



- 94.4 +/- Conservation Reserve Program (CRP) Acres
- 121 +/- Pasture Acres
- Excellent Fencing & Water
- Online Bidding Available

LAND AUCTION

215 +/- Acres • Hettinger County, ND

Wednesday, October 20, 2021 – 11:00 a.m. (MT)
Knights of Columbus • Mott, ND



OWNER:
Ernest Reinert

877.700.4099

www.pifers.com

Schedule of Events

Dear Friends,

Pifer's Auctioneers would like to invite you to this year's annual Western Dakota Land Auction Event – for the 16th year and counting! Year after year the continued success of this great land event can be credited to the unique landscape of the Western Dakotas, where each property has distinct qualities that offer something for everyone.

Whether it is cropland, hayland, rangeland, or a peaceful place to hunt and enjoy with your friends and family, this event will offer a property that fits your desires. This year's 16th Annual Western Dakota Land Auction Event is no exception, and features great properties in Adams, Hettinger, Morton, Oliver and Slope County in North Dakota & Corson County in South Dakota.

Take a little extra time and study the details of each of these seven properties and contact either Kevin Pifer, Andy Mrnak, Jim Sabe, Darin Peterson or Steve Miller today for any questions that you may have. Mark these dates and locations on your calendar and join Pifer's Auctioneers for this year's spectacular Western Dakota Land Auction!

Best regards,

The Pifer Team

OCT. 20

**215 +/- Acres
Hettinger County, ND**



OWNER: Ernest Reinert

OCT. 21

**378.11 +/- Acres
Morton County, ND**



OWNERS: Henke & Schmidt

OCT. 21

**160 +/- Acres
Oliver County, ND**



OWNERS: Nicholas & Helen Senger

OCT. 21

**799.46 +/- Acres
Slope County, ND**



OWNER: Frances Heck Family Trust

OCT. 22

**1,040 +/- Acres
Adams County, ND**



OWNER: Roger Wilson Estate

OCT. 22

**948.14 +/- Acres
Adams County, ND**



OWNER: Erickson Family

OCT. 22

**1,108.75 +/- Acres
Corson County, SD**



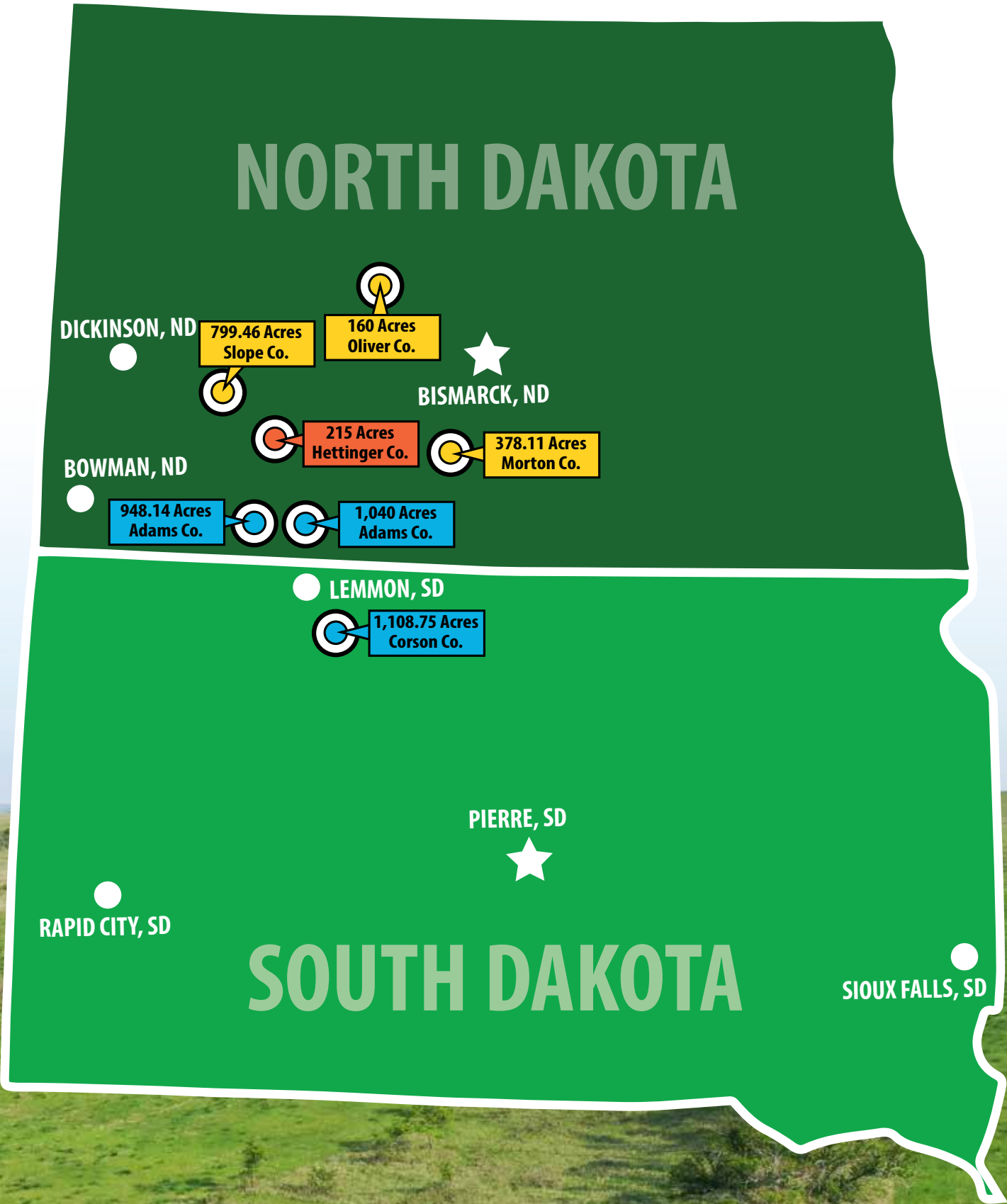
OWNER: Robert G. Olson Estate



Pifer's
LAND AUCTIONS

709 12th St. NE • Bowman, ND 58623

Overall Map of Auctions

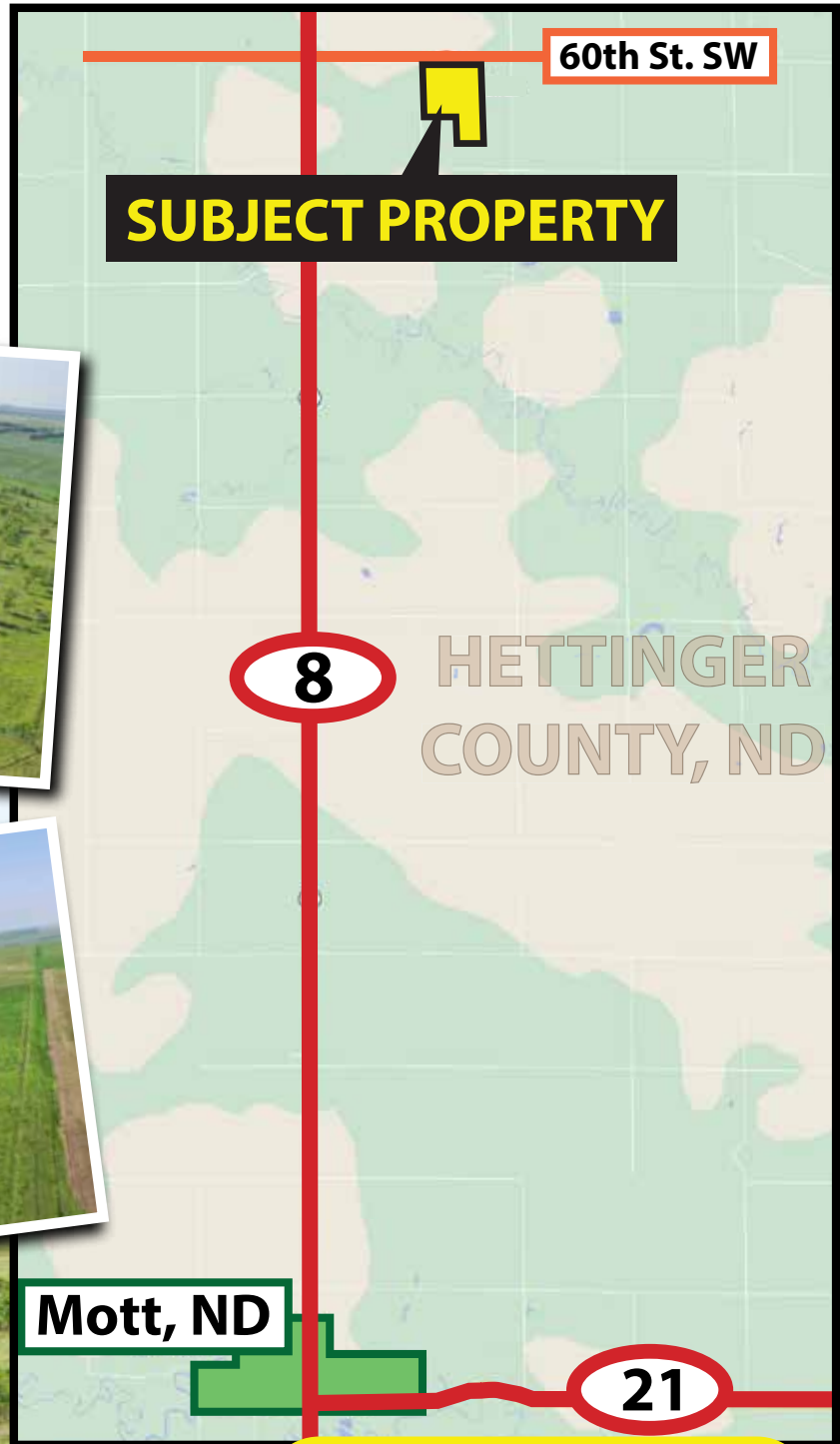


General Information

AUCTIONNOTE: This is exceptional Conservation Reserve Program (CRP) and pastureland in Steiner Township in Hettinger County, ND. The CRP land has a strong annual payment and expires in 2022. The pastureland has excellent fencing and water. Bidders may bid in person, online or on the phone.



Kevin Pifer
701.238.5810
kpifer@pifers.com

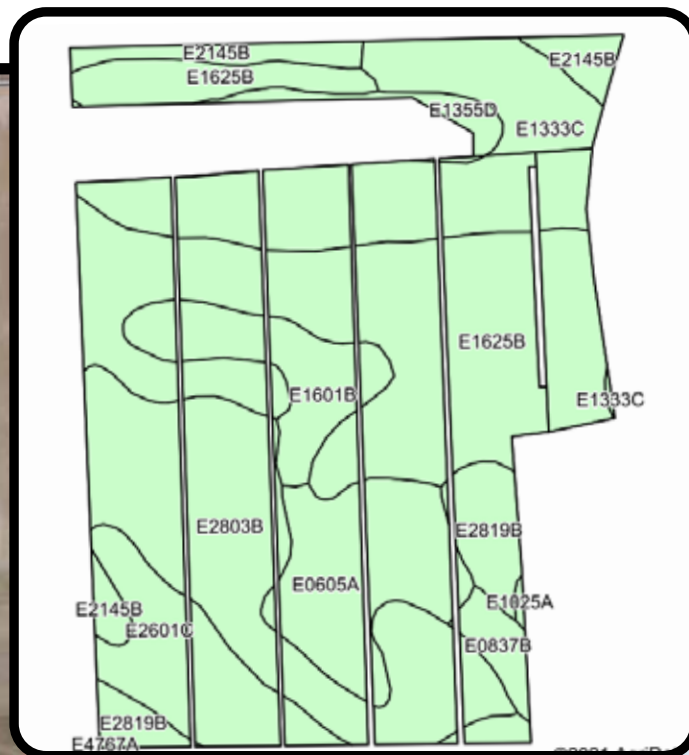


Driving Directions: From Mott, ND, proceed north 12 miles on ND Hwy. #8, then one mile east on 60th St. SW. to the northwest corner of the property.

Property Information

Acres: 215 +/-
Legal: NW¼ & NE¼SW¼ 6-135-92
CRP Acres: 94.4 @ \$37.70/ac. - \$3,527.00/yr. - Expires: 9-30-2022
Pasture Acres: 121 +/-
Taxes (2020): \$1,023.07

This parcel features 94.4 +/- acres of CRP with a strong annual payment. The buyer will receive the CRP payment beginning October 1, 2021. The pastureland has excellent fencing and water. The pastureland is leased through 2022. Buyer will receive 2022 pastureland lease income. The land is subject to Private Land Open to Sportsman (PLOTS) during term of CRP contract.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity In-dex
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	29.36	31.1%	IIIe	63
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	17.21	18.2%	Ile	76
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	16.00	17.0%	IVe	40
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	8.47	9.0%	IIs	82
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	7.43	7.9%	IIIe	53
E1601B	Beisigl-Lihen loamy fine sands, 0 to 6 percent slopes	5.64	6.0%	IVe	35
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	3.70	3.9%	Ile	78
E2145B	Shambo loam, 2 to 6 percent slopes	3.53	3.7%	Ile	82
E0837B	Savage silty clay loam, 2 to 6 percent slopes	1.47	1.6%	Ile	85
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	1.45	1.5%	Vle	32
E1025A	Regent-Savage silty clay loams, 0 to 3 percent slopes	0.12	0.1%	IIs	84
Weighted Average					61.9

Property Photos



Terms & Conditions

I. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

A. If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder you will be required to complete and sign a standard Real Estate Purchase Agreement.

B. If you are the highest bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before 12/6/2021. After the auction sale you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

II. Bidding Procedures

All bidding is open to the public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk.

Retain your bidder number for the duration of the auction. You are responsible for your assigned number. The property is sold when the Auctioneer announces, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or his designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

III. Purchase Agreement, Marketability, Signing Area

At the time the auction is complete, the successful high bidder must sign a standard Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Purchaser after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before December 6, 2021, or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Pifer Group Inc, dba Pifer's Auction & Realty and the Seller assumes that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is," "where is" condition. The buyer agrees to hold The Pifer Group, Inc. and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.

III. Purchase Agreement, Marketability, Signing Area (cont'd)

It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local, and federal codes. The Pifer Group, Inc. and the sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by buyer is strongly recommended.

IV. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Purchaser's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Purchaser's earnest money deposit.

V. Closing

At closing, Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Any fees and closing cost regarding determination of title will be paid by the Purchaser.

VI. Showing of Property

Showing of property will be held by appointment only. **WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF.** It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

VII. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

Announcements made by the Auctioneer, Kevin D. Pifer of Pifer's Auction & Realty, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Pifer's Auction & Realty.

We encourage you to inspect any property you wish to bid on. The seller reserves the right to reject any and all bids.

This sale is managed by Pifer's Auction & Realty, Kevin Pifer, ND #715.



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LAND AUCTIONS



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