



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

LAND AUCTION

378.11 +/- Acres • Morton County, ND

Thursday, October 21, 2021 – 11:00 a.m. (CT)
Baymont Inn & Suites: 2611 Old Red Trail • Mandan, ND



**OWNERS: Paulette & Jerry
Henke, Charles & Kelly
Schmidt and Donald Schmidt**

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 Heick 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**



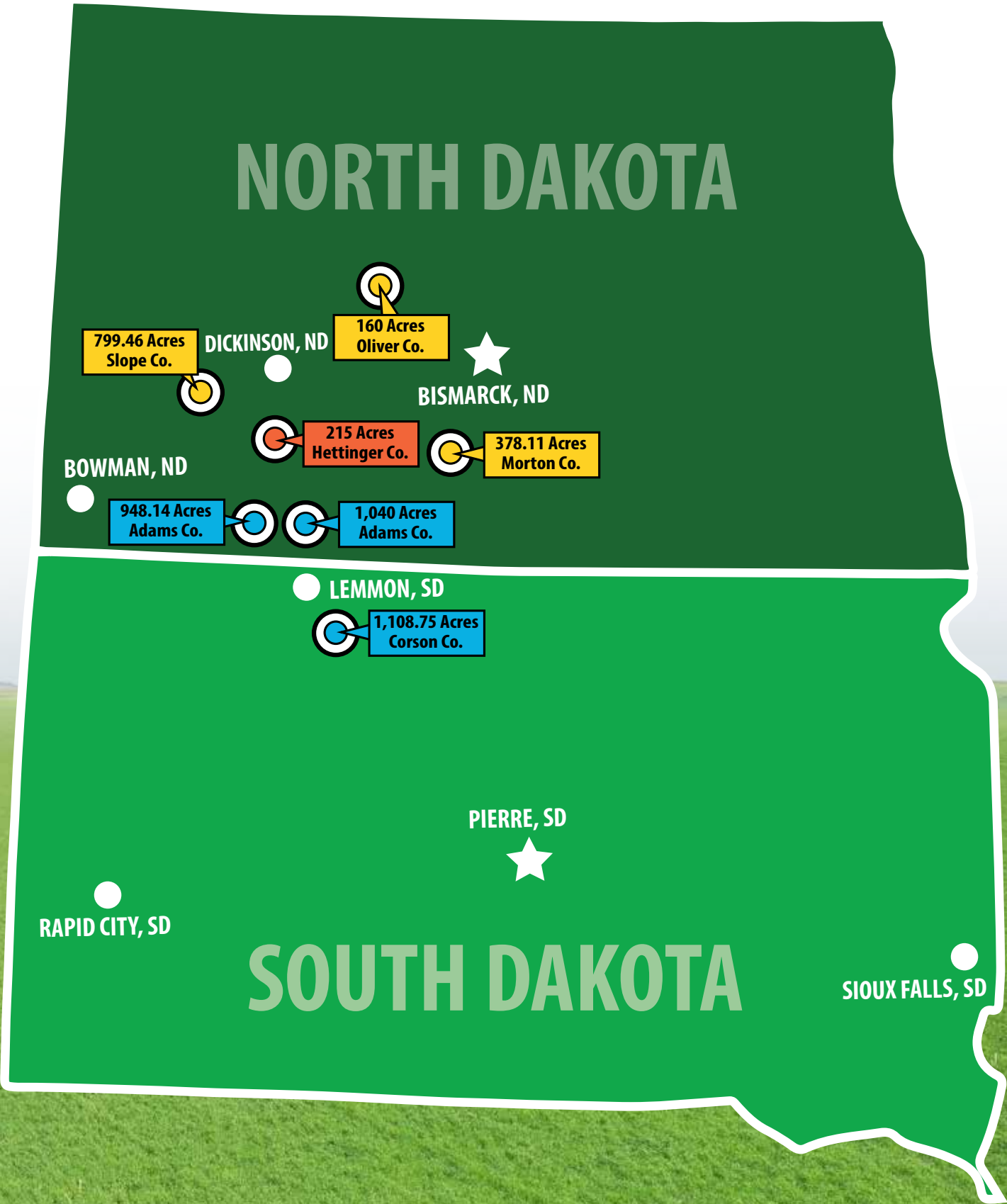
OWNER: Robert G. Olson Estate



Pifer's
LAND AUCTIONS

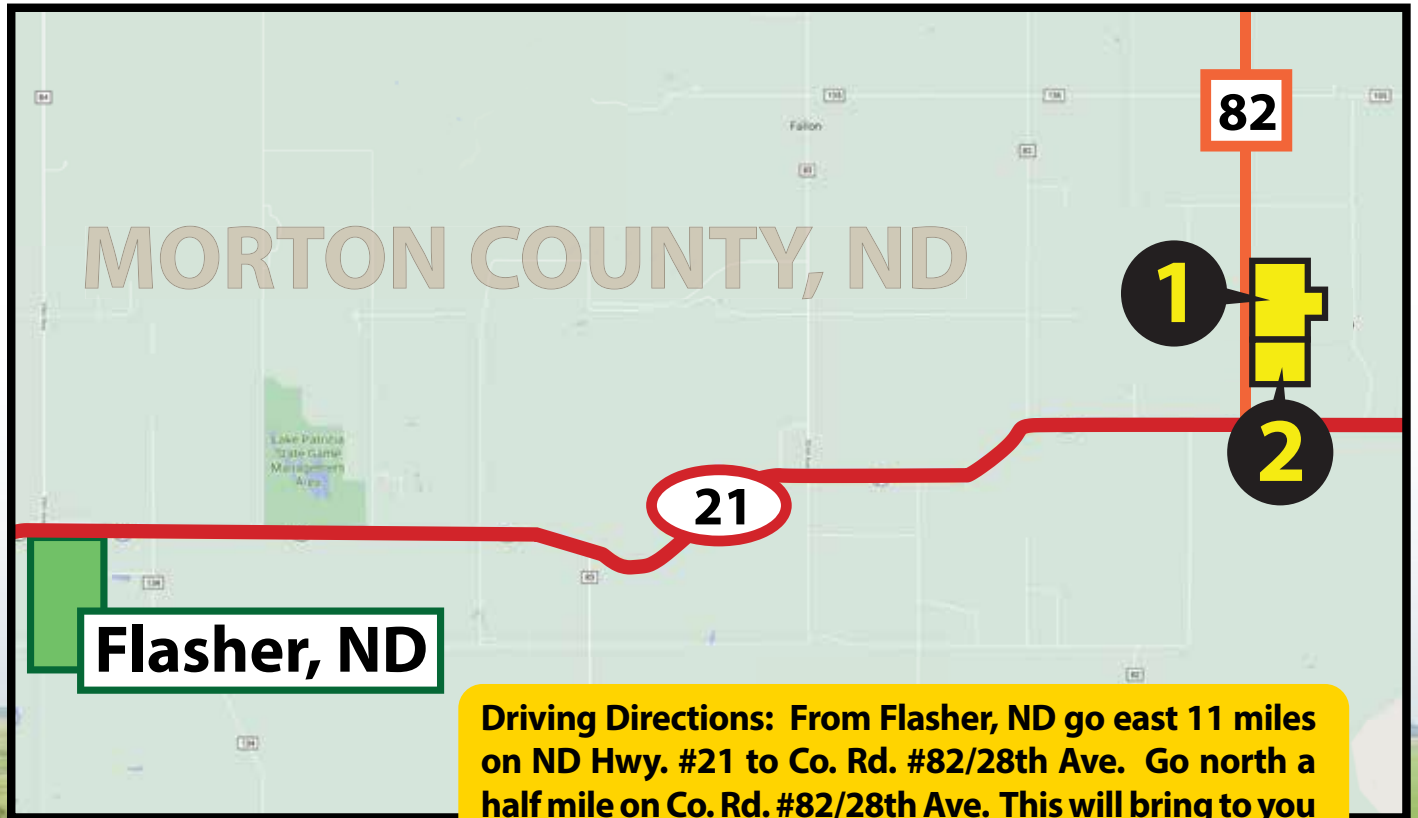
709 12th St. NE • Bowman, ND 58623

Overall Map of Auctions



General Information

AUCTION NOTE: This property features 378.11 +/- acres which includes 210.49 +/- acres of productive cropland perfect for wheat, barley, corn, oats and other small grains. The balance of the property features good pastureland. Parcel 1 has a creek running through the pastureland making a great water source for livestock. This property has mature trees providing opportunities for fantastic hunting! This property will be offered in two parcels and is in close vicinity to Mandan, ND. This is a great opportunity to add productive cropland and good pastureland to your portfolio.



Driving Directions: From Flasher, ND go east 11 miles on ND Hwy. #21 to Co. Rd. #82/28th Ave. Go north a half mile on Co. Rd. #82/28th Ave. This will bring you to parcel 2. Go north .5 mile on Co. Rd. #82/28th Ave. and this will put you at the northwest corner of parcel 1 and the southwest corner of parcel 1.

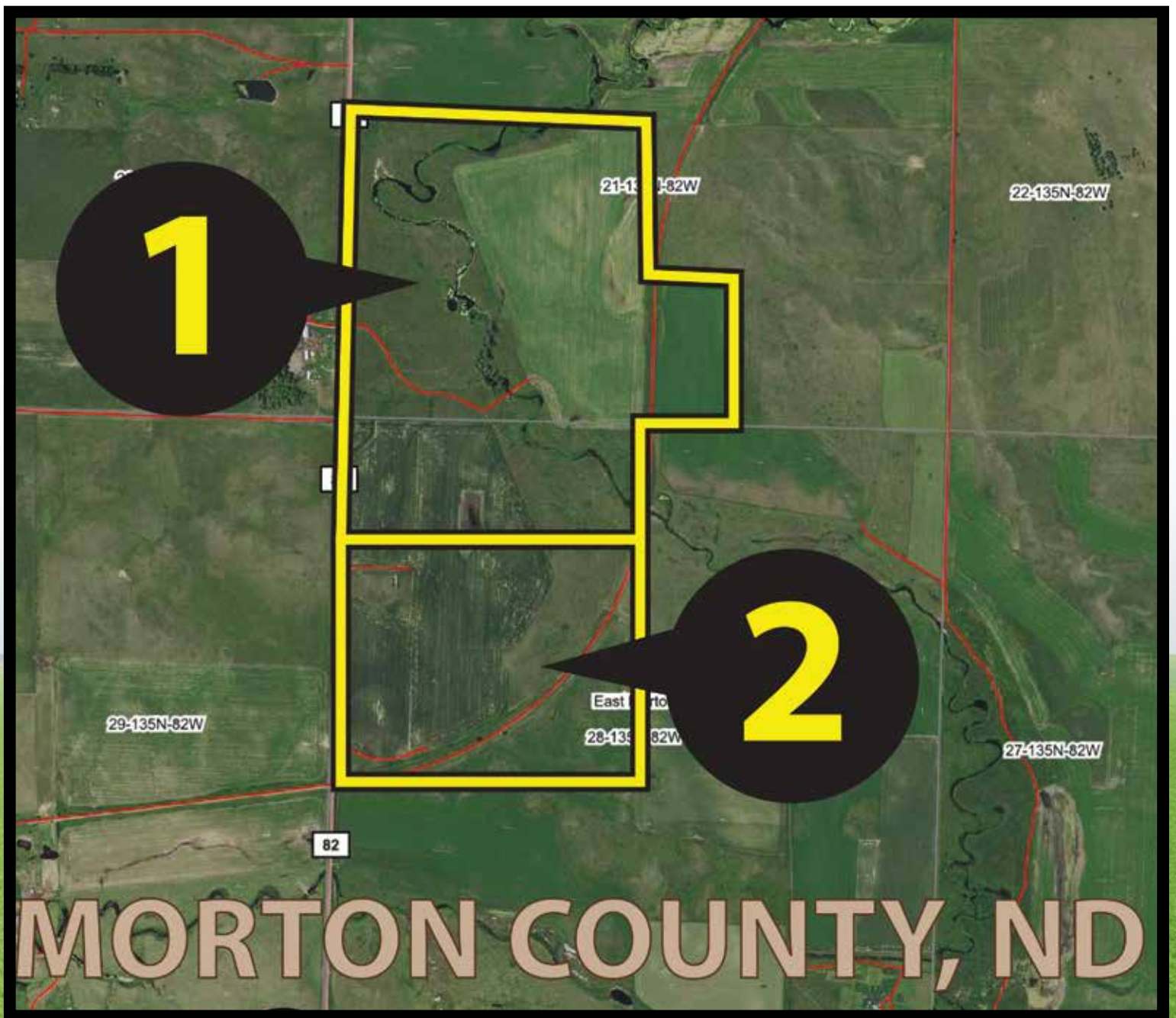


Kevin Pifer
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Overall Property



Parcel 1 • FSA Map

Acres: 252.07 +/-

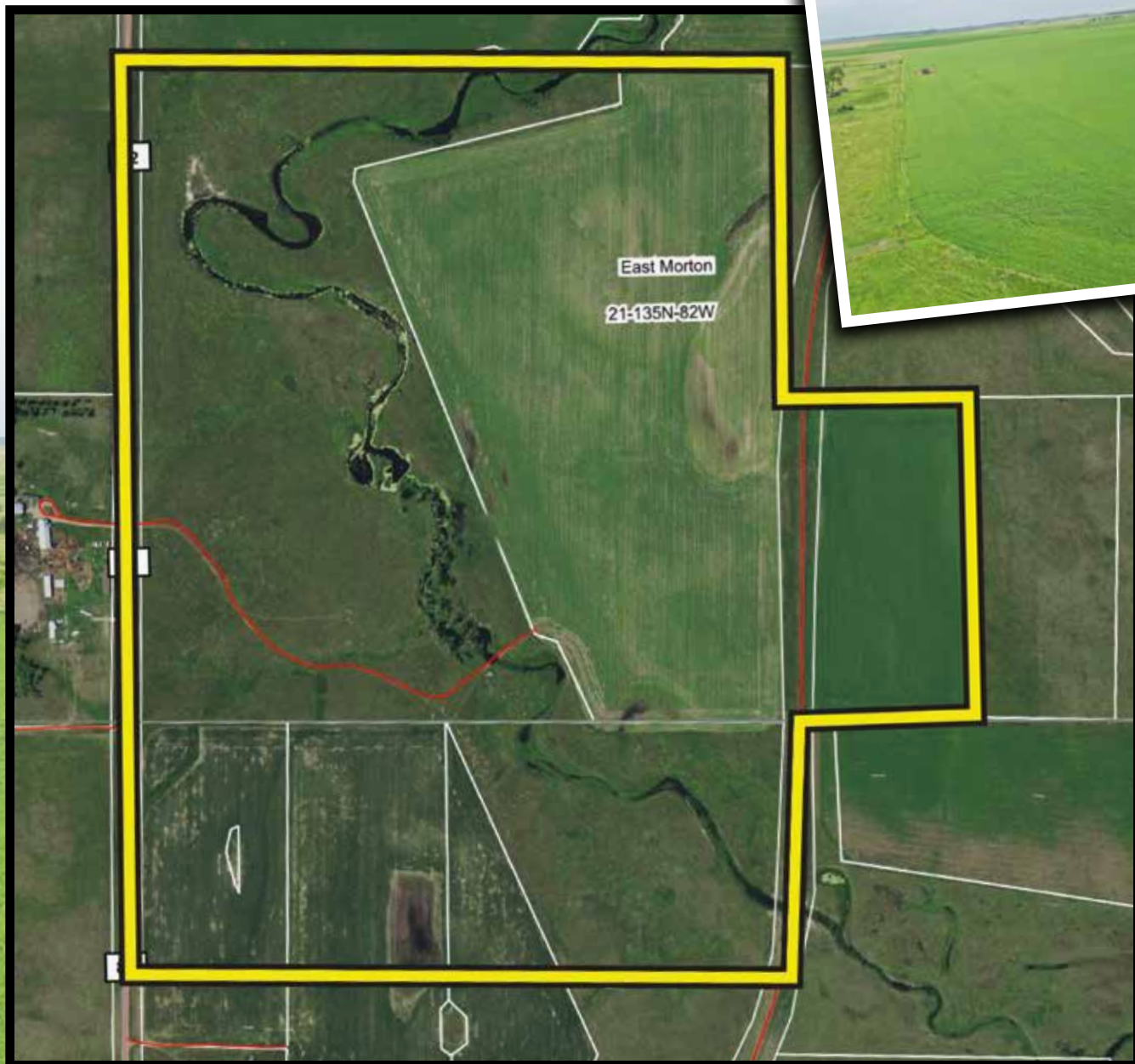
Legal: Lot 1 in SE¼ & Lot H in SW ¼ 21-135-82, Lot G in SW¼ & Lot J in SE¼ 21-135-82,
Lot F in NW¼ 28-135-82

Crop Acres: 125.69 +/-

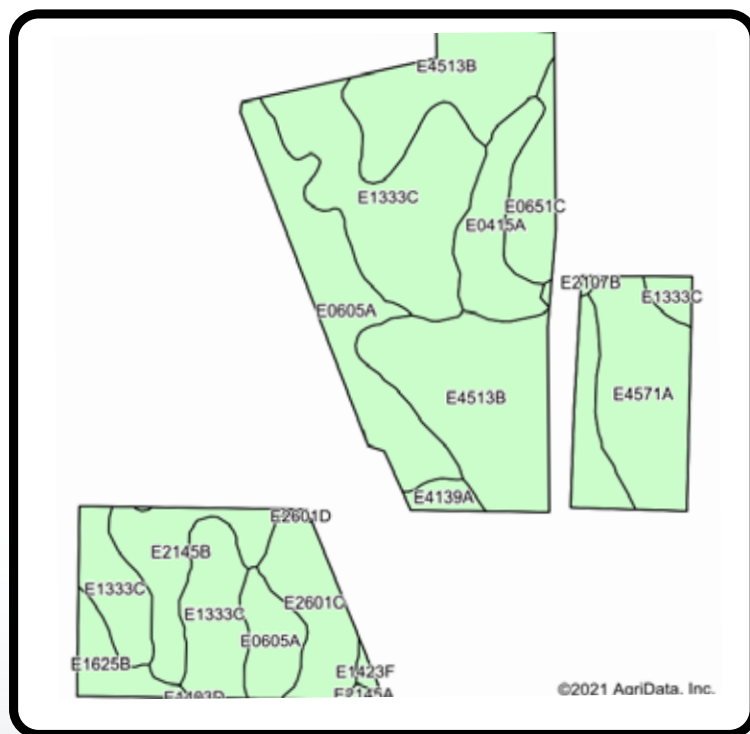
Pasture Acres: 116.91 +/-

Taxes (2020): \$1,000.11

This parcel features 125.69 +/- acres of cropland with a Soil Productivity Index (SPI) of 56.8. The balance of the property features 116.91 +/- acres of pasture with a creek running through it providing a good water source for livestock and trees for wildlife.



Parcel 1 • Soils & Base Acres



TRACT #13576

Crop	Base Acres	Yield
Wheat	15.2	22 bu.
Oats	3.9	84 bu.
Corn	4.4	59 bu.
Grain Sorghum	1.6	30 bu.
Barley	12.5	33 bu.

Total Base Acres: 37.6

TRACT #13577

Crop	Base Acres	Yield
Wheat	14.3	22 bu.
Oats	3.7	71 bu.
Corn	4.1	79 bu.
Grain Sorghum	1.5	30 bu.
Barley	11.7	33 bu.

Total Base Acres: 35.3

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E4513B	Lehr-Stady loams, 2 to 6 percent slopes	33.05	26.0%	IIle	50
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	31.13	24.5%	IVe	40
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	17.60	13.9%	IIls	82
E4571A	Shambo loam, gravelly substratum, 0 to 2 percent slopes	12.62	9.9%	IIc	73
E2145B	Shambo loam, 2 to 6 percent slopes	7.54	5.9%	Ile	82
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	7.08	5.6%	IIIle	53
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	7.01	5.5%	IIls	60
E0651C	Regent-Janesburg complex, 6 to 9 percent slopes	5.11	4.0%	IIIle	40
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	3.36	2.6%	IIIle	63
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	1.36	1.1%	VIw	43
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	0.41	0.3%	VIIle	22
E2107B	Arnegard loam, 2 to 6 percent slopes	0.32	0.3%	Ile	93
E2145A	Shambo loam, 0 to 2 percent slopes	0.28	0.2%	IIc	87
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	0.17	0.1%	IVe	40
Weighted Average					56.8

Parcel 2 • FSA Map

Acres: 126.04 +/-

Legal: Lot C in SW¹/₄ & Lot D in NW¹/₄ in 28-135-82

Crop Acres: 84.8 +/-

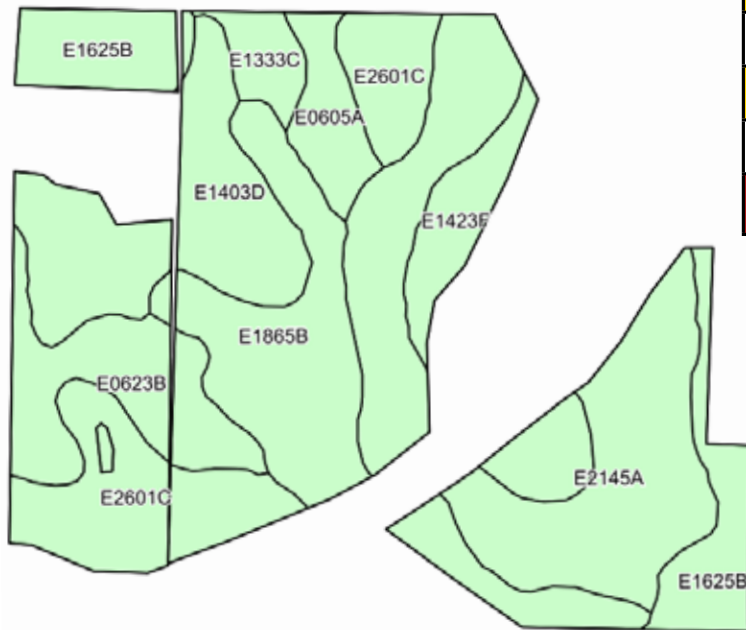
Pasture Acres: 38.37 +/-

Taxes (2020): \$532.82

This parcel features 84.8 +/- acres of productive cropland with a SPI of 62.3. The cropland is perfect for planting wheat, oats, corn and barley. The balance of the property features 38.37 +/- pasture acres for livestock.



Parcel 2 • Soils & Base Acres



Crop	Base Acres	Yield
Wheat	18.4	22 bu.
Oats	4.8	70 bu.
Corn	5.2	87 bu.
Grain Sorghum	2.1	30 bu.
Barley	15.0	33 bu.
Total Base Acres: 45.5		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2145A	Shambo loam, 0 to 2 percent slopes	20.34	25.3%	IIc	87
E1865B	Tally-Parshall fine sandy loams, 2 to 6 percent slopes	12.99	16.2%	IIIe	67
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	10.87	13.5%	VIe	26
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	10.87	13.5%	IIIe	53
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	7.73	9.6%	IIIe	63
E0623B	Grail-Belfield clay loams, 2 to 6 percent slopes	7.36	9.2%	IIe	79
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	5.32	6.6%	VIIe	22
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	2.95	3.7%	IIIs	82
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	1.91	2.4%	IVe	40
Weighted Average					62.3

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 12/7/2021. 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 7, 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.



Parcel 1

Pifer's



Parcel 2

Pifer's
LAND AUCTIONS



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www.pifers.com