



- 826.29 +/- Crop Acres
- 92.07 +/- Pasture Acres
- Great Access Near Hwy. #12
- Online Bidding Available

LAND AUCTION

948.14 +/- Acres • Adams County, ND

Friday, October 22, 2021 – 11:00 a.m. (MT)
Hettinger Armory • Hettinger, ND



OWNER: Erickson Family

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**



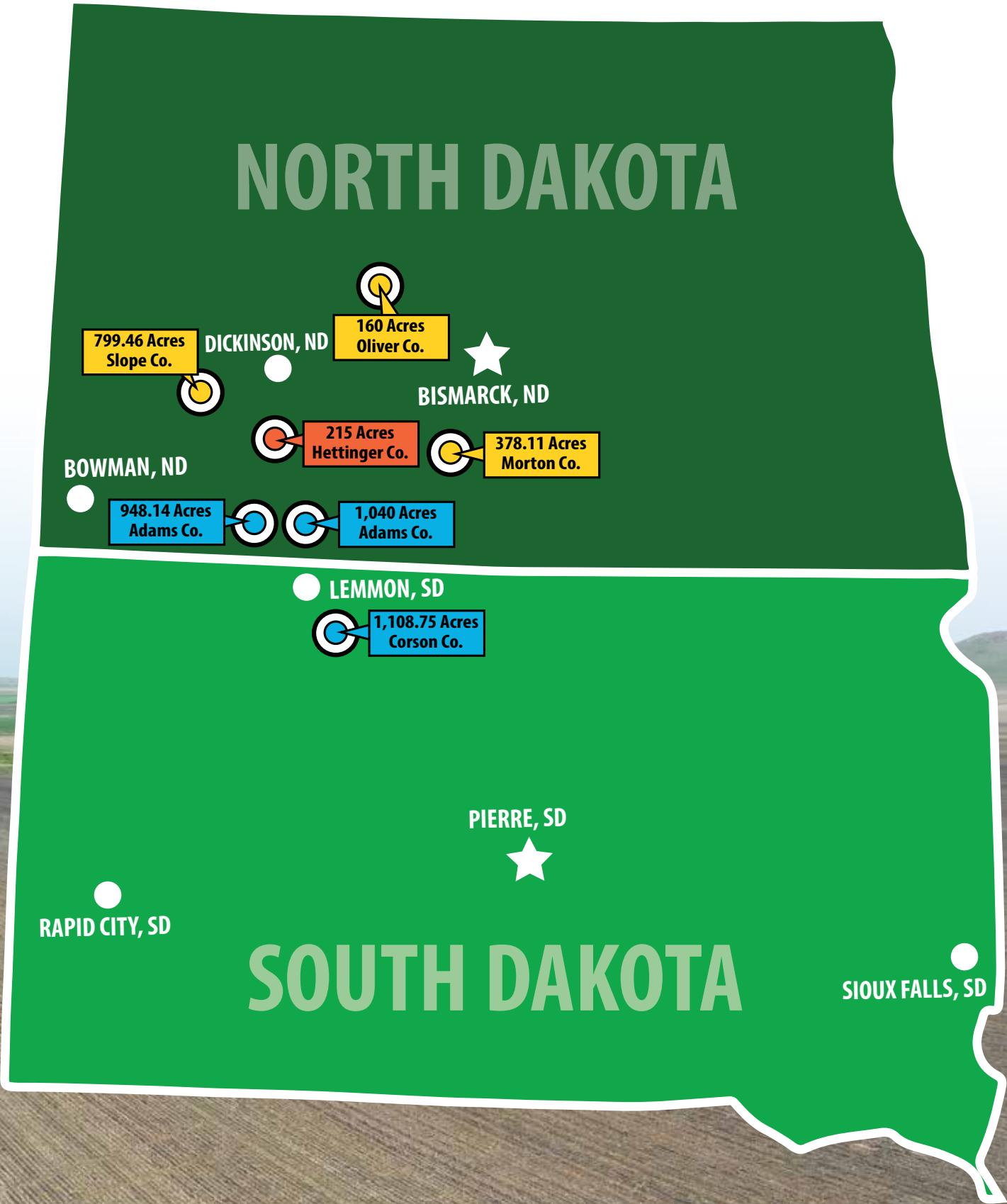
OWNER: Robert G. Olson Estate



Pifer's
LAND AUCTIONS

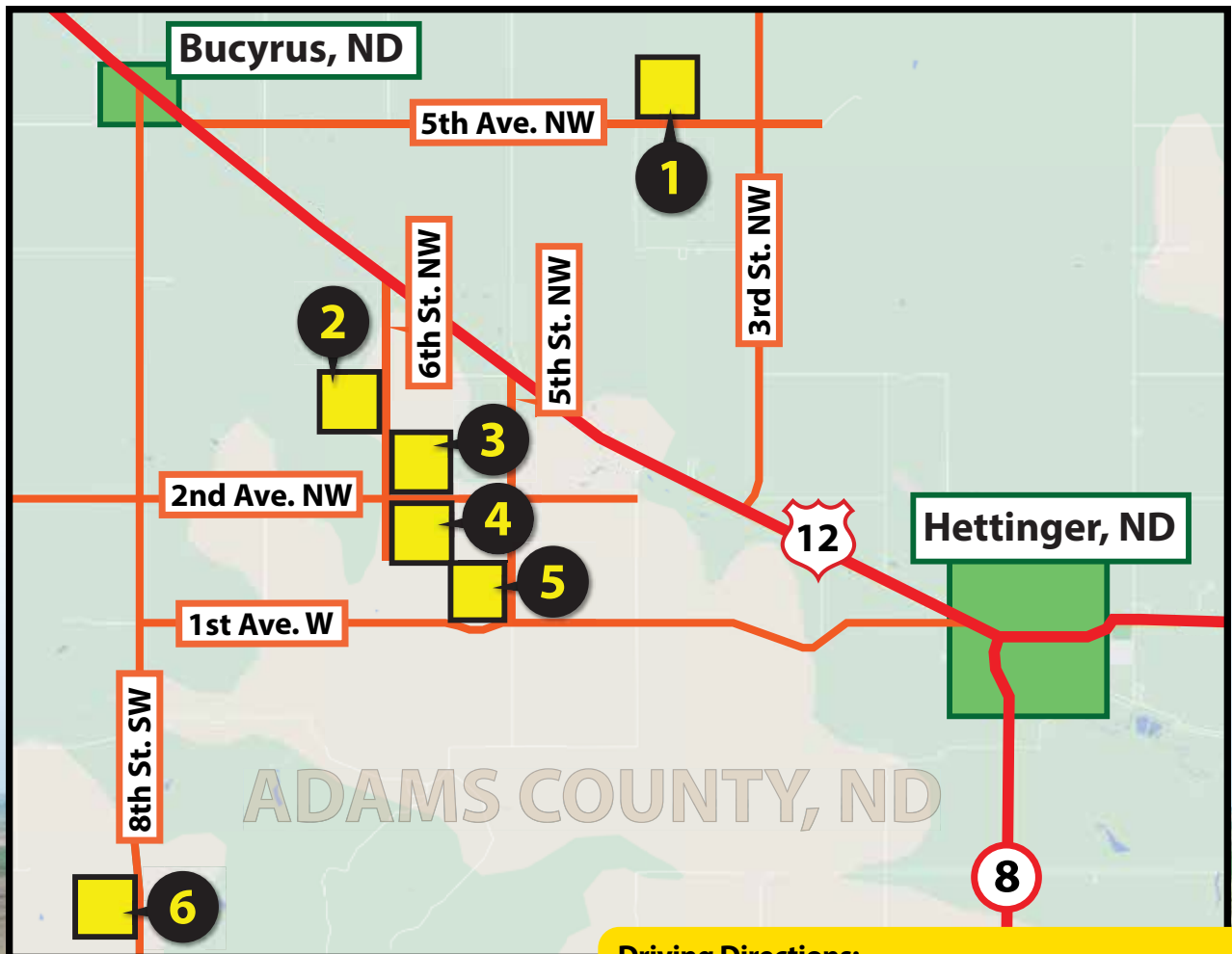
709 12th St. NE • Bowman, ND 58623

Overall Map of Auctions



General Information

AUCTION NOTE: This property features 826.29 +/- crop acres suitable for growing small grains and sunflowers. The remaining 92.07 +/- acres offer great grazing with native grasses and water sources. Each parcel has great access near Hwy. #12.



Driving Directions:

Parcel 1: From Bucyrus, ND, go east on 5th Ave. NW 4 miles to 4th St. NW. This will put you at the SW corner of the parcel.

Parcels 2-5: From Bucyrus, ND, go southeast on Hwy. #12 to 6th St. NW. Go south on 6th St. NW for a ½ mile. This will put you at the NE corner of parcel 2. From parcel 2, go another mile to 2nd Ave. NW, which divides parcels 3 & 4. From parcel 4, go east on 2nd Ave. NW one mile to 5th St. NW and go south on 5th St. NW for one mile. This will put you at the SE corner of parcel 5.

Parcel 6: From Bucyrus, ND, go south on 8th St. NW for 6 miles. This will put you at the NE corner of the parcel.



Kevin Pifer
701.238.5810
kpifer@pifers.com

Bucyrus, ND



Parcel 1

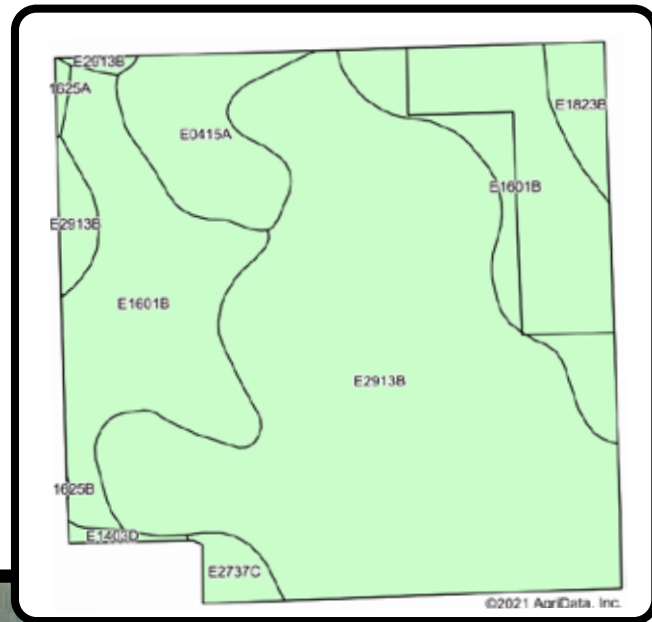
Acres: 160 +/-

Legal: SW¼ 21-130-96 (Holt Township)

Crop Acres: 153.59 +/-

Taxes (2020): \$737.52

This parcel features strong cropland suitable for small grains and has good access near Hwy. #12.



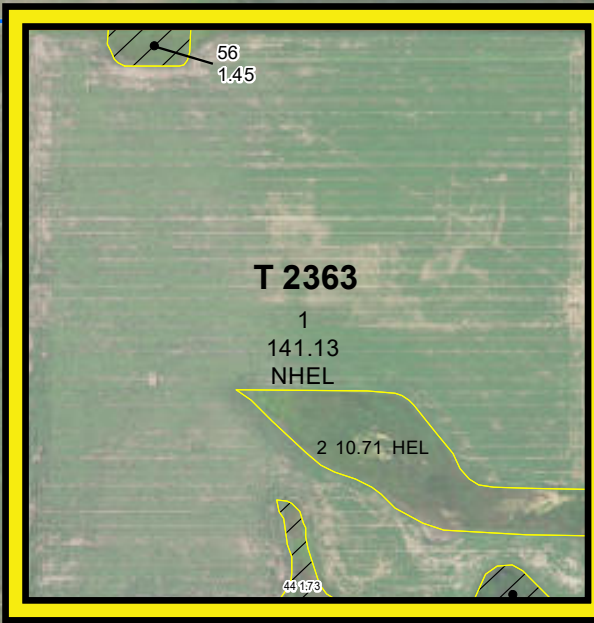
Parcel 1		
Crop	Base Acres	Yield
Wheat	102.27	31 bu.
Corn	12.25	82 bu.
Sunflowers	21.93	2,072 lbs.
Total Base Acres: 136.45		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	88.12	57.5%	IIIe	67
E1601B	Beisigl-Lihen loamy fine sands, 0 to 6 percent slopes	47.20	30.8%	IVe	35
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	10.94	7.1%	IIIs	60
E1823B	Parshall fine sandy loam, 2 to 6 percent slopes	3.55	2.3%	IIIe	66
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	2.29	1.5%	IVe	50
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	0.68	0.4%	VIe	26
E1625A	Vebar-Parshall fine sandy loams, 0 to 3 percent slopes	0.44	0.3%	IIIe	66
Weighted Average					56.2

Parcel 2

Acres: 160 +/-
Legal: S½NE¼ & Lots 1-2 in 1-129-97 (Holden Township)
Crop Acres: 151.84 +/-
Taxes (2020): \$766.25

This parcel features good cropland with grazing opportunities. This parcel has great access near Hwy. #12.



Parcels 2 & 3 Combined		
Crop	Base Acres	Yield
Wheat	107.74	31 bu.
Corn	20.47	82 bu.
Sunflowers	36.61	2,072 lbs.
Total Base Acres: 227.82		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E4537A	Stady loam, 0 to 2 percent slopes	67.95	45.0%	Ile	61
E4538B	Stady-Lehr loams, 2 to 6 percent slopes	40.22	26.6%	IIle	57
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	17.98	11.9%	Ils	60
E0421A	Belfield-Daglum clay loams, saline, 0 to 2 percent slopes	15.41	10.2%	VIls	31
E0315B	Watrous loam, 0 to 6 percent slopes	7.27	4.8%	Ile	59
E4005A	Harriet loam, 0 to 2 percent slopes, occasionally flooded	1.65	1.1%	VIls	27
E1231B	Ekalaka-Yegen fine sandy loams, 0 to 6 percent slopes	0.65	0.4%	IVs	48
Weighted Average					56.2

Parcel 3

Acres: 156.48 +/-

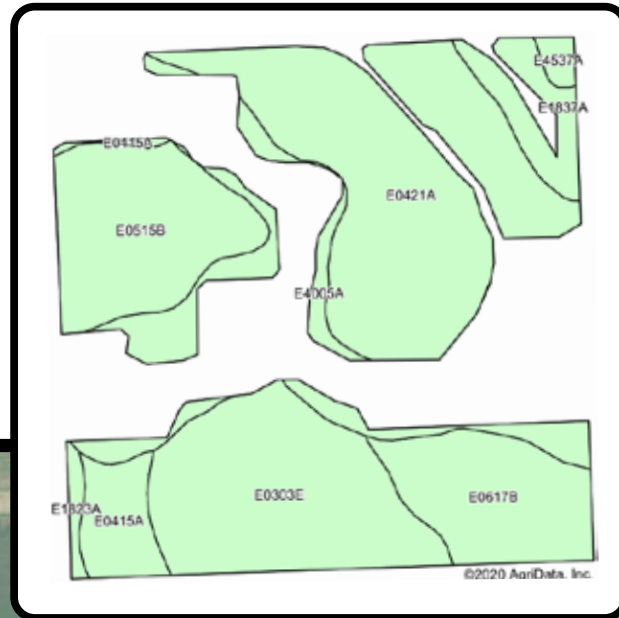
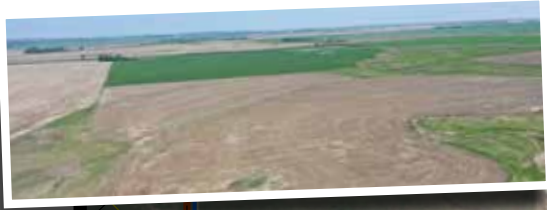
Legal: E½SW¼ & Lots 6-7 in 6-129-96 (Hettinger Township)

Crop Acres: 110.62 +/-

Pasture Acres: 39.71 +/-

Taxes (2020): \$519.96

This parcel features good cropland and excellent pastureland with lush native grasses.



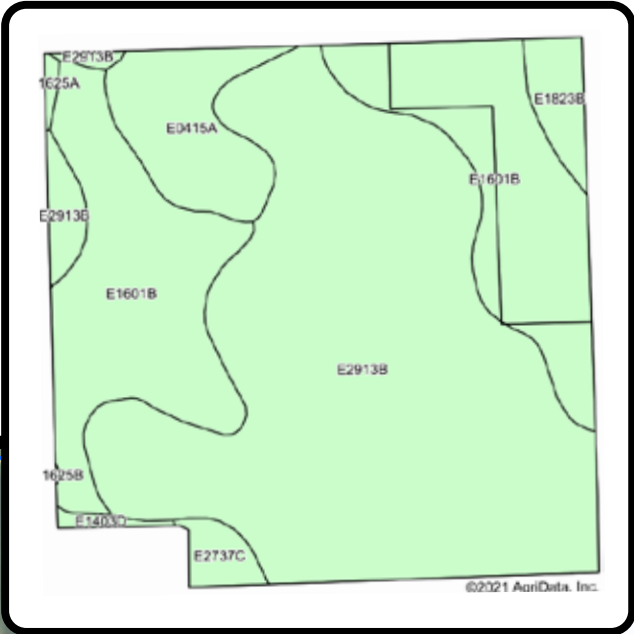
Parcels 2 & 3 Combined		
Crop	Base Acres	Yield
Wheat	107.74	31 bu.
Corn	20.47	82 bu.
Sunflowers	36.61	2,072 lbs.
Total Base Acres: 227.82		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0421A	Belfield-Daglum clay loams, saline, 0 to 2 percent slopes	33.30	32.2%	VIIs	31
E0303E	Sinnigam-Janesburg complex, 3 to 25 percent slopes, very stony	21.40	20.7%	VIe	19
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	15.28	14.8%	VIIs	29
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	11.89	11.5%	IIe	65
E4005A	Harriet loam, 0 to 2 percent slopes, occasionally flooded	10.18	9.8%	VIIs	27
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	5.16	5.0%	IIIs	60
E1837A	Parshall fine sandy loam, saline, 0 to 2 percent slopes	4.56	4.4%	IVIs	39
E1823A	Parshall fine sandy loam, 0 to 2 percent slopes	0.94	0.9%	IIIe	71
E4537A	Stady loam, 0 to 2 percent slopes	0.86	0.8%	IIe	61
Weighted Average					34.1

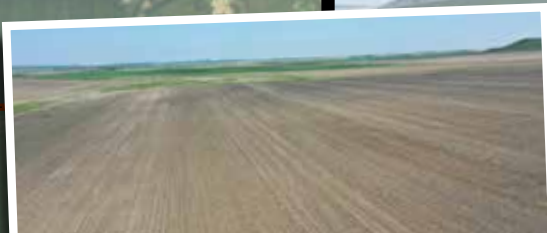
Parcel 4

Acres: 156.93 +/-
Legal: NW¼ 7-129-96 (Hettinger Township)
Crop Acres: 126.9 +/-
Pasture Acres: 28.31 +/-
Taxes (2020): \$673.92

This parcel features productive cropland with the remaining balance pastureland. The pastureland has a dugout providing a great water source for livestock.



Parcel 4		
Crop	Base Acres	Yield
Wheat	82.84	31 bu.
Corn	9.92	82 bu.
Sunflowers	17.76	2,072 lbs.
Total Base Acres: 110.52		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	38.88	31.8%	Ils	60
E2145B	Shambo loam, 2 to 6 percent slopes	36.64	29.9%	Ile	82
E0303E	Sinnigam-Janesburg complex, 3 to 25 percent slopes, very stony	15.90	13.0%	Vle	19
E0421A	Belfield-Daglum clay loams, saline, 0 to 2 percent slopes	11.99	9.8%	Vls	31
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	8.44	6.9%	Ille	63
E4005A	Harriet loam, 0 to 2 percent slopes, occasionally flooded	4.25	3.5%	Vls	27
E2145A	Shambo loam, 0 to 2 percent slopes	3.85	3.1%	Ilc	87
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	2.26	1.8%	Ile	65
E1823A	Parshall fine sandy loam, 0 to 2 percent slopes	0.13	0.1%	Ille	71
Weighted Average					58.4

Parcel 5

Acres: 159.46 +/-

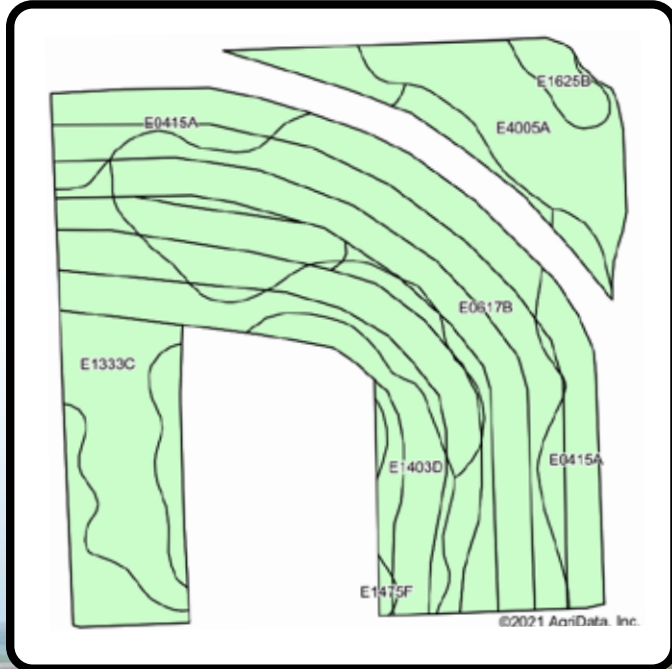
Legal: SE¼ Ex. 0.54 Acre R/W 7-129-96 (Hettinger Township)

Crop Acres: 131.5 +/-

Pasture Acres: 24.05 +/-

Taxes (2020): \$582.43

This parcel features good cropland and access.



Parcel 5		
Crop	Base Acres	Yield
Wheat	87.09	31 bu.
Corn	10.43	82 bu.
Sunflowers	18.67	2,072 lbs.
Total Base Acres: 116.19		

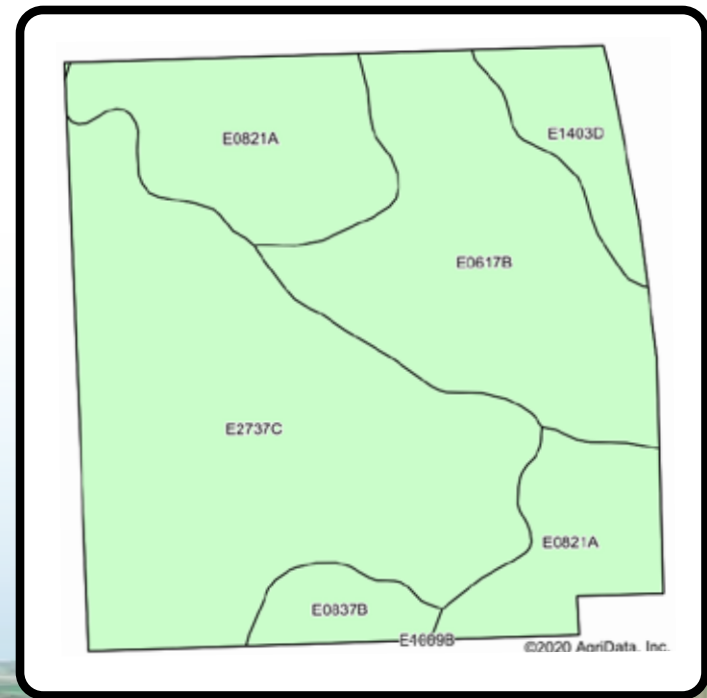


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	44.97	39.6%	Ile	65
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	26.42	23.3%	IVe	40
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	17.13	15.1%	Ils	60
E4005A	Harriet loam, 0 to 2 percent slopes, occasionally flooded	11.16	9.8%	VIIs	27
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	11.01	9.7%	VIe	26
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	2.23	2.0%	IIIe	63
E1475F	Flasher-Rock outcrop-Vebar complex, 9 to 70 percent slopes	0.67	0.6%	VIIe	12
Weighted Average					50.6

Parcel 6

Acres: 155.27 +/-
Legal: NE¼ Ex. 4.73 Acre Rd. 27-129-97 (Holden Township)
Crop Acres: 151.84 +/-
Taxes (2020): \$758.96

This parcel features nearly all cropland with a Soil Productivity Index (SPI) of 60.1.



Parcel 6		
Crop	Base Acres	Yield
Wheat	101.35	31 bu.
Corn	12.14	82 bu.
Sunflowers	21.73	2,072 lbs.
Total Base Acres: 135.22		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	66.68	43.9%	IVe	50
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	38.64	25.4%	Ile	65
E0821A	Lawther silty clay, 0 to 2 percent slopes	33.09	21.8%	Ile	79
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	8.07	5.3%	Vle	26
E0837B	Savage silty clay loam, 2 to 6 percent slopes	5.36	3.5%	Ile	85
Weighted Average					60.1

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.