



- 481.29 +/- Crop Acres
- Lush Pastureland
- Great Access Off Hwy. #12
- Online Bidding Available

LAND AUCTION

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

Friday, October 22, 2021 – 4:00 p.m. (MT)

Dakota Lodge: 5 10th St. East • Lemmon, SD



OWNER: Robert G. Olson Estate

701.523.7366

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**



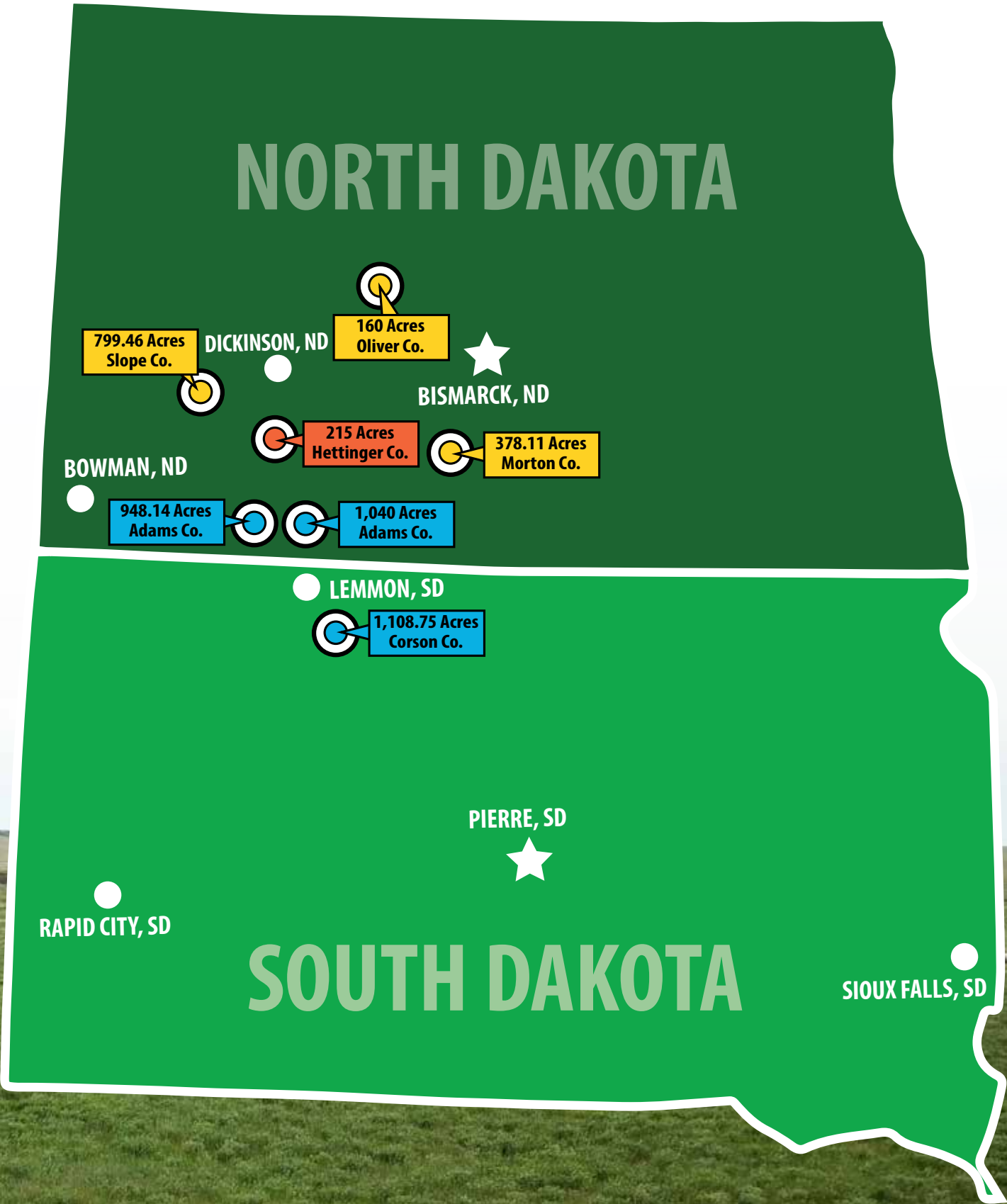
OWNER: Robert G. Olson Estate



Pifer's
LAND AUCTIONS

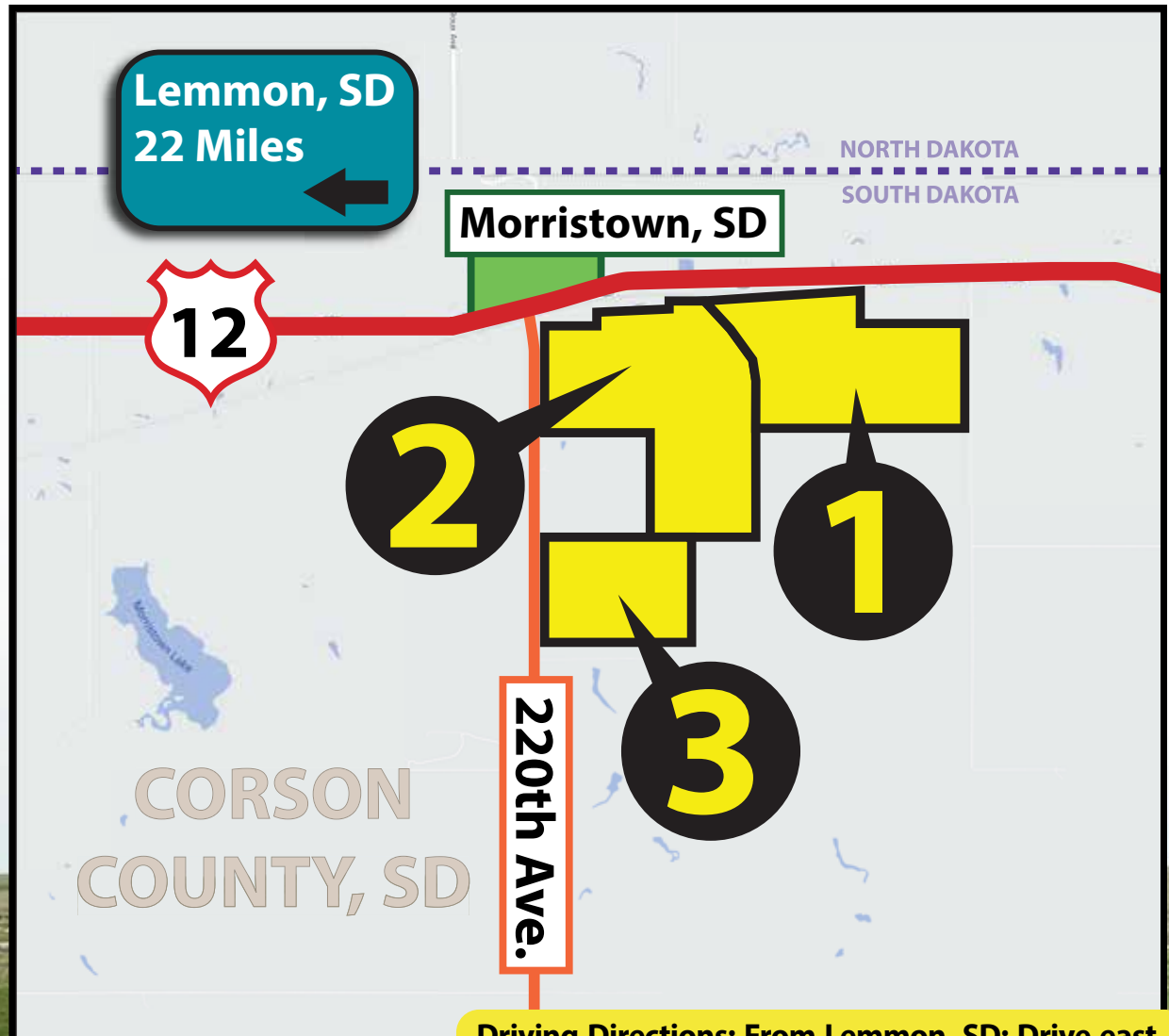
709 12th St. NE • Bowman, ND 58623

Overall Map of Auctions



General Information

AUCTION NOTE: The Robert Olson land near Morrystown, SD is an extremely diverse property that features multiple winding natural water tributaries throughout the property boosting the productivity of the grass land and enhancing the habitat for wildlife and livestock alike. The productive cropland within this offering boasts with strong soil productivity and good access. This property has direct county road access on the east and west sides of the land and US Hwy. #12 follows the land for nearly 2 miles on the north side. The grasslands have been well managed and are dominated by native grasses to the area.



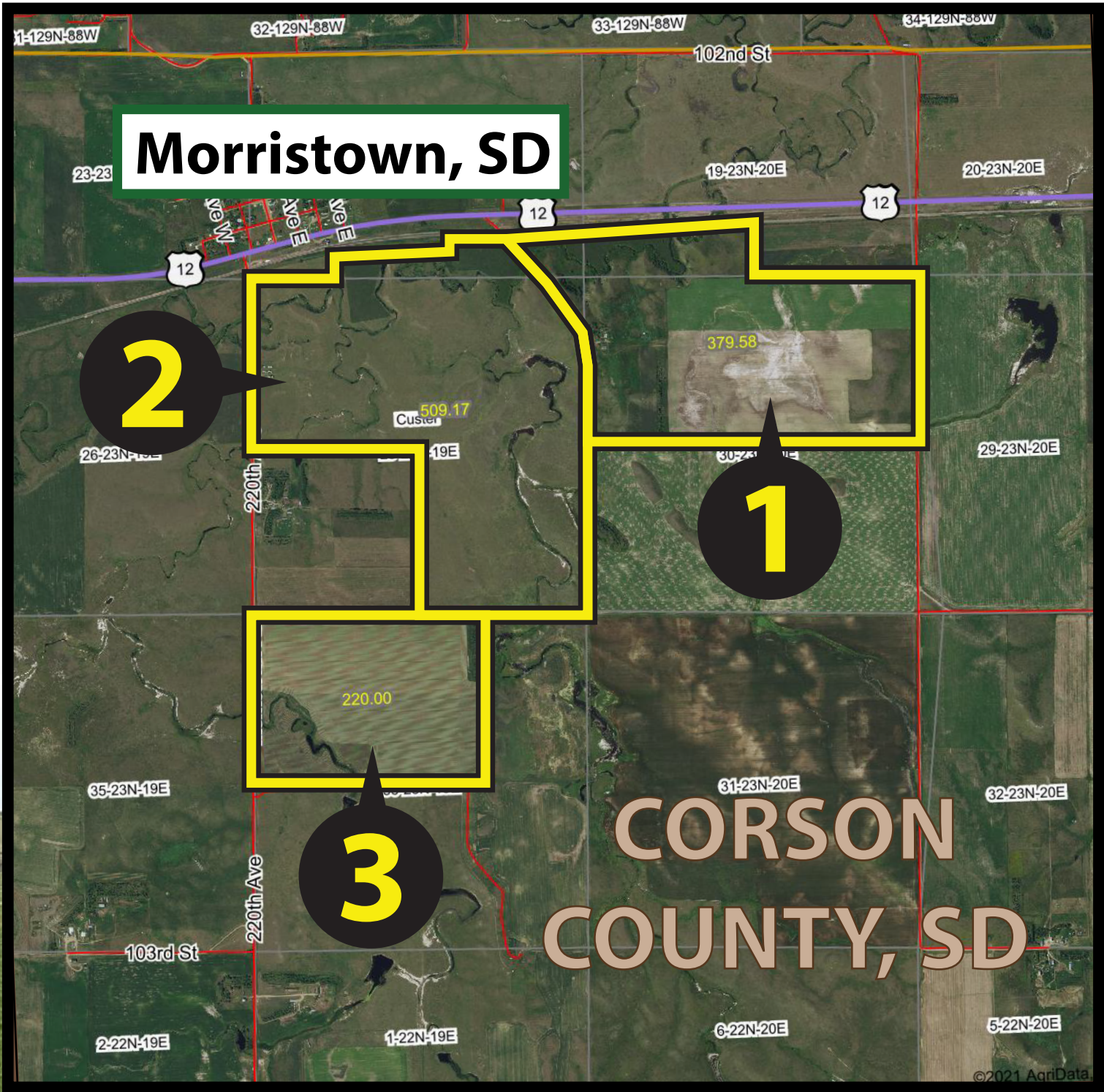
Driving Directions: From Lemmon, SD: Drive east for 21 miles on US Hwy. #12 to Morrystown, SD. The property is on the south side of Hwy. #12 accessible via 220th Ave. on the west side to the parcels.



Andy Mrnak
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LAND AUCTIONS

709 12th St. NE • Bowman, ND 58623



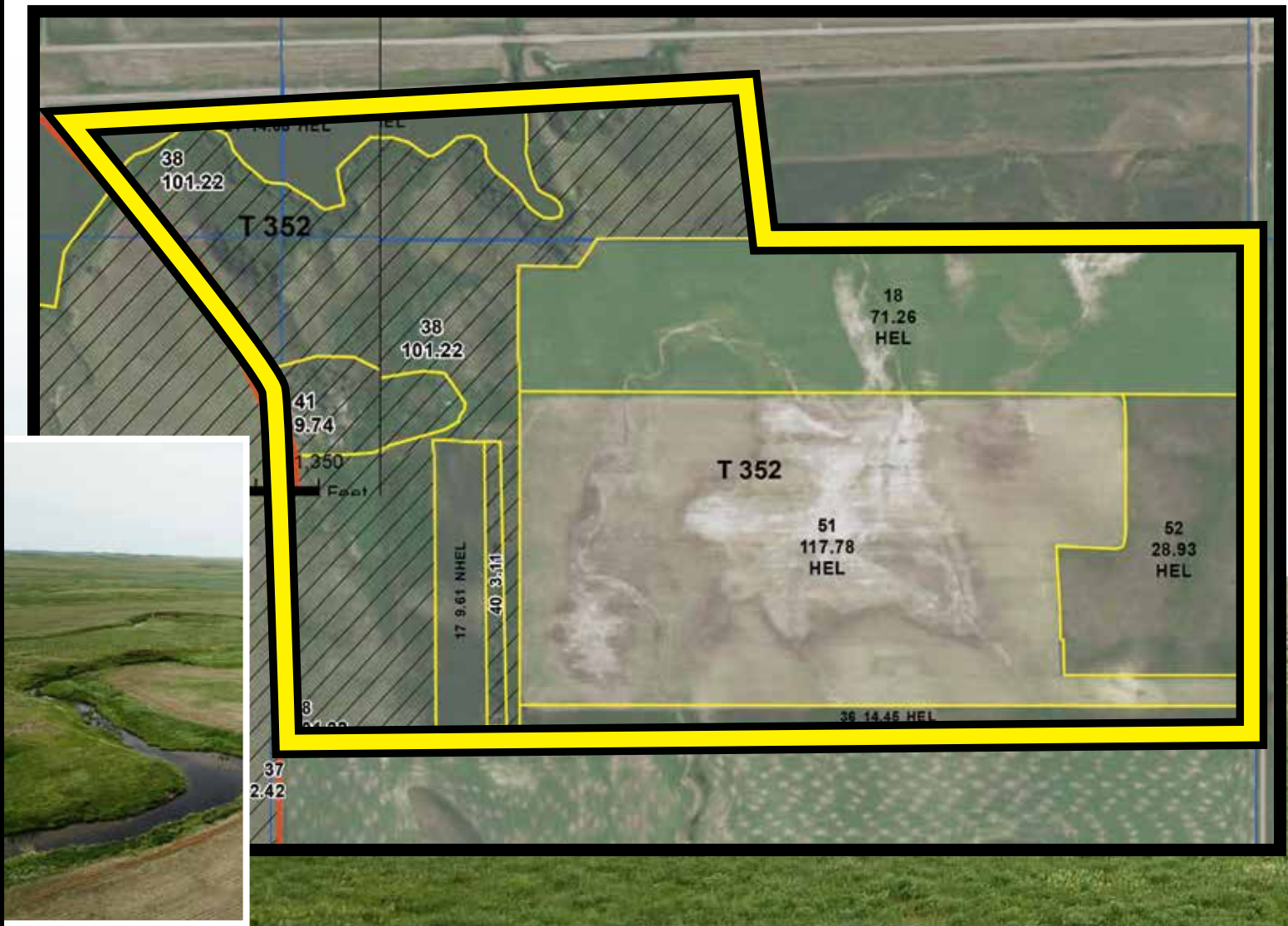
Parcel 1 • FSA Map

Acres: 379.58 +/- (Subject to Survey)
Legal: All of SE $\frac{1}{4}$ SW $\frac{1}{4}$ & Lot 6 which lays South of the Railroad ROW 19-23-20; & NE $\frac{1}{4}$ and Lots 1 & 2 and E $\frac{1}{2}$ NW $\frac{1}{4}$ 30-23-20, and 21.63 +/- Acre Surveyed Tract east of Private Driveway in 25-23-19 & 24-23-19

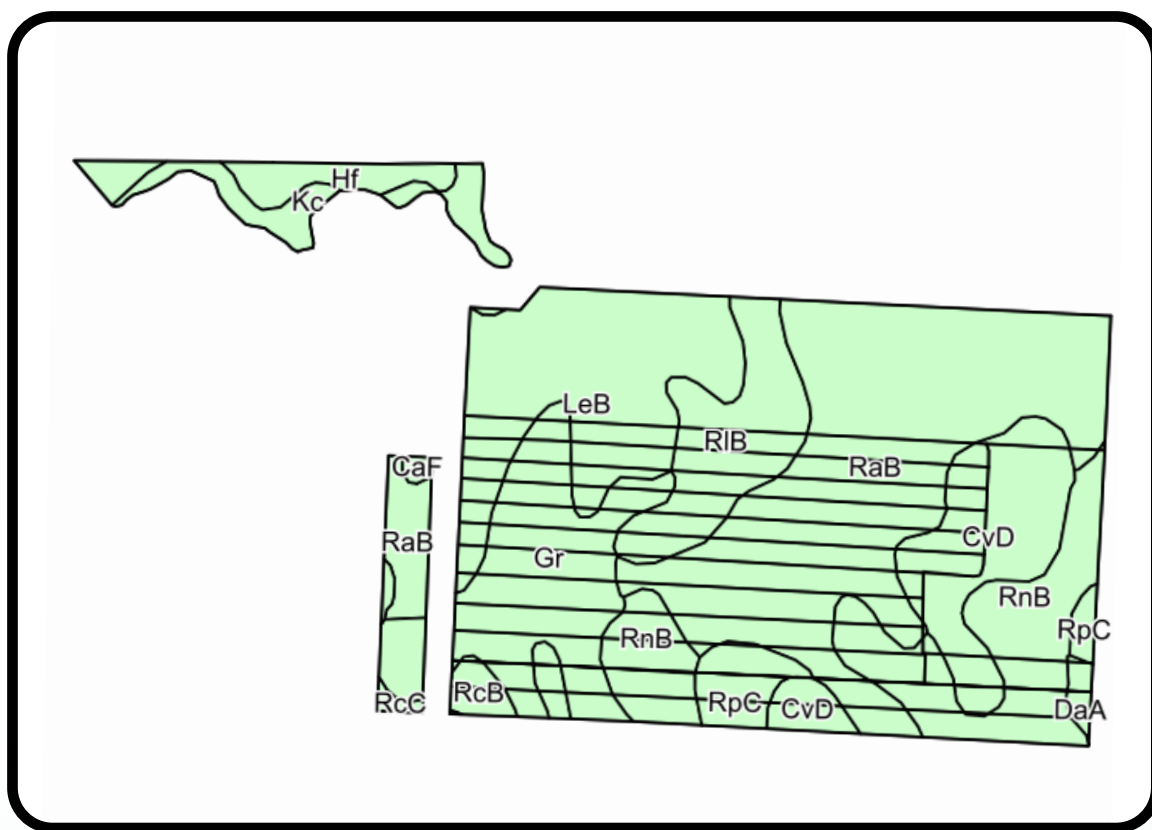
Crop Acres: 256.71 +/-

Taxes (2020): \$1,975.44

Home to the original farmstead with electricity, a well, and modest corrals, parcel 1 is a diverse property offering cropland, hay land, and productive pasture that follows the live creek bottom. The cropland and hay land holds a Soil Productivity Index (SPI) of 63.2 within the flat laying fields that rest east of the farmstead. Excellent access to the farmstead via the private driveway from US Hwy. #12 and a well maintained county road on the east side.



Parcel 1 • Soils Map



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
RaB	Reeder loam, 3 to 6 percent slopes	80.51	31.4%	Ile	Ile	78
LeB	Lehr loam, 2 to 6 percent slopes	37.92	14.8%	IVe		41
RnB	Regent-Savage silty clay loams, 3 to 6 percent slopes	32.50	12.7%	Ile		79
Gr	Grail silty clay loam, 0 to 2 percent slopes	32.00	12.5%	IIc		96
CvD	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	25.58	10.0%	VIe		32
RIB	Rhoades-Daglum complex, 0 to 6 percent slopes	19.35	7.5%	VIIs		29
Kc	Korchea loam, channeled	7.63	3.0%	VIW		30
Hf	Havrelon loam, 0 to 2 percent slopes, occasionally flooded	7.06	2.8%	Ile		77
RpC	Regent-Wayden silty clay loams, 6 to 15 percent slopes	7.02	2.7%	IIle		35
RcB	Reeder-Cabba loams, 3 to 6 percent slopes	3.99	1.6%	Ile		64
DaA	Daglum-Rhoades complex, 0 to 6 percent slopes	1.36	0.5%	IVIs		35
CaF	Cabba-Amor loams, 15 to 60 percent slopes	1.14	0.4%	VIIe		17
RcC	Reeder-Cabba loams, 6 to 9 percent slopes	0.65	0.3%	IIle		50
Weighted Average						63.2

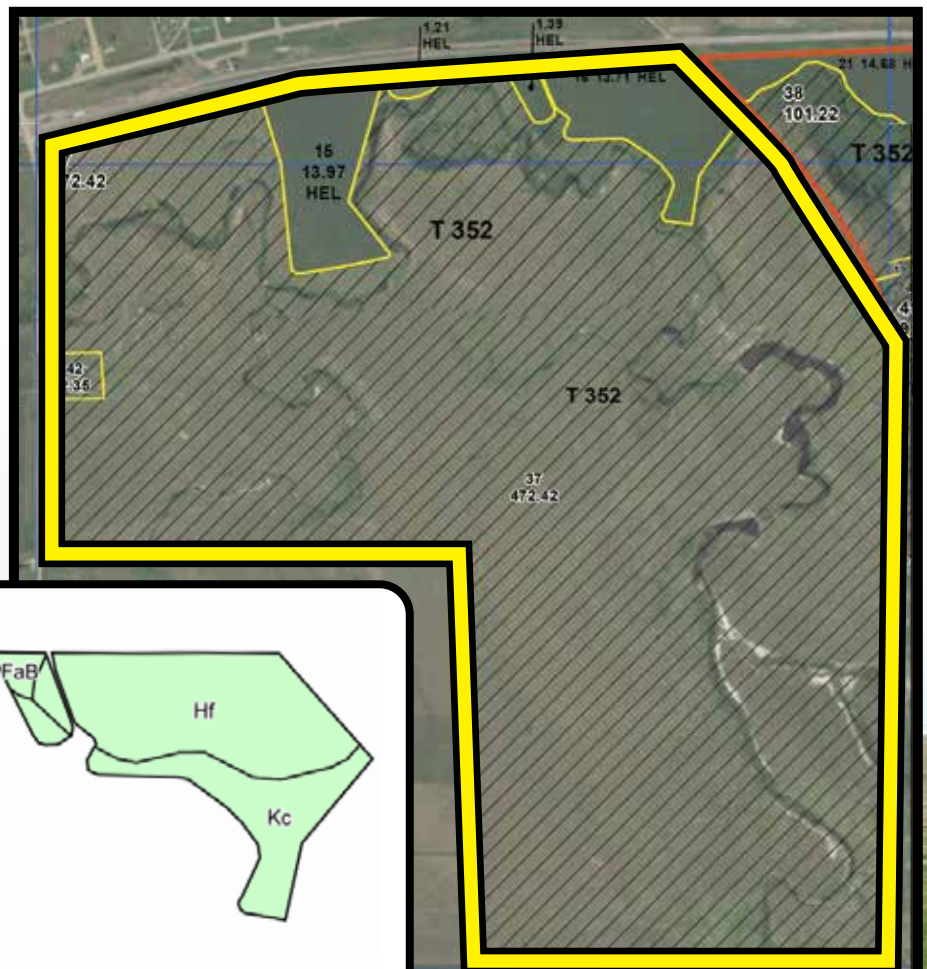
Parcel 2

Acres: 509.17 +/- (Subject to Survey)
Legal: NW¼, NE¼, & SE¼ 25-23-19; & Outlots E and F of the City of Morristown, All of the SE¼SW¼ and S½SE¼ which lays South of the Railroad ROW 24-23-19 (Less 21.63 +/- Acre Surveyed Tract east of Private Driveway)

Crop Acres: 30.28 +/-

Taxes (2020): \$2,344.62

Parcel 2 is perhaps one of the most picturesque, yet productive parcels of grassland offered in the area in 2021. Parcel 2 features 30 acres of hay land along the winding tributaries of Hay Creek. Additionally, this parcel has exceptional access in a great location along the south border of the city of Morristown, SD. The creek bottoms and stock dams traverse throughout the entire parcel providing an abundance of natural water sources with sheltered habitat for livestock and wildlife.

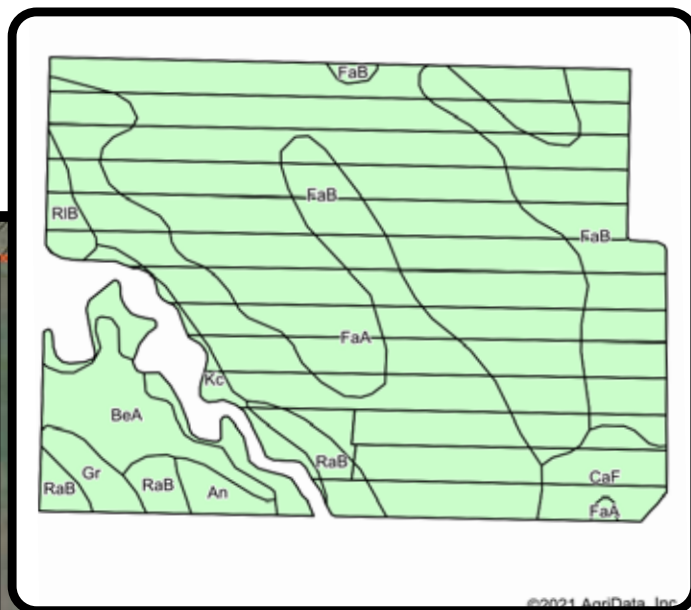
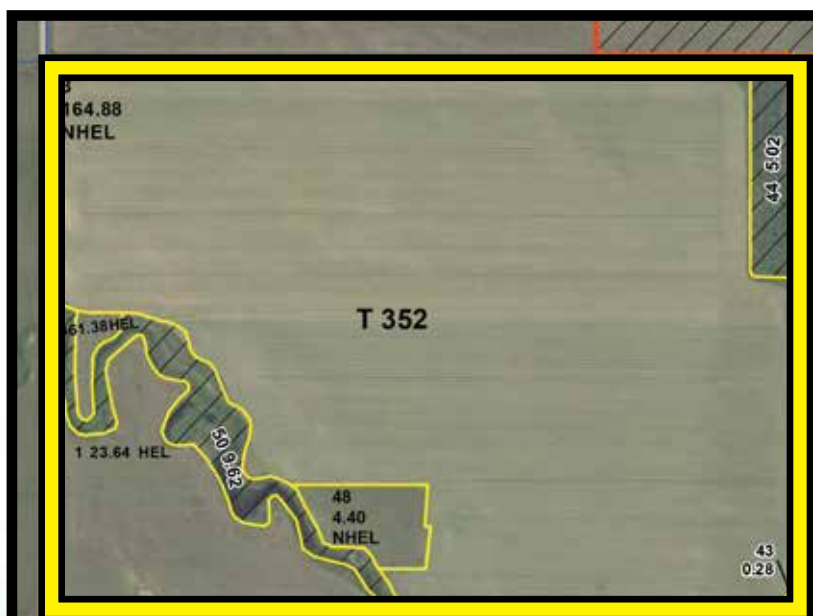


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Ka	Korchea loam	11.98	39.6%	IIc	73
Hf	Havrelon loam, 0 to 2 percent slopes, occasionally flooded	9.63	31.8%	IIe	77
Kc	Korchea loam, channeled	7.63	25.2%	VIw	30
FaB	Farnuf loam, 2 to 6 percent slopes	1.04	3.4%	IIe	79
Weighted Average					63.6

Parcel 3

Acres: 220 +/-
Legal: W $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ E $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$, & NW $\frac{1}{4}$ 36-23-19
Crop Acres: 194.3 +/-
Taxes (2020): \$1,715.86

This is an exceptionally productive parcel of primarily cropland. Parcel 3 holds a SPI of 75.7. Parcel 3 features great access, a small creek in the southwest corner, a shelter belt in the northeast corner, and a single large field that lays well.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
FaA	Farnuf loam, 0 to 2 percent slopes	81.27	42.1%	IIc		84
FaB	Farnuf loam, 2 to 6 percent slopes	71.71	37.2%	Ile		79
BeA	Belfield-Daglum complex, 0 to 2 percent slopes	9.76	5.1%	IIIs		60
Kc	Korchea loam, channeled	8.03	4.2%	VIw		30
RaB	Reeder loam, 3 to 6 percent slopes	7.20	3.7%	Ile	Ile	78
CaF	Cabba-Amor loams, 15 to 60 percent slopes	6.90	3.6%	VIle		17
Gr	Grail silty clay loam, 0 to 2 percent slopes	3.02	1.6%	IIc		96
RIB	Rhoades-Daglum complex, 0 to 6 percent slopes	2.64	1.4%	VIIs		29
An	Arnegard loam, 0 to 2 percent slopes	2.38	1.2%	IIc		97
Weighted Average						75.7

Base Acres & Yields

Parcels 1-3 Combined		
Crop	Base Acres	Yield
Wheat	80.7	34 bu.
Oats	115.8	38 bu.
Corn	131.3	79 bu.
Sunflowers	19.6	1,050 lbs.
Total Base Acres: 347.4		



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, SD #12782.



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