

Pifer's
LAND AUCTIONS

- *Strong Producing Cropland*
- *Excellent Hunting Opportunities*
- *Contiguous Land on the McHenry & McLean County Line*
- *Online Bidding Available!*

LAND AUCTION

306.07 +/- Acres • McHenry & McLean Counties, ND

Tuesday, November 2, 2021 – 1:00 p.m.
Sleep Inn & Suites Conference Center • Minot, ND



***OWNERS: Ronald A. Dinga
& Mary A. Dinga Family Trust***

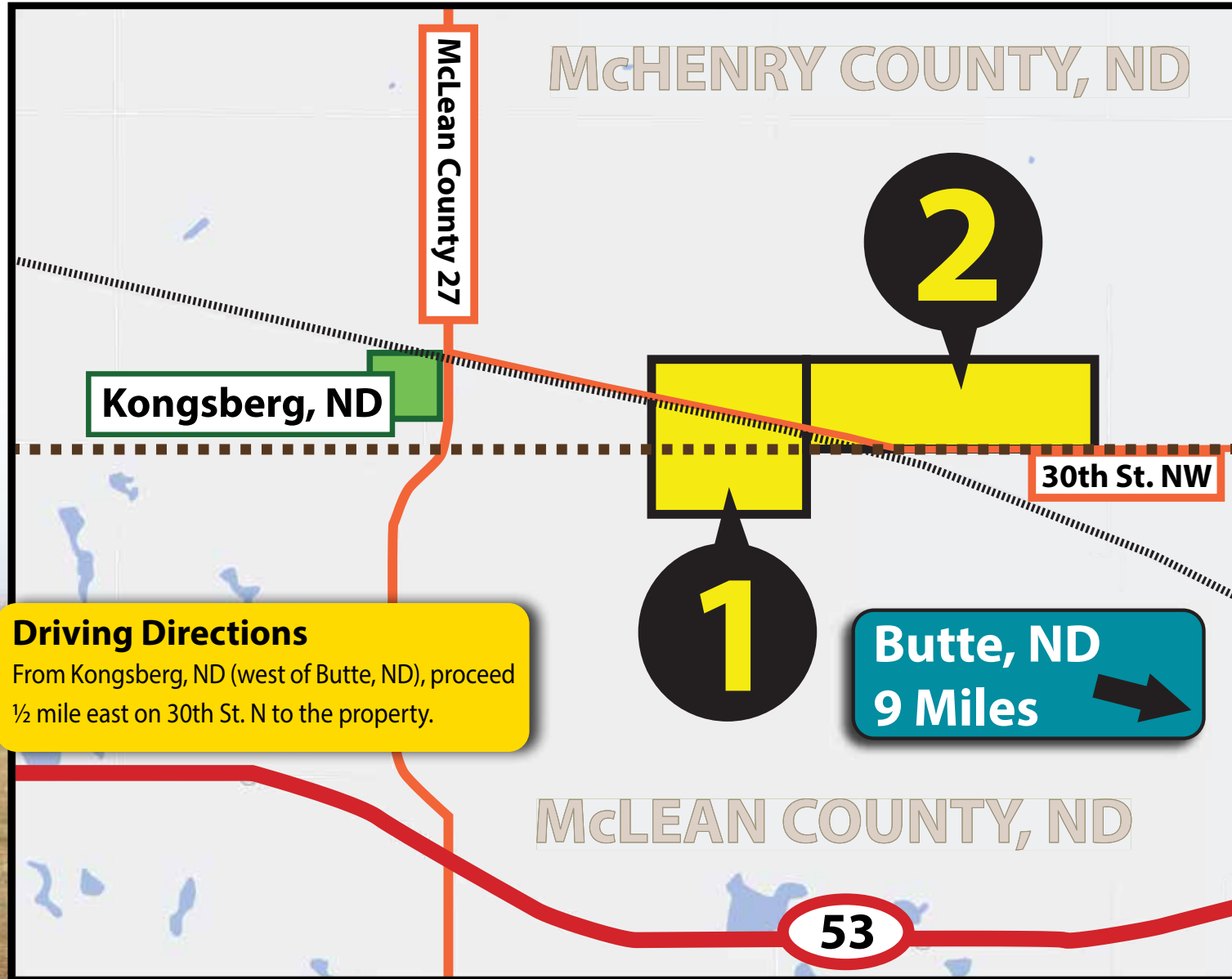
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www.pifers.com

877.700.4099

General Information

AUCTION NOTE: This is a remarkable farm in central North Dakota with excellent cropland and incredible wildlife habitat near Butte and Kongsberg in McLean and McHenry Counties in North Dakota. This region is known for raising exceptional crops and for its magnificent hunting.



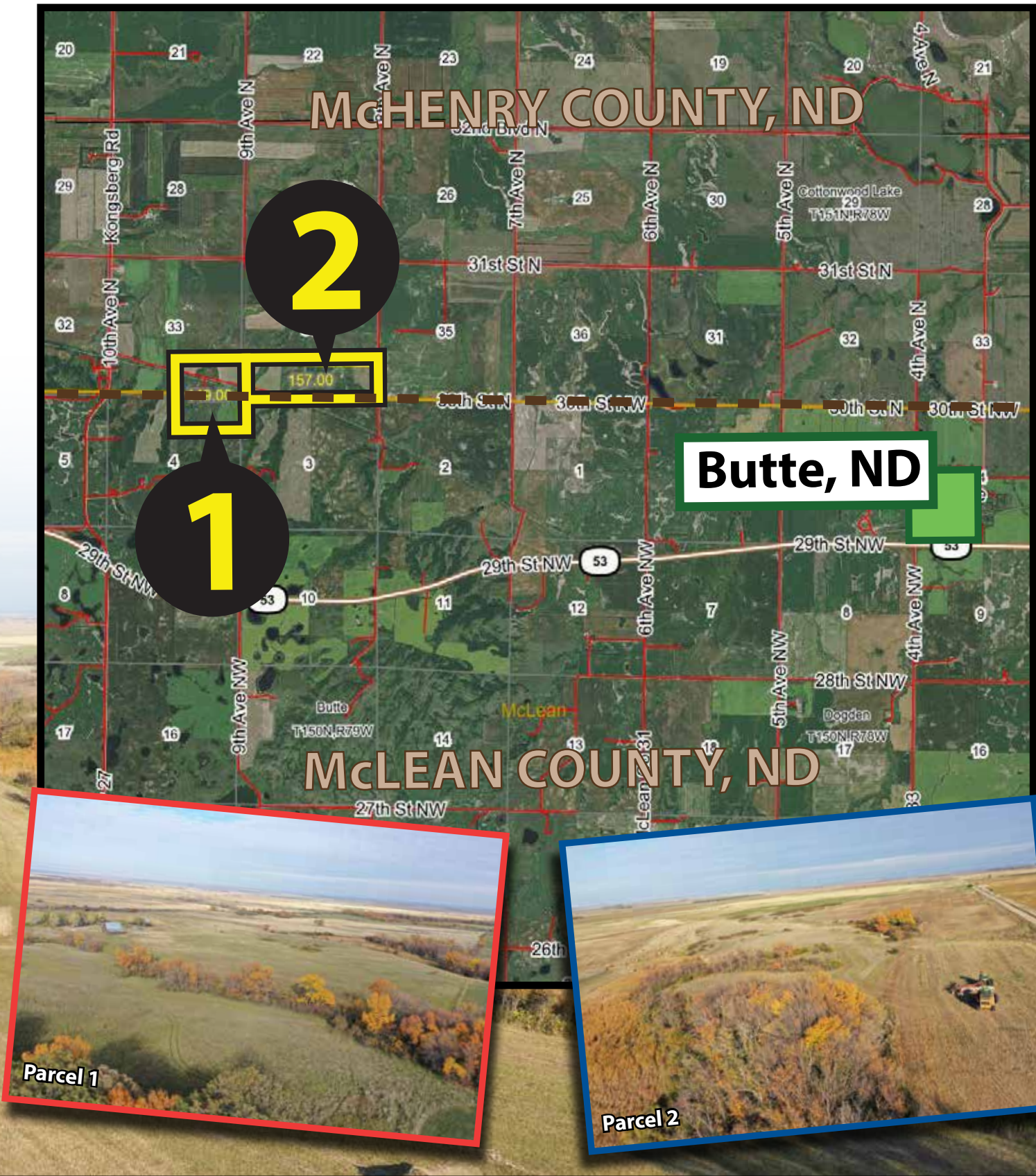
Kevin Pifer
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kpifer@pifers.com



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1506 29th Ave. S • Moorhead, MN 56560

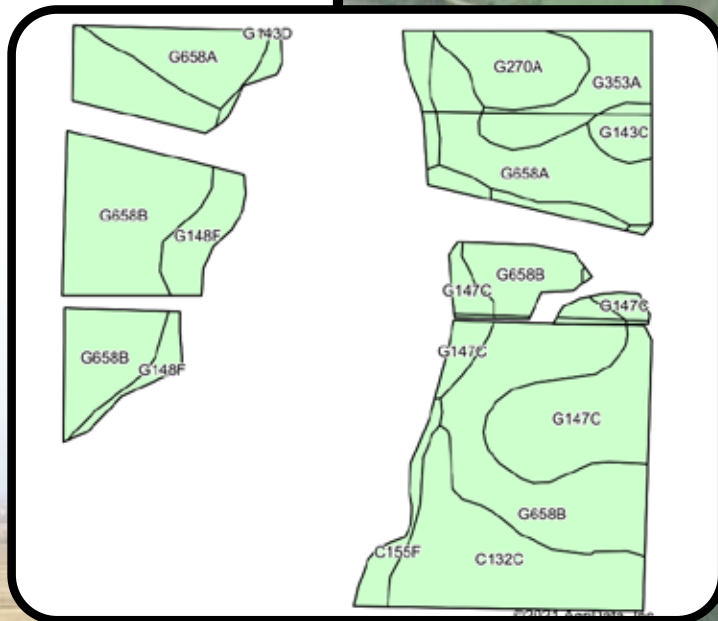
Overall Property



Parcel 1

Acres: 148.91 +/-
Legal: S½SE¼ 33-151-79 & N½NE¼ 4-150-79 (all contiguous)
Crop Acres: 78.58 +/-
Taxes (2021): \$889.07

This notable parcel features the original farm headquarters with incredible habitat for wildlife and 59.77 +/- acres of excellent cropland with a Soil Productivity Index (SPI) of 68.9 and some soils over 84. Most of the soils are Forman-Aastad Loam soils. There is a well on the property in the farmyard. It's working status is unknown. This parcel is planted to winter wheat for 2022 and is available to the buyer. There current cropland lease expires in 2021.

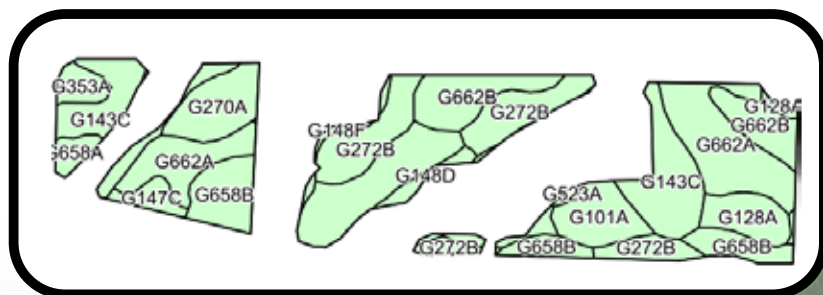


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G658B	Forman-Aastad loams, west, 3 to 6 percent slopes	16.17	20.0%	Ile	84
G658B	Forman-Aastad loams, west, 3 to 6 percent slopes	16.10	19.9%	Ile	84
G658A	Forman-Aastad loams, west, 0 to 3 percent slopes	11.14	13.8%	IIc	87
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	10.11	12.5%	IIIe	61
G147C	Buse-Barnes-Darnen loams, 3 to 9 percent slopes	8.56	10.6%	IVe	60
G353A	Wyndmere fine sandy loam, saline, 0 to 2 percent slopes	4.38	5.4%	IIIs	41
G148F	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 35 percent slopes	4.30	5.3%	VIle	34
G270A	Arvilla sandy loam, 0 to 2 percent slopes	4.17	5.1%	IIIe	40
G147C	Buse-Barnes-Darnen loams, 3 to 9 percent slopes	1.99	2.5%	IVe	60
C155F	Zahl-Max-Arnegard loams, 15 to 60 percent slopes	1.57	1.9%	VIle	25
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	1.46	1.8%	IVe	55
G148F	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 35 percent slopes	1.04	1.3%	VIle	34
Weighted Average					68.9

Parcel 2

Acres: 157.16 +/-
Legal: S½S½ 34-151-79
Crop Acres: 97.7 +/-
Taxes (2021): \$702.18

This parcel features 97.7 +/- acres of exceptional cropland with a SPI of 61.6 with some soils at 84. Most of the soils are Forman-Aastad Loam and Forman-Cresbard Loam Soils. This parcel has exceptional habitat for wildlife. There is also a livestock stock pond on the north end of the property. Some of the acreage in this parcel is planted to winter wheat for 2022. The current cropland lease expires in 2021.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G658B	Forman-Aastad loams, west, 3 to 6 percent slopes	18.11	19.0%	Ile	84
G662A	Forman-Cresbard loams, west, 0 to 3 percent slopes	15.92	16.7%	IIc	75
G272B	Arvilla-Sioux complex, 2 to 6 percent slopes	13.85	14.5%	IIIe	36
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	13.15	13.8%	IVe	55
G662B	Forman-Cresbard loams, west, 3 to 6 percent slopes	9.46	9.9%	Ile	76
G270A	Arvilla sandy loam, 0 to 2 percent slopes	5.73	6.0%	IIIe	40
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	5.05	5.3%	Ile	77
G128A	Ferney-Cavour loams, 0 to 3 percent slopes	4.43	4.6%	IVs	30
G148F	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 35 percent slopes	2.82	3.0%	VIIe	34
G353A	Wyndmere fine sandy loam, saline, 0 to 2 percent slopes	1.92	2.0%	IIIs	41
G147C	Buse-Barnes-Darnen loams, 3 to 9 percent slopes	1.74	1.8%	IVe	60
G658A	Forman-Aastad loams, west, 0 to 3 percent slopes	1.40	1.5%	IIc	87
G148D	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 15 percent slopes	1.31	1.4%	VIe	45
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.44	0.5%	VIW	21
Weighted Average					61.6

Base Acres & Yields

TRACT #1527 (Parcels 1 & 2)

Crop	Base Acres	Yield
Wheat	43.29	35 bu.
Sunflowers	21.64	1,219 lbs.
Soybeans	44.08	21 bu.
Total Base Acres: 109.1		

TRACT #10721 (Parcel 1)

Crop	Base Acres	Yield
Wheat	4.82	35 bu.
Sunflowers	2.41	1,219 lbs.
Soybeans	4.91	21 bu.
Total Base Acres: 12.14		

TRACT #10722 (Parcel 1)

Crop	Base Acres	Yield
Wheat	12.81	35 bu.
Sunflowers	6.4	1,219 lbs.
Soybeans	13.04	21 bu.
Total Base Acres: 32.25		



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 12/17/2021. 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 17, 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

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