

# Pifer's

LAND AUCTIONS

- 924.29 +/- Acres of Productive Cropland
- Excellent Access On & Off Hwy. #85
- Available for 2022 Crop Year
- Online Bidding Available!

# LAND AUCTION

**955.39 +/- Acres • Slope County, ND**

***Tuesday, November 9, 2021 – 2:00 p.m. (MT)***  
***Pifer's Regional Office - 709 12th St. NE • Bowman, ND***



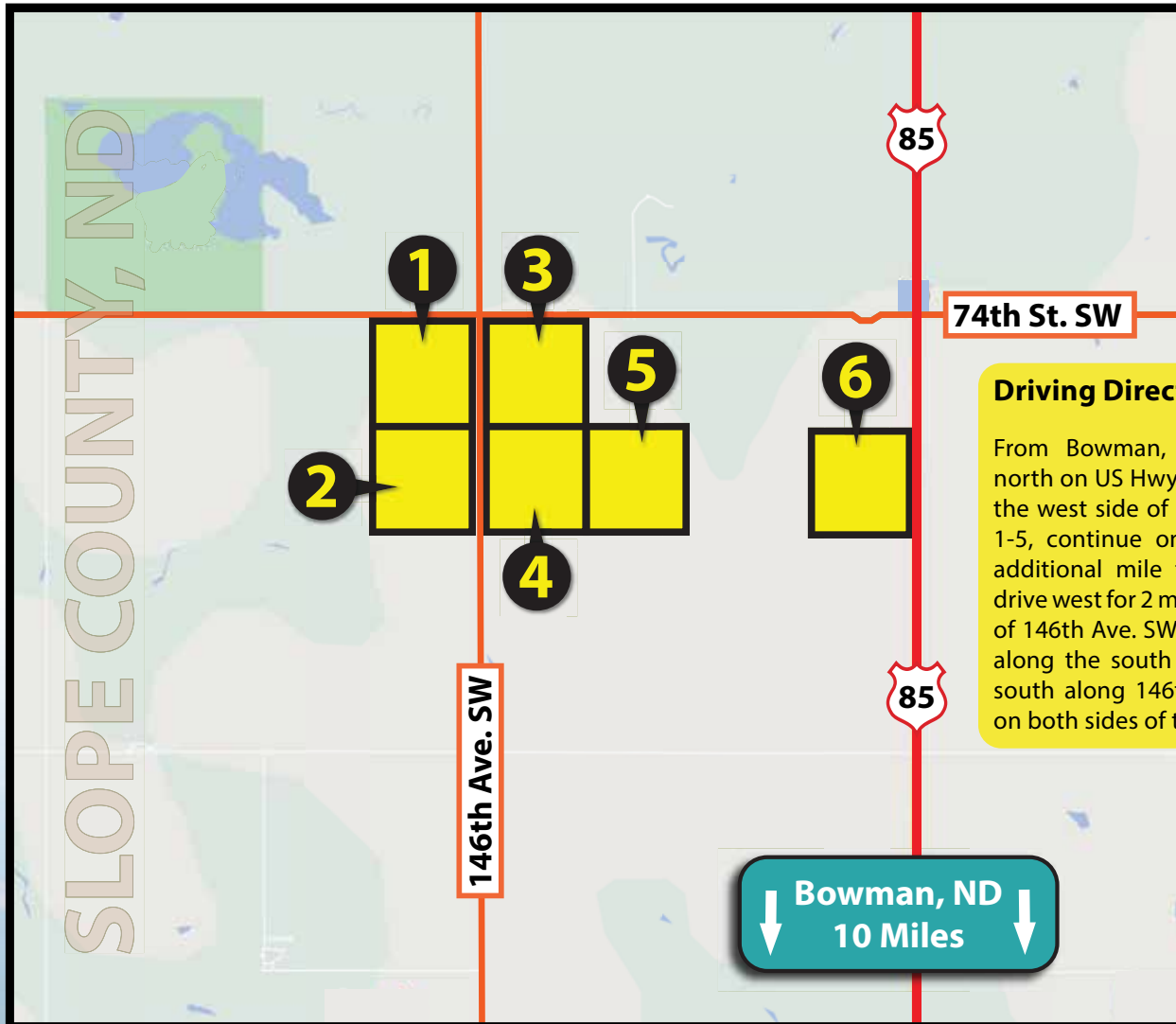
***OWNER: Hansen Family***

701.523.7366

[www.pifers.com](http://www.pifers.com)

# General Information

**AUCTION NOTE:** This multi-generational property is virtually contiguous and consists of over 96% cropland with a strong Soil Productivity Index (SPI). This land also has excellent access off Hwy. #85 and only 10 miles north of Bowman, ND. In addition to the soil quality, this property has been very well managed and well maintained and will be ready for production in 2022.



## Driving Directions:

From Bowman, ND: Drive 10 miles north on US Hwy. #85, Parcel 6 is along the west side of Hwy. #85. For Parcels 1-5, continue on US Hwy. #85 for 1 additional mile to 74th St. SW, then drive west for 2 miles to the intersection of 146th Ave. SW. The property will be along the south side of the road and south along 146th Ave. SW for 1 mile on both sides of the road.

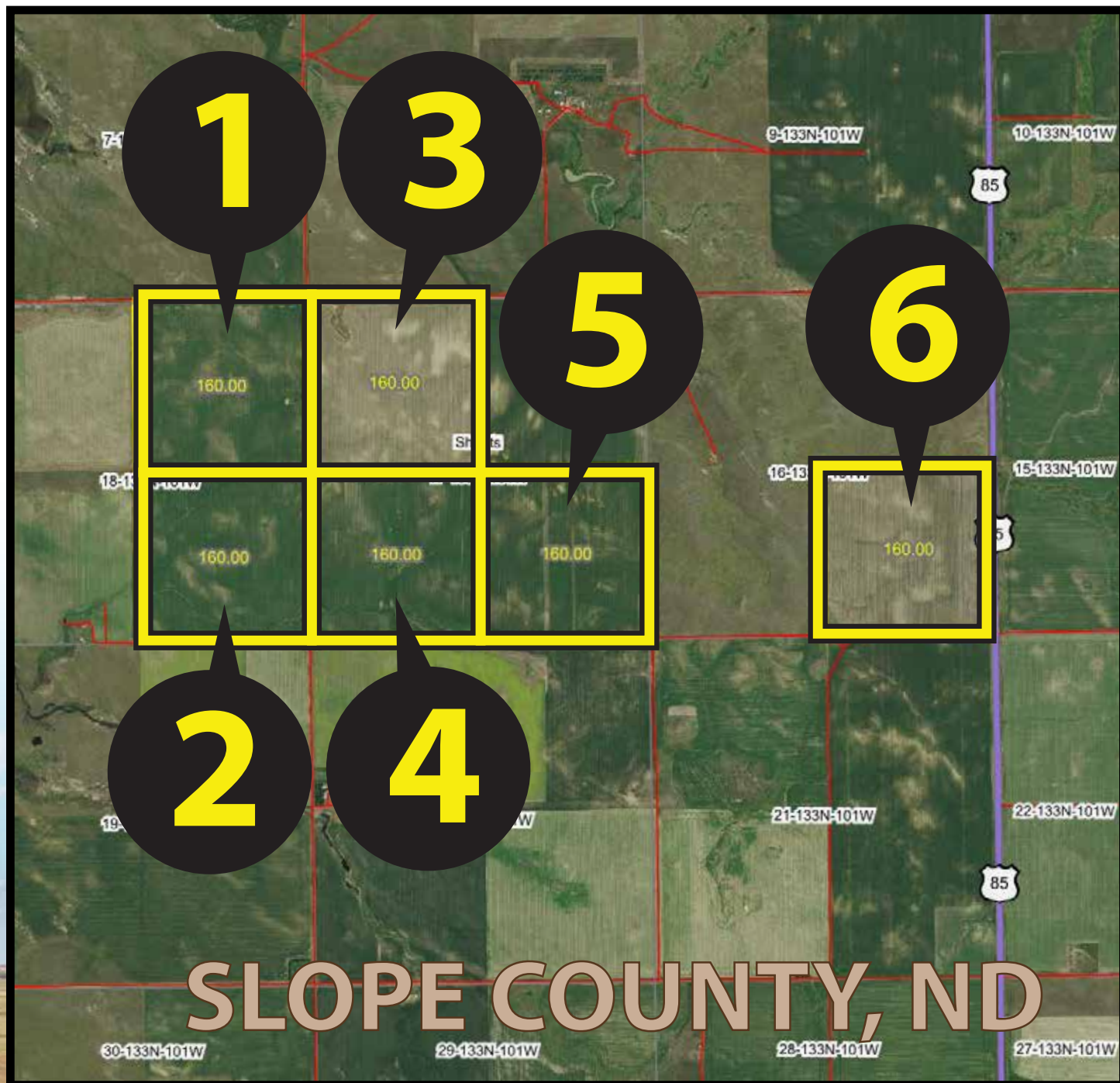


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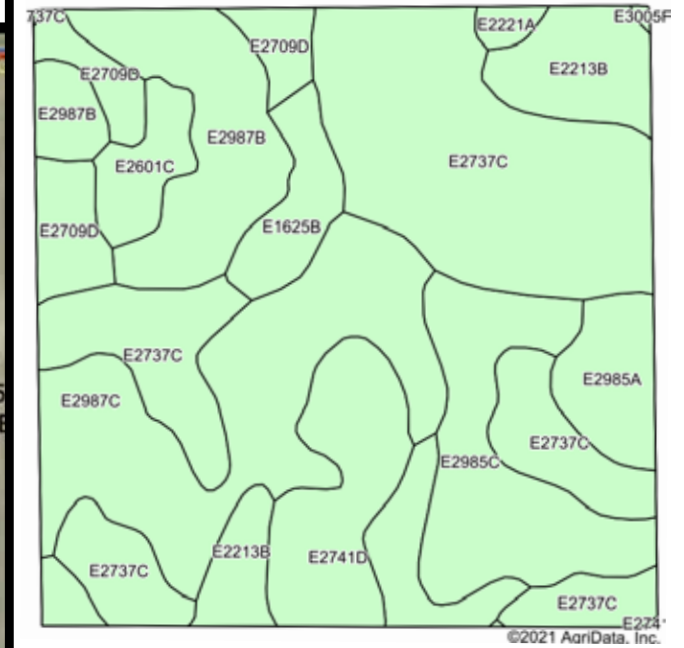
# Overall Property



# Parcel 1

**Acres:** 160 +/-  
**Legal:** NE¼ 18-133-101  
**Crop Acres:** 158.22 +/-  
**Taxes (2020):** \$493.30

**Parcel 1 lays along the main county road (74th St. SW) only 2 miles from US Hwy. #85. Nearly 100% cropland with a slight roll and good drainage, this is an extremely productive parcel. Parcel 1 produced wheat in 2021.**

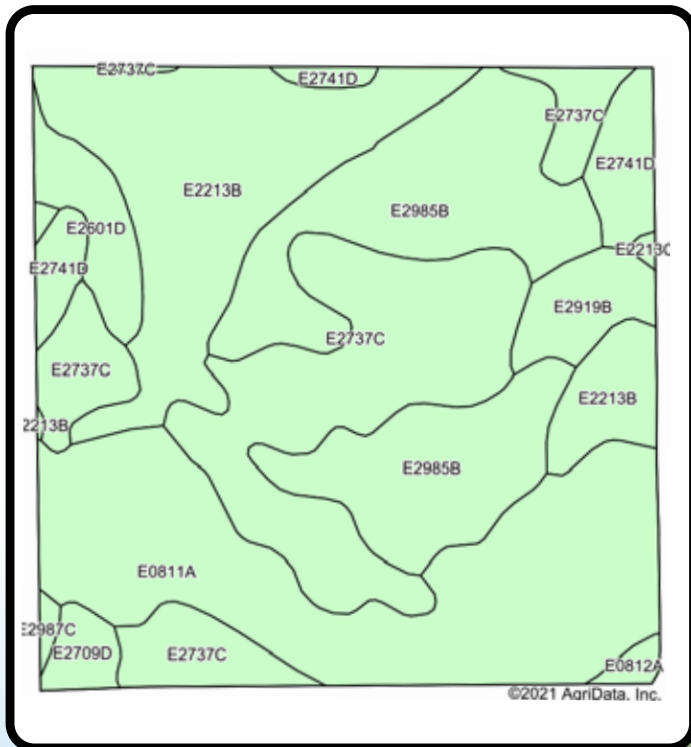


| Code                    | Soil Description                                       | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|--------------------------------------------------------|-------|------------------|------------------|--------------------|
| E2737C                  | Chama-Cabba-Sen silt loams, 6 to 9 percent slopes      | 49.40 | 31.2%            | IVe              | 50                 |
| E2987C                  | Sen-Chama silt loams, 6 to 9 percent slopes            | 25.84 | 16.3%            | IIIe             | 58                 |
| E2987B                  | Sen-Chama silt loams, 3 to 6 percent slopes            | 15.73 | 9.9%             | Ile              | 72                 |
| E2985C                  | Sen-Golva silt loams, 6 to 9 percent slopes            | 15.61 | 9.9%             | IIIe             | 59                 |
| E2213B                  | Golva silt loam, 2 to 6 percent slopes                 | 15.59 | 9.9%             | Ile              | 82                 |
| E2741D                  | Cabba-Chama-Sen silt loams, 9 to 15 percent slopes     | 11.36 | 7.2%             | VIe              | 36                 |
| E2709D                  | Cabba-Chama silt loams, 9 to 15 percent slopes         | 8.49  | 5.4%             | VIe              | 33                 |
| E2985A                  | Sen-Golva silt loams, 0 to 3 percent slopes            | 5.85  | 3.7%             | IIs              | 78                 |
| E1625B                  | Vebar-Parshall fine sandy loams, 3 to 6 percent slopes | 5.04  | 3.2%             | IIIe             | 63                 |
| E2601C                  | Amor-Cabba loams, 6 to 9 percent slopes                | 4.19  | 2.6%             | IIIe             | 53                 |
| E2221A                  | Grassna silt loam, 0 to 2 percent slopes               | 0.98  | 0.6%             | IIc              | 96                 |
| E3005F                  | Brandenburg-Cabba complex, 6 to 70 percent slopes      | 0.14  | 0.1%             | VIIIs            | 22                 |
| <b>Weighted Average</b> |                                                        |       |                  |                  | <b>57.4</b>        |

# Parcel 2

**Acres:** 160 +/-  
**Legal:** SE¼ 18-133-101  
**Crop Acres:** 156.34 +/-  
**Taxes (2020):** \$530.80

This premier quarter of solid cropland lays well and boasts with exceptional soils as it holds a SPI of 72.1.  
 This parcel also features excellent access along 146th Ave. SW. Parcel 2 produced wheat in 2021.

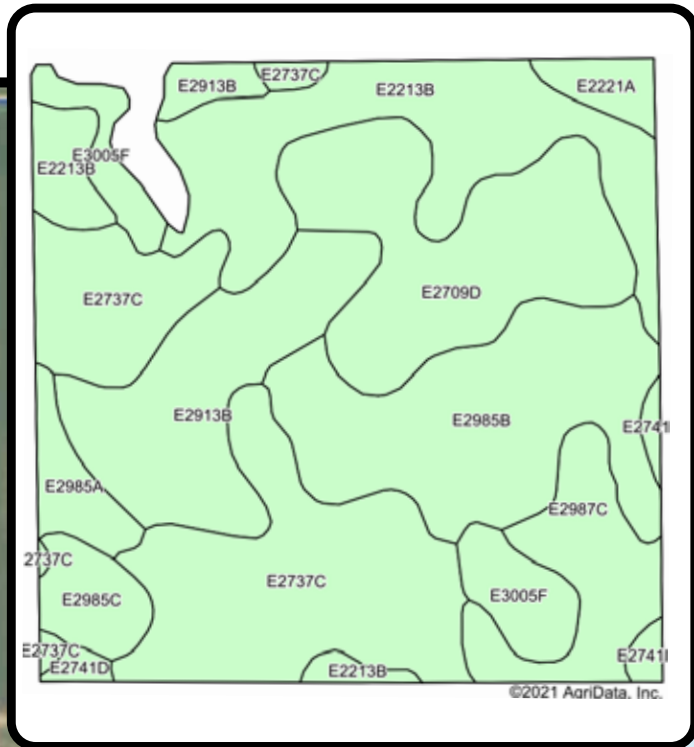
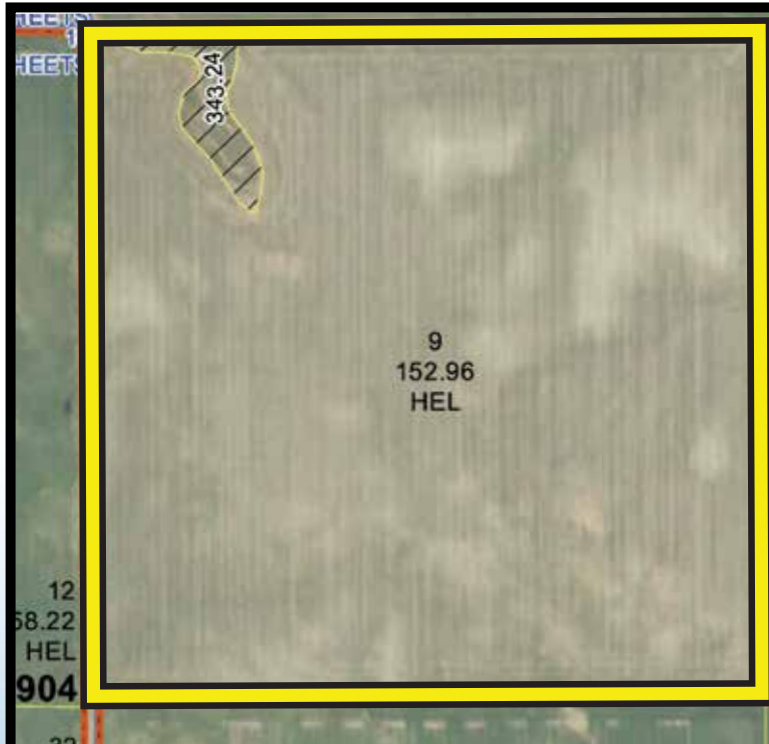


| Code                    | Soil Description                                   | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|----------------------------------------------------|-------|------------------|------------------|--------------------|
| E0811A                  | Grail silty clay loam, 0 to 2 percent slopes       | 37.01 | 23.7%            | IIc              | 96                 |
| E2737C                  | Chama-Cabba-Sen silt loams, 6 to 9 percent slopes  | 36.02 | 23.0%            | IVe              | 50                 |
| E2985B                  | Sen-Golva silt loams, 3 to 6 percent slopes        | 32.94 | 21.1%            | Ile              | 74                 |
| E2213B                  | Golva silt loam, 2 to 6 percent slopes             | 30.41 | 19.5%            | Ile              | 82                 |
| E2741D                  | Cabba-Chama-Sen silt loams, 9 to 15 percent slopes | 6.58  | 4.2%             | VIe              | 36                 |
| E2601D                  | Amor-Cabba loams, 9 to 15 percent slopes           | 4.81  | 3.1%             | IVe              | 40                 |
| E2919B                  | Morton silty clay loam, 3 to 6 percent slopes      | 4.68  | 3.0%             | Ile              | 76                 |
| E2709D                  | Cabba-Chama silt loams, 9 to 15 percent slopes     | 2.36  | 1.5%             | VIe              | 33                 |
| E0812A                  | Grail silt loam, 0 to 2 percent slopes             | 0.81  | 0.5%             | IIc              | 96                 |
| E2987C                  | Sen-Chama silt loams, 6 to 9 percent slopes        | 0.46  | 0.3%             | IIIe             | 58                 |
| E2213C                  | Golva silt loam, 6 to 9 percent slopes             | 0.26  | 0.2%             | IIIe             | 63                 |
| <b>Weighted Average</b> |                                                    |       |                  |                  | <b>72.1</b>        |

# Parcel 3

**Acres:** 160 +/-  
**Legal:** NW¼ 17-133-101  
**Crop Acres:** 152.96 +/-  
**Taxes (2020):** \$422.18

Parcel 3 is another productive quarter with over 152 +/- acres of cropland with strong soils. Parcel 3 was planted to peas in 2021, and has excellent access along 2 sides of this exceptional quarter.

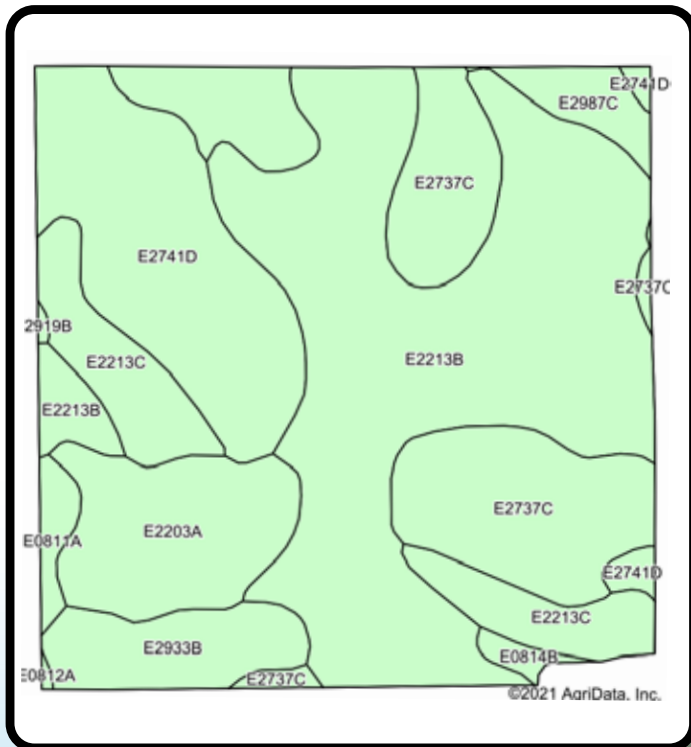


| Code                    | Soil Description                                   | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|----------------------------------------------------|-------|------------------|------------------|--------------------|
| E2737C                  | Chama-Cabba-Sen silt loams, 6 to 9 percent slopes  | 33.55 | 21.9%            | IVe              | 50                 |
| E2213B                  | Golva silt loam, 2 to 6 percent slopes             | 25.28 | 16.5%            | Ile              | 82                 |
| E2985B                  | Sen-Golva silt loams, 3 to 6 percent slopes        | 23.96 | 15.7%            | Ile              | 74                 |
| E2709D                  | Cabba-Chama silt loams, 9 to 15 percent slopes     | 21.99 | 14.4%            | Vle              | 33                 |
| E2913B                  | Chama-Sen-Cabba silt loams, 3 to 6 percent slopes  | 18.81 | 12.3%            | IIle             | 67                 |
| E2987C                  | Sen-Chama silt loams, 6 to 9 percent slopes        | 9.91  | 6.5%             | IIle             | 58                 |
| E3005F                  | Brandenburg-Cabba complex, 6 to 70 percent slopes  | 7.27  | 4.8%             | VIIIs            | 22                 |
| E2985C                  | Sen-Golva silt loams, 6 to 9 percent slopes        | 4.11  | 2.7%             | IIle             | 59                 |
| E2985A                  | Sen-Golva silt loams, 0 to 3 percent slopes        | 3.62  | 2.4%             | IIs              | 78                 |
| E2221A                  | Grassna silt loam, 0 to 2 percent slopes           | 2.40  | 1.6%             | IIc              | 96                 |
| E2741D                  | Cabba-Chama-Sen silt loams, 9 to 15 percent slopes | 2.06  | 1.3%             | Vle              | 36                 |
| <b>Weighted Average</b> |                                                    |       |                  |                  | <b>59.3</b>        |

# Parcel 4

**Acres:** 160 +/-  
**Legal:** SW¼ 17-133-101  
**Crop Acres:** 156.45 +/-  
**Taxes (2020):** \$423.27

With a SPI rating over 66, this premium quarter is worth the look. Parcel 4 features over 97% cropland with good access along 146th Ave. SW. This parcel produced wheat in 2021.

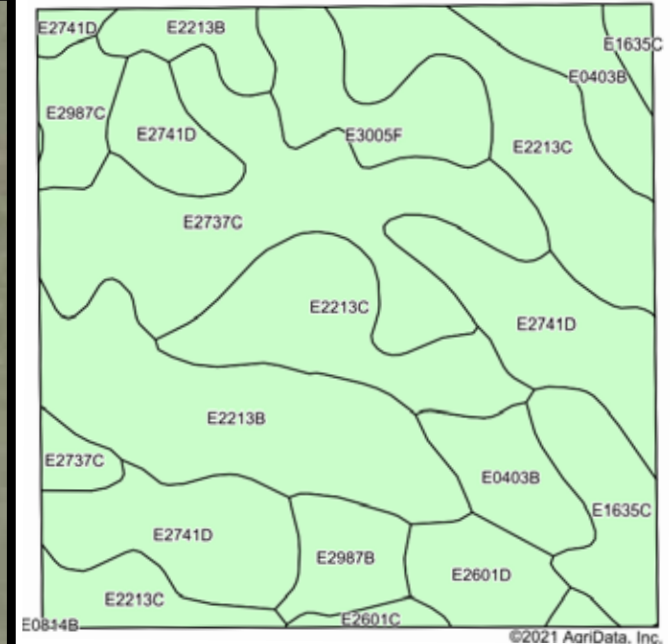


| Code                    | Soil Description                                   | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|----------------------------------------------------|-------|------------------|------------------|--------------------|
| E2213B                  | Golva silt loam, 2 to 6 percent slopes             | 63.02 | 40.3%            | Ile              | 82                 |
| E2737C                  | Chama-Cabba-Sen silt loams, 6 to 9 percent slopes  | 28.42 | 18.2%            | IVe              | 50                 |
| E2741D                  | Cabba-Chama-Sen silt loams, 9 to 15 percent slopes | 24.65 | 15.8%            | Vle              | 36                 |
| E2203A                  | Farland silt loam, 0 to 2 percent slopes           | 13.70 | 8.8%             | IIc              | 89                 |
| E2213C                  | Golva silt loam, 6 to 9 percent slopes             | 12.43 | 7.9%             | IIIe             | 63                 |
| E2933B                  | Chama-Cabba silt loams, 3 to 6 percent slopes      | 7.85  | 5.0%             | IIIe             | 63                 |
| E2987C                  | Sen-Chama silt loams, 6 to 9 percent slopes        | 3.28  | 2.1%             | IIIe             | 58                 |
| E0811A                  | Grail silty clay loam, 0 to 2 percent slopes       | 1.87  | 1.2%             | IIc              | 96                 |
| E0814B                  | Grail-Farland silt loams, 2 to 6 percent slopes    | 0.96  | 0.6%             | Ile              | 88                 |
| E2919B                  | Morton silty clay loam, 3 to 6 percent slopes      | 0.15  | 0.1%             | Ile              | 76                 |
| E0812A                  | Grail silt loam, 0 to 2 percent slopes             | 0.12  | 0.1%             | IIc              | 96                 |
| <b>Weighted Average</b> |                                                    |       |                  |                  | <b>66.8</b>        |

# Parcel 5

**Acres:** 160 +/-  
**Legal:** SE¼ 17-133-101  
**Crop Acres:** 149.5 +/-  
**Taxes (2020):** \$407.17

Parcel 5 provides yet another great opportunity to buy good cropland in the region. This quarter features strong soil productivity and is contiguous to Parcel 4. Access to Parcel 5 is along the section line on the south side of the property. Parcel 5 was planted to wheat in 2021.

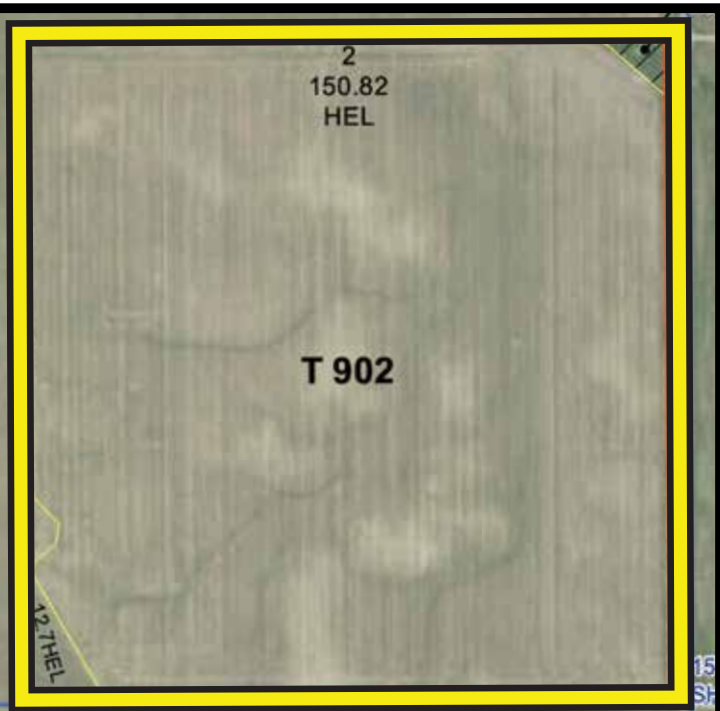
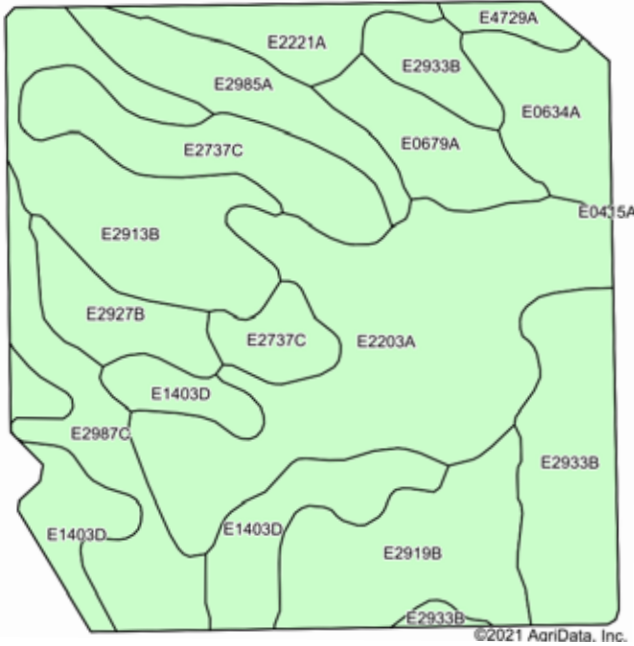


| Code                    | Soil Description                                          | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|-----------------------------------------------------------|-------|------------------|------------------|--------------------|
| E2213C                  | Golva silt loam, 6 to 9 percent slopes                    | 31.05 | 19.8%            | IIIe             | 63                 |
| E2737C                  | Chama-Cabba-Sen silt loams, 6 to 9 percent slopes         | 27.86 | 17.8%            | IVe              | 50                 |
| E2741D                  | Cabba-Chama-Sen silt loams, 9 to 15 percent slopes        | 27.51 | 17.6%            | VIe              | 36                 |
| E2213B                  | Golva silt loam, 2 to 6 percent slopes                    | 24.66 | 15.7%            | Ile              | 82                 |
| E0403B                  | Belfield-Daglum-Farland silt loams, 2 to 6 percent slopes | 11.80 | 7.5%             | Ile              | 64                 |
| E1635C                  | Vebar-Tally fine sandy loams, 6 to 9 percent slopes       | 9.08  | 5.8%             | IVe              | 51                 |
| E3005F                  | Brandenburg-Cabba complex, 6 to 70 percent slopes         | 8.73  | 5.6%             | VIIIs            | 22                 |
| E2601D                  | Amor-Cabba loams, 9 to 15 percent slopes                  | 5.70  | 3.6%             | IVe              | 40                 |
| E2987B                  | Sen-Chama silt loams, 3 to 6 percent slopes               | 5.00  | 3.2%             | Ile              | 72                 |
| E2987C                  | Sen-Chama silt loams, 6 to 9 percent slopes               | 4.10  | 2.6%             | IIIe             | 58                 |
| E2601C                  | Amor-Cabba loams, 6 to 9 percent slopes                   | 1.20  | 0.8%             | IIIe             | 53                 |
| <b>Weighted Average</b> |                                                           |       |                  |                  | <b>55.3</b>        |

# Parcel 6

**Acres:** 155.39 +/-  
**Legal:** SE¼ 16-133-101  
**Crop Acres:** 150.82 +/-  
**Taxes (2020):** \$610.21

One of the strongest quarters in the offering. This parcel holds a SPI rating over 67 and lays well along US Hwy. #85 with good access. Parcel 6 has a slight roll to the landscape and merges into a low lying quarter with over 97% cropland. Parcel 6 was planted to peas in 2021.



| Code                    | Soil Description                                                | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|-----------------------------------------------------------------|-------|------------------|------------------|--------------------|
| E2203A                  | Farland silt loam, 0 to 2 percent slopes                        | 32.42 | 21.5%            | IIc              | 89                 |
| E2933B                  | Chama-Cabba silt loams, 3 to 6 percent slopes                   | 16.75 | 11.1%            | IIIe             | 63                 |
| E2913B                  | Chama-Sen-Cabba silt loams, 3 to 6 percent slopes               | 16.12 | 10.7%            | IIIe             | 67                 |
| E1403D                  | Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes | 15.32 | 10.2%            | VIe              | 26                 |
| E2737C                  | Chama-Cabba-Sen silt loams, 6 to 9 percent slopes               | 13.16 | 8.7%             | IVe              | 50                 |
| E2919B                  | Morton silty clay loam, 3 to 6 percent slopes                   | 13.10 | 8.7%             | Ile              | 76                 |
| E2987C                  | Sen-Chama silt loams, 6 to 9 percent slopes                     | 10.57 | 7.0%             | IIIe             | 58                 |
| E2985A                  | Sen-Golva silt loams, 0 to 3 percent slopes                     | 7.66  | 5.1%             | IIs              | 78                 |
| E0634A                  | Lawther-Daglum complex, 0 to 2 percent slopes                   | 7.16  | 4.7%             | IIs              | 67                 |
| E0679A                  | Savage-Daglum complex, 0 to 2 percent slopes                    | 6.45  | 4.3%             | IIs              | 64                 |
| E2927B                  | Morton-Farland silt loams, 3 to 6 percent slopes                | 5.42  | 3.6%             | Ile              | 77                 |
| E2221A                  | Grassna silt loam, 0 to 2 percent slopes                        | 4.94  | 3.3%             | IIc              | 96                 |
| E4729A                  | Heil silty clay loam, 0 to 1 percent slopes                     | 1.75  | 1.2%             | VIIs             | 35                 |
| <b>Weighted Average</b> |                                                                 |       |                  |                  | <b>67.2</b>        |

# Base Acres & Yields

## TRACT #902 • Parcel 6

| Crop                     | Base Acres | Yield      |
|--------------------------|------------|------------|
| Wheat                    | 99.15      | 33 bu.     |
| Corn                     | 0.7        | 58 bu.     |
| Sunflowers               | 27.81      | 1,349 lbs. |
| Canola                   | 9.65       | 1,325 lbs. |
| Dry Peas                 | 5.02       | 2,133 lbs. |
| Total Base Acres: 142.33 |            |            |

## TRACT #904 • Parcels 1-5 (Includes Land Not For Sale)

| Crop                    | Base Acres | Yield      |
|-------------------------|------------|------------|
| Wheat                   | 601.86     | 33 bu.     |
| Corn                    | 4.23       | 58 bu.     |
| Sunflowers              | 168.83     | 1,349 lbs. |
| Canola                  | 58.58      | 1,325 lbs. |
| Dry Peas                | 30.5       | 2,133 lbs. |
| Total Base Acres: 864.0 |            |            |



# 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 12/27/2021. 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 27, 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.



# Pifer's



Pifer's  
LAND AUCTIONS



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[www.pifers.com](http://www.pifers.com)