

Pifer's
LAND AUCTIONS

- *Highly Productive Cropland*
- *Conservation Reserve Program (CRP)*
- *Excellent Pastureland*
- *Great Hunting Opportunities*
- *Online Bidding Available*

LAND AUCTION

1,110 +/- Acres • Richland County, MT

Tuesday, November 16, 2021 – 11:00 a.m. (MT)

Richland County Fairgrounds Event Center • Sidney, MT



***OWNERS: Craig & Julie Johnson,
Mark & Mary Huebner, and
Scott & Kay Johnson***

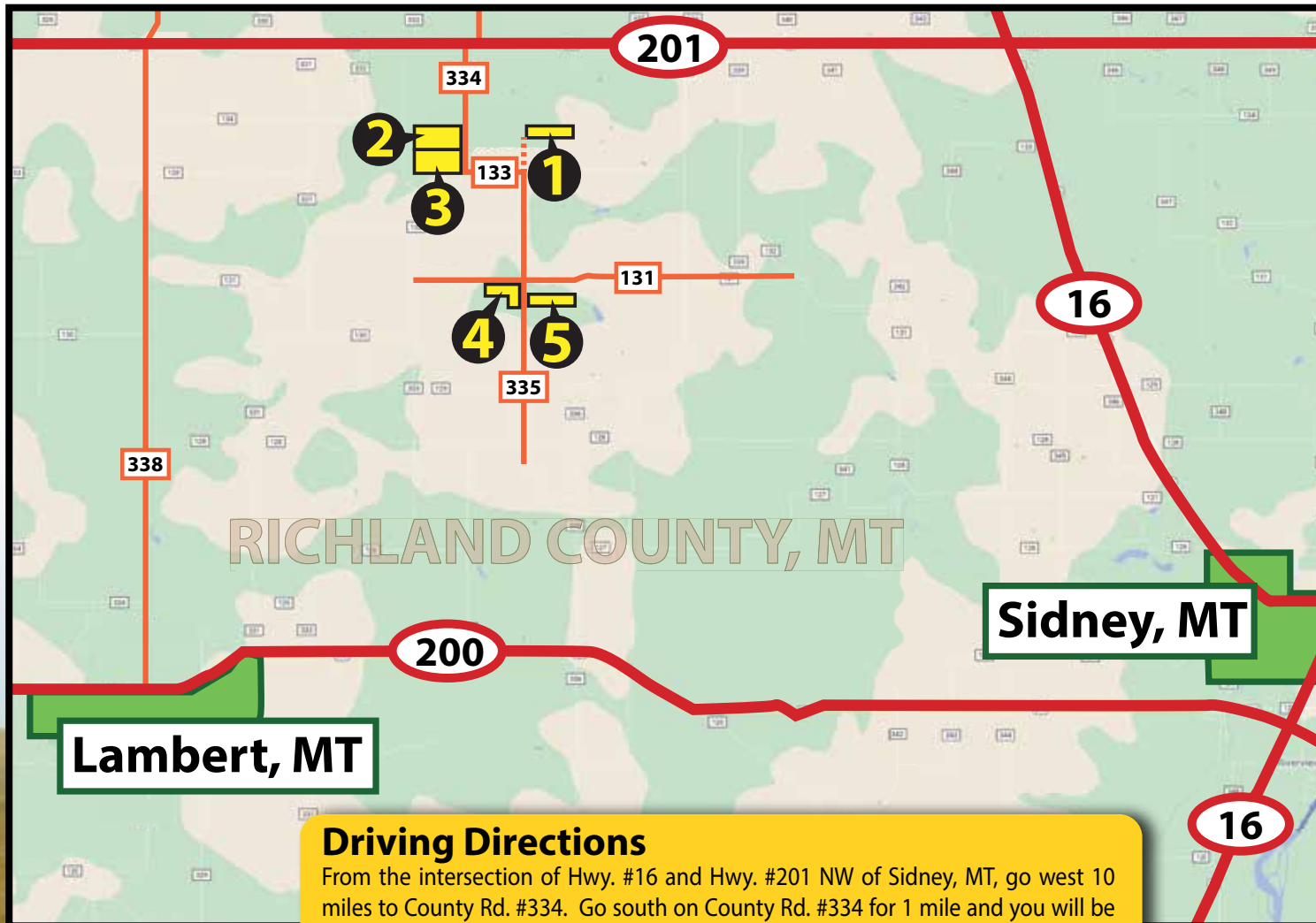
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LAND AUCTIONS

www.pifers.com

877.700.4099

General Information

AUCTION NOTE: This property in Richland County, MT has it all! Northwest of Sidney, MT, this property features 1,110 +/- acres which includes highly productive cropland, pasture, Conservation Reserve Program (CRP), and hunting land. A majority of the cropland is enrolled in CRP creating strong income, excellent habitat, and incredible forage opportunity during when haying is allowed. Property is offered in five parcels.



Driving Directions

From the intersection of Hwy. #16 and Hwy. #201 NW of Sidney, MT, go west 10 miles to County Rd. #334. Go south on County Rd. #334 for 1 mile and you will be at the NE corner of parcel 2. Parcel 3 is directly south of parcel 2. From parcel 3, go east on County Rd. #334 for a 1/2 mile and then north on the section line a 1/2 mile to parcel 1. From parcel 1, go south on County Rd. #335 for 2 miles to County Rd. #131. This will put you at the NE corner of parcel 4 and a 1/4 mile south on County Rd. #335 will put you at the NW corner of parcel 5.

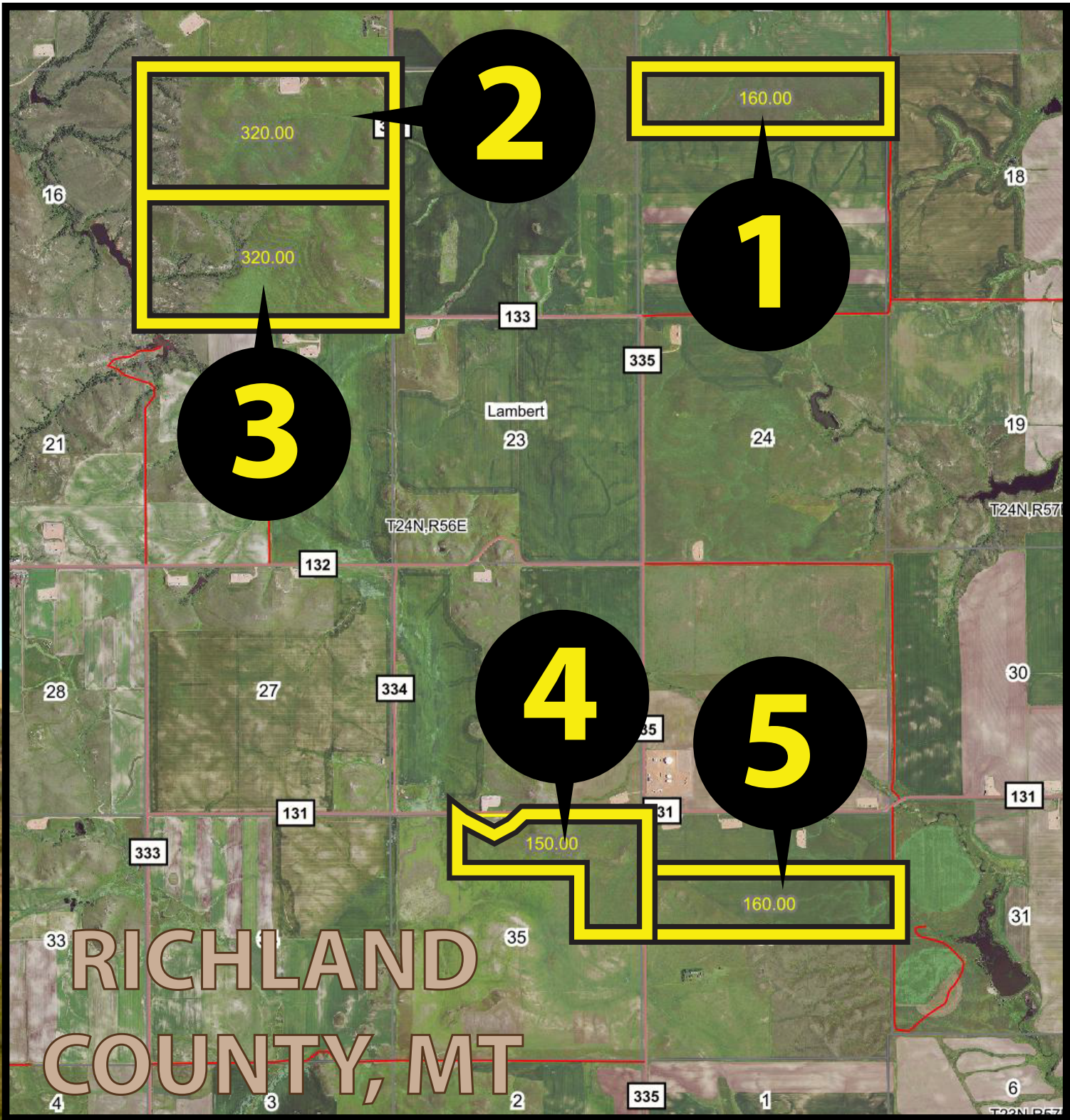


Kevin Pifer
701.238.5810
kpifer@pifers.com



Steve Link
701.261.9985
stlink@pifers.com

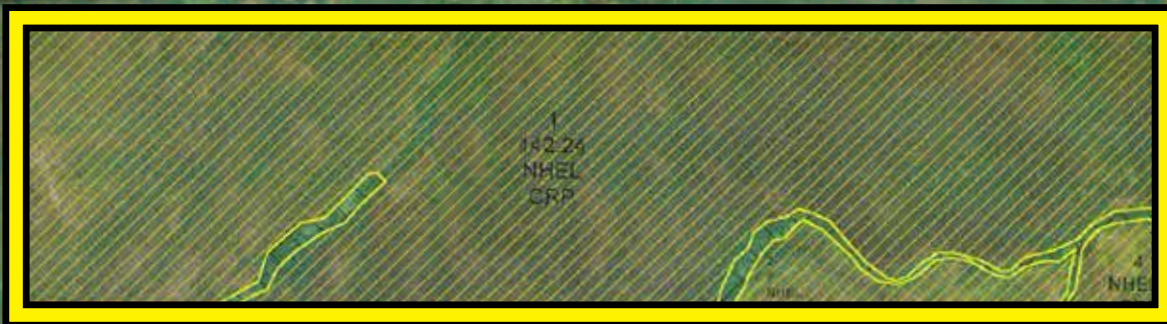
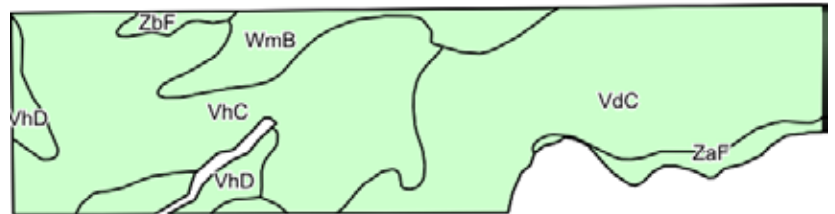
Overall Property



Parcel 1

Acres: 160 +/-
Legal: N½N½ 13-24-56
Crop Acres: 155.34 +/- enrolled in CRP
CRP Acres: 155.34 +/- @ \$18.96/ac = \$2,945.00/annual – Expires: 9/30/30 (CP1)
Taxes (2020): \$436.09

This parcel is nearly all cropland recently reenrolled in CRP (10-1-2020). Predominate soils are Class III soils, combined with the gentle rolling terrain, and natural drainage makes this parcel a good candidate to convert to cropland or keep in CRP.

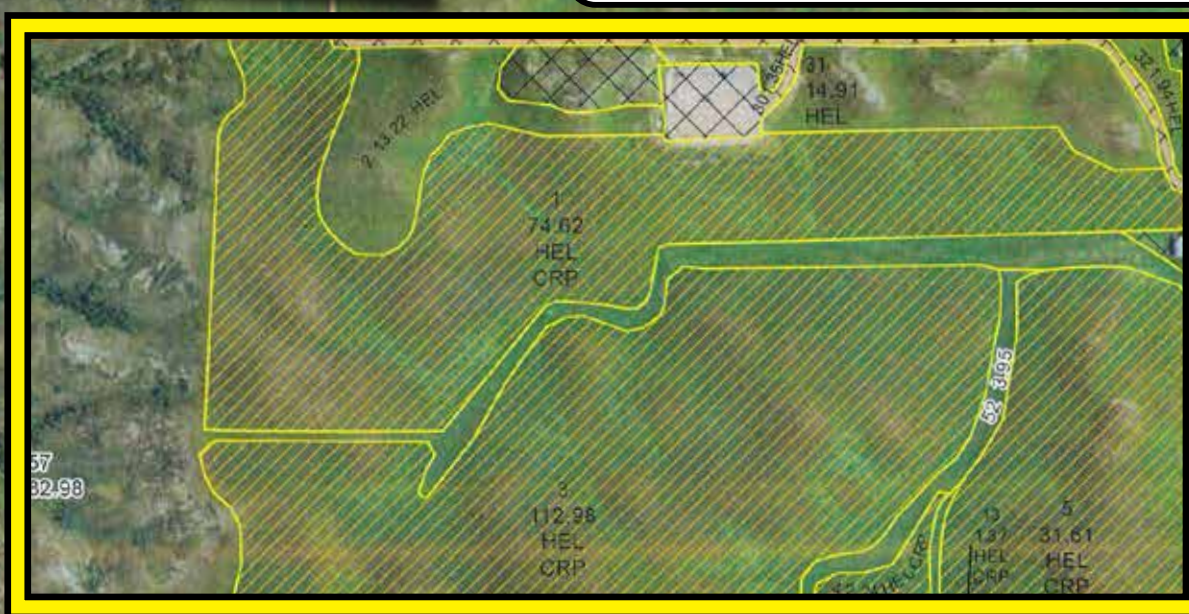
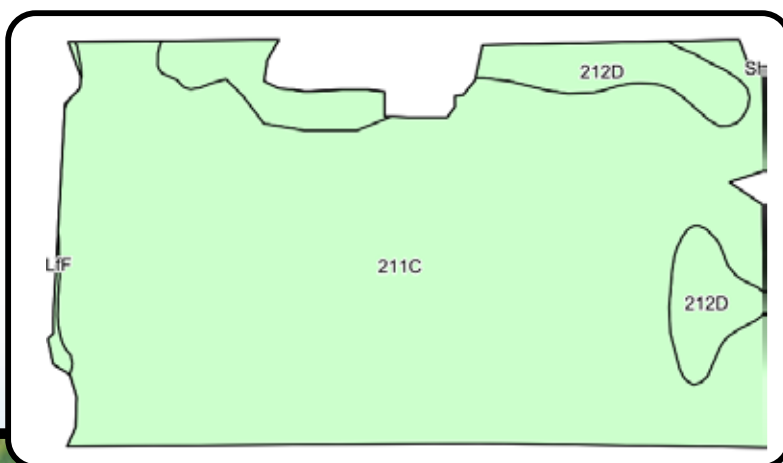


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
VdC	Williams-Vida loams, 2 to 8 percent slopes	58.12	40.9%	IIIe	IIIe
VhC	Vida-Zahill loams, 2 to 8 percent slopes	56.85	40.0%	IIIe	IIIe
WmB	Williams loam, 0 to 4 percent slopes	12.22	8.6%	IIIe	IIIe
VhD	Zahill-Vida loams, 4 to 15 percent slopes	8.83	6.2%	IVe	
ZaF	Zahill loam, 15 to 60 percent slopes	4.50	3.2%	VIIe	
ZbF	Zahill-Lambert complex, 15 to 65 percent slopes	1.72	1.2%	VIIe	

Parcel 2

Acres: 320 +/-
Legal: N½ 15-24-56
Crop Acres: 192 +/- enrolled in CRP
CRP Acres: 367.28 +/- @ \$34.57/ac = \$12,697/annual – Expires: 9/30/23 (Parcels 2 & 3 Combined) (CP1)
Taxes (2020): \$1,092.13 (Parcels 2 & 3 Combined)

This diverse parcel includes approximately 192 +/- acres of CRP (to be determined by FSA), pastureland adjoining state land, a well site and an aged building. The well-established CRP grass is good habitat and makes quality forage when the CRP program allows. The west side of this parcel features picturesque breaks and tree filled ravines that lead to East Charlie Creek.

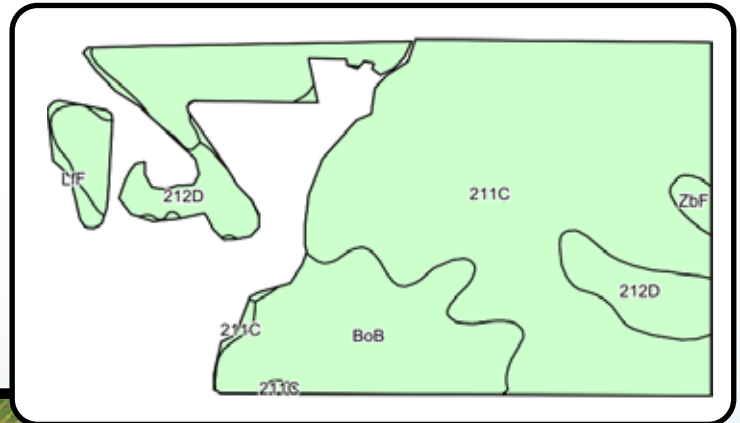


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
211C	Cherry-Cambert silt loams, 2 to 8 percent slopes	210.95	88.0%	IVe	IVe
212D	Cherry-Cambert-Cabba silt loams, 4 to 15 percent slopes	27.74	11.6%	IVe	
LFF	Lambert-Dimyaw complex, 15 to 65 percent slopes	0.97	0.4%	VIIe	

Parcel 3

Acres: 320 +/-
Legal: S½ 15-24-56
Crop Acres: 175 +/- enrolled in CRP
CRP Acres: 367.28 +/- @ \$34.57/ac = \$12,697/annual – Expires: 9/30/23 (Parcels 2 & 3 Combined) (CP1)
Taxes (2020): \$1,092.13 (Parcels 2 & 3 Combined)

This parcel includes approximately 175 +/- acres of CRP (to be determined by FSA) and pastureland adjoining state land. The well-established CRP grass is good habitat and makes quality forage when the CRP program allows. The west side of this parcel features picturesque breaks and tree filled ravines that lead to East Charlie Creek.

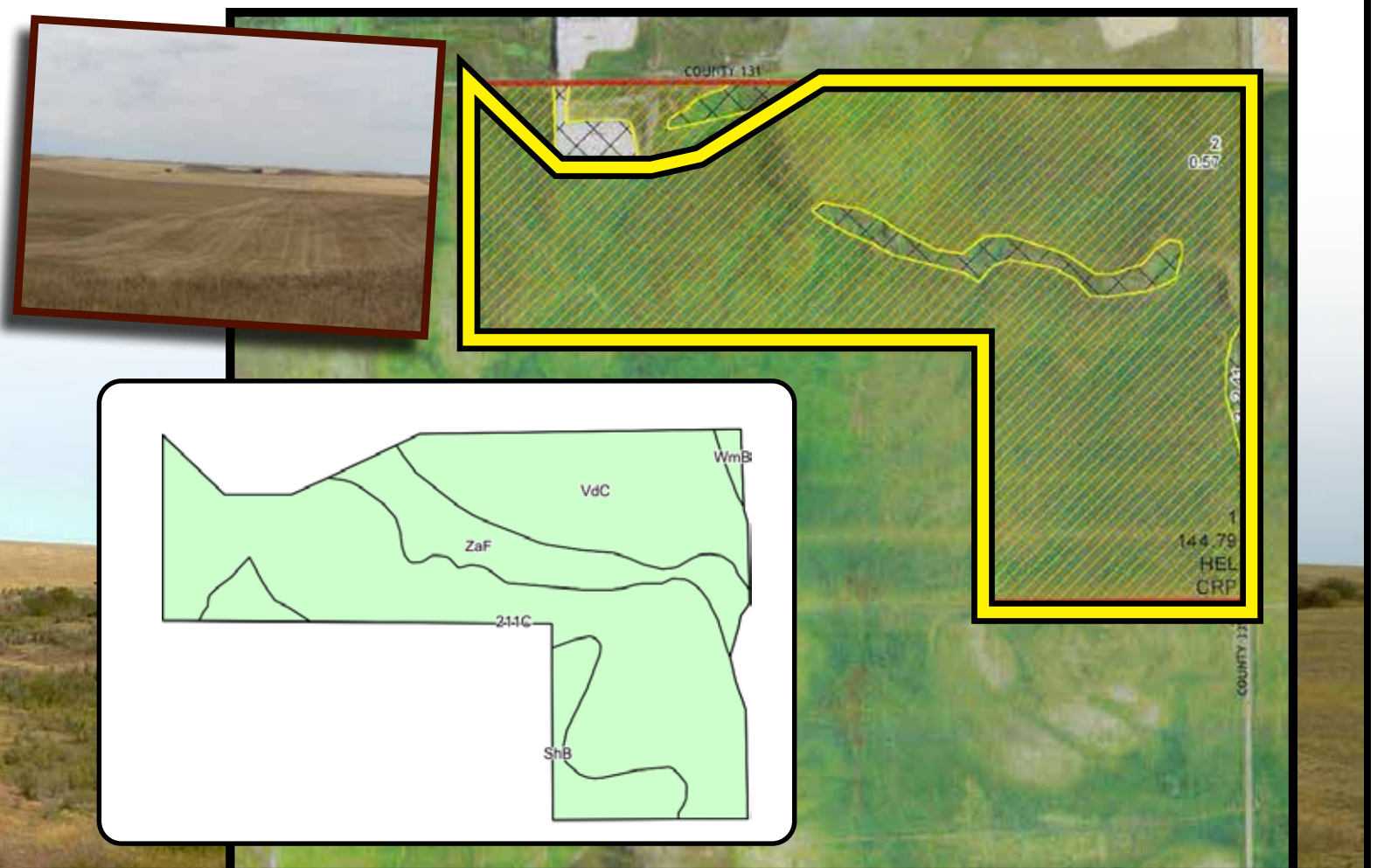


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
211C	Cherry-Cambert silt loams, 2 to 8 percent slopes	159.43	68.1%	IVe	IVe
BoB	Bowbells silt loam, 0 to 4 percent slopes	42.50	18.1%	IIle	
212D	Cherry-Cambert-Cabba silt loams, 4 to 15 percent slopes	26.23	11.2%	IVe	
LfF	Lambert-Dimyaw complex, 15 to 65 percent slopes	3.87	1.7%	VIIe	
ZbF	Zahill-Lambert complex, 15 to 65 percent slopes	2.18	0.9%	VIIe	

Parcel 4

Acres: 150 +/-
Legal: N½NE¼, SE¼NE¼, NE¼NW¼ Less 9.94 Acre Tract 35-24-56
Crop Acres: 144.79 +/- enrolled in CRP
CRP Acres: 144.79 +/- @ \$31.47/ac = \$4,557/annual – Expires: 9/30/21 (CP1)
Taxes (2020): \$353.76

This parcel is nearly all cropland that features recently expired CRP (9-30-2021). Predominate soils are Class III & IV soils, combined with the gentle rolling terrain, and natural drainage makes this parcel a good candidate to convert to cropland or keep in grass forage.

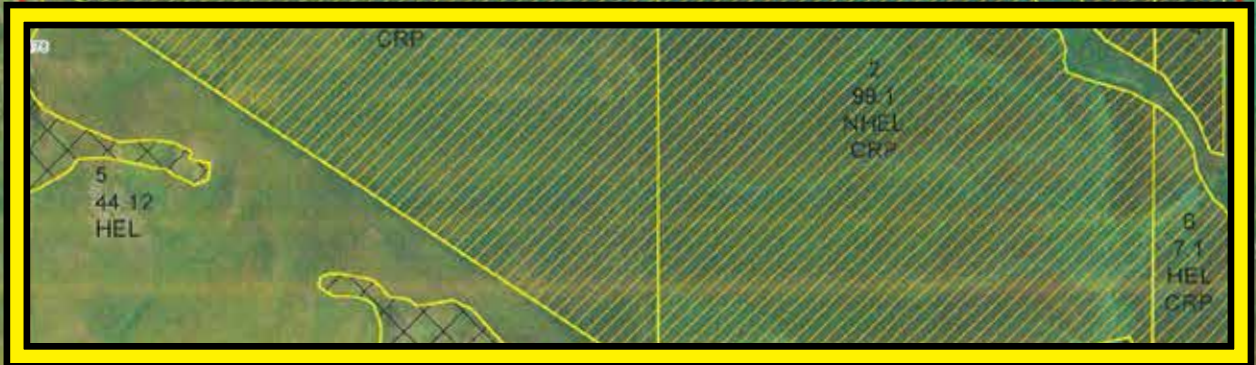
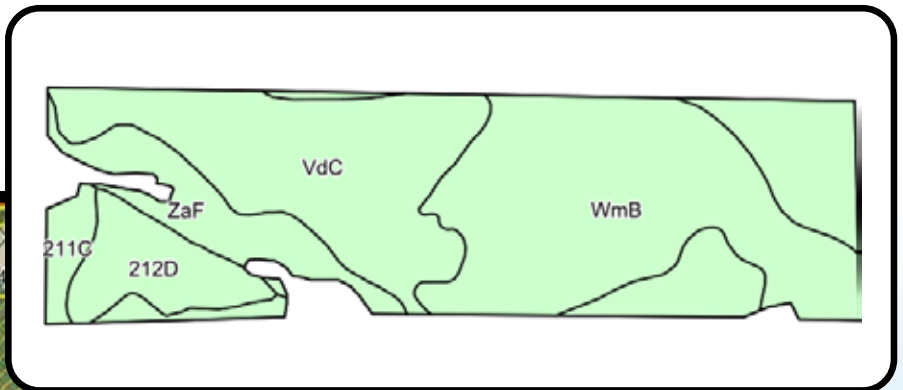


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
211C	Cherry-Cambert silt loams, 2 to 8 percent slopes	72.37	50.7%	IVe	IVe
VdC	Williams-Vida loams, 2 to 8 percent slopes	36.33	25.5%	IIIe	IIIe
ZaF	Zahill loam, 15 to 60 percent slopes	19.18	13.4%	VIIe	
ShB	Shambo loam, 2 to 4 percent slopes	13.61	9.5%	IIIe	Ile
WmB	Williams loam, 0 to 4 percent slopes	1.21	0.8%	IIIe	IIIe

Parcel 5

Acres: 160 +/-
Legal: S½N½ 36-24-56
Crop Acres: 110 +/- enrolled in CRP
CRP Acres: 235.39 +/- @ \$33.32/ac = \$7,843/annual – Expires: 9/30/22 (Includes Land Not Being Sold) (CP1)
Taxes (2020): \$419.89

This parcel includes approximately 110 +/- acres of CRP (to be determined by FSA) with the balance grass land. The well-established CRP will expire the fall of 2022 and is currently good habitat and makes quality forage when the CRP program allows. Predominate soils are Class III soils, combined with the gentle rolling terrain, and natural drainage makes this parcel a good candidate to convert to cropland or keep in grass forage.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
211C	Cherry-Cambert silt loams, 2 to 8 percent slopes	72.53	51.3%	IVe	IVe
VdC	Williams-Vida loams, 2 to 8 percent slopes	36.28	25.6%	IIle	IIle
ZaF	Zahill loam, 15 to 60 percent slopes	18.31	12.9%	VIIe	
ShB	Shambo loam, 2 to 4 percent slopes	13.16	9.3%	IIle	Ile
WmB	Williams loam, 0 to 4 percent slopes	1.19	0.8%	IIle	IIle

Property Photos



Aerial 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 12/28/2021. 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 28, 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 Company.

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, MT #16149.



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