

Pifer's

LAND AUCTIONS

- *Contiguous Property with Strong Producing Cropland*
- *Soil Productivity Indexes (SPI) in the 70s & 80s*
- *4.5 Miles from United Quality Cooperative in Parshall, ND!*
- *Online Bidding Available!*

LAND AUCTION

480 +/- Acres • Mountrail County, ND

Tuesday, November 30, 2021 – 10:00 a.m. (CT)
Sleep Inn & Suites Conference Center • Minot, ND



OWNER: Vig Family Farm LLP

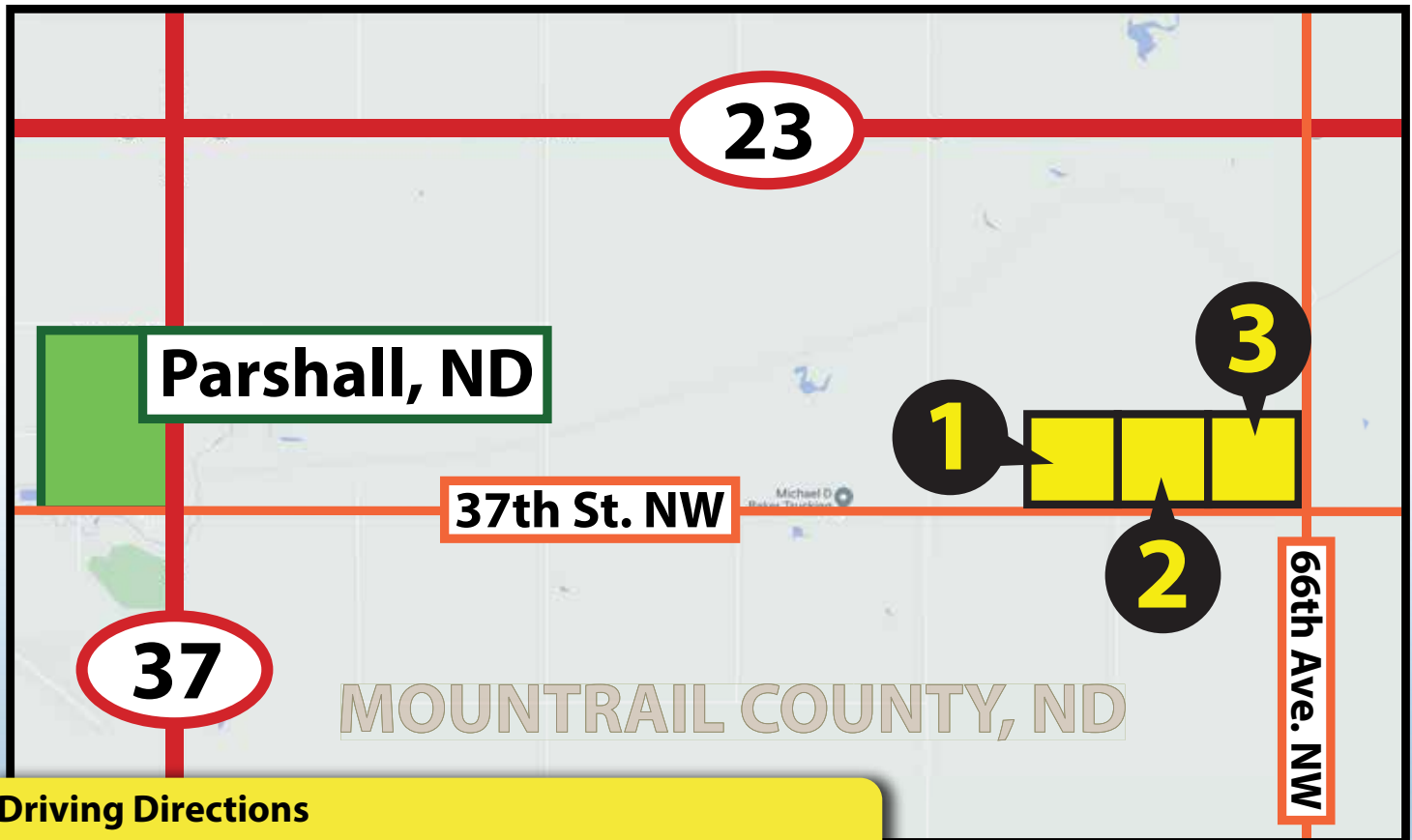
Pifer's
LAND AUCTIONS

www.pifers.com

877.700.4099

General Information

AUCTION NOTE: This property features 449.69 +/- crop acres with excellent Soil Productivity Indexes (SPI) between 76.5 and 81.4. The land is 4.5 miles from Parshall, ND and United Quality Cooperative. United Quality Cooperative is a full service agricultural input and harvest facility! This beautiful cropland will produce excellent yields when growing small grains, corn and soybeans. This land will be a good addition to producer and investor portfolios alike!



Driving Directions

Parcel 1: From Parshall, ND, go east 4 miles on 37th St. NW to the SE corner of the parcel.

Parcel 2: From Parshall, ND, go east 4 1/2 miles on 37th St. NW to the SE corner of the parcel.

Parcel 3: From Parshall, ND, go east 5 miles on 37th St. NW to the SE corner of the parcel.



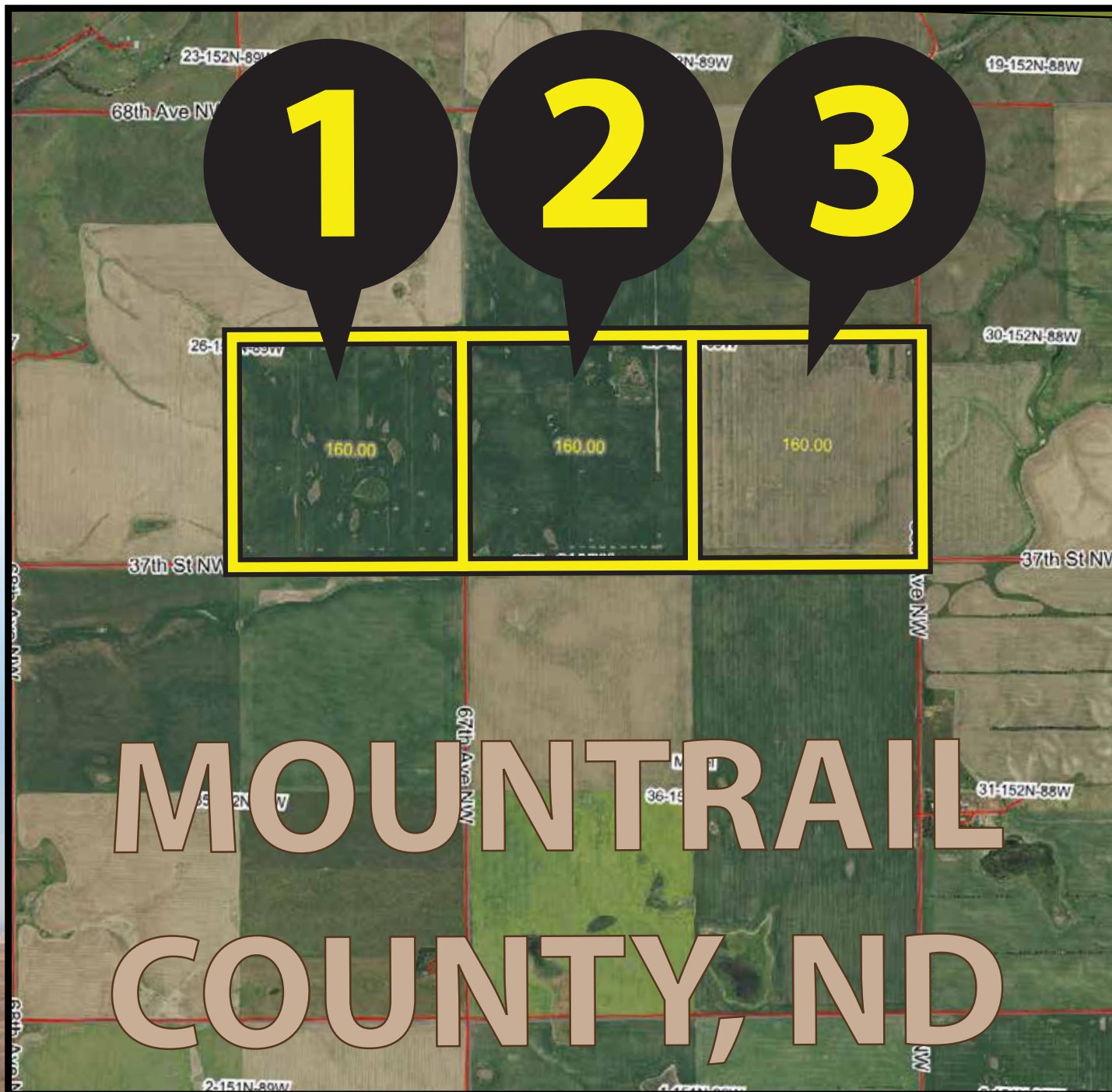
Steve Dalen
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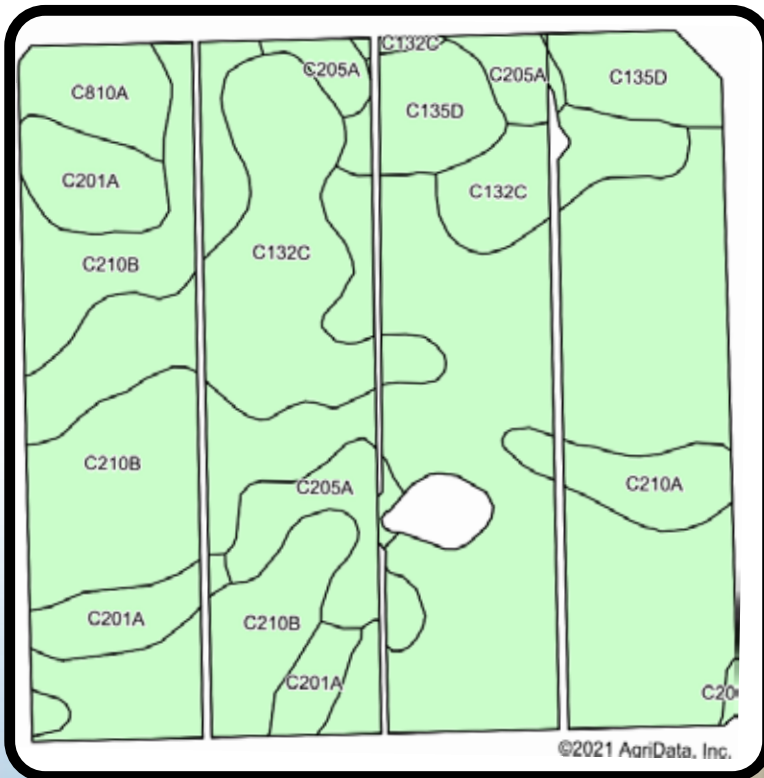
1506 29th Ave. S • Moorhead, MN 56560

Overall Property



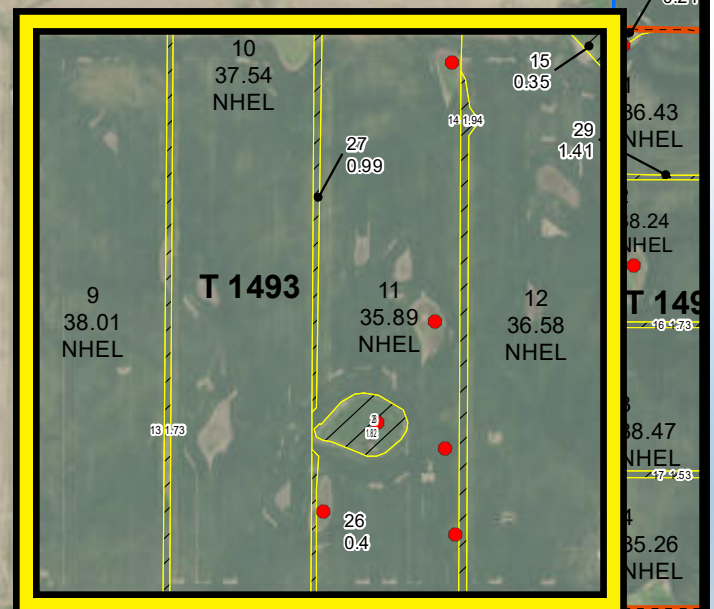
Parcel 1

Acres: 160 +/-
Legal: SE¼ 26-152-89
Crop Acres: 148.02 +/-
Taxes (2020): \$5.38/Acre (Estimate)



ALL PARCELS COMBINED

Crop	Base Acres	Yield
Wheat	218.08	39 bu.
Corn	37.5	63 bu.
Canola	121.38	1,189 lbs.
Dry Peas	66.84	2,312 lbs.
Total Base Acres: 443.8		

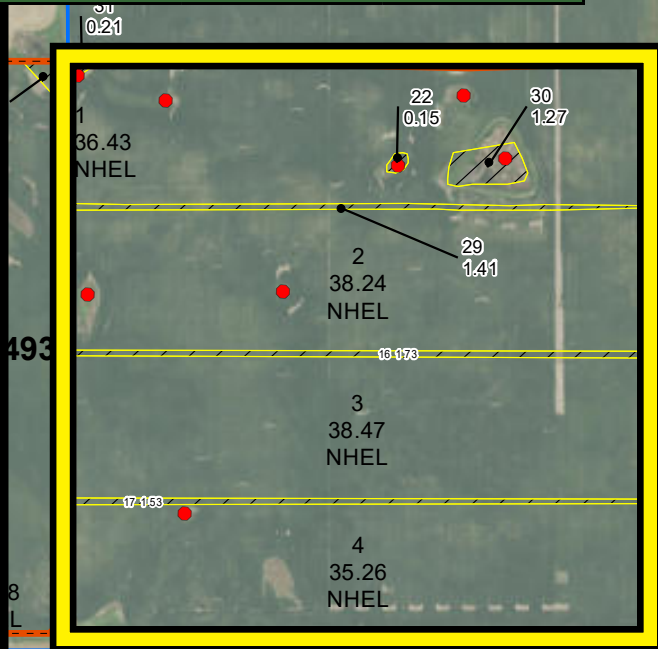
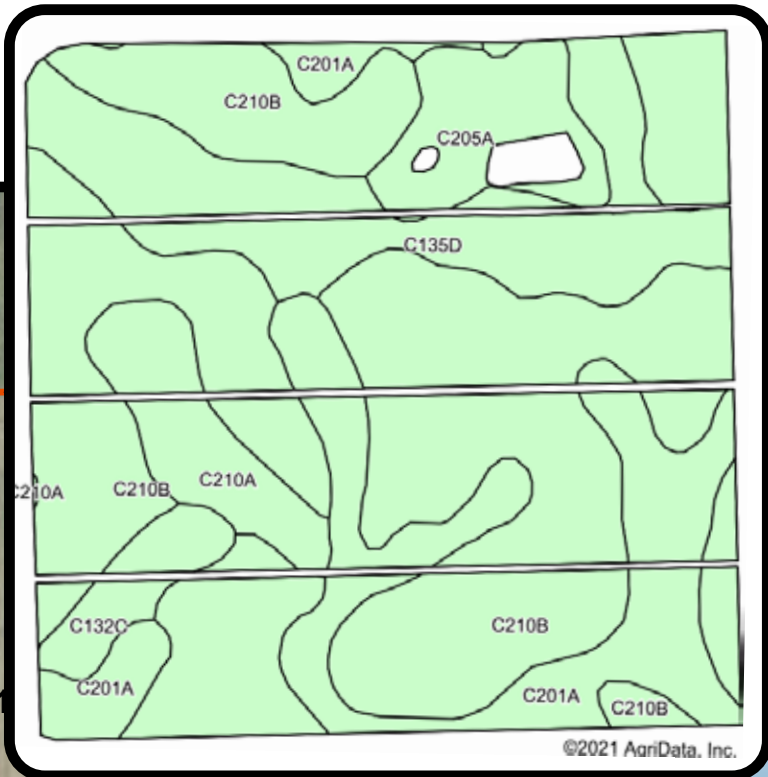


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	86.47	58.4%	Ile	83
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	25.23	17.0%	IIle	61
C201A	Bowbells loam, 0 to 3 percent slopes	9.99	6.7%	IIc	95
C135D	Zahl-Williams loams, 9 to 15 percent slopes	9.11	6.2%	VIle	43
C205A	Bowbells-Tonka complex, 0 to 3 percent slopes	8.88	6.0%	IIc	75
C810A	Bowdle loam, 0 to 2 percent slopes	4.21	2.8%	IIIs	57
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	4.13	2.8%	IIc	86
Weighted Average					76.5

Parcel 2

Acres: 160 +/-
Legal: SW¼ 25-152-89
Crop Acres: 148.4 +/-
Taxes (2020): \$5.25/Acre (Estimate)

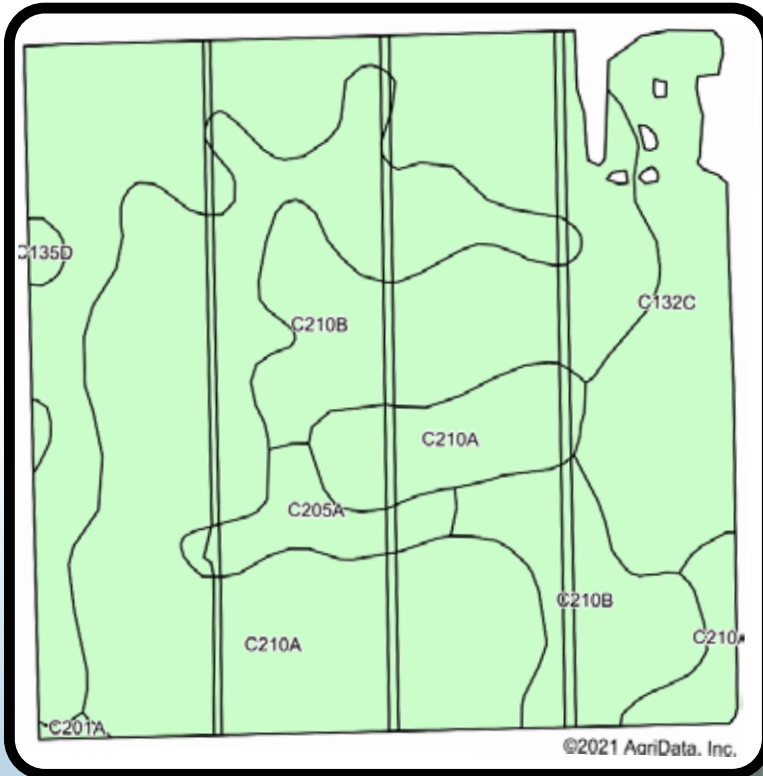
ALL PARCELS COMBINED		
Crop	Base Acres	Yield
Wheat	218.08	39 bu.
Corn	37.5	63 bu.
Canola	121.38	1,189 lbs.
Dry Peas	66.84	2,312 lbs.
Total Base Acres: 443.8		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	80.55	54.3%	Ile	83
C201A	Bowbells loam, 0 to 3 percent slopes	25.59	17.2%	IIc	95
C135D	Zahl-Williams loams, 9 to 15 percent slopes	22.41	15.1%	Vle	43
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	7.97	5.4%	IIc	86
C205A	Bowbells-Tonka complex, 0 to 3 percent slopes	7.74	5.2%	IIc	75
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	4.14	2.8%	IIIe	61
Weighted Average					78.2

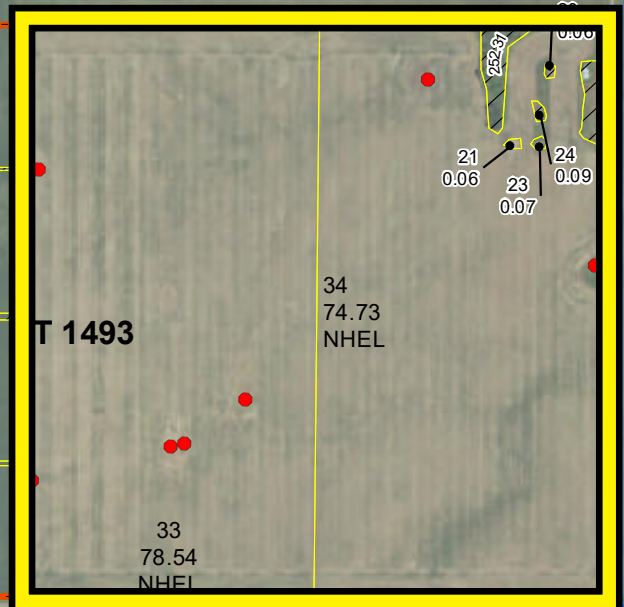
Parcel 3

Acres: 160 +/-
Legal: SE¼ 25-152-89
Crop Acres: 153.27 +/-
Taxes (2020): \$5.41/Acre (Estimate)



ALL PARCELS COMBINED

Crop	Base Acres	Yield
Wheat	218.08	39 bu.
Corn	37.5	63 bu.
Canola	121.38	1,189 lbs.
Dry Peas	66.84	2,312 lbs.
Total Base Acres: 443.8		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	65.55	42.8%	IIc	86
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	63.47	41.4%	Ile	83
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	17.75	11.6%	IIIe	61
C205A	Bowbells-Tonka complex, 0 to 3 percent slopes	5.17	3.4%	IIc	75
C201A	Bowbells loam, 0 to 3 percent slopes	0.67	0.4%	IIc	95
C135D	Zahl-Williams loams, 9 to 15 percent slopes	0.64	0.4%	VIe	43
Weighted Average					81.4

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 1/14/2022. 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 January 14, 2022, 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.

Sellers will retain subsurface minerals.

This sale is managed by Pifer's Auction & Realty, Kevin Pifer, ND #715.



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