

Pifer's

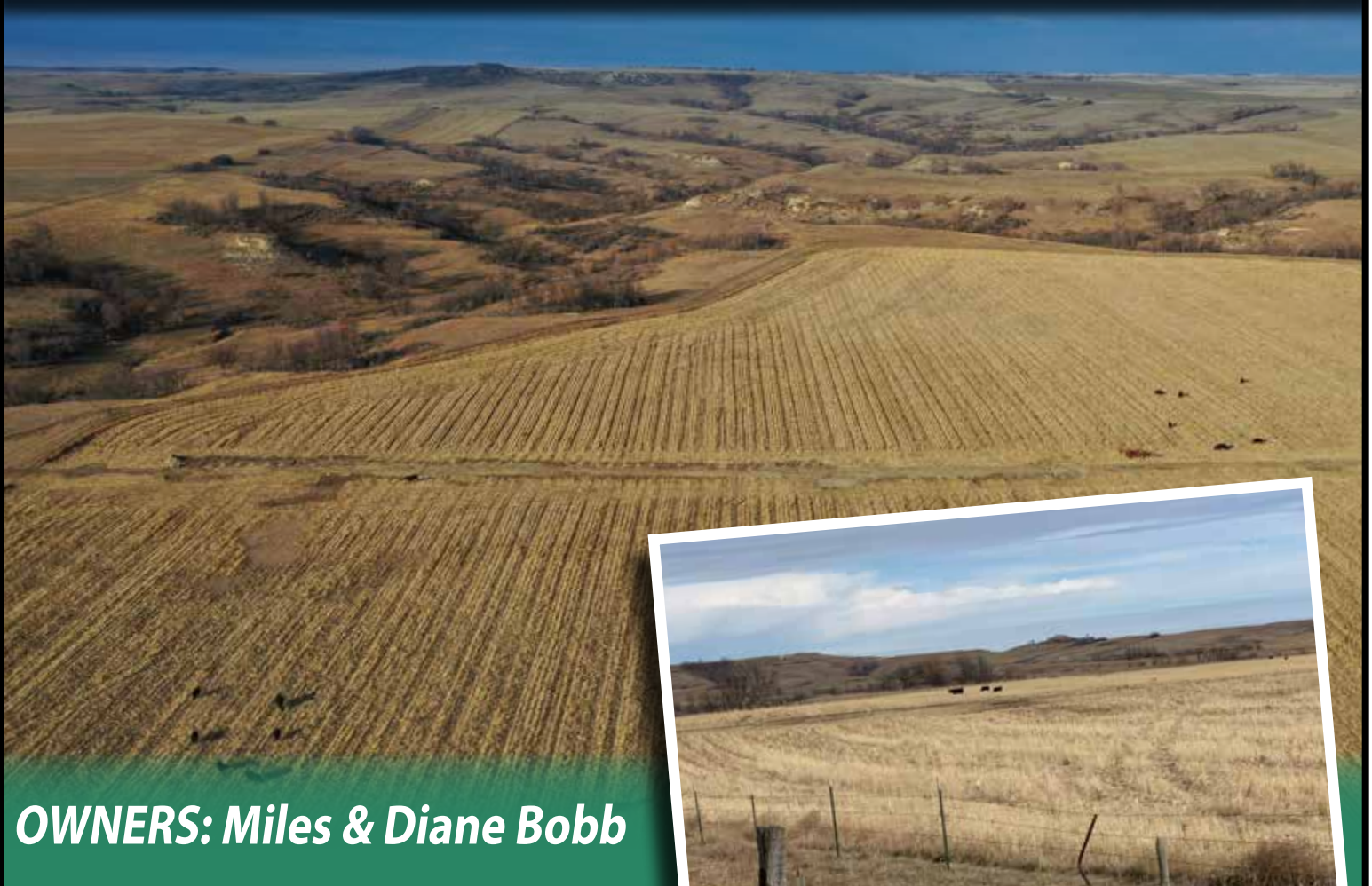
LAND AUCTIONS

- Strong Producing Cropland
- Native Grassland
- Nearly All Contiguous
- Great Hunting Opportunities
- Online Bidding Available

LAND AUCTION

832 +/- Acres • Stark County, ND

Wednesday, December 15, 2021 – 4:00 p.m. (MT)
Grand Dakota Lodge • Dickinson, ND



OWNERS: Miles & Diane Bobb

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LAND AUCTIONS

www.pifers.com

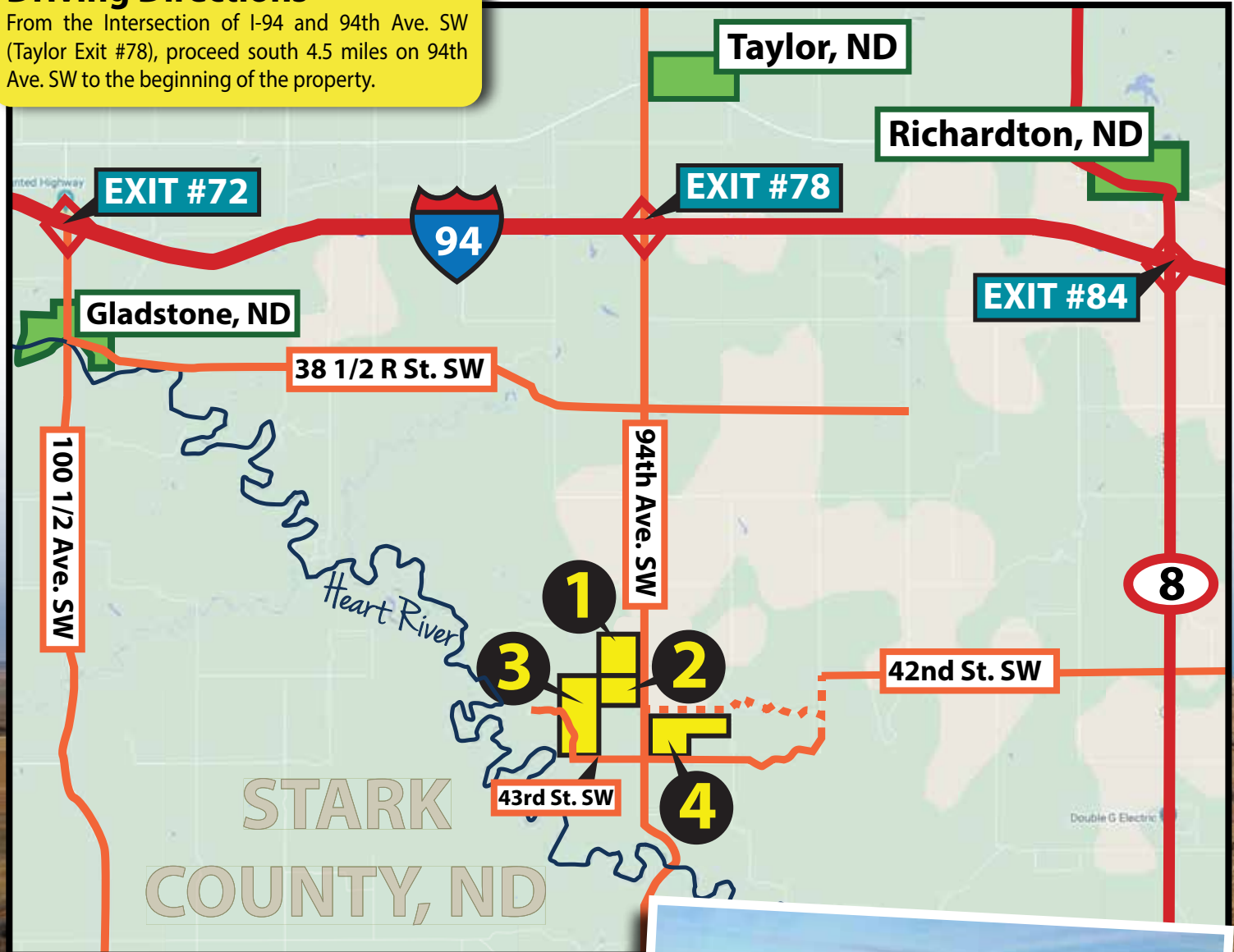
877.700.4099

General Information

AUCTION NOTE: This is diverse farmland, nearly all contiguous, in Stark County, ND. The farmland features cropland, native grassland, and exceptional wildlife habitat with stunning rolling hills and valleys. It is rare to have an opportunity to purchase land in this region of North Dakota. This will be a live auction with online bidding available to all bidders.

Driving Directions

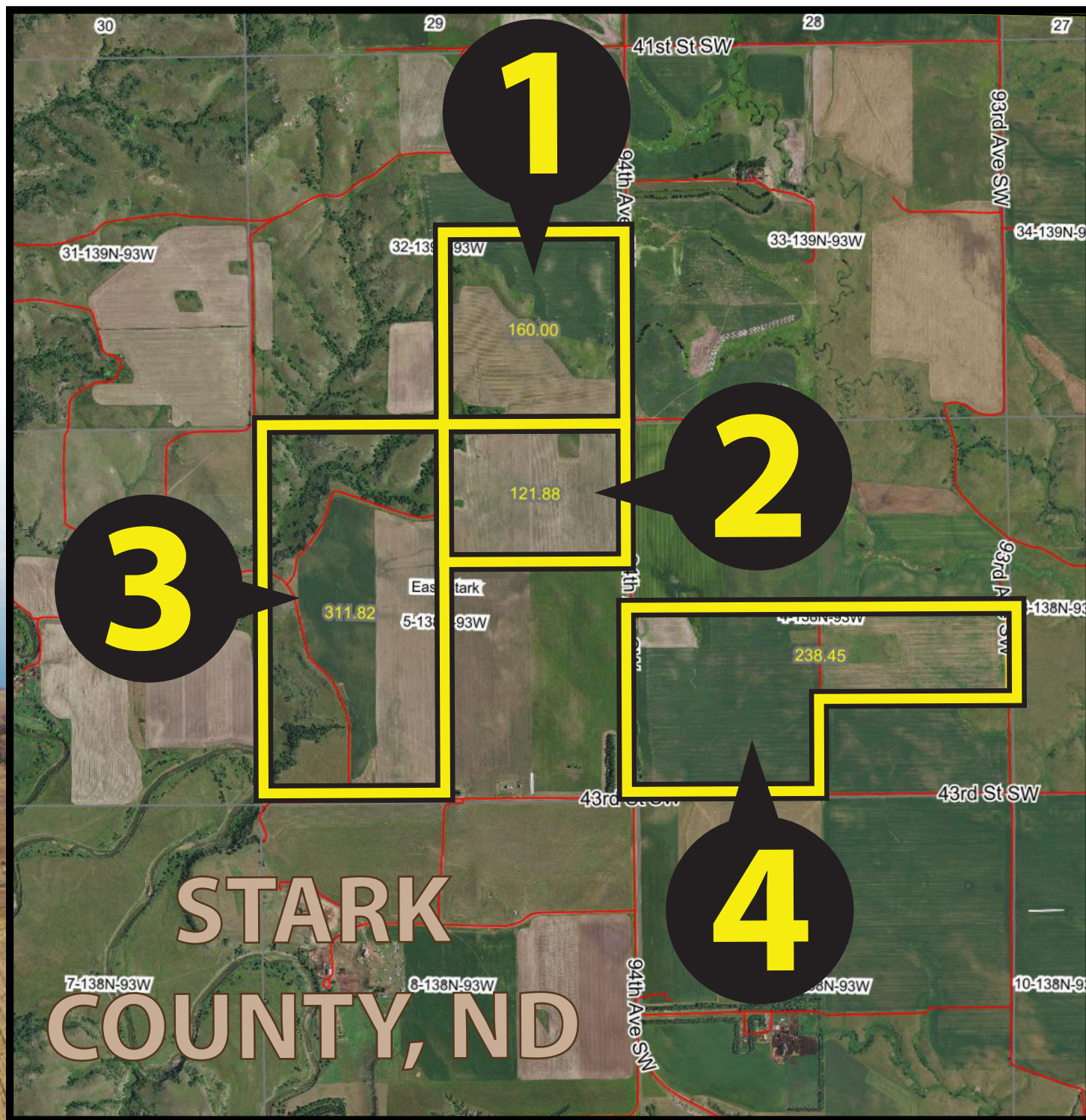
From the Intersection of I-94 and 94th Ave. SW (Taylor Exit #78), proceed south 4.5 miles on 94th Ave. SW to the beginning of the property.



Kevin Pifer
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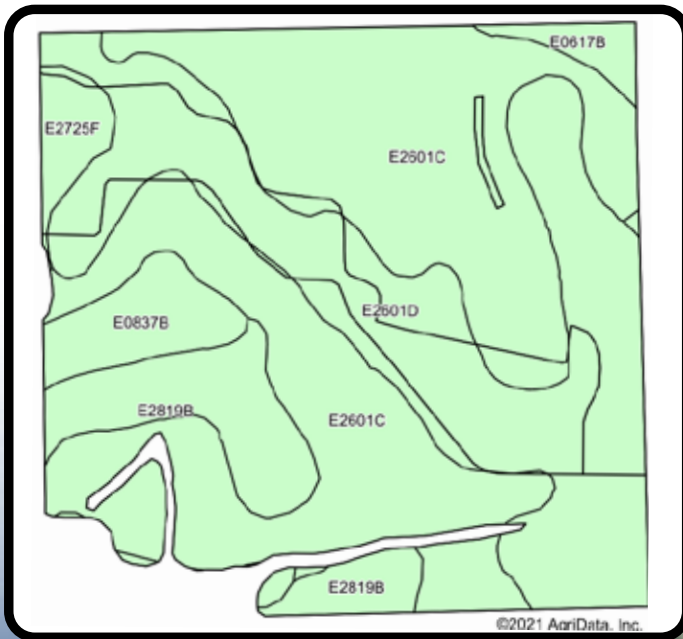
Overall Property



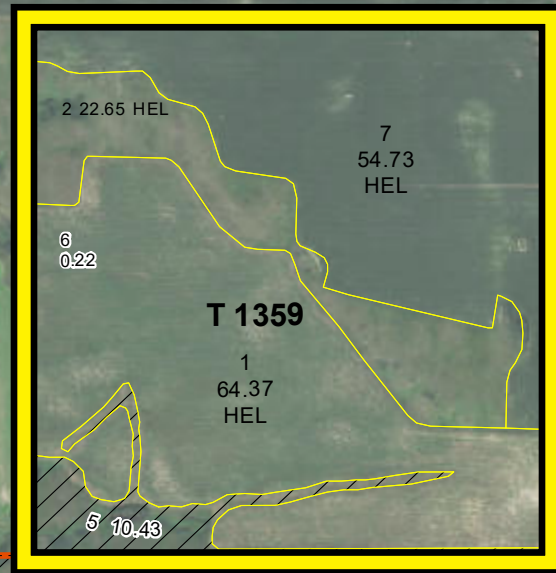
Parcel 1

Acres: 160 +/-
Legal: SE¼ 32-139-93
Crop Acres: 141.75 +/-
Pasture/Grass Acres: 10.43 +/-
Taxes (2020): \$616.47

This parcel features 141.75 +/- crop acres with many Class II and Class III soils.



Crop	Base Acres	Yield
Wheat	48.7	34 bu.
Oats	1.0	40 bu.
Corn	21.8	89 bu.
Sunflowers	14.3	940 lbs.
Barley	3.6	51 bu.
Canola	4.9	1,394 lbs.
Total Base Acres: 94.3		

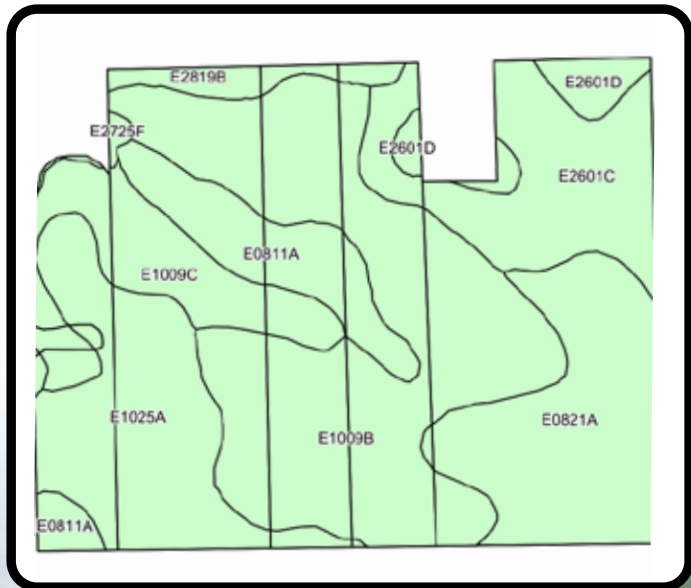


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	70.50	49.7%	IIle	53
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	45.55	32.1%	IVe	40
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	13.12	9.3%	Ile	78
E0837B	Savage silty clay loam, 2 to 6 percent slopes	6.36	4.5%	Ile	85
E2725F	Arikara-Shambo-Cabba loams, 9 to 70 percent slopes	3.87	2.7%	Vlle	24
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	2.34	1.7%	Ile	65
Weighted Average					52

Parcel 2

Acres: 121.88 +/-
Legal: N½NE¼, N½S½NE¼ 5-138-93
Crop Acres: 112.89 +/-
Taxes (2020): \$675.95

This parcel features 112.89 +/- acres of good cropland with nearly all Class II & III Soils.



PARCELS 2 & 3 COMBINED		
Crop	Base Acres	Yield
Wheat	100.7	34 bu.
Oats	2.0	40 bu.
Corn	45.0	89 bu.
Sunflowers	29.5	940 lbs.
Barley	7.3	51 bu.
Canola	10.0	1,394 lbs.
Total Base Acres: 194.5		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	38.25	33.9%	IIle	61
E1025A	Regent-Savage silty clay loams, 0 to 3 percent slopes	17.81	15.8%	IIIs	84
E0821A	Lawther silty clay, 0 to 2 percent slopes	17.56	15.6%	Ile	79
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	14.37	12.7%	IIle	53
E1009C	Moreau-Barkof silty clays, 6 to 9 percent slopes	9.98	8.8%	IVe	49
E0811A	Grail silty clay loam, 0 to 2 percent slopes	8.94	7.9%	IIc	96
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	2.87	2.5%	IVe	40
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	2.47	2.2%	Ile	78
E2725F	Arikara-Shambo-Cabba loams, 9 to 70 percent slopes	0.64	0.6%	VIIle	24
Weighted Average					67.7

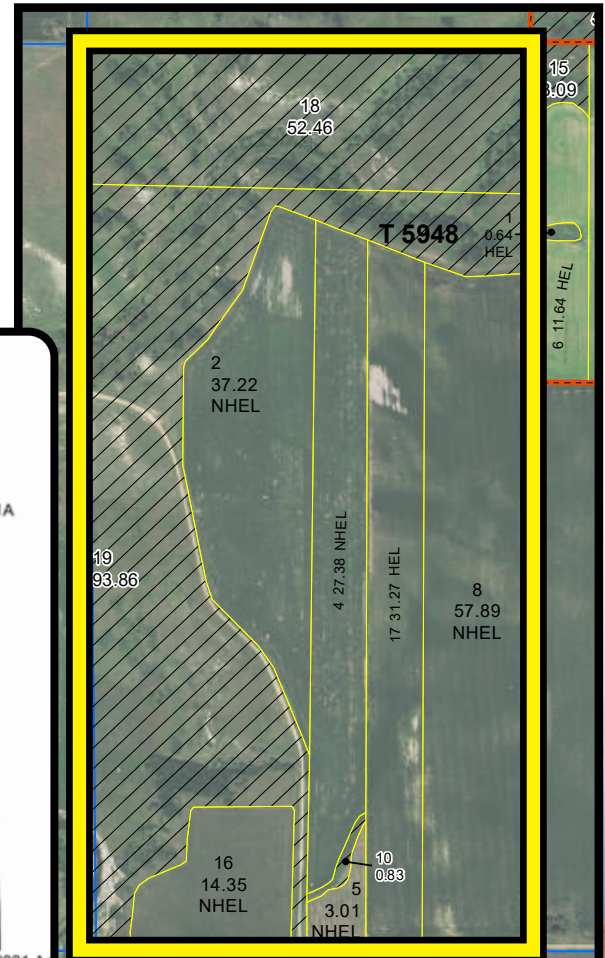
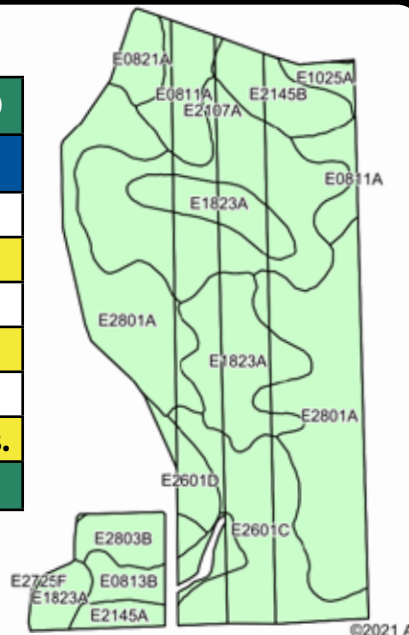
Parcel 3

Acres: 311.82 +/-
Legal: W½ 5-138-93
Crop Acres: 171.12 +/-
Pasture/Grass Acres: 146.32 +/-
Taxes (2020): \$1,821.09

This incredible parcel features excellent cropland with nearly all Class II Soils and notable hunting land with steep draws, native grasses and trees. The Heart River encroaches the southwest corner of the parcel. It is one of the most diverse parcels in western North Dakota.

PARCELS 2 & 3 COMBINED

Crop	Base Acres	Yield
Wheat	100.7	34 bu.
Oats	2.0	40 bu.
Corn	45.0	89 bu.
Sunflowers	29.5	940 lbs.
Barley	7.3	51 bu.
Canola	10.0	1,394 lbs.
Total Base Acres: 194.5		



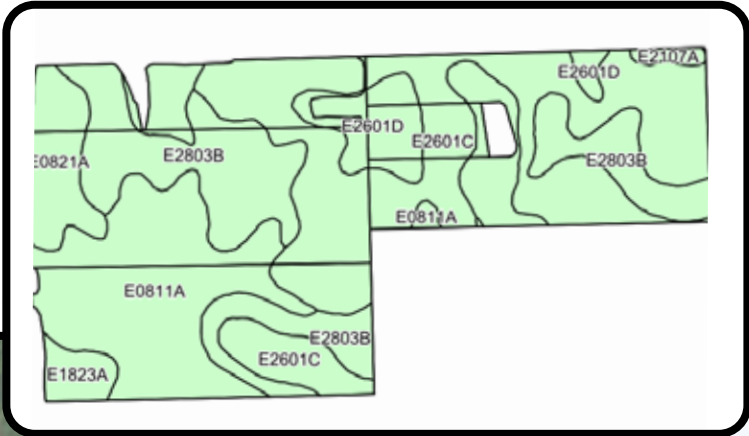
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2801A	Amor-Arnegard loams, 0 to 3 percent slopes	48.87	28.6%	IIIs	81
E2107A	Arnegard loam, 0 to 2 percent slopes	31.04	18.1%	IIc	97
E1823A	Parshall fine sandy loam, 0 to 2 percent slopes	25.79	15.1%	IIIe	71
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	20.54	12.0%	IIIe	53
E0811A	Grail silty clay loam, 0 to 2 percent slopes	12.05	7.0%	IIc	96
E2145B	Shambo loam, 2 to 6 percent slopes	8.05	4.7%	Ile	82
E0813B	Grail-Savage silty clay loams, 2 to 6 percent slopes	5.94	3.5%	Ile	89
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	5.68	3.3%	Ile	76
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	4.21	2.5%	IVe	40
E0821A	Lawther silty clay, 0 to 2 percent slopes	4.07	2.4%	Ile	79
E2145A	Shambo loam, 0 to 2 percent slopes	2.54	1.5%	IIc	87
E1025A	Regent-Savage silty clay loams, 0 to 3 percent slopes	2.19	1.3%	IIIs	84
E2725F	Arikara-Shambo-Cabba loams, 9 to 70 percent slopes	0.15	0.1%	VIIe	24
Weighted Average					79.3

Parcel 4

Acres: 238.45 +/-
Legal: SW¼ & N½SE¼ 4-138-93
Crop Acres: 229.08 +/-
Taxes (2020): \$1,650.74

This diverse parcel features good cropland with mostly Class II soils and a SPI of 68.5.

Crop	Base Acres	Yield
Wheat	80.2	34 bu.
Oats	1.6	40 bu.
Corn	36.0	89 bu.
Sunflowers	23.4	940 lbs.
Barley	5.9	51 bu.
Canola	8.0	1,394 lbs.
Total Base Acres: 155.1		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	84.14	36.7%	IIIe	53
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	50.38	22.0%	Ile	76
E0811A	Grail silty clay loam, 0 to 2 percent slopes	47.74	20.8%	IIc	96
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	22.34	9.8%	IVe	40
E0821A	Lawther silty clay, 0 to 2 percent slopes	18.14	7.9%	Ile	79
E1823A	Parshall fine sandy loam, 0 to 2 percent slopes	4.85	2.1%	IIIe	71
E2107A	Arnegard loam, 0 to 2 percent slopes	1.49	0.7%	IIc	97
Weighted Average					68.5

Aerial Photos



Property Photos



Property 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 1/31/2022. 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 31, 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 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, ND #715.



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