

Pifer's

LAND AUCTIONS

- 521.52 +/- Crop Acres
- Strong Producing Cropland
- Flint & Valley Spring Townships
- Great Waterfowl Hunting Opportunities
- Online Bidding Available

LAND AUCTION

634.06 +/- Acres • Stutsman County, ND

Tuesday, December 14, 2021 – 11:00 a.m.

Gladstone Inn & Suites • Jamestown, ND



OWNER: Leona Moser Etal.

701.475.7653

www.pifers.com

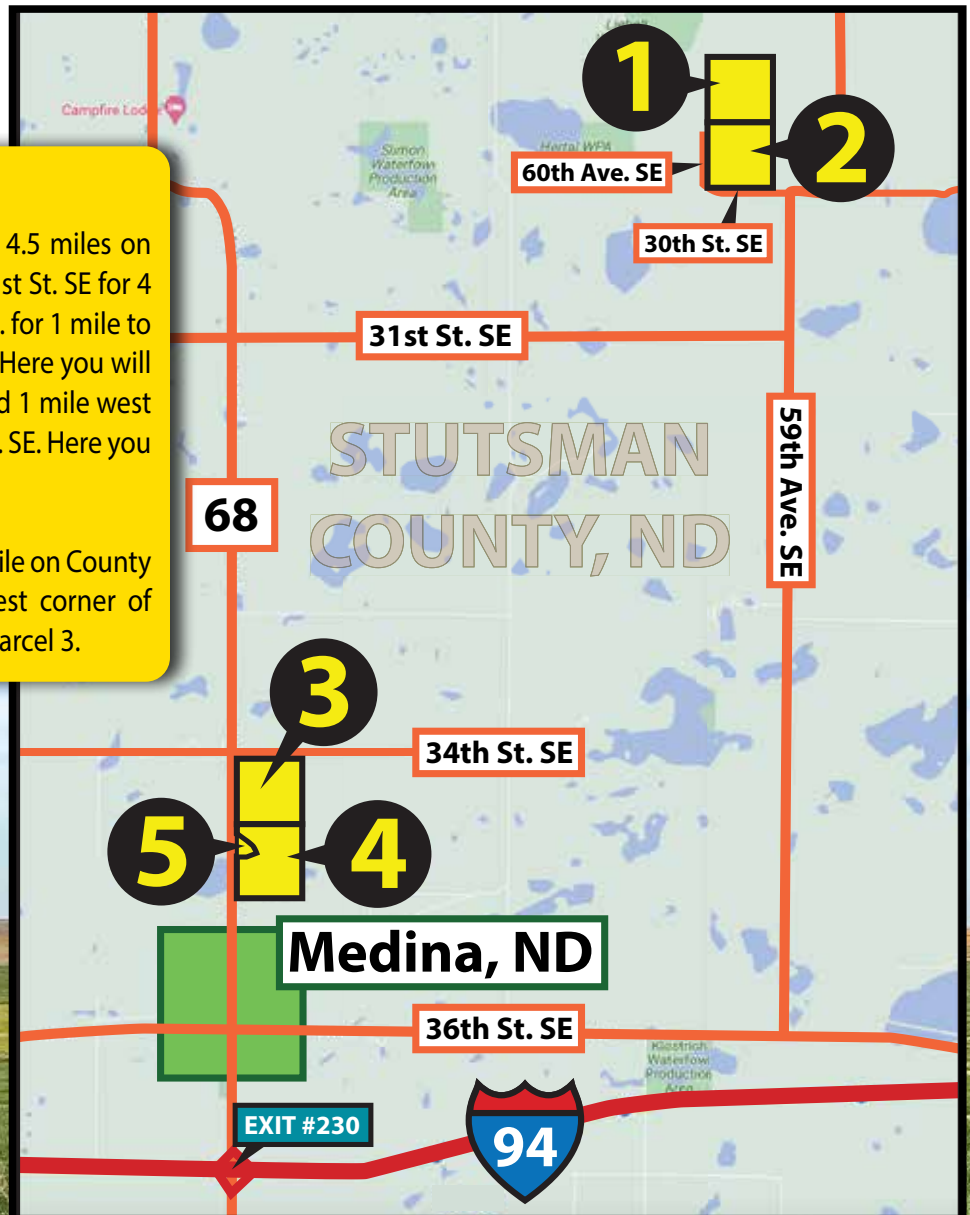
General Information

AUCTION NOTE: The Moser Family land offering features 634.06 +/- acres of highly sought after and productive farmland in Stutsman County. Offered in five parcels, this property not only boasts strong producing cropland and lush hayland, it also supports some of the best waterfowl hunting in the Prairie Pothole Region. With excellent cropland, hayland and habitat supportive of wildlife, this offering is as diverse as it is appealing. This is a must-see if you are looking to expand your operation or investment portfolio!

Driving Directions

Parcels 1 & 2: From Medina, ND, go north 4.5 miles on County Rd. #68 to 31st St. SE. Go east on 31st St. SE for 4 miles to 59th Ave. SE. Go north on 59th Ave. for 1 mile to 30th St SE. Go west 1/4 mile on 30th St. SE. Here you will be at the southeast corner parcel 2. Proceed 1 mile west on 30th St. SE and .5 mile north on 60th Ave. SE. Here you will be at the southwest corner of parcel 1.

Parcels 3-5: From Medina, ND, go north 1 mile on County Rd. #68. Here you will be at the northwest corner of parcels 4 & 5 and the southwest corner of parcel 3.

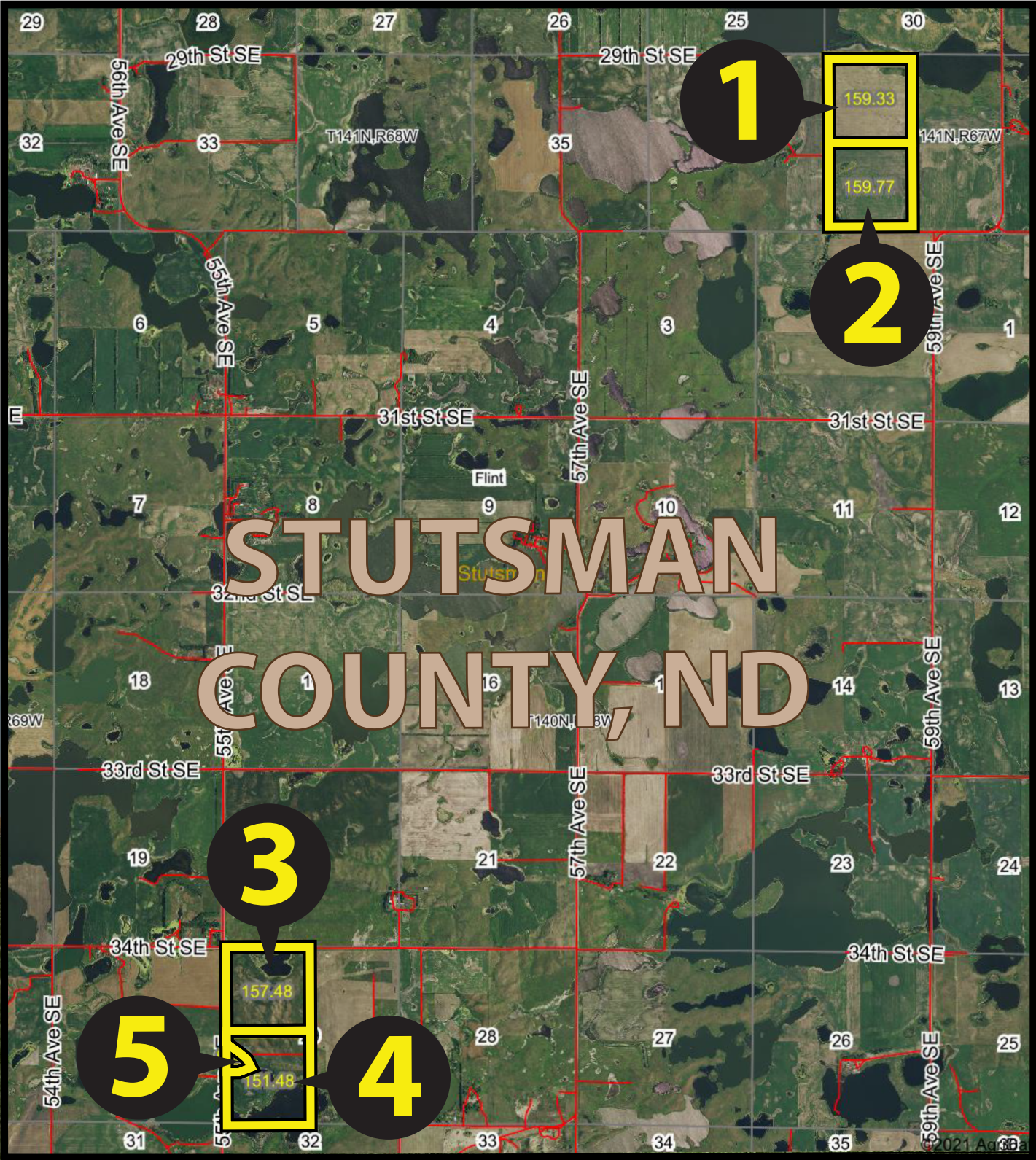


Darin Peterson
701.220.5396
darin@pifers.com

Pifer's
LAND AUCTIONS

510 7th St. NW • Steele, ND 58482

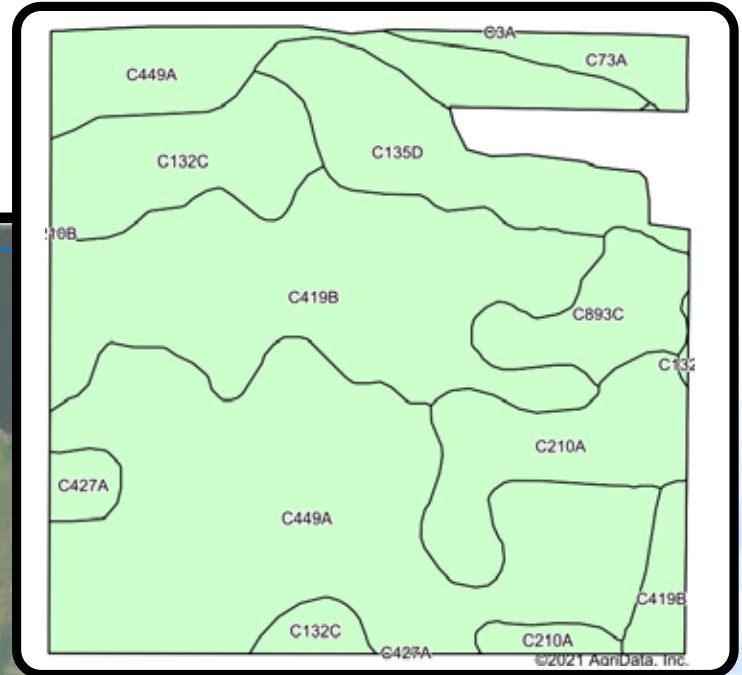
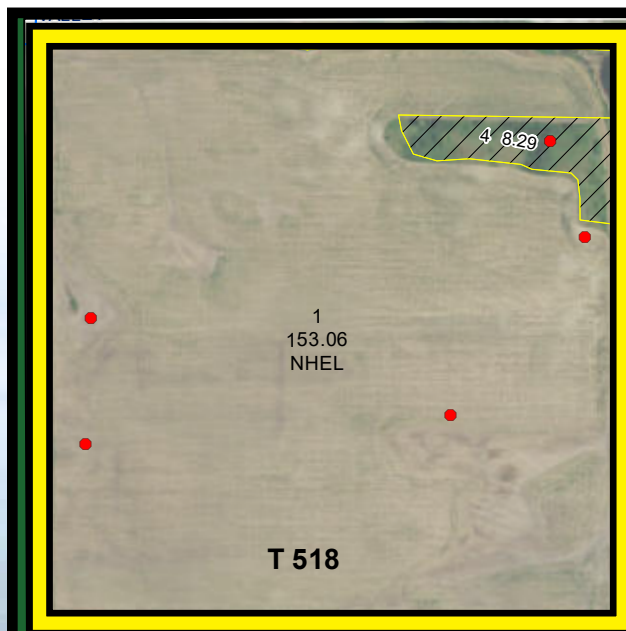
Overall Property



Parcel 1

Acres: 159.33 +/-
Legal: E½NW¼ & Govt Lots 1 & 2 (FR NW¼) 31-141-67
Crop Acres: 153.06 +/-
Taxes (2020): \$1,651.98

This parcel features 153.06 +/- crop acres with an average Soil Productivity Index (SPI) of 77.6 and 113 +/- of those acres having an average SPI in the 80's and 90's! This parcel is subject to a lease through December 31, 2022.



PARCELS 1 & 2 COMBINED

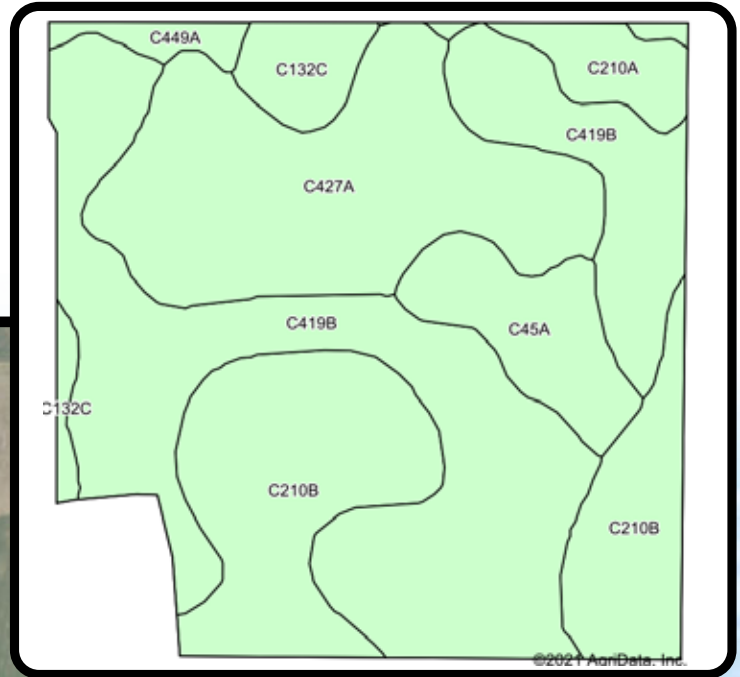
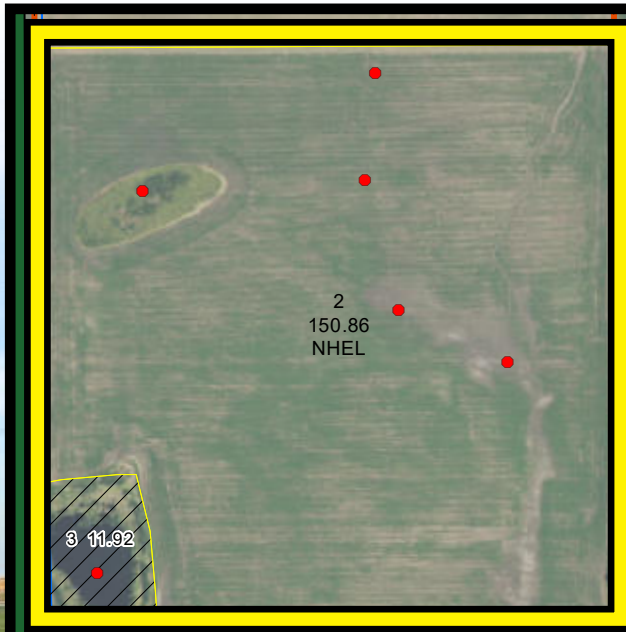
Crop	Base Acres	Yield
Corn	102.02	80 bu.
Soybeans	104.0	28 bu.
Total Base Acres: 206.02		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C449A	Makoti-Bearden complex, 0 to 2 percent slopes	62.11	40.6%	IIc	90
C419B	Wildrose silty clay, 2 to 6 percent slopes	36.98	24.2%	Ile	83
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	13.88	9.1%	IIc	86
C135D	Zahl-Williams loams, 9 to 15 percent slopes	13.45	8.8%	VIe	43
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	13.28	8.7%	IIIe	61
C893C	Williams-Wabek complex, 2 to 9 percent slopes	7.42	4.8%	IIIe	53
C73A	Hamerly-Vallers loams, moderately saline, 0 to 3 percent slopes	4.05	2.6%	IIIs	40
C427A	Fargo-Hegne silty clays, 0 to 1 percent slopes	1.89	1.2%	IVw	44
Weighted Average					77.6

Parcel 2

Acres: 159.77 +/-
Legal: E½SW¼ & Govt Lots 3 & 4 (FR SW¼) 31-141-67
Crop Acres: 150.86 +/-
Taxes (2020): \$1,360.80

This parcel features 150.86 +/- crop acres with an average SPI of 70.5 and 100 +/- of those acres having an average SPI in the 80's! This parcel is subject to a lease through December 31, 2022.



PARCELS 1 & 2 COMBINED

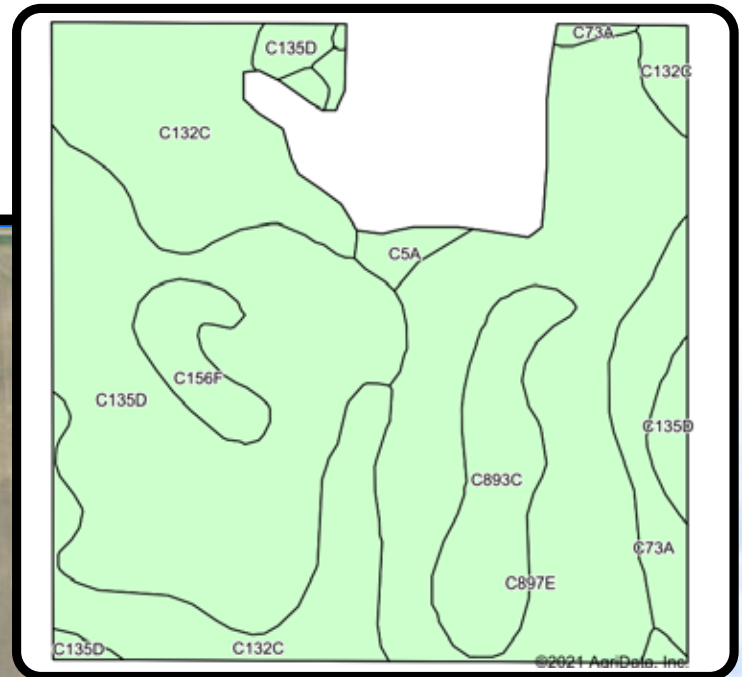
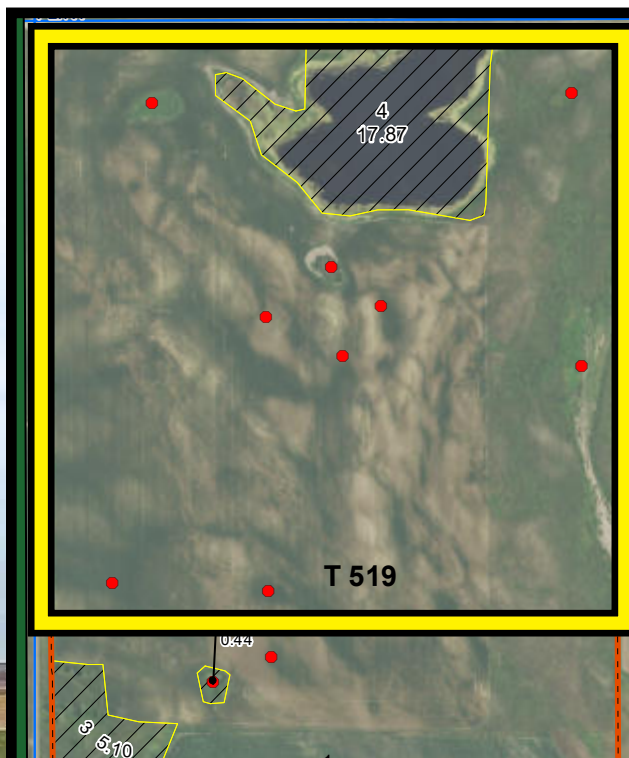
Crop	Base Acres	Yield
Corn	102.02	80 bu.
Soybeans	104.0	28 bu.
Total Base Acres: 206.02		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C419B	Wildrose silty clay, 2 to 6 percent slopes	59.70	39.6%	Ile	83
C427A	Fargo-Hegne silty clays, 0 to 1 percent slopes	34.79	23.1%	IVw	44
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	33.28	22.1%	Ile	83
C45A	Colvin silt loam, 0 to 2 percent slopes	10.13	6.7%	IVw	40
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	5.83	3.9%	IIle	61
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	4.75	3.1%	IIc	86
C449A	Makoti-Bearden complex, 0 to 2 percent slopes	2.38	1.6%	IIc	90
Weighted Average					70.5

Parcel 3

Acres: 157.48 +/-
Legal: NW¼ Less Hwy 29-140-68
Crop Acres: 139.61 +/-
Taxes (2020): \$800.39

This diverse parcel features both gentle rolling cropland and lush hayland with great access off County Rd. #68.



PARCELS 3 & 4 COMBINED

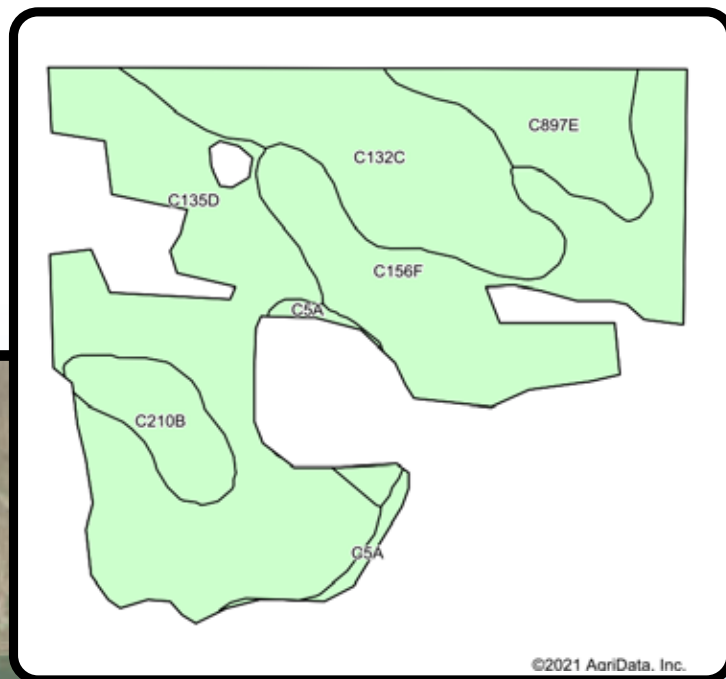
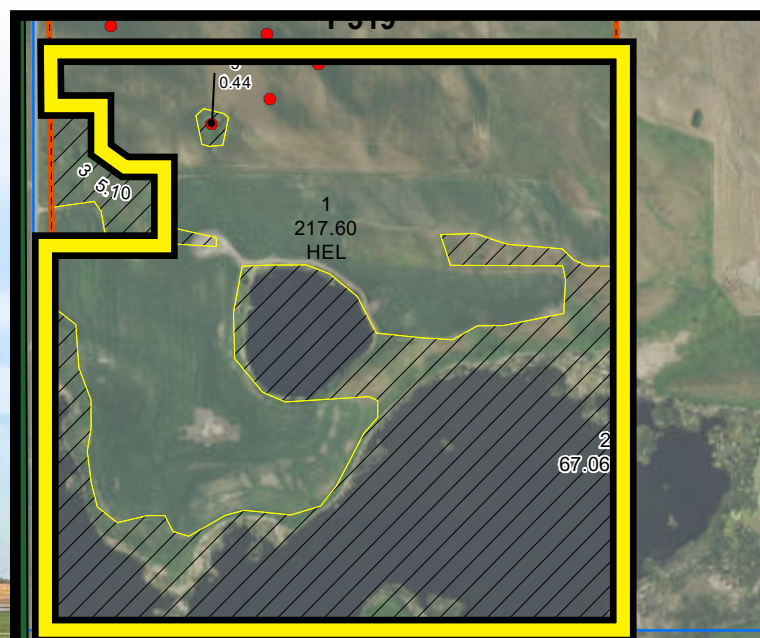
Crop	Base Acres	Yield
Corn	73.03	80 bu.
Soybeans	74.48	28 bu.
Total Base Acres: 147.48		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C135D	Zahl-Williams loams, 9 to 15 percent slopes	41.35	31.2%	Vle	43
C897E	Wabek-Max-Zahl loams, 9 to 25 percent slopes	37.22	28.1%	Vlle	29
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	30.15	22.8%	Ille	61
C893C	Williams-Wabek complex, 2 to 9 percent slopes	10.13	7.7%	Ille	53
C73A	Hamerly-Vallers loams, moderately saline, 0 to 3 percent slopes	7.01	5.3%	Ills	40
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	4.64	3.5%	Vlle	36
C5A	Southam silty clay loam, 0 to 1 percent slopes	1.88	1.4%	Vlllw	5
Weighted Average					43

Parcel 4

Acres: 151.48 +/-
Legal: SW¼ Less Hwy & Less Auditor's Lot 29-1 29-140-68
Crop Acres: 72.88 +/-
Taxes (2020): \$574.75

This parcel features quality cropland with exceptional waterfowl hunting opportunities!



PARCELS 3 & 4 COMBINED		
Crop	Base Acres	Yield
Corn	73.03	80 bu.
Soybeans	74.48	28 bu.
Total Base Acres: 147.48		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C135D	Zahl-Williams loams, 9 to 15 percent slopes	31.62	37.9%	Vle	43
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	21.86	26.2%	Vlle	36
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	16.15	19.3%	IIle	61
C897E	Wabek-Max-Zahl loams, 9 to 25 percent slopes	7.66	9.2%	Vlle	29
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	4.95	5.9%	Ile	83
C5A	Southam silty clay loam, 0 to 1 percent slopes	1.30	1.6%	VIIIw	5
Weighted Average					45.1

Parcel 5

Acres: 6 +/-
Legal: Auditor's Lot 29-1 in the SW¹/₄ 29-140-68
Taxes (2020): \$19.66

With rural water, scenic views and great access off County Rd. #68, this 6 +/- acre parcel makes for a place to build your dream home or hunting getaway!



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 1/28/2022. 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 28, 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.

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



Parcel 2

Pifer's



Parcel 3