

789.11 +/- Acres • Grant County, ND

LAND AUCTION



Wednesday, January 26, 2022 – 10:00 a.m. (CT)

LOCATION: Baymont Inn & Suites • Mandan, ND



OWNERS: Mark Stoller & Neil Stoller

Pifer's
LAND AUCTIONS

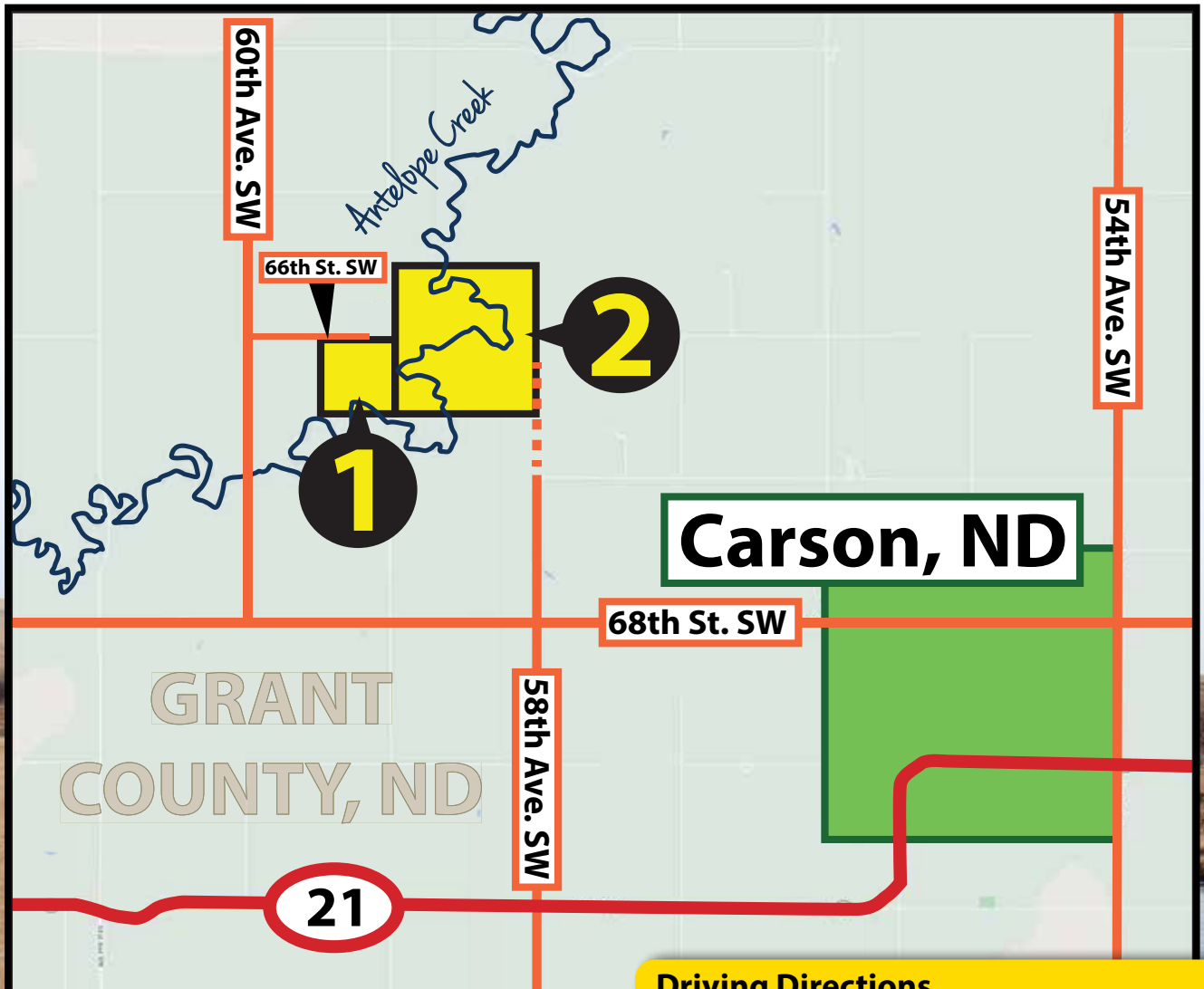


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General Information

AUCTION NOTE: Grant County property north of Carson, ND features 789.11 +/- contiguous acres of crop, pasture, and fantastic hunting land. The entire property is currently used as pastureland with excellent grazing with water source provided by the Antelope Creek. 316.16 +/- acres of the pastureland are designated FSA crop acres and could be put into crop production. This property has prime habitat for mule deer, antelope, small game, and upland bird hunting with the Antelope Creek meandering through most of the property. Great chance to add to your operation or portfolio with quality crop and pastureland that includes hunting opportunities! Crop and pastureland are available for the 2022 crop year.

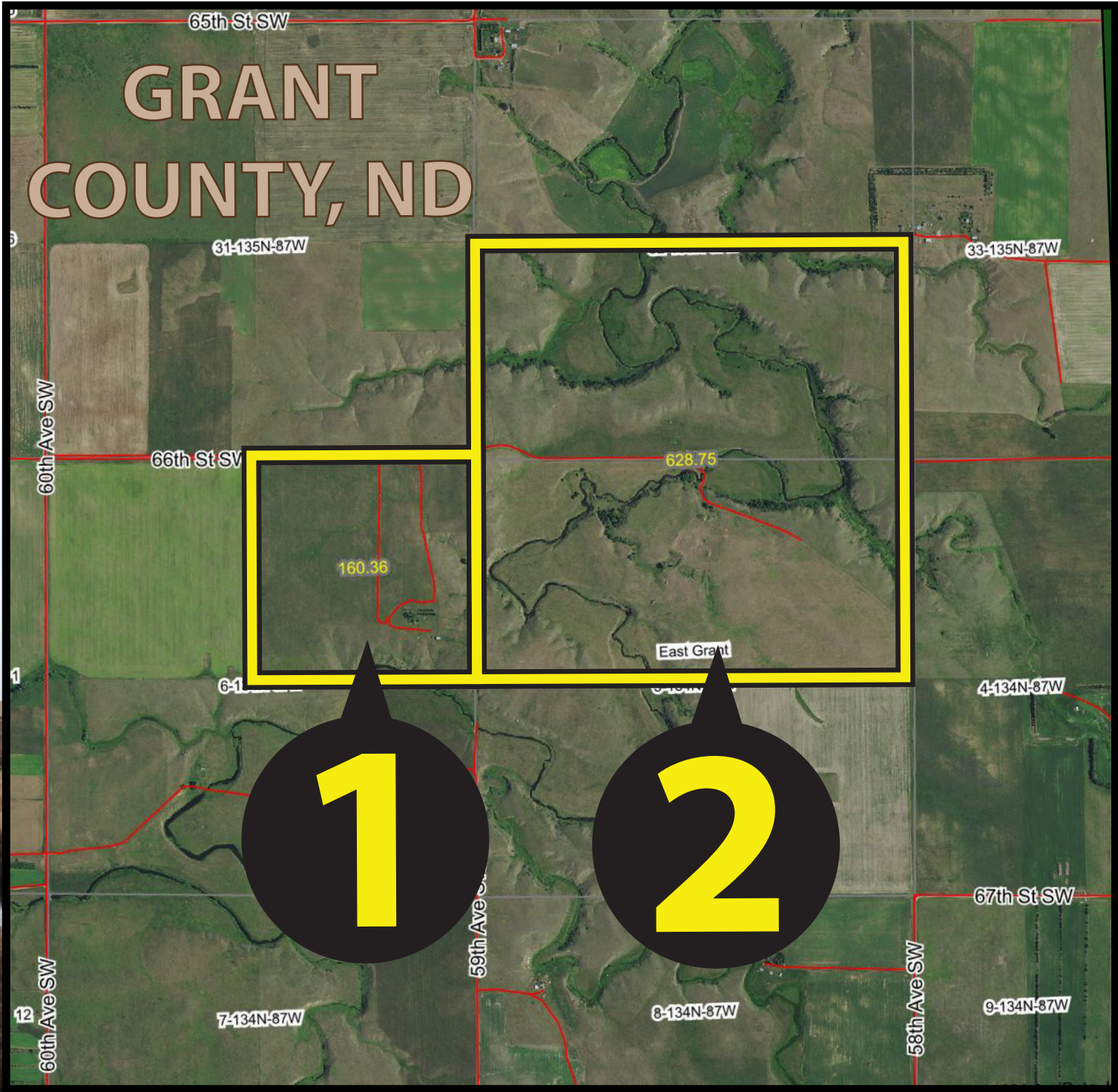


Bob Pifer
701.371.8538
bob@pifers.com

Driving Directions

From Carson, ND, go two miles west on Hwy. #21 and then 3.5 miles north on 58th Ave. SW. This will bring you to the southeast corner of parcel 2. Go back one mile south to 68th St. SW and 2 miles east and then 2 miles north on 60th Ave. SW and then 1 mile east on 66th St. SW. This will bring you to the northeast corner of parcel 1 and the west side of parcel 2.

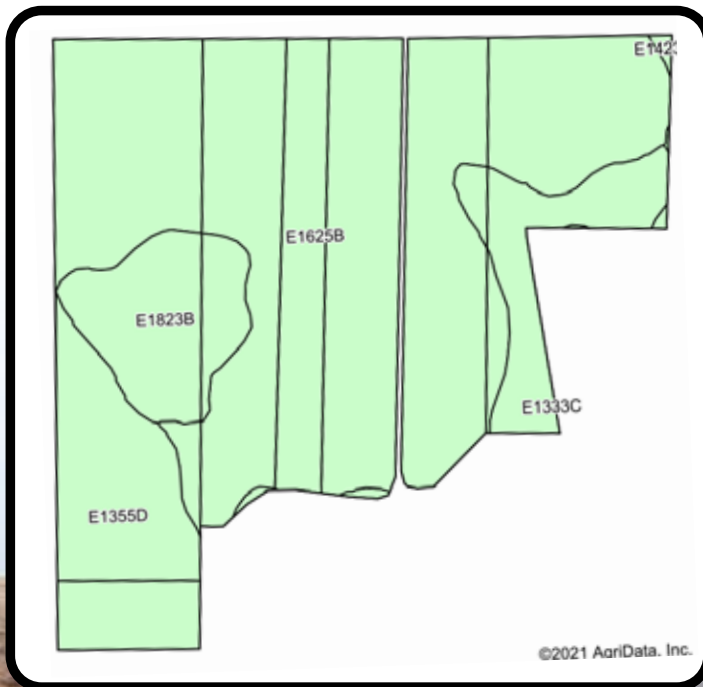
Overall Property



Parcel 1

Acres: 160.36 +/-
Legal: NE¼ 6-134-87
Crop Acres: 109.49 +/- (Currently used as pasture)
Pasture Acres: 47.32 +/-
Taxes (2020): \$526.93

This parcel is continuous to parcel 2 and features 109.49 +/- FSA crop acres currently pastured. Additionally, this parcel highlights 47.32 +/- pasture acres and the Antelope Creek is an excellent water source for livestock and wildlife. Approximately 109.49 +/- acres can be put into crop production. This parcel contains an old farmstead site with mule deer and antelope often roaming the property. Also great upland game bird hunting!



PARCELS 1 & 2 COMBINED

Crop	Base Acres	Yield
Wheat	120.37	19 bu.
Corn	38.15	57 bu.
Total Base Acres:		158.52

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	75.00	68.5%	IIIe	63
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	15.03	13.7%	Vle	32
E1823B	Parshall fine sandy loam, 2 to 6 percent slopes	10.45	9.5%	IIIe	66
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	8.41	7.7%	IVe	40
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	0.60	0.5%	VIIe	22
Weighted Average					57

Parcel 2

Acres: 628.75 +/-
Legal: S½ 32-135-87 & N½ 5-134-87
Crop Acres: 206.61 +/- (Currently used as pasture)
Pasture Acres: 433.46 +/-
Taxes (2020): \$1,919.23

Full section containing 206.61 +/- crop acres and additional 433.46 +/- pasture acres. Parcel 1 & 2 are contiguous and would be an excellent addition to any cattle operation. The winding Antelope Creek, bluffs and wooded area provide fantastic habitat for mule deer, antelope, pheasant, and grouse hunting.



(INCLUDES ACRES FROM PARCEL 1)

Crop	Base Acres	Yield
Wheat	161.75	19 bu.
Corn	51.27	57 bu.
Total Base Acres: 213.02		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	54.46	26.3%	Ile	76
E4161A	Straw loam, 0 to 2 percent slopes, rarely flooded	48.08	23.3%	Ile	88
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	34.25	16.6%	IVe	40
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	23.16	11.2%	IIle	63
E4195A	Velva fine sandy loam, 0 to 2 percent slopes, occasionally flooded	21.84	10.6%	IIle	64
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	11.53	5.6%	Vle	32
E4561F	Manning-Schaller-Wabek complex, 6 to 35 percent slopes	8.30	4.0%	IVe	26
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	4.16	2.0%	VIw	43
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	0.96	0.5%	VIIe	22
Weighted Average					64.7

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 3/14/2022. 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 March 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 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.



Parcel 1

Pifer's



Parcel 2

Pifer's
LAND AUCTIONS



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