

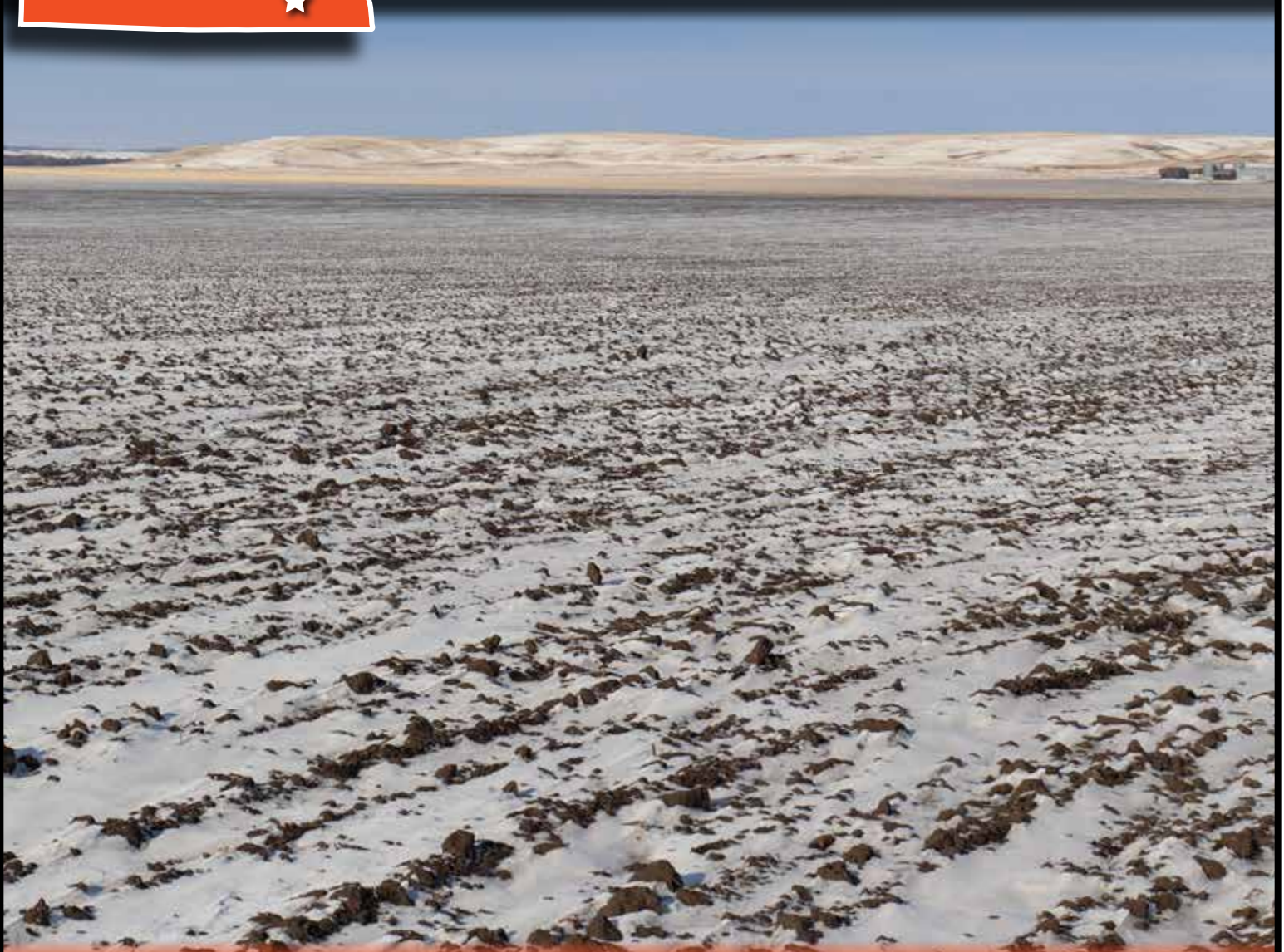
1,136.74 +/- Acres • LaMoure County, ND

LAND AUCTION



Thursday, January 27, 2022 – 10:00 a.m.

LOCATION: Eagles Club: 345 12th Ave. NE • Valley City, ND



OWNER: Frances Weber Family Land Trust

Pifer's
LAND AUCTIONS



www.pifers.com

877.477.3105

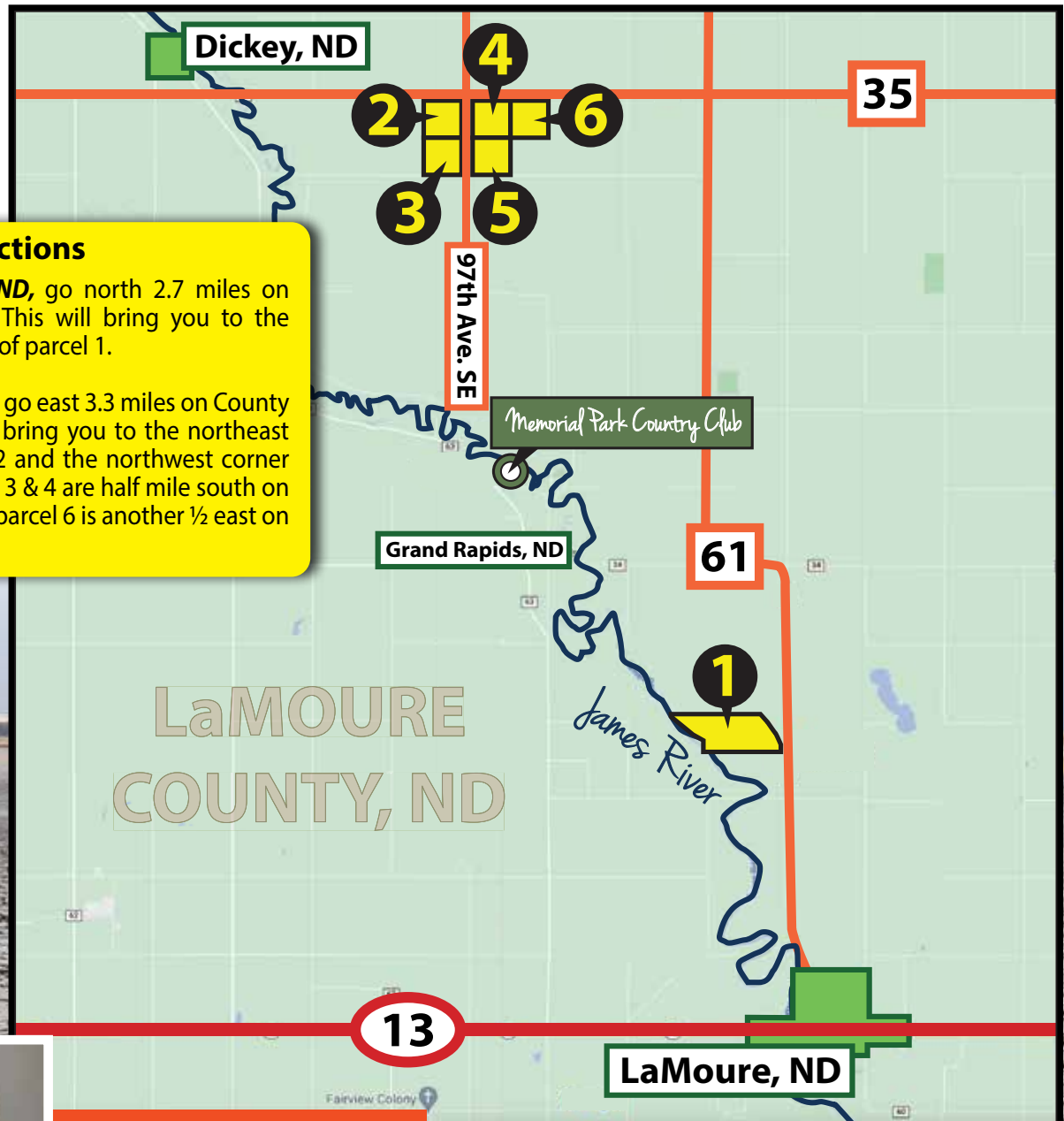
General Information

AUCTION NOTE: This highly productive cropland is being offered in six parcels, featuring 1,098.14 +/- crop acres suitable for growing corn, wheat, sunflowers and soybeans in Grandview and Grand Rapids Townships. Exceptional Soil Productivity Index (SPI) numbers dominate many of the acres between 85-93. Drain tile has been recently added to parcel 1. This is a rare opportunity in LaMoure County to expand your operation or investment portfolio with highly productive cropland. Current landlord/tenant lease through 2022 crop year with strong lease payment.

Driving Directions

From LaMoure, ND, go north 2.7 miles on County Rd. #61. This will bring you to the southeast corner of parcel 1.

From Dickey, ND, go east 3.3 miles on County Rd. #35. This will bring you to the northeast corner of parcel 2 and the northwest corner of parcel 4. Parcel 3 & 4 are half mile south on 97th Ave. SE and parcel 6 is another ½ east on County Rd. #35.

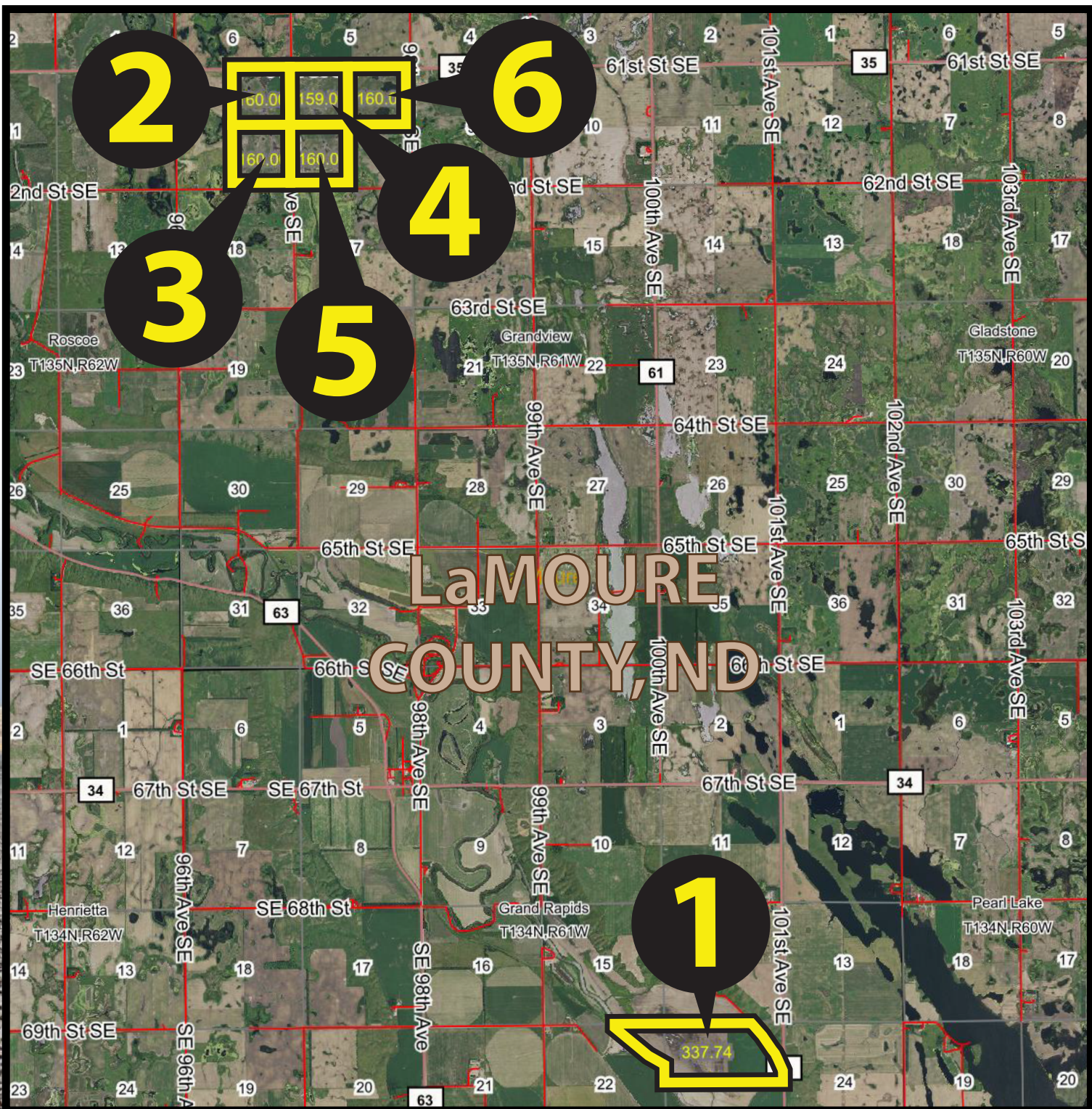


Bob Pifer
701.371.8538
bob@pifers.com

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997 47th Ave., #3 • Grand Forks, ND 58201

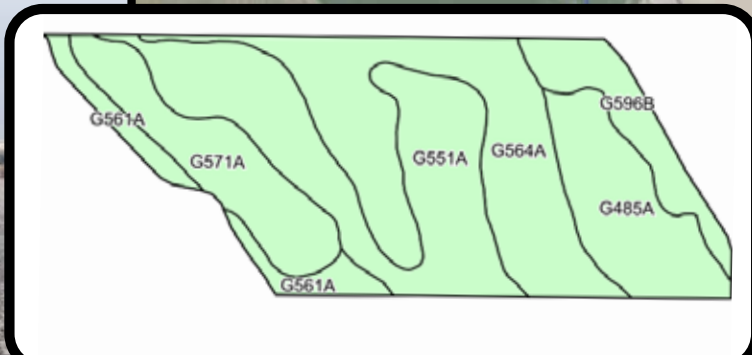
Overall Property



Parcel 1

Acres: 337.74 +/-
Legal: E½NE¼ & NE¼ Lying East of JR 22-134-61 and NW¼ & NE¼ Less Parcel 23-134-61
Crop Acres: 324.95 +/-
Taxes (2021): \$3,798.48

This parcel features 324.95 +/- acres of excellent cropland. Recently tiled, this parcel has an average SPI of 72, and nearly 30 percent (95 acres) has an 92 SPI! This parcel consistently produces high yielding crops. Current landlord/tenant lease through 2022 crop year with strong lease payment.



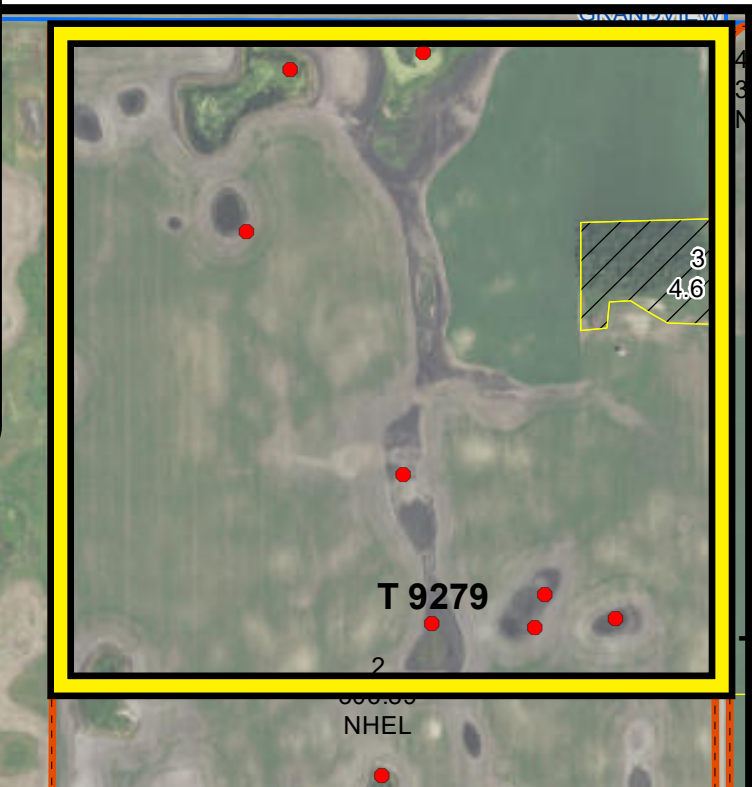
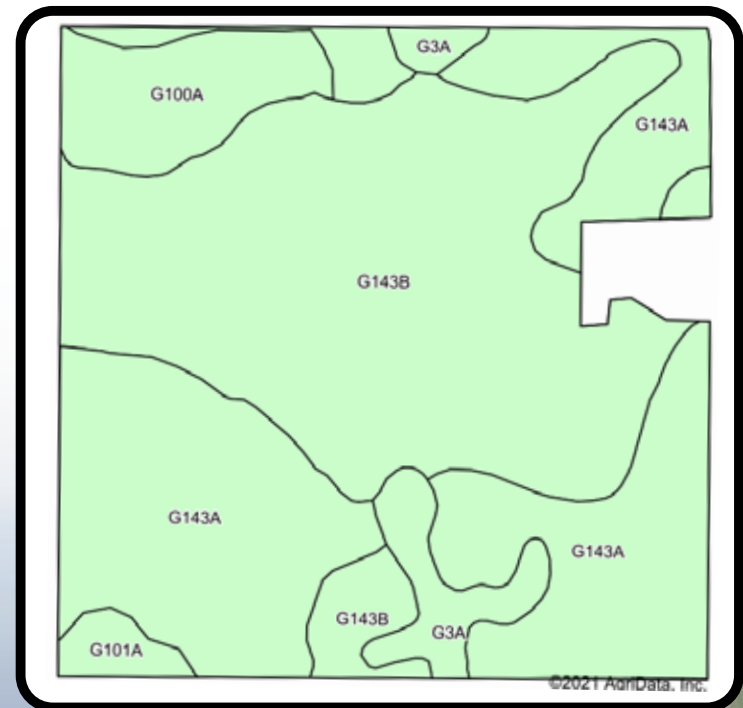
Crop	Base Acres	Yield
Corn	227.0	149 bu.
Sunflowers	24.71	1,081 lbs.
Soybeans	50.79	34 bu.
Total Base Acres: 302.5		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G564A	LaDelle silty clay loam, 0 to 2 percent slopes, occasionally flooded	95.00	29.2%	IIc	92
G551A	Ryan-Ludden, saline silty clays, 0 to 1 percent slopes, frequently flooded	92.10	28.3%	VIw	27
G485A	Gardena loam, 0 to 2 percent slopes	47.28	14.5%	Ile	92
G571A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	44.67	13.7%	IIc	92
G596B	Darnen loam, 2 to 6 percent slopes	27.08	8.3%	Ile	89
G561A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	18.82	5.8%	IIc	84
Weighted Average					72.9

Parcel 2

Acres: 160 +/-
Legal: NE¼ 7-135-61
Crop Acres: 151.89 +/-
Taxes (2021): \$1,559.57

This parcel features 151.89 +/- acres of excellent cropland. Highly productive soils throughout with Barnes-Svea Loam soils represent 87% of all cropland with an SPI between 75-85. There is a perpetual USFW wetland easement. Current landlord/tenant lease through 2022 crop year with strong lease payment.



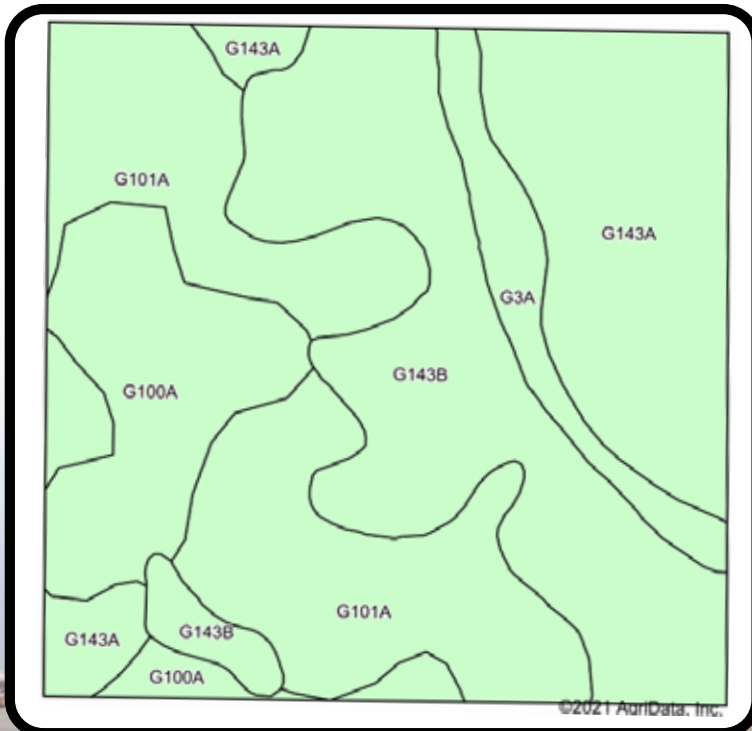
PARCELS 2-6 COMBINED		
Crop	Base Acres	Yield
Corn	546.22	149 bu.
Sunflowers	59.47	1,081 lbs.
Soybeans	122.21	34 bu.
Total Base Acres: 727.9		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	71.35	47.2%	Ile	75
G143A	Barnes-Svea loams, 0 to 3 percent slopes	60.17	39.8%	Ilc	85
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	10.55	7.0%	Ile	64
G3A	Parnell silty clay loam, 0 to 1 percent slopes	6.79	4.5%	Vw	25
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	2.37	1.6%	Ile	77
Weighted Average					76

Parcel 3

Acres: 160 +/-
Legal: SE¼ 7-135-61
Crop Acres: 155 +/-
Taxes (2021): \$1,610.27

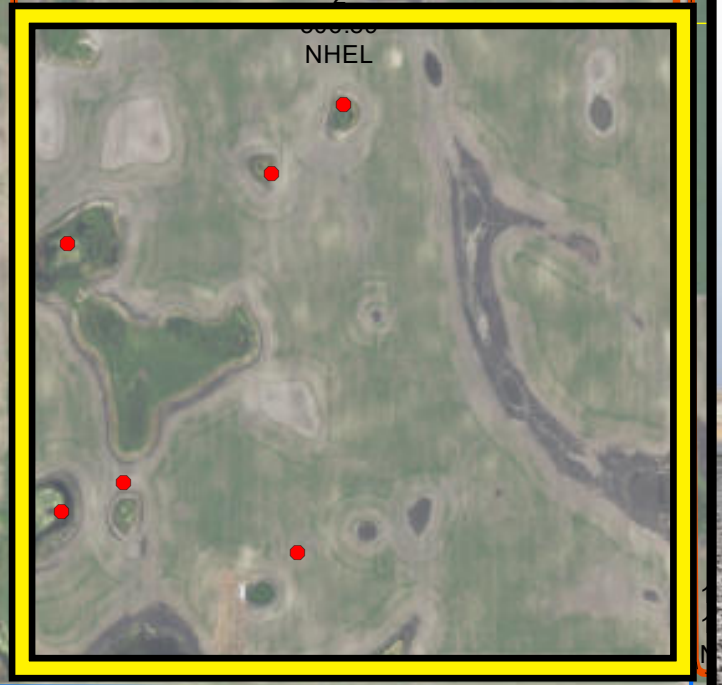
This parcel features 155 +/- acres of excellent cropland mostly consisting of Barnes-Svea & Hamerly-Wyard loam soils and an SPI of between 73-85. There is a perpetual USFW wetland easement. Current landlord/tenant lease through 2022 crop year with strong lease payment.



PARCELS 2-6 COMBINED

Crop	Base Acres	Yield
Corn	546.22	149 bu.
Sunflowers	59.47	1,081 lbs.
Soybeans	122.21	34 bu.

Total Base Acres: 727.9

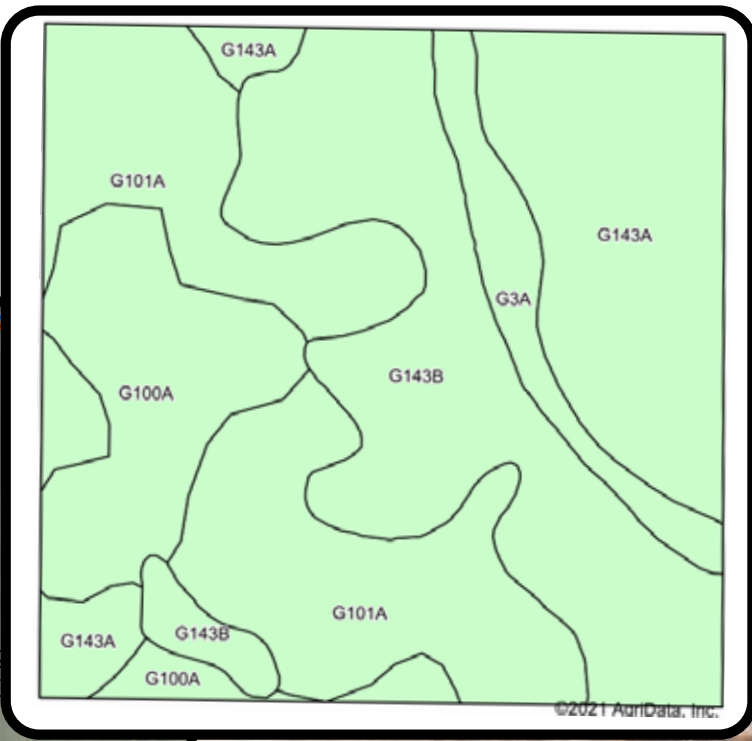
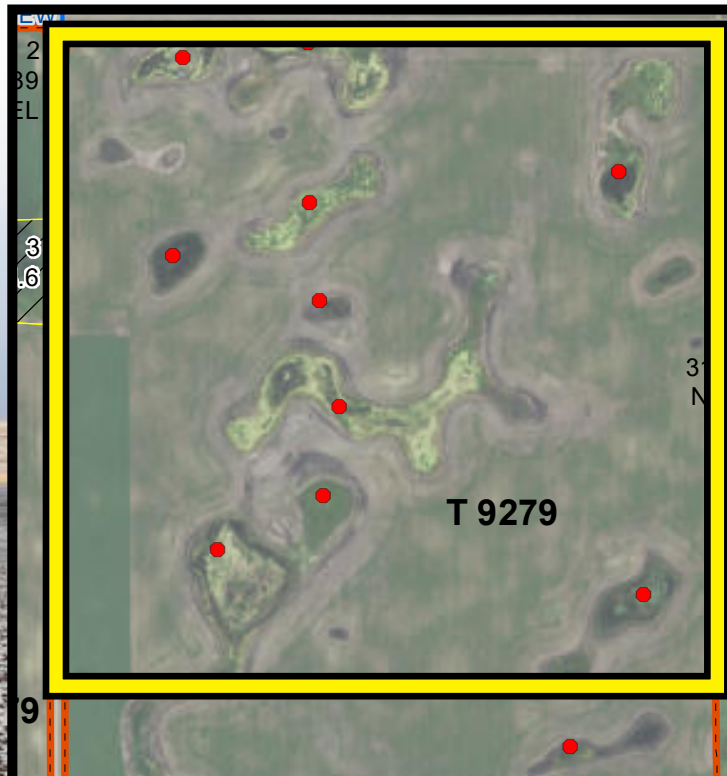


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	44.40	28.2%	Ile	75
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	43.97	27.9%	Ile	77
G143A	Barnes-Svea loams, 0 to 3 percent slopes	37.25	23.7%	Ilc	85
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	23.24	14.8%	Ile	64
G3A	Parnell silty clay loam, 0 to 1 percent slopes	8.57	5.4%	Vw	25
Weighted Average					73.6

Parcel 4

Acres: 159 +/-
Legal: NW¼ 8-135-61
Crop Acres: 156 +/-
Taxes (2021): \$1,626.63

This parcel features 156 +/- acres of excellent cropland mostly consisting of Barnes-Svea & Hamerly-Tonka loam soils and an SPI of between 75-85. There is a perpetual USFW wetland easement. Current landlord/tenant lease through 2022 crop year with strong lease payment.



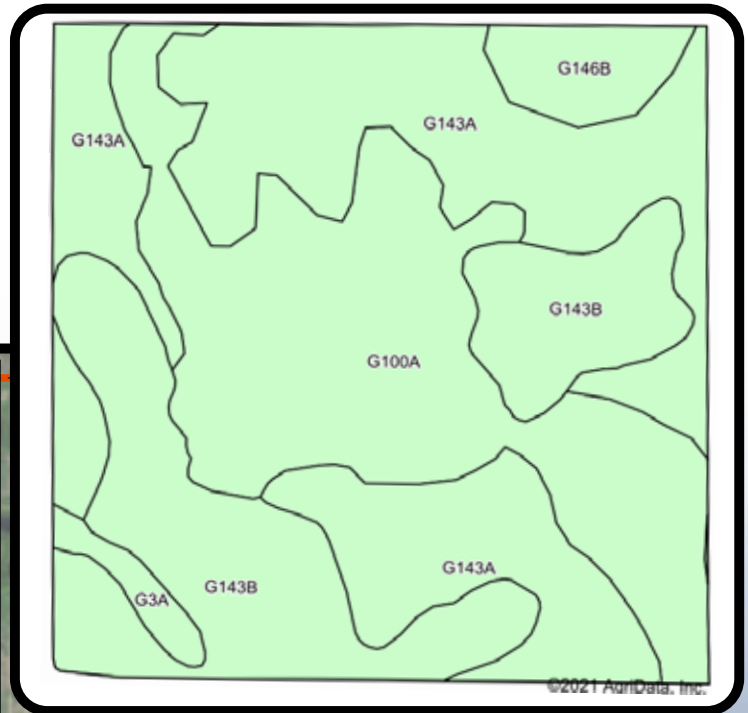
PARCELS 2-6 COMBINED		
Crop	Base Acres	Yield
Corn	546.22	149 bu.
Sunflowers	59.47	1,081 lbs.
Soybeans	122.21	34 bu.
Total Base Acres: 727.9		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	87.49	54.8%	IIc	85
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	42.17	26.4%	Ile	64
G146B	Barnes-Buse-Parnell complex, 0 to 6 percent slopes	27.56	17.3%	IIle	63
G143B	Barnes-Svea loams, 3 to 6 percent slopes	2.48	1.6%	Ile	75
Weighted Average					75.5

Parcel 5

Acres: 160 +/-
 Legal: SW¼ 8-135-61
 Crop Acres: 153.05 +/-
 Taxes (2021): \$1,547.30

This parcel features 153.05 +/- acres of excellent cropland with an SPI of 74.2, and over 38 percent (59 acres) has a 85 SPI! Nearly all of the parcel is Class II Barnes-Svea & Hamerly-Tonka soil. There is a perpetual USFW wetland easement. Current landlord/tenant lease through 2022 crop year with strong lease payment.



PARCELS 2-6 COMBINED

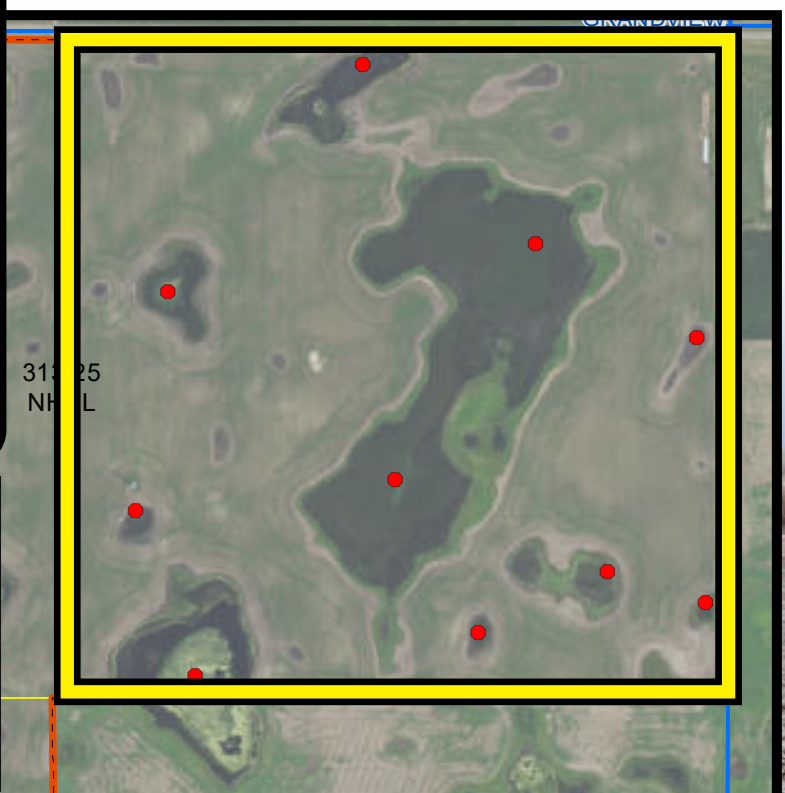
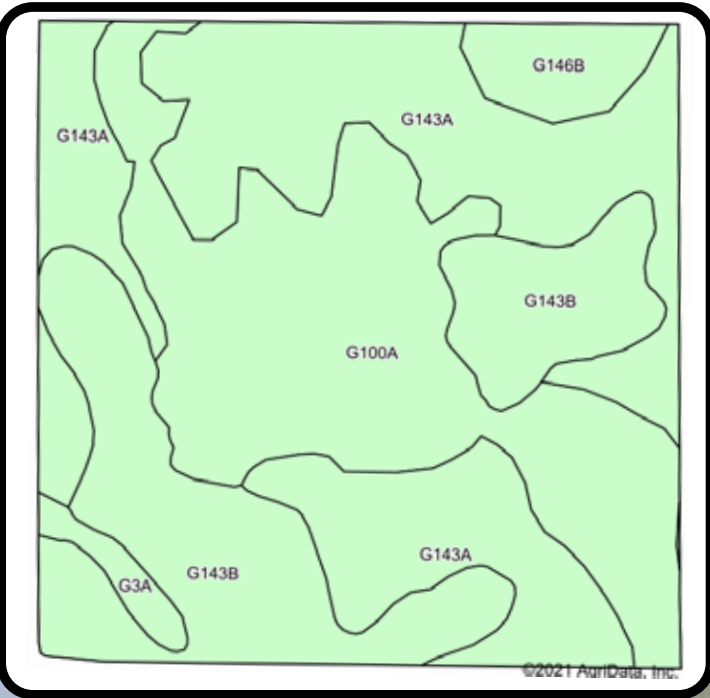
Crop	Base Acres	Yield
Corn	546.22	149 bu.
Sunflowers	59.47	1,081 lbs.
Soybeans	122.21	34 bu.
Total Base Acres: 727.9		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	59.09	38.6%	IIc	85
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	48.19	31.5%	Ile	64
G143B	Barnes-Svea loams, 3 to 6 percent slopes	37.65	24.6%	Ile	75
G146B	Barnes-Buse-Parnell complex, 0 to 6 percent slopes	5.69	3.7%	IIIe	63
G3A	Parnell silty clay loam, 0 to 1 percent slopes	2.43	1.6%	Vw	25
Weighted Average					74.2

Parcel 6

Acres: 160 +/-
Legal: NE¼ 8-135-61
Crop Acres: 157.25 +/-
Taxes (2021): \$1,624.17

This parcel features 157.25 +/- acres of excellent cropland with mostly Barnes-Svea loam soils and an SPI of 76.1. Over 64 percent (101 acres) has a 85 SPI! There is a perpetual USFW wetland easement. Current landlord/tenant lease through 2022 crop year with strong lease payment.



PARCELS 2-6 COMBINED		
Crop	Base Acres	Yield
Corn	546.22	149 bu.
Sunflowers	59.47	1,081 lbs.
Soybeans	122.21	34 bu.
Total Base Acres: 727.9		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	101.11	64.2%	IIc	85
G146B	Barnes-Buse-Parnell complex, 0 to 6 percent slopes	31.49	20.0%	IIle	63
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	18.87	12.0%	Ile	64
G3A	Parnell silty clay loam, 0 to 1 percent slopes	4.91	3.1%	Vw	25
G143B	Barnes-Svea loams, 3 to 6 percent slopes	1.07	0.7%	Ile	75
Weighted Average					76.1

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 2

Pifer's



Parcel 5

Pifer's
LAND AUCTIONS



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