

1,705.15 +/- Acres • Golden Valley County, ND & Wibaux County, MT

LAND AUCTION



Wednesday, February 2, 2022 – 10:00 a.m. (MT)

LOCATION: Beach Community Center • Beach, ND



OWNER: Anita Tschida Estate

Pifer's
LAND AUCTIONS



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701.523.7366

General Information

AUCTION NOTE: The Tschida Family Land offering features 4 quarters of premium cropland in a tremendous location in western North Dakota. Additionally, the Tschida Family land crosses the state line offering an array of quality cropland and pastureland only a few miles outside of Wibaux, Montana.

This multi-generational property offers something for everyone as this land auction features an assortment of exceptionally productive cropland, native grassland, and hunting land in both North Dakota and Montana. This will be one event you will not want to miss!

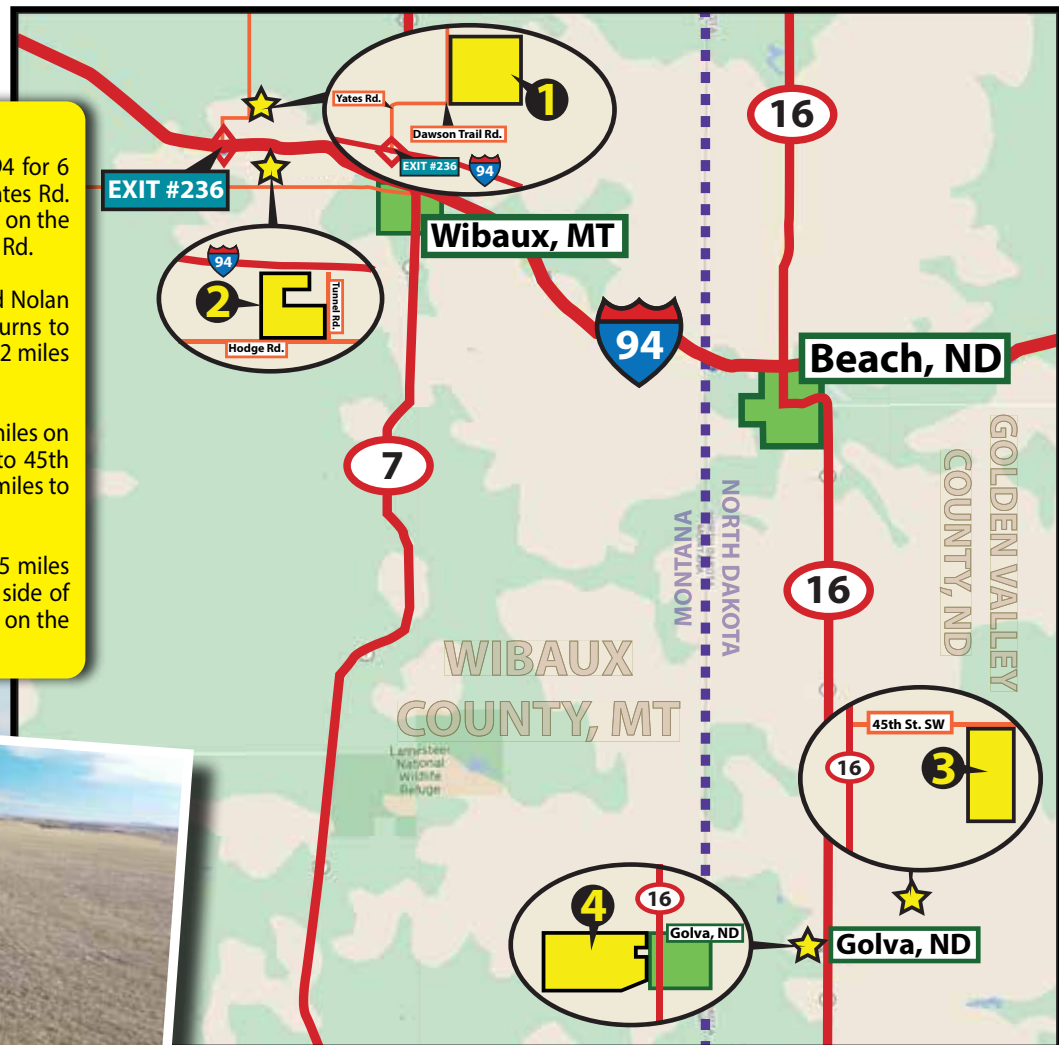
Driving Directions

Parcel 1: From Wibaux, MT: Drive west on I-94 for 6 miles to Exit #236, then drive north on the Yates Rd. for $\frac{3}{4}$ mile, then east for 1 mile to the property on the east side of the intersection with Dawson Trail Rd.

Parcel 2: From Wibaux, MT: From Hwy. #7 and Nolan Ave. in town, go west on Nolan Ave. until it turns to Hodges Rd. Continue west on Hodges Rd. for 2 miles to parcel 2 on the north side of the road.

Parcel 3: From Beach, ND: Drive south for 11 miles on ND Hwy. #16 (1.5 miles north of Golva, ND) to 45th St. SW. Then drive east on 45th St. SW for 2.5 miles to parcel 3 on the south side of the road.

Parcel 4: From Beach, ND: Drive south for 12.5 miles on ND Hwy. #16 to Golva, ND. On the north side of Golva, drive west 0.1 miles to parcel 4 directly on the west side of the City of Golva.



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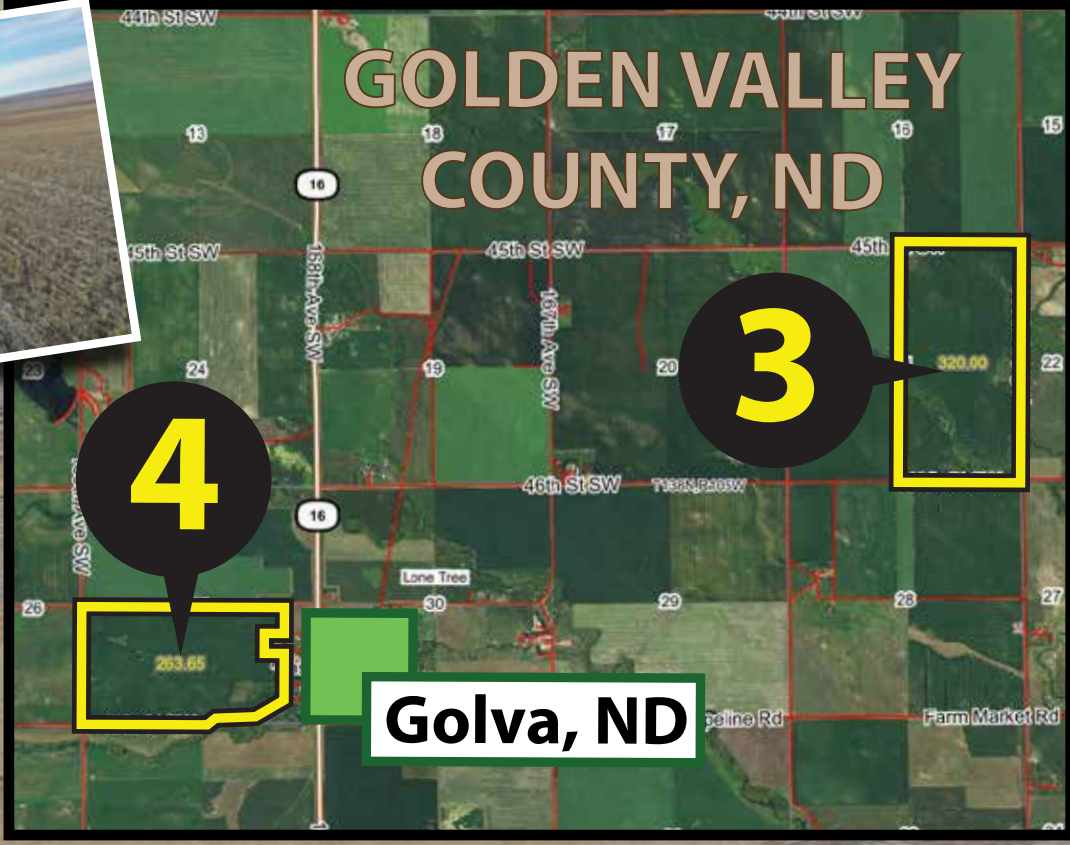
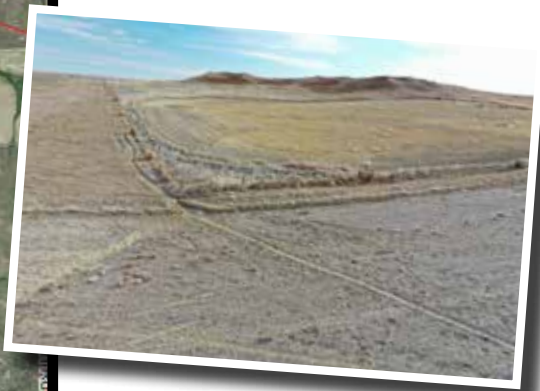
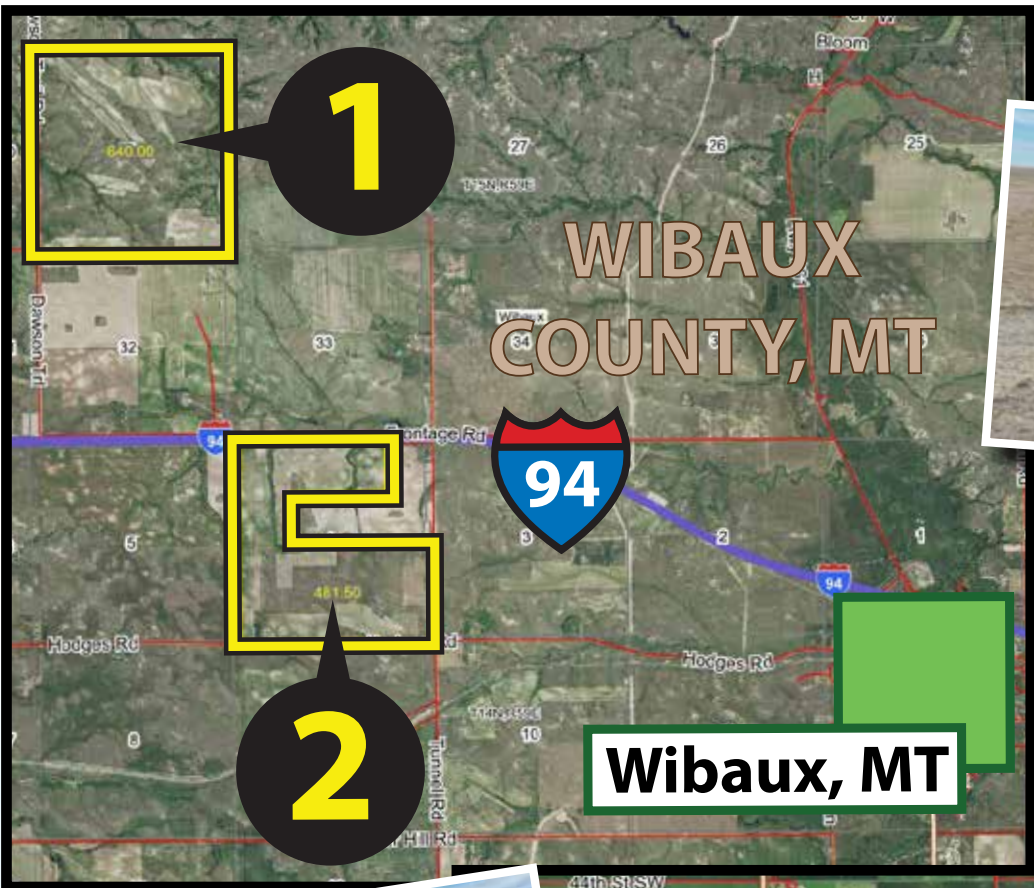


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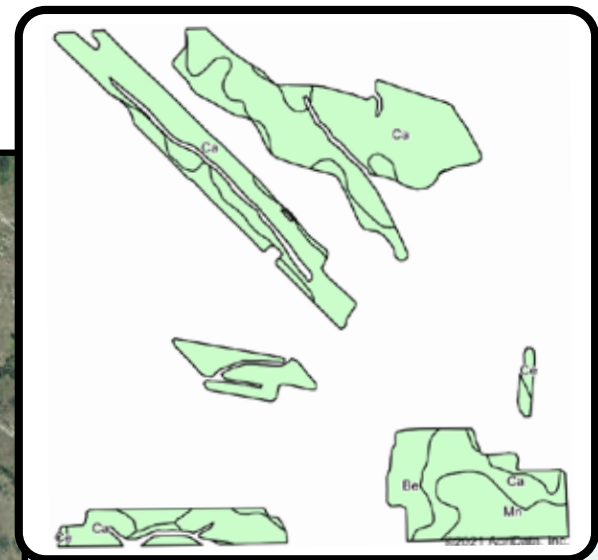
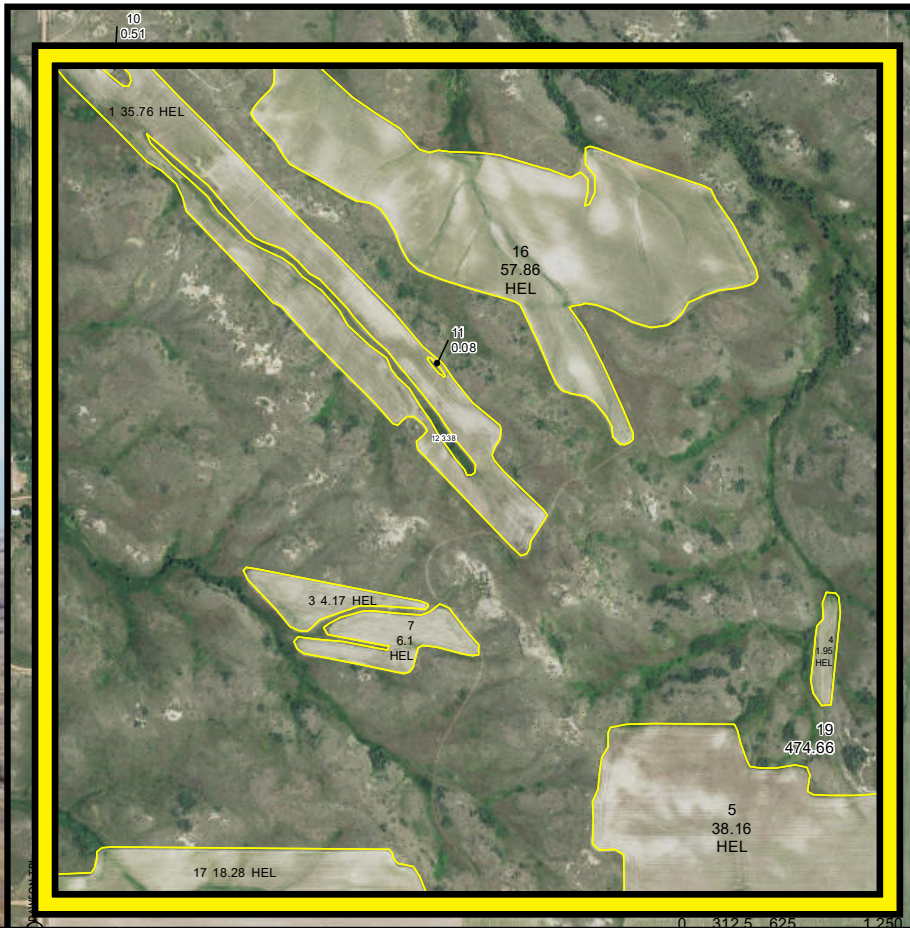
Overall Property



Parcel 1 • Wibaux County, MT

Acres: 640 +/-
Legal: All 29-15-59
Crop Acres: 162.28 +/-
Pasture Acres: 474.66 +/-
Taxes (2021): \$527.48

Parcel 1 offers an incredible amount of diversity that checks all of the boxes for a land buyer/investor. Parcel 1 is dominated by the open landscape highlighted by the native grasses throughout the rolling hills, productive cropland in the flat draws, and deep tree-lined ravines that provide habitat and protection for livestock and big game wildlife alike. Parcel 1 also has a developed spring on the northcentral border of the property.



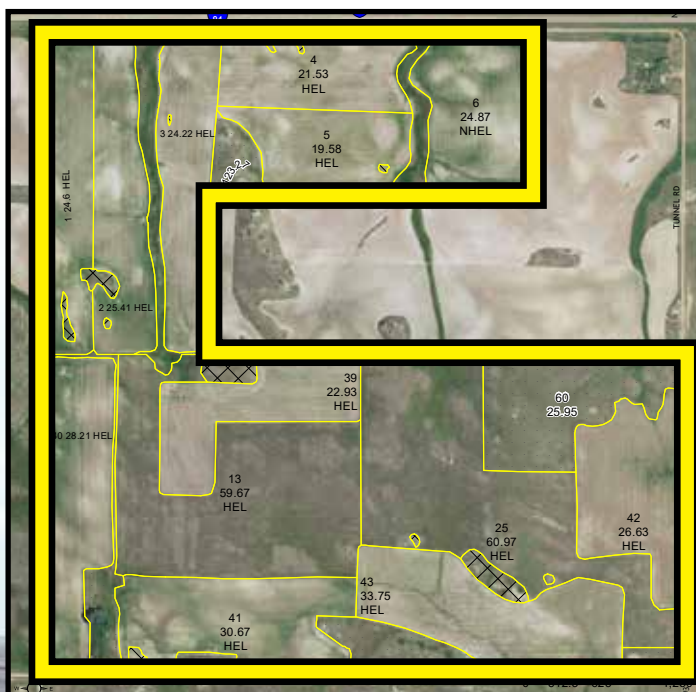
Crop	Base Acres	Yield
Wheat	85.64	23 bu.
Total Base Acres: 85.64		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
Ca	Chama silt loam, 4 to 7 percent slopes	99.24	62.3%	IIIe	IIIe
Be	Bainville-Chama silt loams, 15 to 30 percent slopes	42.64	26.8%	VIIe	
Mn	Morton silt loam, 4 to 7 percent slopes	16.04	10.1%	IIIe	IIIe
Ce	Chama-Bainville silt loams, 10 to 14 percent slopes	1.47	0.9%	IVe	

Parcel 2 • Wibaux County, MT

Acres: 481.5 +/-
Legal: S½, SW¼NW¼, Lots 2-4 Less 4.19 ac. Hwy ROW 4-14-59
Crop Acres: 282.4 +/-
Hay/Grass Acres: 120.64 +/-
Pasture Acres: 75.29 +/-
Taxes (2021): \$737.59

This is an extremely productive parcel of land that lays only 2.5 miles west of Wibaux, MT. Parcel 2 has nearly ¾ mile of I-94 frontage and is loaded with over 280 acres of cropland that is currently in production for small grains, and an additional 146 acres of land that has been introduced into grass and hay production. This parcel features productive cropland for the growing season and is highlighted by tremendous fall grazing options post-harvest. Parcel 2 has a well with a functional windmill.



Crop	Base Acres	Yield
Wheat	212.66	23 bu.
Total Base Acres: 212.66		

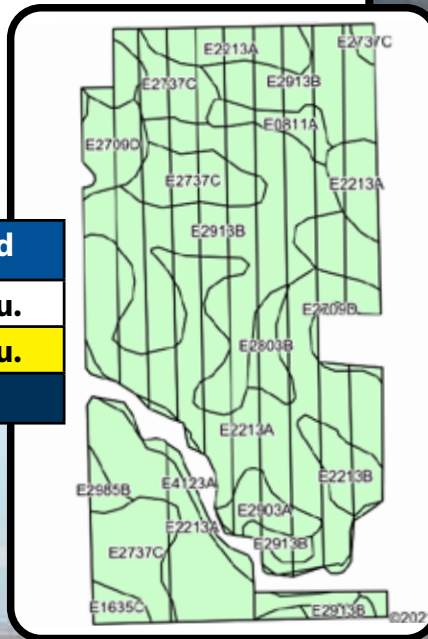
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
Mn	Morton silt loam, 4 to 7 percent slopes	89.41	22.2%	IIIe	IIIe
Fd	Flasher loamy fine sand, 10 to 14 percent slopes	72.06	17.9%	VIe	
Vb	Vebar fine sandy loam, 4 to 7 percent slopes	69.58	17.3%	IVe	
Ca	Chama silt loam, 4 to 7 percent slopes	58.96	14.6%	IIIe	IIIe
E2985C	Sen-Golva silt loams, 6 to 9 percent slopes	56.52	14.0%	IIIe	
Bd	Bainville silt loam, 15 to 40 percent slopes	30.09	7.5%	VIIe	
Ce	Chama-Bainville silt loams, 10 to 14 percent slopes	9.55	2.4%	IVe	
Ga	Glendive fine sandy loam, 2 to 6 percent slopes	4.90	1.2%	IVe	IVe
Bc	Bainville silt loam, 10 to 14 percent slopes	4.36	1.1%	VIe	
Me	Midway-Regent silty clay loams, 3 to 7 percent slopes	3.63	0.9%	VIe	
Be	Bainville-Chama silt loams, 15 to 30 percent slopes	2.53	0.6%	VIIe	
E2985B	Sen-Golva silt loams, 3 to 6 percent slopes	1.48	0.4%	IIe	

Parcel 3 • Golden Valley County, ND

Acres:	320 +/-
Legal:	E½ 21-138-105
Crop Acres:	286.58 +/-
Taxes (2021):	\$1,241.59

With a Soil Productivity Index (SPI) of 71.5 on over 286 acres of cropland within parcel 3, this could be one of the most productive parcels of land offered in Golden Valley County in 2022. This full half section has great access and is only 2.5 miles from the blacktop of Hwy. #16. Parcel 3 lays well with good drainage towards the grass channel that traverses through the southwest portion of this tract. Excellent cropland with great options for upland bird hunting in Golden Valley County.

Crop	Base Acres	Yield
Wheat	248.91	32 bu.
Oats	31.87	49 bu.
Total Base Acres: 280.78		



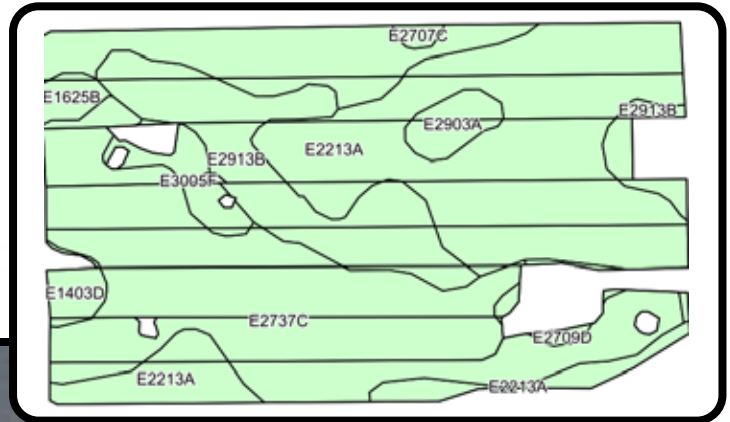
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2213A	Golva silt loam, 0 to 2 percent slopes	110.82	38.7%	IIc	86
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	80.58	28.1%	IIIe	67
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	35.81	12.5%	IVe	50
E2213B	Golva silt loam, 2 to 6 percent slopes	15.29	5.3%	Ile	82
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	10.41	3.6%	VIe	33
E2903A	Chama-Sen silt loams, 0 to 3 percent slopes	6.52	2.3%	IIIe	72
E4123A	Havrelon-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	6.13	2.1%	VIw	40
E0811A	Grail silty clay loam, 0 to 2 percent slopes	5.70	2.0%	IIc	96
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	5.66	2.0%	Ile	76
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	3.41	1.2%	VIe	26
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	3.06	1.1%	IVe	51
E2985B	Sen-Golva silt loams, 3 to 6 percent slopes	2.36	0.8%	Ile	76
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	0.85	0.3%	IIIe	63
Weighted Average					71.5

Parcel 4 • Golden Valley County, ND

Acres: 263.65 +/-
Legal: S½ less tracts of City of Golva 25-138-106
Crop Acres: 246.17 +/-
Taxes (2021): \$940.74

This is another tremendously productive parcel of land in the offering. Parcel 4 features over 93% cropland and has a SPI of 64. Parcel 4 has a slight roll with good drainage towards the southwest corner and filters into the beautiful productive flat through the north half of this field. As this parcel borders the city of Golva, it is also only a few yards from ND Hwy. #16 featuring good access and great roads from farm to market.

Crop	Base Acres	Yield
Wheat	213.84	32 bu.
Oats	27.38	49 bu.
Total Base Acres: 241.22		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	106.95	43.5%	IVe	50
E2213A	Golva silt loam, 0 to 2 percent slopes	85.08	34.6%	IIc	86
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	34.51	14.0%	IIIe	67
E3005F	Brandenburg-Cabba complex, 6 to 70 percent slopes	5.51	2.2%	VIIIs	22
E2903A	Chama-Sen silt loams, 0 to 3 percent slopes	4.93	2.0%	IIIe	72
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	3.42	1.4%	VIe	26
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	2.76	1.1%	IIIe	63
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	1.93	0.8%	VIe	33
E2707C	Cabba-Chama silt loams, 3 to 9 percent slopes	1.04	0.4%	VIe	44
Weighted Average					64.3

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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 3/21/2022. 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 21, 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 & MT #16149.



Wibaux County, MT

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