

320 +/- Acres • Griggs County, ND

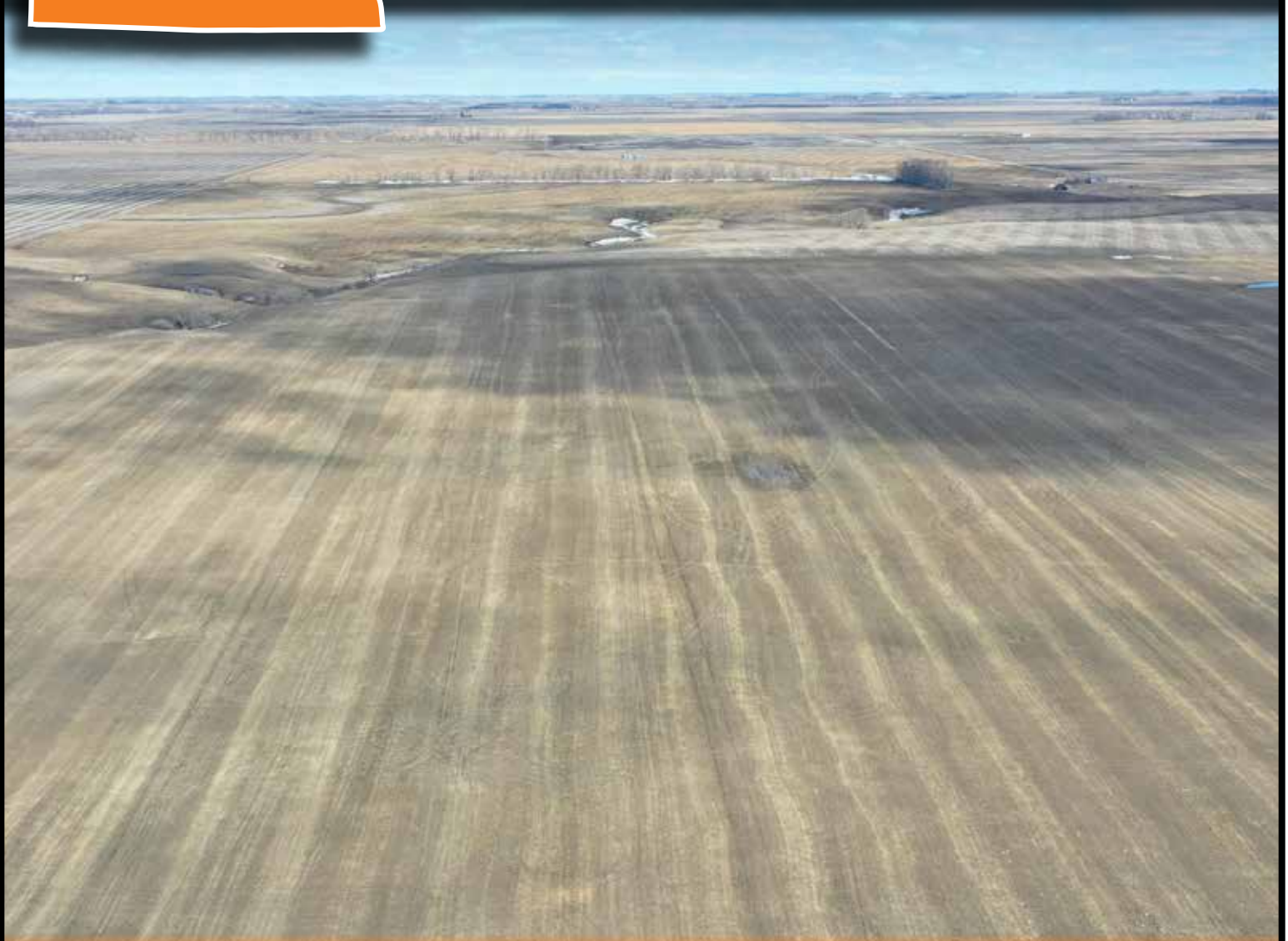
LAND AUCTION

Cooperstown, ND



Wednesday, April 27, 2022 – 10:00 a.m.

LOCATION: Coachman Inn: 504 9th St. SE • Cooperstown, ND



OWNER: Berge Family

Pifer's
LAND AUCTIONS

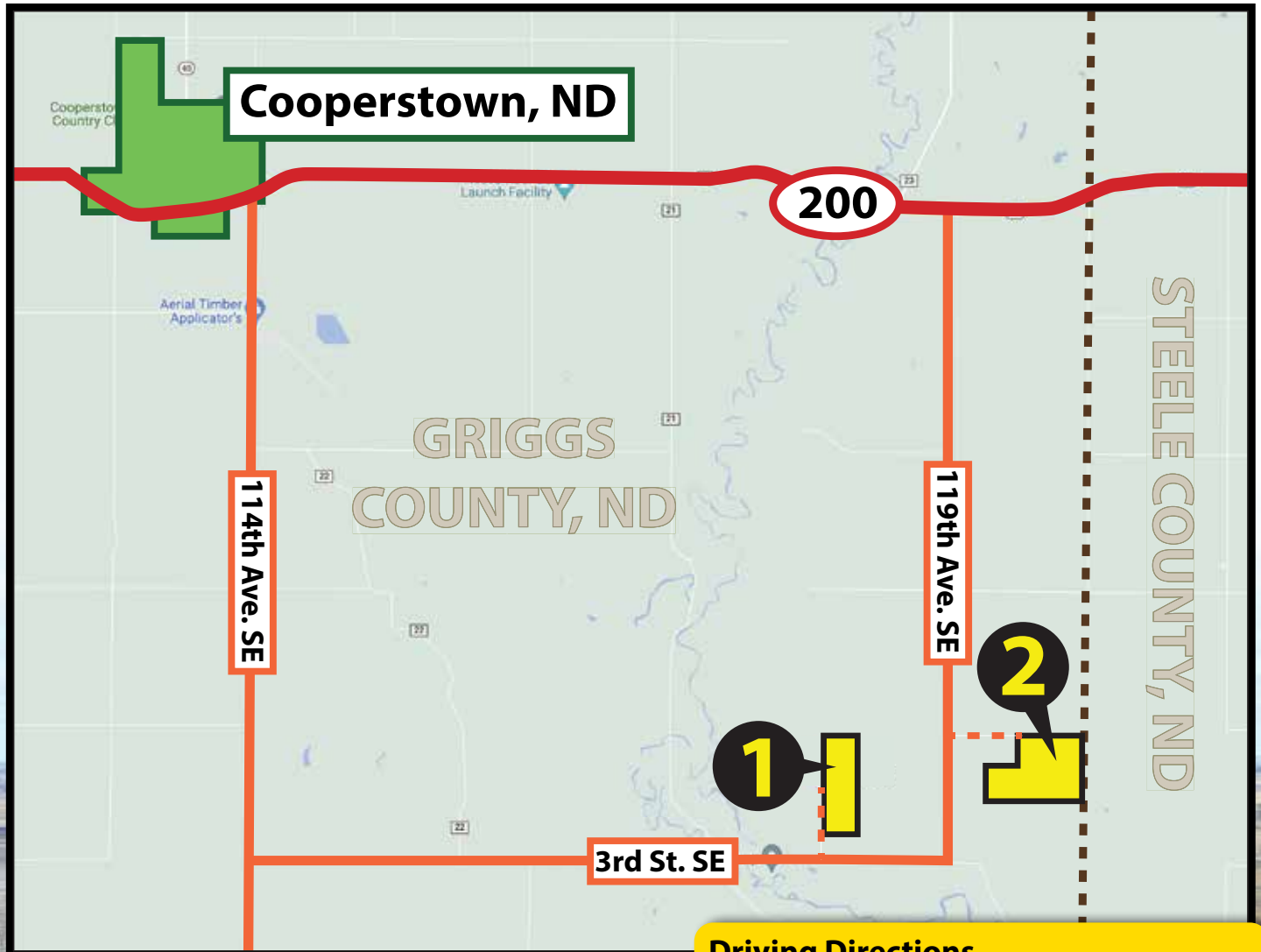


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General Information

AUCTION NOTE: This auction features exceptional cropland available in 2022 and incredible hunting land. The cropland has mostly loam soils with Soil Productivity Indexes (SPI) in the 80s. This is a live auction with Internet bidding available.



Driving Directions

From Cooperstown, ND, go east on Hwy. #200 for 5.5 miles to 119th Ave. NE. Go south on 119th Ave. NE for 4 miles. Take the section line east for 0.5 miles and this will put you at the NW corner of Parcel 2. From Parcel 2, go south on 119th Ave. NE for 1 mile to 3rd St. SE. Go 1 mile west on 3rd St. SE to the section line. Go north on the section line for 0.25 miles and this will put you at the SW corner of Parcel 1.

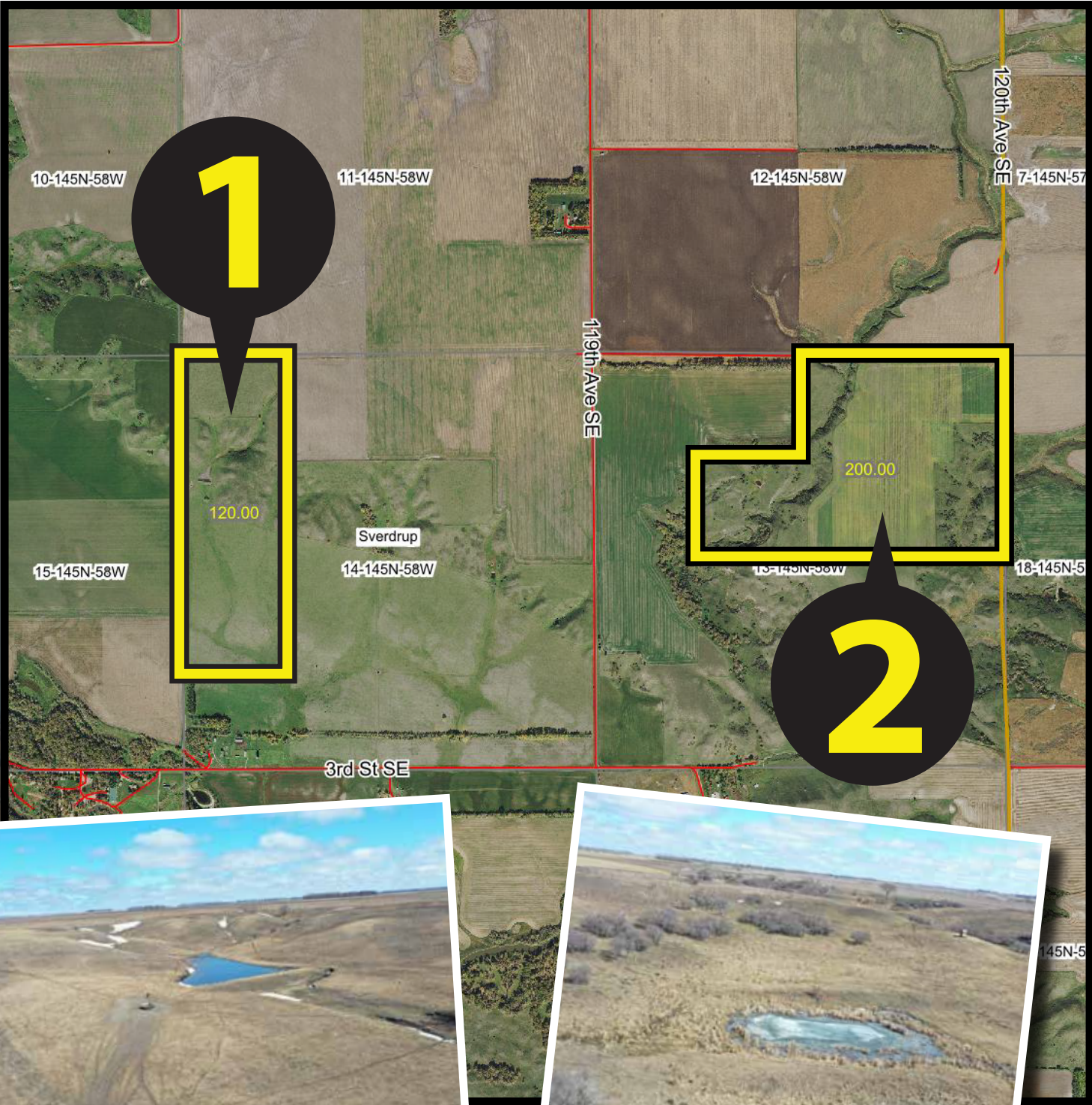


Kevin Pifer
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1506 29th Ave. S • Moorhead, MN 56560

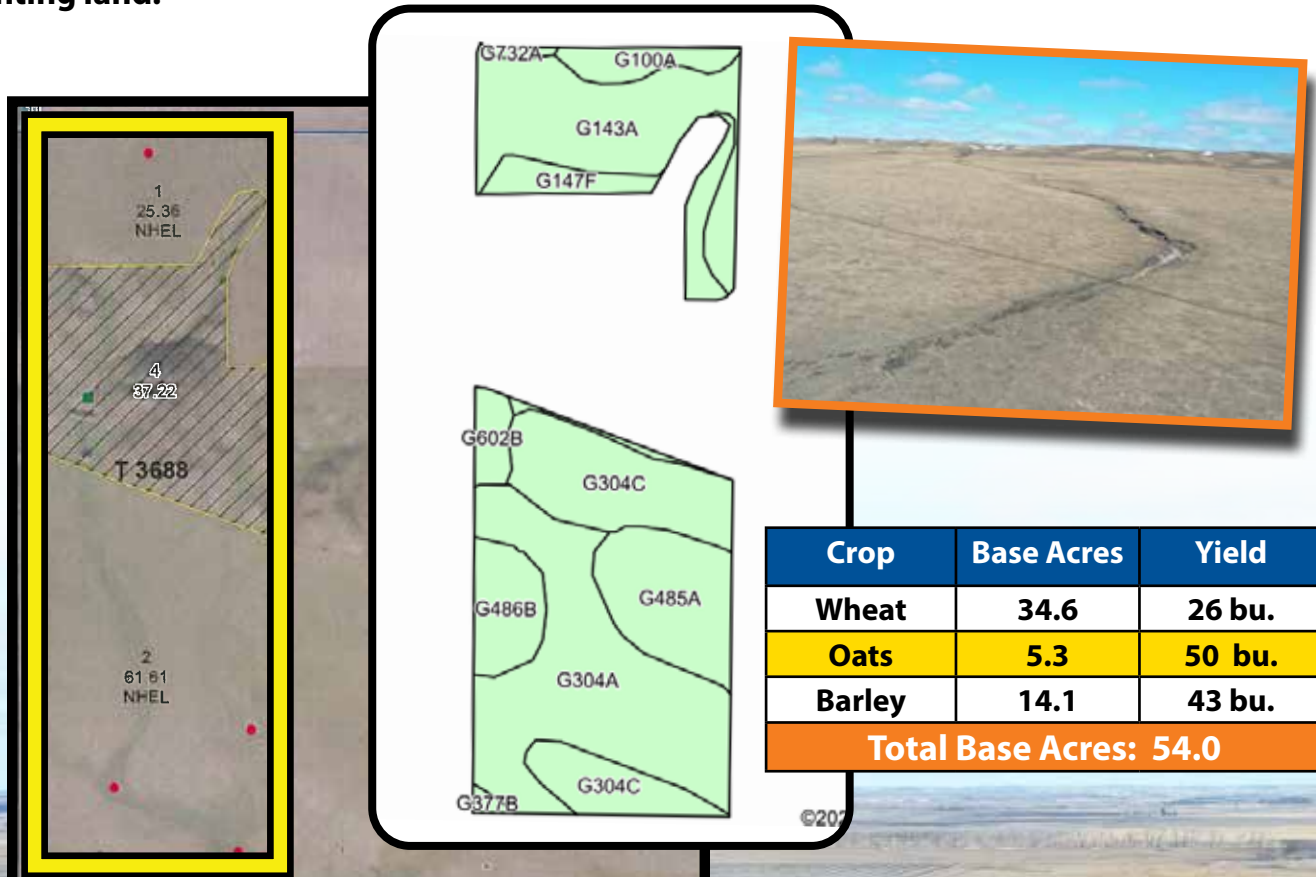
Overall Property



Parcel 1

Acres: 120 +/-
Legal: W½W½ Less SW¼SW¼ 14-145-58
Crop Acres: 86.97 +/-
Taxes (2021): \$510.55

This is exceptional cropland. Nearly 35 acres have an SPI over 80. The balance is grassland and excellent hunting land.



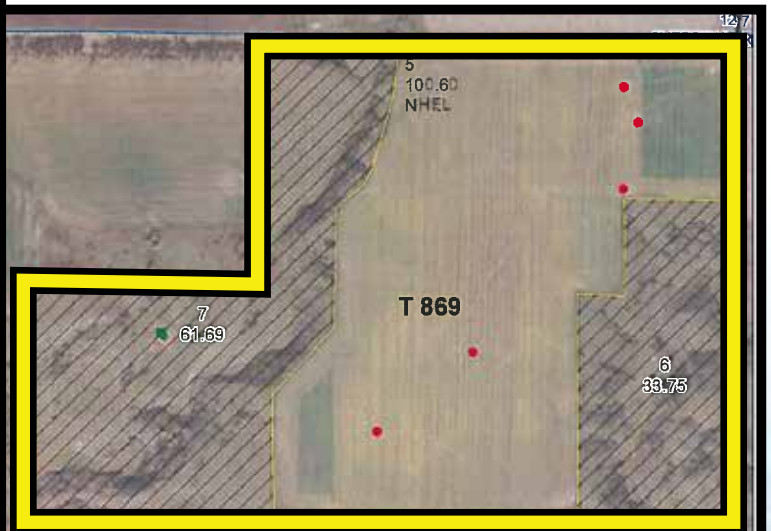
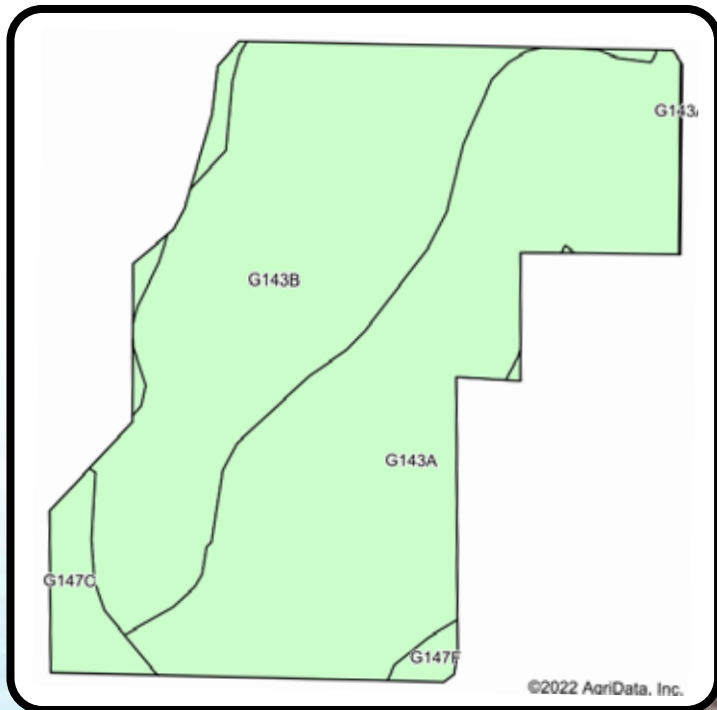
Crop	Base Acres	Yield
Wheat	34.6	26 bu.
Oats	5.3	50 bu.
Barley	14.1	43 bu.
Total Base Acres: 54.0		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G304A	Binford-Coe complex, 0 to 2 percent slopes	26.41	30.4%	IIIe	40
G143A	Barnes-Svea loams, 0 to 3 percent slopes	16.75	19.3%	IIc	85
G304C	Coe-Binford complex, 6 to 9 percent slopes	16.68	19.2%	VIIs	29
G485A	Gardena loam, 0 to 2 percent slopes	10.21	11.7%	Ile	92
G147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	5.88	6.8%	VIIe	33
G486B	Gardena-Eckman loams, 2 to 6 percent slopes	5.22	6.0%	Ile	80
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	2.93	3.4%	Ile	64
G602B	Walsh silty clay loam, 2 to 6 percent slopes	2.07	2.4%	Ile	87
G377B	Embsen-Egeland fine sandy loams, 2 to 6 percent slopes	0.42	0.5%	IIIe	63
G732A	Swenoda-Barnes fine sandy loams, 0 to 3 percent slopes	0.40	0.5%	IIIe	77
Weighted Average					56.8

Parcel 2

Acres: 200 +/-
Legal: NE¼ & SE¼NW¼ 13-145-58
Crop Acres: 100.6 +/-
Taxes (2021): \$1,237.48

This is a remarkable property. The cropland has an SPI of 78.4 with mostly Barnes-Svea Loam soils. There are nearly 100 acres of exceptional grassland and tress with notable wildlife habitat. This is a very unique and diverse property with strong crop production and incredible whitetail deer hunting.



Crop	Base Acres	Yield
Corn	20.8	123 bu.
Soybeans	41.6	25 bu.
Total Base Acres: 62.4		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	50.96	50.7%	IIc	85
G143B	Barnes-Svea loams, 3 to 6 percent slopes	42.89	42.7%	IIe	75
G147C	Buse-Barnes-Darnen loams, 3 to 9 percent slopes	4.04	4.0%	IVe	60
G147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	2.56	2.5%	VIIe	33
G143A	Barnes-Svea loams, 0 to 3 percent slopes	0.11	0.1%	IIc	85
Weighted Average					78.4

Property Photos



CROPLAND • HUNTING LAND • GRASSLAND
THIS PROPERTY HAS IT ALL!



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. If bidder has not purchased land through Pifer's Auction & Realty, bidder is required to show proof of funds.

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 6/13/2022. 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 June 13, 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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