

645.35 +/- Acres • Benson County, ND

LAND AUCTION



Oberon, ND



Monday, May 16, 2022 – 10:00 a.m.

LOCATION: New Rockford Golf Course & Event Center • New Rockford, ND



OWNER: Gene Woolley Estate

Pifer's
LAND AUCTIONS

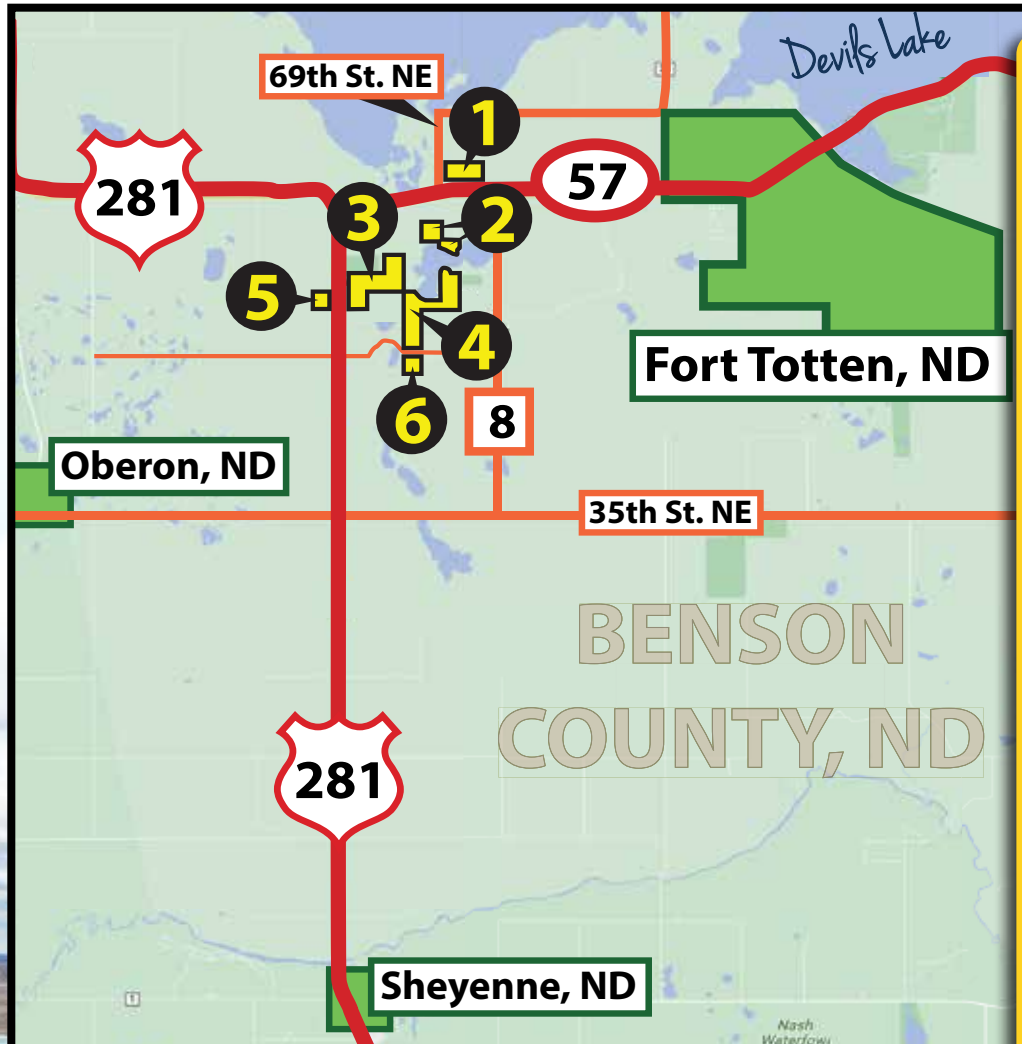


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General Information

AUCTION NOTE: The Gene Woolley Estate property features productive cropland, lush hayland, incredible hunting opportunities and a 40 acre farmstead in the heart of central North Dakota. In addition to the agricultural and ranching opportunities, this property's location is well-known for its healthy duck, pheasant and deer populations and scenic landscape within minutes of Devils Lake, ND. This will be a live auction with online bidding available to all bidders. Bidders may bid in-person, online or by phone.



Driving Directions

Parcel 1: From the interchange of US Hwy. #281 and ND Hwy. #57 north of Sheyenne, ND: Go 1.25 miles east on ND Hwy. #57. Here you will be at the southwest corner of parcel 1.

Parcel 2: From the interchange of US Hwy. #281 and ND Hwy. #57 north of Sheyenne, ND: Go 1.25 miles east on ND Hwy. #57. Go south .25 miles on 69th St. NE. Here you will be at the northeast corner of parcel 2.

Parcel 3: From the interchange of US Hwy. #281 and ND Hwy. #57 north of Sheyenne, ND: Go 1 mile south on US Hwy. #281. Here you will be at the northwest corner of parcel 3.

Parcel 4: From the interchange of US Hwy. #281 and ND Hwy. #57 north of Sheyenne, ND: Go 2 miles south on US Hwy. #281. Go 1 mile east on 37th St. NE. Here you will be at the southeast corner of parcel 4.

Parcel 5: From the interchange of US Hwy. #281 and ND Hwy. #57 north of Sheyenne, ND: Go 1.25 miles south on US Hwy. #281. Here you will be at the northeast corner of parcel 5.

Parcel 6: From the interchange of US Hwy. #281 and ND Hwy. #57 north of Sheyenne, ND: Go 2 miles south on US Hwy. #281. Go .75 miles east on 37th St. NE. Here you will be at the northwest corner of parcel 6.

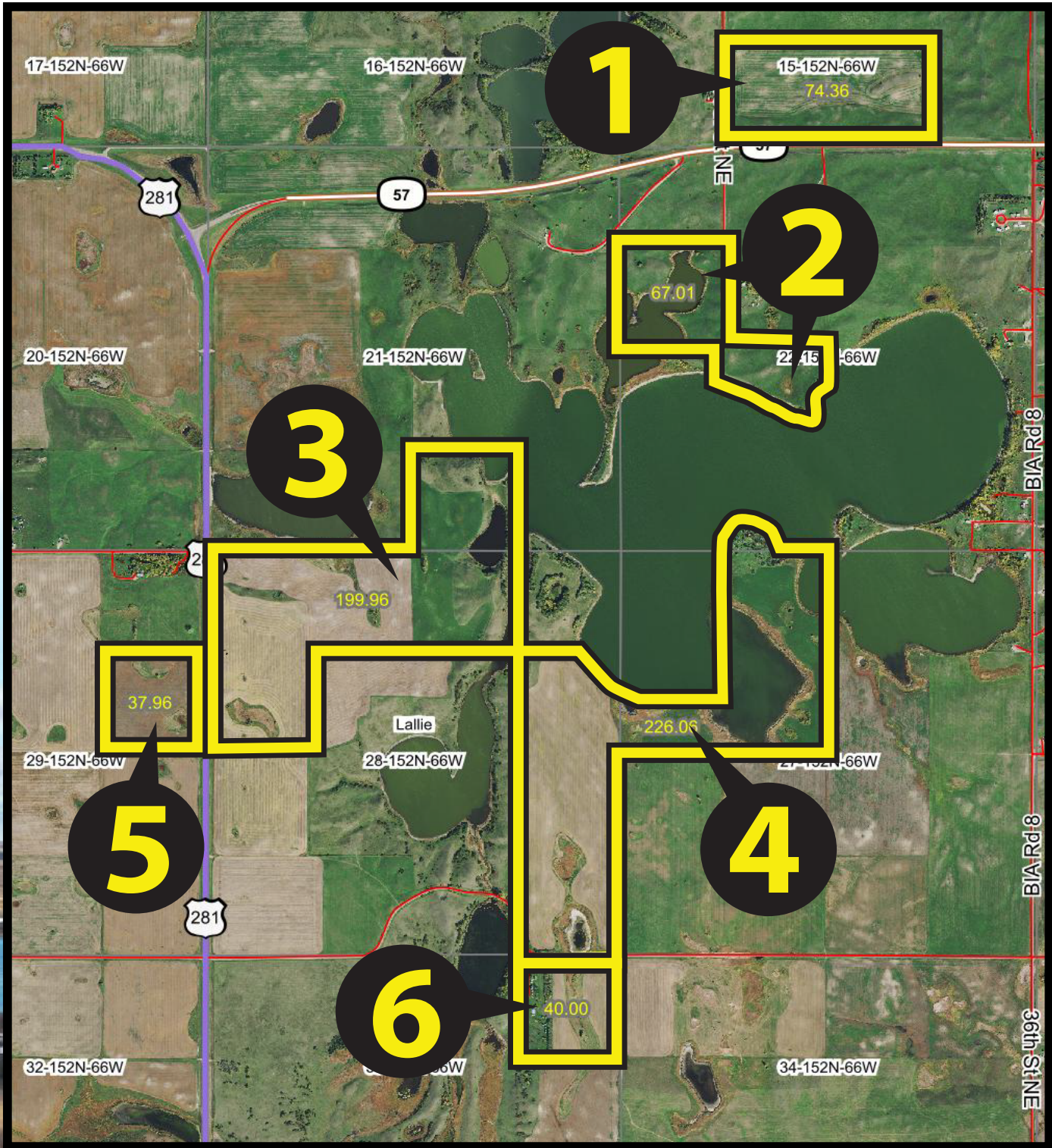


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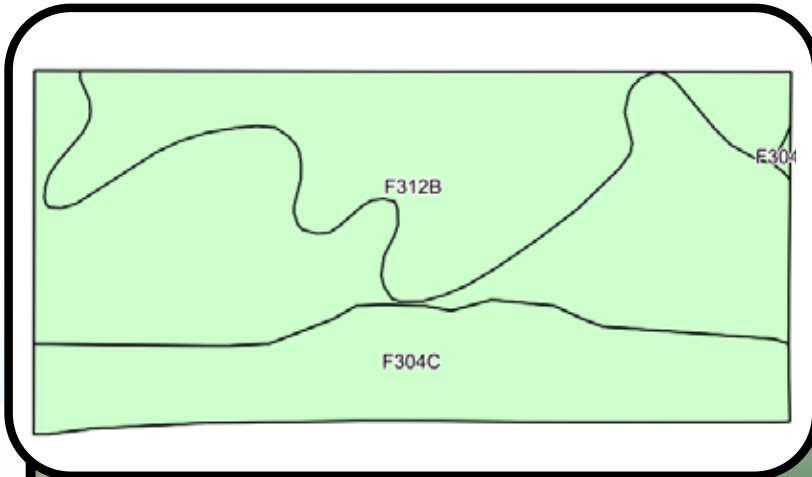
Overall Property



Parcel 1

Acres: 74.36 +/-
Legal: SE $\frac{1}{4}$ SW $\frac{1}{4}$ & SW $\frac{1}{4}$ SE $\frac{1}{4}$ Less Par #6 & 2.56 Acre R/W & 3.08 Acre R/W 15-152-66
Crop Acres: 71.23 +/-
Taxes (2021): \$425.64

This parcel has 71.23 +/- crop acres, currently 51.9 +/- of these acres are subject to a lease agreement through the 2022 growing season. The remaining 19.33 +/- crop acres are currently planted to grass and are available for the 2022 growing season. All 2022 lease Income will be credited to the buyer. There are no wetland easements on this parcel.



TRACT 6857		
Crop	Base Acres	Yield
Wheat	25.71	42 bu.
Soybeans	26.19	20 bu.
Total Base Acres: 51.9		

TRACT 6858		
Crop	Base Acres	Yield
Wheat	9.7	24 bu.
Oats	1.0	40 bu.
Flax	0.5	10 bu.
Corn	0.2	41 bu.
Barley	2.9	36 bu.
Total Base Acres: 14.3		



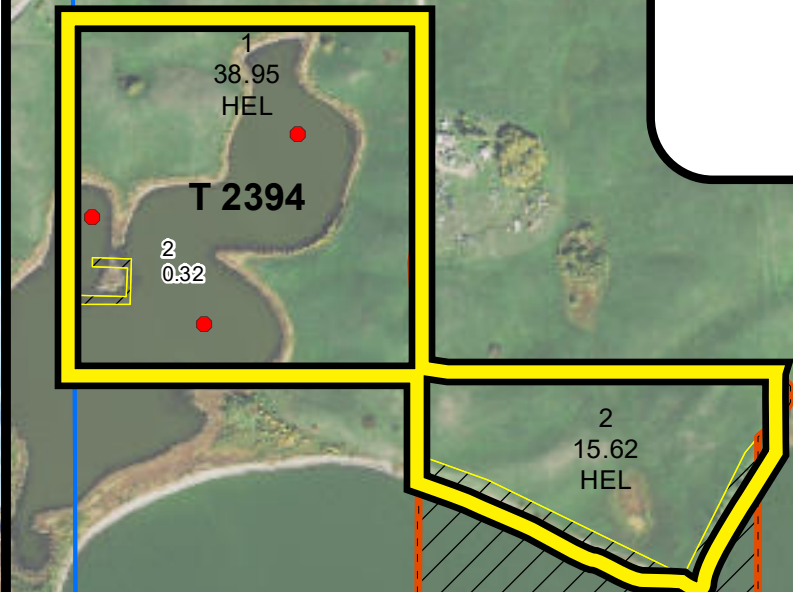
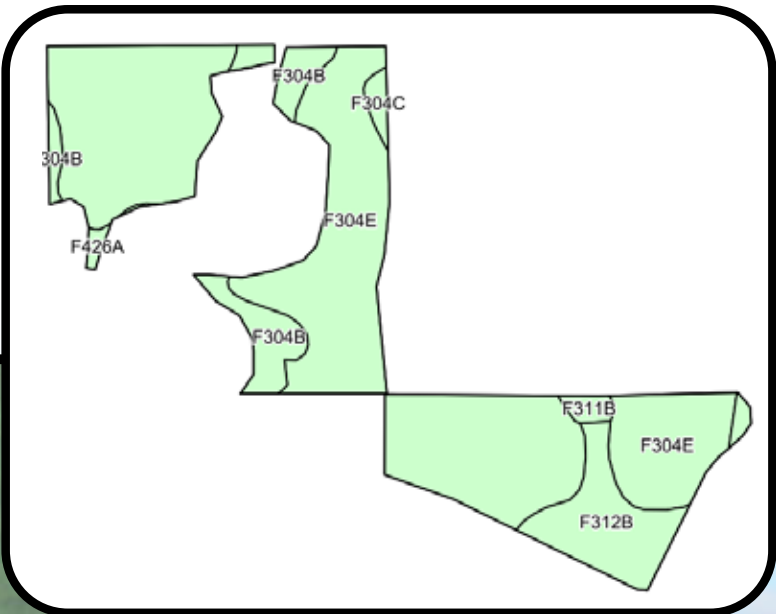
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F304C	Coe-Binford complex, 6 to 9 percent slopes	49.14	69.0%	VIIs	29
F312B	Brantford-Coe complex, 2 to 6 percent slopes	21.97	30.8%	IIIs	42
F304E	Coe-Binford sandy loams, 9 to 25 percent slopes	0.12	0.2%	VIIIs	20
Weighted Average					33

Parcel 2

Acres: 59.72 +/-
Legal: Lot 4 & SW¼NW¼ 22-152-66
Crop Acres: 54.57 +/-
Taxes (2021): \$147.50

This parcel includes 54.57 +/- crop acres with a cropping history and is currently used as hayland. This parcel provides excellent waterfowl hunting opportunities. There are no wetland easements on this parcel.

TRACT 9164		
Crop	Base Acres	Yield
Wheat	7.0	24 bu.
Oats	0.7	40 bu.
Flax	0.4	10 bu.
Corn	0.1	41 bu.
Sunflowers	0.3	750 lbs.
Barley	2.1	36 bu.
Total Base Acres: 10.6		



TRACT 2394		
Crop	Base Acres	Yield
Wheat	11.0	25 bu.
Oats	5.1	41 bu.
Corn	1.8	41 bu.
Sunflowers	1.1	750 lbs.
Barley	4.5	36 bu.
Total Base Acres: 23.5		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F304E	Coe-Binford sandy loams, 9 to 25 percent slopes	28.95	77.8%	Vlls	20
F312B	Brantford-Coe complex, 2 to 6 percent slopes	4.09	11.0%	llle	42
F304B	Binford-Coe complex, 2 to 6 percent slopes	3.10	8.3%	llle	38
F304C	Coe-Binford complex, 6 to 9 percent slopes	0.41	1.1%	Vls	29
F311B	Walsh-Vang loams, 2 to 6 percent slopes	0.41	1.1%	lle	78
F426A	Minnewaukan loamy fine sand, 0 to 2 percent slopes	0.23	0.6%	IVw	22
Weighted Average					24.7

Parcel 3 FSA & Information

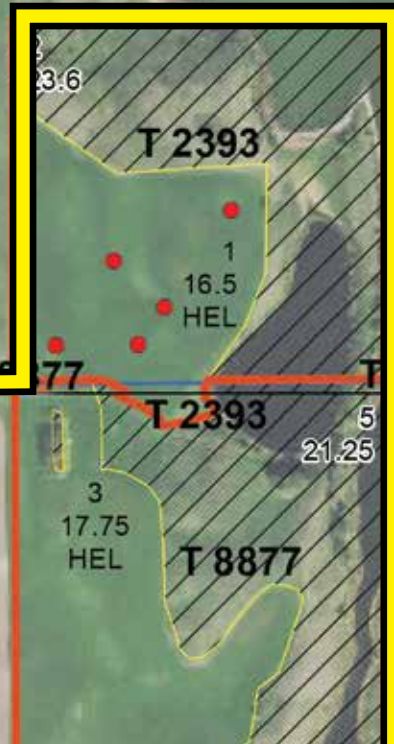
Acres: 199.96 +/-

Legal: Lots 5, 6 & 7 Also known as (SW $\frac{1}{4}$ SE $\frac{1}{4}$) 21-152-66, NW $\frac{1}{4}$ NE $\frac{1}{4}$ 28-152-66, N $\frac{1}{2}$ NW $\frac{1}{4}$ Less 1.8 Acres, 1.43 Acres & .42 Acres R/W & SW $\frac{1}{4}$ NW $\frac{1}{4}$ Less 2.02 Acres R/W 28-152-66

Crop Acres: 145.92 +/-

Taxes (2021): \$1,417.05

This parcel has 111.67 +/- crop acres that is under a lease agreement through the December 31, 2023 and 34.25 +/- hay acres that is under a lease agreement through Dec 31, 2022. All of the 2022 and 2023 lease income will be received by the buyers of the property. There are no wetland easements on this parcel.



Parcel 3 Soils Map & Base Acres & Yields

TRACT 2393

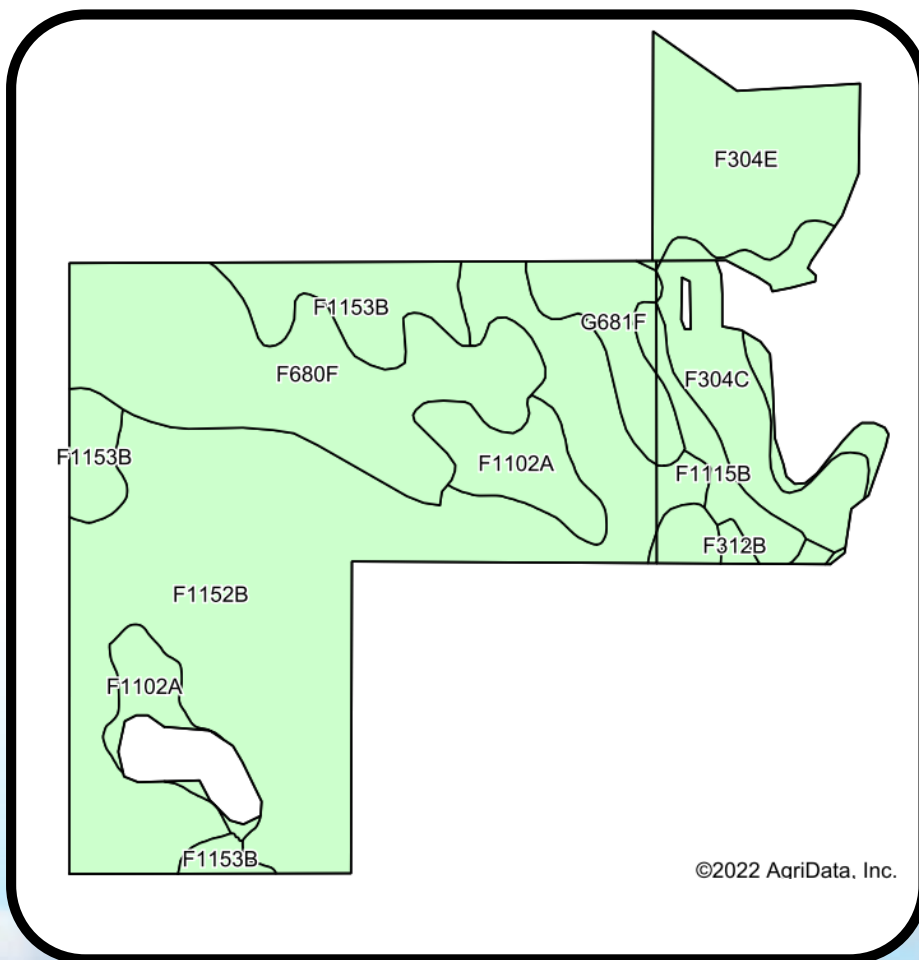
Crop	Base Acres	Yield
Wheat	4.5	38 bu.
Oats	2.1	41 bu.
Corn	0.7	99 bu.
Barley	1.8	63 bu.
Total Base Acres: 9.1		

TRACT 8646

Crop	Base Acres	Yield
Wheat	36.95	38 bu.
Corn	9.62	99 bu.
Soybeans	35.96	34 bu.
Barley	7.06	64 bu.
Canola	11.14	1,456 lbs.
Total Base Acres: 100.73		

TRACT 8877

Crop	Base Acres	Yield
Wheat	5.0	38 bu.
Oats	2.4	41 bu.
Corn	0.8	99 bu.
Barley	2.0	63 bu.
Total Base Acres: 10.2		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	61.60	42.2%	Ile	77
F680F	Buse-Sioux complex, 9 to 35 percent slopes	25.86	17.7%	Vlle	22
F304E	Coe-Binford sandy loams, 9 to 25 percent slopes	16.38	11.2%	Vlls	20
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	10.84	7.4%	Ile	82
F304C	Coe-Binford complex, 6 to 9 percent slopes	10.44	7.2%	Vls	29
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	8.81	6.0%	Ile	72
G681F	Buse-Coe complex, 9 to 35 percent slopes	7.34	5.0%	Vlle	28
F1115B	Parnell-Hamerly-Vallers, saline, complex, 0 to 4 percent slopes	3.87	2.7%	Vw	51
F312B	Brantford-Coe complex, 2 to 6 percent slopes	0.78	0.5%	Ille	42
Weighted Average					54.1

Parcel 4 FSA & Information

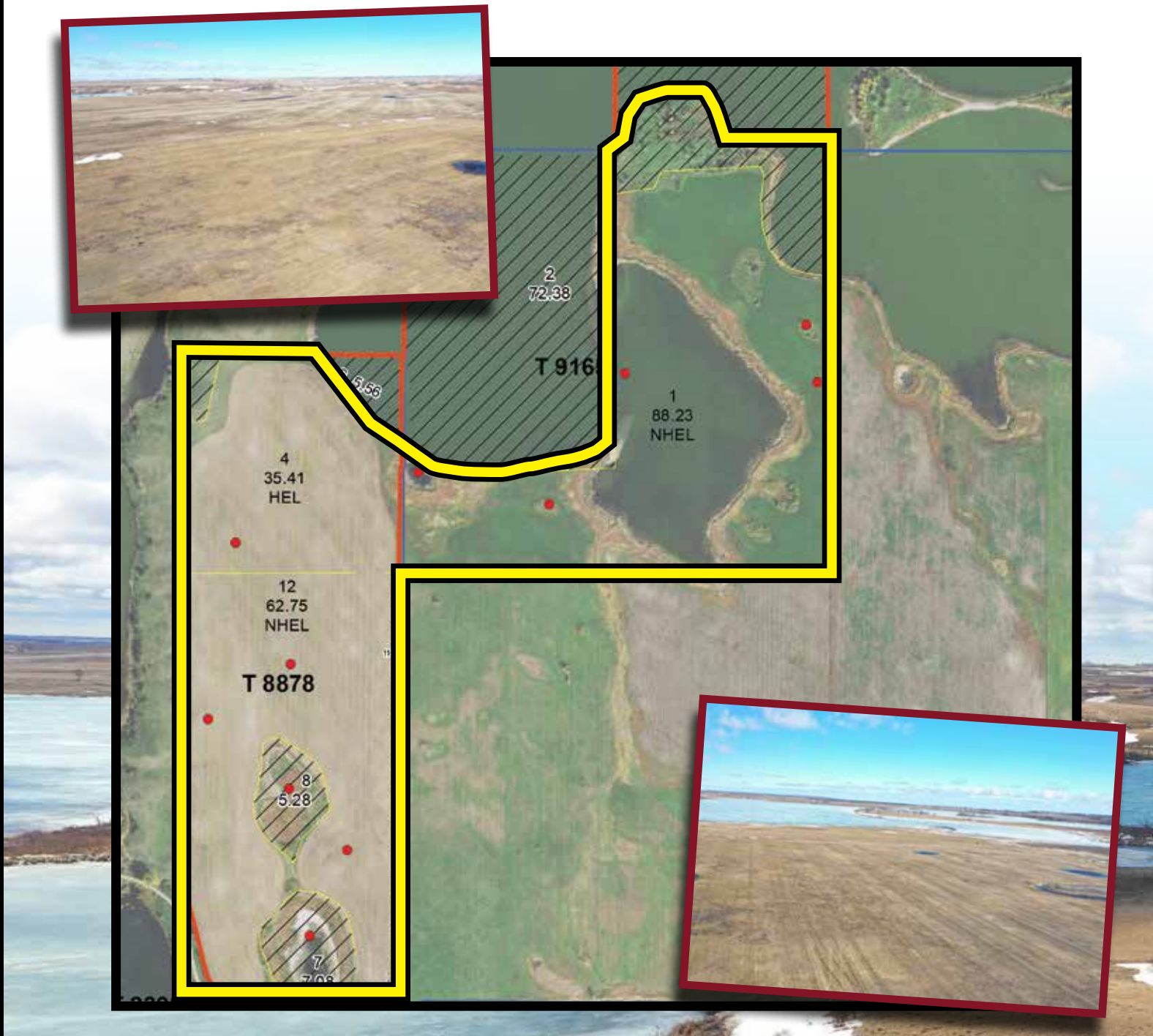
Acres: 233.35 +/-

Legal: Lots 1 & 2, E½NW¼ 27-152-66, Lot 4 E½SE¼ 28-152-66 & Lot 9 22-152-66

Crop Acres: 186.39 +/-

Taxes (2021): \$1,540.78

This parcel has 98.16 +/- crop acres that is under a lease agreement through the December 31, 2023 and 56.79 +/- hay acres that is under a lease agreement through Dec 31, 2022. All of the 2022 and 2023 lease income will be received by the buyers of the property. There is a wetland easements on this parcel.



Parcel 4 Soils Map & Base Acres & Yields

TRACT 8878

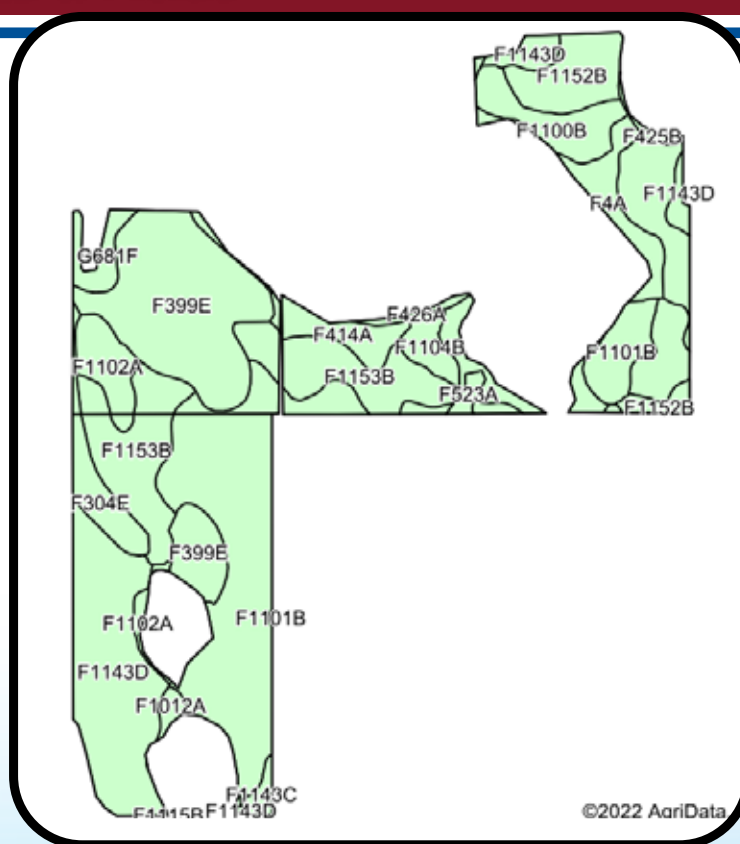
Crop	Base Acres	Yield
Wheat	32.47	38 bu.
Corn	8.47	99 bu.
Soybeans	31.61	34 bu.
Barley	6.21	64 bu.
Canola	9.79	1,456 lbs.

Total Base Acres: 88.55

TRACT 9165

Crop	Base Acres	Yield
Wheat	37.9	38 bu.
Oats	4.0	40 bu.
Flax	2.0	21 bu.
Corn	0.8	99 bu.
Barley	11.5	63 bu.

Total Base Acres: 56.2

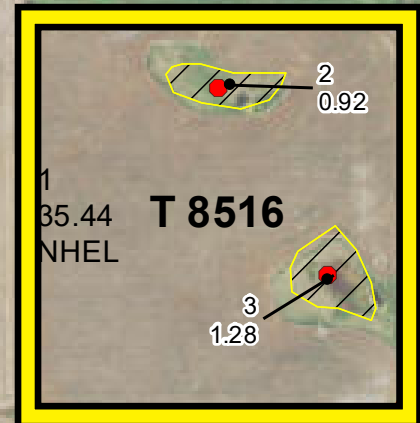
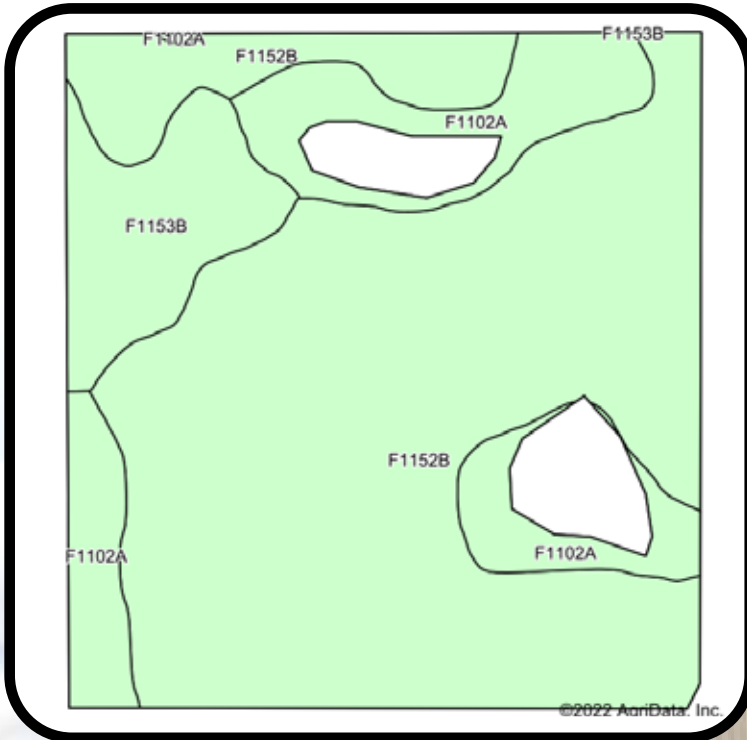


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	37.17	24.0%	Ile	77
F399E	Maddock-Serden loamy fine sands, 6 to 25 percent slopes	25.43	16.4%	Vlle	21
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	23.76	15.3%	Ile	82
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	21.80	14.1%	Vle	47
F4A	Southam silty clay loam, 0 to 1 percent slopes	8.23	5.3%	VIIIw	10
F1152C	Balaton-Souris-Svea loams, 3 to 9 percent slopes	6.91	4.5%	IIle	75
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	5.54	3.6%	IVe	63
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	4.90	3.2%	Ile	72
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	4.32	2.8%	Ile	73
F304E	Coe-Binford sandy loams, 9 to 25 percent slopes	4.26	2.7%	Vlls	20
F414A	Lallie silty clay loam, 0 to 1 percent slopes	3.65	2.4%	IVw	27
F1104B	Hamerly-Balaton loams, 0 to 4 percent slopes	2.37	1.5%	Ile	75
G681F	Buse-Coe complex, 9 to 35 percent slopes	2.35	1.5%	Vlle	28
F426A	Minnewaukan loamy fine sand, 0 to 2 percent slopes	1.13	0.7%	IVw	22
F1143C	Buse-Barnes loams, 3 to 9 percent slopes	0.92	0.6%	IVe	65
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	0.87	0.6%	Vw	33
F523A	Low-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.77	0.5%	VIw	21
F425B	Mauvais loam, 0 to 6 percent slopes	0.57	0.4%	Ile	52
Weighted Average					55.3

Parcel 5

Acres: 37.96 +/-
Legal: SE¼NE¼ Less .21 Acre R/W & 1.83 Acre R/W 29-152-66
Crop Acres: 35.44 +/-
Taxes (2021): \$317.20

This parcel includes 35.44 +/- crop acres that are under a lease agreement through the December 31, 2023. All of the 2022 and 2023 lease income will be received by the buyers of the property. There are no wetland easements on this parcel.

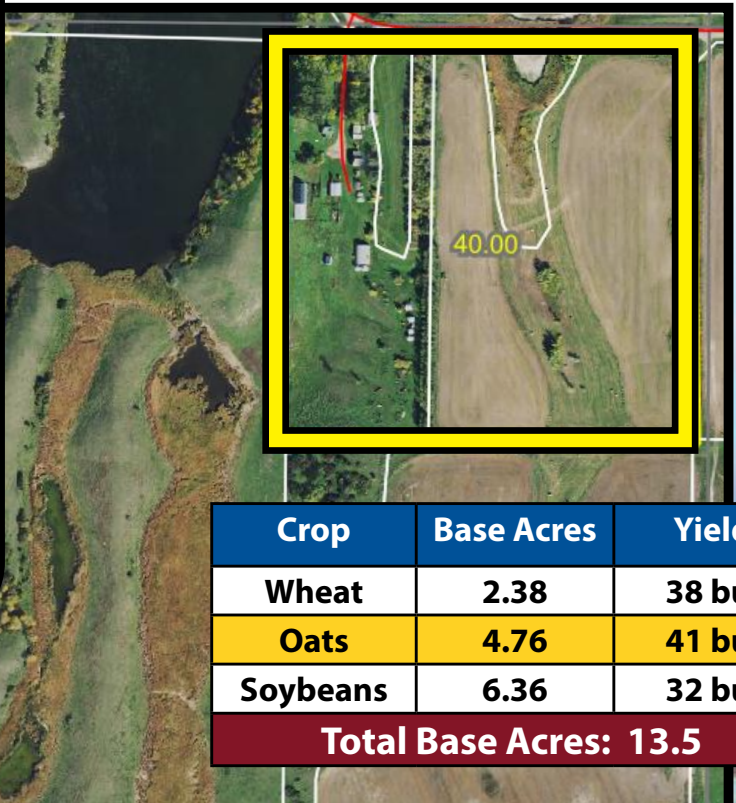
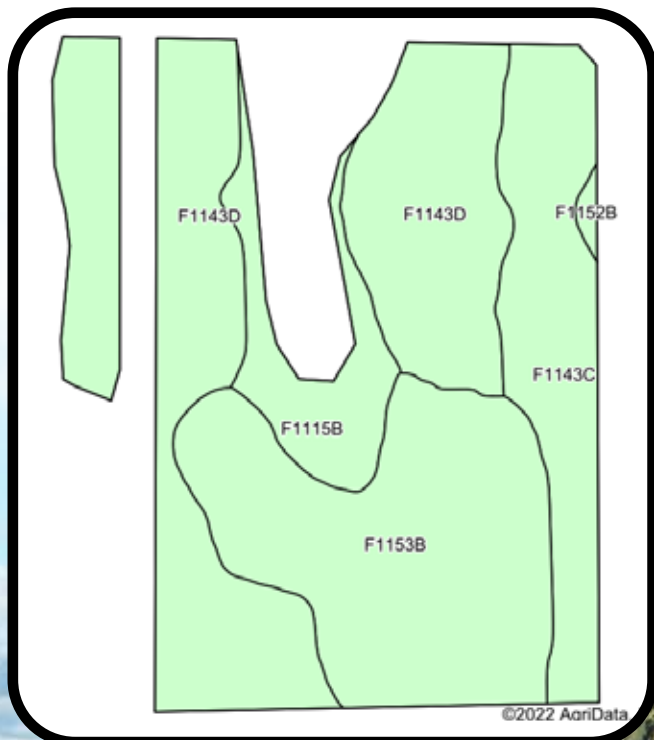


Crop	Base Acres	Yield
Wheat	11.72	38 bu.
Corn	3.06	99 bu.
Soybeans	11.41	34 bu.
Barley	2.24	64 bu.
Canola	3.54	1,456 lbs.
Total Base Acres: 31.97		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	26.22	74.0%	Ile	77
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	5.80	16.4%	Ile	72
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	3.42	9.7%	Ile	82
Weighted Average					76.7

Parcel 6

Acres: 40 +/-
Legal: NE¼NE¼ 33-152-66
Crop Acres: 23.66 +/-
Home: 1,100 +/- sq. ft. (Private Well and Septic)
Barn: 34' x 28'
Calving Barn: 32' x 36'
Shop: 30' x 40'
Quonset: 40' x 60' Full Concrete Floor, 16 ft. Overhead Door
Taxes (2021): \$117.65 (Estimate)
 There are no wetland easements on this parcel.



Crop	Base Acres	Yield
Wheat	2.38	38 bu.
Oats	4.76	41 bu.
Soybeans	6.36	32 bu.
Total Base Acres: 13.5		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	10.42	44.0%	Vle	47
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	7.17	30.3%	Ile	82
F1143C	Buse-Barnes loams, 3 to 9 percent slopes	4.00	16.9%	IVe	65
F1115B	Parnell-Hamerly-Vallers, saline, complex, 0 to 4 percent slopes	1.96	8.3%	Vw	51
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	0.11	0.5%	Ile	77
Weighted Average					61.1

Online Bidding Instructions

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September 01, 2021

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645.35 +/- Acres • Benson County, ND

Monday, May 16 2022 – 10:00 a.m.

Auction Location: New Rockford Golf Course & Event Center • New Rockford, ND

Auction Note: This exceptional crop, pasture and hunting land offering is a must-see for any farmer, rancher or outdoor enthusiast.

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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 6/30/2022. 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 30, 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 6

Pifer's



Parcel 6

Pifer's
LAND AUCTIONS



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