

914.01 +/- Acres • McHenry County, ND

LAND AUCTION



★
Karlsruhe, ND

Thursday, June 2, 2022 – 3:00 p.m. (CT)
LOCATION: Sleep Inn & Suites Conference Center • Minot, ND



OWNER: Zaback Family Farm Partnership

Pifer's
LAND AUCTIONS

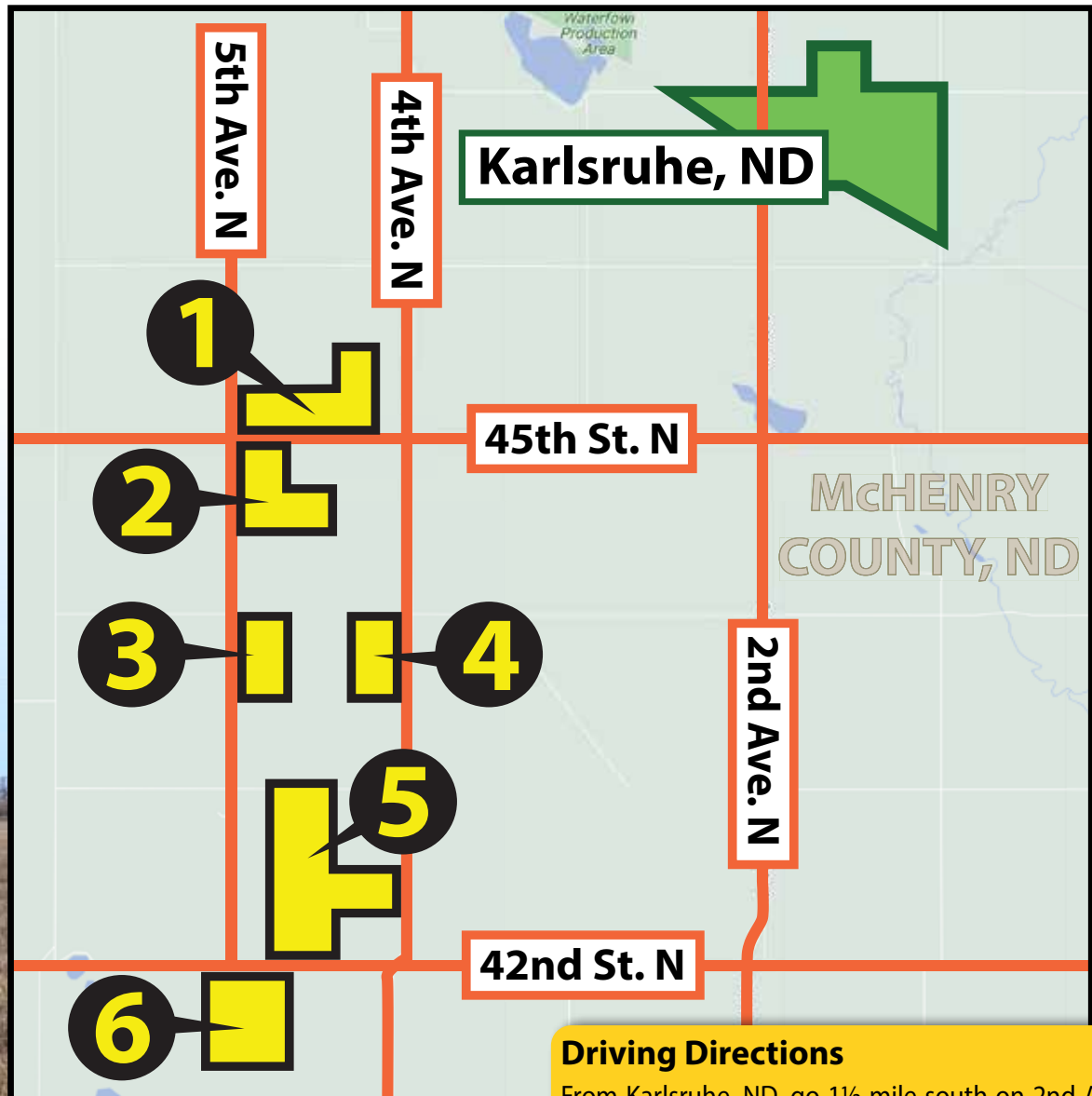


www.pifers.com

877.477.3105

General Information

AUCTION NOTE: McHenry County property features 914.01 +/- acres of crop and pastureland in Lake Hester and Odin townships. The cropland has a good cropping history and excellent grazing on the pastureland. Land will be sold in six parcels with a great opportunity to add to your operation or land portfolio! Current landlord/tenant lease through 2022 crop year with strong lease payment. Contact auctioneer for details!



Driving Directions

From Karlsruhe, ND, go 1½ mile south on 2nd Ave. N to 45th St. N and then go west three miles. This will take you to the SW corner of Parcel 1 and NW corner of Parcel 2. From here go south one mile on 5th Ave. N. This will bring you to the NW corner of Parcel 3. Parcel 4 is 0.75 miles east at this point. Continue 2 miles south on 5th Ave. N. This will bring you to the NW corner of Parcel 6. And then go east 0.25 miles on 42nd N. This will bring you to the SW corner of Parcel 5.

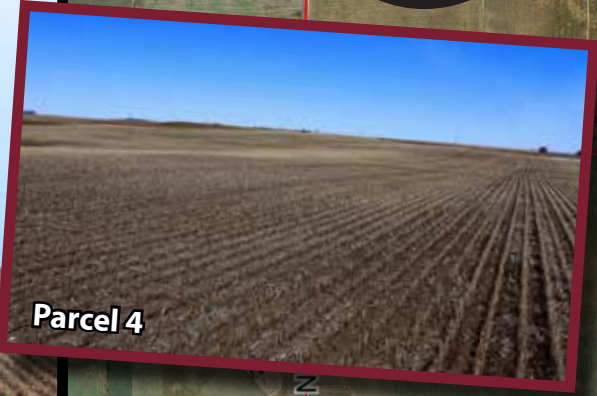
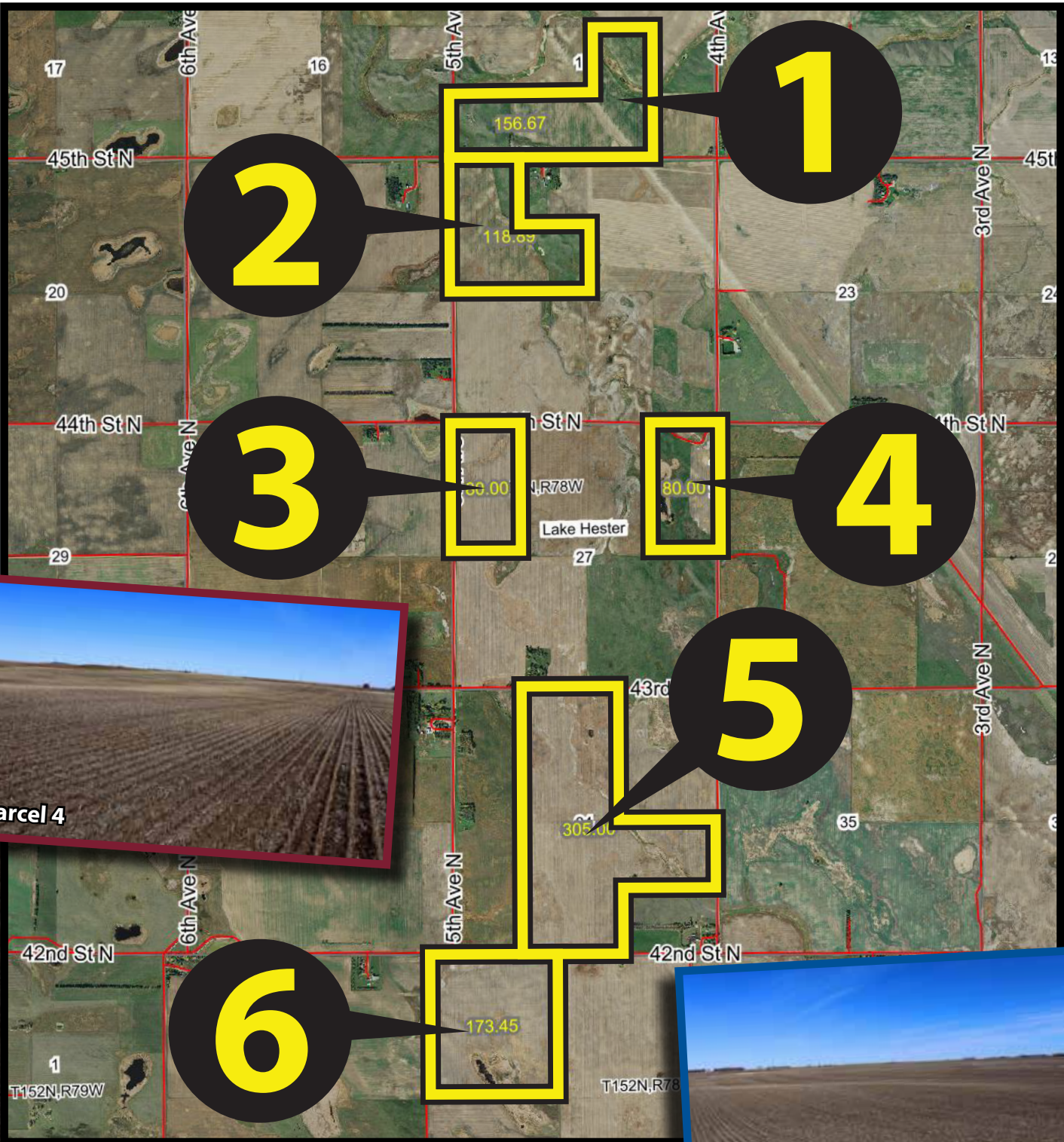


Bob Pifer
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997 47th Ave., #3 • Grand Forks, ND 58201

Overall Property



Parcel 4

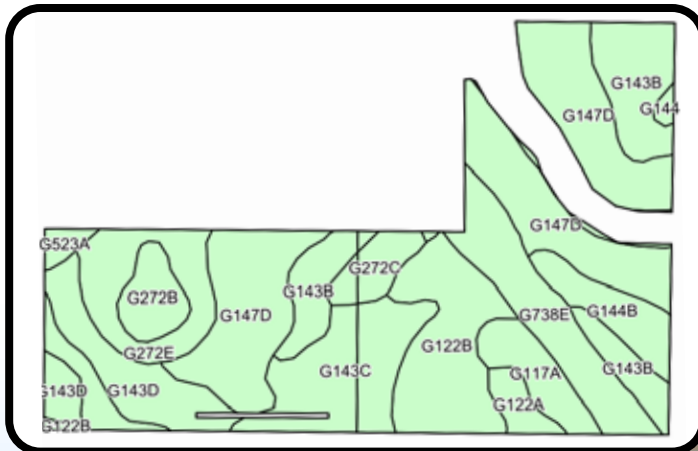


Parcel 6

Parcel 1

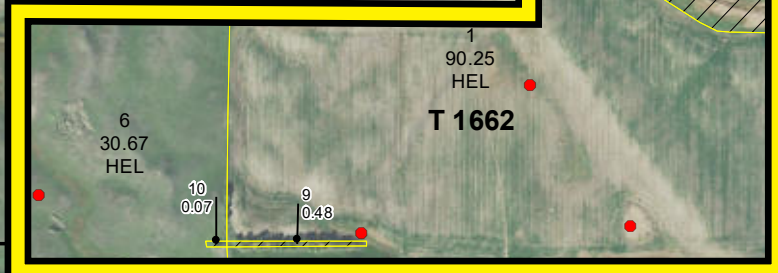
Acres: 156.67 +/-
Legal: S½SW¼ & W½SE¼ 15-153-78
Crop Acres: 141.22 +/-
Taxes (2021): \$529.92

The 156.67 +/- acres including 141.22 +/- acres of cropland.



PARCELS 1 & 2 COMBINED

Crop	Base Acres	Yield
Wheat	105.3	41 bu.
Barley	21.3	37 bu.
Canola	47.4	1,514 lbs.
Total Base Acres: 174.0		

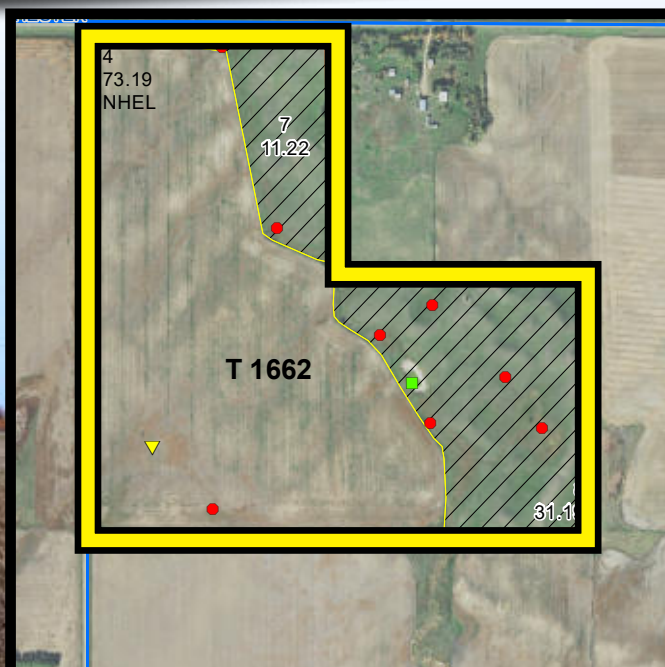
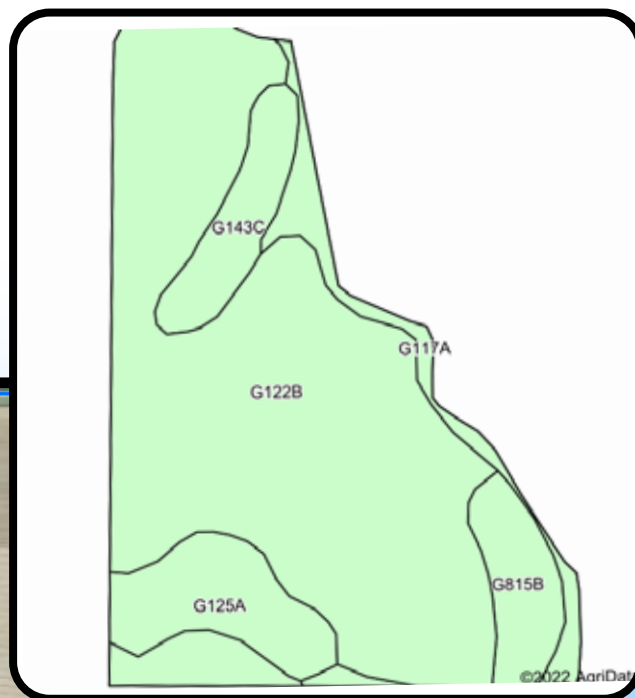


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	37.57	26.6%	Vle	46
G143B	Barnes-Svea loams, 3 to 6 percent slopes	16.16	11.4%	Ile	75
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	14.78	10.5%	Ile	72
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	13.57	9.6%	IVe	55
G738E	Dickey-Buse-Embden complex, 6 to 25 percent slopes	12.09	8.6%	Vle	30
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	10.78	7.6%	Vle	41
G272E	Sioux-Arvilla-Renshaw complex, 9 to 25 percent slopes	9.58	6.8%	VIIs	18
G117A	Hamerly loam, saline, 0 to 3 percent slopes	8.43	6.0%	IIIs	56
G144B	Barnes-Buse loams, 3 to 6 percent slopes	6.18	4.4%	IIle	69
G272B	Arvilla-Sioux complex, 2 to 6 percent slopes	4.24	3.0%	IIle	36
G272C	Sioux-Arvilla-Renshaw complex, 6 to 9 percent slopes	3.69	2.6%	VIIs	26
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	2.43	1.7%	IIc	79
G523A	Low-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	1.72	1.2%	VIW	21
Weighted Average					50.3

Parcel 2

Acres: 118.89 +/-
Legal: NW $\frac{1}{4}$ NW $\frac{1}{4}$ & SE $\frac{1}{4}$ NW $\frac{1}{4}$ & SW $\frac{1}{4}$ NW $\frac{1}{4}$ 22-153-78
Crop Acres: 73.19 +/-
Pasture/Habitat Acres: 42.41 +/-
Taxes (2021): \$531.67

The 118.89 +/- acres include 73.19 +/- acres of cropland and 42.41 +/- acres of pastureland.



PARCELS 1 & 2 COMBINED

Crop	Base Acres	Yield
Wheat	105.3	41 bu.
Barley	21.3	37 bu.
Canola	47.4	1,514 lbs.

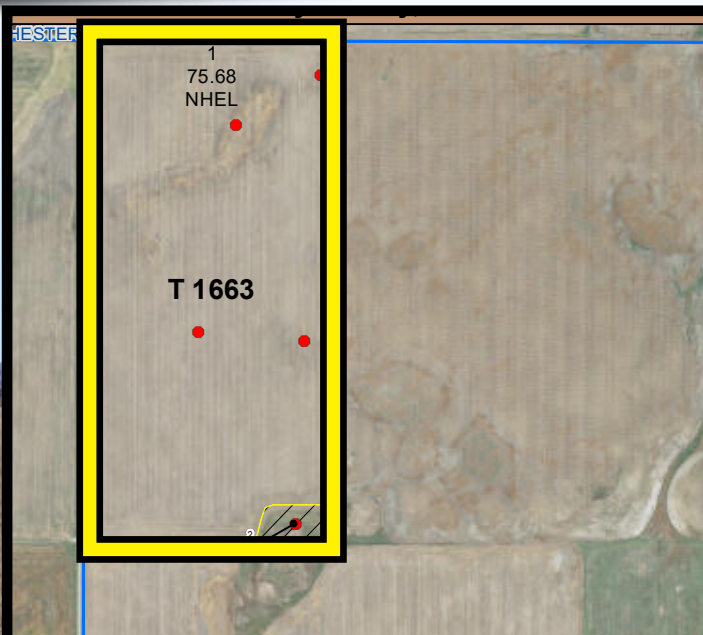
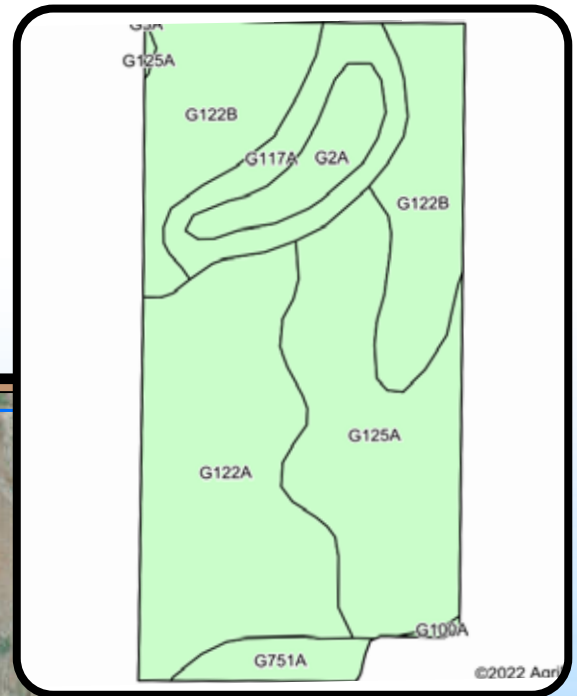
Total Base Acres: 174.0

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	52.36	71.5%	Ile	72
G125A	Cavour-Cresbard loams, 0 to 3 percent slopes	6.84	9.3%	IVs	50
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	4.85	6.6%	IVe	55
G117A	Hamerly loam, saline, 0 to 3 percent slopes	4.59	6.3%	IIIs	56
G815B	Lohnes-Claire coarse sands, 0 to 6 percent slopes	4.55	6.2%	VIe	19
Weighted Average					64.5

Parcel 3

Acres: 80 +/-
Legal: W½NW¼ 27-153-78
Crop Acres: 75.68 +/-
Taxes (2021): \$480.23

The property features 80 +/- acres including 75.68 +/- acres of FSA cropland. There is a perpetual USFW wetland easement.



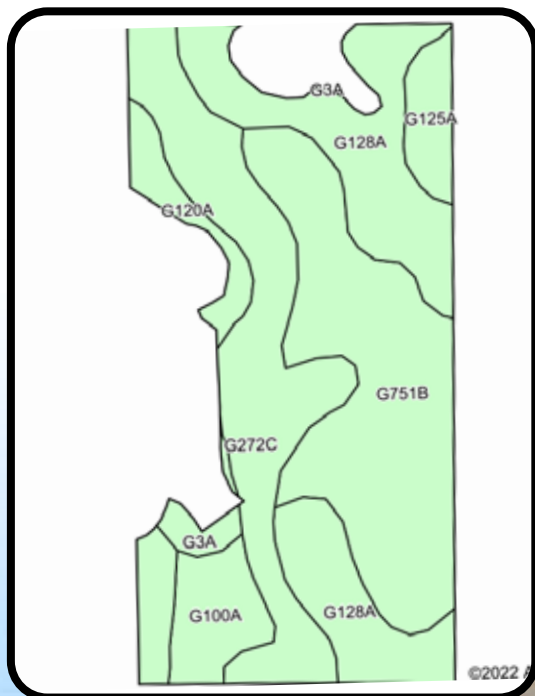
Crop	Base Acres	Yield
Wheat	31.88	42 bu.
Sunflowers	7.2	1,352 lbs.
Canola	19.42	1,572 lbs.
Total Base Acres: 58.5		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	23.46	31.0%	IIc	79
G125A	Cavour-Cresbard loams, 0 to 3 percent slopes	19.82	26.2%	IVs	50
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	18.73	24.7%	IIe	72
G117A	Hamerly loam, saline, 0 to 3 percent slopes	6.65	8.8%	IIIs	56
G2A	Tonka silt loam, 0 to 1 percent slopes	4.20	5.5%	IVw	42
G751A	Swenoda-Larson fine sandy loams, 0 to 3 percent slopes	2.66	3.5%	IIIe	64
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	0.16	0.2%	IIe	64
Weighted Average					65

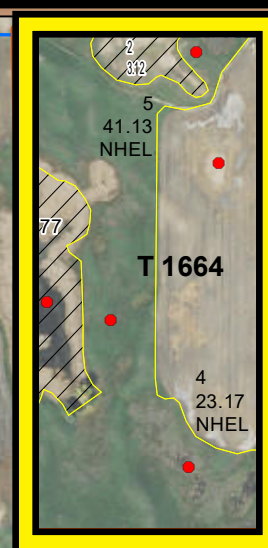
Parcel 4

Acres: 80 +/-
Legal: E½NE¼ 27-153-78
Crop Acres: 64.3 +/-
Habitat Acres: 15.7 +/-
Taxes (2021): \$190.87

The 80 +/- acres which includes 64.3 +/- acres of FSA cropland.
 There is a perpetual USFW wetland easement.



Crop	Base Acres	Yield
Wheat	27.08	42 bu.
Sunflowers	6.12	1,352 lbs.
Canola	16.5	1,572 lbs.
Total Base Acres: 49.7		

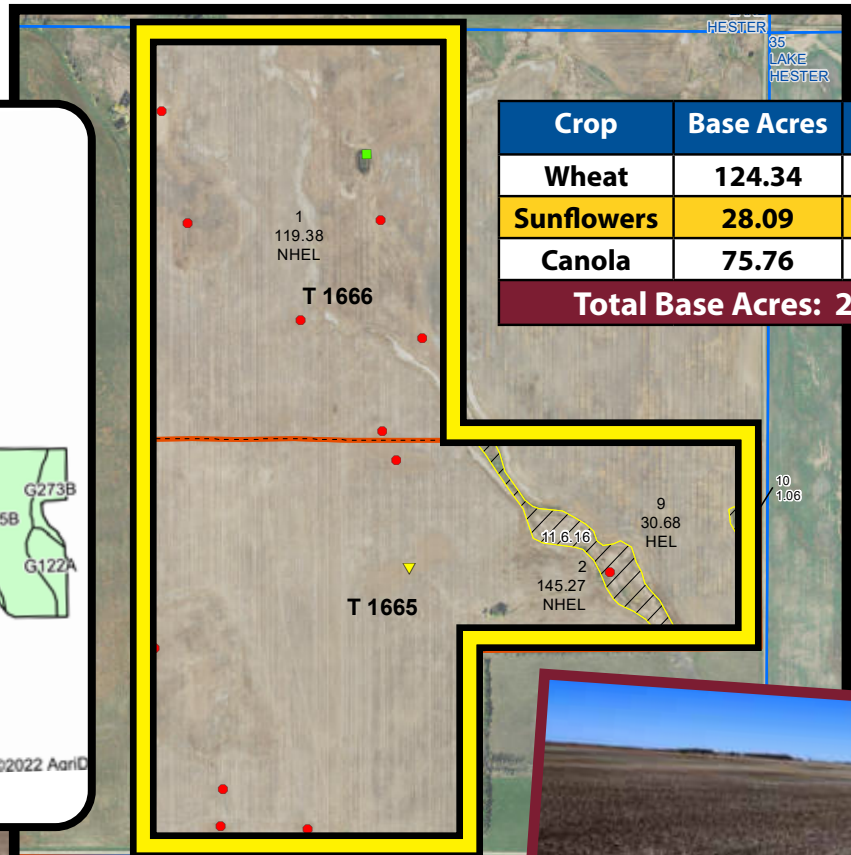
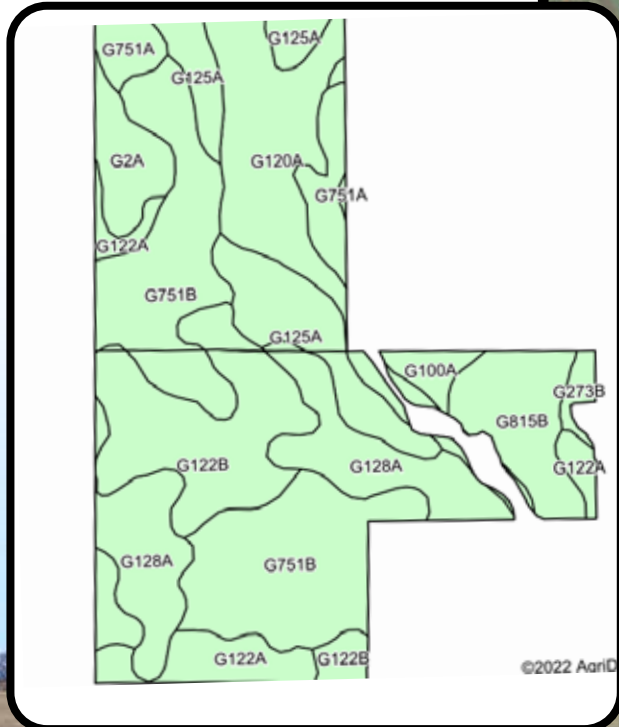


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G751B	Swenoda-Larson fine sandy loams, 3 to 6 percent slopes	20.35	31.6%	IIIe	61
G272C	Sioux-Arvilla-Renshaw complex, 6 to 9 percent slopes	17.60	27.4%	VIIs	26
G128A	Ferney-Cavour loams, 0 to 3 percent slopes	16.14	25.1%	IVs	30
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	3.93	6.1%	Ile	64
G120A	Vallers, saline-Manfred complex, 0 to 1 percent slopes	2.60	4.0%	IVw	37
G125A	Cavour-Cresbard loams, 0 to 3 percent slopes	2.51	3.9%	IVs	50
G3A	Parnell silty clay loam, 0 to 1 percent slopes	1.17	1.8%	Vw	25
Weighted Average					41.8

Parcel 5

Acres: 305 +/-
Legal: E½NW¼ & E½SW¼ & W½W½NE¼ & N½SE¼ & SW¼SE¼
 Less Outlot 173 34-153-78
Crop Acres: 295.33 +/-
Taxes (2021): \$1,227.18

The 305 +/- acres which includes 295.33 +/- acres of FSA cropland. There is a perpetual USFW wetland easement.



Crop	Base Acres	Yield
Wheat	124.34	42 bu.
Sunflowers	28.09	1,352 lbs.
Canola	75.76	1,572 lbs.
Total Base Acres:		228.19

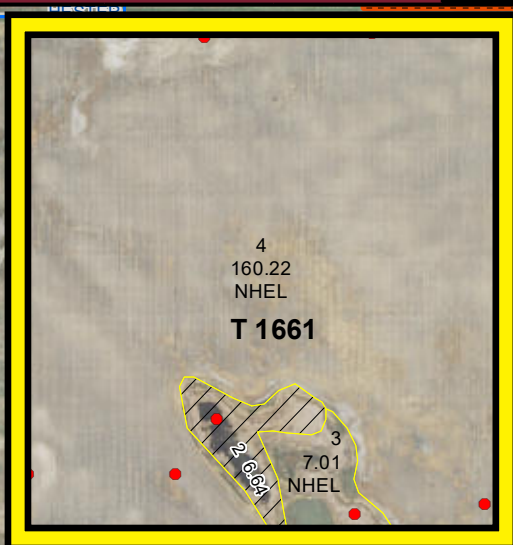
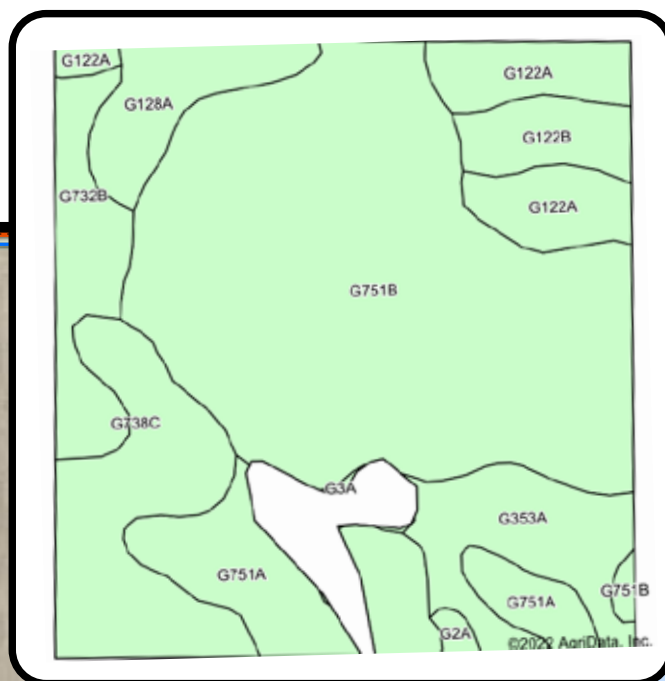
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G751B	Swenoda-Larson fine sandy loams, 3 to 6 percent slopes	80.15	27.1%	IIIe	61
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	41.44	14.0%	Ile	72
G125A	Cavour-Cresbard loams, 0 to 3 percent slopes	37.91	12.8%	IVs	50
G128A	Ferney-Cavour loams, 0 to 3 percent slopes	37.82	12.8%	IVs	30
G120A	Vallers, saline-Manfred complex, 0 to 1 percent slopes	36.95	12.5%	IVw	37
G815B	Lohnes-Claire coarse sands, 0 to 6 percent slopes	19.50	6.6%	VIe	19
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	17.05	5.8%	IIc	79
G2A	Tonka silt loam, 0 to 1 percent slopes	11.17	3.8%	IVw	42
G751A	Swenoda-Larson fine sandy loams, 0 to 3 percent slopes	6.31	2.1%	IIIe	64
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	4.37	1.5%	Ile	64
G273B	Sioux-Arvilla complex, 2 to 6 percent slopes	2.66	0.9%	VIIs	29
Weighted Average					51.5

Parcel 6

Acres: 173.45 +/-
Legal: NW¼ 5-152-78
Crop Acres: 167.23 +/-
Taxes (2021): \$871.78

The 173.45 +/- acres which includes 167.23 +/- acres of FSA cropland. There is a perpetual USFW wetland easement on the south half on the property.

Crop	Base Acres	Yield
Wheat	70.3	42 bu.
Sunflowers	15.88	1,352 lbs.
Canola	42.83	1,572 lbs.
Total Base Acres: 129.01		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G751B	Swenoda-Larson fine sandy loams, 3 to 6 percent slopes	79.29	47.5%	IIIe	61
G738C	Dickey-Buse-Embden complex, 3 to 9 percent slopes	19.61	11.7%	VIe	50
G751A	Swenoda-Larson fine sandy loams, 0 to 3 percent slopes	17.21	10.3%	IIIe	64
G353A	Wyndmere fine sandy loam, saline, 0 to 2 percent slopes	12.84	7.7%	IIIs	41
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	12.74	7.6%	IIc	79
G732B	Swenoda-Barnes complex, 3 to 6 percent slopes	10.13	6.1%	IIIe	74
G128A	Ferney-Cavour loams, 0 to 3 percent slopes	8.30	5.0%	IVs	30
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	5.83	3.5%	IIe	72
G2A	Tonka silt loam, 0 to 1 percent slopes	0.75	0.4%	IVw	42
G3A	Parnell silty clay loam, 0 to 1 percent slopes	0.21	0.1%	Vw	25
Weighted Average					59.4

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 7/18/2022. 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 July 18, 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 3

Pifer's
LAND AUCTIONS



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