

475.95 +/- Acres • McLean County, ND

LAND AUCTION



Turtle Lake, ND

Wednesday, June 1, 2022 – 10:00 a.m.

LOCATION: American Legion • Turtle Lake, ND

OWNERS: Randy & Sherri Heiser

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LAND AUCTIONS

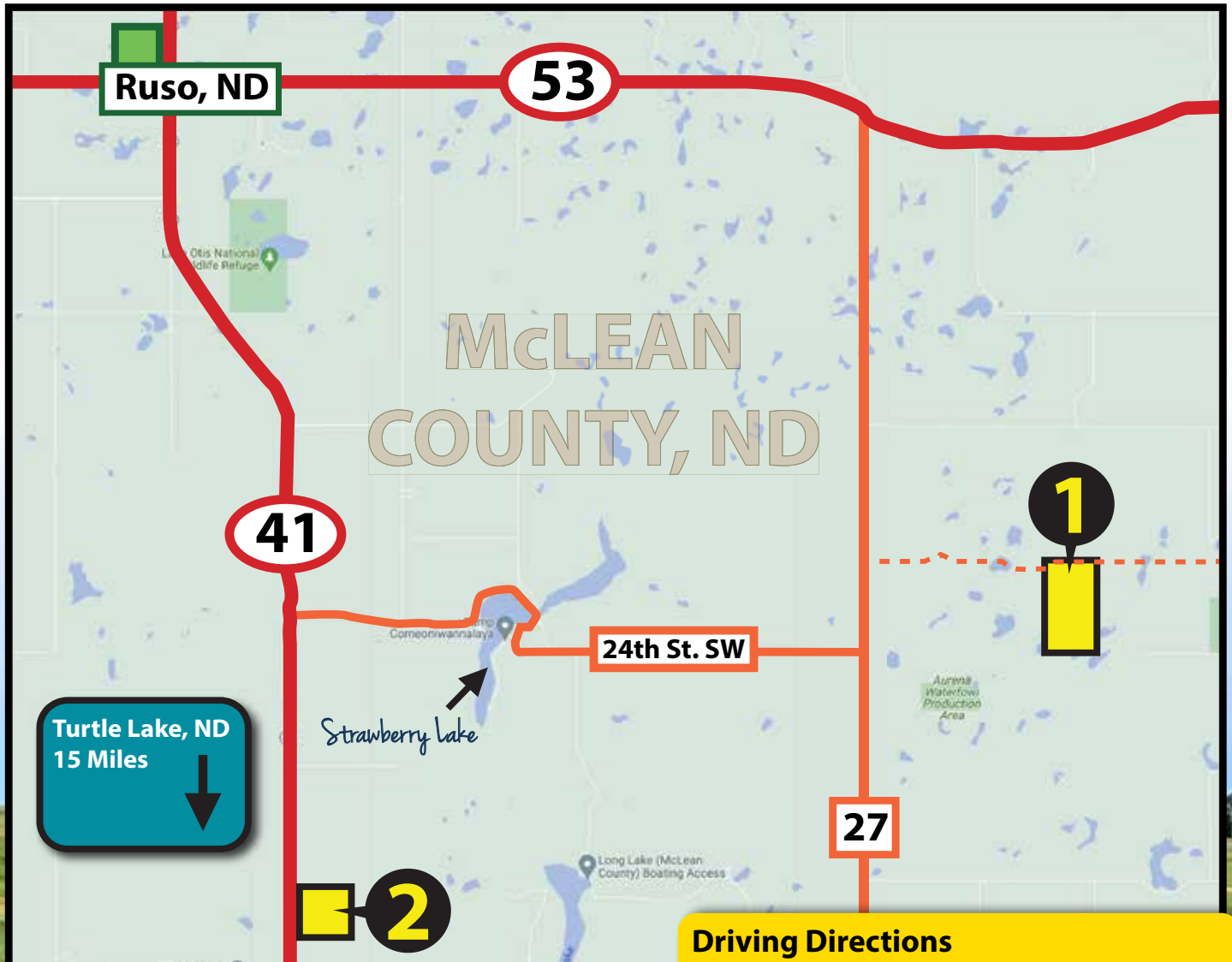


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General Information

AUCTION NOTE: This is exceptional pastureland and irrigated cropland in McLean County, ND. Both parcels are available for immediate possession! The pastureland features exceptional native grass, an abundance of water including well and dams. There is cell grazing. The perimeter fencing is in good condition. The irrigated cropland, in Horseshoe Township, is in the Horseshoe Aquifer. The cropland is currently in forage and can be harvested or grazed. This is a live auction with Internet bidding available.



Driving Directions

Parcel 1: From Strawberry Lake proceed three miles east on 24th St. SW, then one mile north on County Rd. #27, then 1.5 miles east (this is minimum maintenance township road) to the northwest corner of the property.

Parcel 2: From Turtle Lake, ND, proceed north 15 miles on Hwy. #41. The property is on the east side of the highway. From Ruso, ND proceed south seven miles on ND #41 to the northwest corner of the property.



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

Overall Property



Parcel 1

Acres: 320 +/-
Legal: E½ 34-150-79
Pasture Acres: 313.42 +/-
Taxes (2021): \$835.84

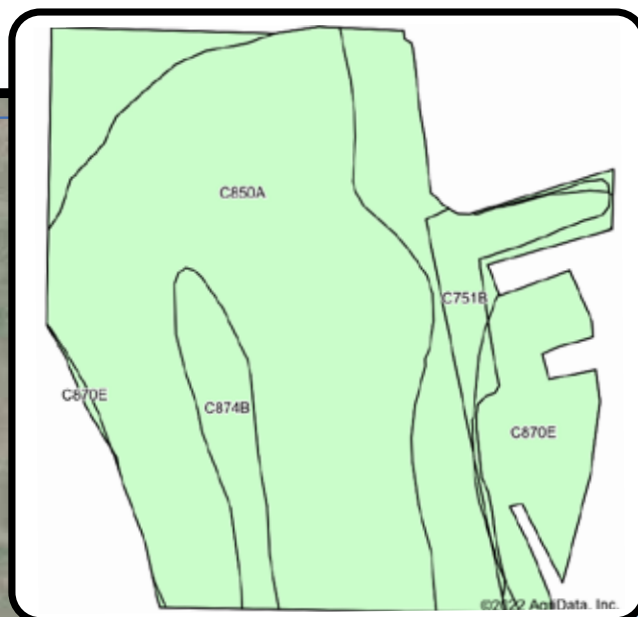
This is exceptional pastureland with native grass, dams, and self-flowing well. What's more this is an exceptional waterfowl and whitetail deer hunting property. There is cell grazing with good perimeter fencing. This is available for immediate possession. This parcel has a Waterfowl Management Easement. The easement does not restrict farming or grazing practices. Contact auctioneer for all details.



Parcel 2

Acres: 155.95 +/-
Legal: NW¼ 15-149-80
Irrigated Crop Acres: 102.96 +/-
Non-Irrigated Crop Acres: 21.63 +/-
Taxes (2021): \$1,237.48

This is a remarkably diverse and highly productive multi-use property with multiple uses for irrigated crop and forage production and irrigated grazing. It will consistently produce more than 75 animal unit days (AUD) per acre for grazing and alfalfa yields up to 4.5-ton with management on a 3-cut system. This is exceptional irrigated cropland in the Horseshoe Aquifer with 102.96 +/- acres currently in alfalfa and meadow brome grass that produces an abundance of hay annually. The balance of acres, brome and native grasses, are mostly under irrigation that produce excellent grazing. This parcel features a 1990 Zimmatic 7-tower center pivot that irrigates the cropland and a significant portion of the pastureland. The irrigation well pumps 600 gallons per minute (gpm) max with a steady flow of 400 gpm. The pump is 40 hp with a stainless-steel screen. There is also a livestock well and tank at the pivot. This well is 60' deep and pumps 20 +/- gpm. There is 3-phase power to the pivot and 120- & 240-volt power at the livestock well. The perimeter is completely fenced with 2-wire hi tensile.



Crop	Base Acres	Yield
Wheat	48.6	23 bu.
Corn	42.9	95 bu.
Total Base Acres: 91.5		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C850A	Ruso coarse sandy loam, 0 to 2 percent slopes	80.64	64.7%	IIIe	40
C751B	Parshall fine sandy loam, 2 to 6 percent slopes	21.55	17.3%	IIIe	63
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	15.07	12.1%	VIIIs	23
C874B	Wabek-Appam complex, 2 to 6 percent slopes	7.33	5.9%	VIIs	32
Weighted Average					41.5

Property Photos



***IRRIGATED CROPLAND & PASTURELAND
THIS IS A DIVERSE & UNIQUE PROPERTY!***



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 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 1

Pifer's



Parcel 2

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