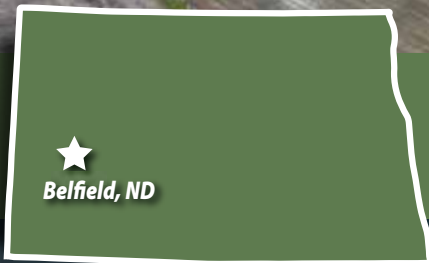


320 +/- Acres • Stark County, ND

LAND AUCTION



Wednesday, June 15, 2022 – 3:00 p.m. (MT)

LOCATION: Roosevelt Grand Dakota Hotel • Dickinson, ND

OWNER: Private Party

Pifer's
LAND AUCTIONS



www.pifers.com

701.523.7366

General Information

AUCTION NOTE: This exceptional offering of 320 +/- acres of cropland features two adjacent quarters with great access near Hwy. #85, south of Belfield, ND. This land also has a traversing creek winding through the property providing wildlife habitat and a seasonal water source.

Driving Directions

From Belfield, ND: Drive 15 miles south on Hwy. #85 to 52nd St. SW, then drive ½ mile east to the property. Parcel 1 is on the south side of 52nd St. SW, and Parcel 2 is ½ mile further east and on the north side of 52nd St. SW.

Belfield, ND
15 Miles ↑

85

52nd St. SW

1

2

**STARK
COUNTY, ND**

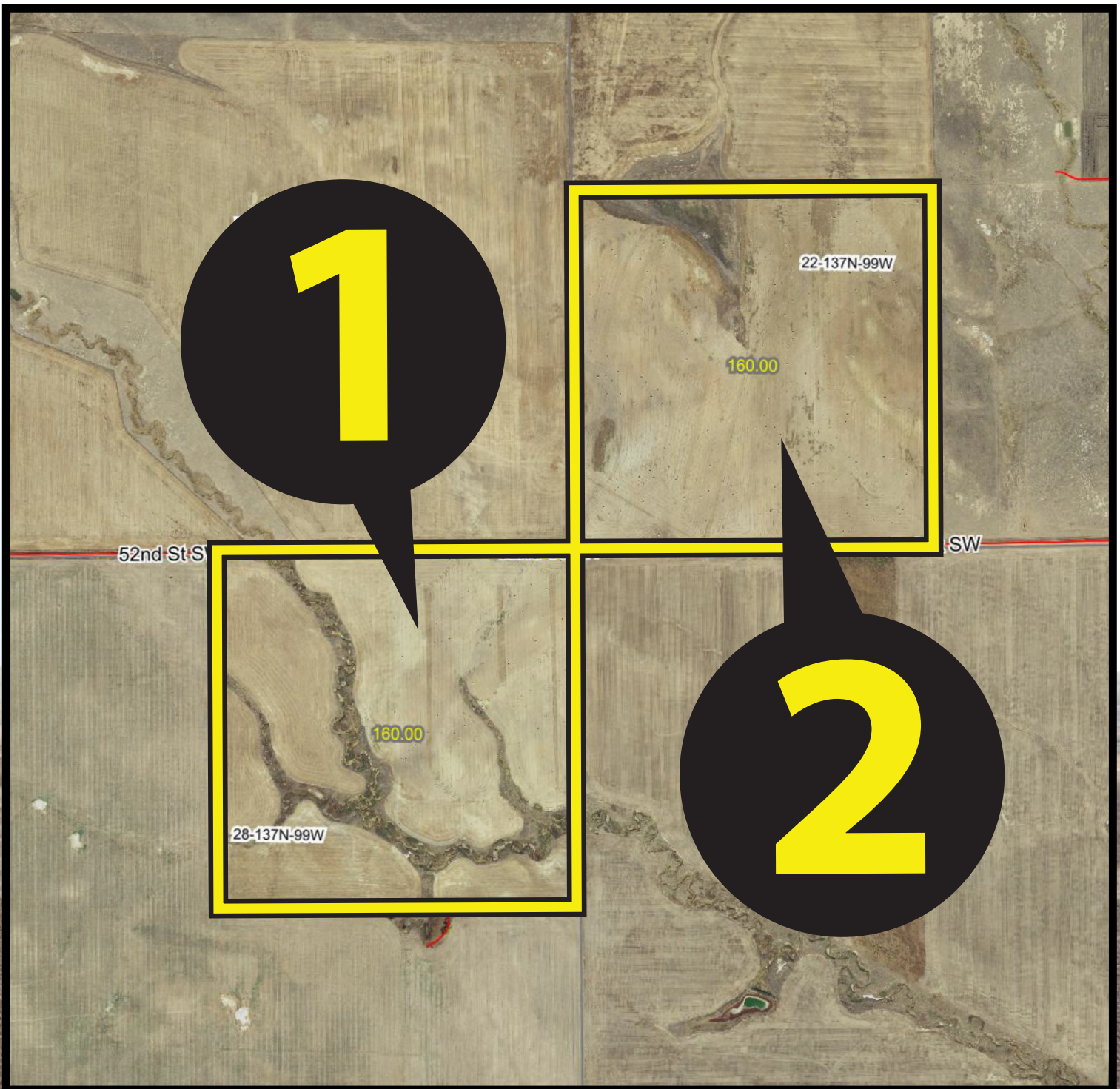


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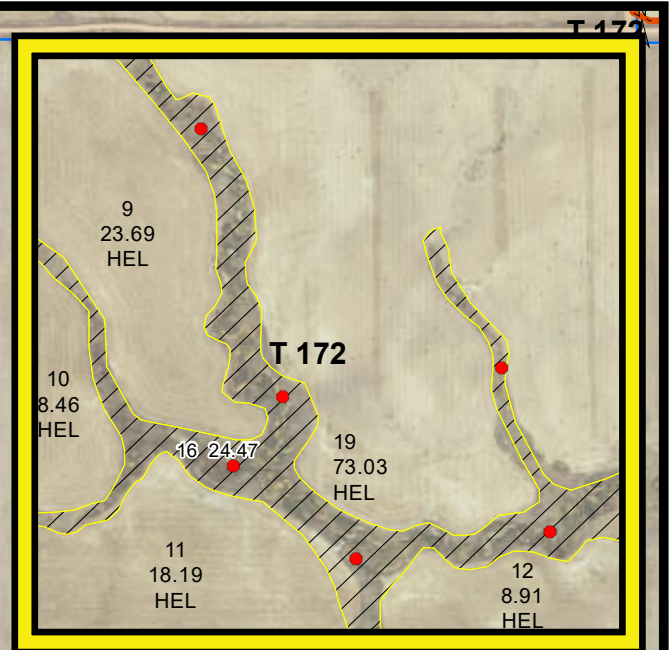
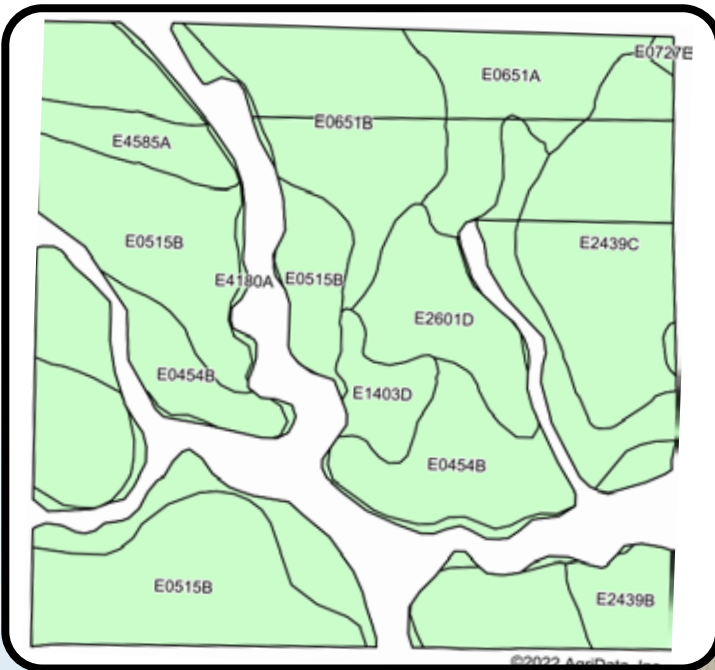
Overall Property



Parcel 1

Acres: 160 +/-
Legal: NE¼ 28-137-99
Crop Acres: 132.28 +/-
Taxes (2021): \$401.43

Parcel 1 is an extraordinarily unique quarter of cropland with good access and the winding draw that traverses throughout the entire quarter. This quarter lays only ½ mile east of Hwy. #85 and offers good crop production along side excellent wildlife habitat.

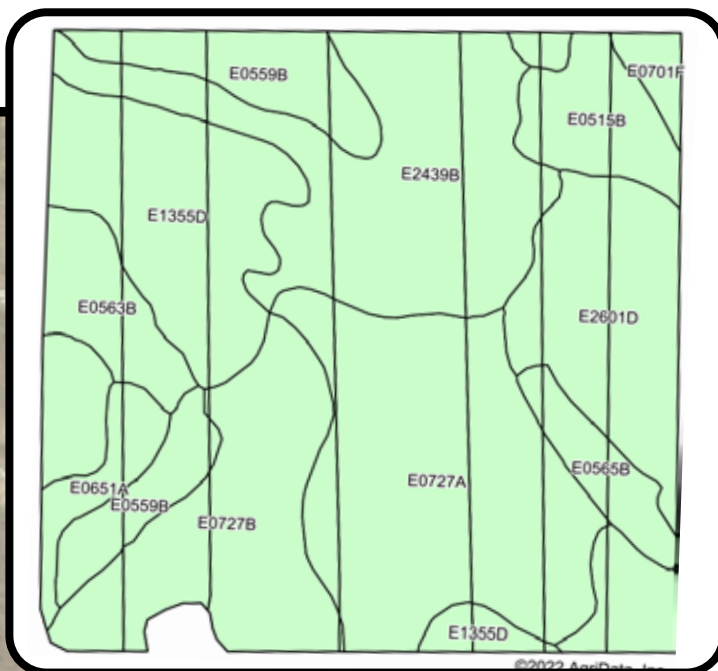
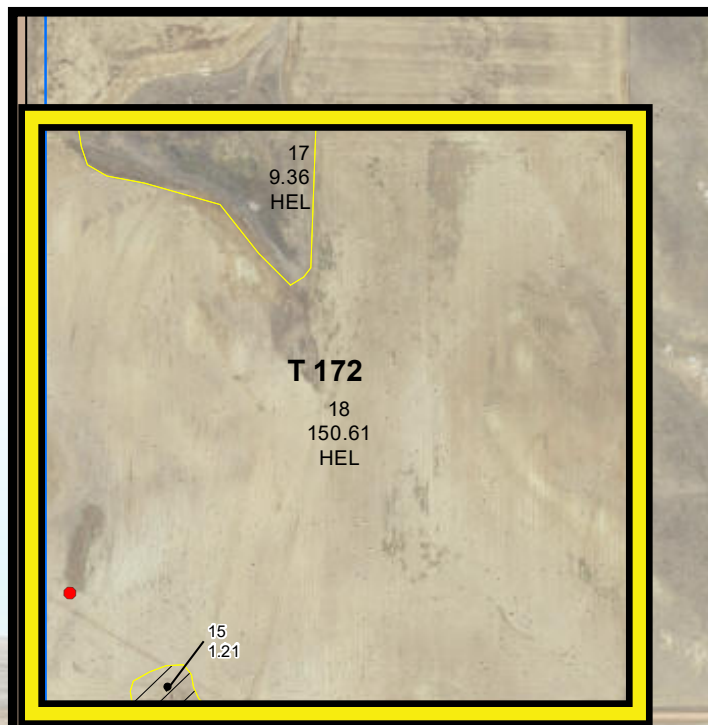


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	42.29	32.0%	VIc	29
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	21.65	16.4%	IVc	35
E2439C	Sen-Janesburg silt loams, 6 to 9 percent slopes	16.55	12.5%	IIle	37
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	14.34	10.8%	Ile	51
E4180A	Korell-Daglum-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	9.33	7.1%	VIw	30
E0651A	Regent-Janesburg complex, 0 to 3 percent slopes	9.22	7.0%	IIs	54
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	7.81	5.9%	IVe	40
E4585A	Manning fine sandy loam, 0 to 2 percent slopes	3.63	2.7%	IIle	47
E2439B	Sen-Janesburg silt loams, 3 to 6 percent slopes	3.55	2.7%	Ile	48
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	3.43	2.6%	VIe	26
E0727B	Barkof-Janesburg complex, 3 to 6 percent slopes	0.48	0.4%	IIIs	49
Weighted Average					36.8

Parcel 2

Acres: 160 +/-
Legal: SW¼ 22-137-99
Crop Acres: 159.97 +/-
Taxes (2021): \$506.62

This quarter of cropland also features good access off of the main county road and is only 1 mile from Hwy. #85. Parcel 2 has been utilized for small grain production, but could also be an excellent candidate for hay and feed crops.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0727A	Barkof-Janesburg complex, 0 to 3 percent slopes	32.29	20.2%	IIIIs	53
E2439B	Sen-Janesburg silt loams, 3 to 6 percent slopes	28.53	17.8%	Ile	48
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	23.42	14.6%	VIle	32
E0727B	Barkof-Janesburg complex, 3 to 6 percent slopes	23.38	14.6%	IIIIs	49
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	15.94	10.0%	IVe	40
E0559B	Dogtooth-Janesburg complex, 0 to 6 percent slopes	12.83	8.0%	VIIs	26
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	7.10	4.4%	VIIs	29
E0563B	Janesburg-Dogtooth complex, 0 to 6 percent slopes	6.42	4.0%	IVIs	31
E0565B	Janesburg fine sandy loam, 0 to 6 percent slopes	4.38	2.7%	IVe	42
E0651A	Regent-Janesburg complex, 0 to 3 percent slopes	3.91	2.4%	IIIs	54
E0701F	Dogtooth-Janesburg-Cabba complex, 6 to 35 percent slopes	1.76	1.1%	VIIIs	16
Weighted Average					42.4

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 8/1/2022. 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 August 1, 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