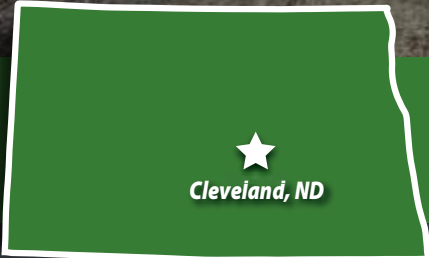


**342 +/- Acres • Stutsman County, ND**

# **LAND AUCTION**



★  
Cleveland, ND

***Wednesday, July 20, 2022 – 10:00 a.m.***  
***LOCATION: Gladstone Inn & Suites • Jamestown, ND***



***OWNER: Beau Williams***

**Pifer's**  
LAND AUCTIONS



[www.pifers.com](http://www.pifers.com)

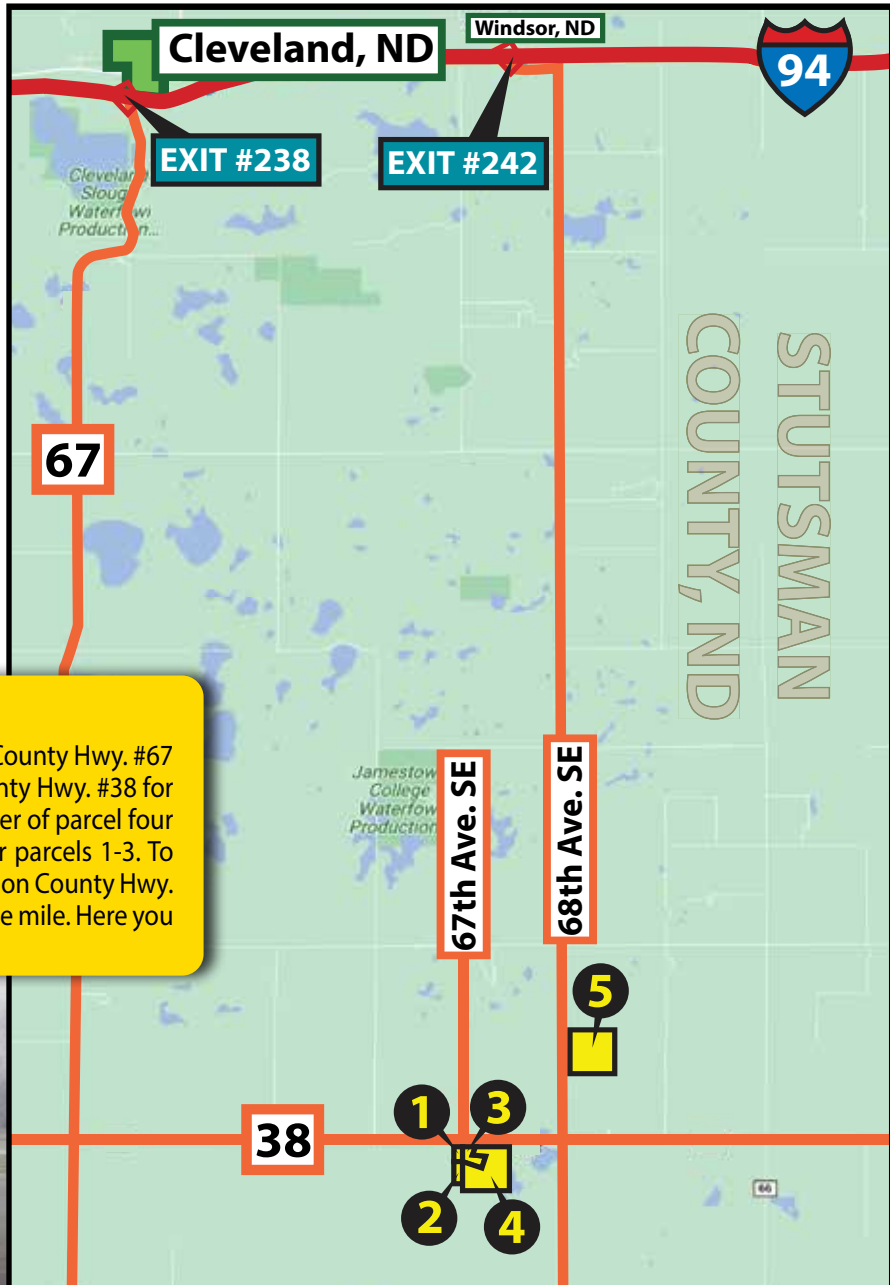
877.700.4099

# General Information

**AUCTION NOTE:** This is an exceptional farm in Stutsman County, ND! This property features highly productive cropland, a farmstead with a beautiful home in a tree-lined setting, and an extensive grain handling facility with dryer and 146,000 +/- bushels of storage. The cropland is ideal for corn, soybeans and wheat with mostly Class II & III soils including Zahl-Williams and Williams-Niobell Loam Soils. This farm is being offered in five parcels. This is a live auction with Internet bidding available.

## Driving Directions

From Cleveland, ND, proceed south on County Hwy. #67 for 11 miles. Then, proceed east on County Hwy. #38 for 4 miles. Here you will be at the NW corner of parcel four and at the entrance to the driveway for parcels 1-3. To reach parcel five, continue one mile east on County Hwy. #38 then go north on 68th Ave. SE for one mile. Here you will be at the SW corner of parcel five.

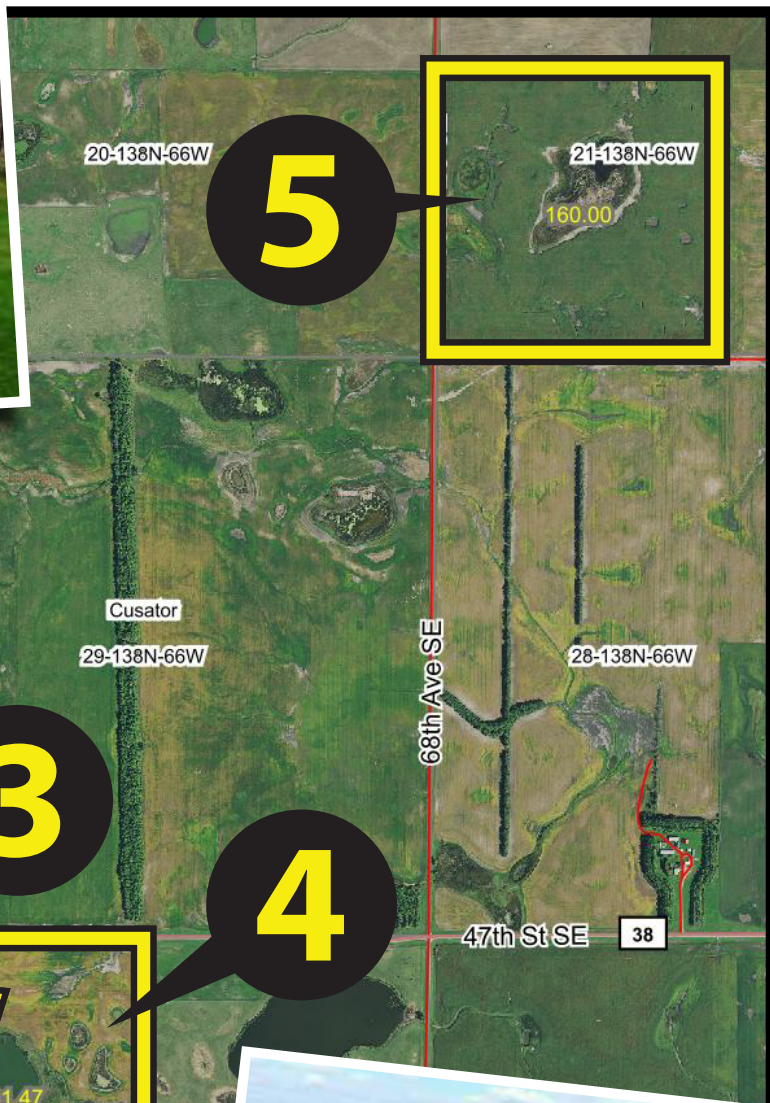


**Jack Pifer**  
701.261.4762  
jack@pifers.com



**Kevin Pifer**  
701.238.5810  
kpifer@pifers.com

# Overall Property



# Parcel 1 • Grain Handling Facility

**Acres:** 9.75 +/-

**Legal:** 9.75 +/- Acres in E½NE¼ 31-138-66 (Final acres and legal description to be determined by survey)

**Taxes (2021):** \$198.88 (Parcels 1 & 2 Combined)

This modern grain handling facility features 146,000 +/- bushels of storage and MC Commodity Dryer. There is 3-phase power. The shop has extensive storage capacity, office, and restroom. Below are specific features:

## Shop Building

- 3,200 sq. ft. (40' x 80')
- Electric Floor Heat & Propane Heater
- Bifold Hangar Door (30'L x 18'H)
- Overhead Door (15'L x 17'H)
- Office
- 420 sq. ft. (30' x 14')
- Liquid Floor Heat

## Quonset

- 3,040 sq. ft. (32' x 95')
- Concrete Floor
- Overhead Door

## Hopper Bottom Bins

- (4) 3,200 bu. Grain Bins
- 3,000 bu. Lorrich Grain Bin, Coated
- 1,200 bu. Lorrich Grain Bin, Coated

## Grain Dryer, Legs, & Grain Bins

- 2013 McCormick M/C 1150 Grain Dryer, 1,200 bu. Capacity
- 2013 4000 BPH 85' Leg
- 2013 8000 BPH 85' Leg, Support H Tower
- 2013 BPH 35' Conveyor
- 42,000 bu. 2012 Brock Grain Bin
- 42,000 bu. 2013 Brock Grain Bin
- 15,000 bu. 2013 Brock Grain Bin

## Fuel Tanks

- (2) 2,000 Gallon Tanks
- (2) 1,000 Gallon Tanks
- 6,000 Gallon Tank
- Water Spicket
- Placed on Concrete Slab

## Propane Tanks

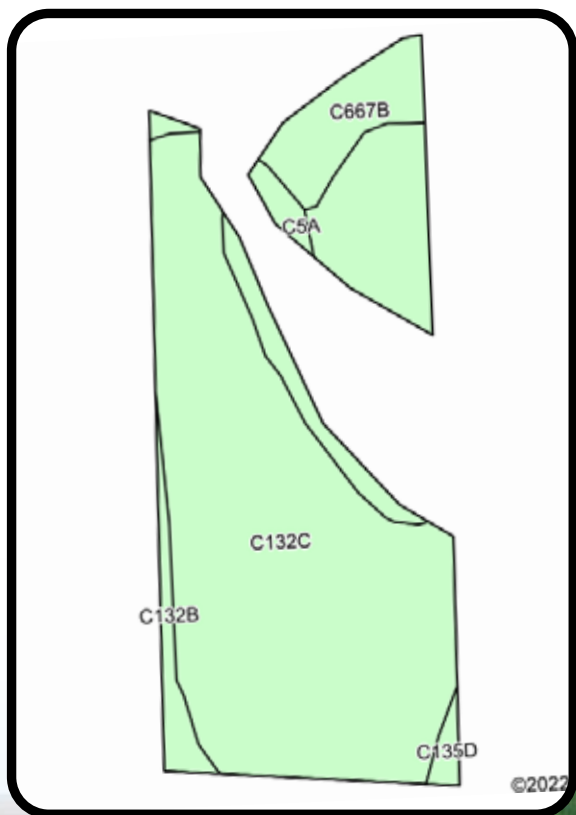
- (2) 2,000 lbs. Tanks On Concrete Slab
- (2) 2,000 lbs. Tanks For Grain Dryer



# Parcel 2

**Acres:** 15.45 +/-  
**Legal:** 15.45 Acres in E½NE¼ 31-138-66 (Final acres and legal description to be determined by survey)  
**Crop Acres:** 12.19 +/-  
**Taxes (2021):** \$198.88 (Parcels 1 & 2 Combined)

This parcel is south of the farm headquarters and is mostly cropland with highly productive soils.



| Code                    | Soil Description                                    | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|-----------------------------------------------------|-------|------------------|------------------|--------------------|
| C132C                   | Williams-Zahl-Zahill complex, 6 to 9 percent slopes | 9.91  | 81.3%            | IIle             | 61                 |
| C667B                   | Williams-Niobell loams, 3 to 6 percent slopes       | 1.02  | 8.4%             | Ile              | 77                 |
| C5A                     | Southam silty clay loam, 0 to 1 percent slopes      | 0.70  | 5.7%             | VIIIw            | 5                  |
| C132B                   | Williams-Zahl loams, 3 to 6 percent slopes          | 0.42  | 3.4%             | Ile              | 76                 |
| C135D                   | Zahl-Williams loams, 9 to 15 percent slopes         | 0.14  | 1.1%             | Vle              | 43                 |
| <b>Weighted Average</b> |                                                     |       |                  |                  | <b>59.4</b>        |

# Parcel 3 • Farmstead

**Acres:** 23.5 +/-

**Legal:** 23.5 +/- Acres in NW¼NW¼ 32-138-66 (Final acres and legal description to be determined by survey)

**Taxes (2021):** \$976.32 (Parcels 3 & 4 Combined)

The farmstead is a unique property with a beautiful home, two garages, and exceptional habitat for wildlife or livestock. There is a notable livestock pond on the property and exceptional hunting. See specifics below:

## House

- 3,200 +/- sq. ft.
- 4 Beds 2 Bath
- Spare Room With Ingress/Egress Window But No Closet
- Propane Forced Air Furnace – New in 2021
- Central Air Conditioning
- Fiber Optic Internet
- Electric Water Heater
- Rural Water Through Stutsman County
- Sump Pump
- 2 Wood Burning Fireplaces

## Attached Garage

- Two-Stall, Two Overhead Doors
- Concrete Floor
- Insulated
- Propane Heat

## Detached Garage

- 960 sq. ft. (24' x 40')
- 2 Car Garage
- Small Shop Space
- Steel Roof
- Not Heated



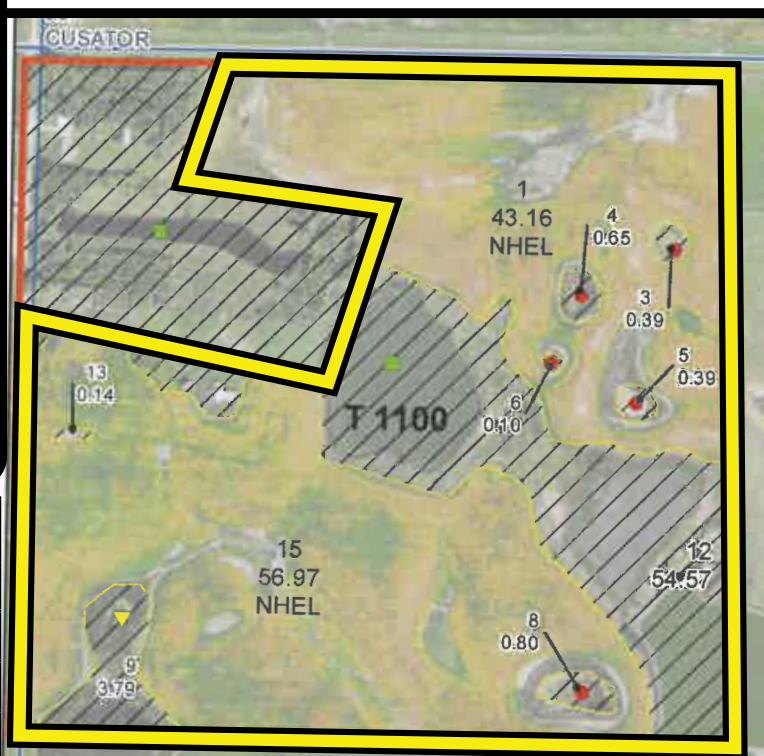
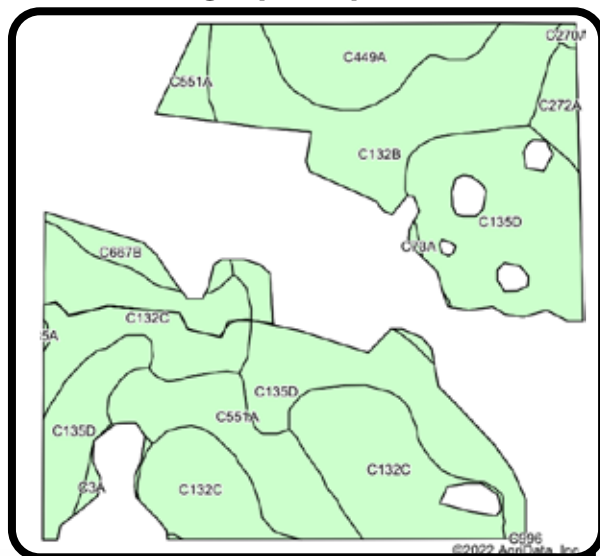
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LAND AUCTIONS

1506 29th Ave. S • Moorhead, MN 56560

# Parcel 4

**Acres:** 131.47 +/-  
**Legal:** NW¼ 32-138-66 Less 23.5 Acre Farmstead  
**Crop Acres:** 100.13 +/-  
**Taxes (2021):** \$976.32 (Parcels 3 & 4 Combined)

This is a highly productive parcel of cropland with a Soil Productivity Index (SPI) of 61.8. Includes a 23,000 bu. bin with a fan and single-phase power that comes from Parcel 3, and a "Y" air flooring in the bin.



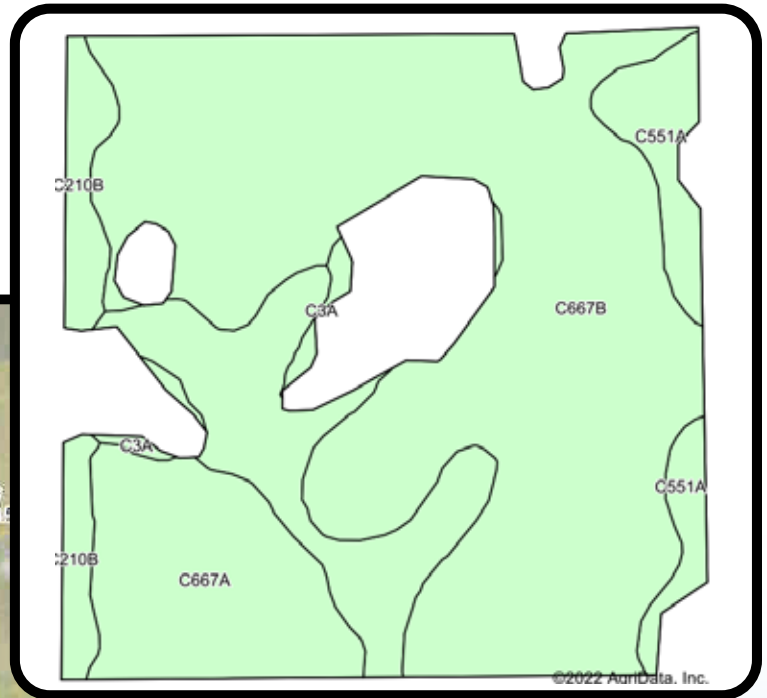
| Crop                    | Base Acres | Yield   |
|-------------------------|------------|---------|
| Wheat                   | 7.27       | 31 bu.  |
| Corn                    | 7.27       | 102 bu. |
| Soybeans                | 67.68      | 24 bu.  |
| Total Base Acres: 82.22 |            |         |

| Code             | Soil Description                                                | Acres | Percent of field | Non-Irr Class *c | Productivity In-dex |
|------------------|-----------------------------------------------------------------|-------|------------------|------------------|---------------------|
| C135D            | Zahl-Williams loams, 9 to 15 percent slopes                     | 31.66 | 31.4%            | Vle              | 43                  |
| C132C            | Williams-Zahl-Zahill complex, 6 to 9 percent slopes             | 28.52 | 28.3%            | Ille             | 61                  |
| C132B            | Williams-Zahl loams, 3 to 6 percent slopes                      | 16.74 | 16.6%            | Ile              | 76                  |
| C551A            | Hamerly-Niobell loams, 0 to 3 percent slopes                    | 10.88 | 10.8%            | Ile              | 77                  |
| C449A            | Makoti-Bearden complex, 0 to 2 percent slopes                   | 7.51  | 7.5%             | Ilc              | 90                  |
| C272A            | Hamerly-Tonka complex, 0 to 3 percent slopes                    | 2.22  | 2.2%             | Ile              | 62                  |
| C667B            | Williams-Niobell loams, 3 to 6 percent slopes                   | 2.10  | 2.1%             | Ile              | 77                  |
| C3A              | Parnell silty clay loam, 0 to 1 percent slopes                  | 0.50  | 0.5%             | Vw               | 20                  |
| C73A             | Hamerly-Vallers loams, moderately saline, 0 to 3 percent slopes | 0.36  | 0.4%             | Ills             | 40                  |
| C270A            | Hamerly loam, 0 to 3 percent slopes                             | 0.24  | 0.2%             | Ile              | 76                  |
| C5A              | Southam silty clay loam, 0 to 1 percent slopes                  | 0.07  | 0.1%             | VIIIw            | 5                   |
| Weighted Average |                                                                 |       |                  |                  | 61.8                |

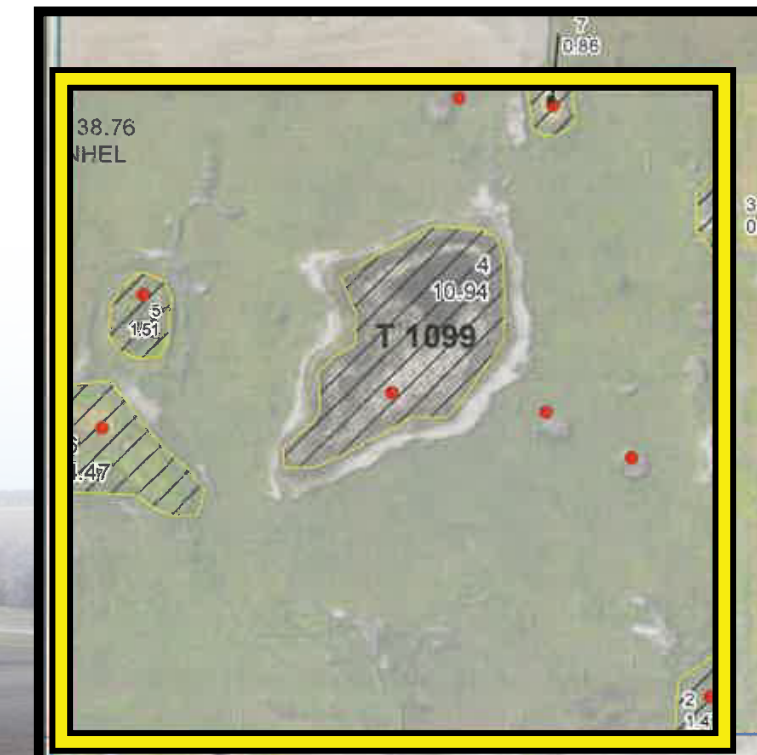
# Parcel 5

**Acres:** 160  
**Legal:** SW¼ 21-138-66  
**Crop Acres:** 138.76 +/-  
**Taxes (2021):** \$1,705.63

This is a highly productive parcel of cropland with mostly Class II & III soils featuring Zahl-Williams and Williams-Niobell Loam Soils. The cropland has an SPI of 77.1.



| Crop                     | Base Acres | Yield   |
|--------------------------|------------|---------|
| Wheat                    | 10.86      | 31 bu.  |
| Corn                     | 10.86      | 102 bu. |
| Soybeans                 | 101.14     | 24 bu.  |
| Total Base Acres: 122.86 |            |         |



| Code             | Soil Description                               | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|------------------------------------------------|-------|------------------|------------------|--------------------|
| C667B            | Williams-Niobell loams, 3 to 6 percent slopes  | 86.27 | 62.2%            | Ile              | 77                 |
| C551A            | Hamerly-Niobell loams, 0 to 3 percent slopes   | 25.17 | 18.1%            | Ile              | 77                 |
| C667A            | Williams-Niobell loams, 0 to 3 percent slopes  | 18.54 | 13.4%            | Ilc              | 81                 |
| C210B            | Williams-Bowbells loams, 3 to 6 percent slopes | 7.07  | 5.1%             | Ile              | 83                 |
| C3A              | Parnell silty clay loam, 0 to 1 percent slopes | 1.71  | 1.2%             | Vw               | 20                 |
| Weighted Average |                                                |       |                  |                  | 77.1               |

# Property Photos



# 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. 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 9/6/2022. 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 September 6, 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 3