

424.84 +/- Acres • Clay County, MN

LAND AUCTION



Thursday, August 18, 2022 – 10:00 a.m.

LOCATION: Courtyard by Marriott • Moorhead, MN



OWNERS: Donald A. Halverson & Eileen G. Halverson Living Trust

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LAND AUCTIONS

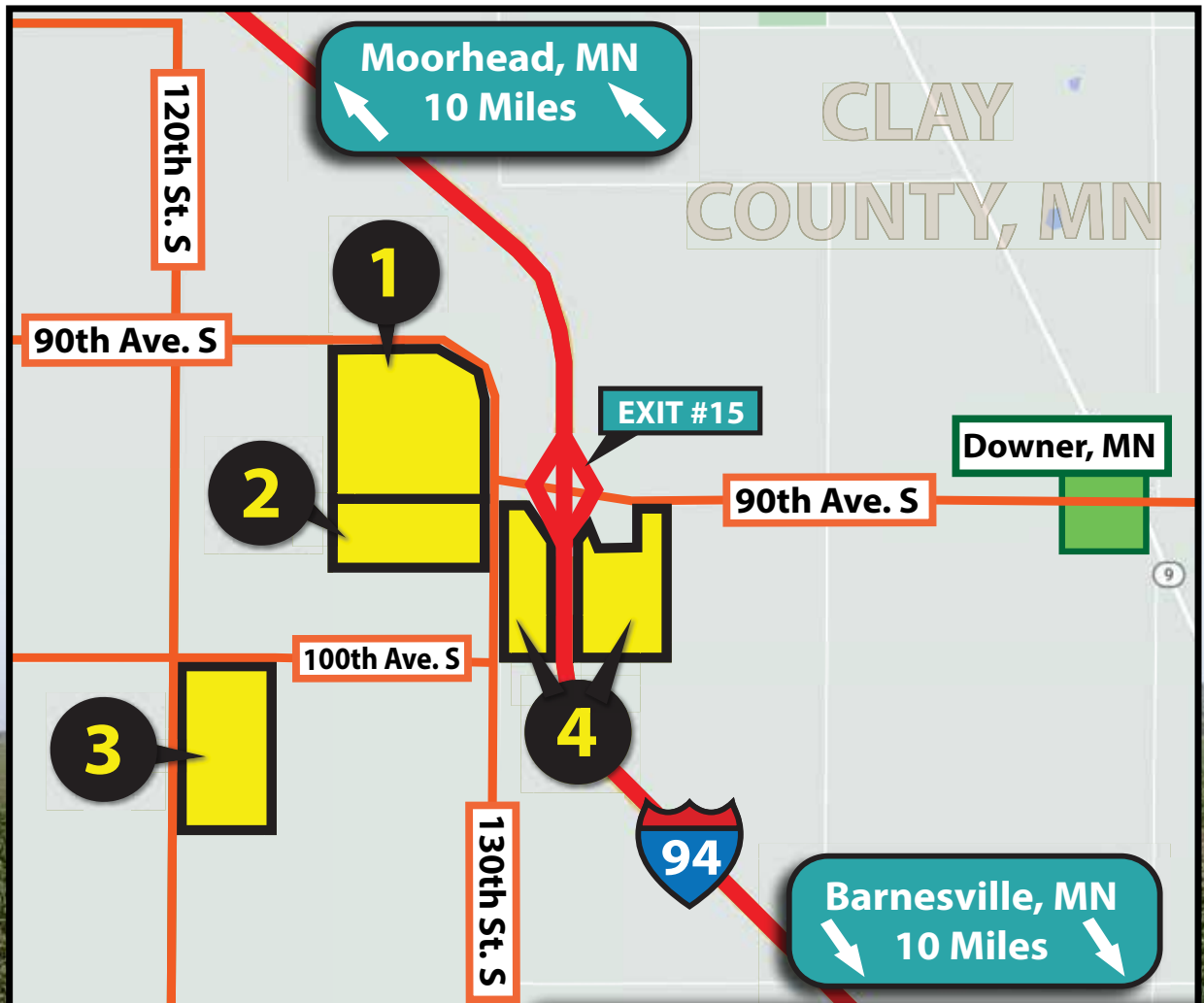


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General Information

AUCTION NOTE: This property features 424.84 +/- acres and 366.76 +/- crop acres with excellent Soil Productivity Indexes (SPI) ranging from 79 to 88.4. The land is next to I-94 and 10 miles from Moorhead, MN and all that that the Fargo/Moorhead metro area has to offer, including agricultural services and harvest facilities. Moorhead is home to the original American Crystal Sugar Processing Plant and the company corporate offices! This cropland consists of highly desirable loamy type soils that will produce fantastic yields when growing sugar beets, small grains, corn and soybeans! The fabulous cropland in this area rarely comes up for sale! This land will be a great addition to producer and investor portfolios alike!



Driving Directions

Parcel 1: From the interchange of I-94 and Hwy. #10, drive a ¼ mile west to 130th St. This will put you at Parcel 1.

Parcel 2: From the interchange of I-94 and Hwy. #10 drive a ¼ of a mile west to 130th St. then turn left and drive ⅓ of a mile south to the NE corner of the parcel.

Parcel 3: From the interchange of I-94 and Hwy. #10 drive ¼ of a mile west to 130th St., then turn left and drive ⅝ of a mile south to County Rd. #65, turn right and travel west ¾ of a mile to the corner of the parcel.

Parcel 4: From the interchange of I-94 and Hwy. #10 drive east ¾ of a mile to the NE corner of the parcel.

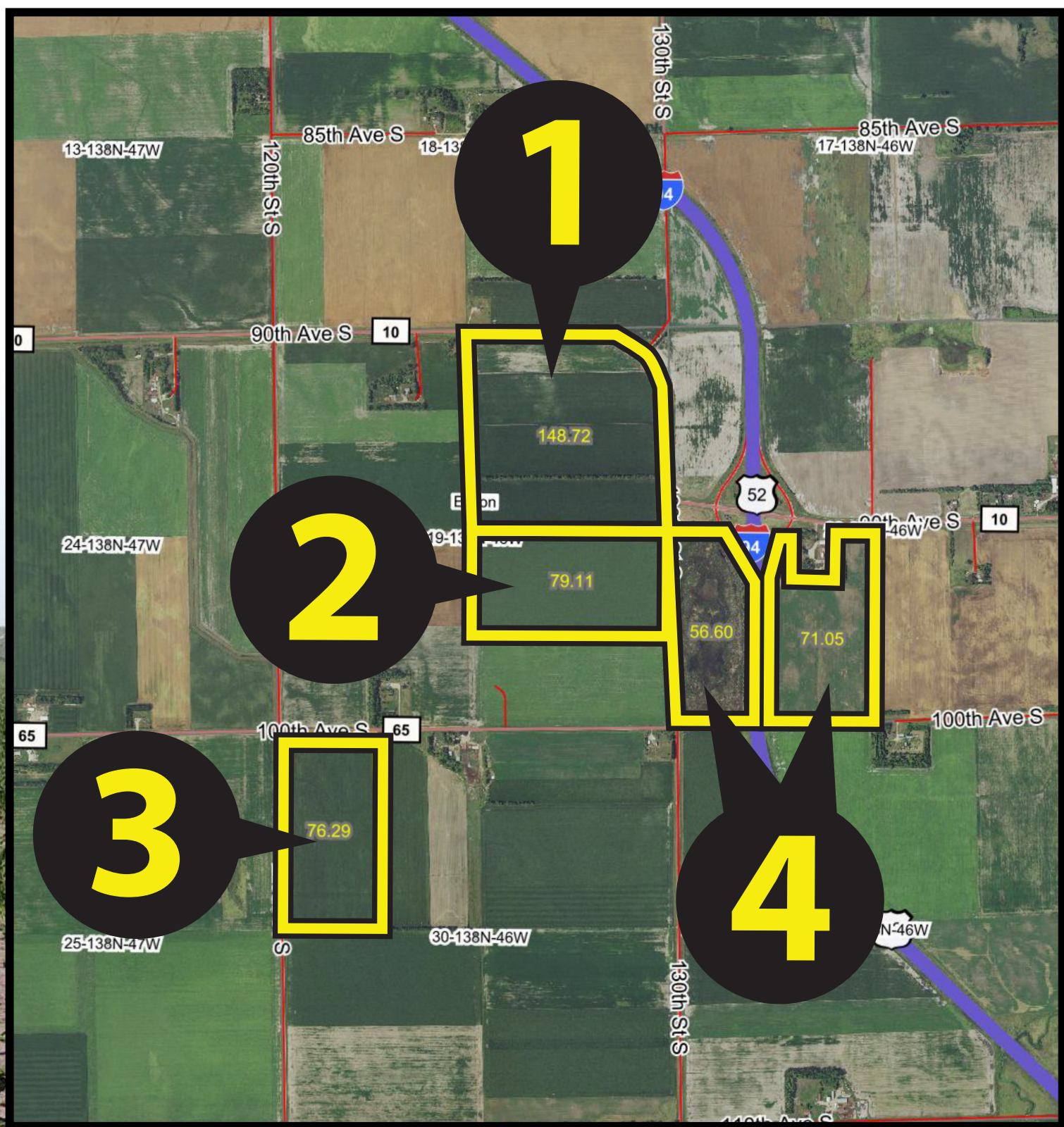


Steve Dalen
701.893.8517
sdalen@pifers.com

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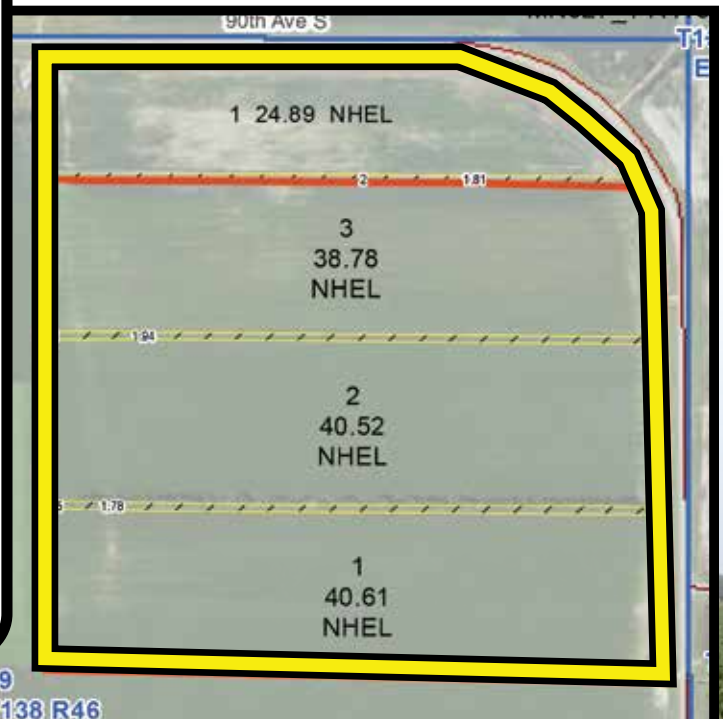
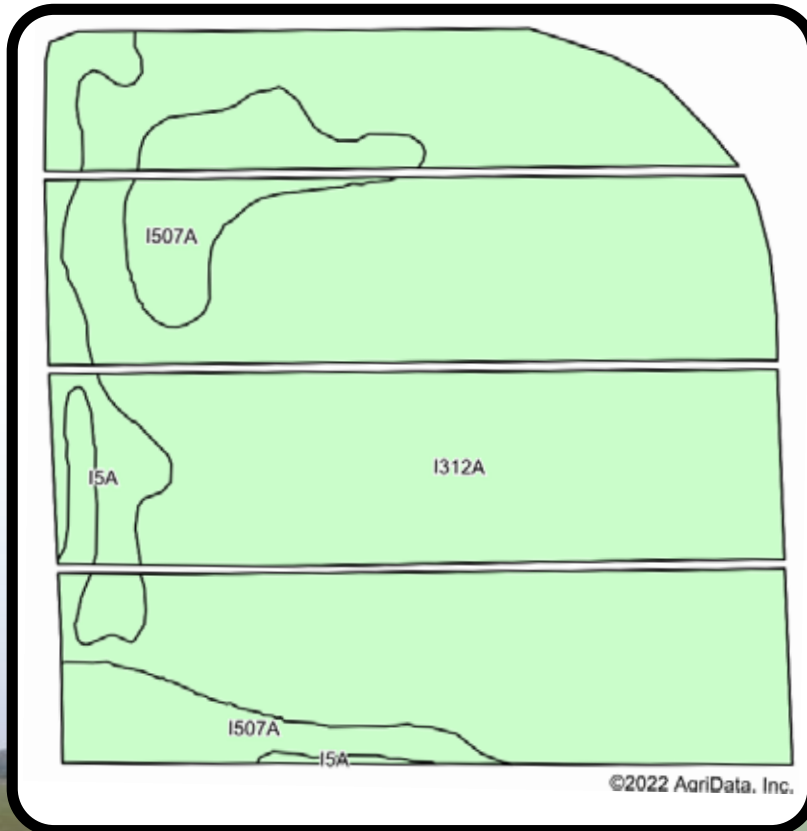
1506 29th Ave. S • Moorhead, MN 56560

Overall Property



Parcel 1

Acres: 148.72 +/-
Legal: NE¼ LESS 8.88 AC CTY DITCH #55 & 2.40 AC HWY, 19-138-46
Crop Acres: 144.8 +/-
Taxes (2022): \$33.97/acre



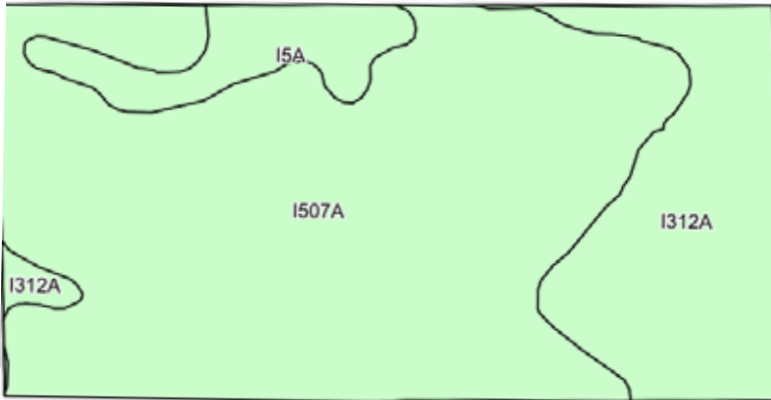
Crop	Base Acres	Yield
Wheat	28.56	44 bu.
Corn	11.27	146 bu.
Soybeans	48.67	34 bu.
Total Base Acres: 88.5		

Crop	Base Acres	Yield
Wheat	5.26	48 bu.
Corn	6.9	137 bu.
Soybeans	4.95	35 bu.
Total Base Acres: 17.11		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	120.99	83.6%	IIIe	77
I507A	Glyndon loam, 0 to 2 percent slopes	15.15	10.5%	Ile	89
I5A	Borup loam, 0 to 1 percent slopes	8.66	6.0%	IIw	90
Weighted Average					79

Parcel 2

Acres: 79.11 +/-
Legal: N½SE¼ LESS .89 A HWY 19-138-46
Crop Acres: 79.26 +/-
Taxes (2022): \$34.81/acre



19
 T138 R46
 Elkton

1
 79.26
 NHEL

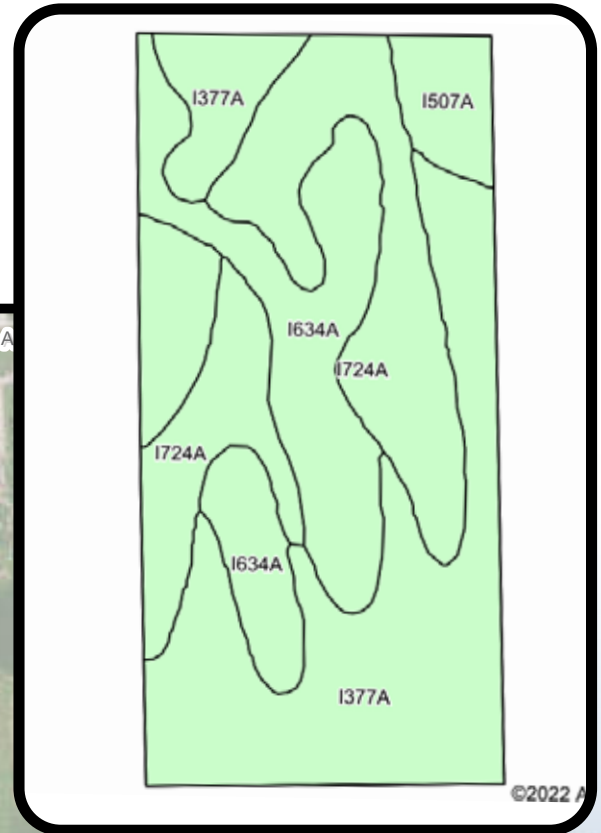
130th St S

Crop	Base Acres	Yield
Wheat	16.74	48 bu.
Corn	21.99	137 bu.
Soybeans	15.76	35 bu.
Total Base Acres: 54.49		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I507A	Glyndon loam, 0 to 2 percent slopes	55.55	70.1%	Ile	89
I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	18.19	22.9%	IIle	77
I5A	Borup loam, 0 to 1 percent slopes	5.52	7.0%	IIw	90
Weighted Average					86.3

Parcel 3

Acres: 76.29 +/-
Legal: W½NW¼ 30-138-46
Crop Acres: 75.98 +/-
Taxes (2022): \$34.16/acre



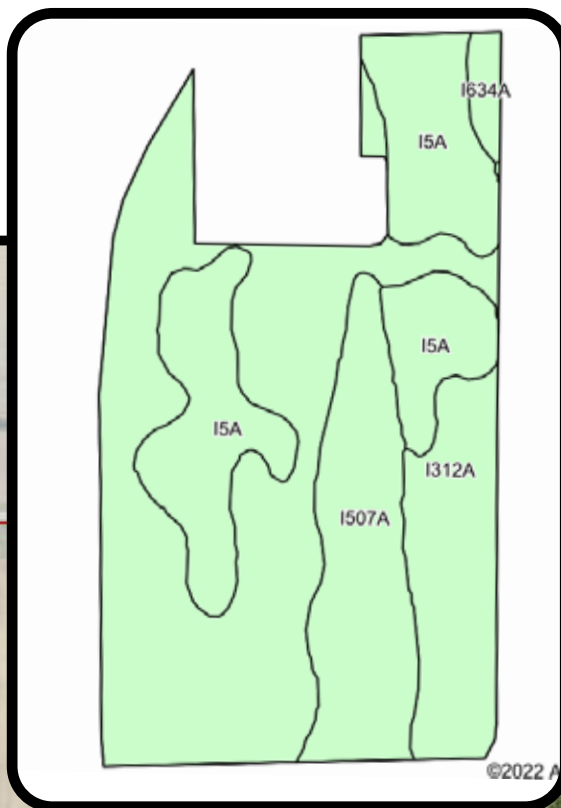
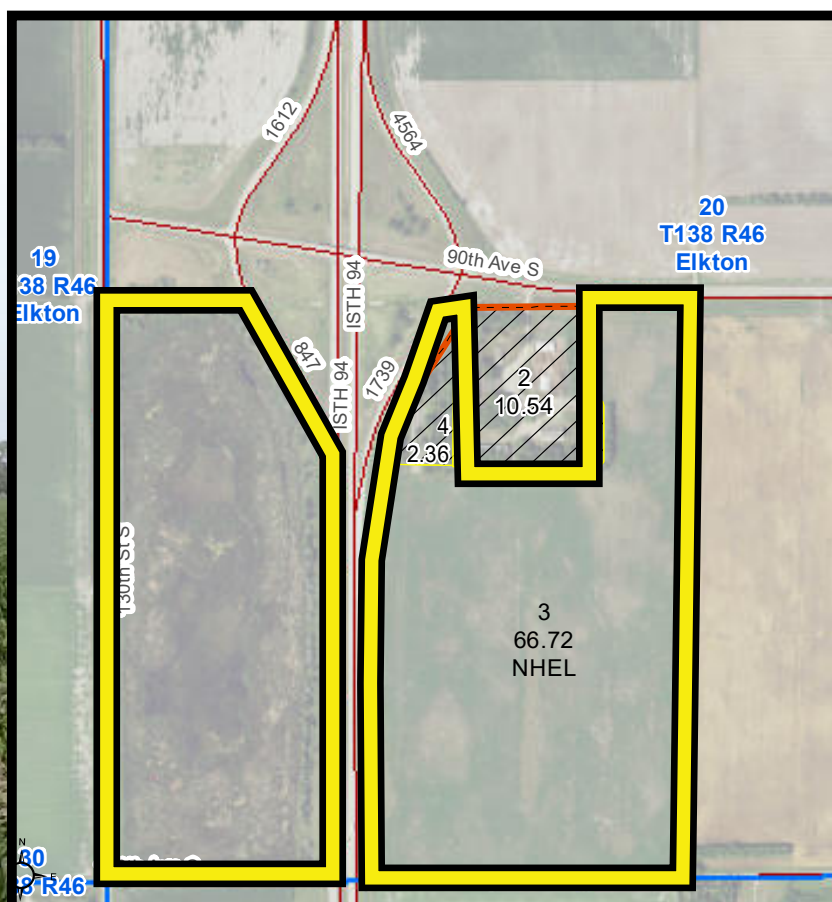
Crop	Base Acres	Yield
Wheat	19.55	40 bu.
Corn	12.91	106 bu.
Soybeans	19.64	32 bu.
Total Base Acres: 52.1		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I377A	Wheatville silt loam, 0 to 2 percent slopes	33.59	44.2%	Ile	89
I724A	Elmville fine sandy loam, 0 to 2 percent slopes	21.32	28.1%	IIle	86
I634A	Augsburg silt loam, 0 to 1 percent slopes	17.51	23.0%	IIlw	90
I507A	Glyndon loam, 0 to 2 percent slopes	3.56	4.7%	Ile	89
Weighted Average					88.4

Parcel 4

Acres: 120.72 +/-
Legal: SW¼ LESS 25.16 AC HWY & RD & 12.69 AC TRACT, 20-138-46
Crop Acres: 66.72 +/-
Hunting Acres: 49.7 +/- **US Fish & Wildlife Easement
Taxes (2022): \$22.85/acre

****Please contact Shawn May at 218.844.3409 for information on the US Fish & Wildlife Parcel 4B easement.**



Crop	Base Acres	Yield
Wheat	17.4	39 bu.
Corn	3.8	66 bu.
Soybeans	18.9	30 bu.
Barley	10.55	59 bu.
Total Base Acres: 50.65		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	39.02	56.5%	IIIe	77
I5A	Borup loam, 0 to 1 percent slopes	17.81	25.8%	IIw	90
I507A	Glyndon loam, 0 to 2 percent slopes	11.20	16.2%	Ile	89
I634A	Augsburg silt loam, 0 to 1 percent slopes	1.06	1.5%	IIw	90
Weighted Average					82.5

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September 01, 2021

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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 10/3/2022. 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 October 3, 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, MN #14-106.



Parcel 1

Pifer's



Parcel 4

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