

913.09 +/- Acres • Rolette County, ND

LAND AUCTION



Wednesday, August 24, 2022 – 11:00 a.m. (CT)

LOCATION: Elks Lodge #1216 • Devils Lake, ND

OWNERS: Evelyn Albrecht Estate & Shane Koziol

Pifer's
LAND AUCTIONS



www.pifers.com

877.700.4099

General Information

AUCTION NOTE: This property offers 739.08 +/- quality cropland acres including another 56.91 +/- acres of pastureland that could be easily converted to cropland! The cropland has loamy soils that feature excellent Soil Productivity Numbers! This land is near Rolla, ND, home to a vibrant agricultural input and harvest facility, Legacy Cooperative. The beautiful cropland on this farm will produce excellent yields when growing small grains, corn and soybeans! This land will be a great addition to producer and investor portfolios alike!

Driving Directions

Parcel 1: From the intersection of 105th St. NE and 52nd Ave. SE near Rolla, ND, drive west a 0.25 miles to the NE corner of the parcel.

Parcel 2: From the intersection of 105th St. NE and 52nd Ave. SE near Rolla, ND, drive west a 0.25 miles to the SE corner of the parcel.

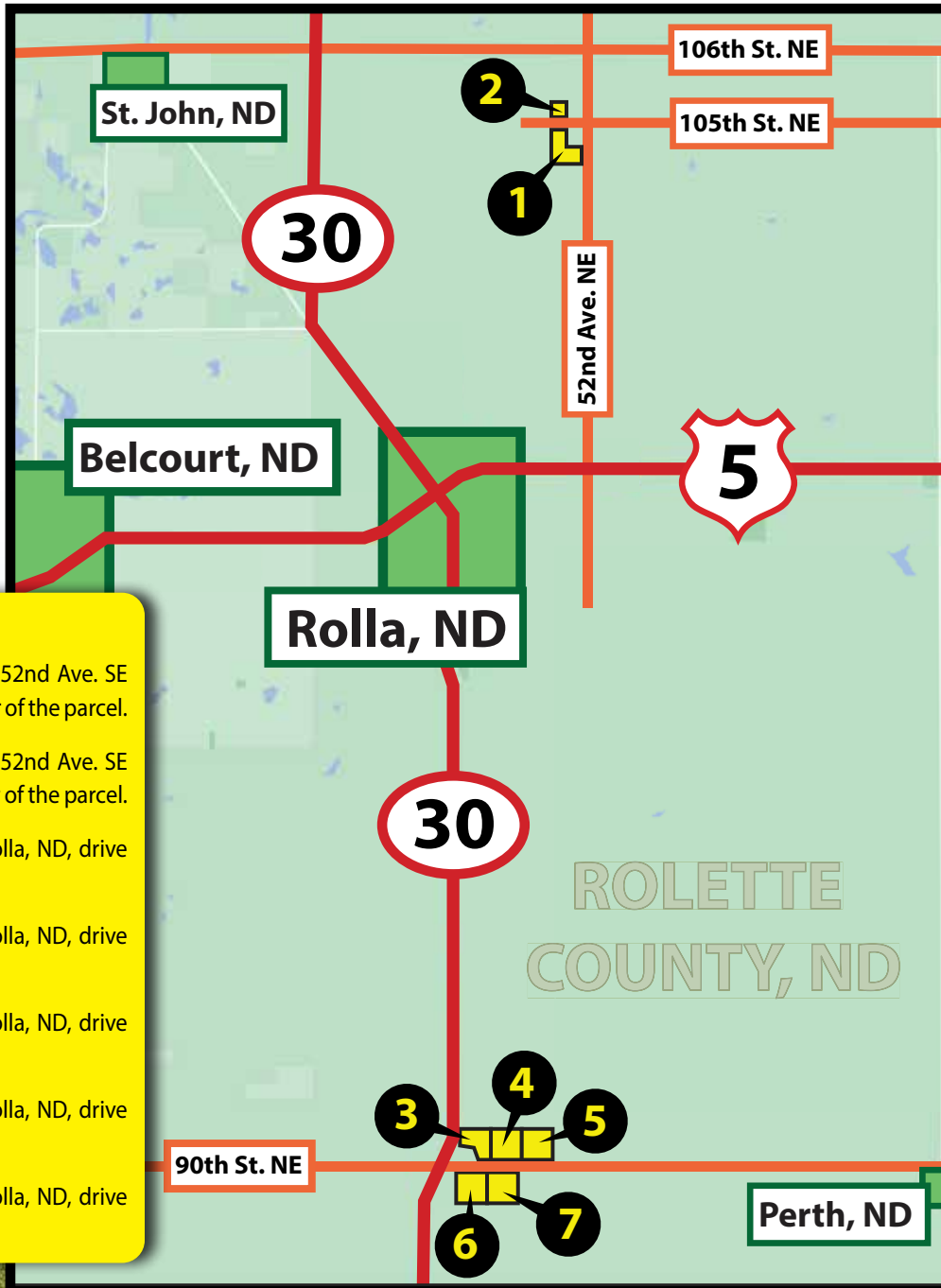
Parcel 3: From the intersection of Hwy. #30 near Rolla, ND, drive east a 0.5 miles to the SW corner of the parcel.

Parcel 4: From the intersection of Hwy. #30 near Rolla, ND, drive east 0.75 miles to the SW corner of the parcel.

Parcel 5: From the intersection of Hwy. #30 near Rolla, ND, drive east 1.25 miles to the SW corner of the parcel.

Parcel 6: From the intersection of Hwy. #30 near Rolla, ND, drive east 0.25 miles to the NW corner of the parcel.

Parcel 7: From the intersection of Hwy. #30 near Rolla, ND, drive east 0.75 miles to the NW corner of the parcel.



Steve Dalen
701.893.8517
sdalen@pifers.com

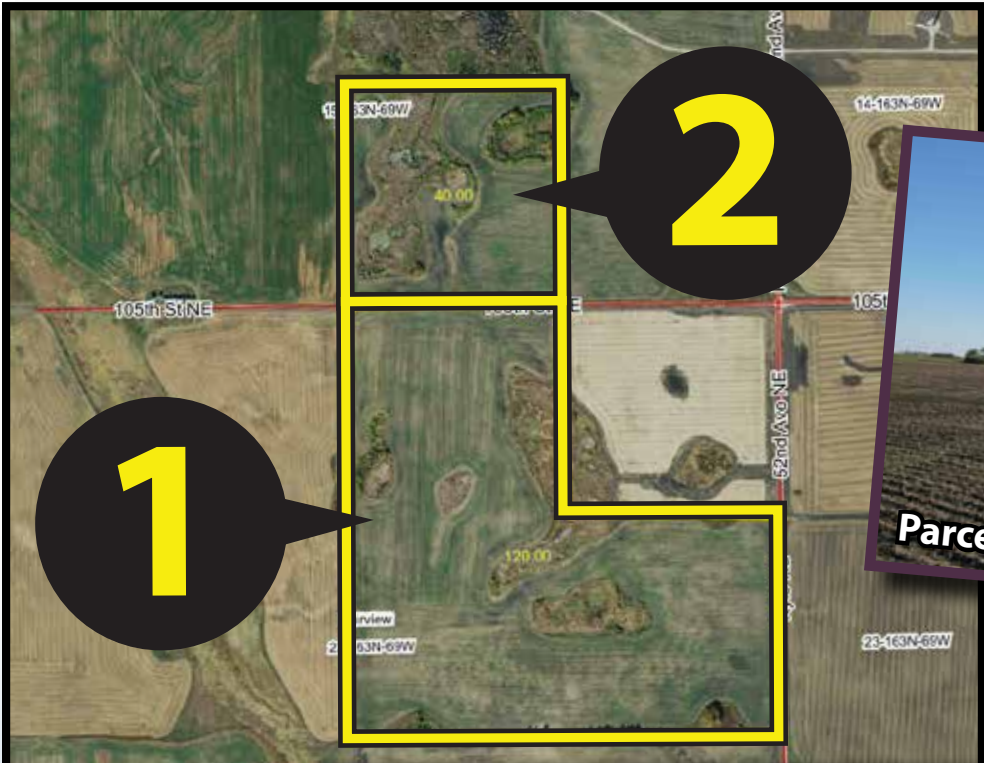


Parcel 6

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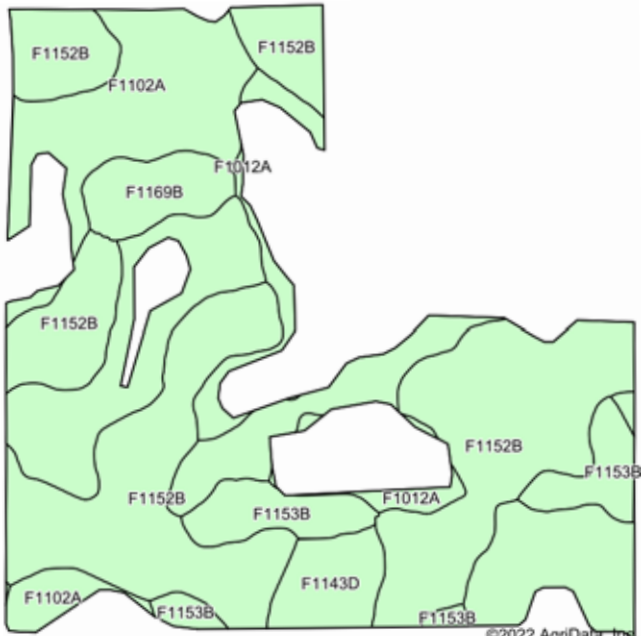
1506 29th Ave. S • Moorhead, MN 56560

Overall Property



Parcel 1

Acres: 120 +/-
Legal: S½NE¼ & NW¼NE¼ 22-163-69
Crop Acres: 98.78 +/-
Taxes (2021): \$9.89/acre



PARCELS 1 & 2 COMBINED

Crop	Base Acres	Yield
Wheat	45.13	59 bu.
Soybeans	9.78	32 bu.
Canola	61.5	1,839 lbs.
Dry Peas	6.29	2,665 lbs.

Total Base Acres: 122.7

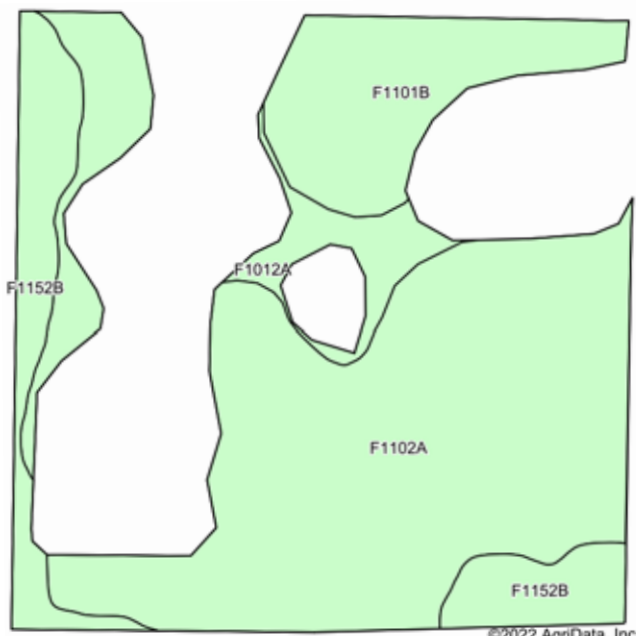
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	42.94	44.4%	Ile	77
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	35.07	36.3%	Ile	72
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	7.19	7.4%	Ile	82
F1169B	Balaton-Souris loams, 0 to 4 percent slopes	3.90	4.0%	IIle	77
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	3.90	4.0%	Vw	33
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	3.71	3.8%	Vle	47
Weighted Average					72.6

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Parcel 2

Acres: 40 +/-
Legal: SW¼SE¼ 15-163-69
Crop Acres: 26.89 +/-
Taxes (2021): \$10.51/acre



PARCELS 1 & 2 COMBINED

Crop	Base Acres	Yield
Wheat	45.13	59 bu.
Soybeans	9.78	32 bu.
Canola	61.5	1,839 lbs.
Dry Peas	6.29	2,665 lbs.
Total Base Acres: 122.7		



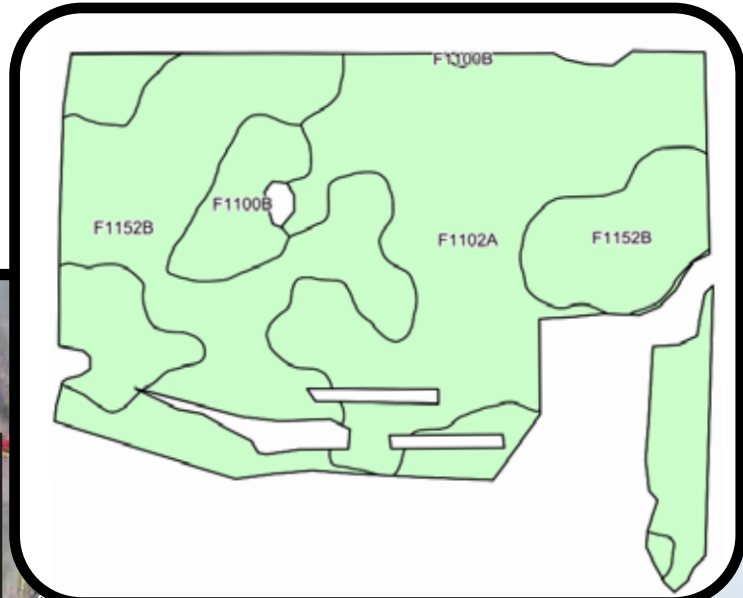
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	15.54	57.8%	Ile	72
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	4.24	15.8%	Ile	73
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	3.87	14.4%	Ile	77
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	3.24	12.0%	Vw	33
Weighted Average					68.2

Parcel 3

Acres: 127.71 +/-
Legal: SW¼ Less Building Site 33-161-69
Crop Acres: 90.51 +/-
Pasture Acres: 33.96 +/-
Taxes (2021): \$11.37/acre

The pasture acres consist of high quality soils and could be easily converted to cropland.

To be surveyed as needed.



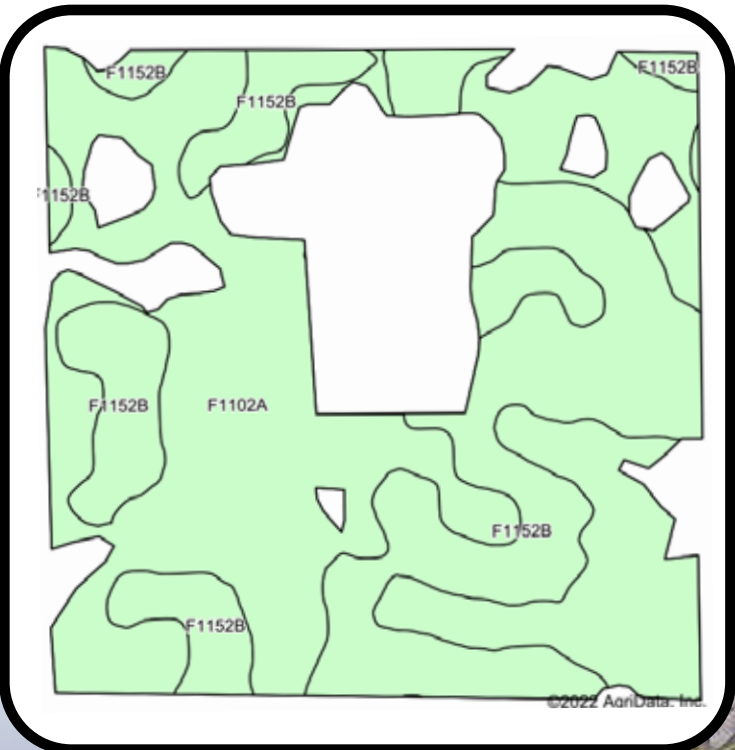
PARCELS 3 - 7 COMBINED		
Crop	Base Acres	Yield
Wheat	225.75	35 bu.
Soybeans	183.04	21 bu.
Barley	28.06	78 bu.
Canola	183.85	1,241 lbs.
Total Base Acres: 620.7		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	47.07	52.0%	Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	38.41	42.4%	Ile	77
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	5.03	5.6%	Ive	63
Weighted Average					73.6

Parcel 4

Acres: 160 +/-
Legal: SE¼ 33-161-69
Crop Acres: 124.98 +/-
Pasture Acres: 22.95 +/-
Taxes (2021): \$11.33/acre

To be surveyed as needed.



PARCELS 3 - 7 COMBINED

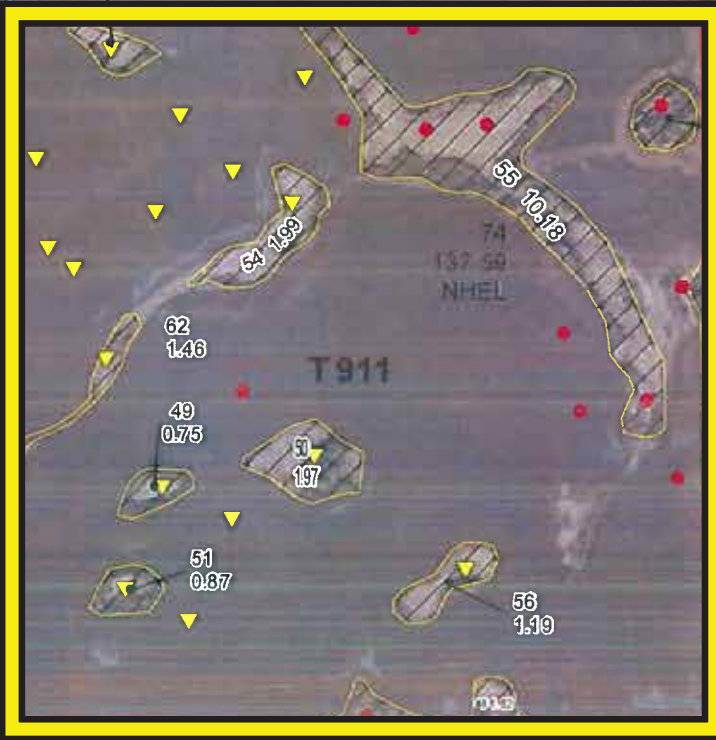
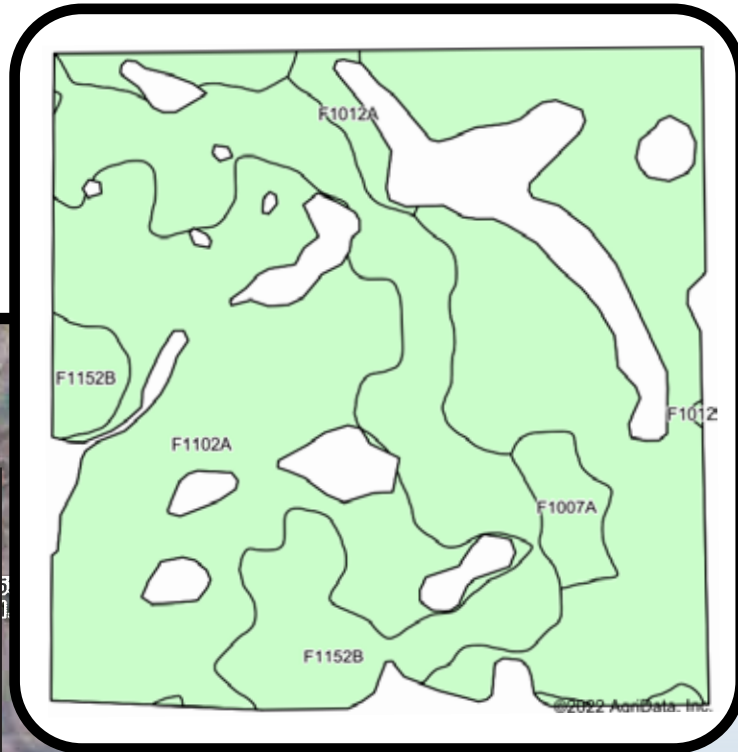
Crop	Base Acres	Yield
Wheat	225.75	35 bu.
Soybeans	183.04	21 bu.
Barley	28.06	78 bu.
Canola	183.85	1,241 lbs.

Total Base Acres: 620.7

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	74.30	59.4%	Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	50.68	40.6%	Ile	77
Weighted Average					74

Parcel 5

Acres: 160 +/-
Legal: SW¼ 34-161-69
Crop Acres: 137.59 +/-
Taxes (2021): \$11.47/acre



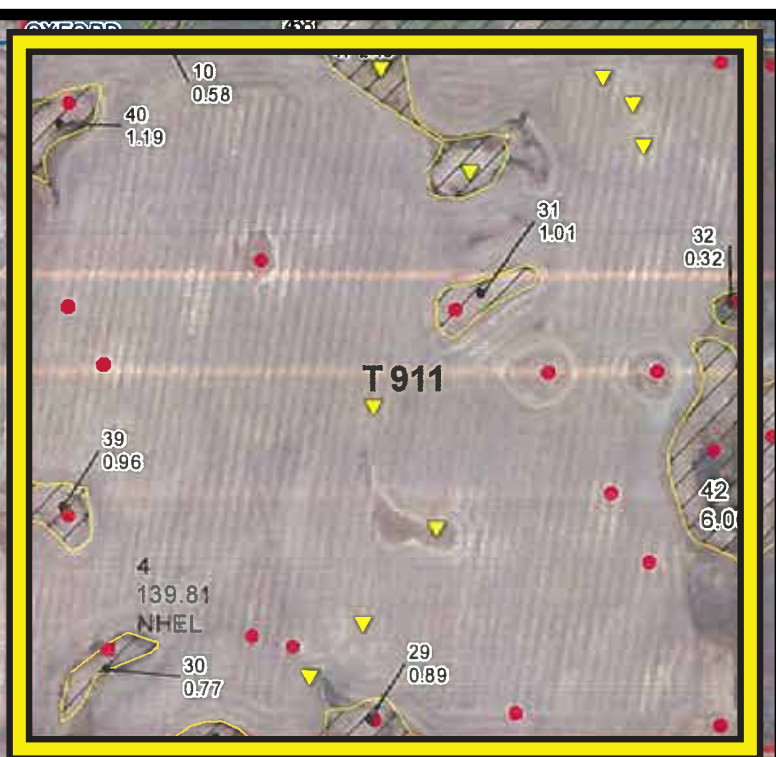
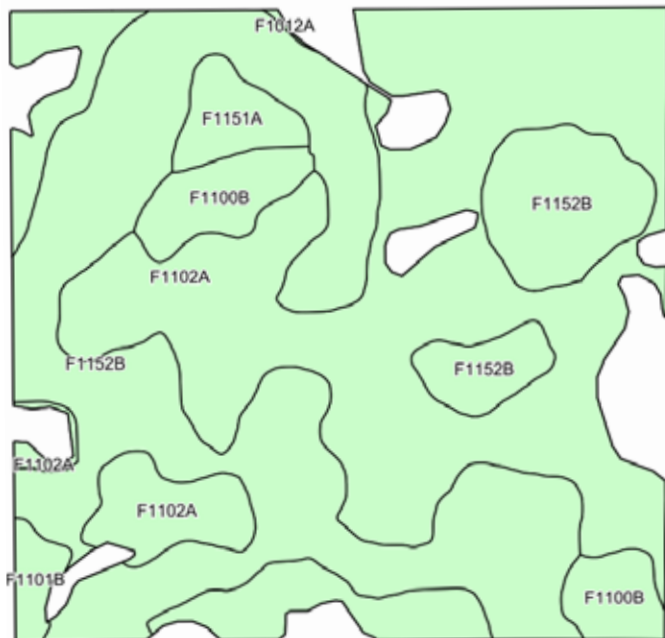
PARCELS 3 - 7 COMBINED

Crop	Base Acres	Yield
Wheat	225.75	35 bu.
Soybeans	183.04	21 bu.
Barley	28.06	78 bu.
Canola	183.85	1,241 lbs.
Total Base Acres: 620.7		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	93.78	68.6%	Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	36.71	26.8%	Ile	77
F1007A	Tonka-Vallers complex, 0 to 2 percent slopes	3.63	2.7%	IVw	48
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	2.36	1.7%	Vw	33
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	0.29	0.2%	Ive	63
Weighted Average					72

Parcel 6

Acres: 152.69 +/-
Legal: S½NE¼ & Lots 1 and 2 in 6-160-69
Crop Acres: 139.81 +/-
Taxes (2021): \$10.93/acre



PARCELS 3 - 7 COMBINED

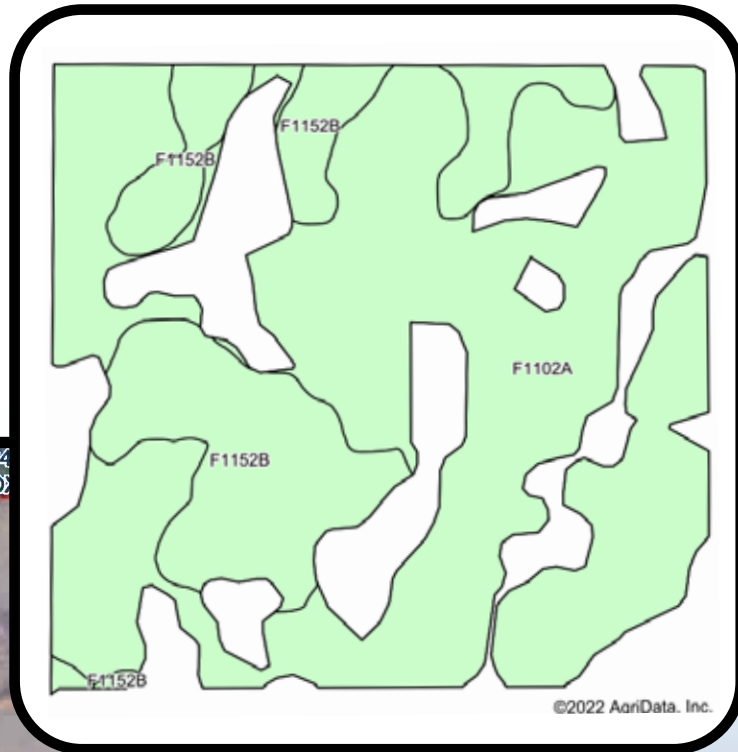
Crop	Base Acres	Yield
Wheat	225.75	35 bu.
Soybeans	183.04	21 bu.
Barley	28.06	78 bu.
Canola	183.85	1,241 lbs.

Total Base Acres: 620.7

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	69.15	49.5%	Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	58.61	41.9%	Ile	77
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	7.02	5.0%	IVe	63
F1151A	Wyard-Souris-Balaton loams, 0 to 3 percent slopes	3.32	2.4%	Ile	79
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	1.62	1.2%	Ile	73
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	0.09	0.1%	Vw	33
Weighted Average					73.8

Parcel 7

Acres: 152.69 +/-
Legal: S½NW¼ & Lots 3 and 4 in 5-160-69
Crop Acres: 120.52 +/-
Taxes (2021): \$10.95/acre



PARCELS 3 - 7 COMBINED

Crop	Base Acres	Yield
Wheat	225.75	35 bu.
Soybeans	183.04	21 bu.
Barley	28.06	78 bu.
Canola	183.85	1,241 lbs.
Total Base Acres: 620.7		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	88.56	74.3%	Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	30.34	25.4%	Ile	77
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	0.34	0.3%	Ive	63
Weighted Average					73.2

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 10/10/2022. 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 10, 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 4

Pifer's



Parcel 7

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LAND AUCTIONS



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