

**545.19 +/- Acres • Ransom County, ND**

# **LAND AUCTION**



***Tuesday, September 20, 2022 – 10:00 a.m.***  
***LOCATION: Nome Schoolhouse & Event Center • Nome, ND***

***OWNERS: Uppland Sisters, LLP***

**Pifer's**  
LAND AUCTIONS



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**877.700.4099**

# General Information

**AUCTION NOTE:** This property offers 380.74 +/- quality cropland acres along with another 154.17 +/- acres of pastureland with two stock ponds and also provides fabulous hunting opportunities! The wild game available on this property includes Trophy Whitetail Deer, Turkey, Pheasant and other small game native to the area! The west side of the property overlooks the beautiful Sheyenne River Valley. The property also has access to Barnes County rural water. The cropland features excellent Soil Productivity Numbers and the land is near Enderlin, ND, home to a vibrant agricultural input and harvest facility, Plains Grain & Agronomy! 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 producers and investor portfolios alike!

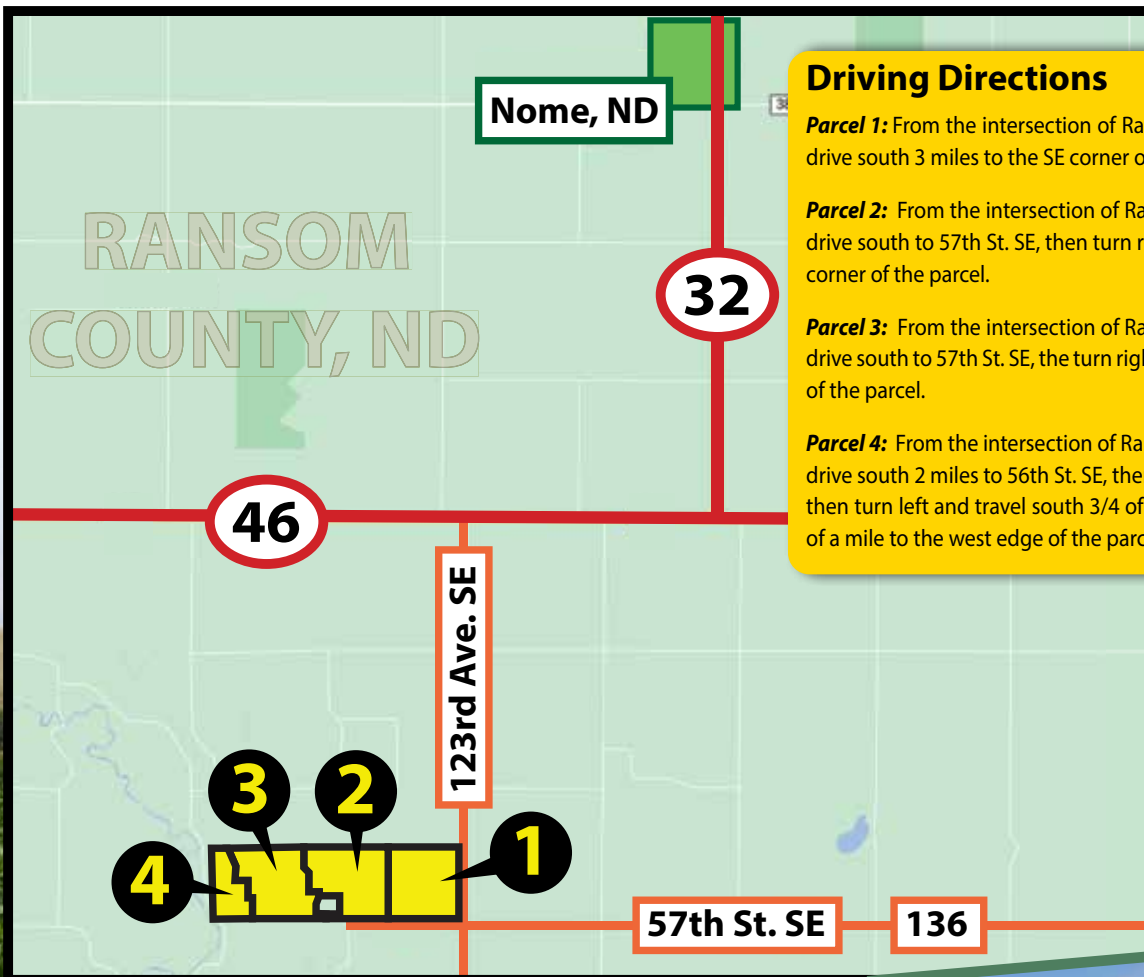
## Driving Directions

**Parcel 1:** From the intersection of Ransom County Hwy. #46 and 123rd Ave., drive south 3 miles to the SE corner of the parcel.

**Parcel 2:** From the intersection of Ransom County Hwy. #46 and 123rd Ave., drive south to 57th St. SE, then turn right and travel west 1/2 a mile to the SE corner of the parcel.

**Parcel 3:** From the intersection of Ransom County Hwy. #46 and 123rd Ave., drive south to 57th St. SE, then turn right and travel west 1 mile to the SE corner of the parcel.

**Parcel 4:** From the intersection of Ransom County Hwy. #46 and 122nd Ave., drive south 2 miles to 56th St. SE, then turn right and drive west 1/8 of a mile, then turn left and travel south 3/4 of a mile, then turn left and drive east 1/8 of a mile to the west edge of the parcel.



**Steve Dalen**  
701.893.8517  
sdalen@pifers.com

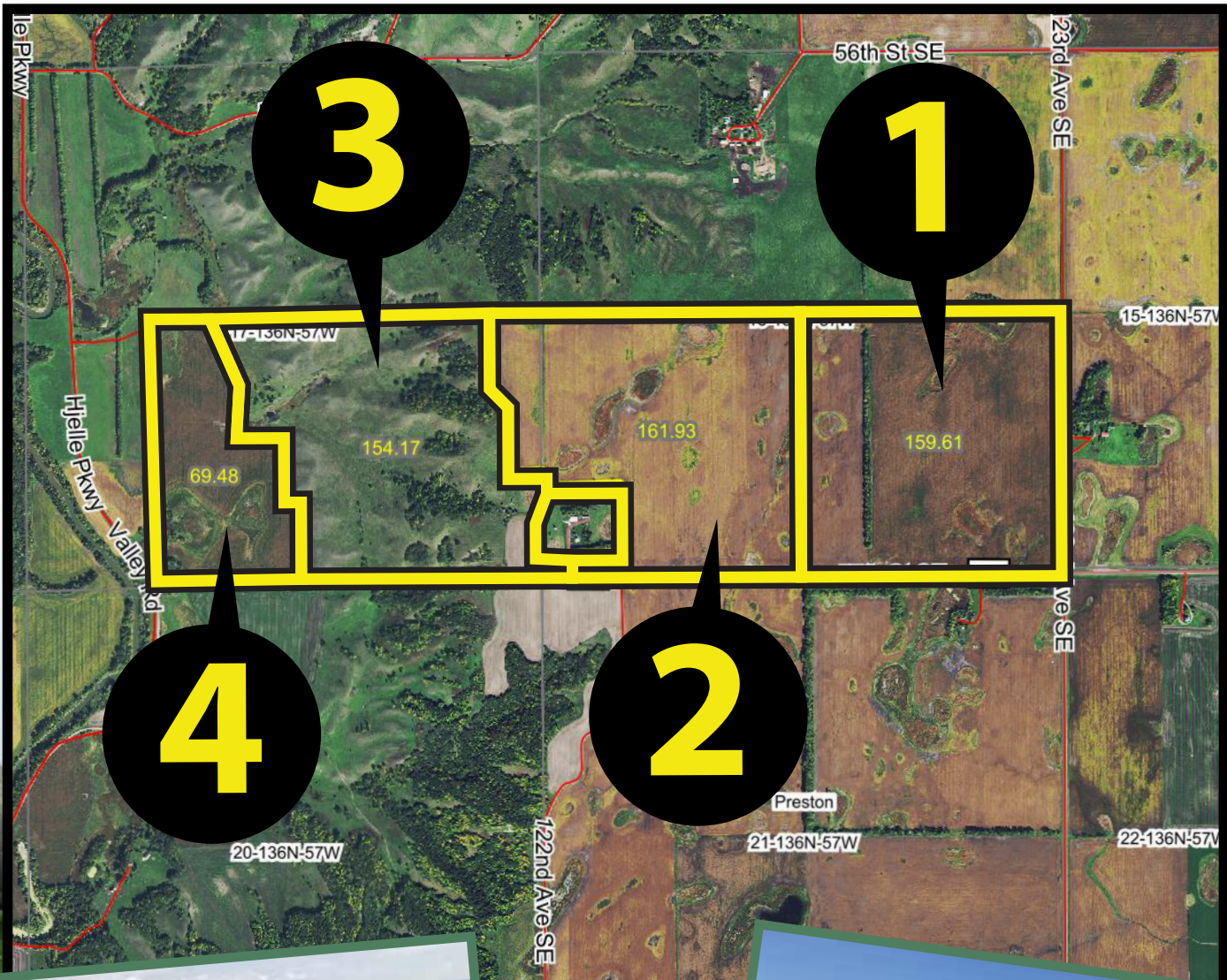


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1506 29th Ave. S • Moorhead, MN 56560



# Overall Property

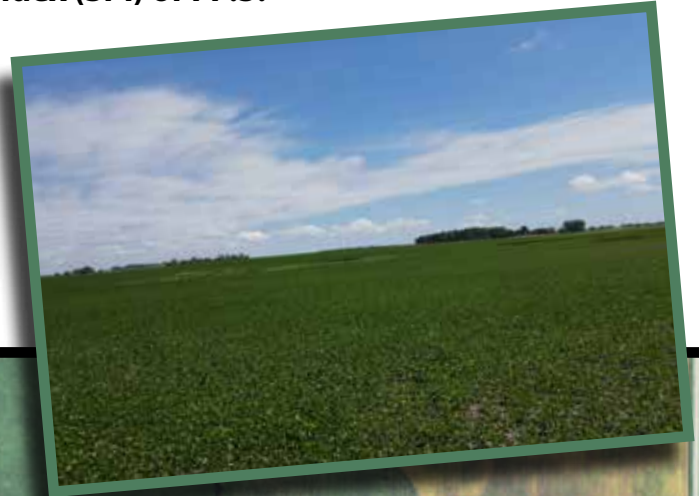
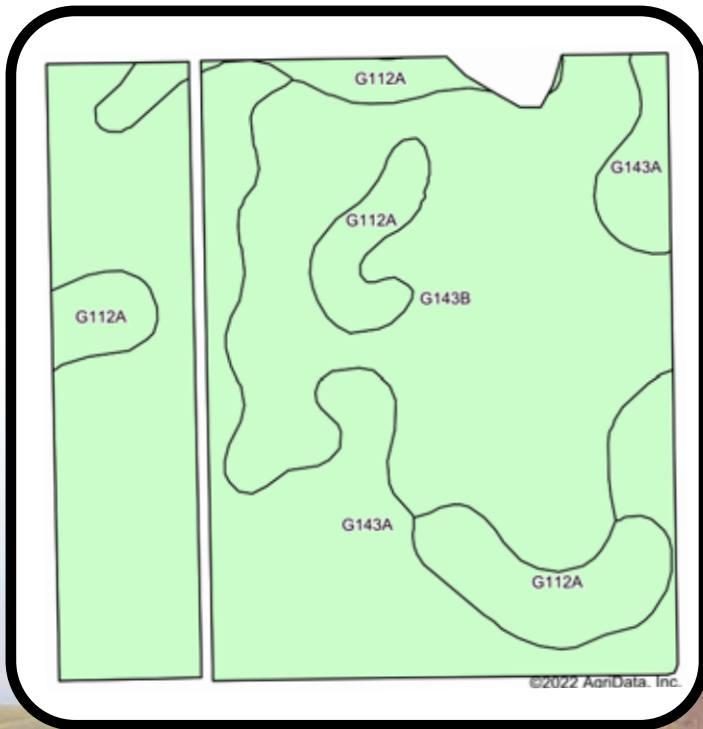




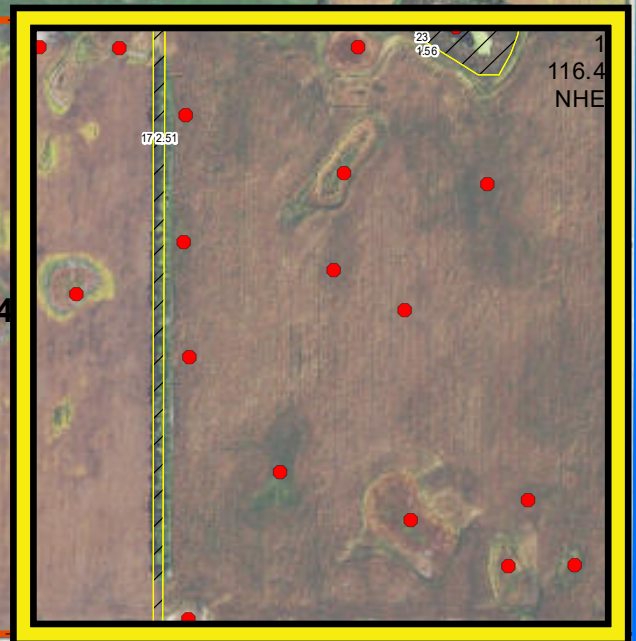
# Parcel 1

**Acres:** 159.61 +/-  
**Legal:** SE¼ Less 0.72 Acre Rd 16-136-57  
**Crop Acres:** 153.9 +/-  
**Taxes (2021):** \$9.65/acre (Estimate)

This parcel features an excellent Soil Productivity Index (SPI) of 77.3.



All Parcels Combined		
Crop	Base Acres	Yield
Wheat	154.48	69 bu.
Corn	136.14	150 bu.
Soybeans	91.58	37 bu.
Total Base Acres: 382.2		

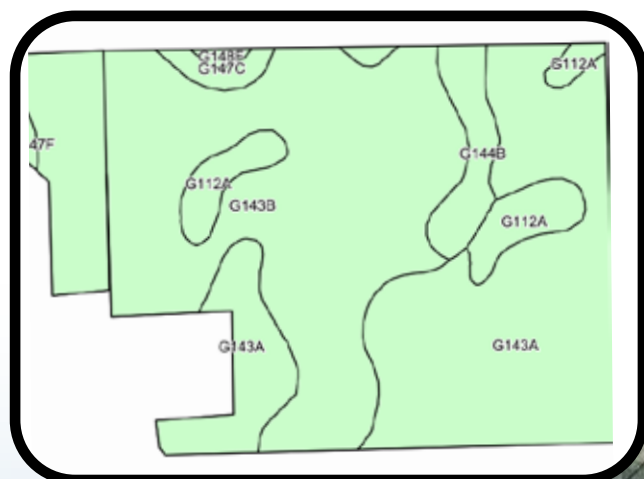


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	70.66	46.4%	IIc	85
G143B	Barnes-Svea loams, 3 to 6 percent slopes	60.45	39.7%	IIe	75
G112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	21.17	13.9%	IIw	58
Weighted Average					77.3

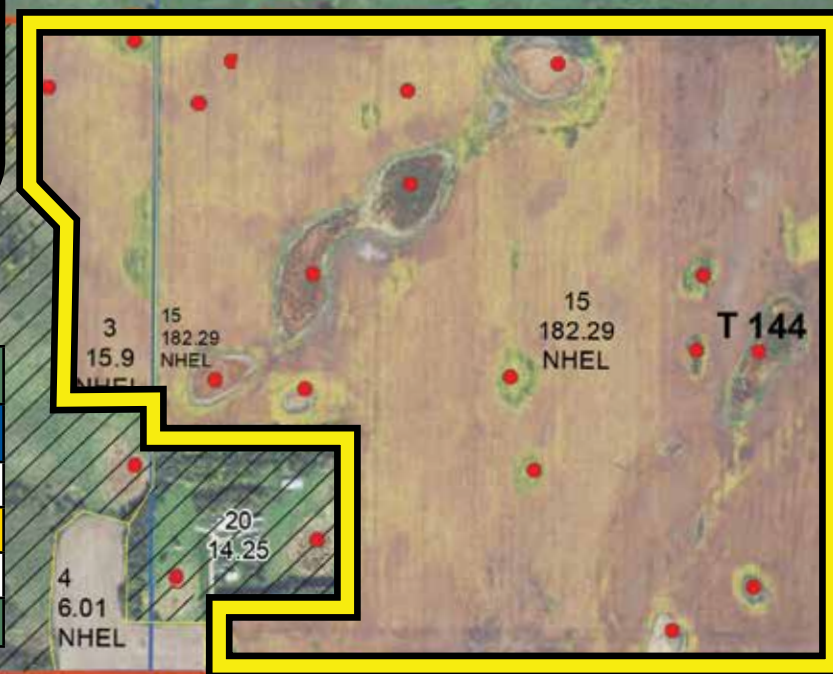
# Parcel 2

**Acres:** 161.93 +/-  
**Legal:** SW¼ Less Building Site 16-136-57 & Including Part of NE¼SE¼ 17-136-57  
**Crop Acres:** 160.77 +/-  
**Taxes (2021):** \$9.65/acre (Estimate)

This parcel features an excellent SPI of 76.9.



All Parcels Combined		
Crop	Base Acres	Yield
Wheat	154.48	69 bu.
Corn	136.14	150 bu.
Soybeans	91.58	37 bu.
Total Base Acres: 382.2		



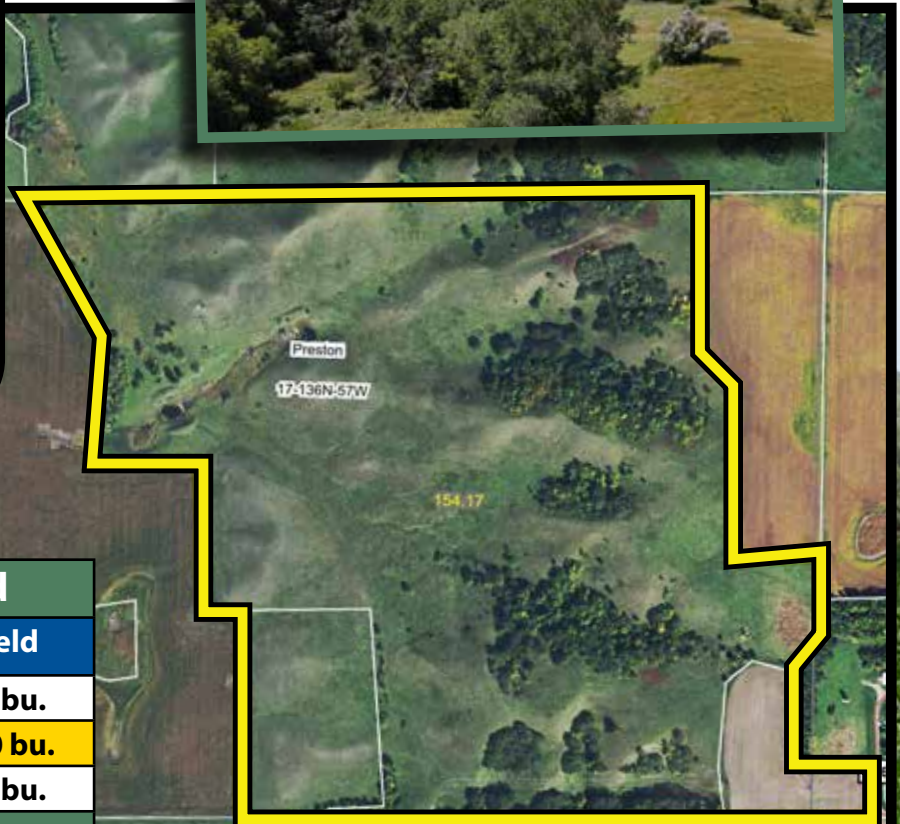
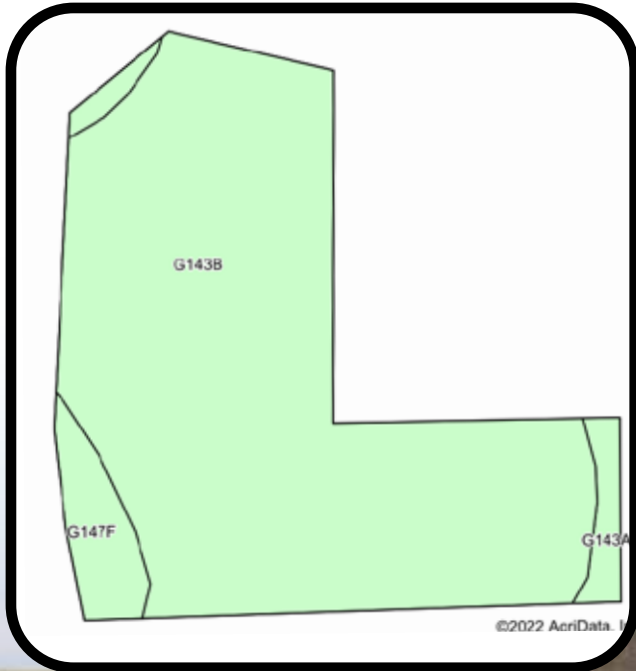
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	99.84	50.6%	Ile	75
G143A	Barnes-Svea loams, 0 to 3 percent slopes	72.82	36.9%	IIc	85
G112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	11.97	6.1%	IIw	58
G144B	Barnes-Buse loams, 3 to 6 percent slopes	8.07	4.1%	IIIe	69
G147C	Buse-Barnes-Darnen loams, 3 to 9 percent slopes	3.27	1.7%	IVe	60
G148F	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 35 percent slopes	0.72	0.4%	VIIe	34
G147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	0.45	0.2%	VIIe	33
Weighted Average					76.9



# Parcel 3

**Acres:** 154.17 +/-  
**Legal:** SE¼ Less Part of NE¼SE¼ & Part of NE¼NE¼SW¼ 17-136-57  
**Crop Acres:** 6.01 +/-  
**Pasture Acres:** 148.51 +/-  
**Taxes (2021):** \$3.29/acre (Estimate)

This parcel features an excellent cropland SPI of 72.3 and a pasture SPI of 38.4.



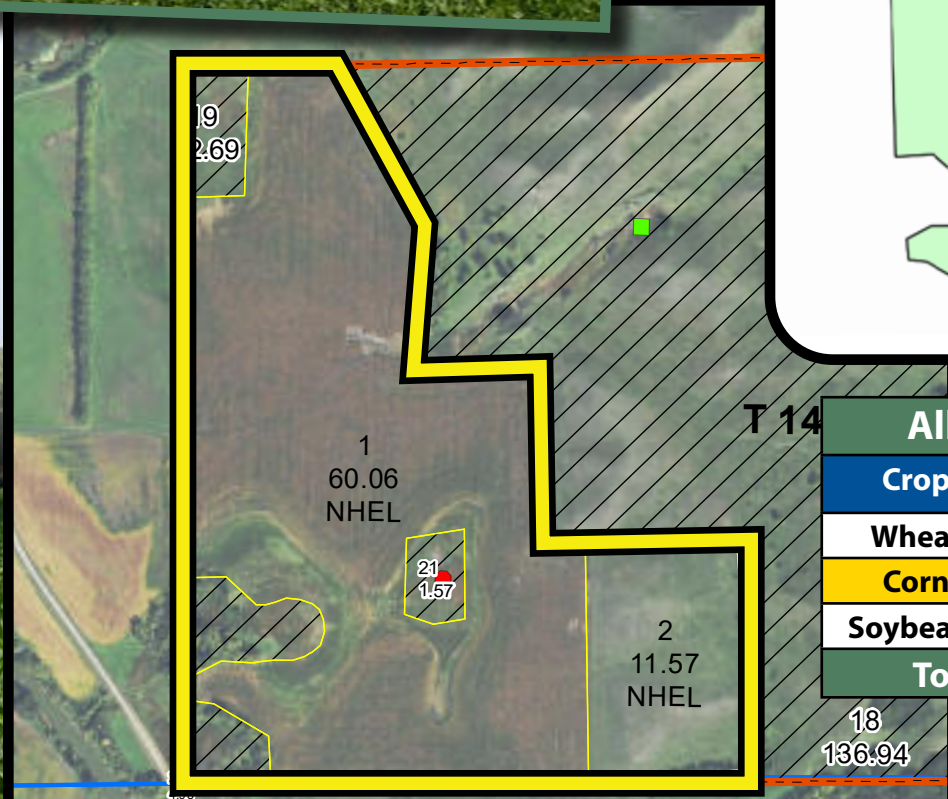
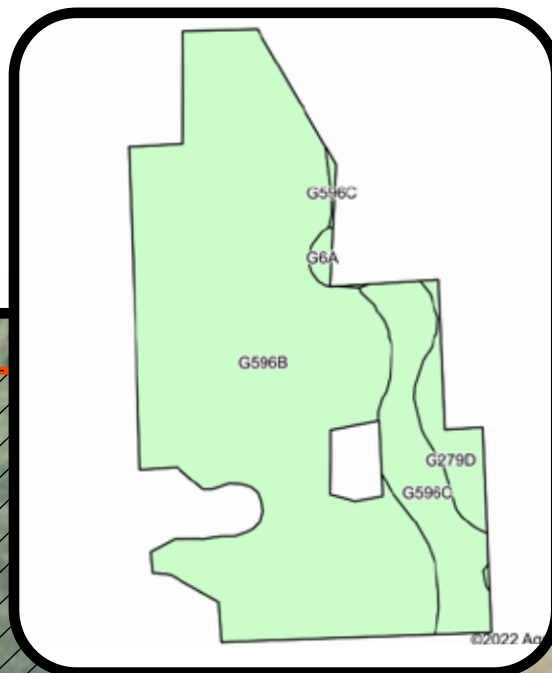
All Parcels Combined		
Crop	Base Acres	Yield
Wheat	154.48	69 bu.
Corn	136.14	150 bu.
Soybeans	91.58	37 bu.
Total Base Acres: 382.2		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	5.43	90.3%	Ile	75
G147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	0.42	7.0%	Vlle	33
G143A	Barnes-Svea loams, 0 to 3 percent slopes	0.16	2.7%	IIc	85
Weighted Average					72.3

# Parcel 4

**Acres:** 69.48 +/-  
**Legal:** E½SW¼ Less Part of NE¼NE¼SW¼ 17-136-57  
**Crop Acres:** 60.06 +/-  
**Pasture Acres:** 9.24 +/-  
**Taxes (2021):** \$5.54/acre (Estimate)

This parcel features an excellent cropland SPI of 83.3 and a strong pasture SPI of 88.9.



All Parcels Combined		
Crop	Base Acres	Yield
Wheat	154.48	69 bu.
Corn	136.14	150 bu.
Soybeans	91.58	37 bu.
Total Base Acres: 382.2		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G596B	Darnen loam, 2 to 6 percent slopes	49.33	82.1%	Ile	89
G596C	Darnen loam, 6 to 9 percent slopes	7.52	12.5%	IIle	72
G279D	Sioux-Renshaw cobbly loams, 6 to 15 percent slopes	2.77	4.6%	Vlls	19
G6A	Vallers loam, 0 to 1 percent slopes	0.44	0.7%	IVw	46
Weighted Average					83.3




# Online Bidding Instructions

# Pifer's

September 01, 2021

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## 545.19 +/- Acres • Ransom County, ND

This property offers 380.74 +/- quality cropland acres along with another 154.17 +/- acres of pastureland with two stock ponds and also provides fabulous hunting opportunities!

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**City\***

**Postal Code\***

**Phone\***

**Mobile**

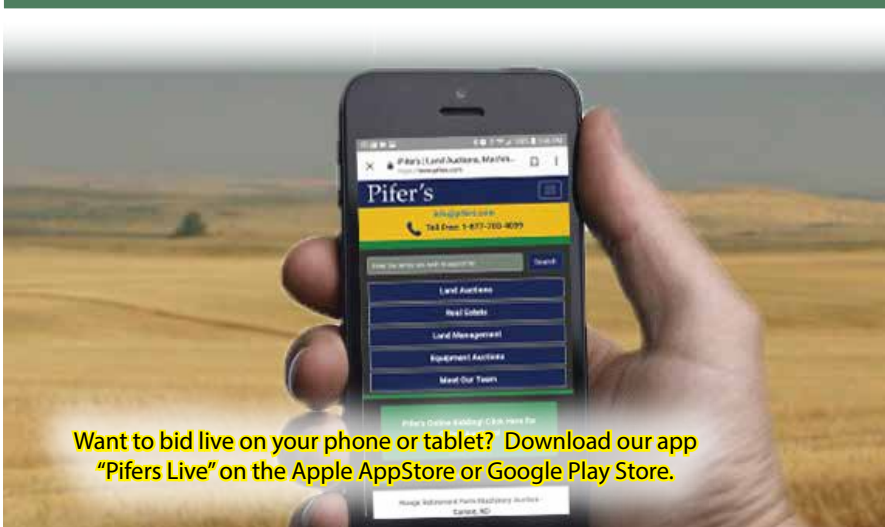
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Enter all your information and accept the Terms & Conditions!

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4. Click "Don't have an account. Sign up."
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6. Read & Accept the Online Bidding - Terms & Conditions.
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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 11/4/2022. 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 November 4, 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 2

Pifer's



Parcel 4

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