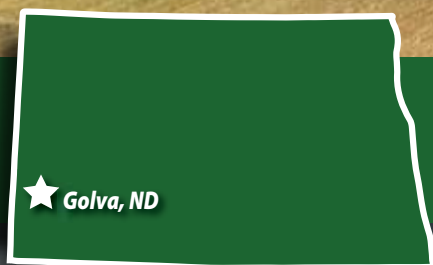


1,250.36 +/- Acres • Golden Valley & Slope Co., ND

LAND AUCTION



★ Golva, ND

Wednesday, September 28, 2022 – 3:00 p.m. (MT)

LOCATION: Lone Tree Room at Golva Bar • Golva, ND



OWNER: Marie Kremers

Pifer's
LAND AUCTIONS



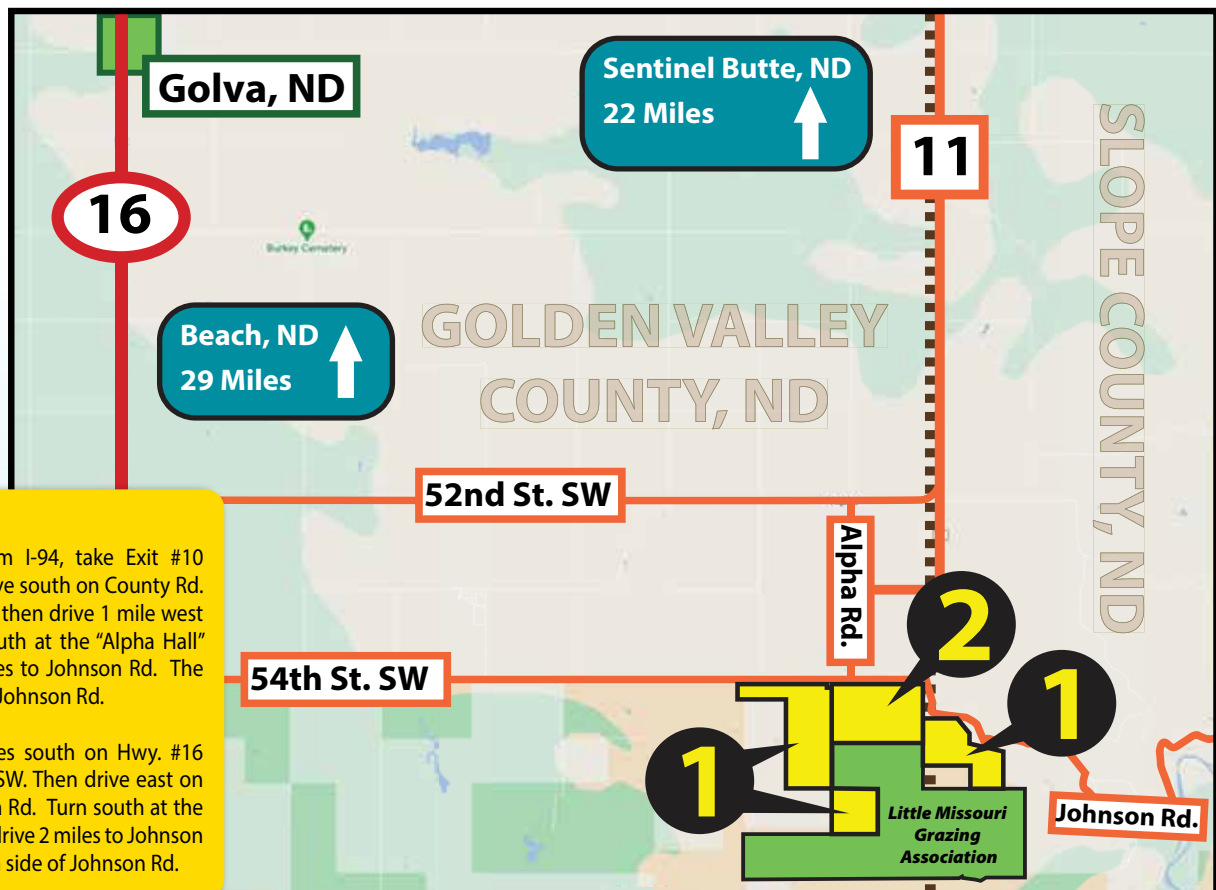
www.pifers.com

701.523.7366

General Information

AUCTION NOTE: Pifer's Auctioneers would like to invite you to this Pifer's Exclusive Land Auction on the border of the North Dakota counties of Golden Valley and Slope. This self-sufficient ranch is nestled at the southern edge of the extremely productive croplands of Golden Valley, and along the breaks of the North Dakota Badlands. This ranch is as picturesque as it is productive. Additionally, this property has base acres within the Little Missouri National Grasslands, offering potential grazing privileges through the Little Missouri Grazing Association.

Alongside the prolific native grasslands found within this property is productive cropland that lays well and boasts strong to excellent Soil Productivity Index (SPI) values in a tremendous farming area in Golden Valley County. This ranch features good water, great access, and an abundance of wildlife habitat and direct access to the public lands within the breaks of the Little Missouri River Valley.



Driving Directions

From Sentinel Butte, ND: From I-94, take Exit #10 towards Sentinel Butte, ND. Drive south on County Rd. #11 for 19 miles to 52nd St. SW, then drive 1 mile west on 52nd to Alpha Rd. Turn south at the "Alpha Hall" onto Alpha Rd. and drive 2 miles to Johnson Rd. The property is on the south side of Johnson Rd.

From Beach, ND: Drive 18 miles south on Hwy. #16 through Golva, ND to 52nd St. SW. Then drive east on 52nd St. SW for 8 miles to Alpha Rd. Turn south at the "Alpha Hall" onto Alpha Rd. and drive 2 miles to Johnson Rd. The property is on the south side of Johnson Rd.



Andy Mrnak
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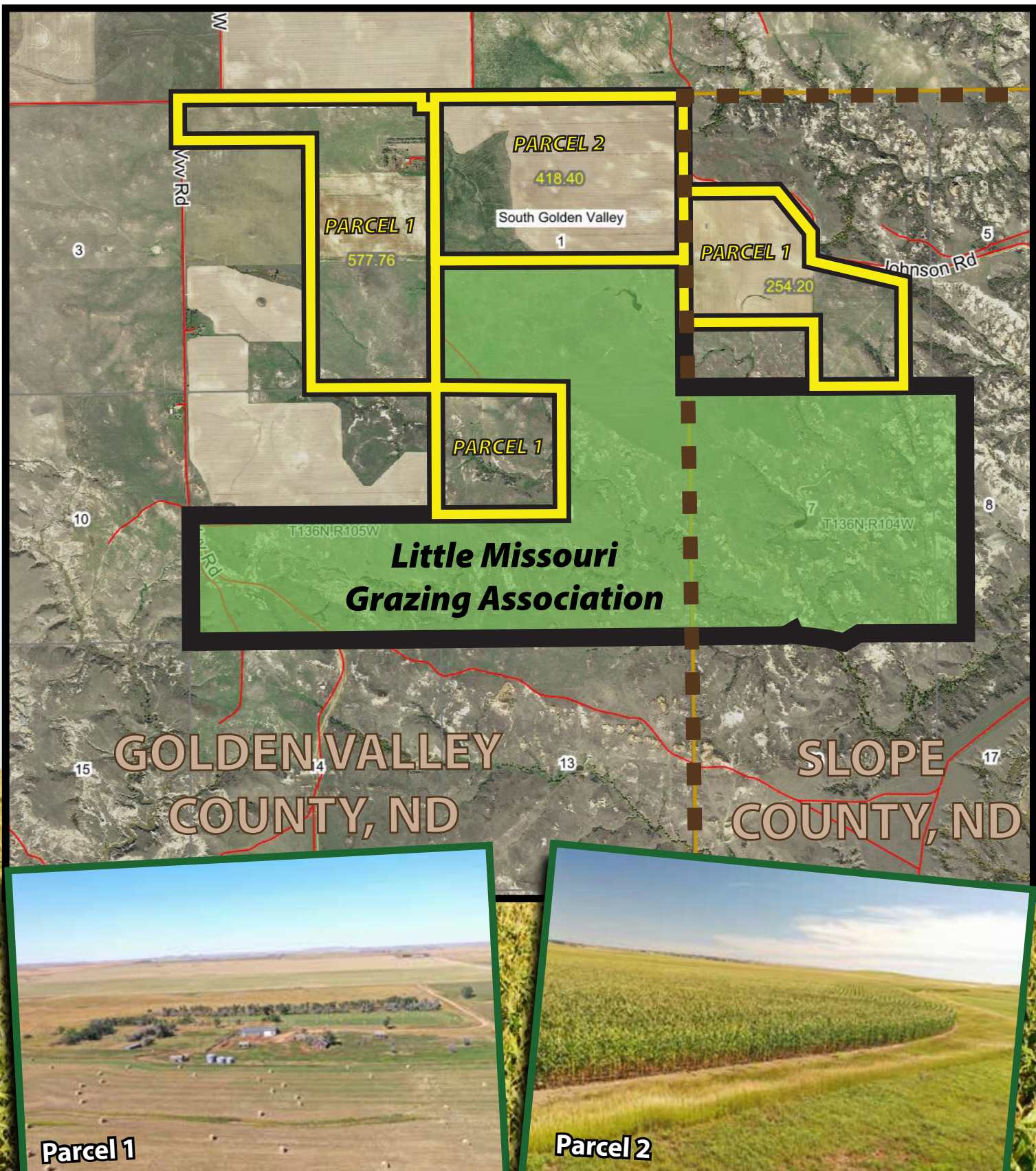


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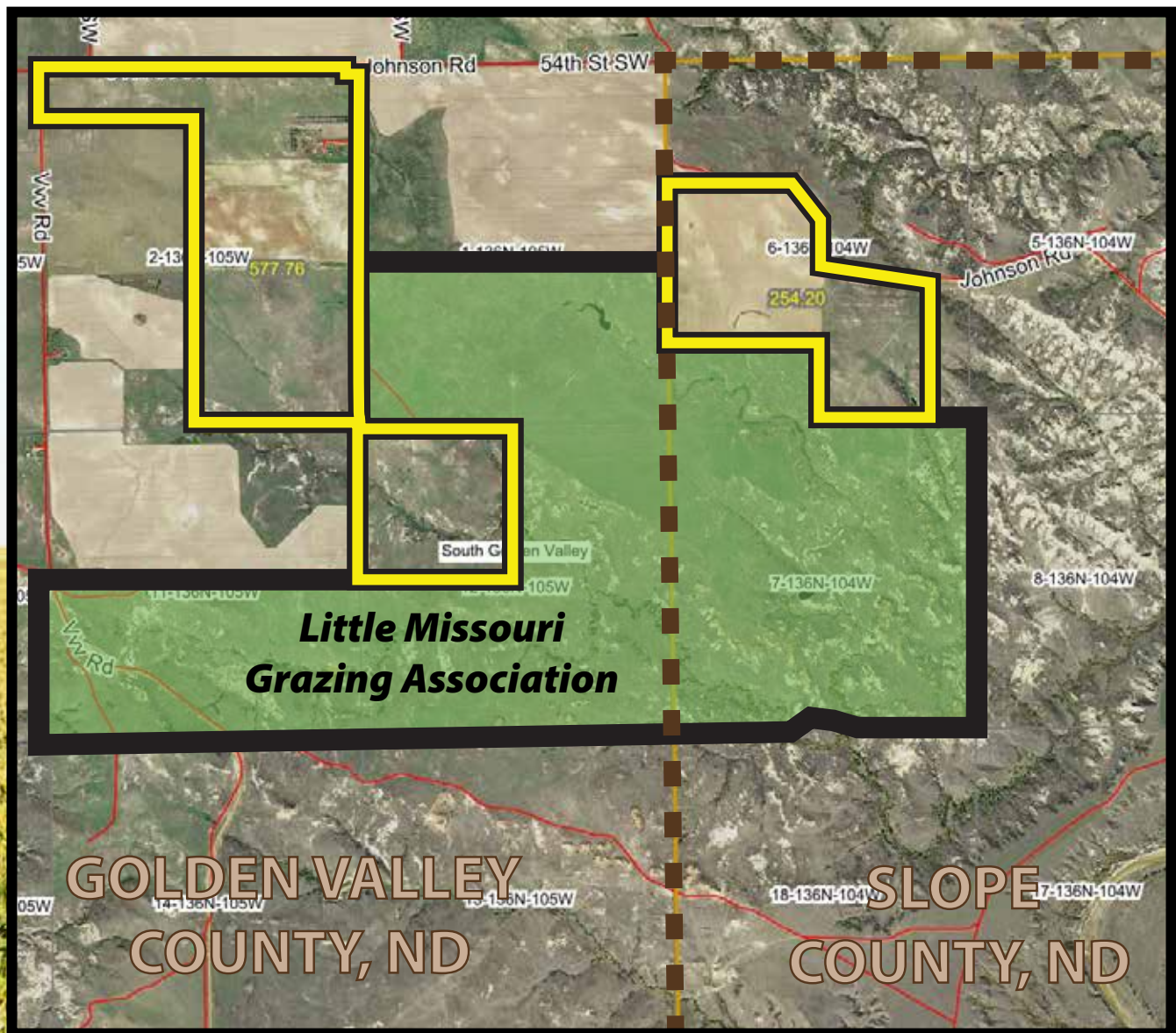
Overall Property



Parcel 1

Acres: 831.96 +/-
Legal: Lots 1-4 and E½ Less 1 ac. Tract in Lot 1 2-136-105, NW¼ 12-136-105 & NE¼SW¼, Lots 11-13 (Less 3.4 ac. ROW), W½SE¼, W½E½SE¼, (Less 9.7 ac Tract and ROW) 6-136-104
Crop Acres: 270.87 +/-
Grazing Acres: 550 +/- (Total) 1,823 +/- (Federal)
Taxes (2021): \$2,410.88

This is perhaps one of the most completely self-sufficient individual parcels of land offered to the public this fall. Parcel 1 features over 831.96 +/- acres of property that include the base ranch headquarters, over 270 +/- crop acres and approximately 550 +/- grass acres. This base property includes multiple large natural water sources, well water with pasture pipelines, and also rural water to the corrals at the headquarters. The farmstead includes corrals, steel panels, crowding alley, round tub, a new well in 2020 and a 2nd Well has new pump. More notably, Parcel 1 is all considered "Base Property" for the Little Missouri Grazing Association and is recognized with an annual federal grazing permit through the association.

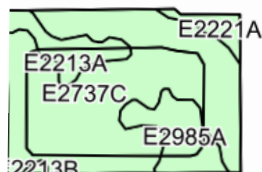


Parcel 1

Little Missouri Grazing Association Permit: Grazing privileges may be available to qualified buyers who are or become members of the Little Missouri Grazing Association (LMGA) and abide by the rules, regulations, and by-laws set forth by the LMGA.

– LMGA Permit Information:

- Allotment #70
- 1,823 +/- Acres
- 803 AUM's or 150 head for 5.35 Months
- Private Turn-In Permit

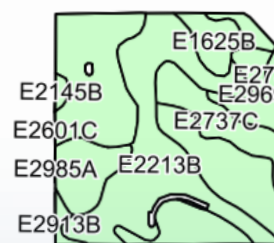


TRACT #2292 & #2298

Crop	Base Acres	Yield
Wheat	102.08	28 bu.
Total Base Acres: 102.08		

TRACT #2293 & #2299

Crop	Base Acres	Yield
Wheat	84.99	29 bu.
Total Base Acres: 84.99		

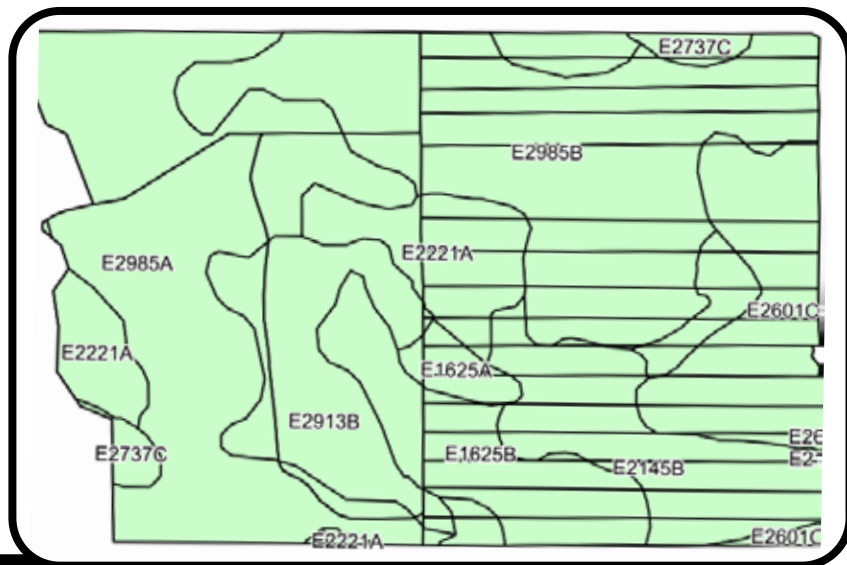


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	88.59	23.0%	IVe	50
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	54.08	14.1%	IVe	50
E2213B	Golva silt loam, 2 to 6 percent slopes	46.28	12.0%	IIe	82
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	27.97	7.3%	IIIe	53
E2985A	Sen-Golva silt loams, 0 to 3 percent slopes	26.35	6.9%	IIIs	80
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	23.29	6.1%	IIIe	67
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	22.59	5.9%	VIe	26
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	16.31	4.2%	IIIe	67
E2969C	Sen silt loam, 6 to 9 percent slopes	14.97	3.9%	IIIe	60
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	13.66	3.6%	VIe	33
E2985A	Sen-Golva silt loams, 0 to 3 percent slopes	11.58	3.0%	IIIs	80
E2213A	Golva silt loam, 0 to 2 percent slopes	9.82	2.6%	IIc	86
E2221A	Grassna silt loam, 0 to 2 percent slopes	8.52	2.2%	IIc	96
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	7.22	1.9%	IIIe	63
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	4.87	1.3%	IIIe	63
E1823A	Parshall fine sandy loam, 0 to 2 percent slopes	2.97	0.8%	IIIe	71
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	2.90	0.8%	VIe	32
E2145B	Shambo loam, 2 to 6 percent slopes	1.09	0.3%	IIe	82
E2213B	Golva silt loam, 2 to 6 percent slopes	0.68	0.2%	IIe	82
L3185F	Patent-Badland-Cabbart complex, 6 to 50 percent slopes	0.60	0.2%	VIe	21
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	0.06	0.0%	IIIe	53
Weighted Average					59.6

Parcel 2

Acres: 418.4 +/-
Legal: N½ 1-136-105
Crop Acres: 385.06 +/-
Taxes (2021): \$1,721.49

Parcel 2 is a large half section of exceptional cropland in Golden Valley County, ND. In 2022, the large 308 +/- acre field was utilized for corn production while the balance of the cropland is in hay production. The soil production on this parcel is extremely good with a Soil Productivity Index (SPI) over 73. Parcel 2 also features excellent access and is contiguous with Parcel 1.



TRACT #2296

Crop	Base Acres	Yield
Wheat	166.11	34 bu.
Total Base Acres: 166.11		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2985A	Sen-Golva silt loams, 0 to 3 percent slopes	102.41	26.6%	IIIs	80
E2985B	Sen-Golva silt loams, 3 to 6 percent slopes	97.24	25.3%	IIe	76
E2145B	Shambo loam, 2 to 6 percent slopes	37.48	9.7%	IIe	82
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	36.70	9.5%	IIIe	53
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	34.05	8.8%	IIIe	67
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	30.09	7.8%	IIIe	63
E2221A	Grassna silt loam, 0 to 2 percent slopes	29.26	7.6%	IIc	96
E2213A	Golva silt loam, 0 to 2 percent slopes	6.33	1.6%	IIc	86
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	6.00	1.6%	IVe	50
E1625A	Vebar-Parshall fine sandy loams, 0 to 3 percent slopes	5.51	1.4%	IIIe	66
Weighted Average					74.8

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 11/14/2022. 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 14, 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

Pifer's
LAND AUCTIONS



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