

1,391.08 +/- ACRES
GOLDEN VALLEY CO., ND

Sentinel Butte, ND



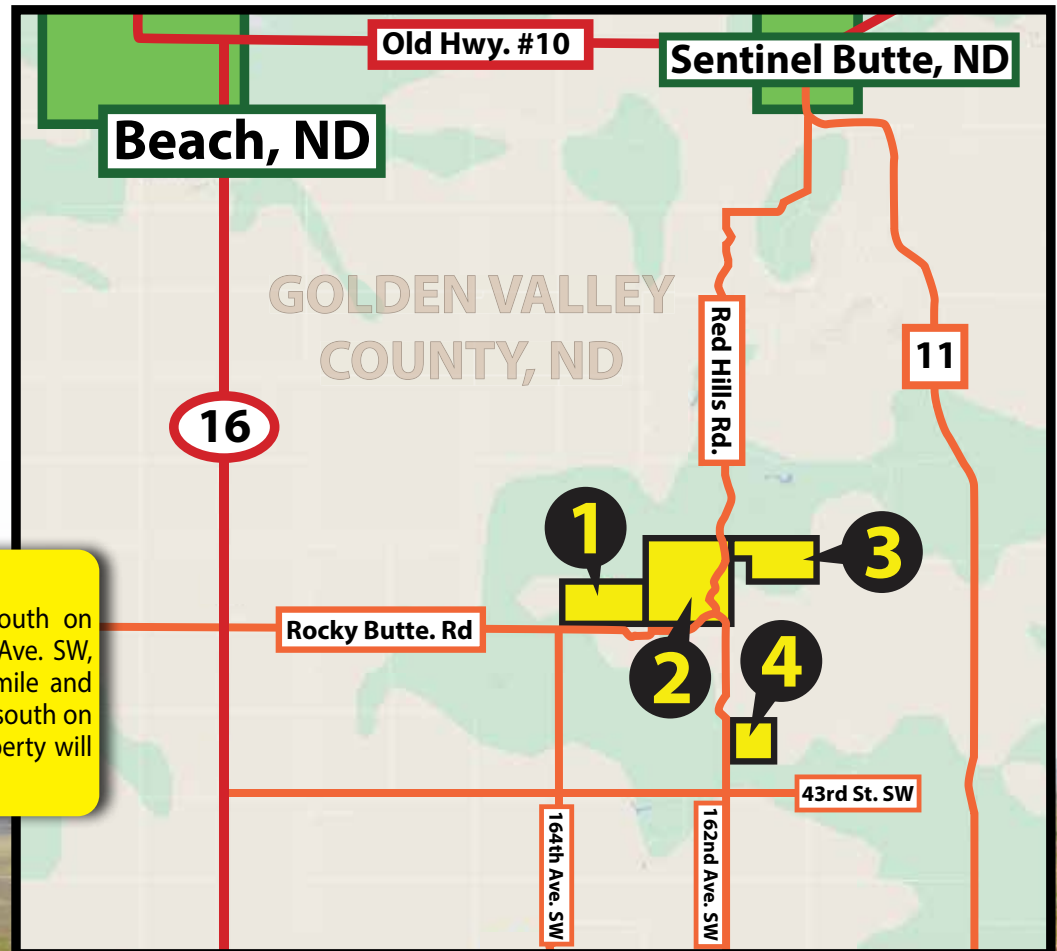
Thursday, October 20, 2022 - 1:00 p.m. (MT)

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

OWNER: Olesen Family

General Information

AUCTION NOTE: This 1,390 acre property is perhaps one of the more unique properties offered in the Western Dakota's in 2022! The Olesen land has been in the family for nearly a century and contains some of the most picturesque grasslands and wildlife habitat in the region. This property is as striking as it is productive. The landscape carries many features of the North Dakota Badlands and is dominated by the deep tree-lined draws and clay buttes that are surrounded by productive native grasses. The ranch headquarters sits along the western boundary of the property with supplemental cropland and hay land used primarily for raising feed for livestock.



Driving Directions

From Sentinel Butte, ND: Drive south on County Rd. #11 for ½ mile to 161st Ave. SW, then follow 161st Ave. south for 1 mile and west for 1 mile to Red Hills Rd. Drive south on Red Hills Rd. for 4 miles and the property will be on both sides of the road.

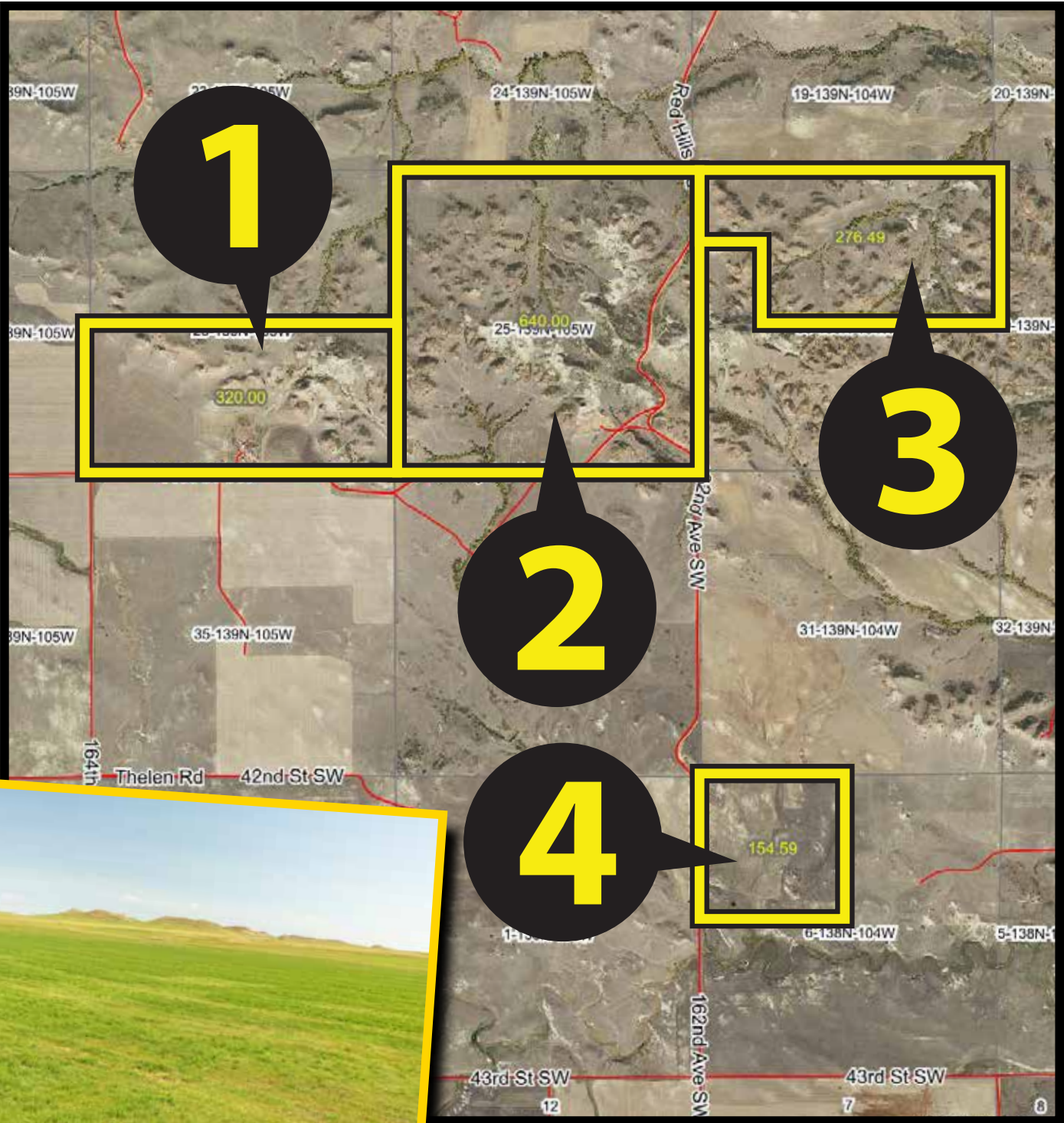


Andy Mrnak
701.206.1095



Jim Sabe
701.523.6283

Overall Property



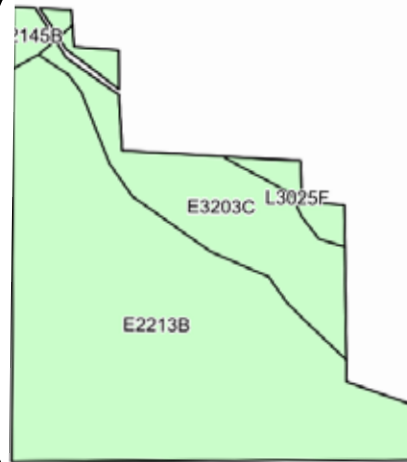
Parcel 1

Acres: 320 +/-
Legal: S½ 26-139-105
Crop Acres: 100.73 +/-
Taxes (2021): \$955.97

This parcel includes the ranch headquarters of the property with water, electricity and good access. Additionally, Parcel 1 is a full half section that features productive grasslands and low bottom hay ground. The prolific native grasses flow through the terrain and tree-lined draws providing habitat for wildlife and livestock.

PARCEL 1 & 2 COMBINED

Crop	Base Acres	Yield
Wheat	57.1	24 bu.
Oats	1.3	44 bu.
Barley	101.3	37 bu.
Total Base Acres: 159.7		

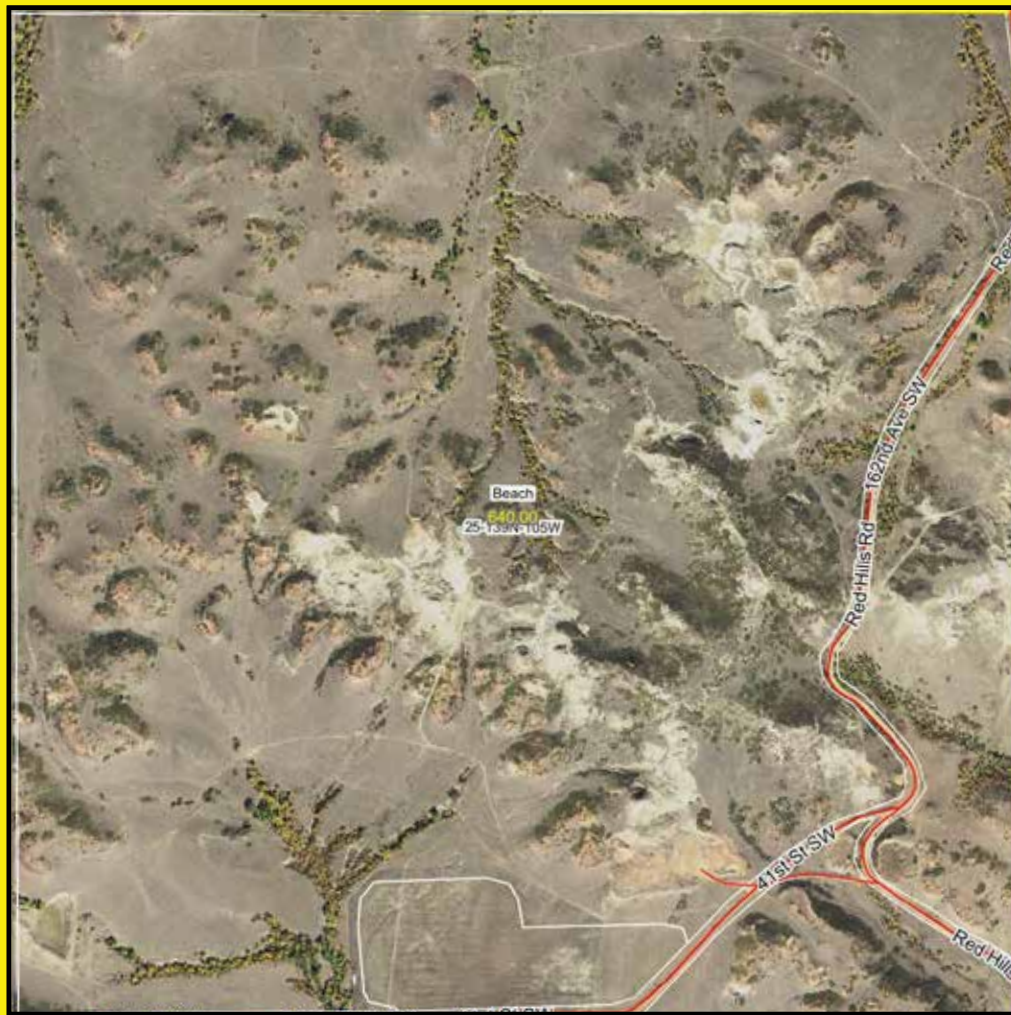
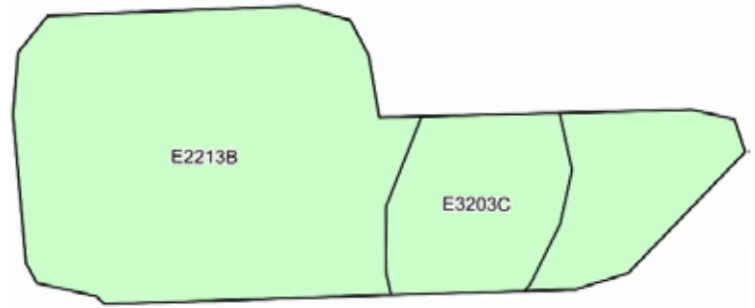


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2213B	Golva silt loam, 2 to 6 percent slopes	74.20	73.7%	Ile	82
E3203C	Cherry silt loam, 6 to 9 percent slopes	22.67	22.5%	IIle	57
L3025F	Lonna-Kirby-Cabbart complex, 2 to 50 percent slopes	2.16	2.1%	Vlle	25
E2145B	Shambo loam, 2 to 6 percent slopes	1.61	1.6%	Ile	82
Weighted Average					75.1

Parcel 2

Acres: 640 +/-
 Legal: Section 25-139-105
 Crop Acres: 23.1 +/-
 Taxes (2021): \$1,013.60

Parcel 2 is a full half section of native grassland with exceptional access along Red Hills Rd. The rugged terrain offers exceptional habitat and the fruitful grasslands offer exceptional summer grazing. This section is surrounded by a perimeter fence and also has a well servicing the pasture.



PARCEL 1 & 2 COMBINED

Crop	Base Acres	Yield
Wheat	57.1	24 bu.
Oats	1.3	44 bu.
Barley	101.3	37 bu.
Total Base Acres: 159.7		

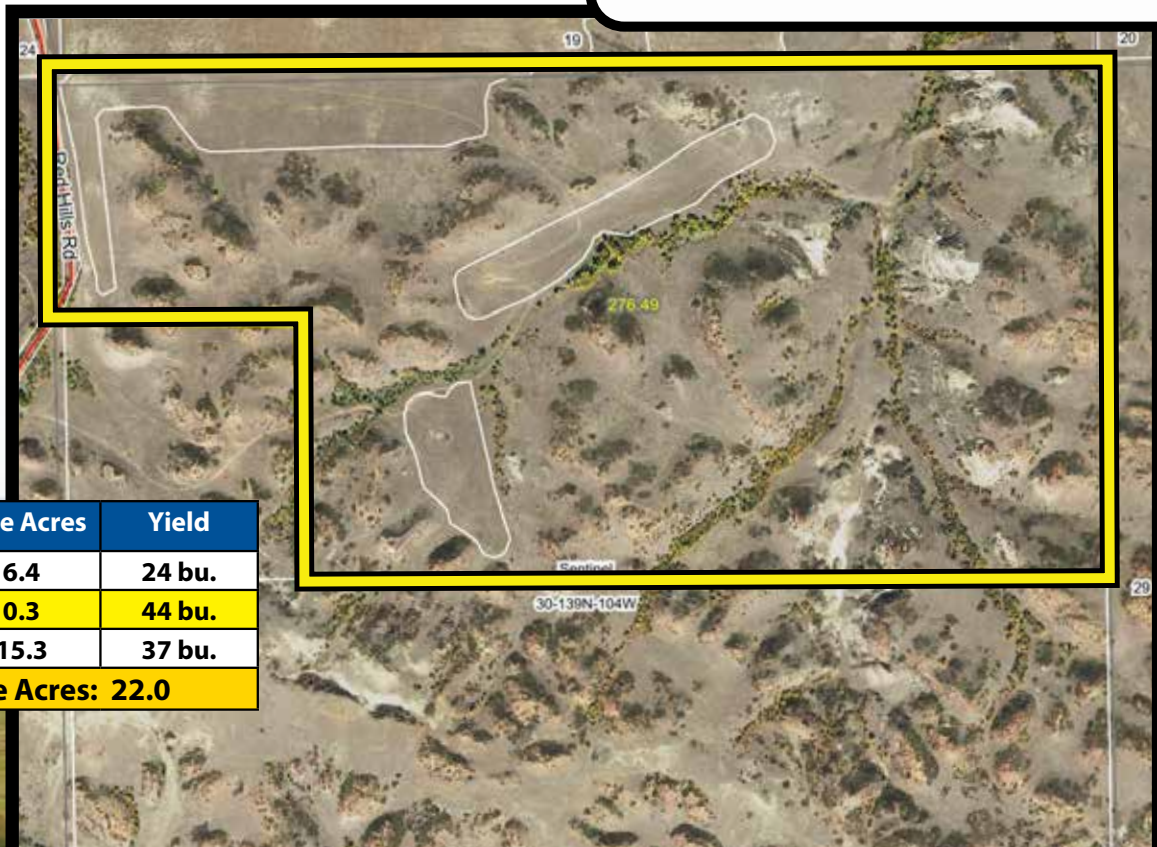
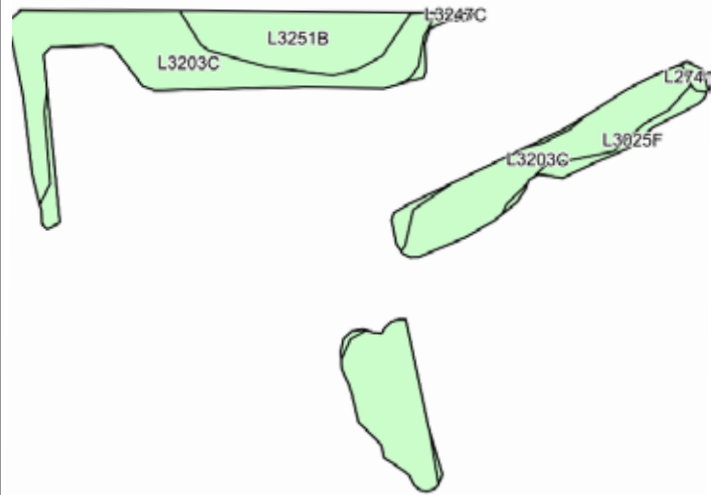


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2213B	Golva silt loam, 2 to 6 percent slopes	16.00	81.5%	Ile	82
E3203C	Cherry silt loam, 6 to 9 percent slopes	3.62	18.5%	IIle	57
Weighted Average					77.4

Parcel 3

Acres: 276.49 +/-
Legal: N½ 30-139-104 (Less Lot 2 and ROW)
Crop Acres: 34.32 +/-
Taxes (2021): \$451.26

This excellent parcel lays on the east side of Red Hills Rd. and features additional rugged tree-lined draws, a well, and exceptional grasslands throughout the parcel. Parcel 3 also has good access and provides a unique landscape that can only be found along the edge of the North Dakota Badlands.



Crop	Base Acres	Yield
Wheat	6.4	24 bu.
Oats	0.3	44 bu.
Barley	15.3	37 bu.
Total Base Acres: 22.0		

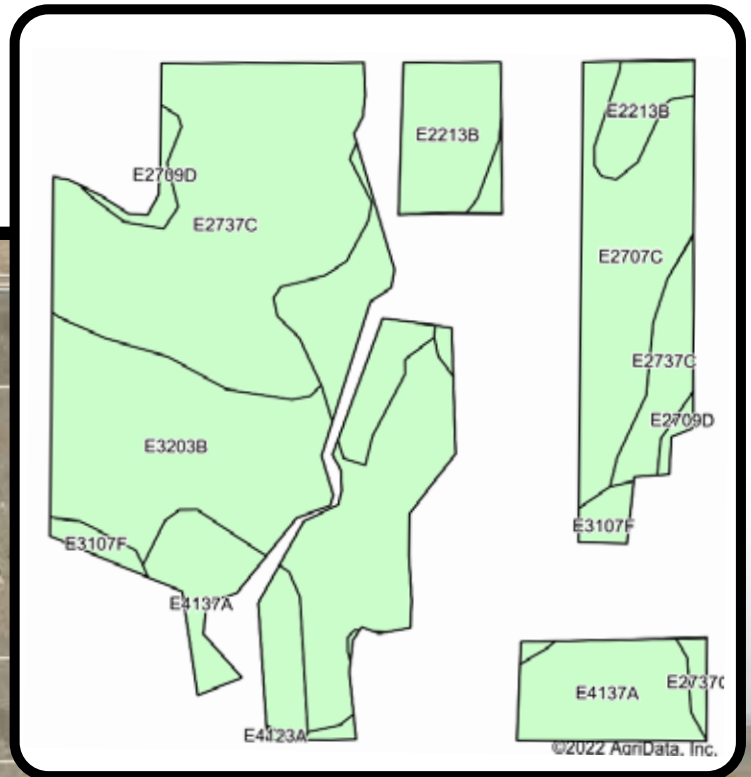
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
L3203C	Lonna silt loam, 6 to 9 percent slopes	24.70	72.0%	IIle	54
L3251B	Kremlin-Ethridge-Gerda complex, 0 to 6 percent slopes	6.38	18.6%	Ile	64
L3025F	Lonna-Kirby-Cabbart complex, 2 to 50 percent slopes	2.97	8.7%	Vlle	25
L2741D	Cabbart-Cambeth silt loams, 9 to 15 percent slopes	0.27	0.8%	IVe	34
Weighted Average					53.2

Parcel 4

Acres: 154.59 +/-
Legal: Lots 3-5 & SE¼NW¼ 6-138-104
Crop Acres: 90.91 +/-
Taxes (2021): \$426.38

Parcel 4 is a couple of miles south of the north unit and is utilized as a feed production quarter for the operation. This parcel features good soils providing for good hay production and could be re-introduced as cropland in Golden Valley County. Parcel 4 also has good access along Red Hills Rd. and includes a perimeter fence.

Crop	Base Acres	Yield
Wheat	29.1	24 bu.
Barley	34.2	37 bu.
Total Base Acres: 63.3		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	27.27	30.0%	IVe	50
E3203B	Cherry silt loam, 0 to 6 percent slopes	25.57	28.1%	Ile	74
E2213B	Golva silt loam, 2 to 6 percent slopes	12.54	13.8%	Ile	82
E4137A	Korchea loam, 0 to 2 percent slopes, occasionally flooded	11.24	12.4%	Ile	81
E2707C	Cabba-Chama silt loams, 3 to 9 percent slopes	10.94	12.0%	Vle	44
E3107F	Cabba-Badland complex, 6 to 70 percent slopes	2.09	2.3%	Vlle	13
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	1.20	1.3%	Vle	33
E4123A	Havrelon-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	0.06	0.1%	VIw	40
Weighted Average					63.2

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1,391.08 +/- Acres • Golden Valley County, ND

Thursday, October 20, 2022 - 1:00 p.m. (MT)

Auction Location: Lone Tree Room at Golva Bar • Golva, ND

The Olesen land has been in the family for nearly a century and contains some of the most picturesque grasslands and wildlife habitat in the region.

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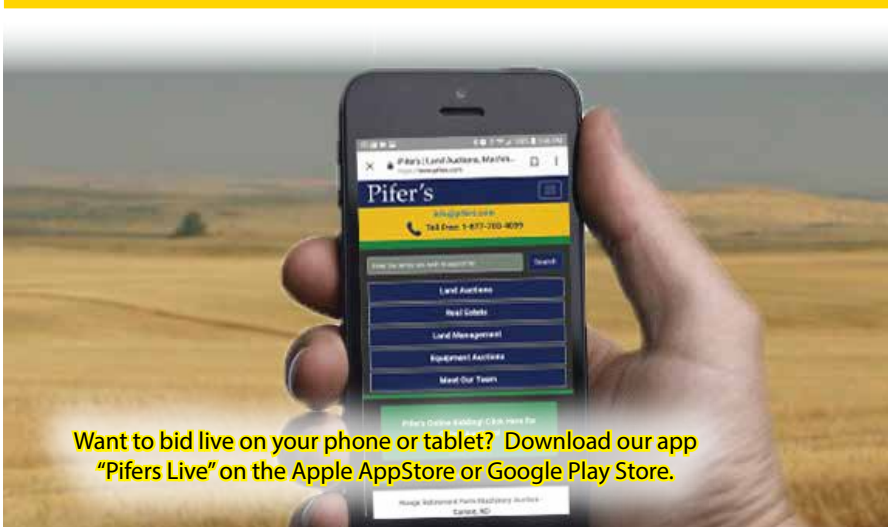
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Property Photos



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. 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 12/5/2022. 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 December 5, 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.

Pifer's *17th Annual* Western Dakota LAND AUCTIONS

Wednesday, October 19 – Friday, October 21

SCHEDULE OF EVENTS

OCTOBER 19 • 1:00 p.m. (MT)

Hettinger Armory • Hettinger, ND

157.49 +/- Acres • Hettinger County, ND

OWNER: Audrey Wegner

160 +/- Acres • Hettinger County, ND

OWNER: Dean R. and Barbara A. Kelsch Foundation

OCTOBER 21 • 11:00 a.m. (MT)

Roosevelt Grand Dakota Hotel • Dickinson, ND

134.59 +/- Acres • Hettinger County, ND

OWNER: Shad Kouba

160 +/- Acres • Dunn County, ND

OWNER: Kouba Family

2,098.06 +/- Acres • Dunn County, ND

OWNER: Ray Sigl Estate

638.68 +/- Acres • Hettinger County, ND

OWNER: Roy Senn Family Farm

OCTOBER 20 • 1:00 p.m. (MT)

Golva Bar • Golva, ND

480 +/- Acres • Golden Valley County, ND

OWNER: Kouba Family

1,011.67 +/- Acres • Golden Valley County, ND

OWNER: Olesen Family

1,391.08 +/- Acres • Golden Valley County, ND

OWNER: Dorothy Schmitz Estate



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