

687.96 +/- Acres • Morton County, ND

LAND AUCTION

New Salem, ND



Tuesday, November 1, 2022 – 2:00 p.m.

LOCATION: Holiday Inn and Suites: 3903 State St. • Bismarck, ND

OWNERS: Sally Nelson & Paula Flanders

Pifer's
LAND AUCTIONS

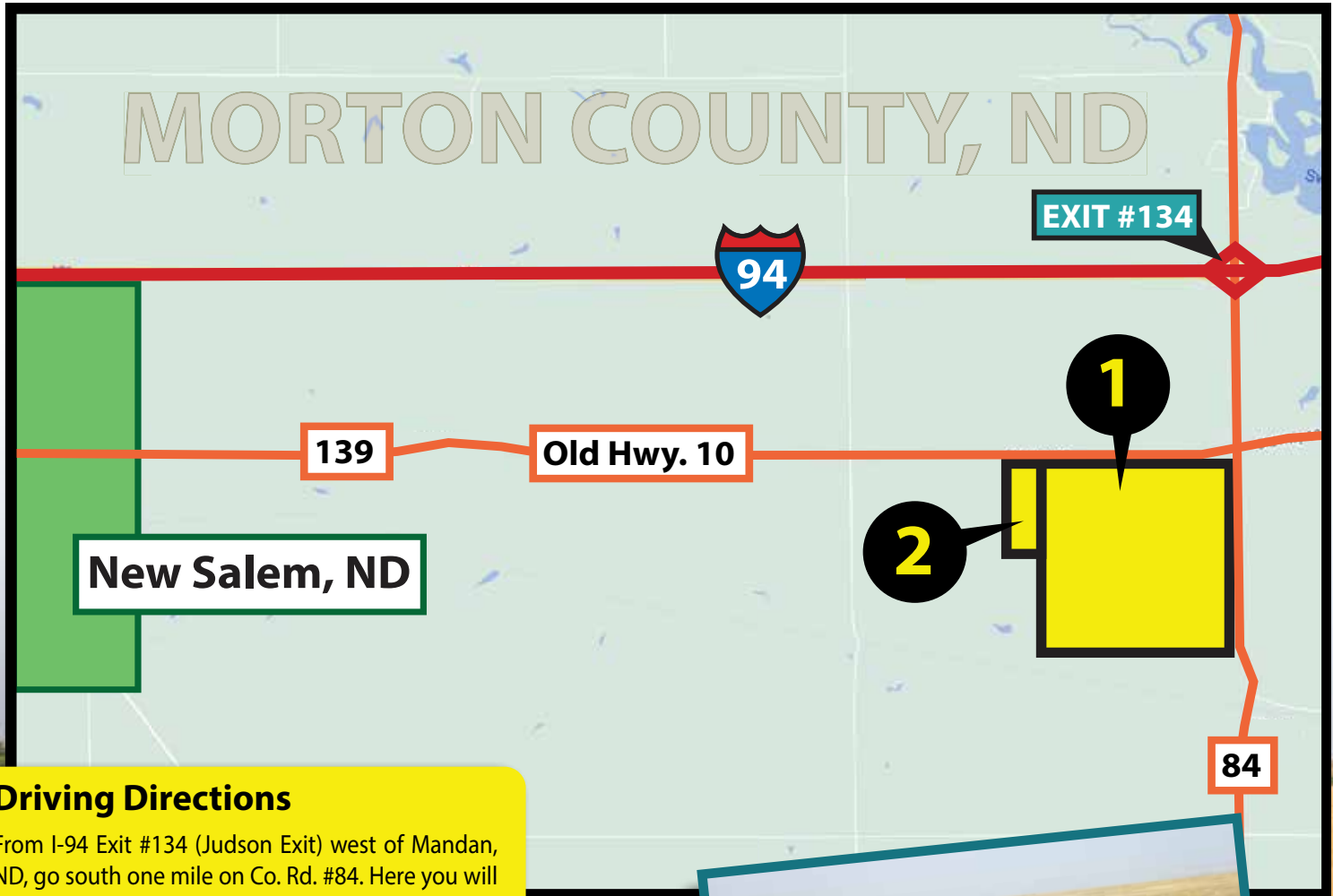


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701.475.7653

General Information

AUCTION NOTE: This Morton County property not only provides productive cropland and pastureland, but it's ideal location is just minutes from the Bismarck-Mandan metro area and within 2 miles of the scenic Sweet Briar Lake. The pastureland features lush native grasses, ample water sources and established fencing. The cropland has an average Soil Productivity Index (SPI) of 71 with more than 100 +/- acres averaging over 80! This is a rare opportunity to expand your operation or investment portfolio with highly desirable land, which is available for the 2023 crop season.



Driving Directions

From I-94 Exit #134 (Judson Exit) west of Mandan, ND, go south one mile on Co. Rd. #84. Here you will be at the northeast corner of the property.

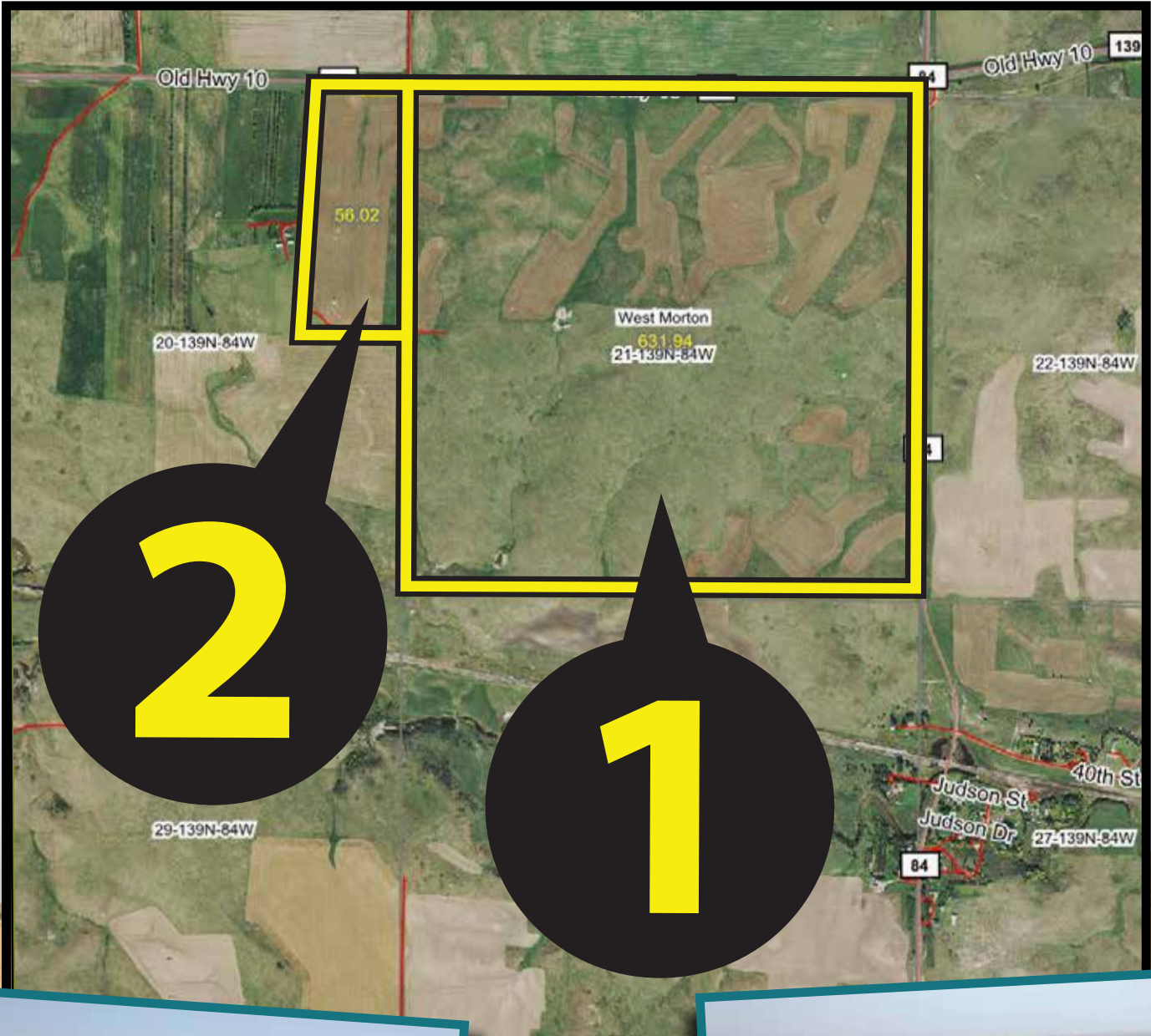


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Pifer's
LAND AUCTIONS

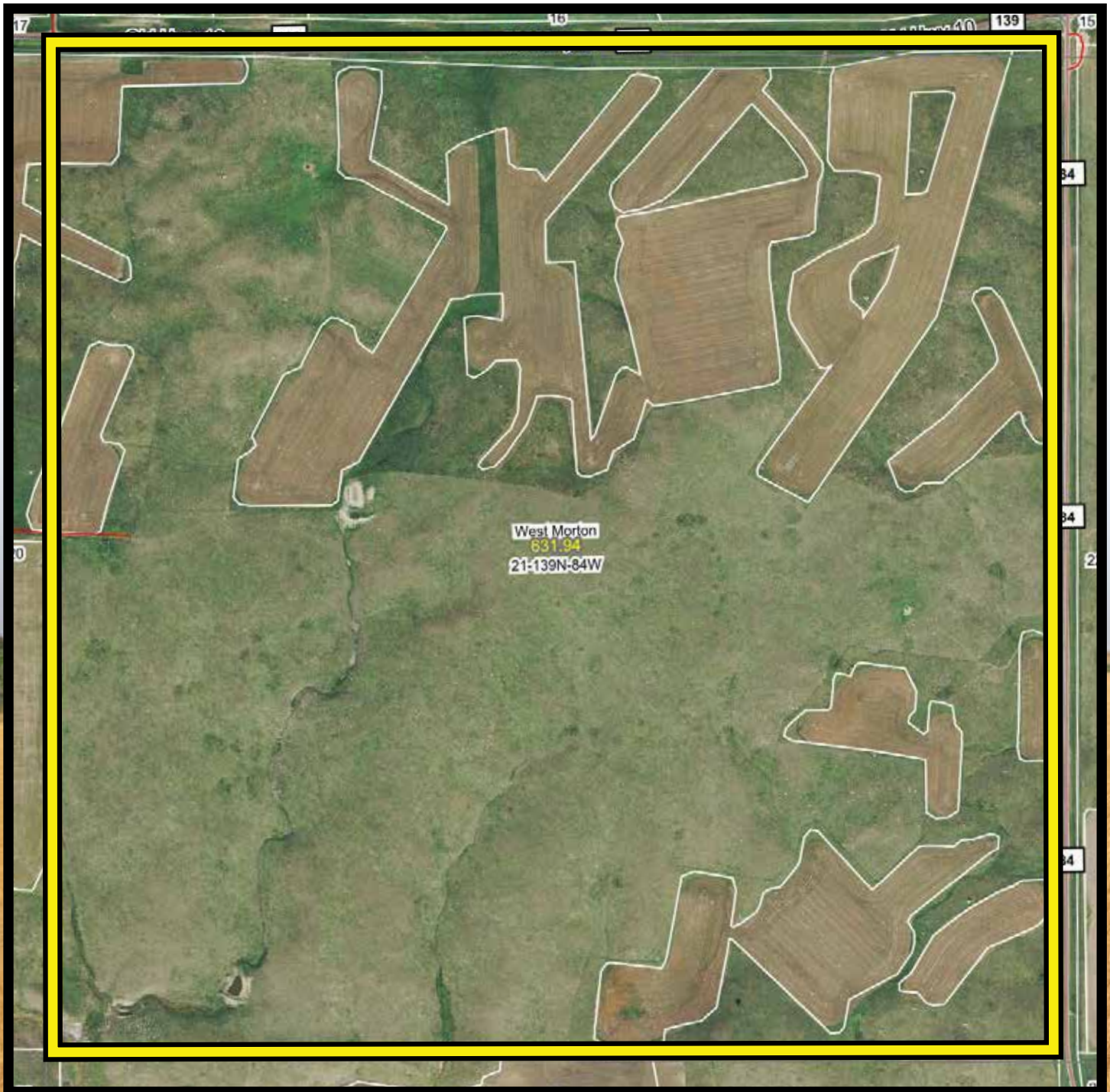
510 7th St. NW • Steele, ND 58482

Overall Property



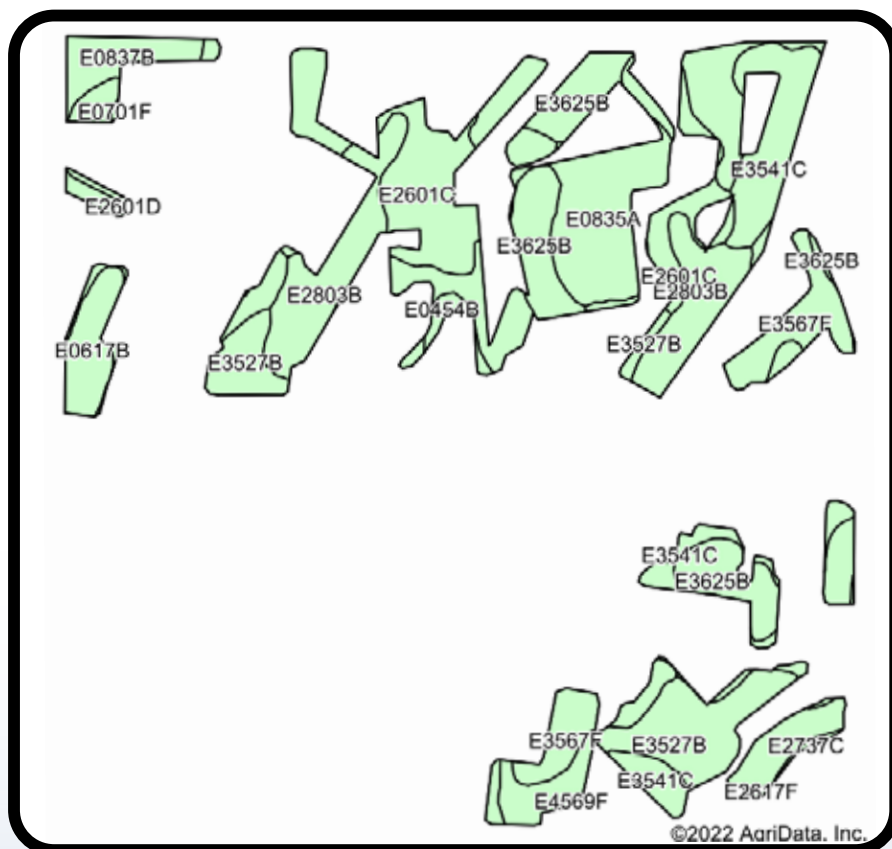
Parcel 1 • FSA Map & Information

Acres: 631.94 +/-
Legal: ALL (Less 2.81 A RD & 5.25A RD) 21-139-84
Crop Acres: 149.89 +/-
Pasture/Grass Acres: 461.76 +/-
Taxes (2021): \$2,090.71



Parcel 1 • Soils Map

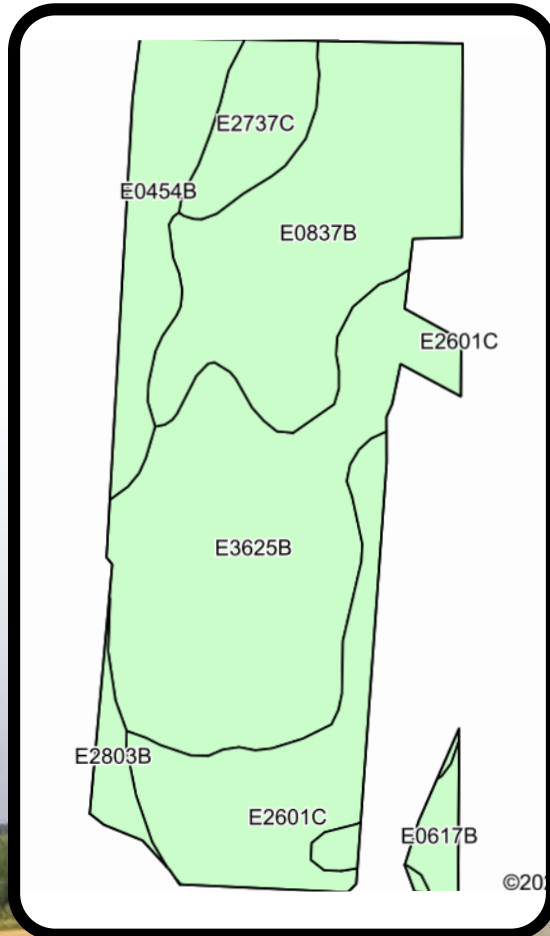
PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	91.15	46 bu.
Corn	45.57	86 bu.
Peas	46.08	2,029 lbs.
Total Base Acres: 182.8		



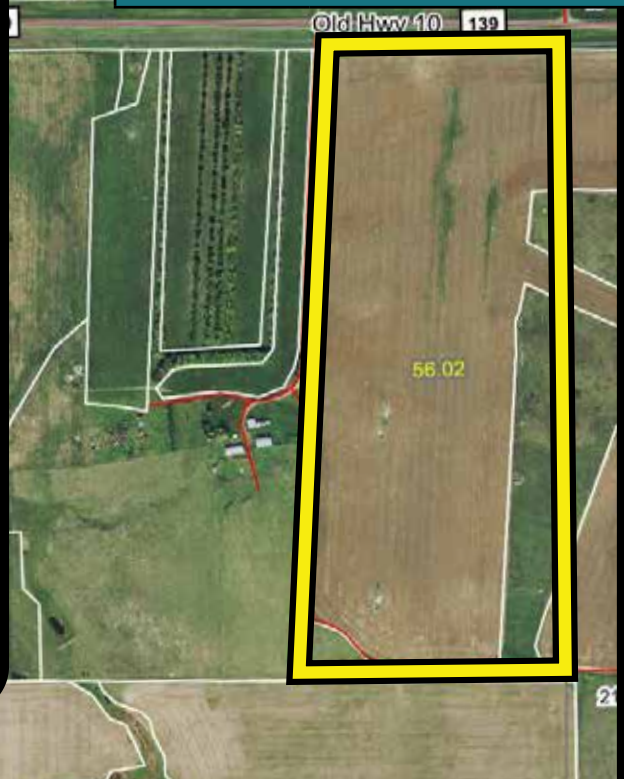
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3625B	Williams-Reeder loams, 3 to 6 percent slopes	27.00	17.3%	Ile	85
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	26.37	16.9%	IIle	53
E3527B	Williams-Bowbells loams, 3 to 6 percent slopes	23.97	15.4%	Ile	84
E3541C	Williams-Zahl loams, 6 to 9 percent slopes	21.63	13.9%	IIle	60
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	18.72	12.0%	Ile	76
E0835A	Savage-Grail silty clay loams, 0 to 2 percent slopes	13.33	8.6%	IIc	90
E3567F	Zahl-Max loams, dissected, 15 to 45 percent slopes	12.54	8.0%	VIIle	31
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	5.44	3.5%	Ile	65
E0837B	Savage silty clay loam, 2 to 6 percent slopes	4.83	3.1%	Ile	85
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	1.18	0.8%	IVs	35
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	0.30	0.2%	IVe	50
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	0.21	0.1%	IVe	40
E4569F	Wabek-Cabba-Shambo complex, 6 to 35 percent slopes	0.16	0.1%	VIIle	26
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	0.11	0.1%	VIIle	27
E0701F	Dogtooth-Janesburg-Cabba complex, 6 to 35 percent slopes	0.09	0.1%	VIIIs	16
Weighted Average					69.6

Parcel 2

Acres: 56.02 +/-
Legal: E½E½NE¼ & E½W½E½NE¼ (Less 3.97A RD & .014A NW BELL) 20-139-84
Crop Acres: 48.8 +/-
Pasture/Grass Acres: 10.9 +/-
Taxes (2021): \$217.72



PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	91.15	46 bu.
Corn	45.57	86 bu.
Peas	46.08	2,029 lbs.
Total Base Acres: 182.8		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3625B	Williams-Reeder loams, 3 to 6 percent slopes	17.54	35.9%	Ile	85
E0837B	Savage silty clay loam, 2 to 6 percent slopes	13.46	27.6%	Ile	85
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	7.51	15.4%	IIle	53
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	5.03	10.3%	IVs	35
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	2.89	5.9%	IVe	50
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	1.29	2.6%	Ile	65
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	1.08	2.2%	Ile	76
Weighted Average					72.1

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 12/16/2022. 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 16, 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 & Realty.

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