

479.49 +/- Acres • McLean & Sheridan Counties, ND

LAND AUCTION



Butte, ND

Wednesday, November 16, 2022 – 11:00 a.m.

LOCATION: Sleep Inn & Suites Conference Center • Minot, ND

OWNER: Jacobson Family

Pifer's
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www.pifers.com

877.700.4099

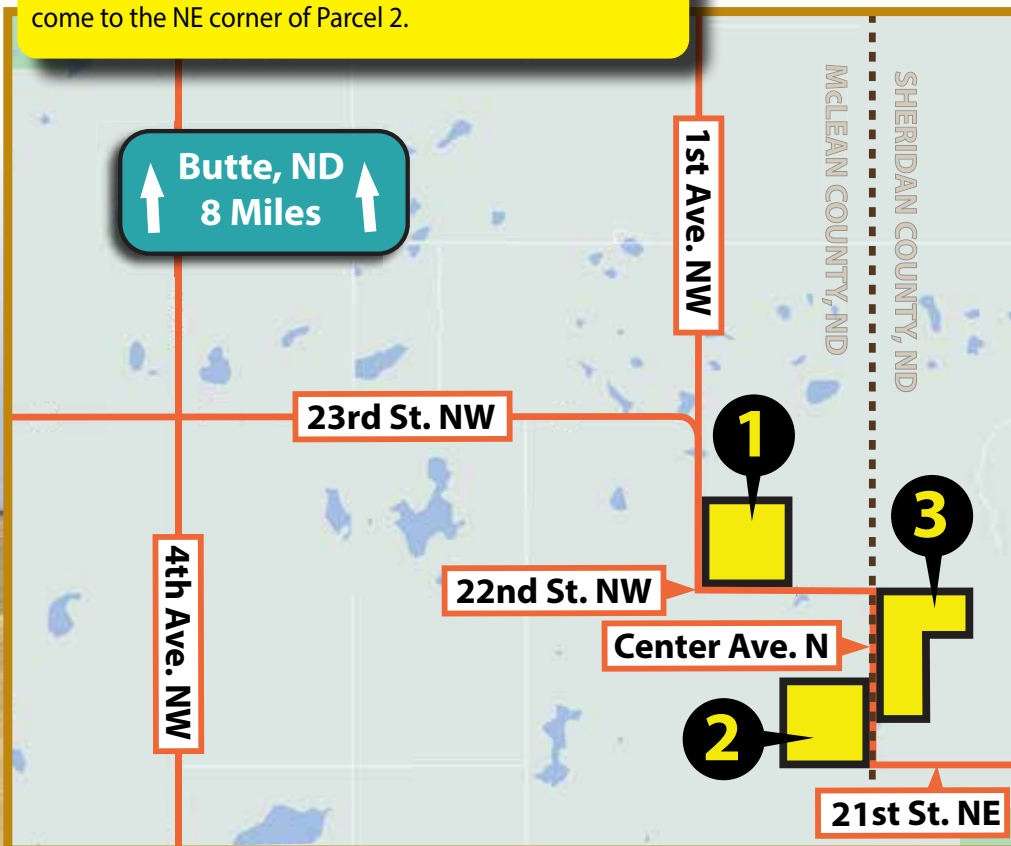
General Information

AUCTION NOTE: This is exceptional cropland, hunting land and grassland in Byersville Township in McLean County and Highland Township in Sheridan County, ND. This cropland features good soils with a strong cropping history, excellent wildlife habitat, wetlands and grassland. This land is available for 2023. This is a live auction with internet bidding available.

Driving Directions

From Butte, ND: Drive South on 4th Ave. NW for 6 miles to 23rd St. NW. Turn east at 23rd St. NW and drive for 3 miles. The road curves south and turns into 1st Ave. NW. Drive south for .5 miles to the NW corner of Parcel 1.

On 22nd St. NW, from the SE corner of Parcel 1, drive .5 miles east Center Ave. N. This brings you to the west edge of Parcel 3. Continue south on Central Ave. N for .5 miles to come to the NE corner of Parcel 2.



Parcel 1



Parcel 2



Parcel 3

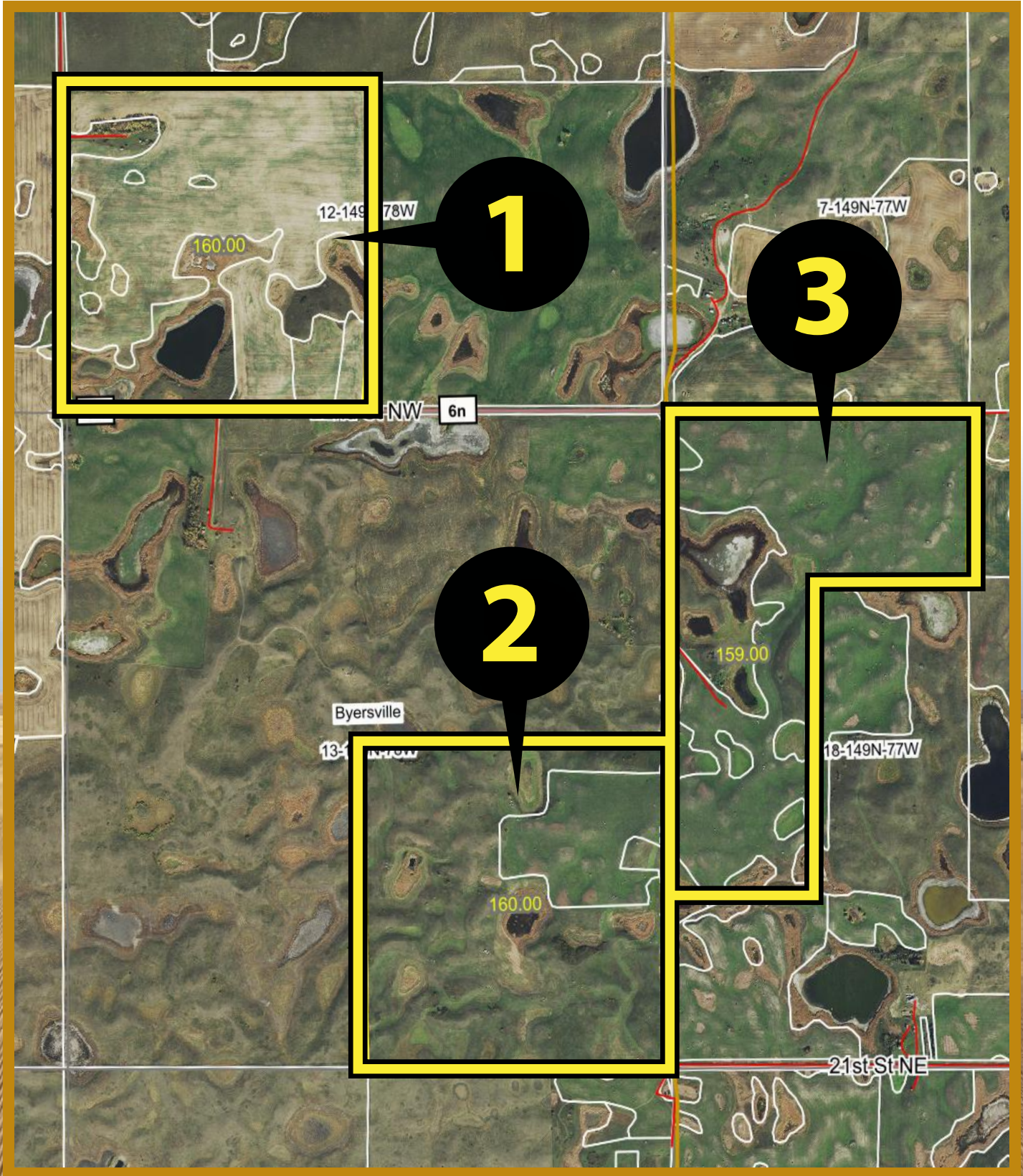


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1506 29th Ave. S • Moorhead MN 56560

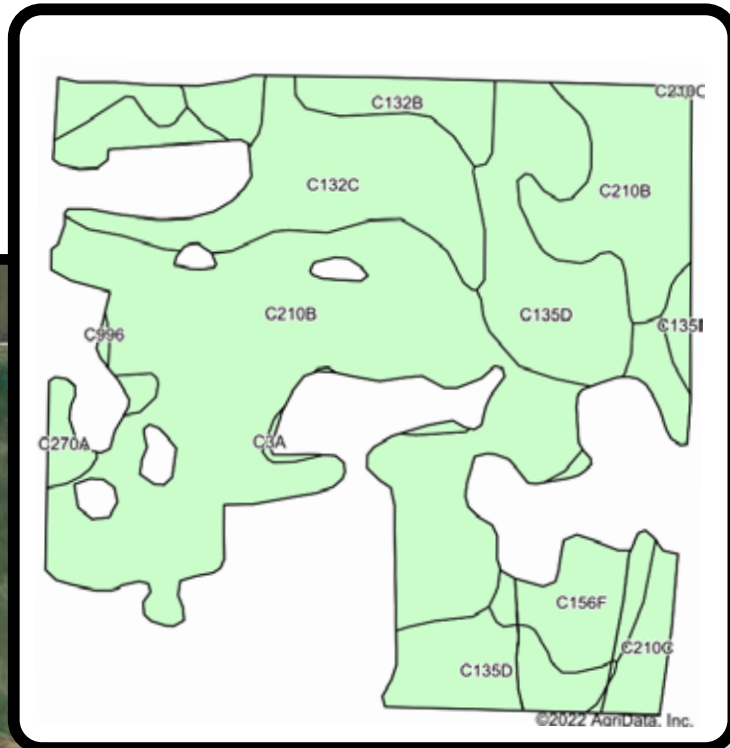
Overall Property



Parcel 1

Acres: 160 +/-
Legal: SW¼ 12-149-78
Crop Acres: 109.98 +/-
Taxes (2021): \$1,000.14

This is good cropland with a Soil Productivity Index (SPI) of 69.1. The balance is wetlands and grassland with exceptional wildlife habitat.

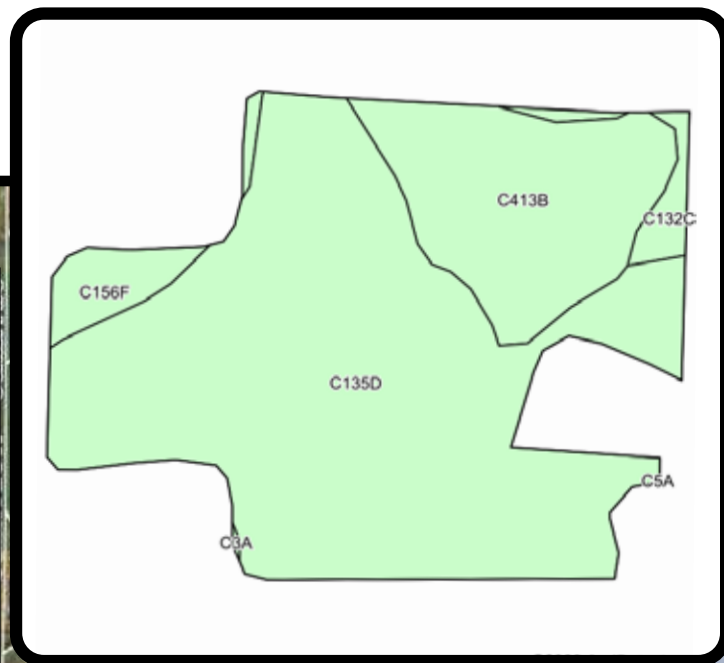


Crop	Base Acres	Yield
Wheat	51.95	51 bu.
Sunflowers	25.24	1,332 lbs.
Canola	26.71	1,659 lbs.
Total Base Acres: 103.9		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	57.40	52.6%	Ile	83
C135D	Zahl-Williams loams, 9 to 15 percent slopes	18.85	17.3%	Vle	43
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	15.39	14.1%	IIle	61
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	5.61	5.1%	VIIle	36
C132B	Williams-Zahl loams, 3 to 6 percent slopes	5.15	4.7%	Ile	76
C210C	Williams-Bowbells loams, 6 to 9 percent slopes	4.45	4.1%	IIle	66
C270A	Hamerly loam, 0 to 3 percent slopes	1.72	1.6%	Ile	76
C3A	Parnell silty clay loam, 0 to 1 percent slopes	0.47	0.4%	Vw	20
C996	Water	0.16	0.1%	VIIIw	0
Weighted Average					69.1

Parcel 2

Acres: 160 +/-
Legal: SE¼ 13-149-78
Crop Acres: 27.13 +/-
Pasture/Grass Acres: 129.66 +/-
Taxes (2021): \$575.90
This is exceptional cropland and pastureland.

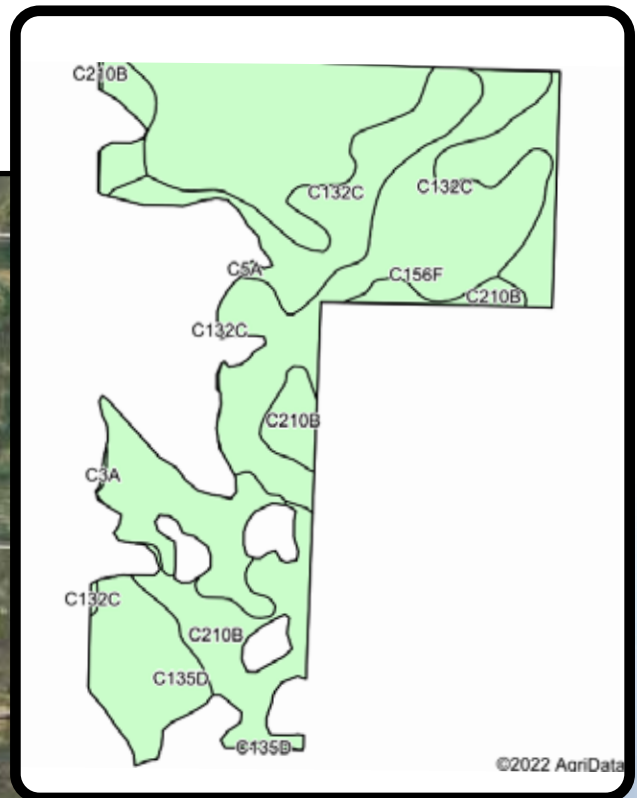


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C135D	Zahl-Williams loams, 9 to 15 percent slopes	19.64	72.4%	Vle	43
C413B	Roseglen-Tansem silt loams, 2 to 6 percent slopes	5.73	21.1%	Ile	88
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	1.24	4.6%	Vlle	36
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	0.52	1.9%	Ille	61
Weighted Average					52.5

Parcel 3

Acres: 159.49 +/-
Legal: N½ & W½NW¼ 18-149-77
Crop Acres: 111.7 +/-
Pasture/Grass Acres: 37.8 +/-
Taxes (2021): \$534.59

This is good cropland with excellent habitat for wildlife.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	52.52	45.6%	Vlle	36
C135D	Zahl-Williams loams, 9 to 15 percent slopes	21.92	19.0%	Vle	43
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	20.92	18.2%	Ille	61
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	19.48	16.9%	Ile	83
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	0.13	0.1%	Ile	83
C3A	Parnell silty clay loam, 0 to 1 percent slopes	0.11	0.1%	Vw	20
Weighted Average					49.9

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 12/28/2022. 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 27, 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.



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