

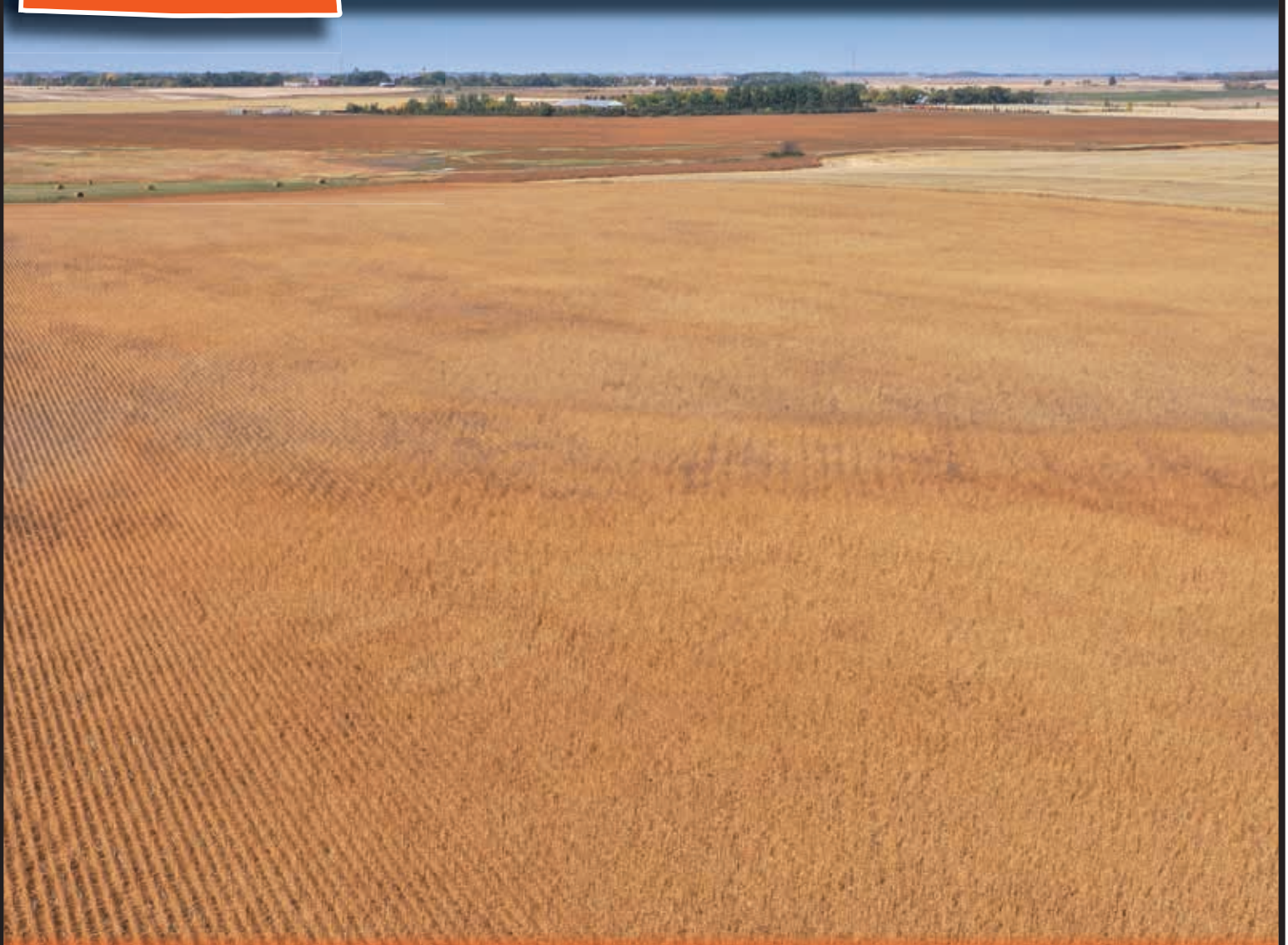
640 +/- Acres • McHenry County, ND

LAND AUCTION



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

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



OWNER: Jordan Hanni

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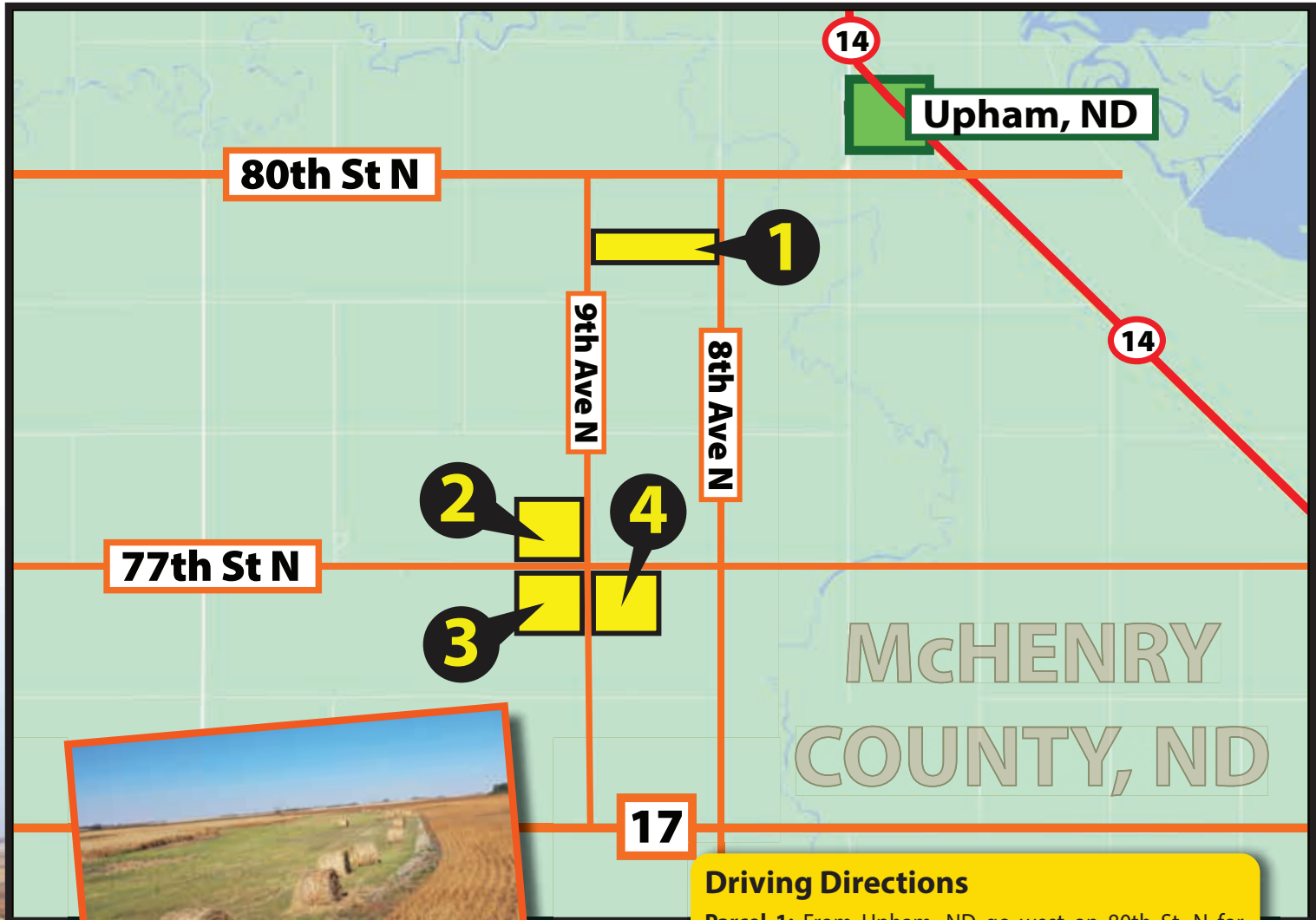


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General Information

AUCTION NOTE: This auction features four parcels of farmland totaling 640 +/- acres in McHenry County, ND. The majority of the land is made up of Class II and III soils, with an average Soil Productivity Index (SPI) of 71.6! This is an excellent opportunity to expand your operation or investment portfolio with highly productive cropland that is available for the 2023 crop year.



Driving Directions

Parcel 1: From Upham, ND go west on 80th St. N for about 2 miles to 8th Ave. N. Then, go south on 8th Ave. N for .5 mile. This will bring you to the NE corner of Parcel 1.

Parcels 2, 3 & 4: From Upham, ND. go west on 80th St. N for 2 miles. Then, go south on 9th Ave. N for 3 miles. This will bring you to the SE corner of Parcel 2, the NE corner of Parcel 3, and the NW corner of Parcel 4.

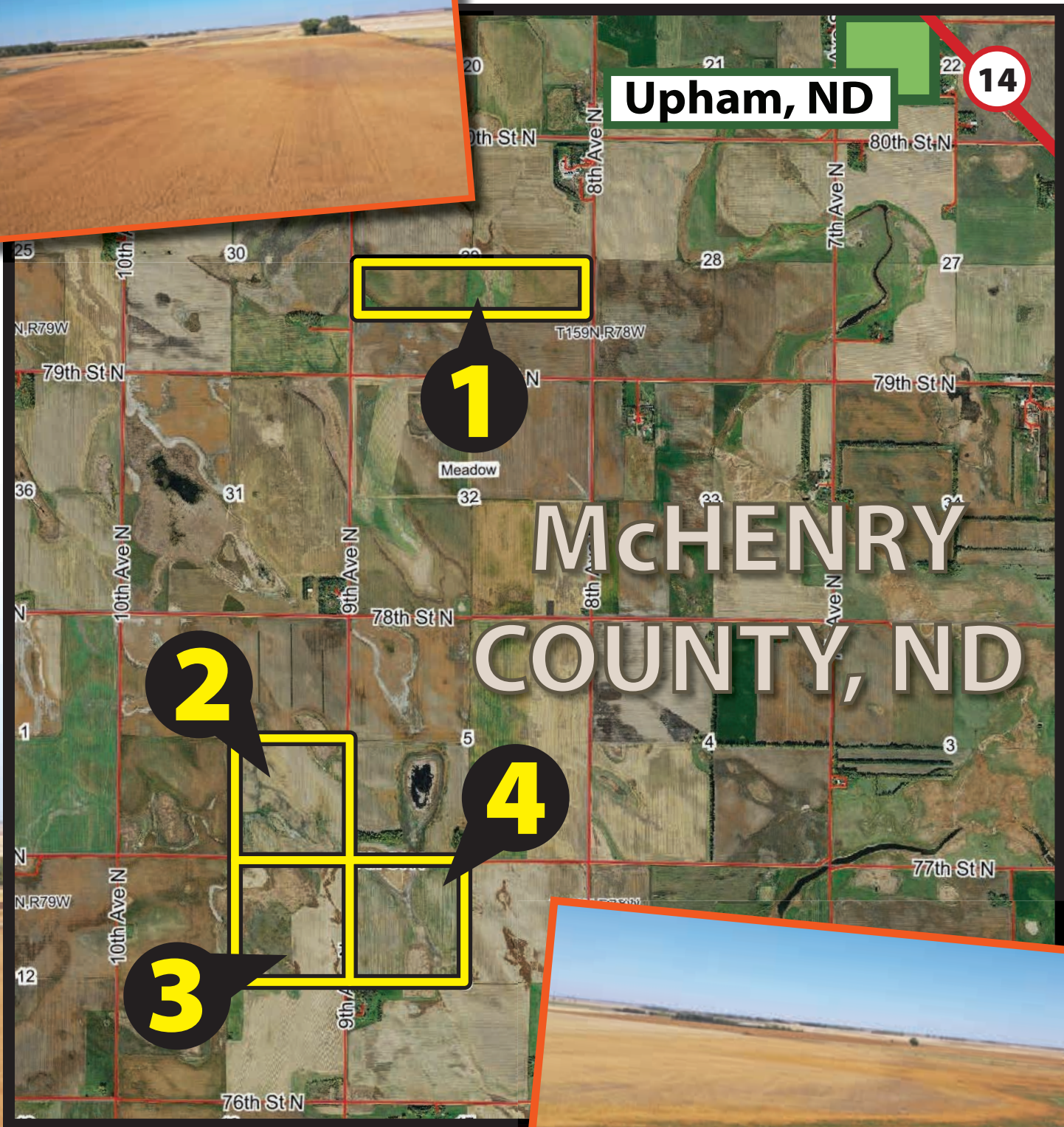


Jack Pifer
701.261.4762
jack@pifers.com

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1506 29th Ave. S • Moorhead, MN 56560

Overall Property

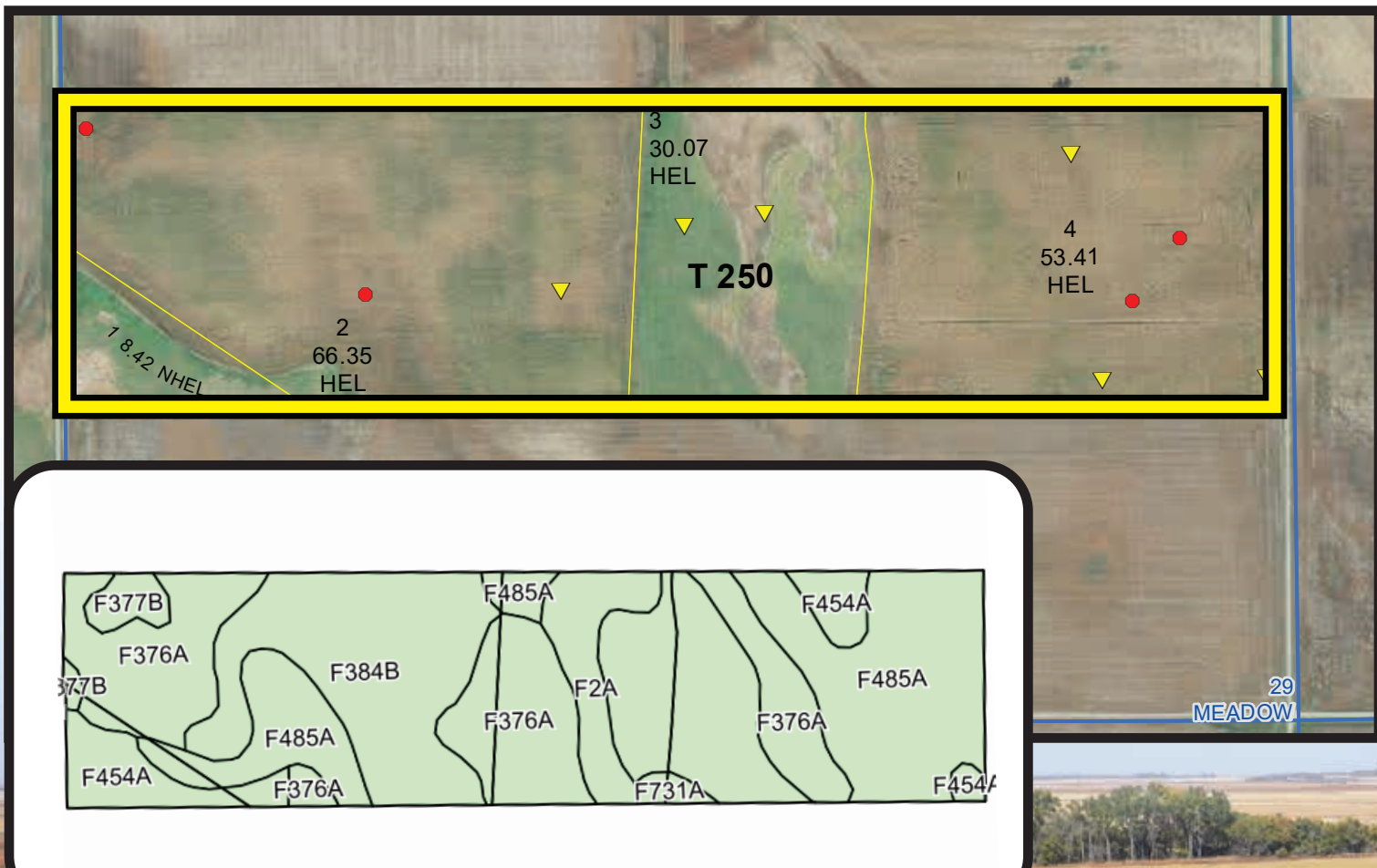


Parcel 1

Acres: 160 +/-
Legal: N½ SW¼, N½ SE¼, 29-159-78
Crop Acres: 158.25 +/-
Taxes (2021): \$1,123.41

This parcel features 158.25 +/- acres of excellent cropland with an SPI of 72.2.

Crop	Base Acres	Yield
Wheat	110.99	50 bu.
Corn	13.91	138 bu.
Total Base Acres: 124.90		



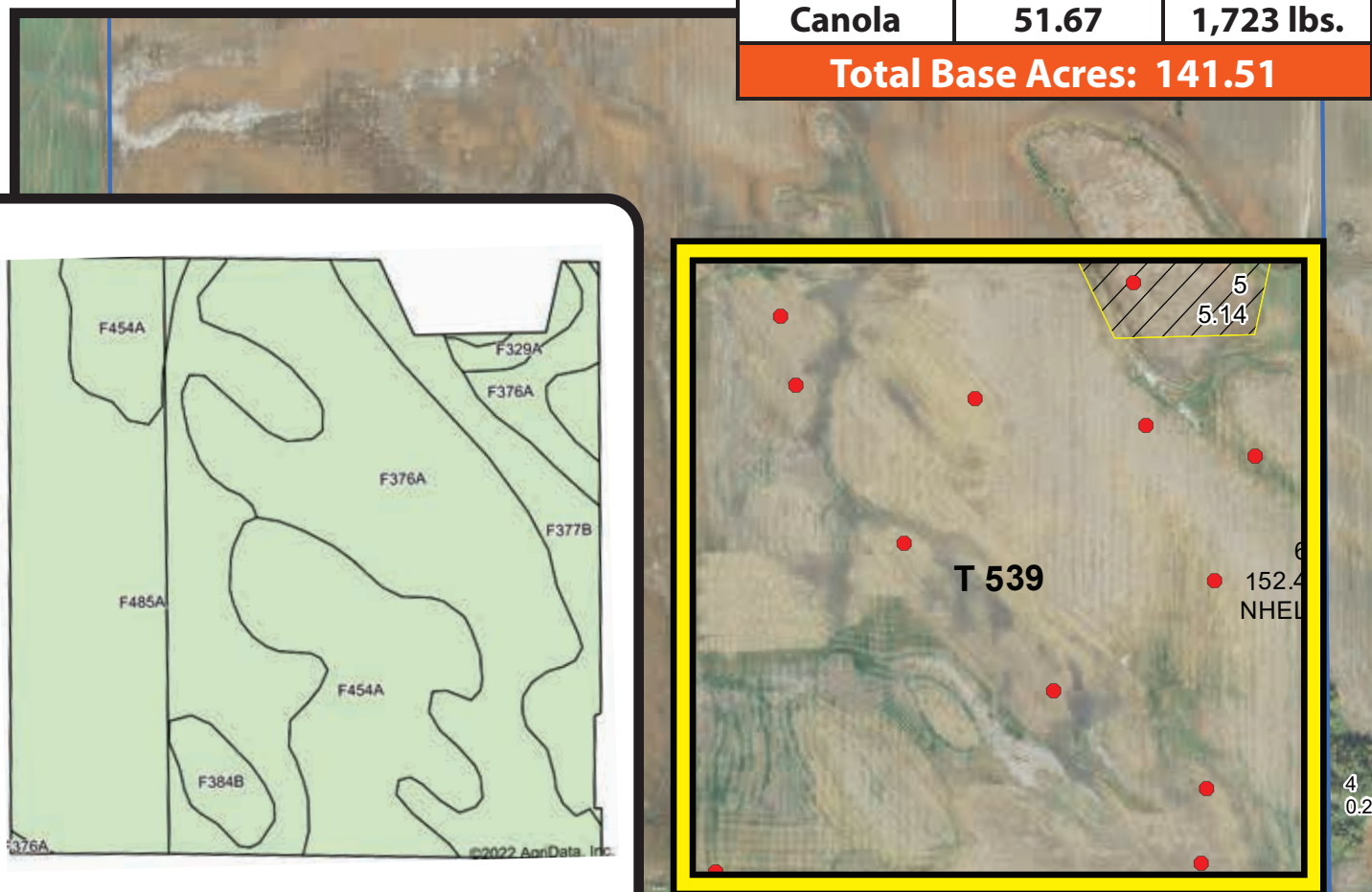
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F485A	Gardena loam, 0 to 2 percent slopes	61.35	38.8%	Ile	92
F376A	Embden fine sandy loam, 0 to 2 percent slopes	39.67	25.1%	IIle	69
F384B	Maddock-Hecla loamy fine sands, 0 to 6 percent slopes	31.94	20.2%	IVe	46
F454A	Glyndon loam, 0 to 2 percent slopes	11.53	7.3%	Ile	77
F2A	Tonka silt loam, 0 to 1 percent slopes	9.13	5.8%	IVw	42
F377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	3.26	2.1%	IIle	63
F731A	Swenoda fine sandy loam, 0 to 3 percent slopes	1.37	0.9%	IIle	76
Weighted Average					72.2

Parcel 2

Acres: 160 +/-
 Legal: SE¼ 6-158-78
 Crop Acres: 152.40 +/-
 Taxes (2021): \$1,228.22

This parcel is made up of almost all cropland and contains versatile Class II and III soils with an SPI of 77.8.

Crop	Base Acres	Yield
Wheat	89.84	50 bu.
Canola	51.67	1,723 lbs.
Total Base Acres: 141.51		



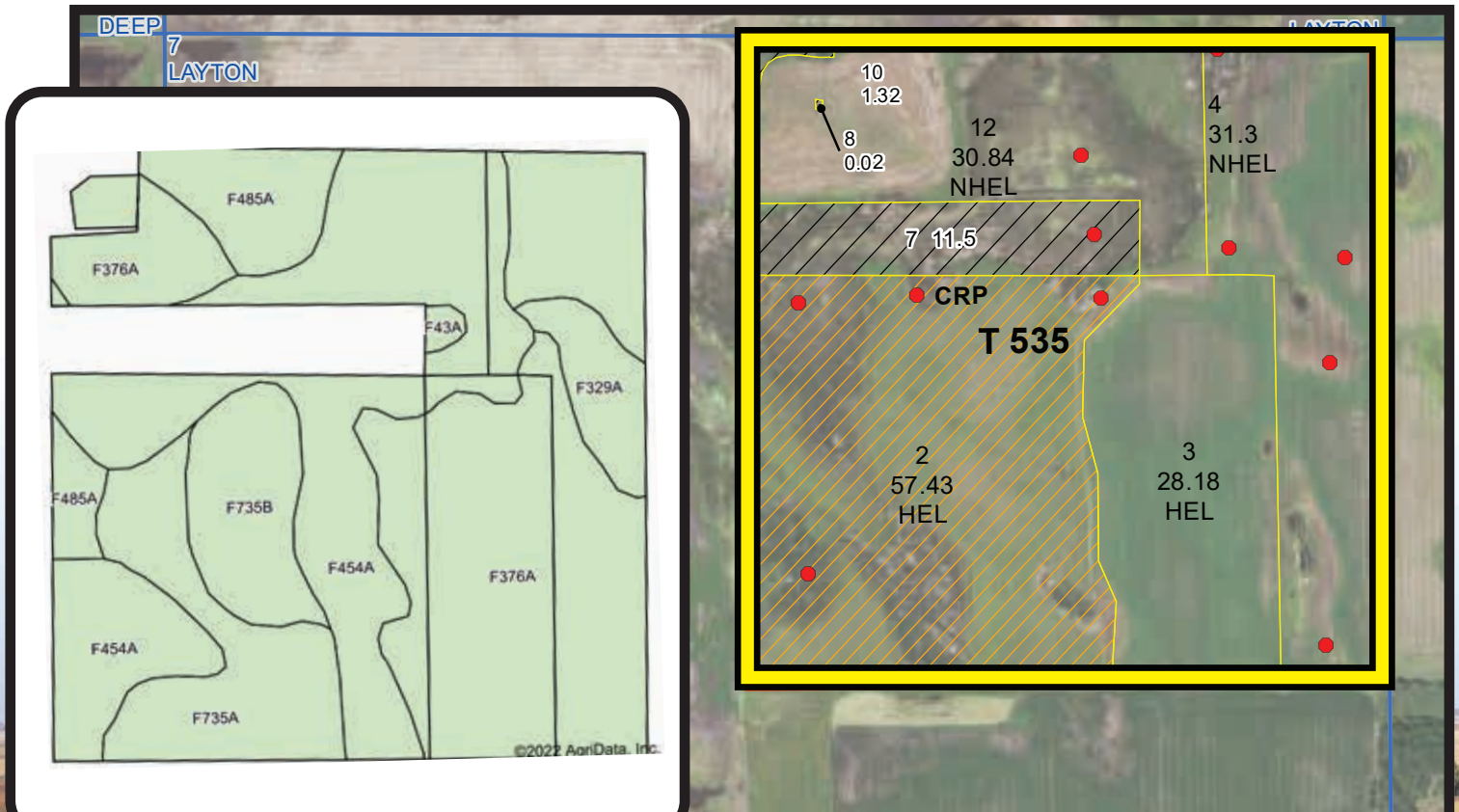
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F485A	Gardena loam, 0 to 2 percent slopes	56.30	36.9%	Ile	92
F376A	Embden fine sandy loam, 0 to 2 percent slopes	46.96	30.8%	IIIle	69
F454A	Glyndon loam, 0 to 2 percent slopes	29.57	19.4%	Ile	77
F377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	13.93	9.1%	IIIle	63
F384B	Maddock-Hecla loamy fine sands, 0 to 6 percent slopes	3.57	2.3%	IVe	46
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	1.84	1.2%	IIIle	60
F410A	Fargo silty clay, 0 to 1 percent slopes	0.24	0.2%	IVw	40
Weighted Average					77.8

Parcel 3

Acres: 160 +/-
Legal: NE¼ 7-158-78
Crop Acres: 147.75 +/-
Taxes (2021): \$1,106.41

This parcel offers productive cropland with an SPI of 69.8. Parts of this parcel were previously enrolled in CRP and are now eligible to be put back into production.

Crop	Base Acres	Yield
Wheat	44.49	35 bu.
Oats	1.49	47 bu.
Barley	0.58	40 bu.
Canola	16.71	1,224 lbs.
Total Base Acres: 63.27		



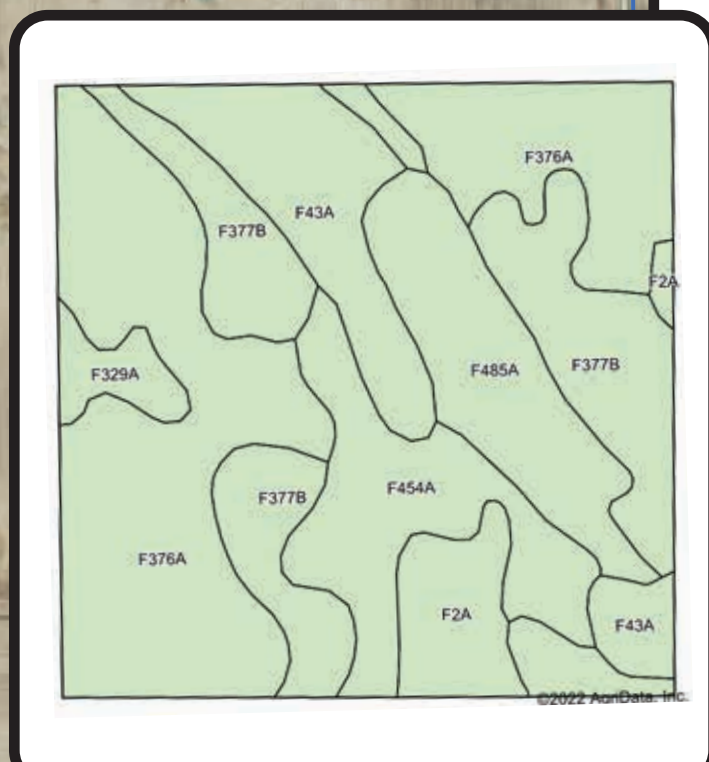
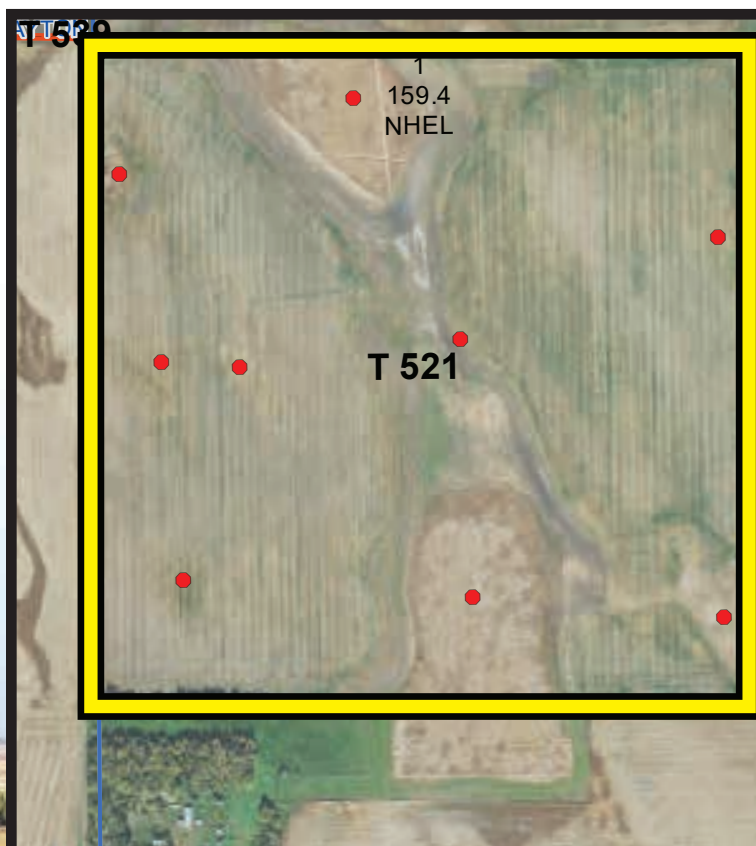
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F376A	Embsen fine sandy loam, 0 to 2 percent slopes	57.28	38.9%	IIIe	69
F454A	Glyndon loam, 0 to 2 percent slopes	45.94	31.2%	Ile	77
F735A	Towner loamy fine sand, 0 to 3 percent slopes	16.58	11.3%	IVe	55
F735B	Towner-Dickey loamy fine sands, 3 to 6 percent slopes	10.79	7.3%	IVe	51
F485A	Gardena loam, 0 to 2 percent slopes	10.28	7.0%	Ile	92
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	5.62	3.8%	IIIe	60
F43A	Colvin silt loam, 0 to 1 percent slopes	0.68	0.5%	IVw	45
Weighted Average					69.8

Parcel 4

Acres: 160 +/-
 Legal: NW¼ 8-158-78
 Crop Acres: 159.40 +/-
 Taxes (2021): \$1,001.52

This parcel is almost all cropland containing Class II and III soils with an SPI of 66.7.

Crop	Base Acres	Yield
Wheat	93.96	50 bu.
Canola	54.03	1,723 lbs.
Total Base Acres: 147.99		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F376A	Embden fine sandy loam, 0 to 2 percent slopes	56.49	35.4%	IIIe	69
F377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	34.60	21.7%	IIIe	63
F454A	Glyndon loam, 0 to 2 percent slopes	19.13	12.0%	Ile	77
F43A	Colvin silt loam, 0 to 1 percent slopes	19.07	12.0%	IVw	45
F485A	Gardena loam, 0 to 2 percent slopes	17.80	11.2%	Ile	92
F2A	Tonka silt loam, 0 to 1 percent slopes	8.61	5.4%	IVw	42
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	3.70	2.3%	IIIe	60
Weighted Average					66.7

Online Bidding Instructions

Pifer's

September 01, 2021

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640 +/- Acres • McHenry County, ND

This auction features four parcels of farmland totaling 640 +/- acres in McHenry County, ND. The majority of the land is made up of Class II and III soils, with an average Soil Productivity Index (SPI) of 72! This is an excellent opportunity to expand your operation or investment portfolio with highly productive cropland!

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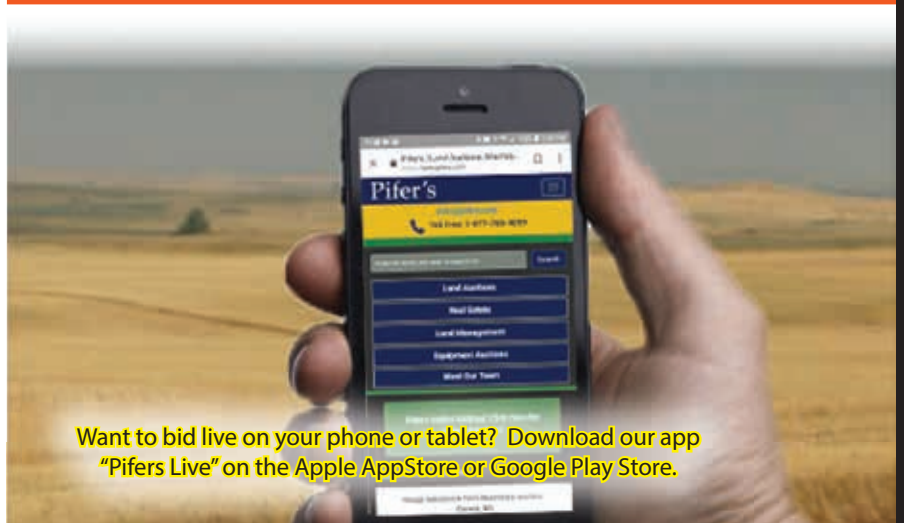
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Property Photos



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 12/27/2022. 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.



Parcel 1

Pifer's



Parcel 2

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