

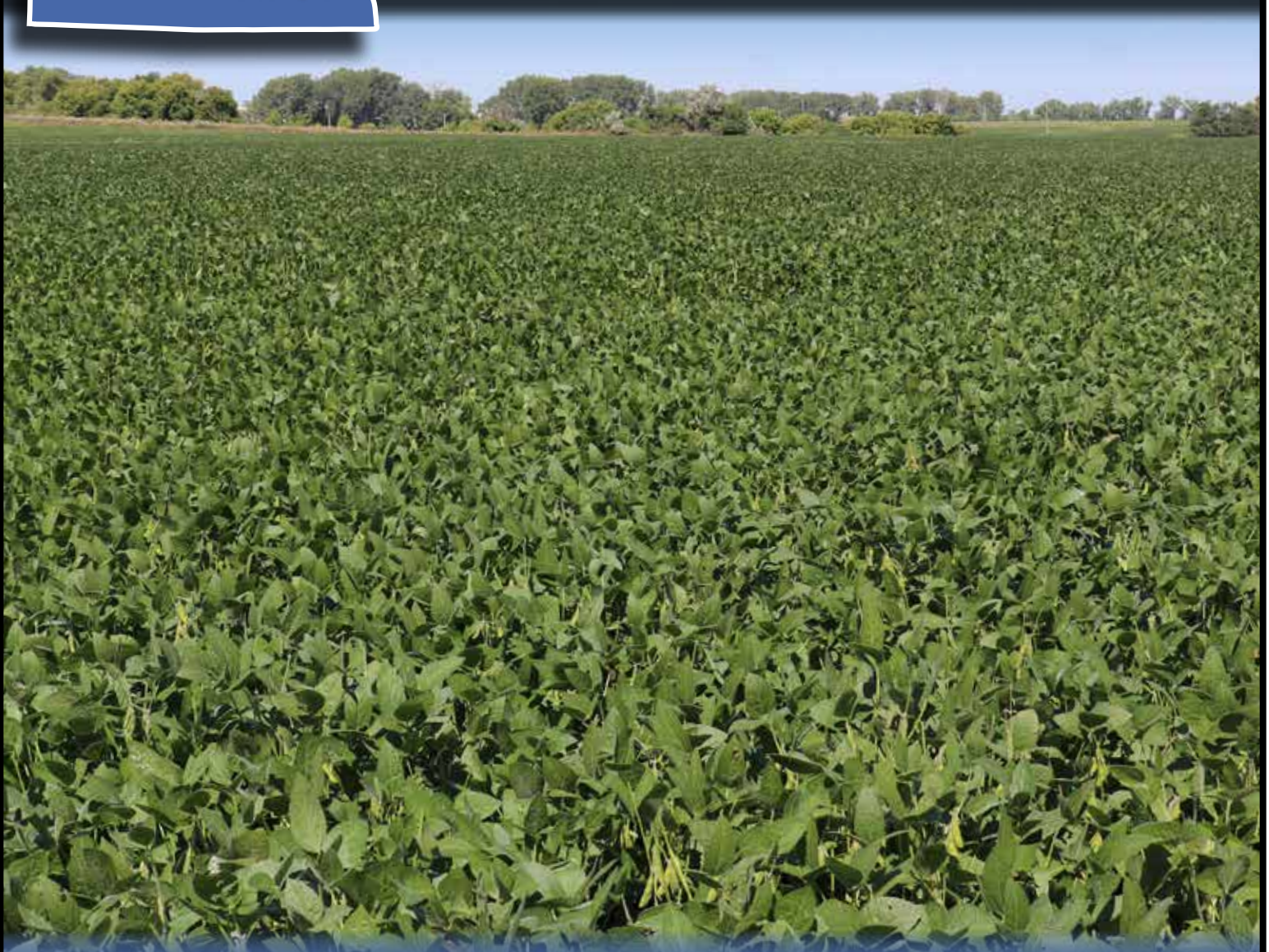
295.95 +/- Acres • Ransom County, ND

LAND AUCTION



Wednesday, December 7, 2022 – 3:00 p.m.

LOCATION: Governor's Inn • Casselton, ND



OWNERS: Glen & Anita Sparks

Pifer's
LAND AUCTIONS

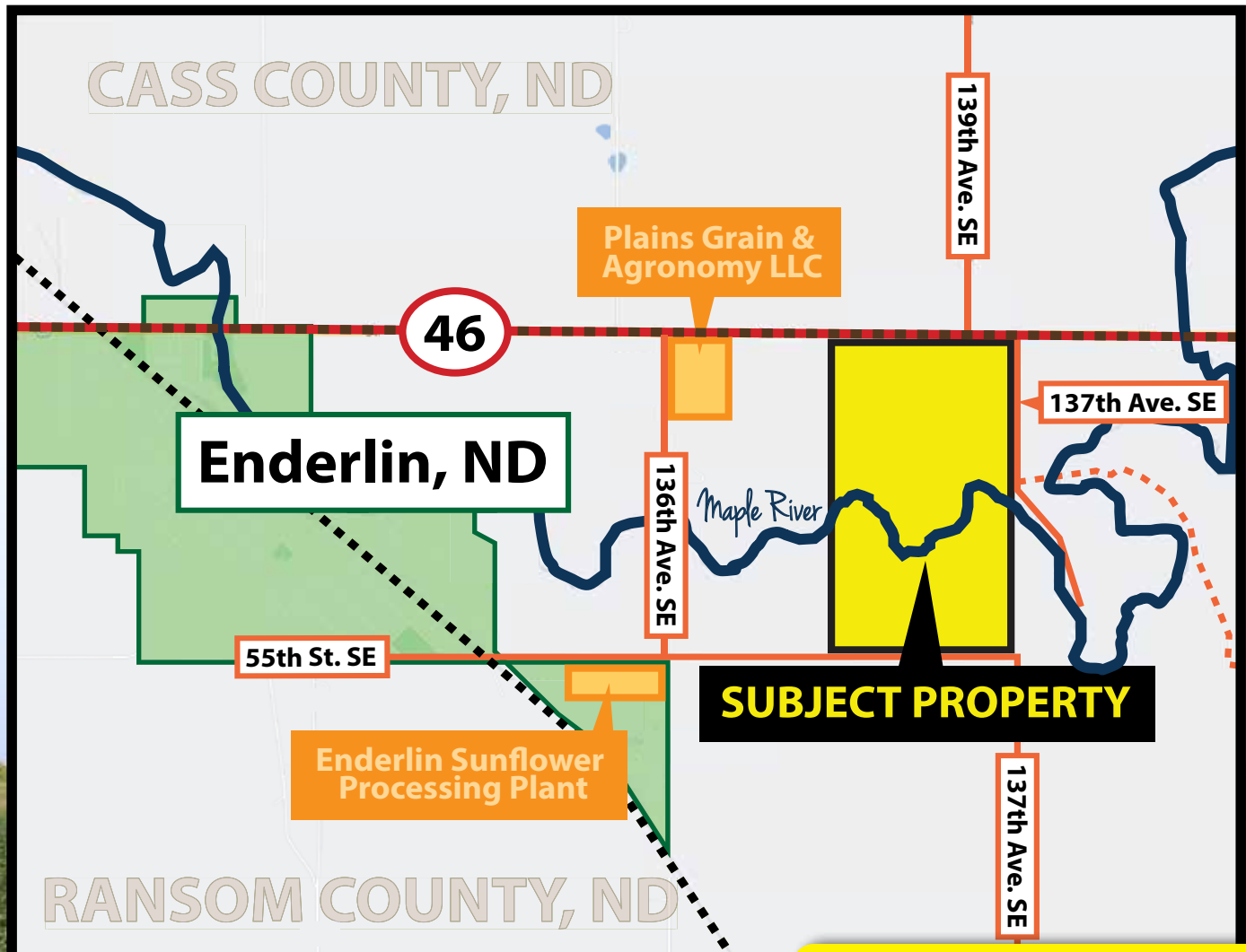


www.pifers.com

877.477.3105

General Information

AUCTION NOTE: This Ransom County land features 295.95 +/- acres with highly productive cropland in Liberty Township one mile east of Enderlin, ND. Soil Productivity Index (SPI) of 56 with much of it at 80 to 95! Fantastic habitat for hunting deer, upland birds, and other small game with mature trees, brush, natural grasses and the Maple River running through the center of the property. Available for 2023 crop year.



Driving Directions

From Enderlin, ND at ND Hwy. #46 & 135th Ave. SE go east 2 miles. This will take you to the northeast corner of the property.



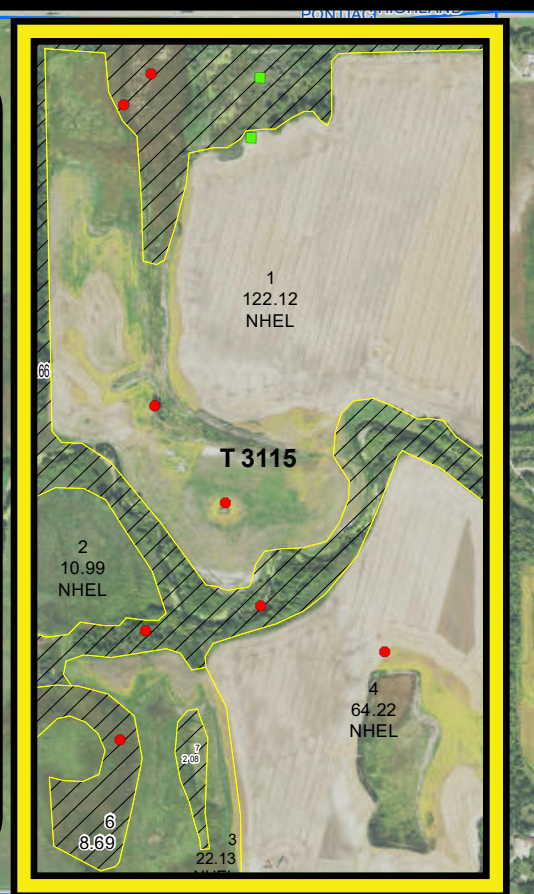
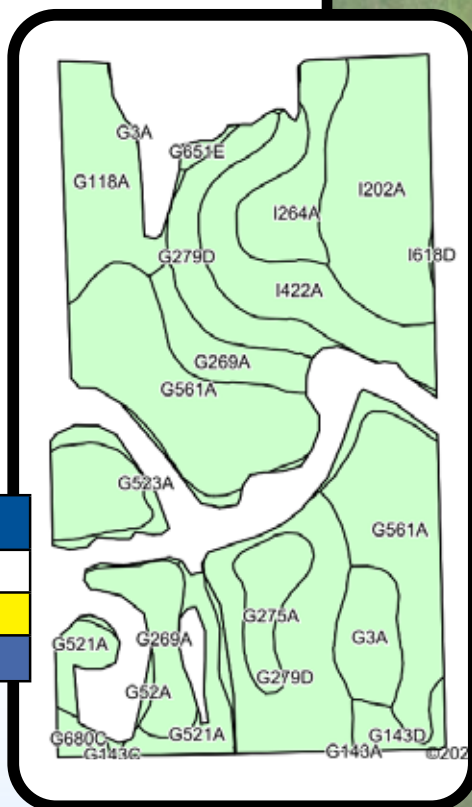
Bob Pifer
701.371.8538
bob@pifers.com

Pifer's
LAND AUCTIONS

997 47th Ave., #3 • Grand Forks, ND 58201

Overall Property

Acres: 295.95 +/-
Legal: E½ 2-136-55
Crop Acres: 219.46 +/-
Habitat Acres: 65.35 +/-
Taxes (2021): \$2,140.43



Crop	Base Acres	Yield
Wheat	10.2	50 bu.
Corn	205.7	153 bu.
Total Base Acres: 215.9		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
G561A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	57.71	26.3%	IIc		84
G279D	Sioux-Renshaw cobbly loams, 6 to 15 percent slopes	34.37	15.7%	VIIIs		19
I202A	Gardena silt loam, 0 to 2 percent slopes	26.77	12.2%	IIe	IIe	95
I422A	Renshaw loam, 0 to 2 percent slopes	18.99	8.7%	IIIe		50
G118A	Vallers loam, saline, 0 to 1 percent slopes	16.65	7.6%	IVw		42
G269A	Fordville-Renshaw loams, 0 to 2 percent slopes	16.00	7.3%	IIIIs		54
I264A	Fordville-Divide loams, 0 to 2 percent slopes	10.83	4.9%	IIIs		55
G521A	Lowe loam, 0 to 1 percent slopes, occasionally flooded	9.53	4.3%	IVw		41
G3A	Parnell silty clay loam, 0 to 1 percent slopes	7.99	3.6%	Vw		25
G275A	Renshaw loam, 0 to 2 percent slopes	7.15	3.3%	IVs		44
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	6.10	2.8%	VIw		21
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	3.55	1.6%	VIe		41
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	1.77	0.8%	IIe		55
G651E	Udarents loamy, abandoned gravel pits, 0 to 25 percent slopes	0.95	0.4%	VIIIIs		14
G52A	Rauville silty clay loam, 0 to 1 percent slopes, frequently flooded	0.92	0.4%	VIw		24
I618D	Sioux-Renshaw cobbly sandy loams, 6 to 15 percent slopes	0.18	0.1%	VIIs		19
Weighted Average						56.8

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 1/23/2023. 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 January 23, 2023, 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.