

786.53 +/- Acres • Ward County, ND

LAND AUCTION

Tuesday, February 7, 2023 – 11:00 a.m.

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



★
Minot, ND

OWNER: Walker Family Farm

Pifer's
LAND AUCTIONS

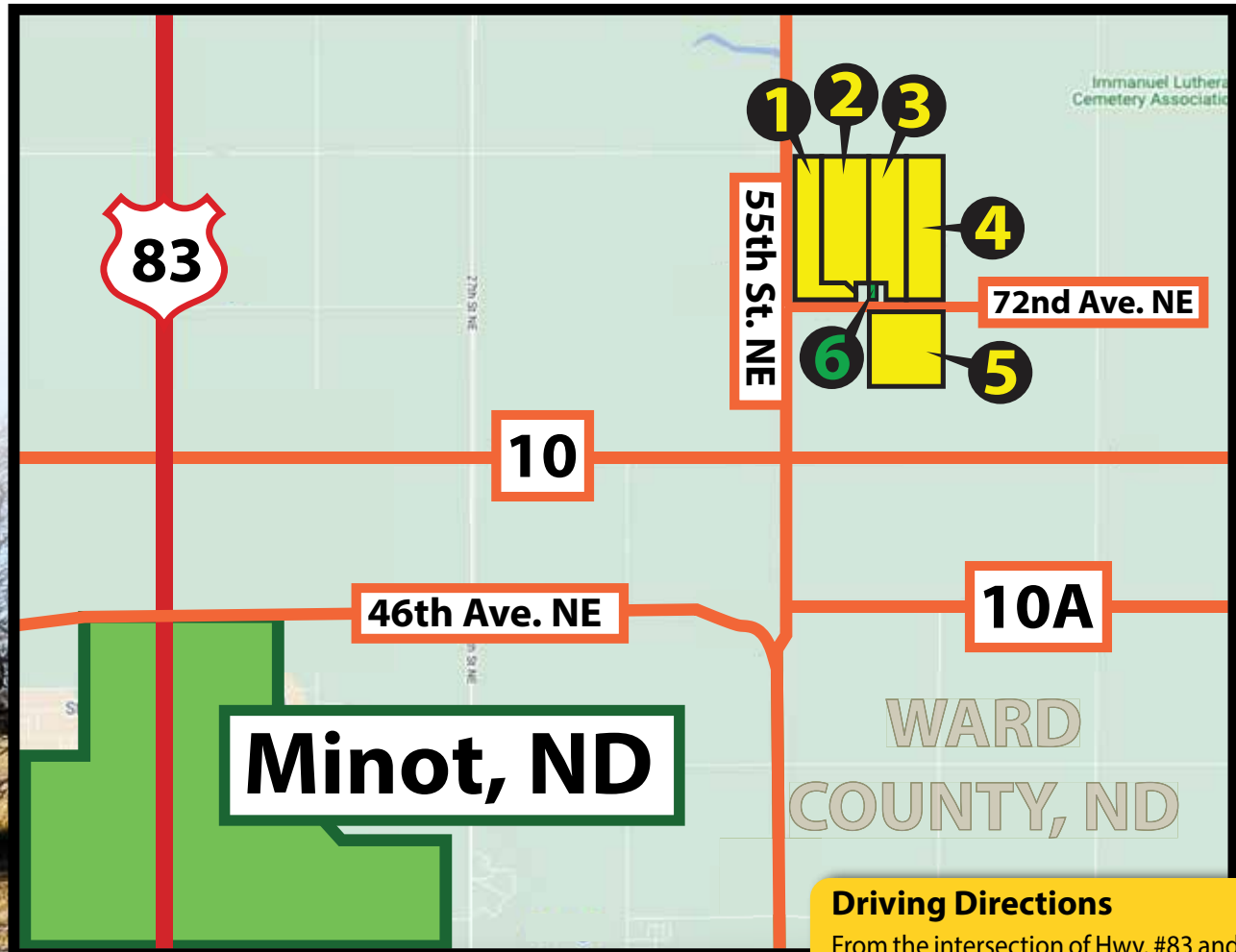


www.pifers.com

877.700.4099

General Information

AUCTION NOTE: This property offers 741.15 +/- quality cropland acres and includes a 3.78 +/- acre building site only five minutes from Minot, ND. The cropland features excellent Soil Productivity Indexes (SPI) ranging from 68.4 to 79 with most acres in the mid 70's! This cropland has easy access to Minot which features farm machinery dealerships along with all necessary production agricultural inputs and harvest facilities! The building site has been well maintained and includes an 80' x 50' +/- Steel Quonset and five 1,250 +/- bushel grain bins. The site has electrical service and access to North Prairie Rural Water if the buyer chooses to implement the service. An added benefit to this property is the plentiful wild game available including Moose, Whitetail Deer, Pheasant and Turkey! The beautiful cropland on this farm will produce excellent yields when growing small grains, corn and soybeans! This land will be a great addition to producer and investor portfolios!



Driving Directions

From the intersection of Hwy. #83 and County Rd. #10A north of Minot, ND, drive east 4.25 miles to 55th St. NE, then turn left and travel north 2.25 miles to the SW corner of Parcel 1. Parcels 2-4 and Parcel 6 are east of Parcel 1 on 72nd Ave. NE. Parcel 5 is directly south on 72nd Ave. NE.

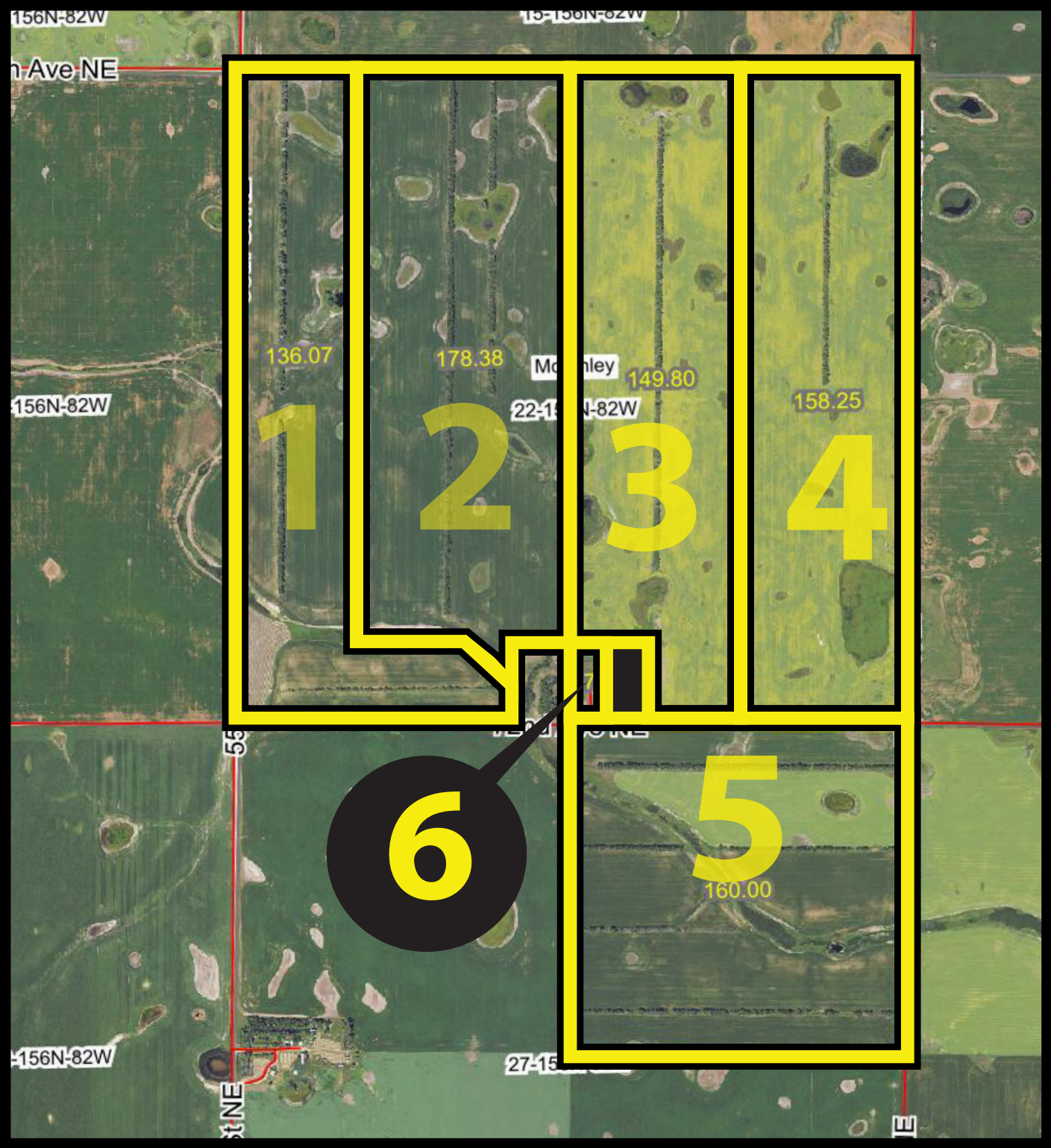


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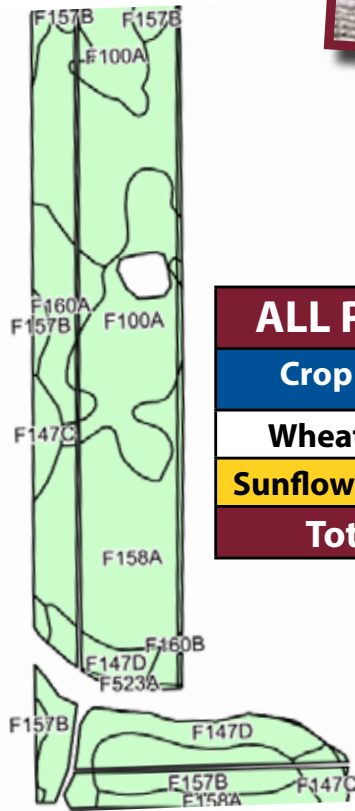
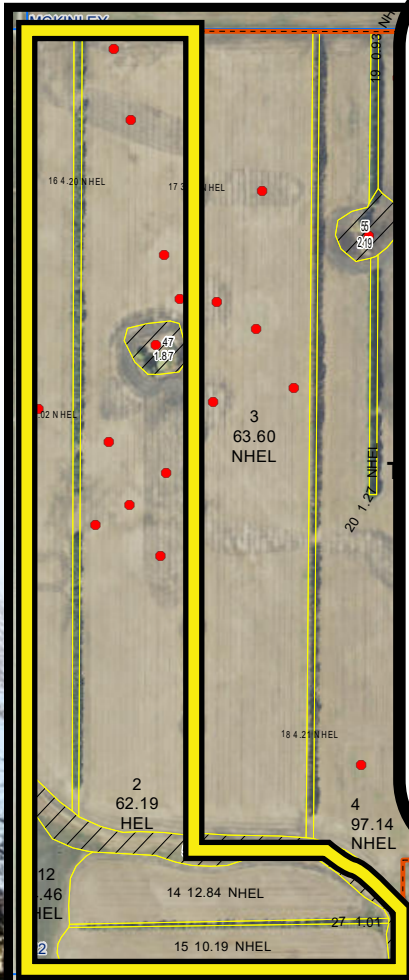
1506 29th Ave. S • Moorhead, MN 56560

Overall Property



Parcel 1

Acres: 136.07 +/- (TBD by Survey as Needed)
Legal: Part of the W $\frac{1}{2}$ NW $\frac{1}{4}$ & Part of W $\frac{1}{2}$ SW $\frac{1}{4}$ 22-156-82
Crop Acres: 131.39 +/- (TBD by Survey as Needed)
Taxes (2021): \$6.84/acre



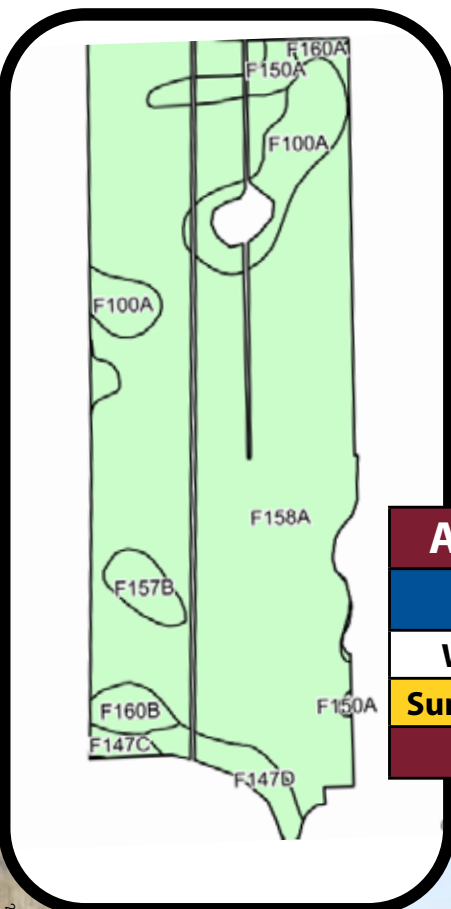
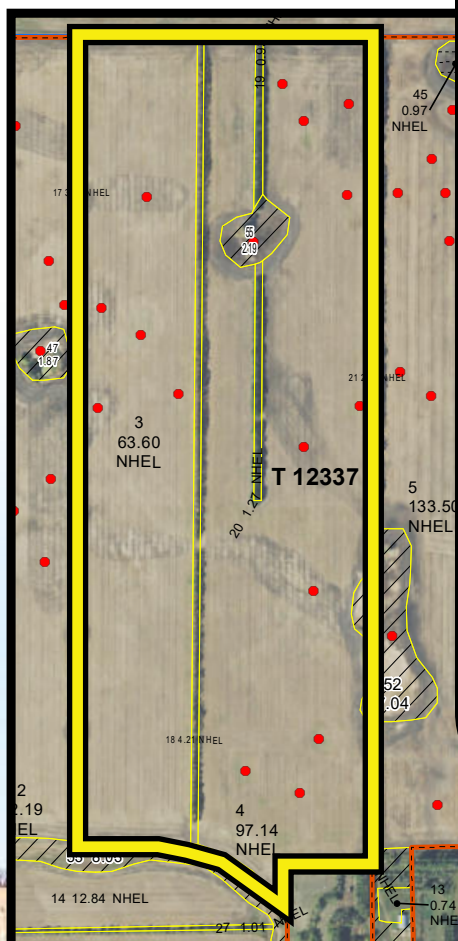
ALL PARCELS COMBINED

Crop	Base Acres	Yield
Wheat	525.0	35 bu.
Sunflowers	174.9	1,440 lbs.
Total Base Acres: 699.9		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	52.29	43.7%	IIc	80
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	25.58	21.4%	IIe	64
F147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	14.43	12.1%	VIe	46
F157B	Barnes loam, 3 to 6 percent slopes	12.21	10.2%	IIe	80
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	8.16	6.8%	IIc	85
F147C	Buse-Barnes-Darnen loams, 3 to 9 percent slopes	5.77	4.8%	IVe	60
F523A	Low-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.88	0.7%	VIw	21
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	0.23	0.2%	IIe	81
Weighted Average					71.4

Parcel 2

Acres: 178.38 +/- (TBD by Survey as Needed)
Legal: Part of the E½NW¼ & Part of E½SW¼ Less OLT 1 22-156-82
Crop Acres: 131.39 +/- (TBD by Survey as Needed)
Taxes (2021): \$6.84/acre

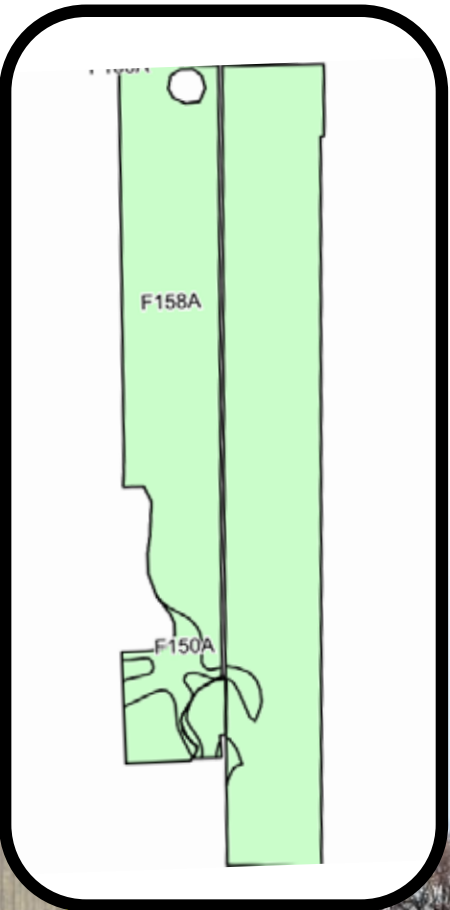
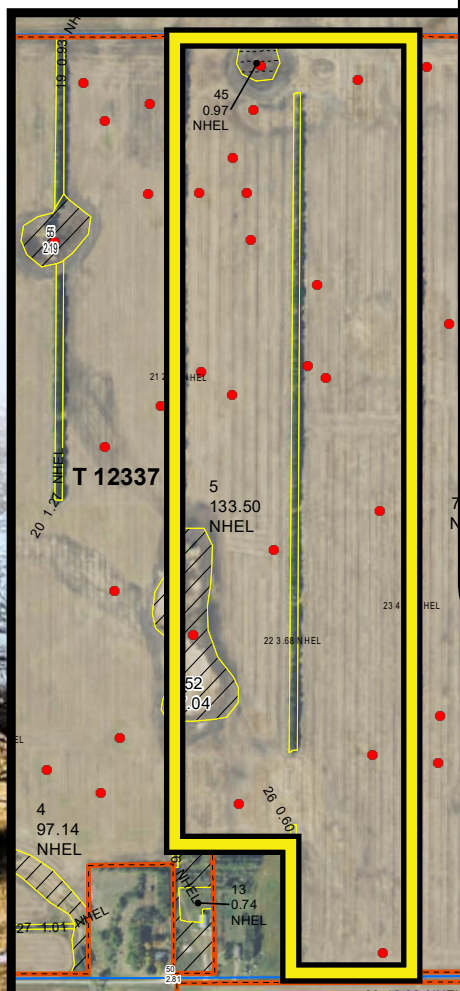


ALL PARCELS COMBINED		
Crop	Base Acres	Yield
Wheat	525.0	35 bu.
Sunflowers	174.9	1,440 lbs.
Total Base Acres: 699.9		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	133.18	80.8%	IIc	80
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	14.44	8.8%	Ile	64
F147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	4.60	2.8%	VIe	46
F150A	Hamlet-Tonka-Wyard complex, 0 to 3 percent slopes	4.13	2.5%	IIc	73
F157B	Barnes loam, 3 to 6 percent slopes	3.30	2.0%	Ile	80
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	2.92	1.8%	Ile	81
F147C	Buse-Barnes-Darnen loams, 3 to 9 percent slopes	1.41	0.9%	IVe	60
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	0.78	0.5%	IIc	85
Weighted Average					77.3

Parcel 3

Acres: 150.05 +/- (TBD by Survey as Needed)
Legal: Part of the W $\frac{1}{2}$ NE $\frac{1}{4}$ & Part of W $\frac{1}{2}$ SE $\frac{1}{4}$ Less OLTS 2 & 3 22-156-82
Crop Acres: 145.63 +/- (TBD by Survey as Needed)
Taxes (2021): \$7.43/acre



ALL PARCELS COMBINED

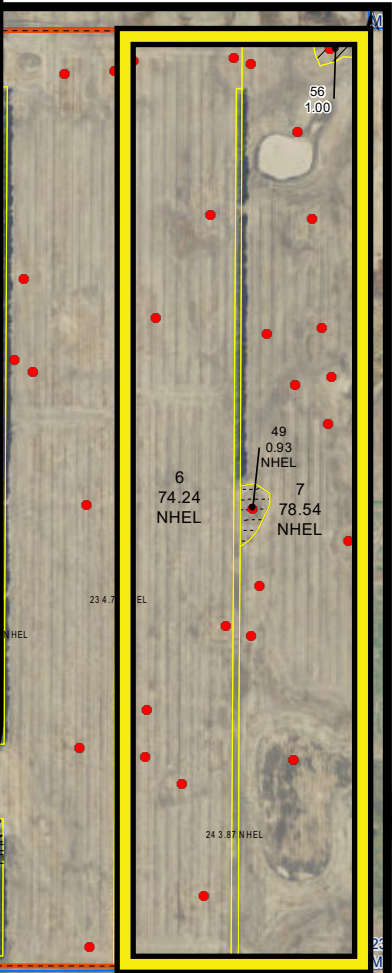
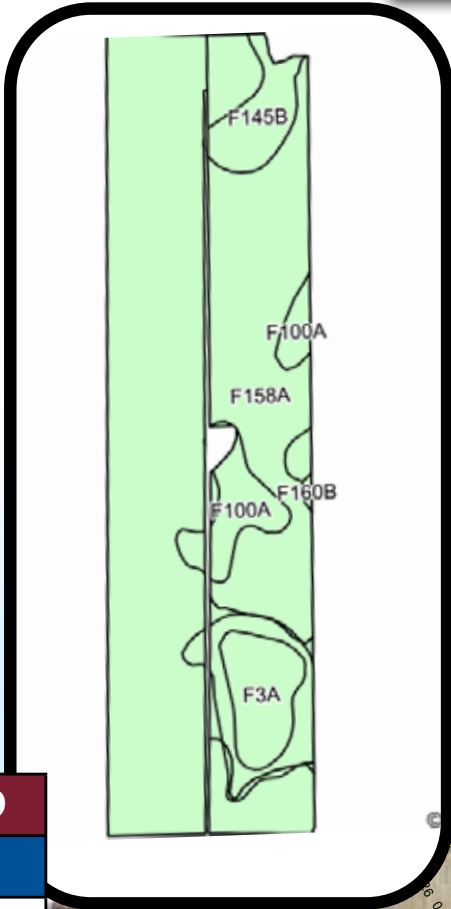
Crop	Base Acres	Yield
Wheat	525.0	35 bu.
Sunflowers	174.9	1,440 lbs.
Total Base Acres: 699.9		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	130.73	95.6%	IIc	80
F150A	Hamlet-Tonka-Wyard complex, 0 to 3 percent slopes	6.03	4.4%	IIc	73
Weighted Average					79.7

Parcel 4

Acres: 158.25 +/- (TBD by Survey as Needed)
Legal: Part of the E½NE¼ & Part of E½SE¼ 22-156-82
Crop Acres: 153.83 +/- (TBD by Survey as Needed)
Taxes (2021): \$6.69/acre

(NOTE THAT FINAL FSA ACREAGE ON PARCELS #1 - #4 WILL BE DETERMINED BY RECONSTITUTION AS NEEDED)

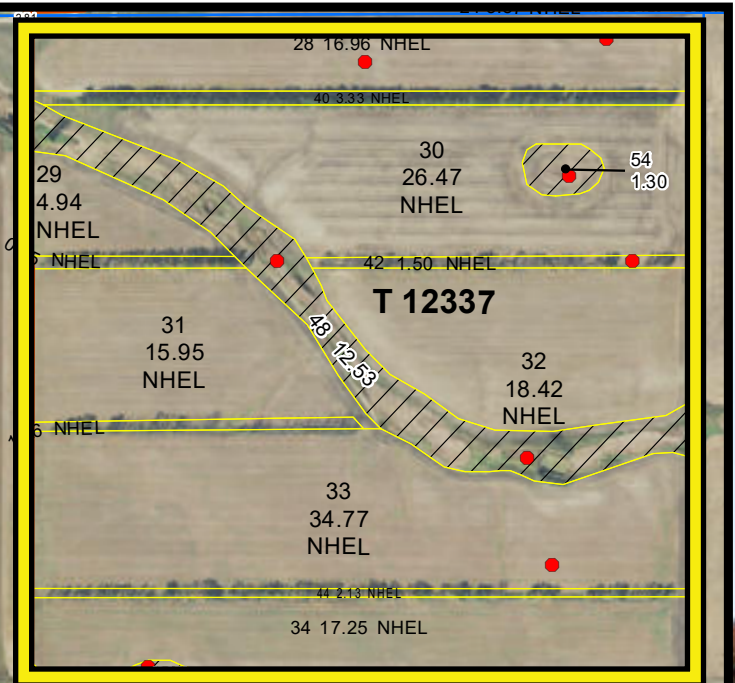
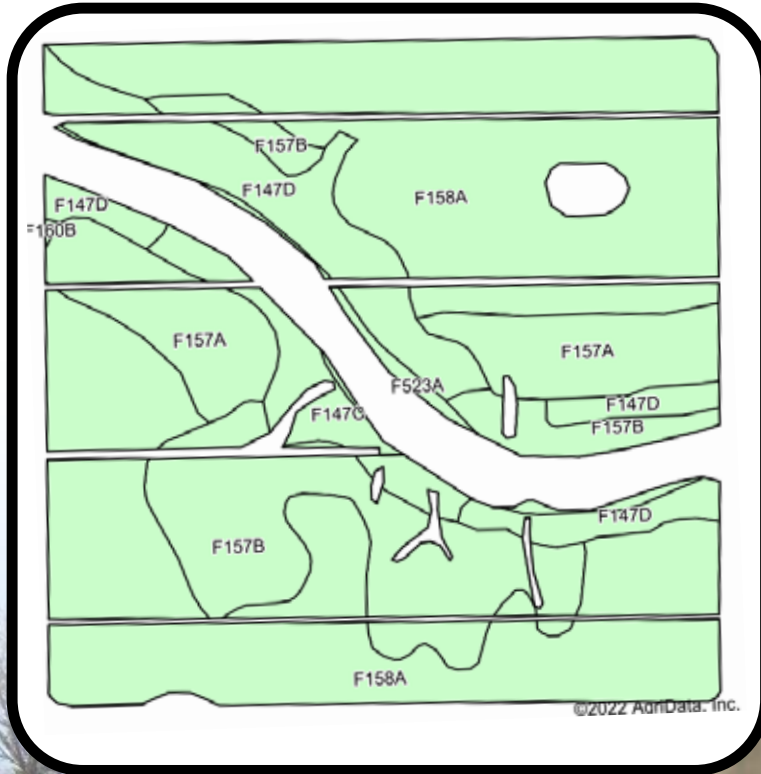


ALL PARCELS COMBINED		
Crop	Base Acres	Yield
Wheat	525.0	35 bu.
Sunflowers	174.9	1,440 lbs.
Total Base Acres: 699.9		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	123.41	79.7%	IIc	80
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	9.13	5.9%	Ile	64
F3A	Parnell silty clay loam, 0 to 1 percent slopes	8.00	5.2%	Vw	25
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	7.41	4.8%	Ile	77
F145B	Svea-Buse-Tonka complex, 0 to 6 percent slopes	6.56	4.2%	Ile	68
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	0.24	0.2%	Ile	81
Weighted Average					75.6

Parcel 5

Acres: 160 +/-
Legal: NE¼ 27-156-82
Crop Acres: 136.34 +/-
Taxes (2021): \$6.71/acre



ALL PARCELS COMBINED

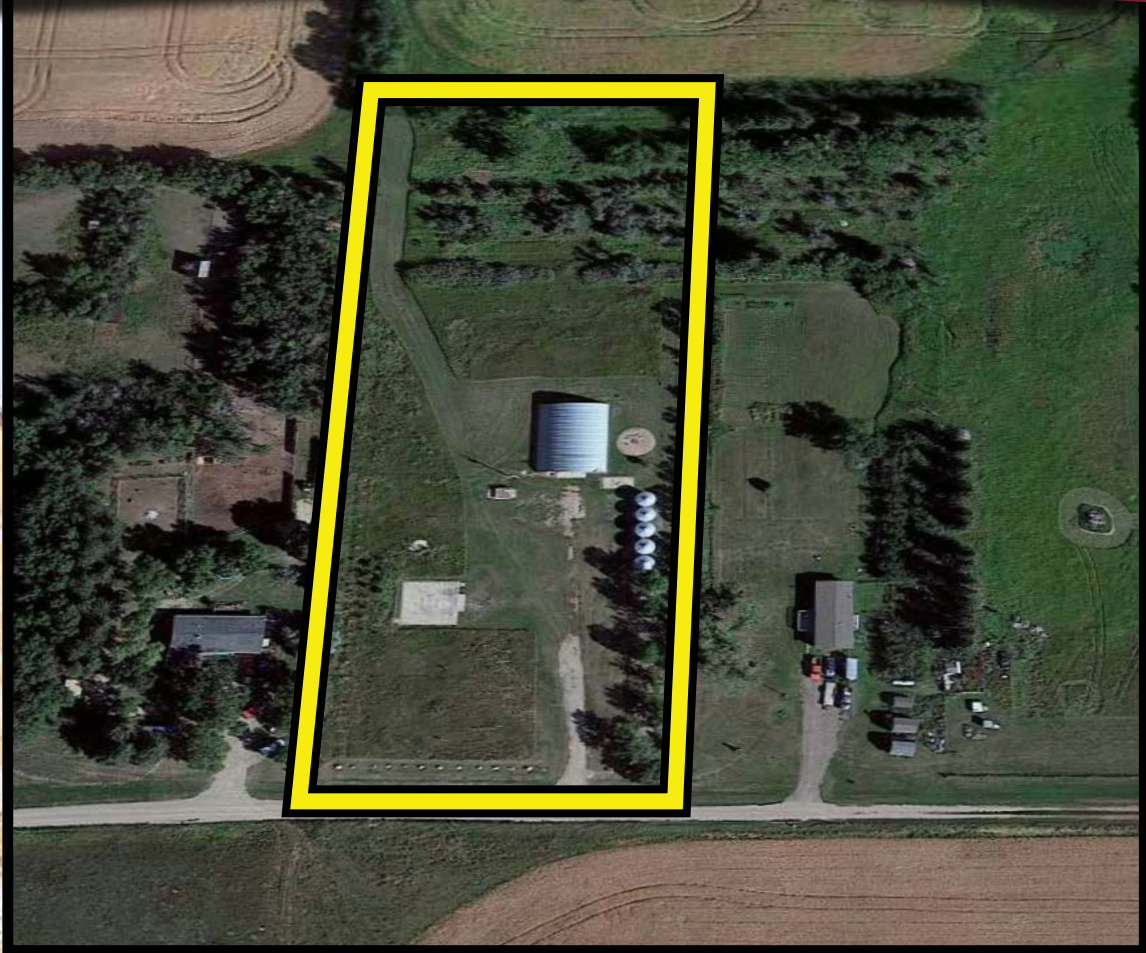
Crop	Base Acres	Yield
Wheat	525.0	35 bu.
Sunflowers	174.9	1,440 lbs.
Total Base Acres: 699.9		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	76.70	56.3%	IIc	80
F157B	Barnes loam, 3 to 6 percent slopes	21.88	16.0%	IIe	80
F147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	15.98	11.7%	VIe	46
F157A	Barnes loam, 0 to 3 percent slopes	14.81	10.9%	IIc	85
F147C	Buse-Barnes-Darnen loams, 3 to 9 percent slopes	5.19	3.8%	IVe	60
F523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	1.70	1.2%	VIw	21
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	0.08	0.1%	IIe	81
Weighted Average					75.1

Parcel 6

Acres: 3.78 +/-
Legal: OLT 3 of SW¼SE¼ 22-156-82
Taxes (2021): \$768.08 (Estimate)

This parcel features a building site that includes an 80' x 50' +/- Steel Quonset with a 20' x 14' +/- door and five 1,250 +/- bushel grain bins. The site has electric service and if the buyer chooses, North Prairie Rural Water is available for hookup! The location of this building site is ideal with a five minute drive to Minot, ND!



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.

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 3/24/2023. 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 March 24, 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.



Pifer's



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LAND AUCTIONS



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