

439.53 +/- Acres • Cass County, ND

LAND AUCTION

Tuesday, March 14, 2023 – 3:00 p.m.

LOCATION: Governors Inn • Casselton, ND



OWNERS: Nelson Family Farm LLLP & Vickie Nelson

Pifer's
LAND AUCTIONS

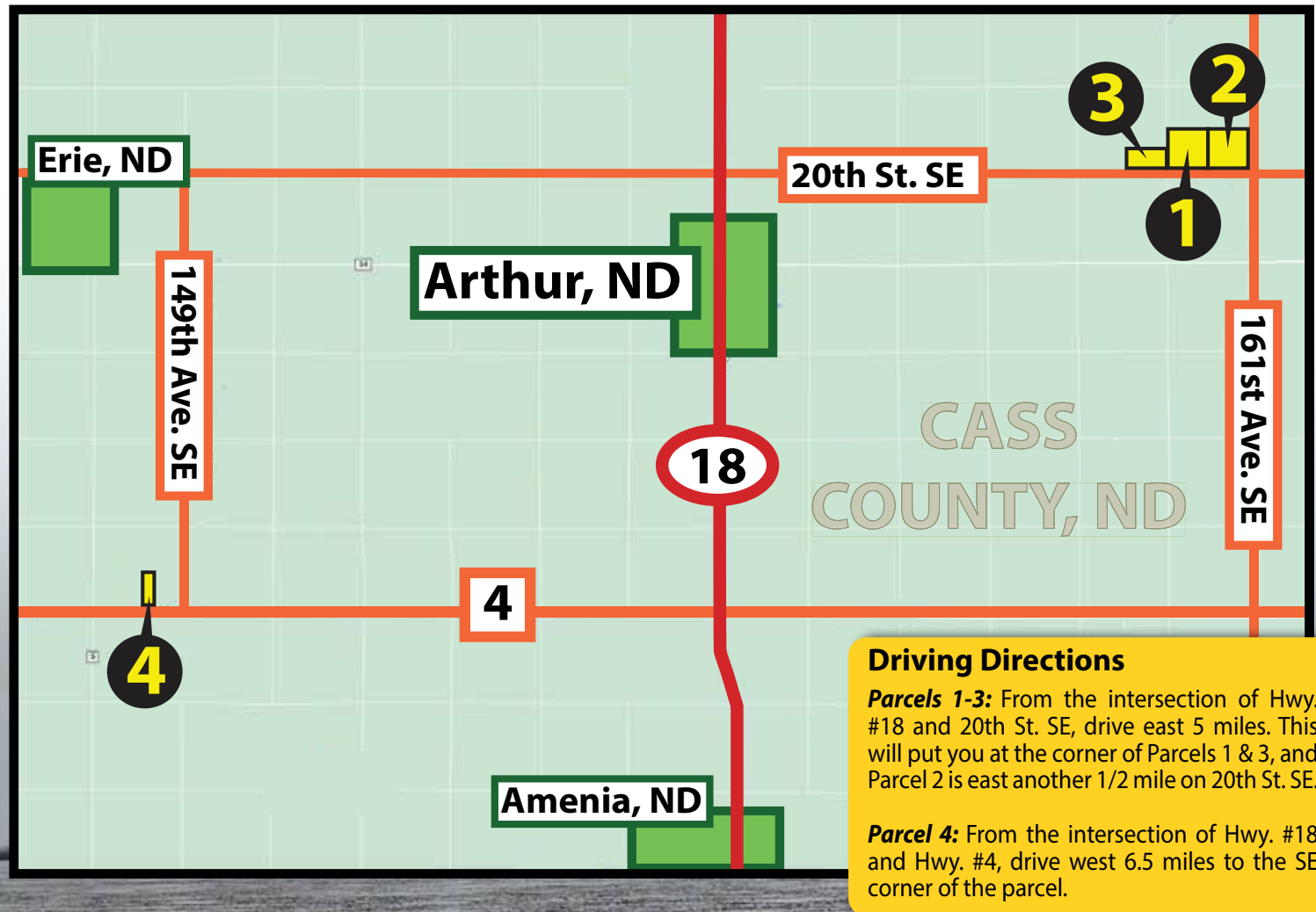


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General Information

AUCTION NOTE: This property offers 424.62 +/- acres of quality cropland and includes a 2.63 +/- acre building site just 15 minutes from Casselton ND. The cropland features excellent Soil Productivity Indexes (SPI) ranging from 66.5 to 89.3 with most acres in the mid to upper 80s! This cropland has easy access to Casselton which features a machinery dealer and all necessary agricultural production inputs along with multiple harvest facilities including the soon to be built CGB Soybean Processing Plant! The building site includes an 80' x 40' +/- Steel Quonset and 10 grain bins with a total storage capacity of 50,000 +/- bushels! The building sight has electrical service. The beautiful cropland on this farm will produce excellent yields when growing sugar beets, small grains, corn and soybeans. This land will be a great addition to producer and investor portfolios!



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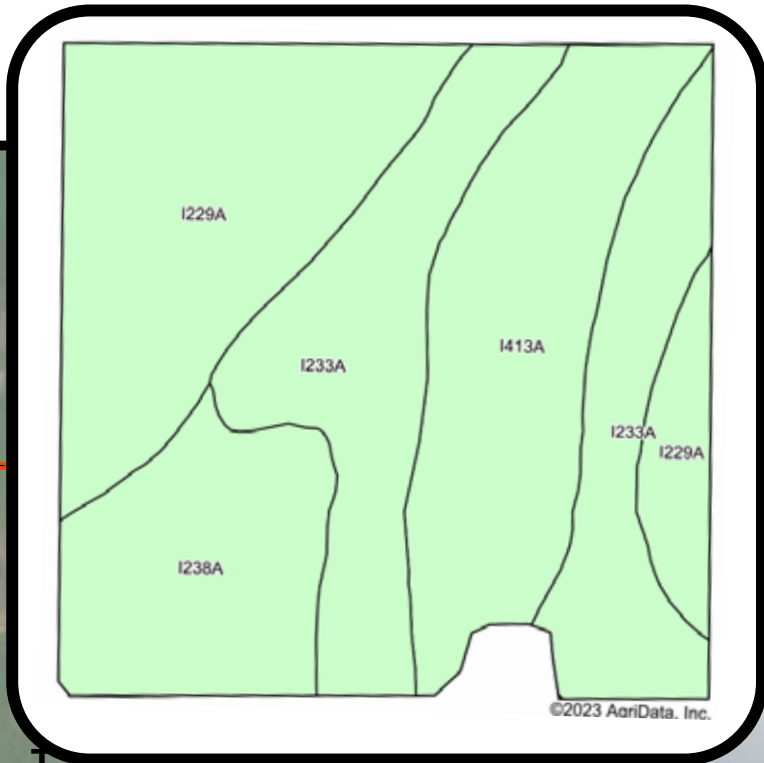
Overall Property



Parcel 1

Acres: 160 +/-
Legal: SW¼ 11-142-51
Crop Acres: 155.7 +/-
Building Site Acres: 2.63 +/-
Taxes (2022): \$1,964.83

Ten bins with 50,000 +/- bushels storage capacity and a 80' x 40' +/- Steel Quonset! The site has electrical service.



PARCELS 1-3 COMBINED

Crop	Base Acres	Yield
Wheat	39.42	59 bu.
Corn	38.19	124 bu.
Soybeans	311.13	31 bu.
Total Base Acres: 388.74		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I233A	Fargo silty clay loam, 0 to 1 percent slopes	48.08	30.9%	IIw	94
I229A	Fargo silty clay, 0 to 1 percent slopes	47.54	30.5%	IIw	86
I413A	Lankin loam, 0 to 2 percent slopes	35.62	22.9%	IIc	91
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	24.46	15.7%	IIw	84
Weighted Average					89.3

Parcel 2

Acres:

160 +/-

Legal:

SE¼ 11-142-51

Crop Acres:

158.06 +/-

Taxes (2022):

\$2,625.94



PARCELS 1-3 COMBINED		
Crop	Base Acres	Yield
Wheat	39.42	59 bu.
Corn	38.19	124 bu.
Soybeans	311.13	31 bu.
Total Base Acres: 388.74		

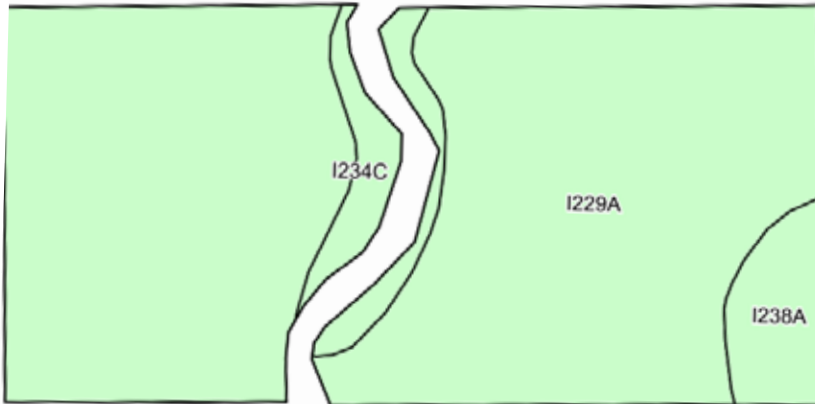


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	99.79	63.1%	IIw	86
I233A	Fargo silty clay loam, 0 to 1 percent slopes	44.19	28.0%	IIw	94
I470B	Embden fine sandy loam, gravelly substratum, 2 to 6 percent slopes	8.43	5.3%	IIle	68
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	2.95	1.9%	IIIw	86
I244A	Galchutt silt loam, 0 to 2 percent slopes	2.70	1.7%	Ile	89
Weighted Average					87.3

Parcel 3

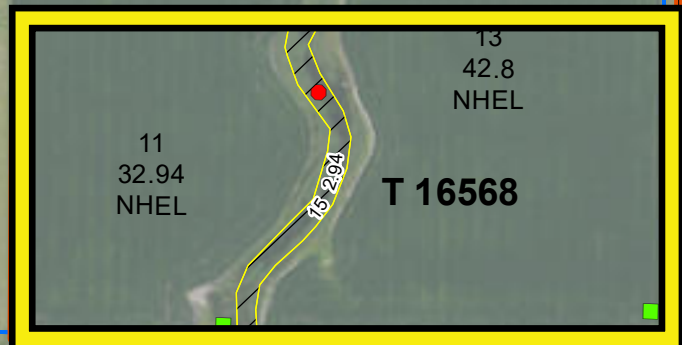
Acres: 80 +/-
Legal: S½SE¼ 10-142-51
Crop Acres: 75.74 +/-
Taxes (2022): \$848.00

INGRESS AND EGRESS EASEMENT: Grantors grant and convey to Grantee an easement in, on, over, across and through the west 33 feet of the Burdened Property to provide Grantee vehicular and pedestrian ingress and egress to the Benefitted Property. (Provides access to north 1/2 of southeast 1/4)



PARCELS 1-3 COMBINED

Crop	Base Acres	Yield
Wheat	39.42	59 bu.
Corn	38.19	124 bu.
Soybeans	311.13	31 bu.
Total Base Acres: 388.74		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	64.07	88.7%	IIw	86
I234C	Nutley silty clay, 6 to 9 percent slopes	4.30	6.0%	IIle	64
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	3.84	5.3%	IIw	84
Weighted Average					84.6

Parcel 4

Acres:

39.53 +/-

Legal:

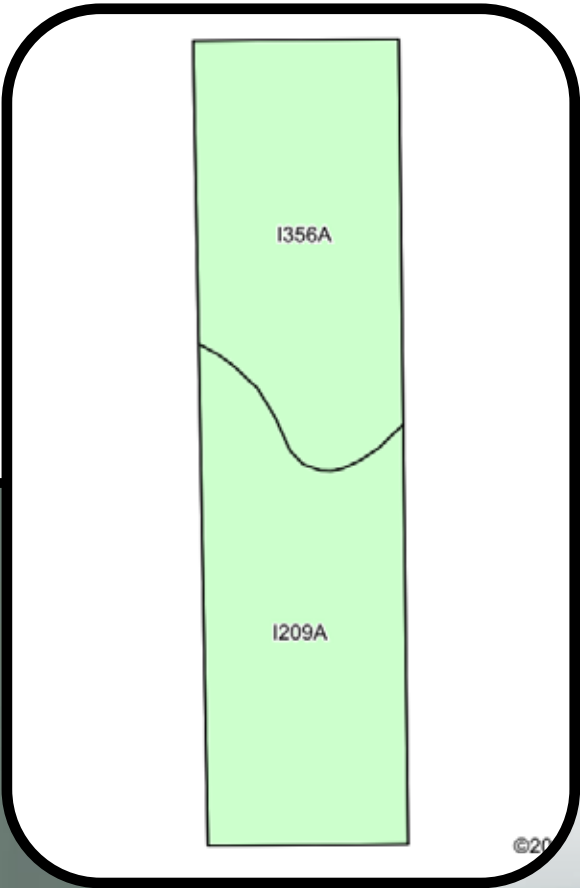
W½W½SE¼ 2-141-53

Crop Acres:

38.77 +/-

Taxes (2022):

\$404.10



Crop	Base Acres	Yield
Corn	19.52	124 bu.
Soybeans	19.25	31 bu.
Total Base Acres:		38.77

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I209A	Swenoda fine sandy loam, 0 to 2 percent slopes	20.12	51.9%	IIIe	74
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	18.65	48.1%	IIIe	58
Weighted Average					66.3

Online Bidding Instructions

Pifer's

September 01, 2021

info@pifers.com

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439.53 +/- Acres - Cass County, ND

Auction Location: Governors Inn - Casselton, ND

Auction Note: This property offers 424.62 +/- acres of quality cropland and includes a 2.63 +/- acre building site just 15 minutes from Casselton ND.

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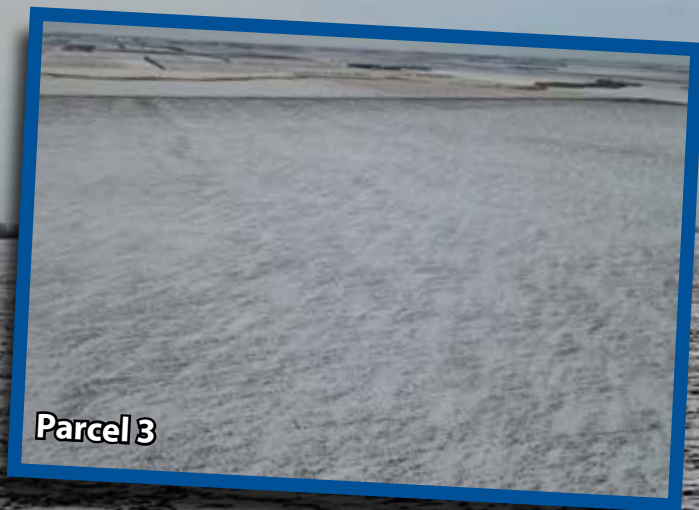
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Property Photos



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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 4/28/2023. 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 April 28, 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.



Parcel 1

Pifer's



Parcel 2

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