

320 +/- Acres • Billings County, ND

LAND AUCTION

Wednesday, March 15, 2023 – 5:00 p.m. (MT)

LOCATION: Roosevelt Grand Dakota Hotel • Dickinson, ND



★
Belfield, ND

OWNER: David Prociw Life Estate

Pifer's
LAND AUCTIONS



www.pifers.com

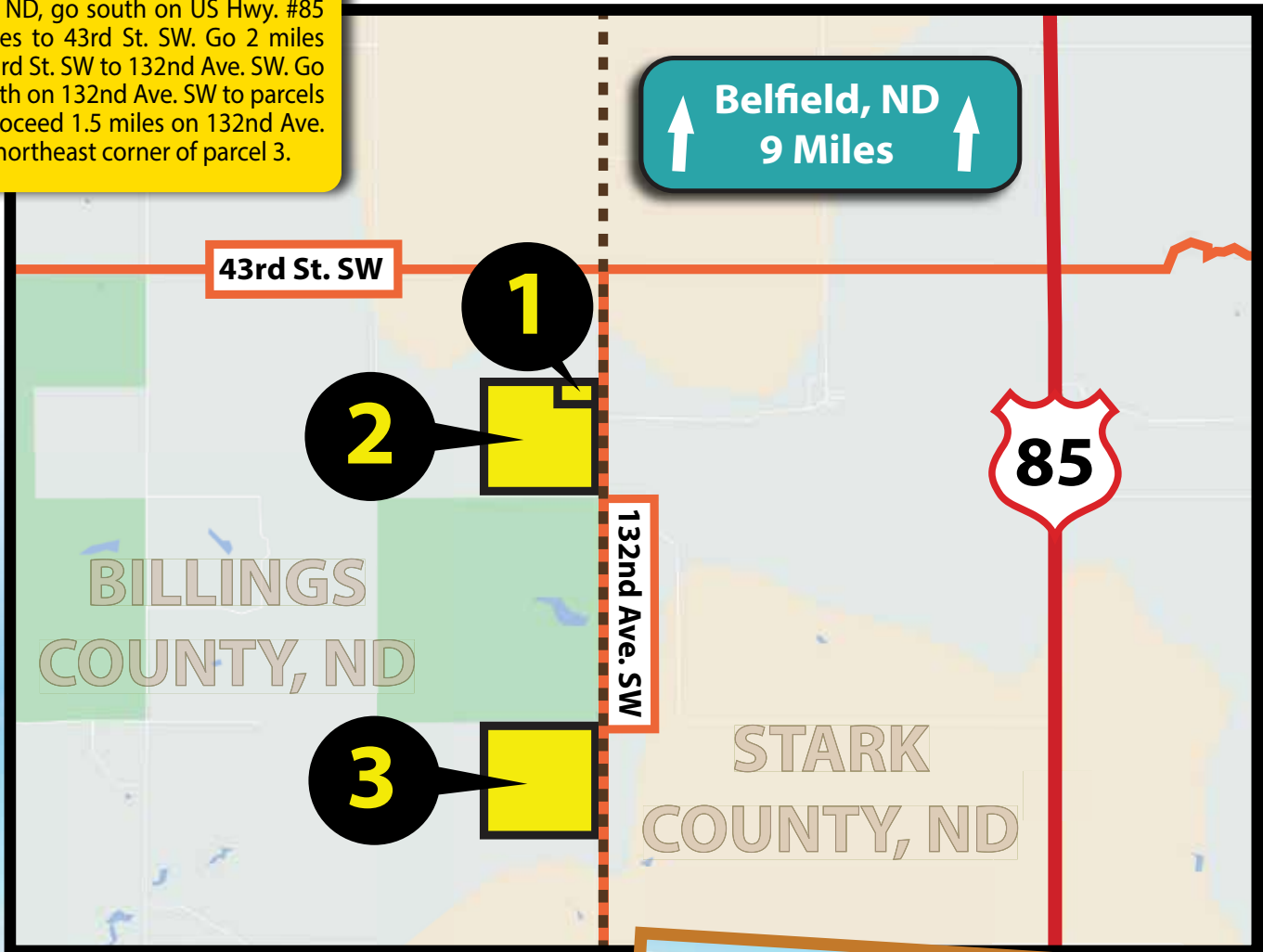
701.475.7653

General Information

AUCTION NOTE: This unique offering in Billings County, ND features productive cropland suitable for growing a variety of crops, lush native grasses and two meandering creeks that provide excellent wildlife habitat for white-tail deer, antelope and pheasants. There is also a 4.96 +/- acre farmstead on the property, with several outbuildings, utilities, a well and rural water. Offered in three parcels, this property is available for the 2023 crop year. Don't miss this opportunity to purchase cropland with excellent hunting potential in western North Dakota!

Driving Directions

From the I-94 and US Hwy. #85 interchange in Belfield, ND, go south on US Hwy. #85 for 7.5 miles to 43rd St. SW. Go 2 miles west on 43rd St. SW to 132nd Ave. SW. Go .5 mile south on 132nd Ave. SW to parcels 1 and 2. Proceed 1.5 miles on 132nd Ave. SW to the northeast corner of parcel 3.



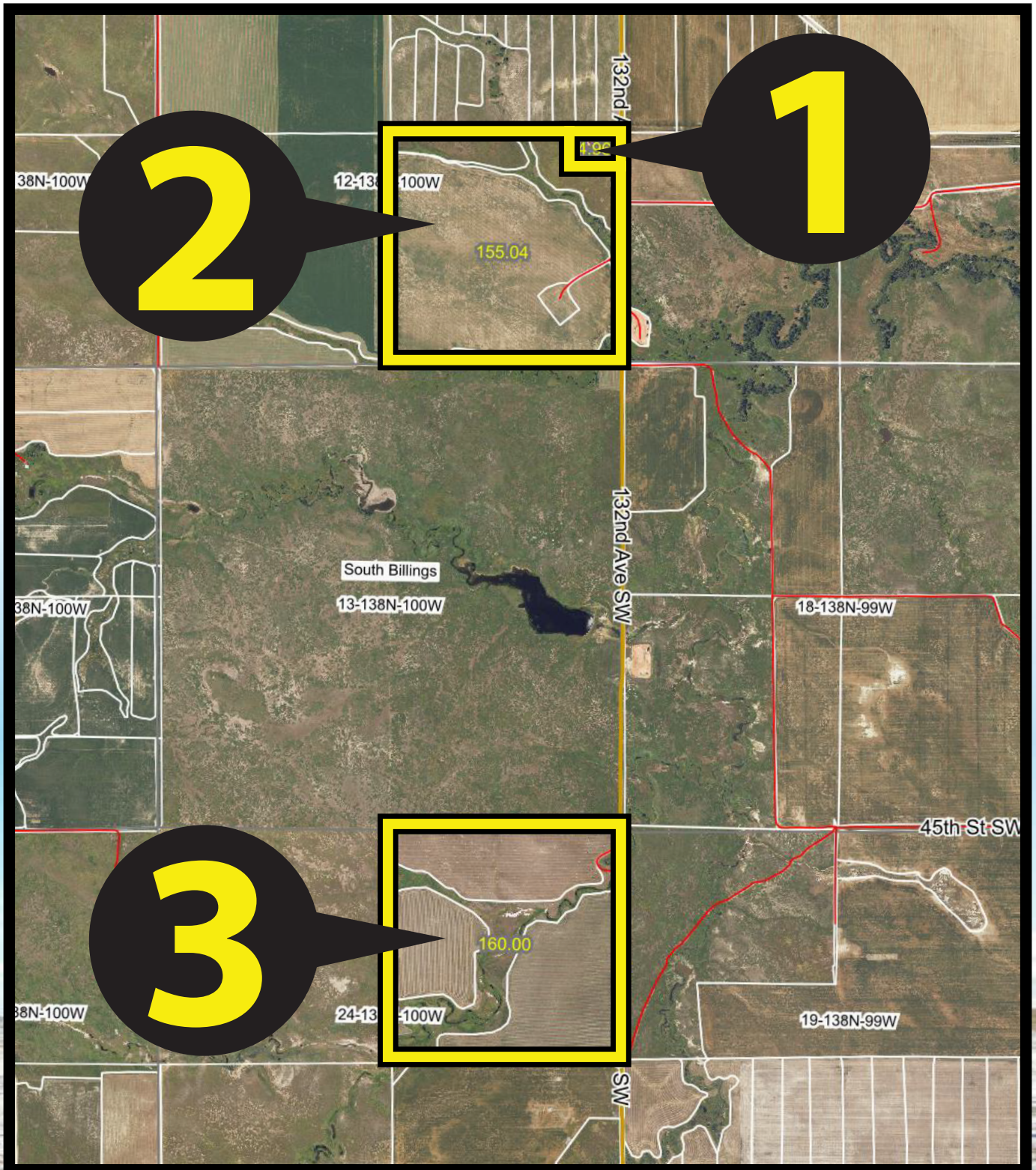
Darin Peterson
701.220.5396
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510 7th St. NW • Steele, ND 58482

Overall Property



Parcel 1

Acres: 4.96 +/-
Legal: 4.96 Acre Tract in the SE¼ 12-138-100
Crop Acres: 3.58 +/-
Quonset: 23' x 40'
Barn: 30' x 40' Cement Floor, Heated
Water Source: Well and Rural Water
Taxes (2022): \$85.12

This parcel features a 4.96 +/- acre farmstead on the property, with several outbuildings, utilities, a well and rural water.

PARCELS 1 & 2 COMBINED

Crop	Base Acres	Yield
Wheat	85.56	32 bu.
Corn	21.23	95 bu.
Total Base Acres: 106.79		

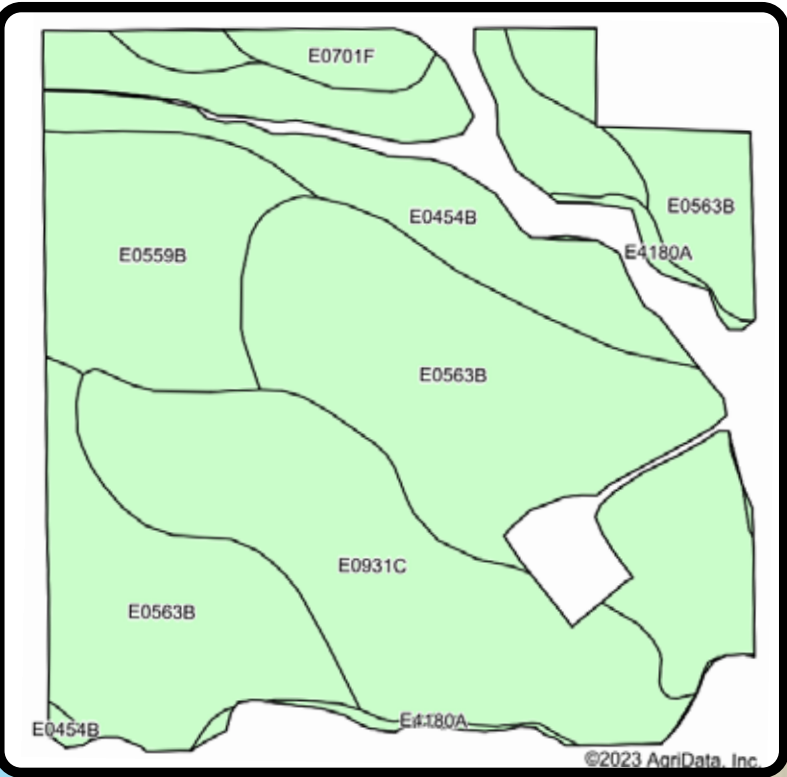


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0563B	Janesburg-Dogtooth complex, 0 to 6 percent slopes	3.58	100.0%	IVs	31
Weighted Average					31

Parcel 2

Acres: 155.04 +/-
Legal: SE¼ Less a 4.96 Acre Tract 12-138-100
Crop Acres: 135.55 +/-
Recreational Acres: 16.36 +/-
Taxes (2022): \$200.32

This parcel features good cropland and excellent hunting opportunities.



PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	85.56	32 bu.
Corn	21.23	95 bu.
Total Base Acres: 106.79		

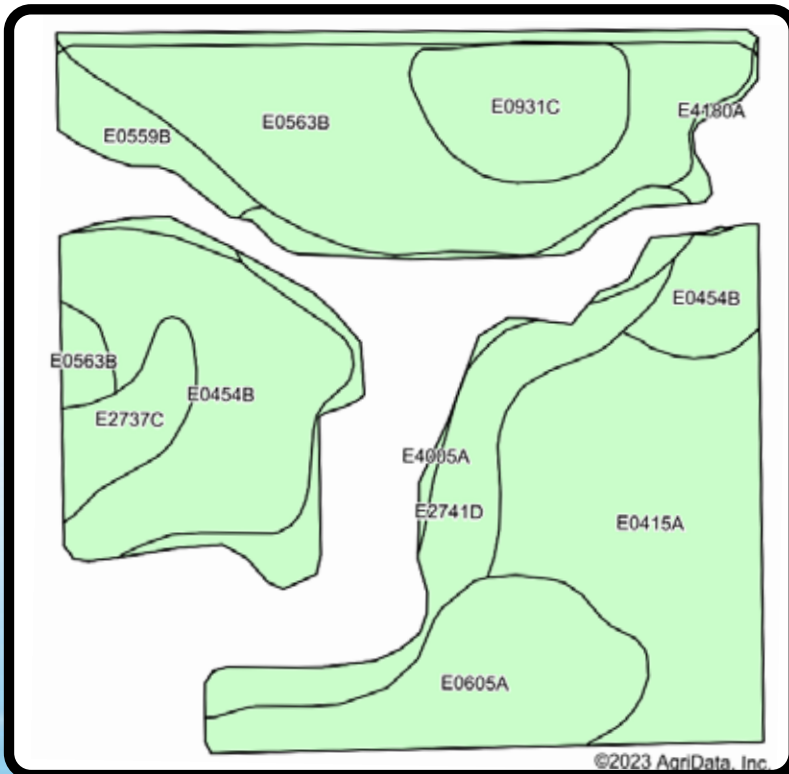


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0563B	Janesburg-Dogtooth complex, 0 to 6 percent slopes	62.44	46.1%	IVs	31
E0931C	Wayden-Moreau silty clays, 3 to 9 percent slopes	29.72	21.9%	VIIs	35
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	22.39	16.5%	IVs	35
E0559B	Dogtooth-Janesburg complex, 0 to 6 percent slopes	16.16	11.9%	VIIs	26
E0701F	Dogtooth-Janesburg-Cabba complex, 6 to 35 percent slopes	2.92	2.2%	VIIIs	16
E4180A	Korell-Daglum-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	1.92	1.4%	VIW	30
Weighted Average					31.6

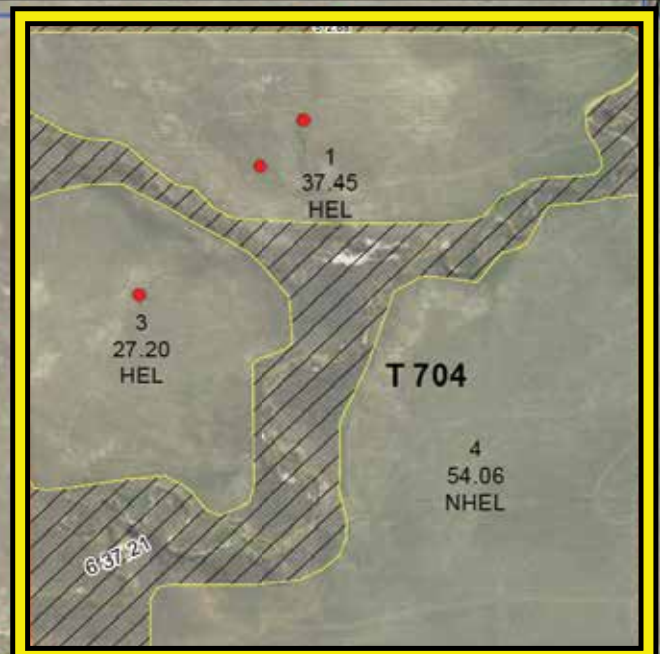
Parcel 3

Acres: 160 +/-
Legal: NE¼ 24-138-100
Crop Acres: 121.59 +/-
Recreational Acres: 37.21 +/-
Taxes (2022): \$244.59

This parcel features productive cropland and the creek running through the property provides great wildlife habitat.



Crop	Base Acres	Yield
Wheat	70.51	32 bu.
Corn	17.5	95 bu.
Total Base Acres: 88.01		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0563B	Janesburg-Dogtooth complex, 0 to 6 percent slopes	27.88	22.9%	IVs	31
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	25.73	21.2%	IIIs	60
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	21.82	17.9%	IVs	35
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	13.62	11.2%	IIIs	82
E2741D	Cabba-Chama-Sen silt loams, 9 to 15 percent slopes	9.70	8.0%	VIe	36
E0931C	Wayden-Moreau silty clays, 3 to 9 percent slopes	8.02	6.6%	VIIs	35
E4005A	Harriet loam, 0 to 2 percent slopes, occasionally flooded	5.86	4.8%	VIIs	27
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	4.25	3.5%	IVe	53
E0559B	Dogtooth-Janesburg complex, 0 to 6 percent slopes	4.08	3.4%	VIIs	26
E4180A	Korell-Daglum-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	0.63	0.5%	VIW	30
Weighted Average					44.6

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 5/1/2023. 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 May 1, 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

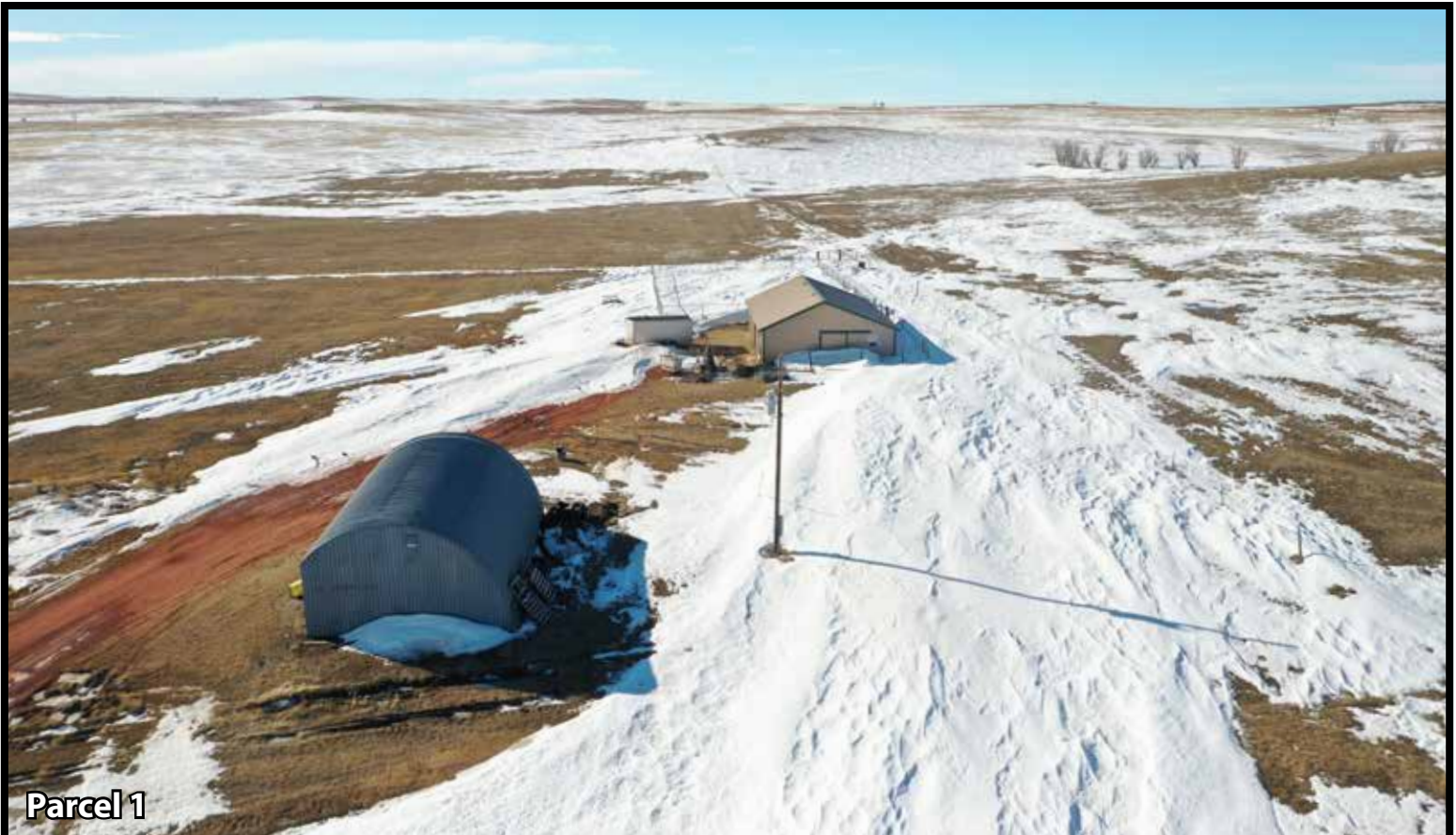
Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

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 3