

1,440 +/- Acres • Golden Valley County, ND

LAND AUCTION

Wednesday, March 29, 2023 – 11:00 a.m. (MT)

LOCATION: Beach Community Center • Beach, ND



Golva, ND



OWNER: Johnson Trust

Pifer's
LAND AUCTIONS

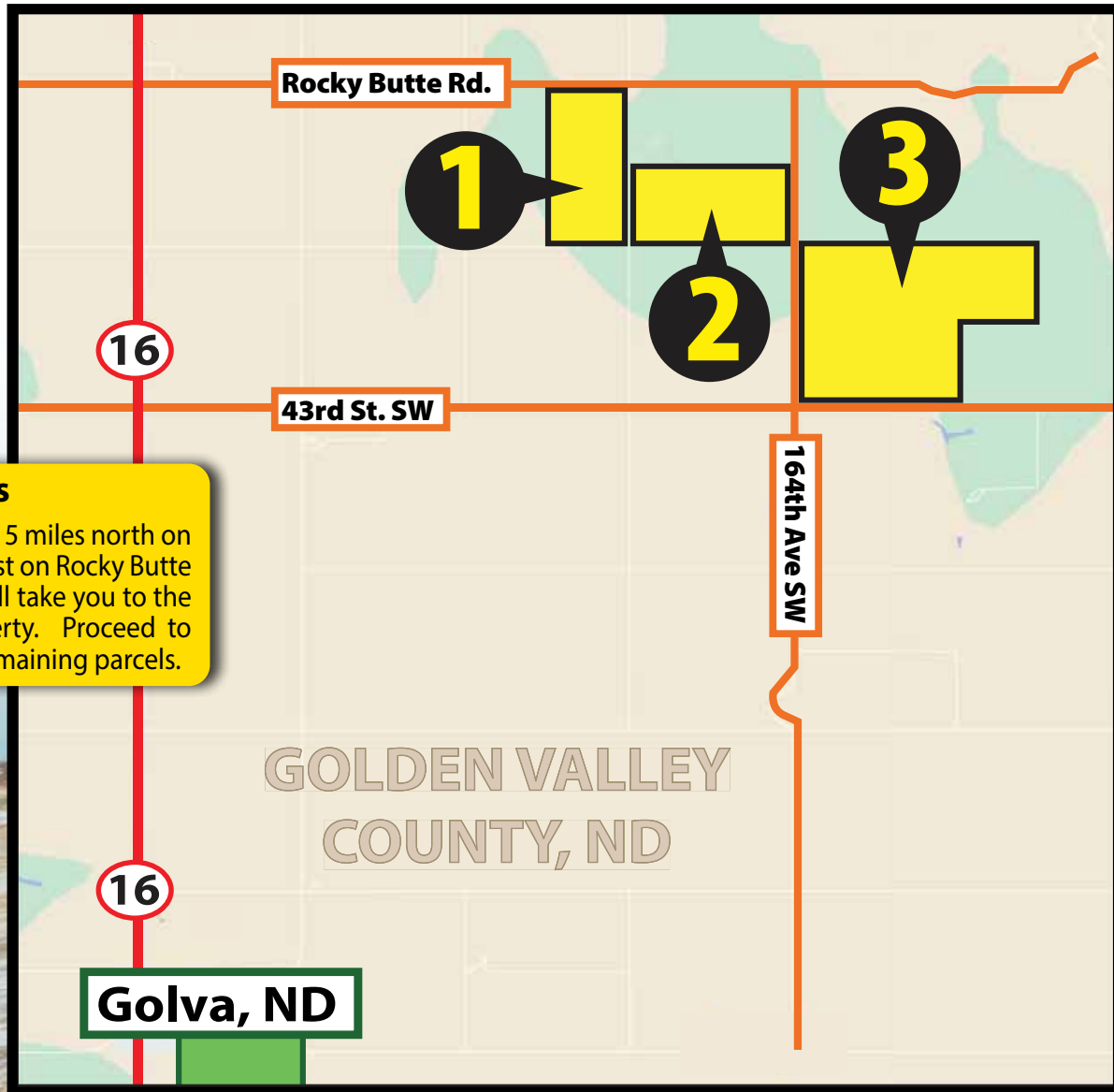


www.pifers.com

701.523.7366

General Information

AUCTION NOTE: This "Rocky Butte" property is incredibly unique as it offers an excellent balance of cropland, hayland, grassland, and wildlife habitat. This contiguous property in Beach and Loan Tree Townships offers highly productive soils, mostly Gova Silt Loam, Grassna Silt Loam, and Chama-Sen Loams. Additionally, this property include the south and west portions of Rocky Butte, with a summit of 3,274 ft. The breaks of the butte and grassy creek bottom draws offer excellent grazing and good water throughout the grasslands. This land is available for 2023. This is a live auction with internet bidding available.



Driving Directions

From Golva, ND, proceed 5 miles north on Hwy. #16 then 3 miles east on Rocky Butte Rd. (41st. St. SW). This will take you to the north side of the property. Proceed to 164th Ave. SW. for the remaining parcels.



Kevin Pifer
701.238.5810
kpifer@pifers.com

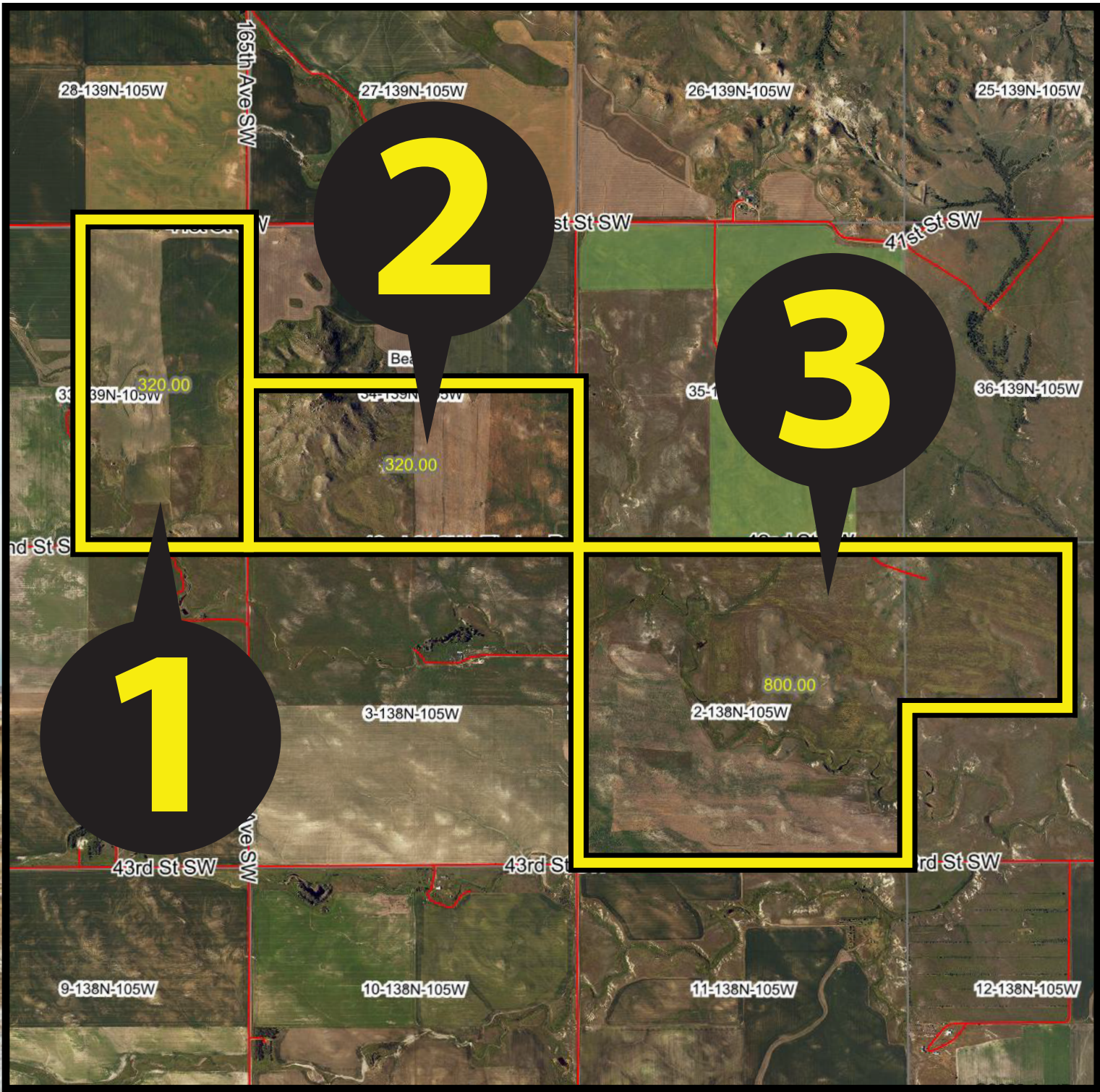


Andy Mrnak
701.206.1095
andy@pifers.com



Jim Sabe
701.523.6283
jsabe@pifers.com

Overall Property



Parcel 1 FSA Map

Acres: 320 +/-
Legal: E½ 33-139-105
Crop Acres: 245.2 +/-
Pasture/Grass Acres: 69.46 +/-
Taxes (2022): \$963.52

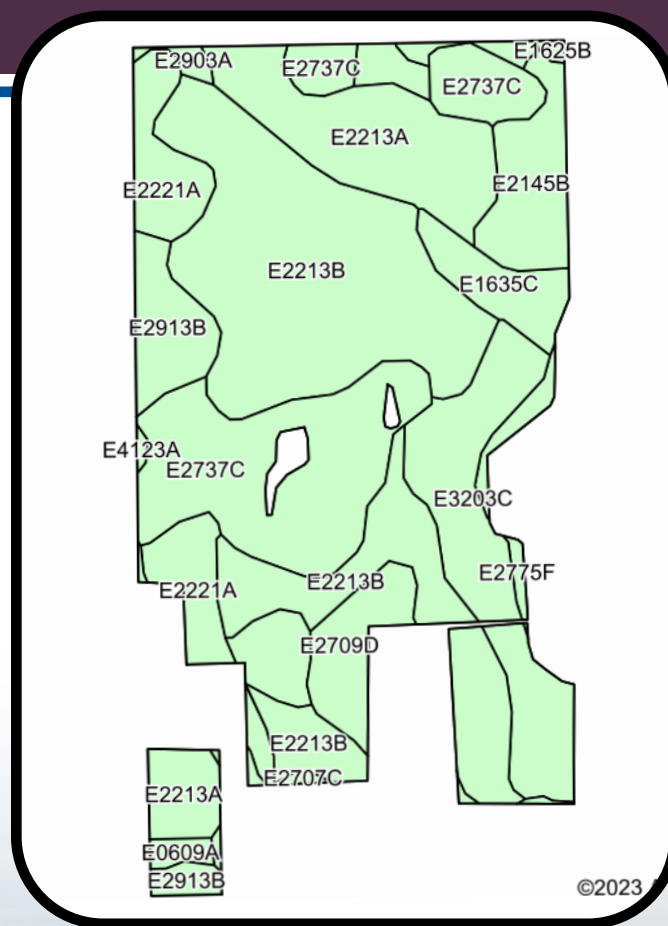
Parcel 1 lays along the west face of Rocky Butte and consists of good cropland with a Soil Productivity Index (SPI) of 70.2. This parcel has highly productive soils, Golva Silt Loam and Grassna Silt Loam with Productivity in the 80s and 90s. The balance of this parcel is grassland. Parcel 1 has good access from the north on Rocky Butte Rd. (41st St. SW)



Parcel 1 Soils Map

PARCELS 1 & 2 COMBINED

Crop	Base Acres	Yield
Wheat	196.4	23 bu.
Oats	28.3	44 bu.
Corn	8.4	39 bu.
Barley	93.6	37 bu.
Total Base Acres: 326.7		

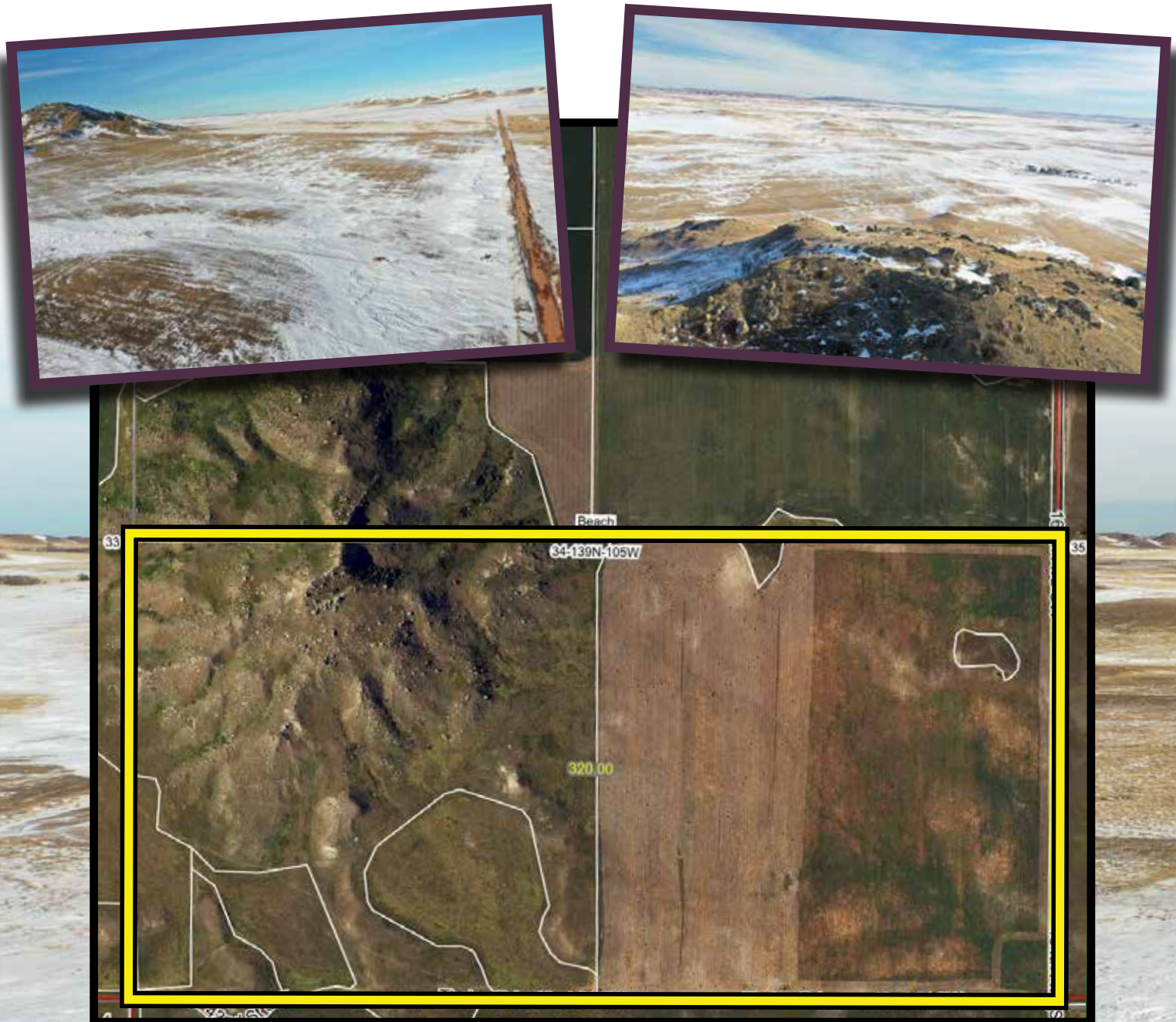


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2213B	Golva silt loam, 2 to 6 percent slopes	80.75	33.0%	Ile	81
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	40.89	16.7%	IVe	53
E2213A	Golva silt loam, 0 to 2 percent slopes	29.16	11.9%	IIc	86
E3203C	Cherry silt loam, 6 to 9 percent slopes	25.38	10.4%	IIIe	57
E2221A	Grassna silt loam, 0 to 2 percent slopes	15.79	6.5%	IIc	97
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	12.53	5.1%	IIIe	67
E2145B	Shambo loam, 2 to 6 percent slopes	11.44	4.7%	Ile	82
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	9.02	3.7%	VIe	33
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	7.47	3.1%	IVe	51
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	4.97	2.0%	IIIe	53
E2775F	Cabba-Rock outcrop-Chama complex, 15 to 70 percent slopes	2.95	1.2%	VIIe	11
E0609A	Belfield-Grail-Arnegard complex, saline, 0 to 2 percent slopes	1.44	0.6%	IIIs	43
E4123A	Havrelon-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	1.09	0.4%	VIw	40
E2903A	Chama-Sen silt loams, 0 to 3 percent slopes	1.02	0.4%	IIIe	72
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	0.42	0.2%	IIIe	63
E2707C	Cabba-Chama silt loams, 3 to 9 percent slopes	0.38	0.2%	VIe	44
Weighted Average					70.2

Parcel 2 FSA Map

Acres: 320 +/-
Legal: S½ 34-139-105
Crop Acres: 188.95 +/-
Pasture/Grass Acres: 124.46 +/-
Taxes (2022): \$680.41

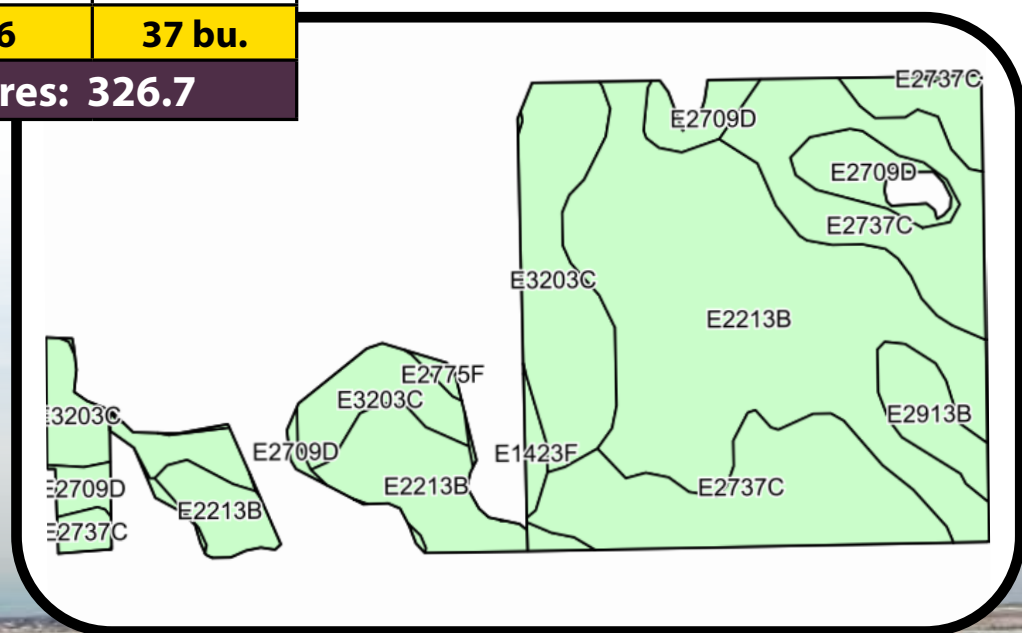
This is exceptional cropland and pastureland. The cropland has a SPI of 65.7 Class II & III Soils. The pastureland is highlighted by Rocky Butte with productive native grasses and tremendous hunting opportunities. This parcel has good access from the east on 164th Ave. SW.



Parcel 2 Soils Map

PARCELS 1 & 2 COMBINED

Crop	Base Acres	Yield
Wheat	196.4	23 bu.
Oats	28.3	44 bu.
Corn	8.4	39 bu.
Barley	93.6	37 bu.
Total Base Acres: 326.7		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2213B	Golva silt loam, 2 to 6 percent slopes	88.59	46.9%	Ile	81
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	46.12	24.4%	IVe	53
E3203C	Cherry silt loam, 6 to 9 percent slopes	34.25	18.1%	IIle	57
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	11.43	6.1%	VIle	33
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	6.03	3.2%	IIIle	67
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	1.61	0.9%	VIIle	22
E2775F	Cabba-Rock outcrop-Chama complex, 15 to 70 percent slopes	0.80	0.4%	VIIle	11
Weighted Average					65.7

Parcel 3 FSA Map

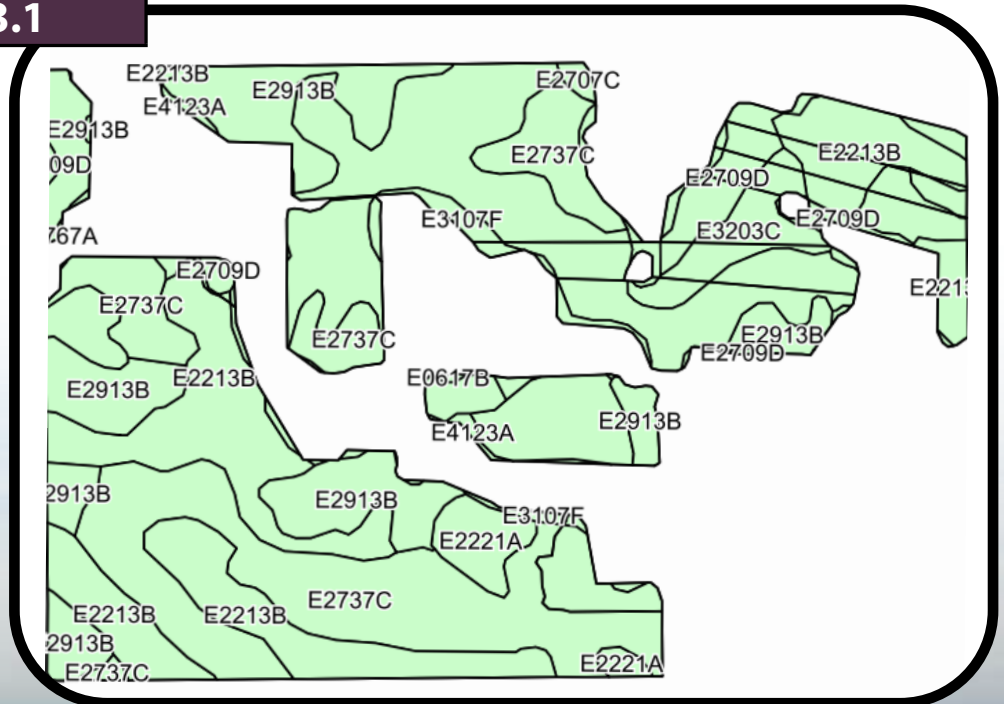
Acres: 800 +/-
Legal: All of Section 2-138-105 & NW¼ 1-138-105
Crop Acres: 541.33 +/-
Pasture/Grass Acres: 247.16 +/-
Taxes (2022): \$2,478.70

This is highly productive cropland with mostly Golva Silt Loam, Grassna Silt Loam, and Chama Soils. The balance of the land is grassland and pastureland that winds along the creek bottom and stock dam. Parcel 3 offers excellent summer and fall grazing opportunities with an additional well along the west side of the parcel.



Parcel 3 Soils Map

Crop	Base Acres	Yield
Wheat	362.6	23 bu.
Oats	52.2	44 bu.
Corn	15.5	39 bu.
Barley	172.8	37 bu.
Total Base Acres: 603.1		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2213B	Golva silt loam, 2 to 6 percent slopes	238.75	44.1%	Ile	81
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	137.33	25.4%	IVe	53
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	88.56	16.4%	IIle	67
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	22.88	4.2%	VIle	33
E3203C	Cherry silt loam, 6 to 9 percent slopes	16.74	3.1%	IIle	57
E3107F	Cabba-Badland complex, 6 to 70 percent slopes	12.91	2.4%	VIIle	13
E2221A	Grassna silt loam, 0 to 2 percent slopes	12.48	2.3%	IIc	97
E2213A	Golva silt loam, 0 to 2 percent slopes	5.35	1.0%	IIc	86
E4123A	Havrelon-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	3.95	0.7%	VIw	40
E2707C	Cabba-Chama silt loams, 3 to 9 percent slopes	1.59	0.3%	VIle	44
E4767A	Regan silt loam, saline, 0 to 2 percent slopes, occasionally flooded	0.45	0.1%	IVw	26
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	0.34	0.1%	Ile	65
Weighted Average					67.2

Property Photos



Parcel 1



Parcel 1



Parcel 2



Parcel 2



Parcel 3



Parcel 3

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 5/15/2023. 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 15, 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 2

Pifer's



Parcel 3

Pifer's
LAND AUCTIONS



701.523.7366
www.pifers.com