

641.7 +/- Acres • Hettinger County, ND

LAND AUCTION

Thursday, April 27, 2023 – 11:00 a.m. (MT)

LOCATION: Roosevelt Grand Dakota Hotel • Dickinson, ND



OWNERS: Vincent & Josephine Steier LE

Pifer's
LAND AUCTIONS



www.pifers.com

701.475.7653

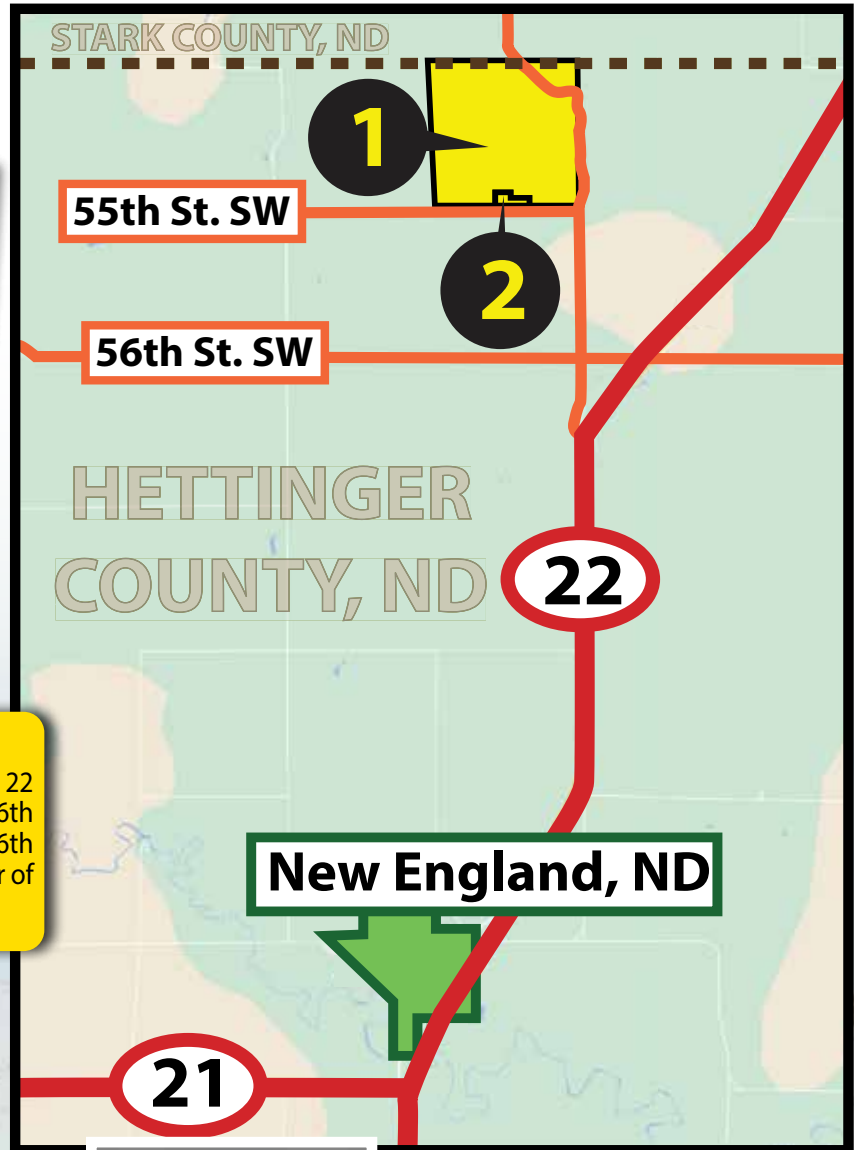
General Information

AUCTION NOTE: This is an extremely rare land offering in western North Dakota that offers 631.7 +/- acres of pasture and hayland, a 10 +/- acre well-cared for farmstead, great hunting opportunities, and four income-producing wind towers. The pastureland has established fencing and 5 dugouts for water sources, and is currently under a landowner-tenant lease for 2023, with the buyer receiving this year's lease payment. The remaining acreage is currently being used as hay land and is available to the buyer for 2023. The 4 Nextera wind towers provide annual income, with the buyer taking full ownership and receiving the entire 2023 payment. The farmstead includes an updated home and several outbuildings in a beautiful, private setting. This is an outstanding opportunity to add to one's ag operation or investment portfolio.



Driving Directions

From New England, ND, go north on ND Hwy. # 22 for 4 miles to 56th St. SW. Go ½ mile west on 56th St. SW to 116th Ave. SW. Go 1 mile north on 116th Ave. SW. Here you will be at the southeast corner of the property.

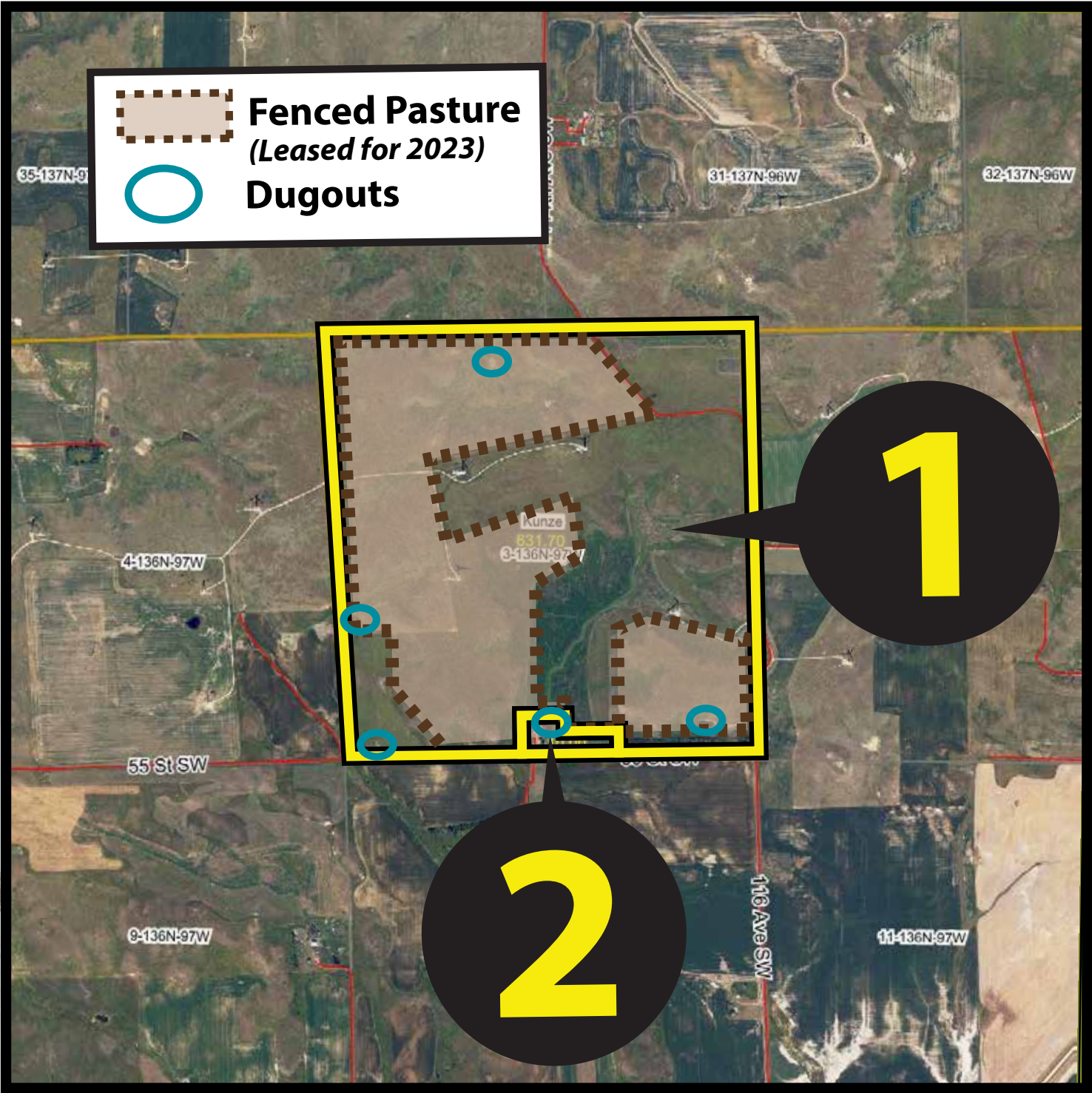


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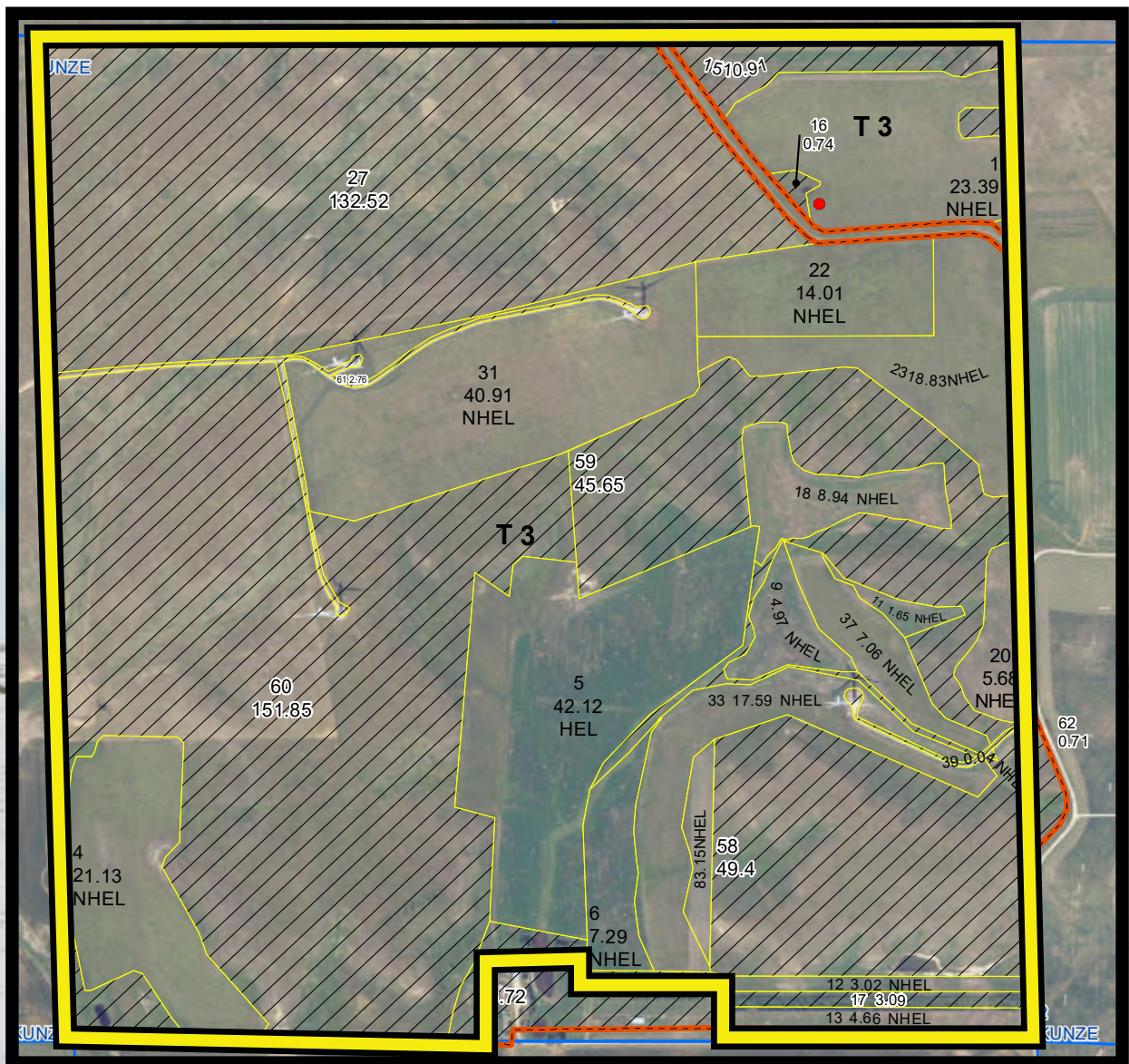
Overall Property



Parcel 1 • FSA Map

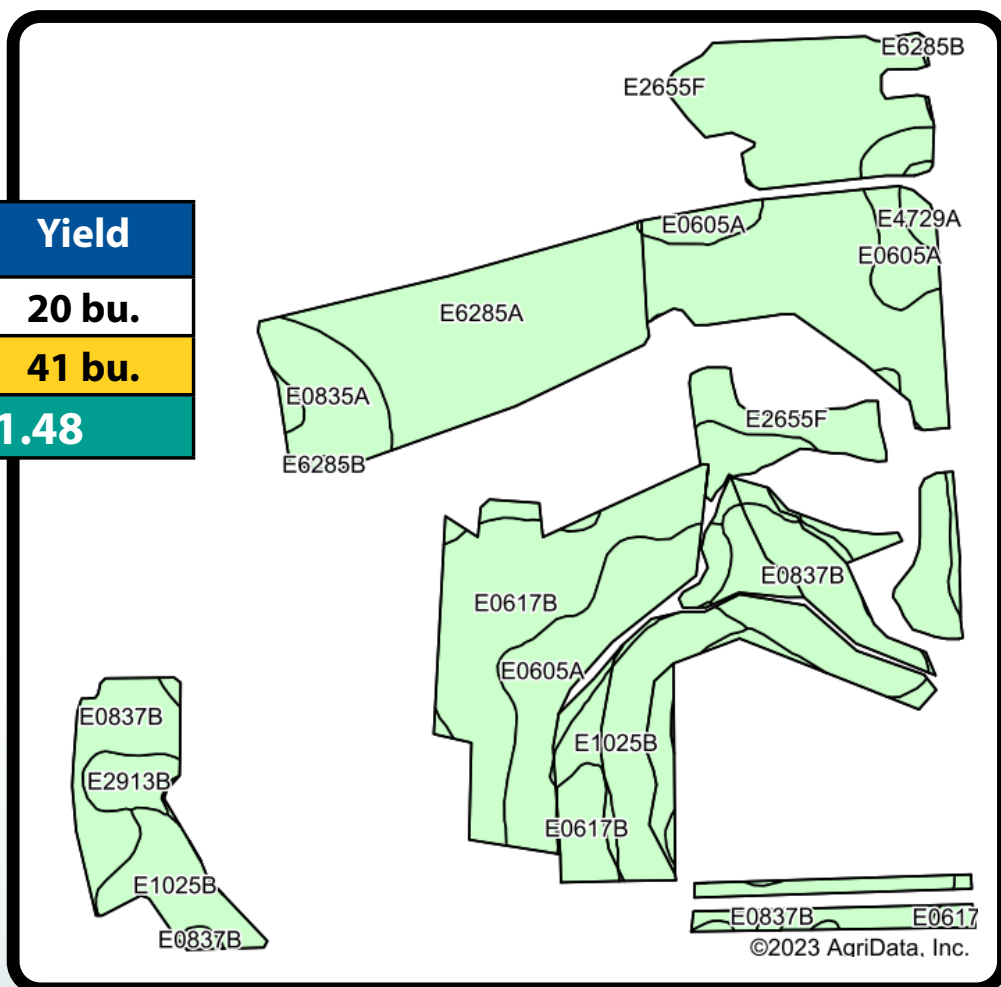
Acres: 631.7 +/-
Legal: All Less 10 Acres 3-136-97
Crop Acres: 224.44 +/-
Pasture/Grass Acres: 390.33 +/-
Wind Towers: 4 Towers – 2023 Estimated Payment: \$37,839.05. There is an annual increase of 2% per year. (Contract with Nextera Energy available upon request to qualified bidders.)
Taxes (2022): \$3,283.85 (This Reflects on the Entire 641.7 +/- Acres)

This income producing parcel consists of 631 +/- acres of lush pasture and hayland with a rolling landscape and great access. The four wind towers make for a nice annual income with the lease transferring to the new owner. There are currently 344 +/- acres of pastureland in a landowner-tenant lease through October 15, 2023 with the new owner collecting the 2023 lease payment of \$4,750.00.



Parcel 1 • Soils and Base Acres & Yields

Crop	Base Acres	Yield
Wheat	69.1	20 bu.
Barley	12.38	41 bu.
Total Base Acres: 81.48		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E6285A	Felor loam, 0 to 2 percent slopes	78.21	34.6%	IIc	86
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	34.94	15.4%	Ile	65
E1025B	Regent-Savage silty clay loams, 3 to 6 percent slopes	29.48	13.0%	Ile	79
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	27.18	12.0%	IIs	82
E0837B	Savage silty clay loam, 2 to 6 percent slopes	25.34	11.2%	Ile	85
E2655F	Cabba-Amor-Savage complex, 9 to 70 percent slopes, very stony	15.58	6.9%	VIIs	17
E0835A	Savage-Grail silty clay loams, 0 to 2 percent slopes	9.36	4.1%	IIc	90
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	3.59	1.6%	IIIle	67
E4729A	Heil silty clay loam, 0 to 1 percent slopes	1.34	0.6%	VIIs	35
E6285B	Felor loam, 2 to 6 percent slopes	1.14	0.5%	Ile	80
Weighted Average					76

Parcel 2 • Farmstead

Acres: 10 +/- (TBD By Survey as Needed)
Legal: 10 +/- Acres within 3-136-97 (TBD By Survey as Needed)
Taxes (2022): \$3,283.85 (This Reflects on the Entire 641.7 +/- Acres)

Established farmstead with plenty of room for livestock or a small hobby farm. The property comes with many updates and extras such as rural water, fiber optics and a new furnace. The home has been cared for and is in good structural condition.

House Information

- Approx. 1,200 sq. ft. on main level (loft & basement are additional square footage)
- 2 Bedrooms on main level, 1 Loft Style bedroom upstairs
- 1 Bathroom
- Mud Room/Entryway with Washer/Dryer and Mop Sink
- Refrigerator, Oven Range, Washer and Dryer will Convey
- Bryant Forced Air Propane Furnace - Updated
- Electric Water Heater
- Masonite Siding
- Asphalt Shingle Roof
- Cement Block Foundation
- Breaker Style Electrical Panel
- Fiber Optics
- Southwest Rural Water

Outbuilding Information

- 30' x 60' Shop
- 40' x 50' Gable Barn
- 3 Garden Sheds
- 20' x 28' Workshop
- 2 Small Livestock Buildings
- 4 Grain Bins

Please Note: If the square footage of the residence and outbuildings are an important factor to you, the buyer, you should determine or verify the square footage in a manner that makes you comfortable and satisfied with the information.



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 6/12/2023. 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 June 12, 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

Pifer's
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