

709.09 +/- Acres • Traill County, ND

LAND AUCTION

Monday, September 11, 2023 – 11:00 a.m.

LOCATION: Delta Hotel • Fargo, ND



Blanchard, ND

OWNER: Traill Associates

Pifer's
LAND AUCTIONS



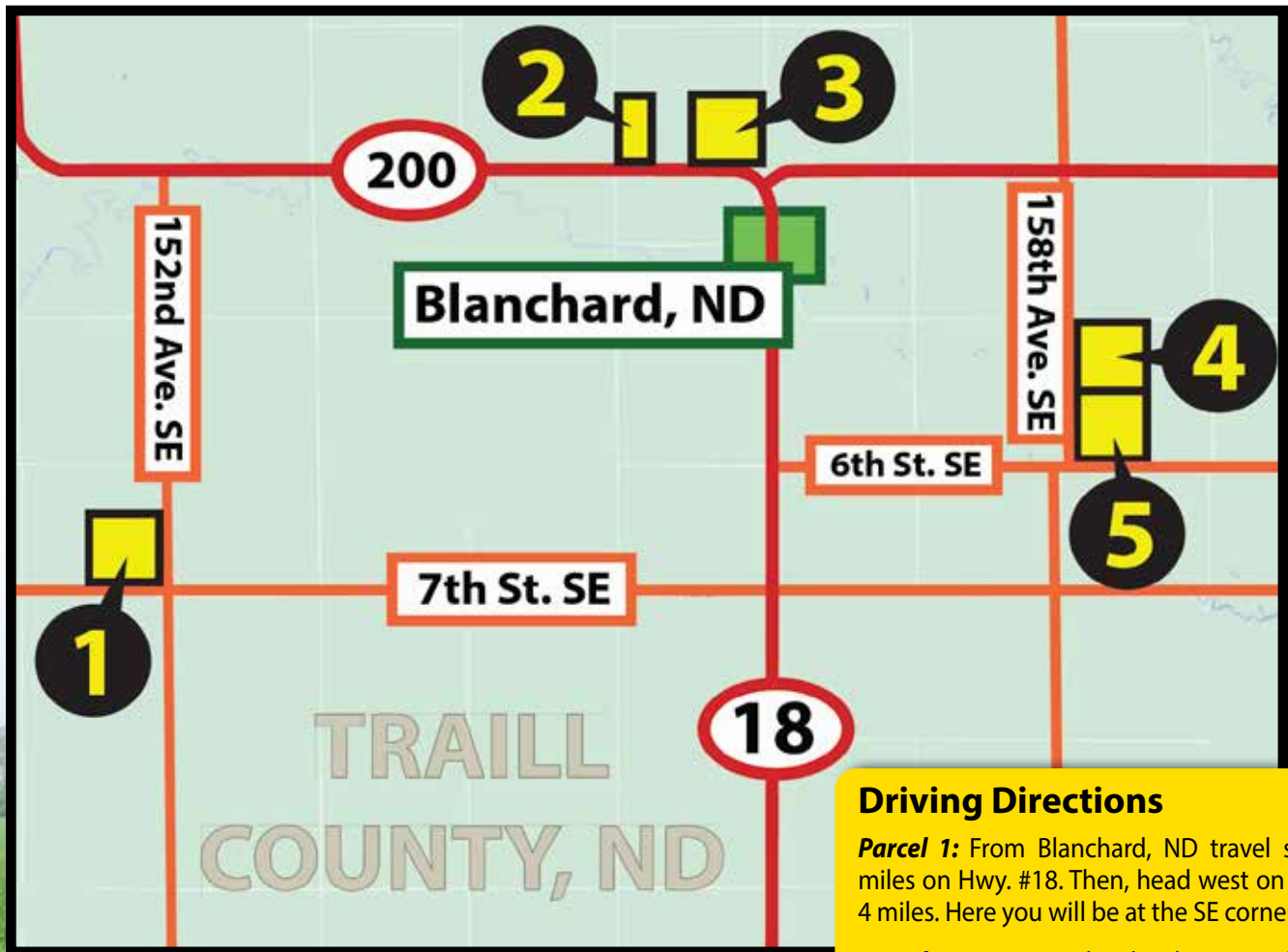
www.pifers.com

877.700.4099

General Information

AUCTION NOTE: This sale presents an excellent opportunity to purchase exceptional cropland in the heart of the Red River Valley. The land will be offered in five parcels within a few miles of Blanchard, ND. All five parcels highlight Soil Productivity Indexes (SPI) in the mid to high 80s and Class II soils such as Fargo silty clay, Gardena silt loam, and Bearden-Overly silty clay loams. This land is perfect for growing a variety of crops such as soybeans, wheat, corn and many others.

Parcels four and five contain drain tile that was installed in 2012. Parcel two also contains drain tile that was installed in 2018. These projects help to manage the soil moisture capacity and improve yield consistency among many other benefits. This is an excellent opportunity to expand your farming operation or diversify your investment portfolio!



Driving Directions

Parcel 1: From Blanchard, ND travel south for 2.5 miles on Hwy. #18. Then, head west on 7th St. SE for 4 miles. Here you will be at the SE corner of parcel 1.

Parcels 2 & 3: From Blanchard, ND travel north for 0.5 miles on Hwy. #18 to reach the south end of parcel 3. Continue west on Hwy. #18 for 1 mile to reach the SW corner of parcel 2.

Parcels 4 & 5: From Blanchard, ND travel south for 1 mile on Hwy. #18. Then, head east on 7th St. SE for 2 miles. Here you will be at the SW corner of parcel 4. Continue 1 mile north on a minimum maintenance road to reach the NW corner of parcel 5.

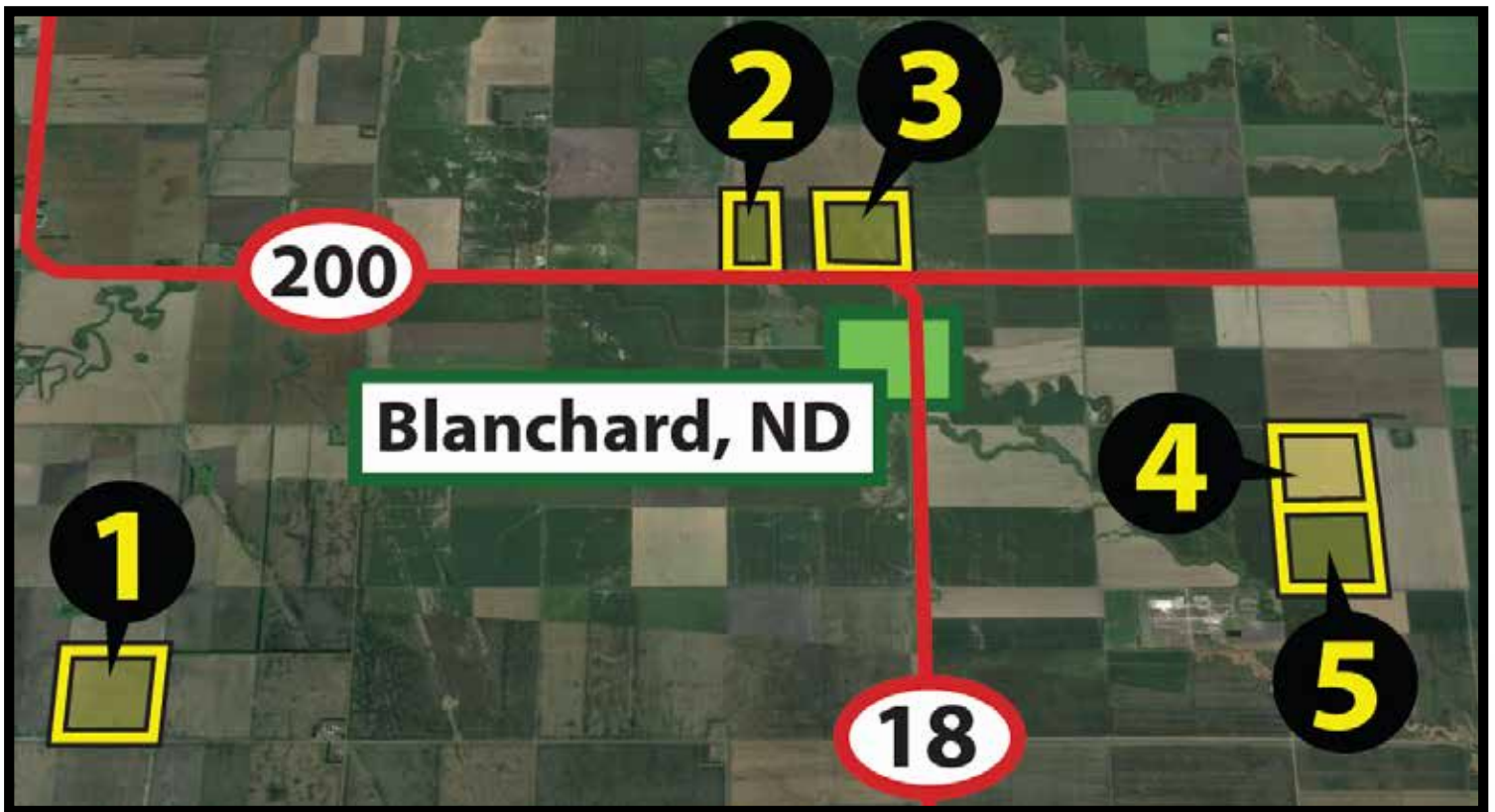


Jack Pifer
701.261.4762
jack@pifers.com

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LAND AUCTIONS

1506 29th Ave. S • Moorhead, MN 56560

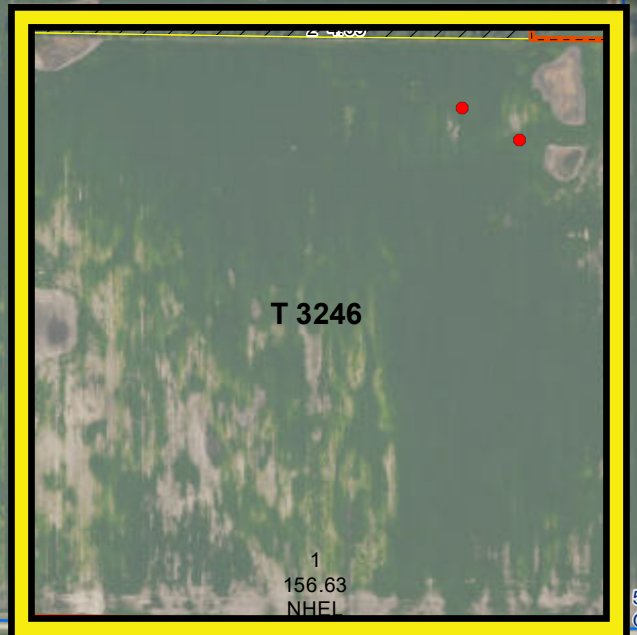
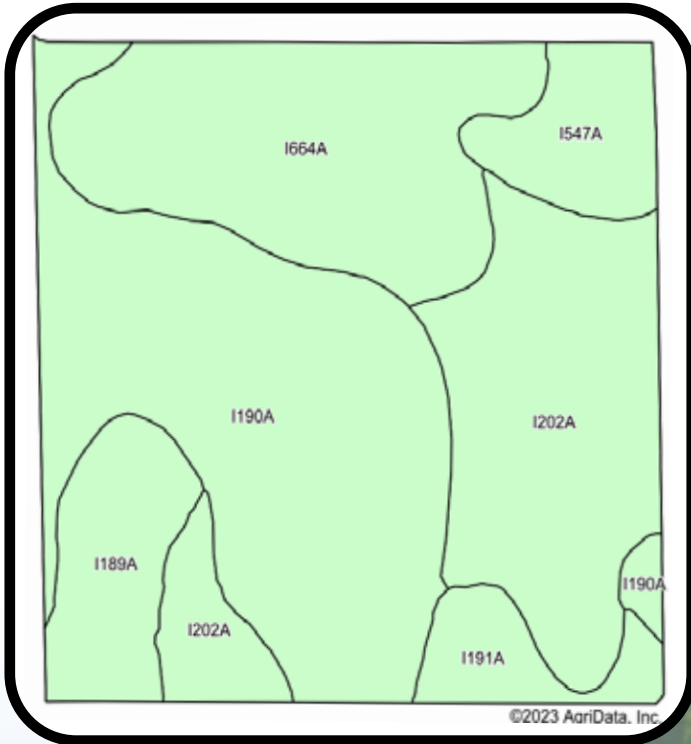
Overall Property



Parcel 1

Acres: 160 +/-
Legal: SE¼ 6-144-52
Crop Acres: 156.63 +/-
Taxes (2022): \$2,933.02

Parcel 1 has a SPI of 87.6 and consists of all class II soils. There is a mature tree row to the north and good access on the south and east ends of the property.



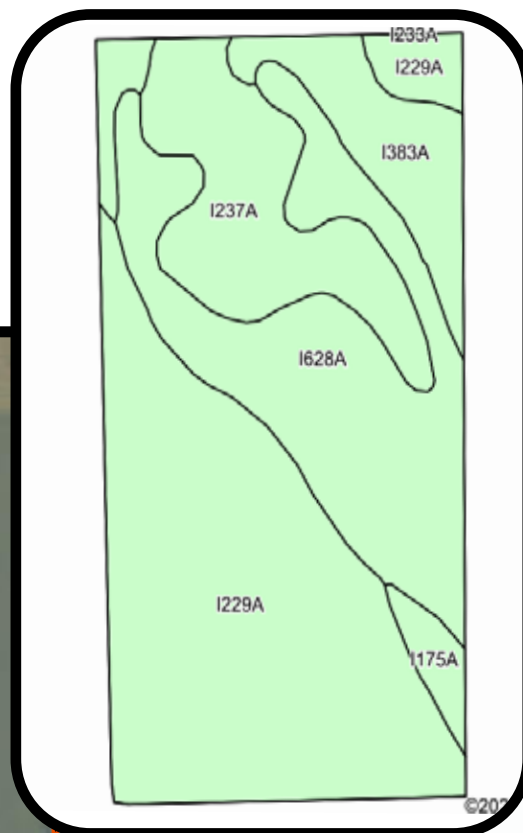
Crop	Base Acres	Yield
Wheat	44.29	54 bu.
Corn	8.03	147 bu.
Soybeans	92.38	31 bu.
Total Base Acres: 144.7		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
I190A	Bohnsack loam, 0 to 2 percent slopes	55.34	35.3%	Ile		88
I202A	Gardena silt loam, 0 to 2 percent slopes	38.69	24.7%	Ile	Ile	95
I664A	Emrick-Heimdal loams, 0 to 1 percent slopes	34.43	22.0%	Ile		82
I189A	Bohnsack-Tiffany loams, 0 to 2 percent slopes	12.16	7.8%	Ile		87
I547A	Colvin silt loam, 0 to 1 percent slopes	9.35	6.0%	Ilw		69
I191A	Beotia silt loam, 0 to 2 percent slopes	6.66	4.3%	Ilc		98
Weighted Average						87.6

Parcel 2

Acres: 76.95 +/-
Legal: W½SW¼ 24-145-52
Crop Acres: 75.33 +/-
Taxes (2022): \$1,340.67

Parcel 2 consists of all class II soils with an SPI of 89.3. This field also contains drain tile that was installed in 2018 that drains on the south end of the property. This property has excellent access from ND Hwy. #200.



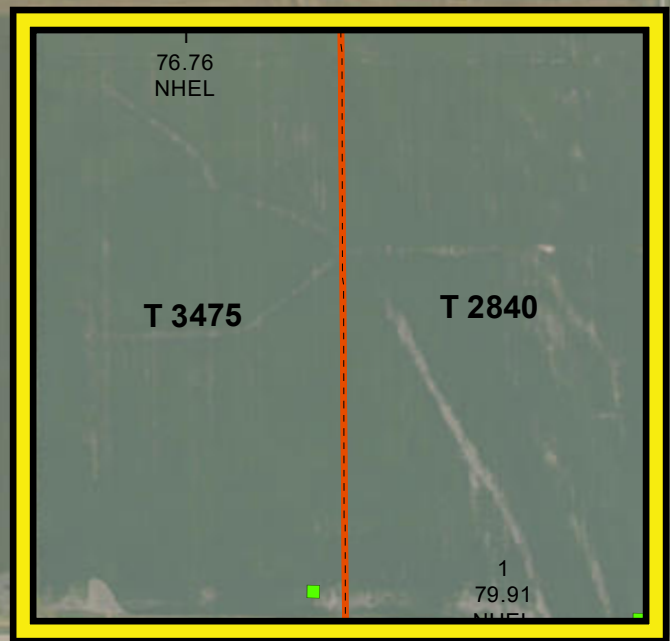
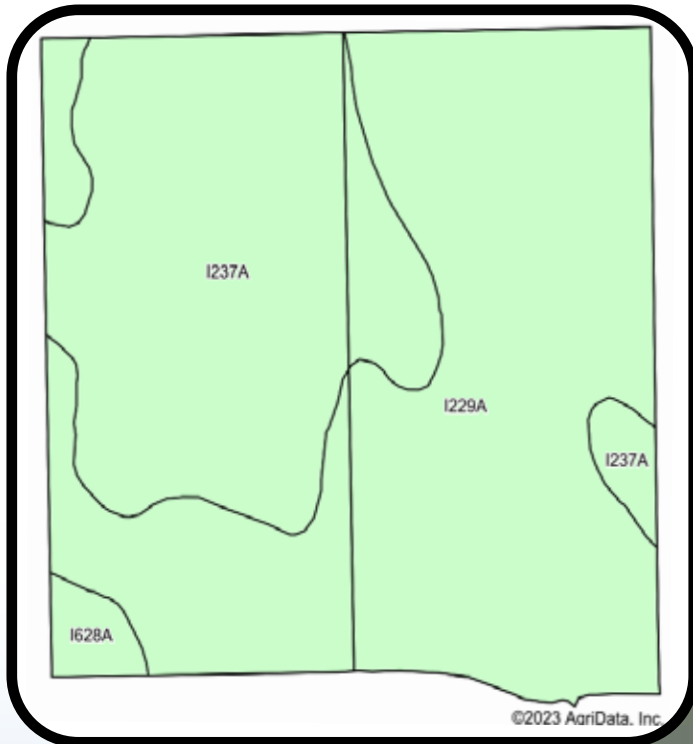
Crop	Base Acres	Yield
Wheat	21.3	54 bu.
Corn	3.86	147 bu.
Soybeans	44.42	31 bu.
Total Base Acres: 69.58		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	33.68	44.7%	IIw	86
I628A	Bearden-Overly silty clay loams, 0 to 2 percent slopes	20.52	27.2%	IIe	94
I237A	Fargo-Enloe complex, 0 to 1 percent slopes	11.74	15.6%	IIw	85
I383A	Overly silty clay loam, 0 to 2 percent slopes	7.84	10.4%	IIc	96
I175A	Overly-Fargo complex, 0 to 2 percent slopes	1.55	2.1%	IIc	96
Weighted Average					89.3

Parcel 3

Acres: 152.14 +/-
 Legal: SE¼ 24-145-52
 Crop Acres: 156.67 +/-
 Taxes (2022): \$3,081.82

Parcel 3 consists of all class II soils with an SPI of 85.8 and has excellent acces from ND Hwy. #200.



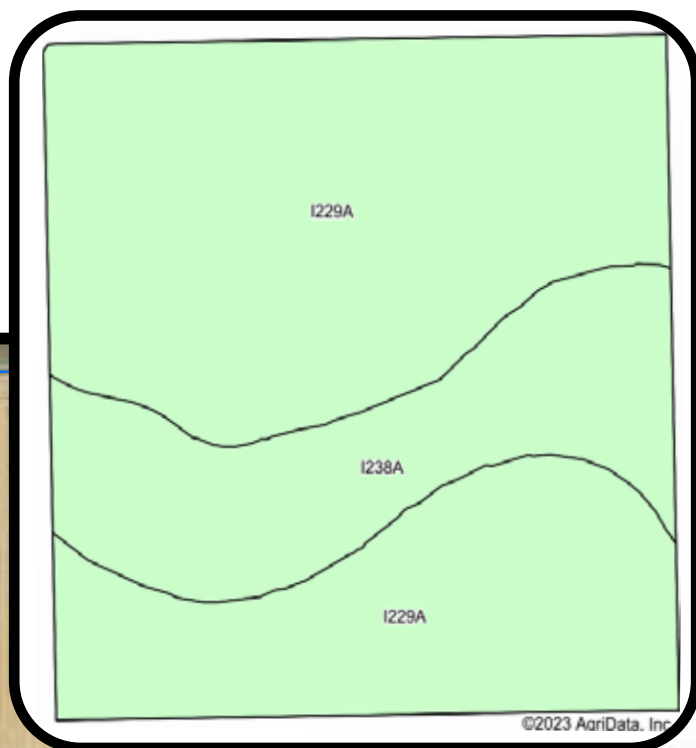
Crop	Base Acres	Yield
Wheat	44.32	54 bu.
Corn	8.04	147 bu.
Soybeans	92.42	31 bu.
Total Base Acres: 144.78		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	93.26	59.5%	IIw	86
I237A	Fargo-Enloe complex, 0 to 1 percent slopes	60.52	38.6%	IIw	85
I628A	Bearden-Overly silty clay loams, 0 to 2 percent slopes	2.89	1.8%	Ile	94
Weighted Average					85.8

Parcel 4

Acres: 160 +/-
Legal: NW¼ 33-145-51
Crop Acres: 158.3 +/-
Taxes (2022): \$2,456.26

Parcel 4 consists of all class II soils with an SPI of 85.5. There is a small amount of drain tile on the west side of this parcel that continues into parcel five and drains into the Elm River to the south. The drain tile was installed in 2012.



BLOOMFIELD

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158.30
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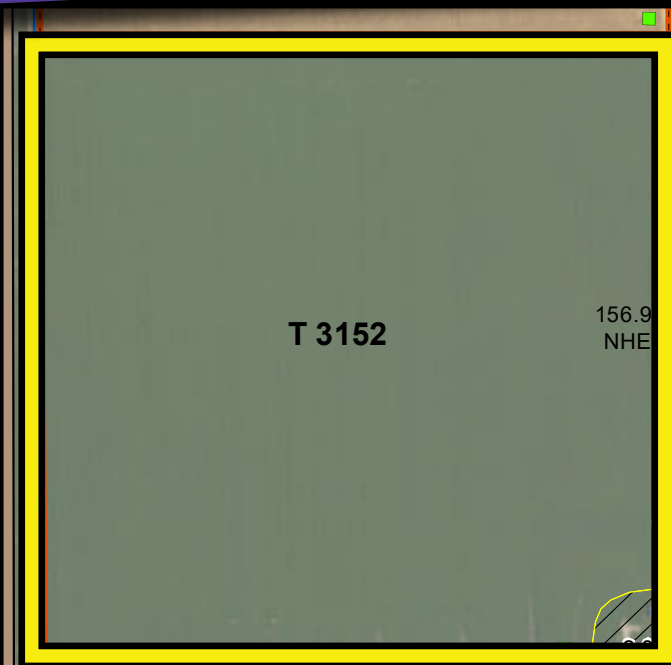
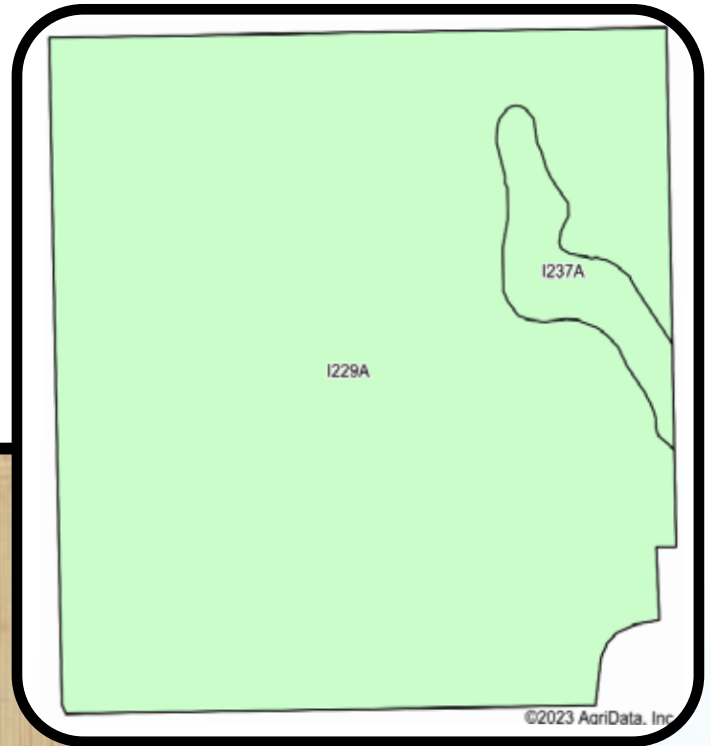
Crop	Base Acres	Yield
Wheat	44.79	54 bu.
Corn	8.12	147 bu.
Soybeans	93.41	31 bu.
Total Base Acres: 146.32		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	120.62	76.2%	IIw	86
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	37.68	23.8%	IIw	84
Weighted Average					85.5

Parcel 5

Acres: 160 +/-
Legal: SW¼ 33-145-51
Crop Acres: 156.94 +/-
Taxes (2022): \$2,513.33

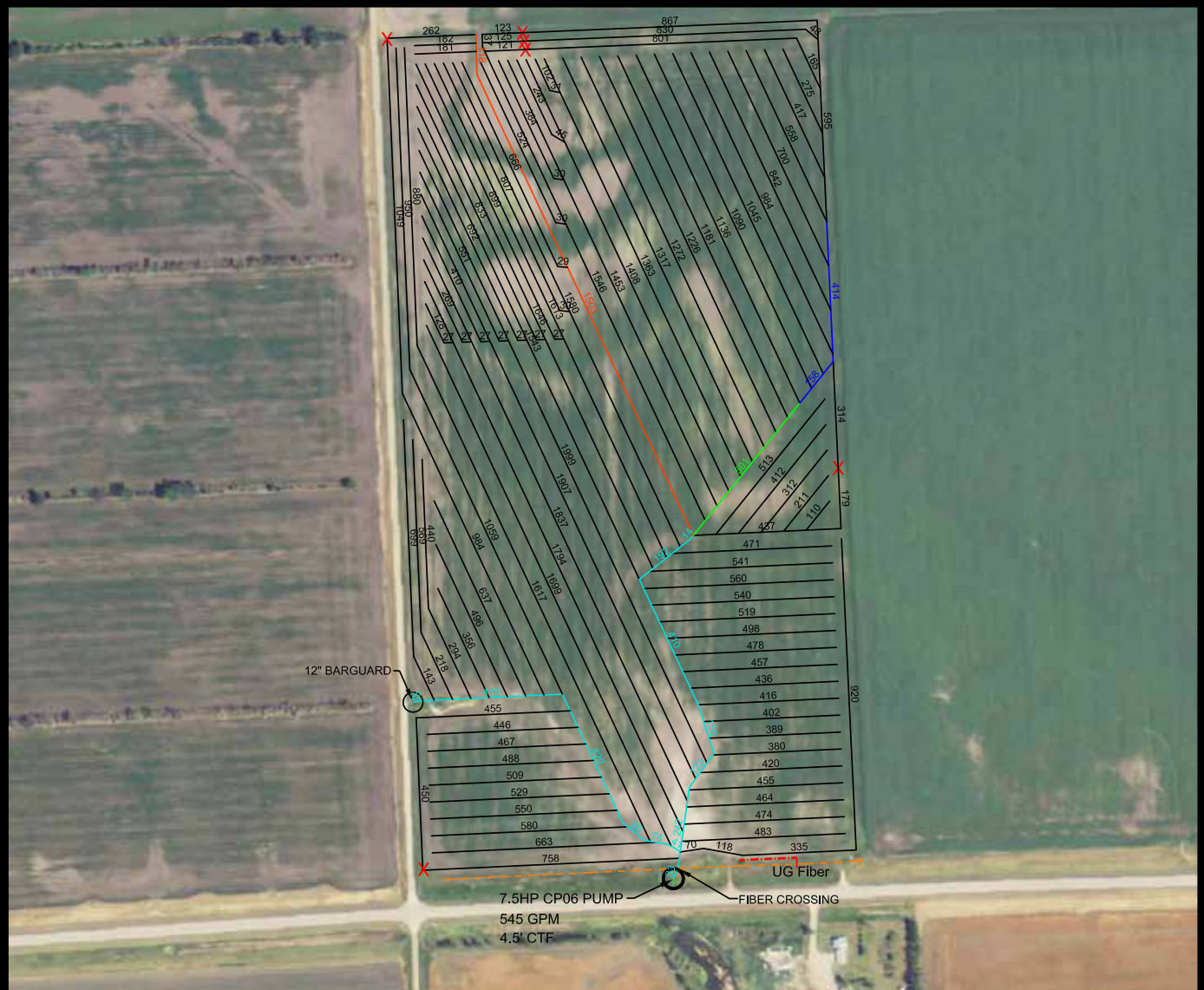
Parcel 5 consists of all class II soils with an SPI of 86. Drain tile was installed on the west end of the property in 2012 and drains into the the Elm River to the south. There is also a steel quonset located on the southeast corner of the property.



Crop	Base Acres	Yield
Wheat	44.39	54 bu.
Corn	8.05	147 bu.
Soybeans	92.59	31 bu.
Total Base Acres: 145.03		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	149.35	95.2%	IIw	86
I237A	Fargo-Enloe complex, 0 to 1 percent slopes	7.59	4.8%	IIw	85
Weighted Average					86

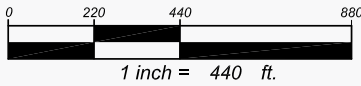
Parcel 3 Tiling Map



56113 State Hwy 56
West Concord, MN 55985
507 527-2294
www.ellingsoncompanies.com

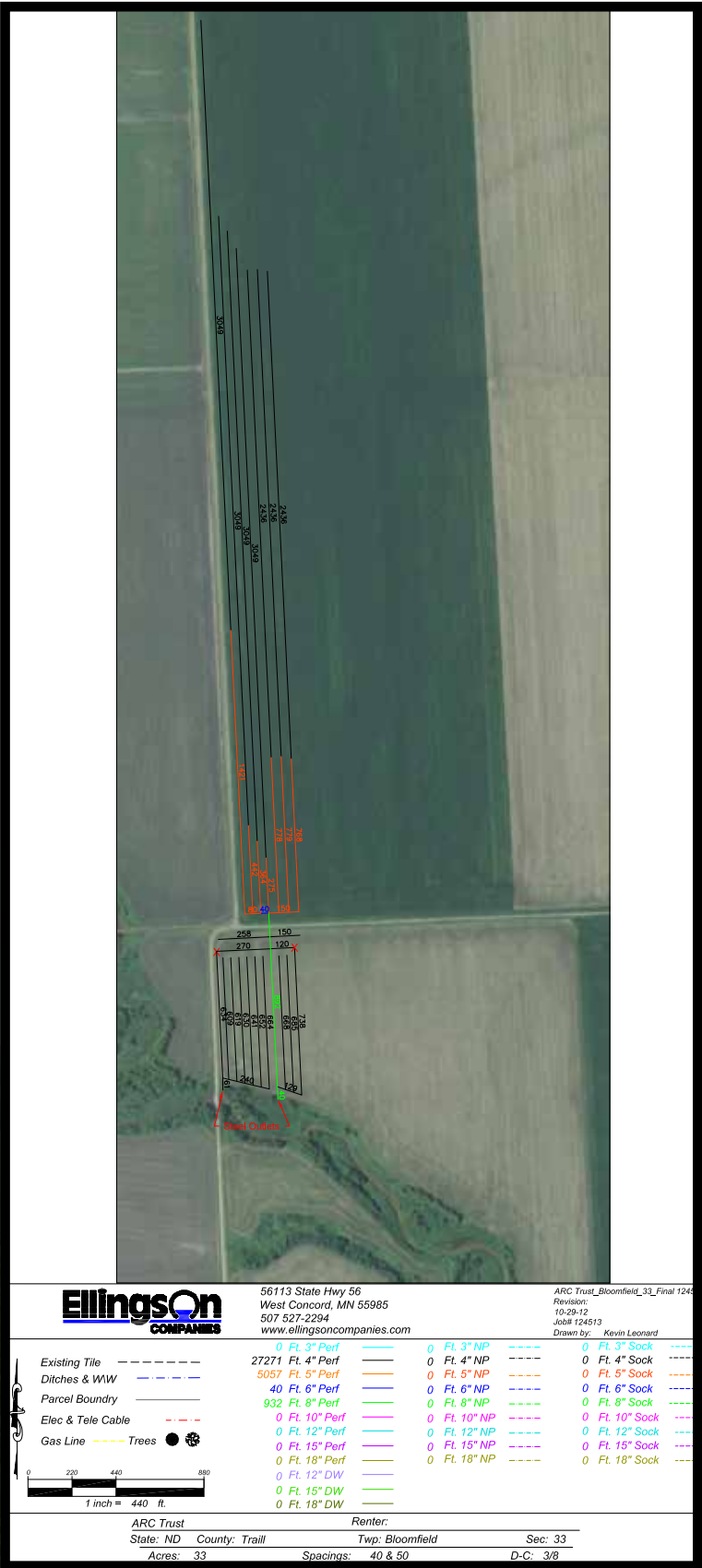
Trall Assoc_Blanhard_24SW_Final
Revision:
11-13-18
Job# 184680
Drawn by: M Fedje

	Existing Tile	---	0 Ft. 3" Perf	---	0 Ft. 3" NP	---	0 Ft. 3" Sock	---
	Ditches & WW	-.-.-	73257 Ft. 4" Perf	---	0 Ft. 4" NP	---	0 Ft. 4" Sock	---
	Parcel Boundry	---	1621 Ft. 5" Perf	---	0 Ft. 5" NP	---	0 Ft. 5" Sock	---
	Elec & Tele Cable	-.-.-	571 Ft. 6" Perf	---	0 Ft. 6" NP	---	0 Ft. 6" Sock	---
	Gas Line	-.-.-	501 Ft. 8" Perf	---	0 Ft. 8" NP	---	0 Ft. 8" Sock	---
	Trees		0 Ft. 10" Perf	---	0 Ft. 10" NP	---	0 Ft. 10" Sock	---
			2218 Ft. 12" Perf	---	0 Ft. 12" NP	---	0 Ft. 12" Sock	---
			0 Ft. 15" Perf	---	0 Ft. 15" NP	---	0 Ft. 15" Sock	---
			0 Ft. 18" Perf	---	0 Ft. 18" NP	---	0 Ft. 18" Sock	---
			0 Ft. 12" DW	---				
			0 Ft. 15" DW	---				
			0 Ft. 18" DW	---				



Traill Associates Partnership		Renter:	
State: ND	County: Traill	Twp: Blanchard	Sec: 24SW
Acres: 77	Spacings: 50	D-C: 3/8	

Parcels 4 & 5 Tiling Map



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 10/26/2023. 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 October 26, 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 purchaser 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 seller 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, Purchaser 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 5

Pifer's
LAND AUCTIONS



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