

Pifer's ^{18th} Annual
WESTERN DAKOTA
Land Auctions

392.5 +/- Acres
Golden Valley County, ND

LAND AUCTION

Thursday, October 19, 2023 – 10:00 a.m. (MT)

LOCATION: Beach Community Center • Beach, ND



Beach, ND



OWNER: Charles Daniel Schaal, Sr., Estate

Pifer's
LAND AUCTIONS



www.pifers.com

701.523.7366

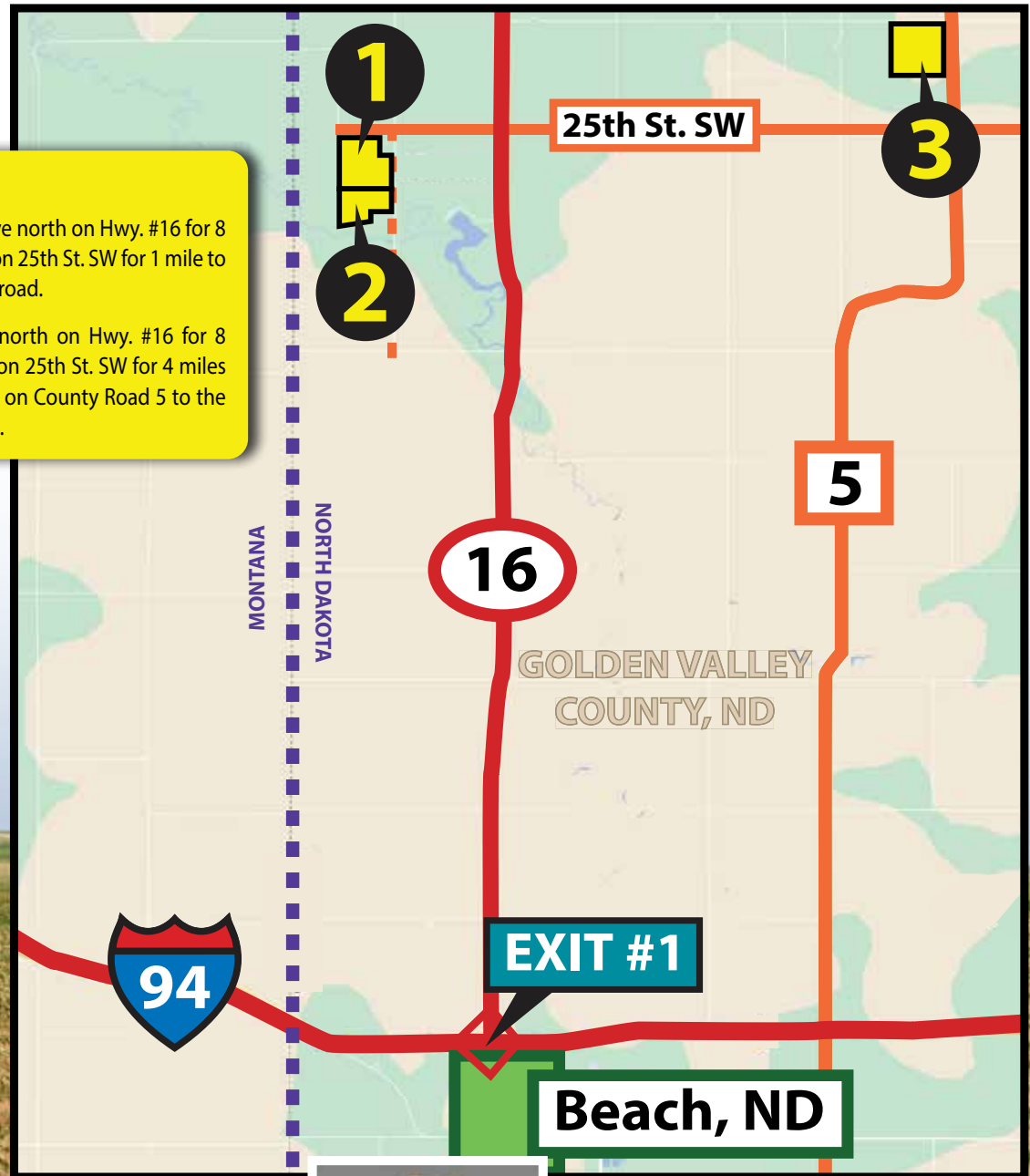
General Information

AUCTION NOTE: One of the highlights of this year's event is this remarkable Saddle Butte Township property, boasting over 95% cropland with an impressive Soil Productivity Index and excellent cropping history. Offered in three distinct parcels, this property features a fantastic selection of well-positioned cropland within the beautiful Golden Valley.

Driving Directions

To Parcels 1 & 2: From Beach, ND, drive north on Hwy. #16 for 8 miles to 25th St. SW., then drive west on 25th St. SW for 1 mile to the property on the south side of the road.

To Parcel 3: From Beach, ND, drive north on Hwy. #16 for 8 miles to 25th St. SW., then drive east on 25th St. SW for 4 miles to County Rd. #5. Drive north ½ mile on County Road 5 to the property on the west side of the road..

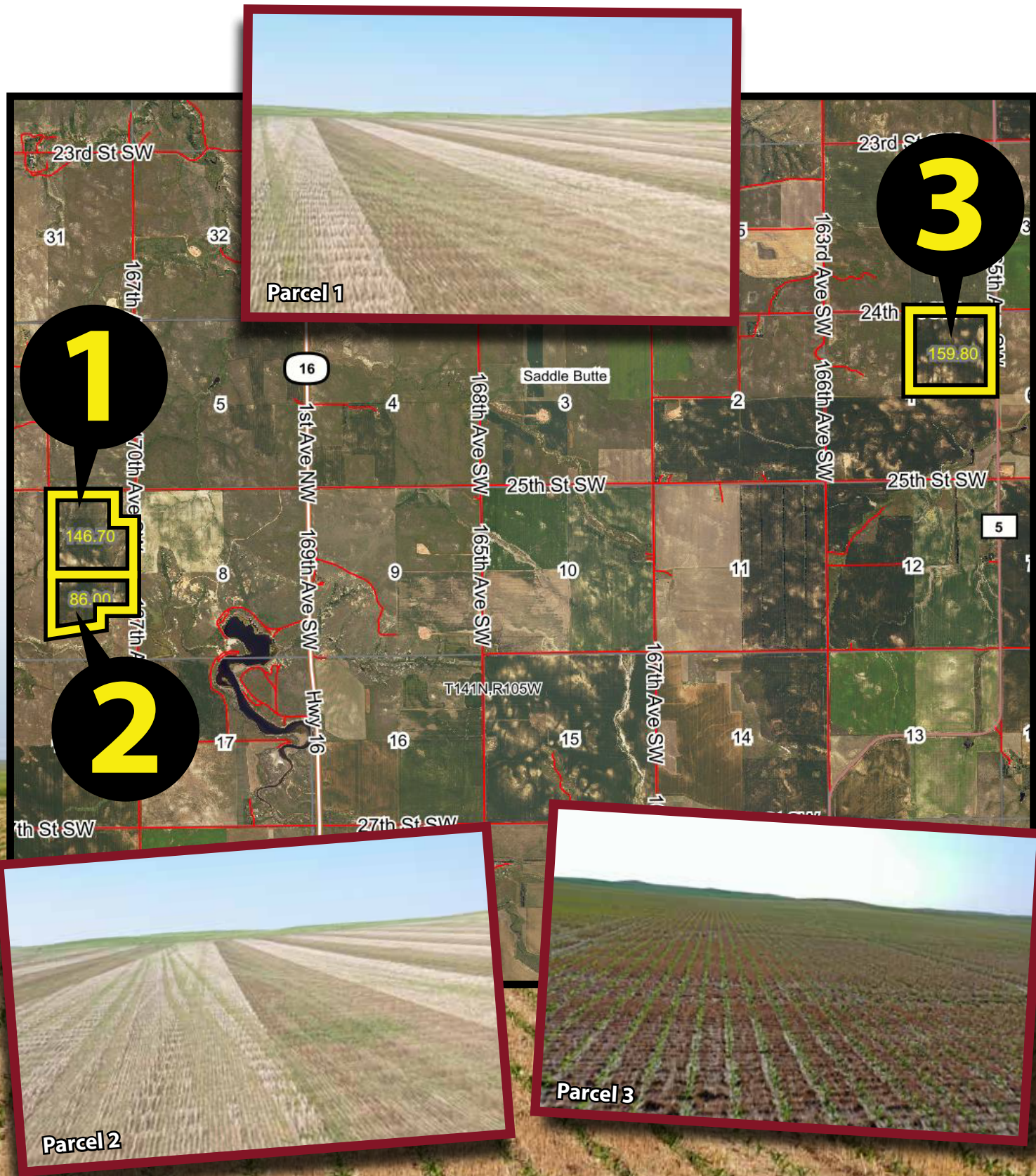


Andy Mrnak
701.206.1095
andy@pifers.com



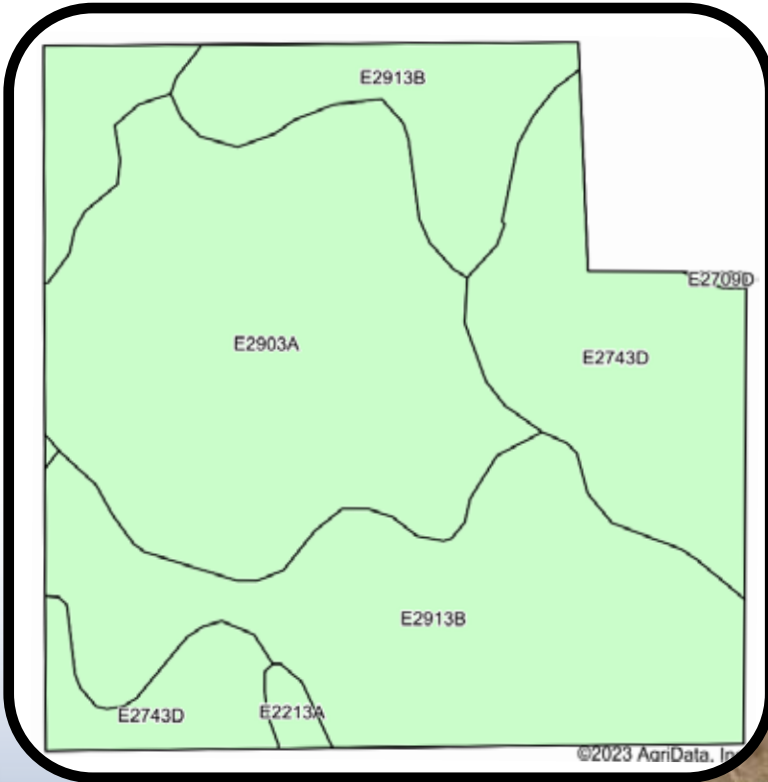
Jim Sabe
701.523.6283
jsabe@pifers.com

Overall Property



Parcel 1

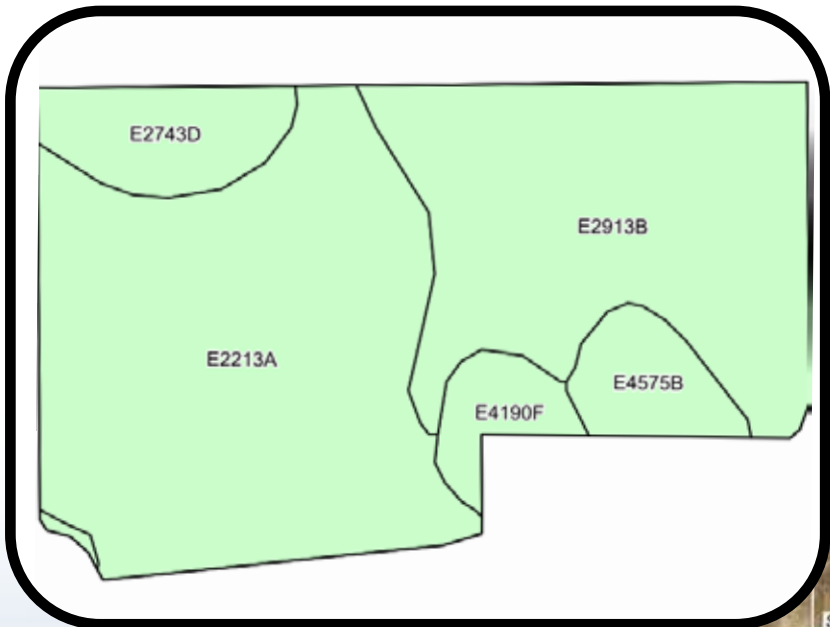
Acres: 146.7 +/-
Legal: NE¼ Less 650' x 885' tract in NE¼NE¼ 7-141-105
Crop Acres: 145 +/-
Taxes (2022): \$397.68



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	54.51	38.4%	IIIe	67
E2903A	Chama-Sen silt loams, 0 to 3 percent slopes	51.32	36.1%	IIIe	72
E2743D	Cabba-Lantry silt loams, 9 to 15 percent slopes	34.94	24.6%	VIe	34
E2213A	Golva silt loam, 0 to 2 percent slopes	1.13	0.8%	IIc	86
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	0.23	0.2%	VIe	33
Weighted Average					60.8

Parcel 2

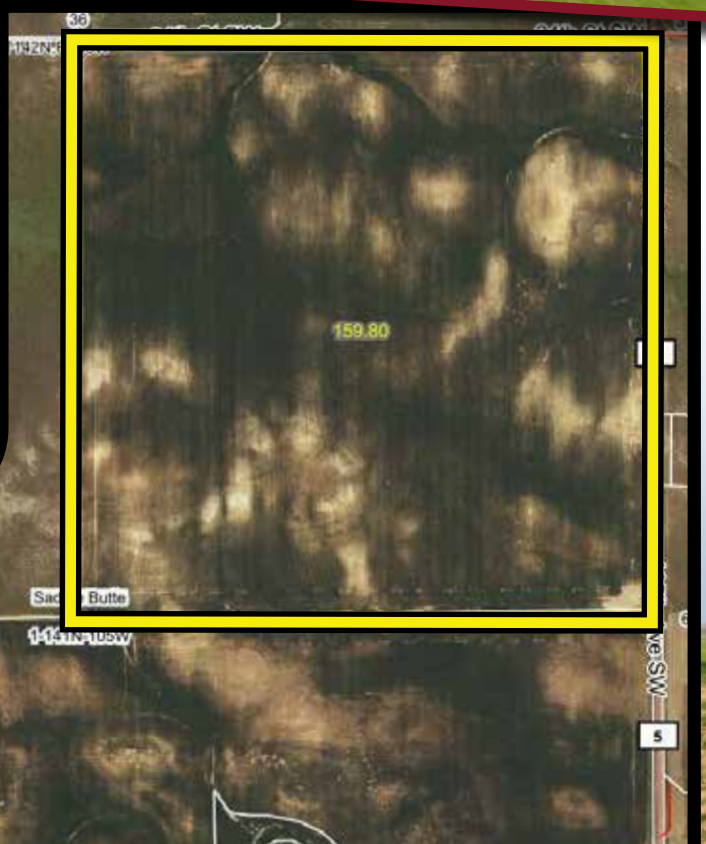
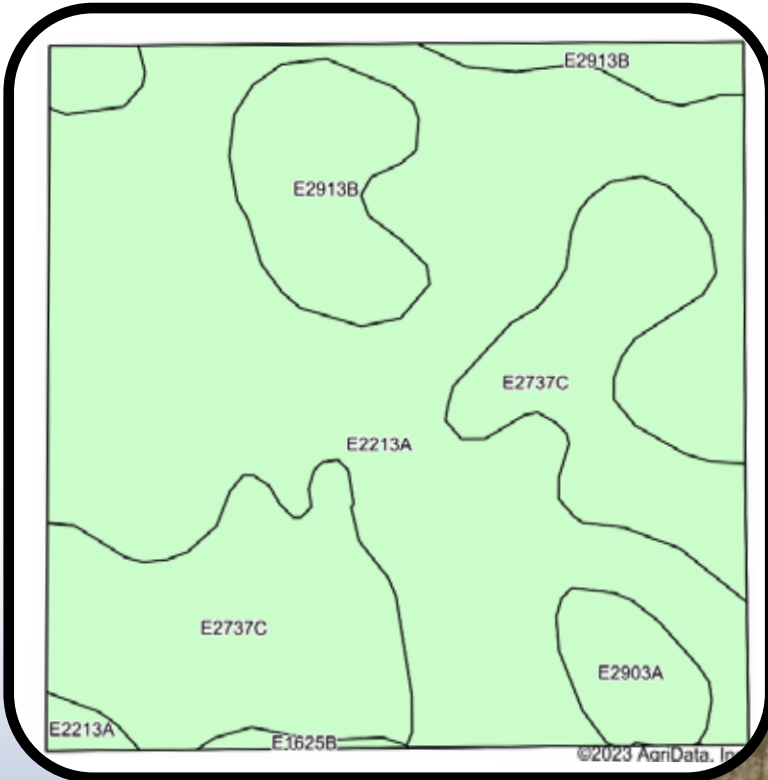
Acres: 86 +/-
Legal: SE¼ Less 75 ac. tract 7-141-105
Crop Acres: 84.37 +/-
Taxes (2022): \$226.21



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2213A	Golva silt loam, 0 to 2 percent slopes	40.98	48.6%	IIc	86
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	29.62	35.1%	IIle	67
E2743D	Cabba-Lantry silt loams, 9 to 15 percent slopes	6.06	7.2%	VIe	34
E4575B	Wanagan loam, 2 to 6 percent slopes	4.29	5.1%	IIle	58
E4190F	Cabba-Chama-Havrelon, occasionally flooded complex, 2 to 70 percent slopes	3.42	4.1%	VIe	40
Weighted Average					72.3

Parcel 3

Acres: 159.8 +/-
Legal: NE¼ 1-141-105
Crop Acres: 158.19 +/-
Taxes (2022): \$529.51



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity In-dex
E2213A	Golva silt loam, 0 to 2 percent slopes	92.92	58.7%	IIc	86
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	41.27	26.1%	IVe	53
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	17.57	11.1%	IIIe	67
E2903A	Chama-Sen silt loams, 0 to 3 percent slopes	5.62	3.6%	IIIe	72
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	0.81	0.5%	IIIe	63
Weighted Average					74.7

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 12/4/2023. 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 December 4, 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 3

Pifer's
LAND AUCTIONS



701.523.7366
www.pifers.com