

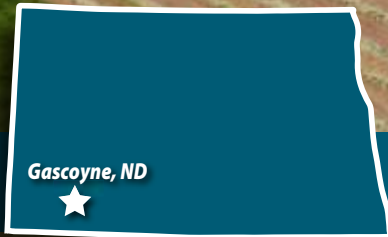
Pifer's ^{18th} Annual
WESTERN DAKOTA
Land Auctions

1,600 +/- Acres
Bowman County, ND

LAND AUCTION

Friday, October 20, 2023 – 4:00 p.m. (MT)

LOCATION: Pifer's Regional Office • Bowman, ND



OWNER: The Hirsch Family Farm

Pifer's
LAND AUCTIONS



www.pifers.com

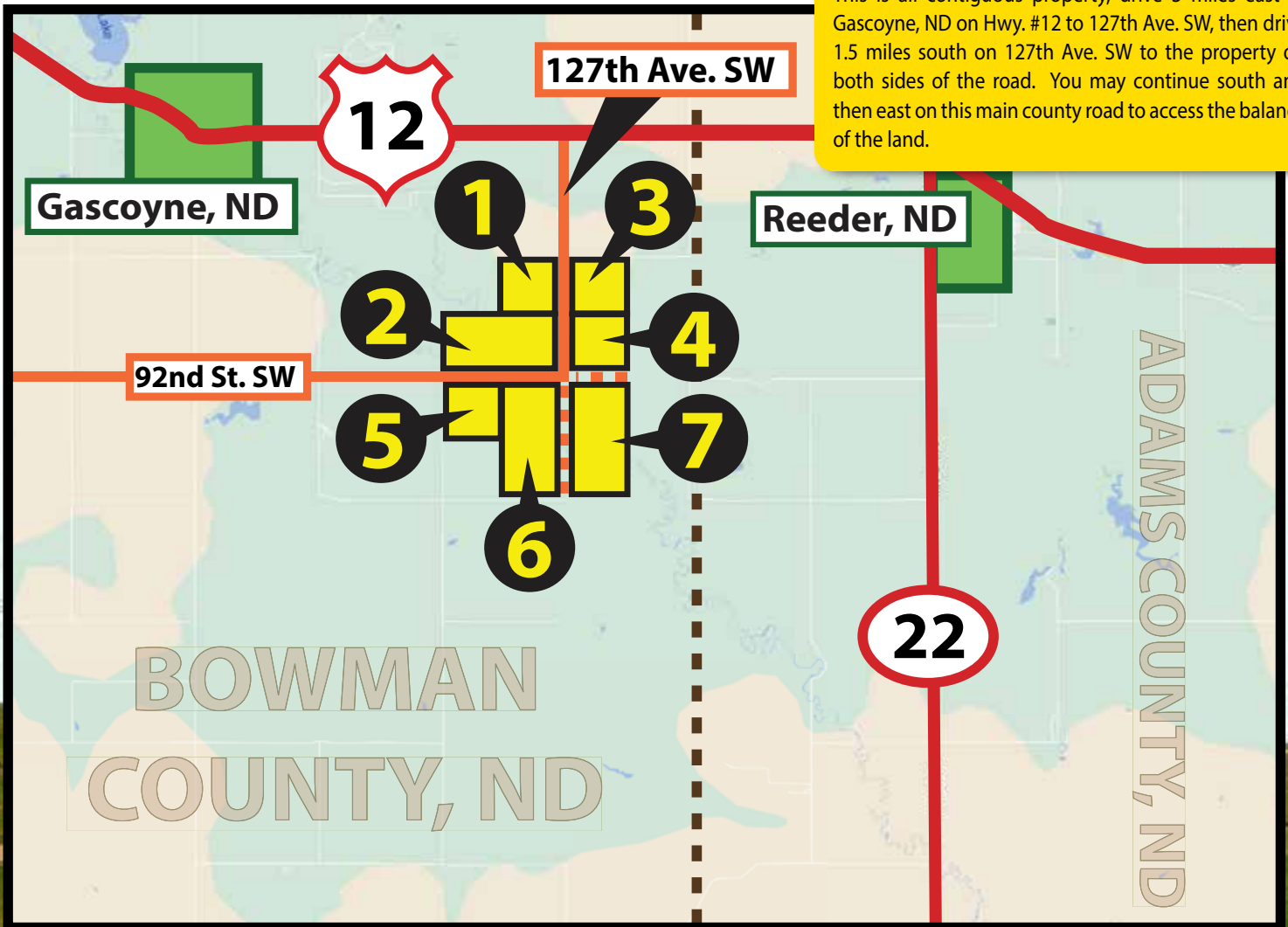
701.523.7366

General Information

AUCTION NOTE: This Gascoyne Township property, near Gascoyne, North Dakota, is an exceptionally diverse property boasting with something for everyone. The Hirsch Family Farm includes fertile cropland, lush pastureland, and a haven for hunting enthusiasts. With easy access just 1.5 miles from US Hwy. #12, the property spans over 1,600 +/- acres, offering prime Class II & III soils across 1,135 +/- acres of cropland. The productive pastureland showcases native grasses, with natural and well-water sources. Adding to its allure, the picturesque Buffalo Creek meanders through the majority of the property, creating a creek bottom habitat for both livestock and wildlife. This will be a live auction with online bidding available.

Driving Directions

This is all contiguous property, drive 3 miles east of Gascoyne, ND on Hwy. #12 to 127th Ave. SW, then drive 1.5 miles south on 127th Ave. SW to the property on both sides of the road. You may continue south and then east on this main county road to access the balance of the land.



Andy Mrnak
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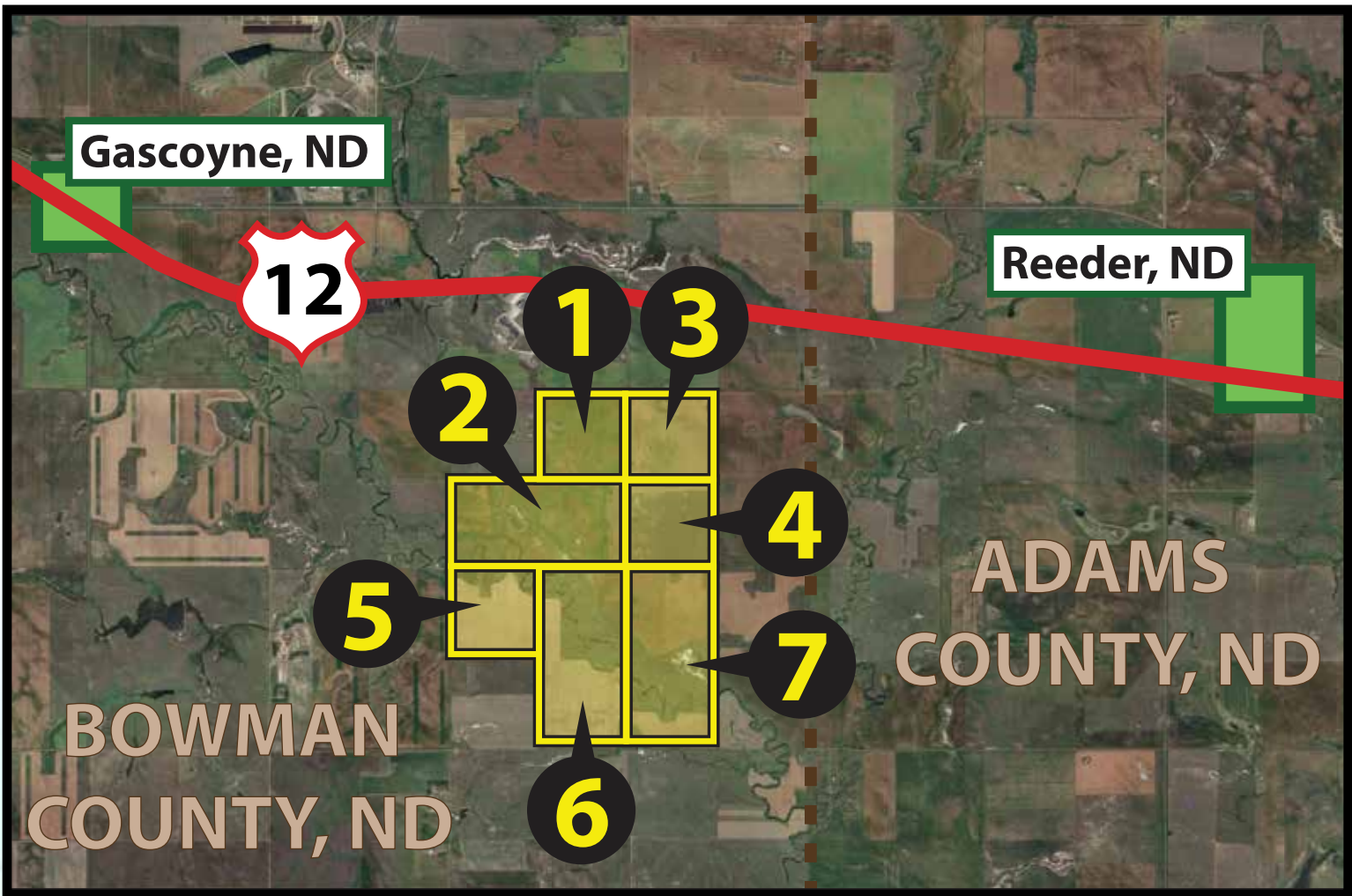


Kevin Pifer
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Jim Sabe
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Overall Property



Parcel 2



Parcel 5

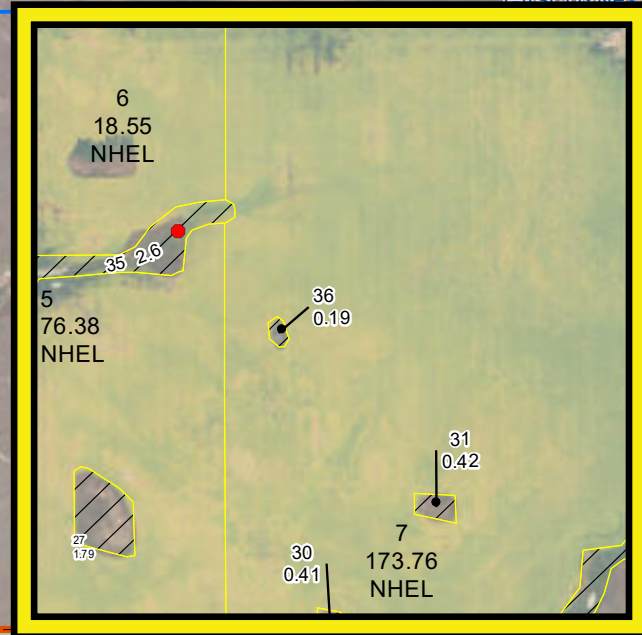
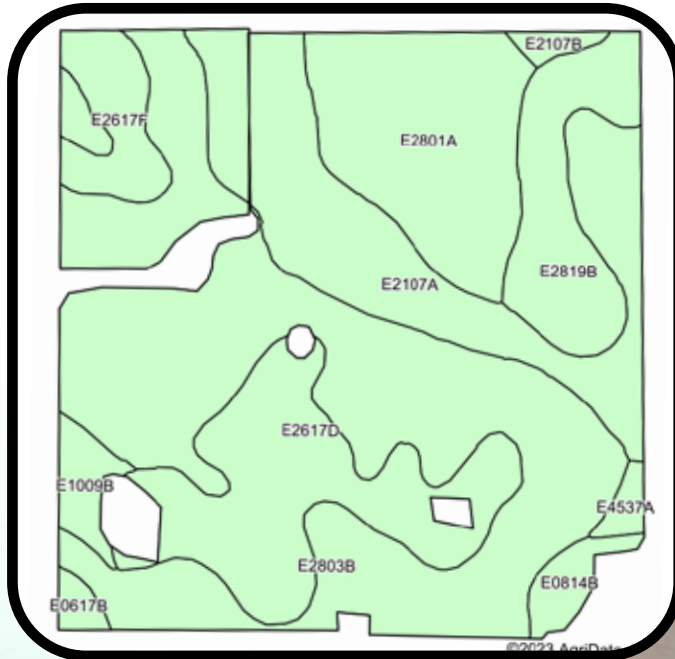
Parcel 1

Acres: 160 +/-
Legal: NE¼ 11-130-99
Crop Acres: 149.6 +/- (Estimate)
Taxes (2022): \$670.70

This outstanding parcel primarily consists of over 90% highly productive cropland, featuring Class II & III soils with an impressive Soil Productivity Index (SPI) of 72.7. Its favorable topography and excellent access from the north further enhance its appeal.

ALL PARCELS COMBINED

Crop	Base Acres	Yield
Wheat	726.86	41 bu.
Safflower	31.2	1,202 lbs.
Barley	102.91	43 bu.
Canola	78.85	1,491 lbs.
Total Base Acres: 939.82		

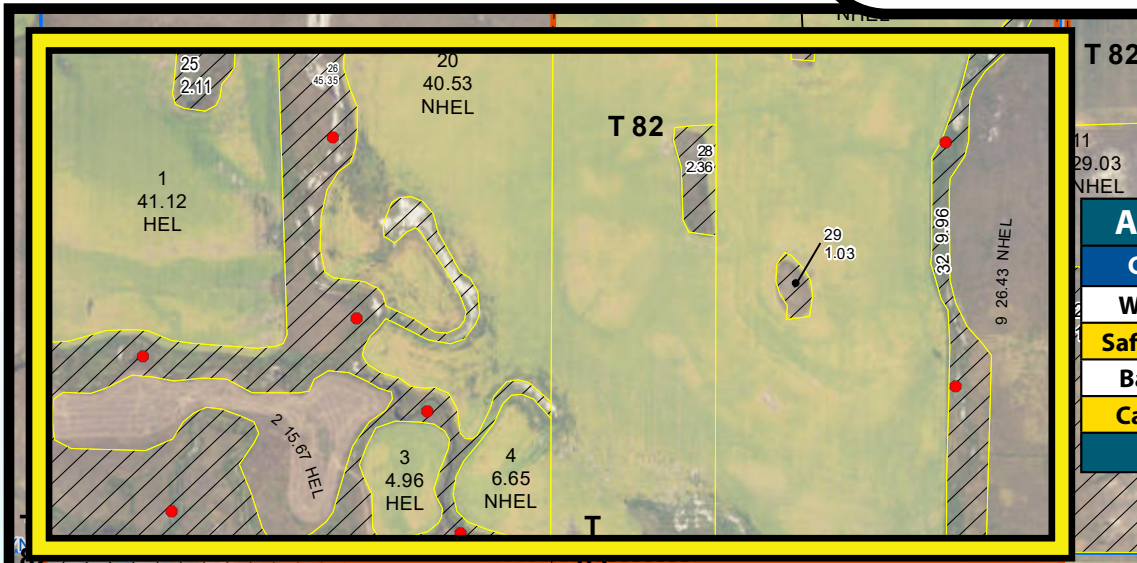
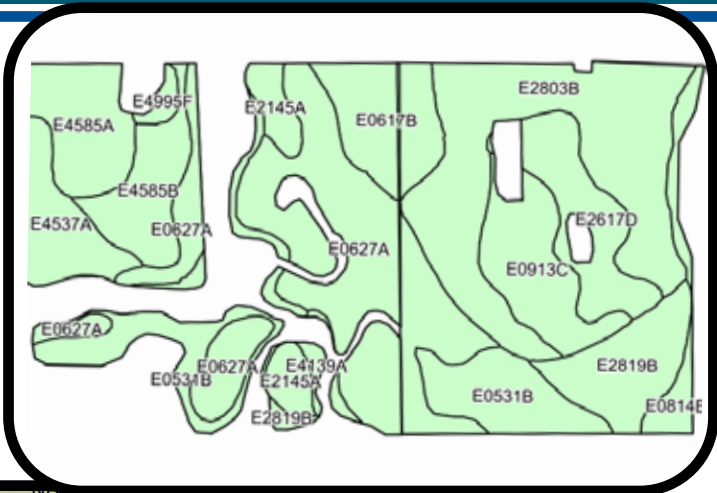


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	58.83	39.3%	Ile	76
E2107A	Arnegard loam, 0 to 2 percent slopes	25.83	17.3%	IIc	97
E2617D	Cabba-Amor loams, 9 to 15 percent slopes	20.61	13.8%	VIle	34
E2801A	Amor-Arnegard loams, 0 to 3 percent slopes	19.36	12.9%	IIIs	81
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	11.46	7.7%	Ile	78
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	5.62	3.8%	VIIle	27
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	2.57	1.7%	IIIle	61
E0814B	Grail-Farland silt loams, 2 to 6 percent slopes	2.35	1.6%	Ile	88
E4537A	Stady loam, 0 to 2 percent slopes	1.06	0.7%	Ile	61
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	0.98	0.7%	Ile	65
E2107B	Arnegard loam, 2 to 6 percent slopes	0.93	0.6%	Ile	93
Weighted Average					72.7

Parcel 2

Acres: 320 +/-
Legal: S½ 11-130-99
Crop Acres: 225.52 +/- (Estimate)
Taxes (2022): \$1,162.62

This incredibly diverse property offers an excellent balance of productive cropland and creek bottom hunting habitat. The parcel showcases predominantly Class II & III soils and an SPI of 59.7. Moreover, the winding Buffalo Creek adds to the property's scenic appeal and enhances its hunting opportunities. Additionally, Parcel 2 has a well in the east pasture.



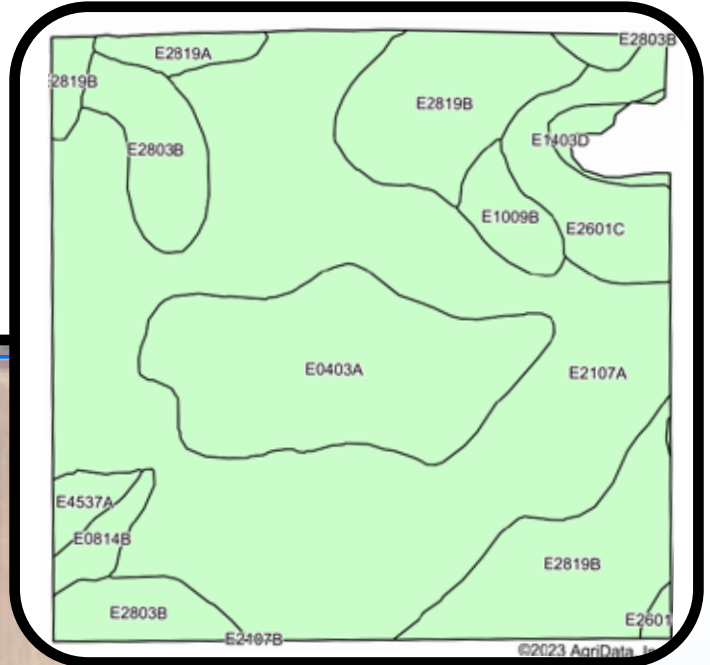
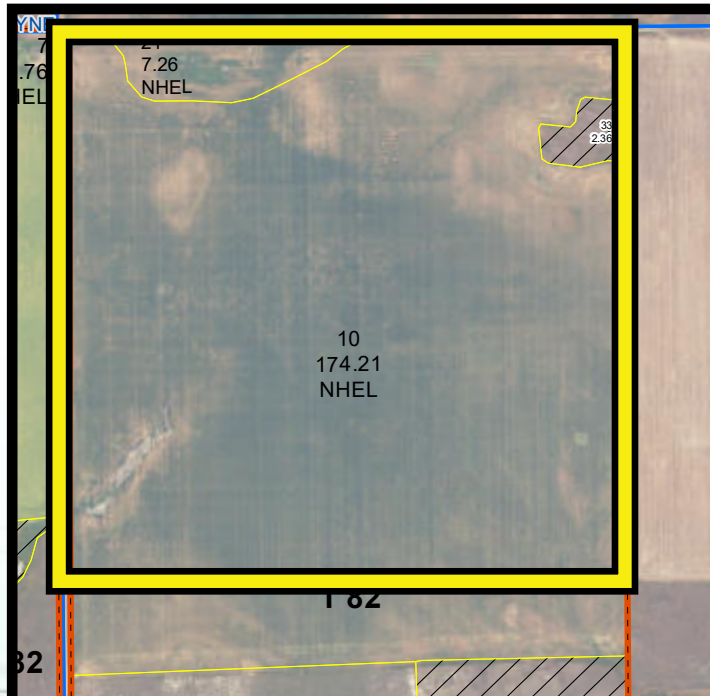
ALL PARCELS COMBINED		
Crop	Base Acres	Yield
Wheat	726.86	41 bu.
Safflower	31.2	1,202 lbs.
Barley	102.91	43 bu.
Canola	78.85	1,491 lbs.
Total Base Acres: 939.82		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0627A	Farnuf-Belfield-Rhoades complex, 0 to 2 percent slopes	54.47	24.2%	IIc	70
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	43.20	19.2%	Ile	76
E0531B	Rhoades-Rhoades, severely eroded complex, 0 to 6 percent slopes	24.21	10.7%	VIIs	18
E0913C	Moreau-Wayden silty clays, 6 to 9 percent slopes	14.13	6.3%	IVe	48
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	13.76	6.1%	Ile	65
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	13.51	6.0%	Ile	78
E2617D	Cabba-Amor loams, 9 to 15 percent slopes	13.23	5.9%	VIe	34
E4585A	Manning fine sandy loam, 0 to 2 percent slopes	12.62	5.6%	IIIe	47
E4585B	Manning fine sandy loam, 2 to 6 percent slopes	11.07	4.9%	IIIe	45
E4537A	Stady loam, 0 to 2 percent slopes	10.01	4.4%	Ile	61
E2145A	Shambo loam, 0 to 2 percent slopes	6.59	2.9%	IIc	87
E0814B	Grail-Farland silt loams, 2 to 6 percent slopes	5.64	2.5%	Ile	88
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	1.68	0.7%	VIW	43
E4995F	Pits, gravel and sand	1.40	0.6%	VIIIIs	6
Weighted Average					59.7

Parcel 3

Acres: 160 +/-
Legal: NW¼ 12-130-99
Crop Acres: 158.47 +/- (Estimate)
Taxes (2022): \$789.10

Featuring the strongest soils in the offering, Parcel 3 is primarily all cropland with productive loam soils and an SPI of 83.



ALL PARCELS COMBINED

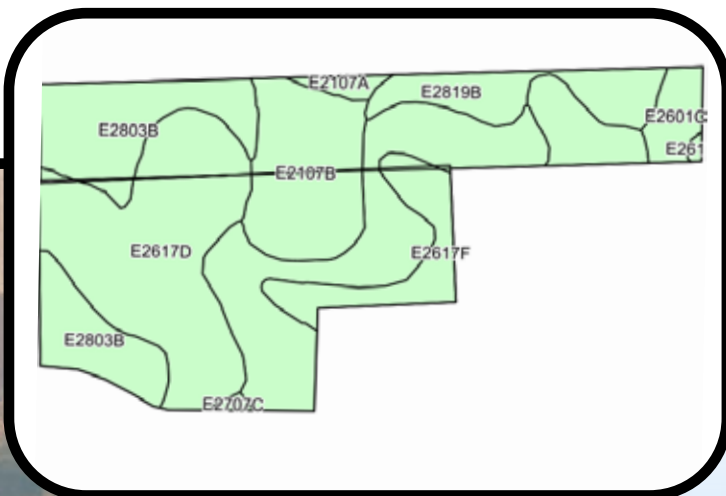
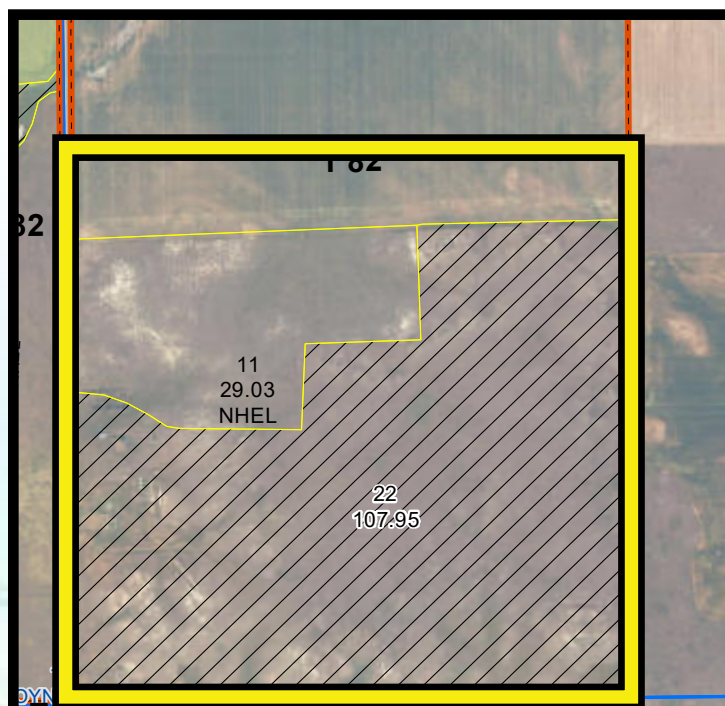
Crop	Base Acres	Yield
Wheat	726.86	41 bu.
Safflower	31.2	1,202 lbs.
Barley	102.91	43 bu.
Canola	78.85	1,491 lbs.
Total Base Acres: 939.82		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity In-dex
E2107A	Arnegard loam, 0 to 2 percent slopes	75.77	49.0%	IIc	97
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	24.91	16.1%	Ile	78
E0403A	Belfield-Daglum-Farland silt loams, 0 to 2 percent slopes	23.35	15.1%	IIs	66
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	10.40	6.7%	Ile	76
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	8.77	5.7%	IIle	53
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	3.25	2.1%	IIle	61
E2819A	Reeder-Farnuf loams, 0 to 3 percent slopes	2.16	1.4%	IIs	84
E0814B	Grail-Farland silt loams, 2 to 6 percent slopes	1.99	1.3%	Ile	88
E4537A	Stady loam, 0 to 2 percent slopes	1.67	1.1%	Ile	61
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	1.36	0.9%	VIle	26
E2617C	Cabba-Amor loams, 6 to 9 percent slopes	0.93	0.6%	VIle	45
Weighted Average					83

Parcel 4

Acres: 160 +/-
Legal: SW¼ 12-130-99
Crop Acres: 52.03 +/-
Pasture Acres: 107.95 +/-
Taxes (2022): \$419.93

This parcel features a thriving landscape dominated by a mixture of native and introduced grasses in its productive pastureland. There is also a small tract of cropland situated on the north end. Additionally, the original farmstead is included within Parcel 4, showcasing the property's rich history.



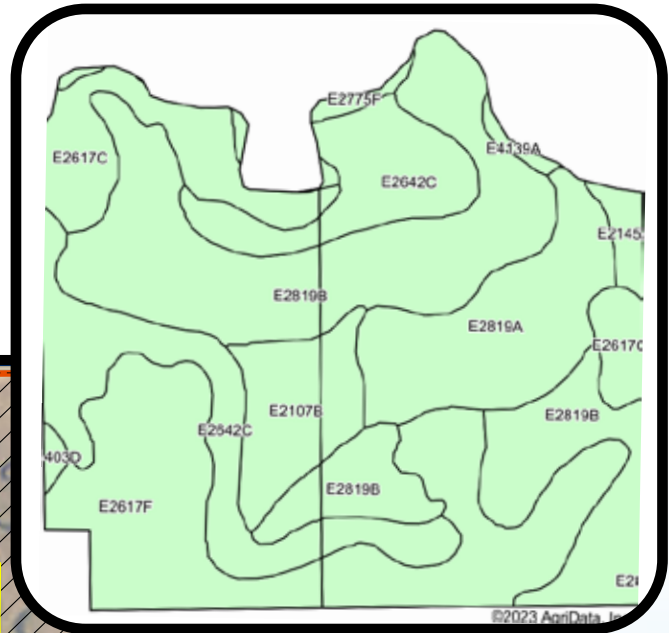
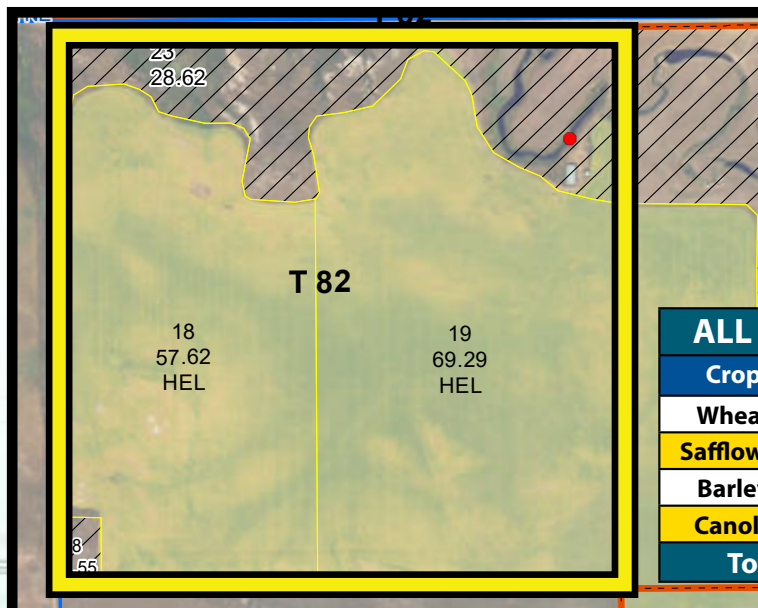
ALL PARCELS COMBINED		
Crop	Base Acres	Yield
Wheat	726.86	41 bu.
Safflower	31.2	1,202 lbs.
Barley	102.91	43 bu.
Canola	78.85	1,491 lbs.
Total Base Acres: 939.82		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2617D	Cabba-Amor loams, 9 to 15 percent slopes	13.39	25.7%	Vle	34
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	12.26	23.6%	IIle	53
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	8.95	17.2%	Ile	76
E2107B	Arnegard loam, 2 to 6 percent slopes	6.84	13.1%	Ile	93
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	5.95	11.4%	VIIle	27
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	3.93	7.6%	Ile	78
E2107A	Arnegard loam, 0 to 2 percent slopes	0.55	1.1%	IIc	97
E2707C	Cabba-Chama silt loams, 3 to 9 percent slopes	0.16	0.3%	Vle	44
Weighted Average					56.7

Parcel 5

Acres: 160 +/-
Legal: NW¼ 14-130-99
Crop Acres: 126.91 +/-
Pasture Acres: 28.62 +/-
Taxes (2022): \$506.05

Parcel 5 is an outstanding parcel of highly productive cropland, offering exceptional accessibility and an SPI of 61.5 with a strong presence of Reeder-Cabba and Arnegard loams. Additionally, native grassland borders the north end of the parcel with the Buffalo Creek draw that winds through the northeast corner and around a well-maintained cement floored Quonset.



ALL PARCELS COMBINED		
Crop	Base Acres	Yield
Wheat	726.86	41 bu.
Safflower	31.2	1,202 lbs.
Barley	102.91	43 bu.
Canola	78.85	1,491 lbs.
Total Base Acres: 939.82		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	41.06	32.4%	Ile	78
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	27.56	21.7%	Vlle	27
E2642C	Reeder-Cabba loams, 6 to 9 percent slopes	21.58	17.0%	IIle	59
E2819A	Reeder-Farnuf loams, 0 to 3 percent slopes	14.13	11.1%	Ils	84
E2617C	Cabba-Amor loams, 6 to 9 percent slopes	10.98	8.7%	Vle	45
E2107B	Arnegard loam, 2 to 6 percent slopes	7.71	6.1%	Ile	93
E2145A	Shambo loam, 0 to 2 percent slopes	1.52	1.2%	IIc	87
E2775F	Cabba-Rock outcrop-Chama complex, 15 to 70 percent slopes	1.29	1.0%	Vlle	11
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	0.60	0.5%	VIw	43
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	0.48	0.4%	Vle	26
Weighted Average					61.5

Parcel 6

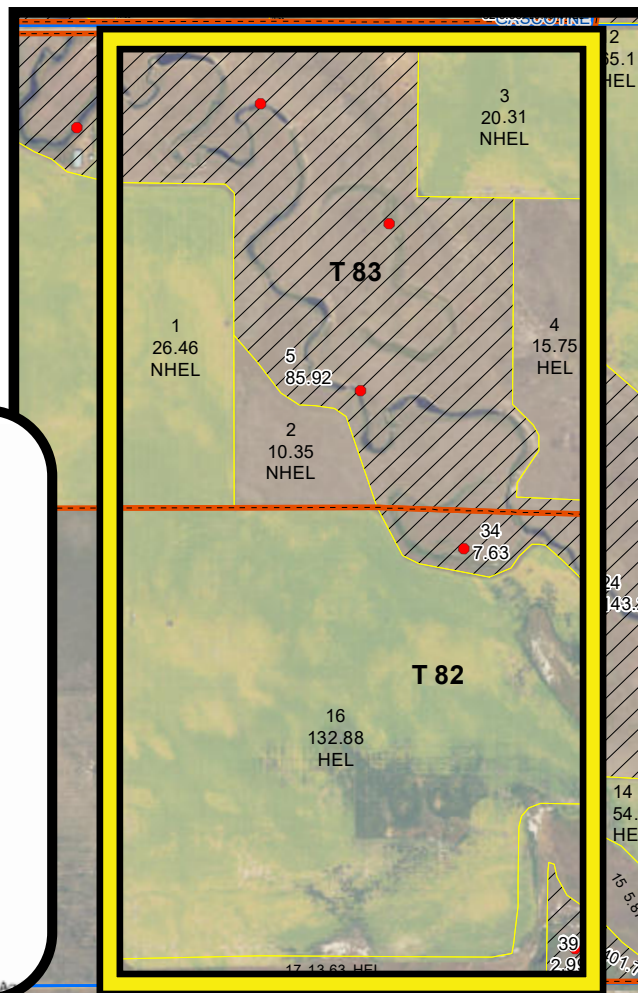
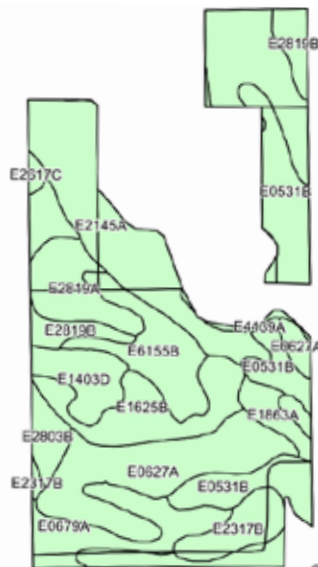
Acres: 320 +/-
Legal: E½ 14-130-99
Crop Acres: 219.38 +/-
Pasture Acres: 96.54 +/-
Taxes (2022): \$1,146.96

Parcel 6 is a versatile tract with productive grasslands highlighted by the the Buffalo Creek that flows through the entire parcel. Additionally, it includes nearly 220 +/- acres of cropland with a strong SPI of 66. This combination offers great return on investment potential and excellent hunting opportunities.

ALL PARCELS COMBINED

Crop	Base Acres	Yield
Wheat	726.86	41 bu.
Safflower	31.2	1,202 lbs.
Barley	102.91	43 bu.
Canola	78.85	1,491 lbs.
Total Base Acres: 939.82		

Crop	Base Acres	Yield
Wheat	49.97	41 bu.
Safflower	2.14	1,202 lbs.
Barley	7.06	43 bu.
Canola	5.41	1,491 lbs.
Total Base Acres: 64.48		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0531B	Rhoades-Rhoades, severely eroded complex, 0 to 6 percent slopes	35.45	16.2%	VIc	18
E2145A	Shambo loam, 0 to 2 percent slopes	31.48	14.3%	IIc	87
E0627A	Farnuf-Belfield-Rhoades complex, 0 to 2 percent slopes	30.84	14.1%	IIc	70
E0814B	Grail-Farland silt loams, 2 to 6 percent slopes	18.11	8.3%	Ile	88
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	16.94	7.7%	IIIe	63
E6155B	Lefor-Vebar fine sandy loams, 3 to 6 percent slopes	15.23	6.9%	IIIe	57
E0679A	Savage-Daglum complex, 0 to 2 percent slopes	14.94	6.8%	IIs	64
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	12.45	5.7%	Ile	78
E2819A	Reeder-Farnuf loams, 0 to 3 percent slopes	12.06	5.5%	IIs	84
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	9.37	4.3%	VIe	26
E2317B	Reeder-Janesburg complex, 3 to 6 percent slopes	8.94	4.1%	Ile	68
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	4.90	2.2%	Ile	76
E1863A	Tally fine sandy loam, 0 to 2 percent slopes	4.69	2.1%	IIIe	67
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	1.48	0.7%	VIw	43
E4561F	Manning-Schaller-Wabek complex, 6 to 35 percent slopes	1.44	0.7%	IVe	26
E2617C	Cabba-Amor loams, 6 to 9 percent slopes	1.06	0.5%	VIe	45
Weighted Average					62.4

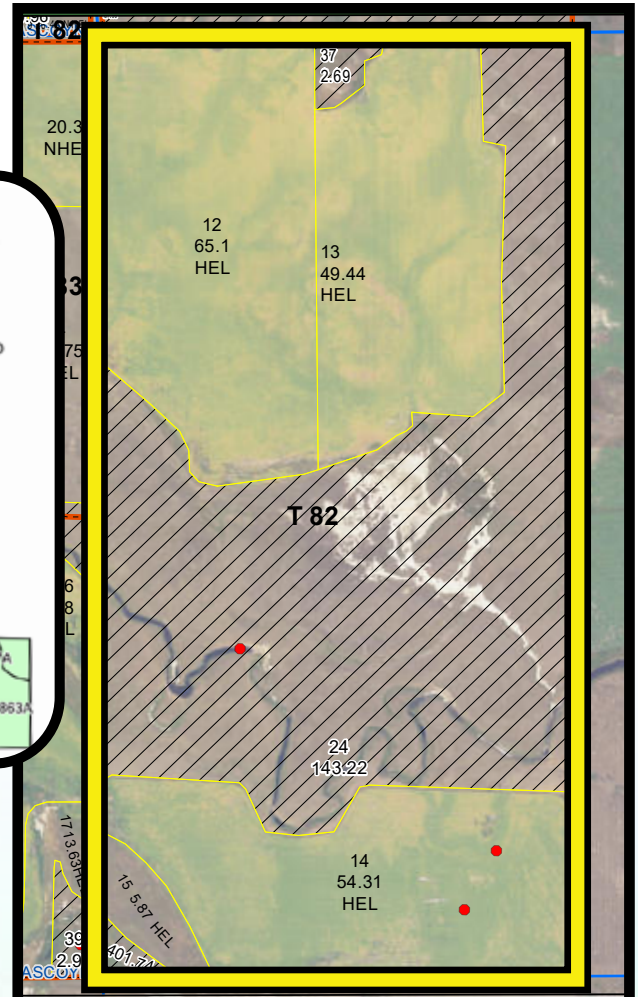
Parcel 7

Acres: 320 +/-
Legal: W½ 13-130-99
Crop Acres: 174.72 +/-
Pasture Acres: 145.28 +/-
Taxes (2022): \$1,035.53

This parcel features nearly 175 +/- acres of productive cropland and a central Buffalo Creek-fed pasture with native grasses. It offers a well-rounded blend of cropland, pastureland, and hunting possibilities and is accessible from the main road in the northwest corner. The cropland is fenced separately from the pasture, allowing for enhanced management. With its multi-use potential, this parcel is an ideal choice for summer grazing on the grass and fall grazing on the stubble.

ALL PARCELS COMBINED

Crop	Base Acres	Yield
Wheat	726.86	41 bu.
Safflower	31.2	1,202 lbs.
Barley	102.91	43 bu.
Canola	78.85	1,491 lbs.
Total Base Acres: 939.82		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	58.11	33.3%	Ile	78
E1863A	Tally fine sandy loam, 0 to 2 percent slopes	24.49	14.0%	IIle	67
E0531B	Rhoades-Rhoades, severely eroded complex, 0 to 6 percent slopes	22.51	12.9%	VIIs	18
E0403A	Belfield-Daglum-Farland silt loams, 0 to 2 percent slopes	17.64	10.1%	IIIs	66
E0627A	Farnuf-Belfield-Rhoades complex, 0 to 2 percent slopes	13.03	7.5%	IIc	70
E2145A	Shambo loam, 0 to 2 percent slopes	11.47	6.6%	IIc	87
E6155B	Lefor-Vebar fine sandy loams, 3 to 6 percent slopes	11.25	6.4%	IIIle	57
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	7.41	4.2%	IIIle	53
E0814B	Grail-Farland silt loams, 2 to 6 percent slopes	2.90	1.7%	Ile	88
E2617D	Cabba-Amor loams, 9 to 15 percent slopes	1.49	0.9%	VIle	34
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	1.47	0.8%	IVe	40
E3005F	Brandenburg-Cabba complex, 6 to 70 percent slopes	1.33	0.8%	VIIIs	22
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	1.00	0.6%	VIIle	27
E4561F	Manning-Schaller-Wabek complex, 6 to 35 percent slopes	0.33	0.2%	IVe	26
E2707C	Cabba-Chama silt loams, 3 to 9 percent slopes	0.20	0.1%	VIle	44
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	0.10	0.1%	VIW	43
Weighted Average					63.7

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 2

Pifer's



Parcel 6

Pifer's
LAND AUCTIONS



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www.pifers.com