

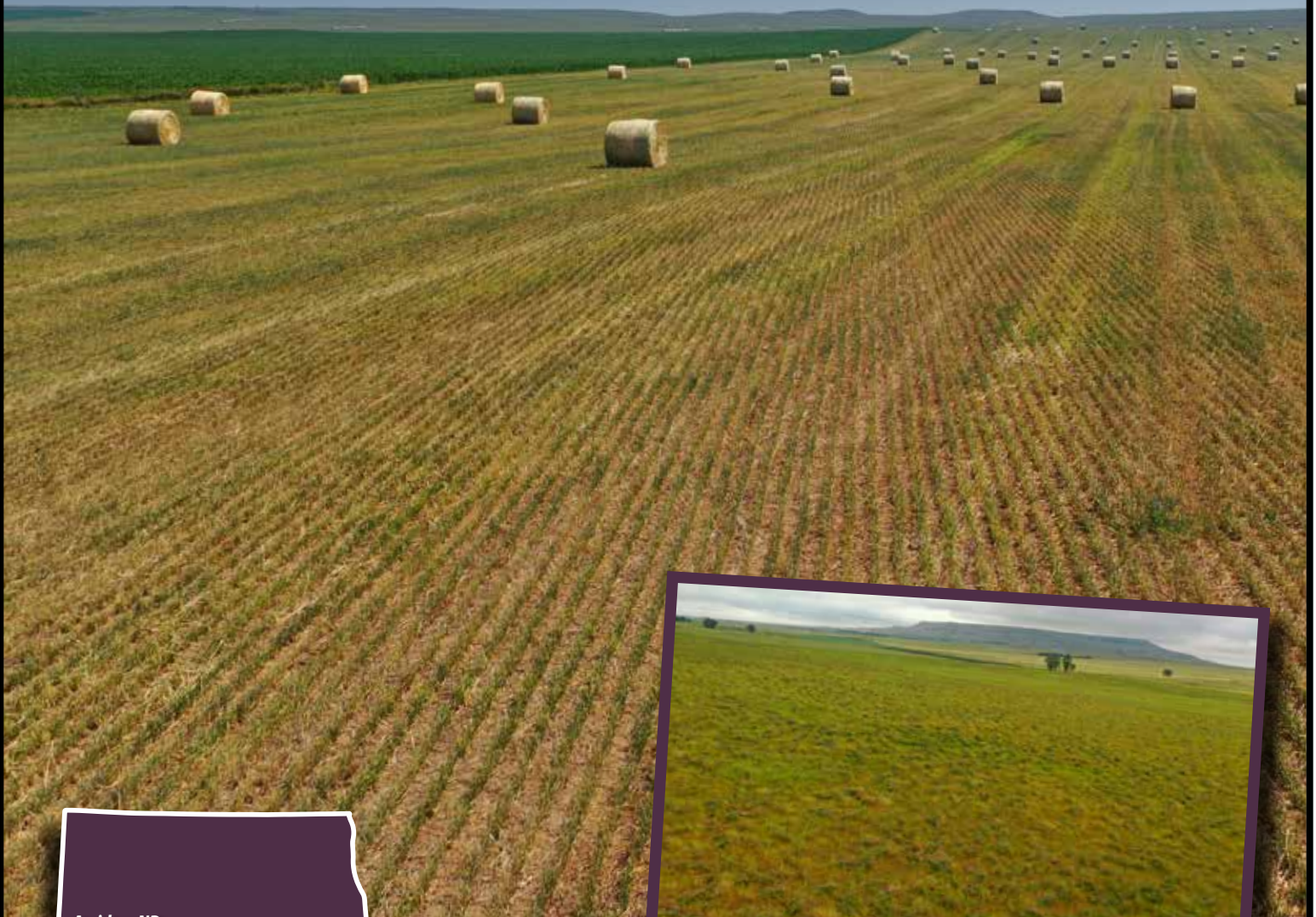
Pifer's ^{18th} Annual
WESTERN DAKOTA
Land Auctions

400 +/- Acres
Slope County, ND

LAND AUCTION

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

LOCATION: Pifer's Regional Office • Bowman, ND



Amidon, ND



OWNER: Larry Klein

Pifer's
LAND AUCTIONS

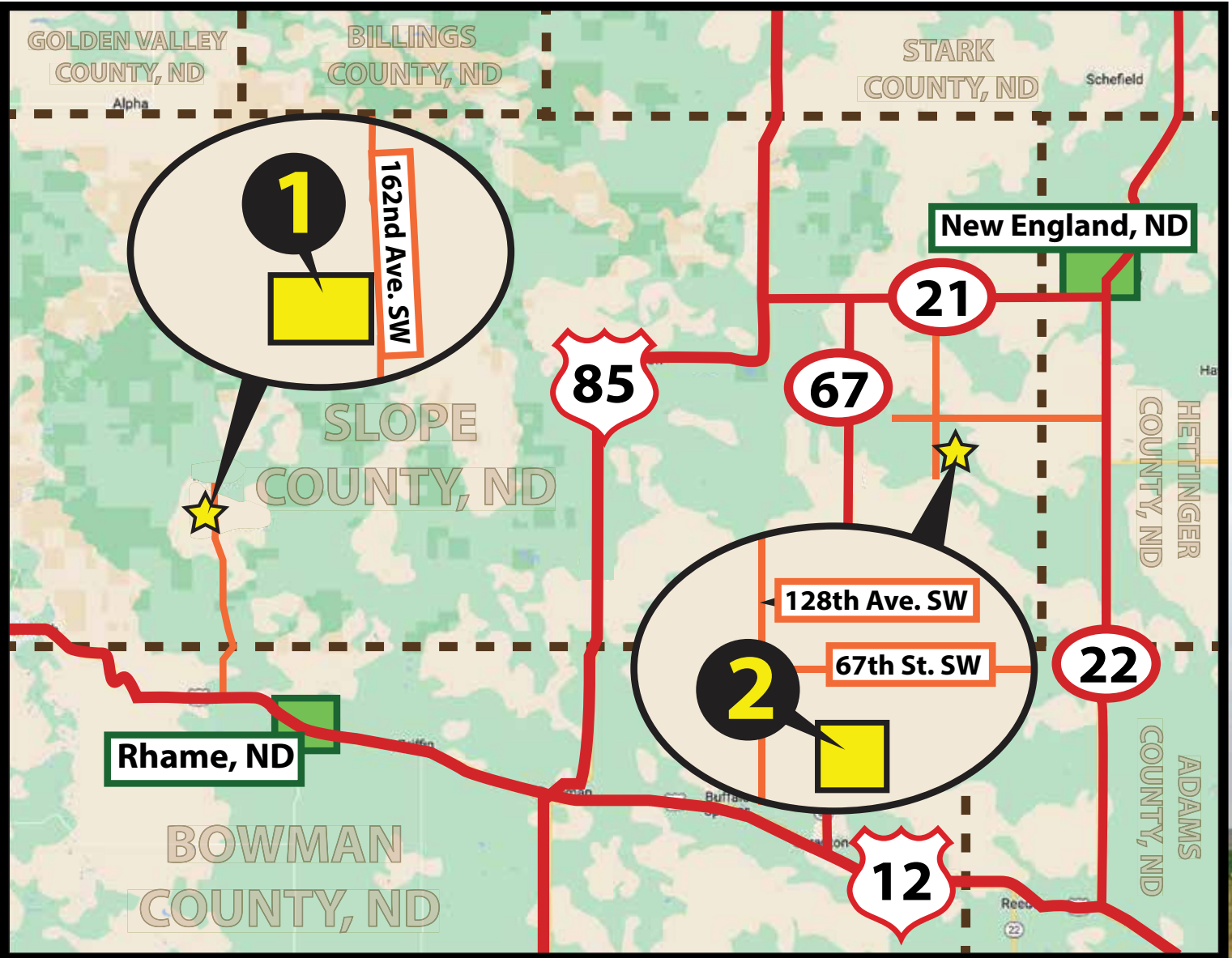


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701.523.7366

General Information

AUCTION NOTE: These two productive parcels of cropland lie both in the productive cropland valley north of Rhame and at the base of Rainy Butte southwest of New England and combine a dynamic balance of productive soils, lush crop and hayland, and wildlife habitat. Parcel 1 consists of base acres within the Little Missouri Grazing Association and currently holds a 132 AUM grazing permit. The Klein properties are ready for 2024 crop production.

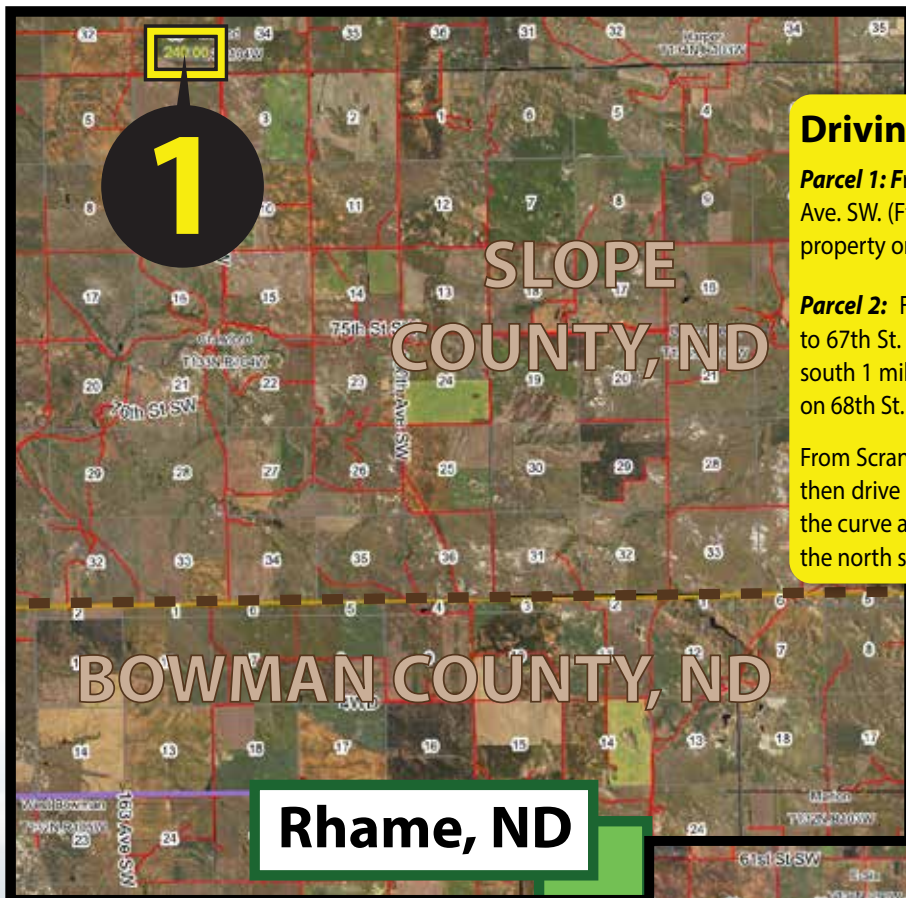


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Overall Property



Driving Directions

Parcel 1: From Rhame, ND, drive west on Hwy. #12 for 4 miles to 162nd Ave. SW. (Ft. Dilts Rd.). Drive north on 162nd Ave. SW for 8 miles to the property on the west side of the road.

Parcel 2: From New England, ND, drive south on Hwy. #22 for 6 miles to 67th St. SW, then drive west for 8 miles to 128th Ave. SW, then drive south 1 mile to the curve, but you will need to turn east from the curve on 68th St. SW for ½ mile to the property.

From Scranton, ND, drive north on Hwy. #67 for 19 miles to 68th St. SW, then drive east for 4 miles to the curve, but you will need to turn off of the curve and continue east for ½ mile to the property which will be on the north side of the road.

Rhame, ND

New England, ND

Parcel 1

Parcel 2

**SLOPE
COUNTY, ND**

**HETTINGER
COUNTY, ND**

2

Parcel 1 • FSA Map

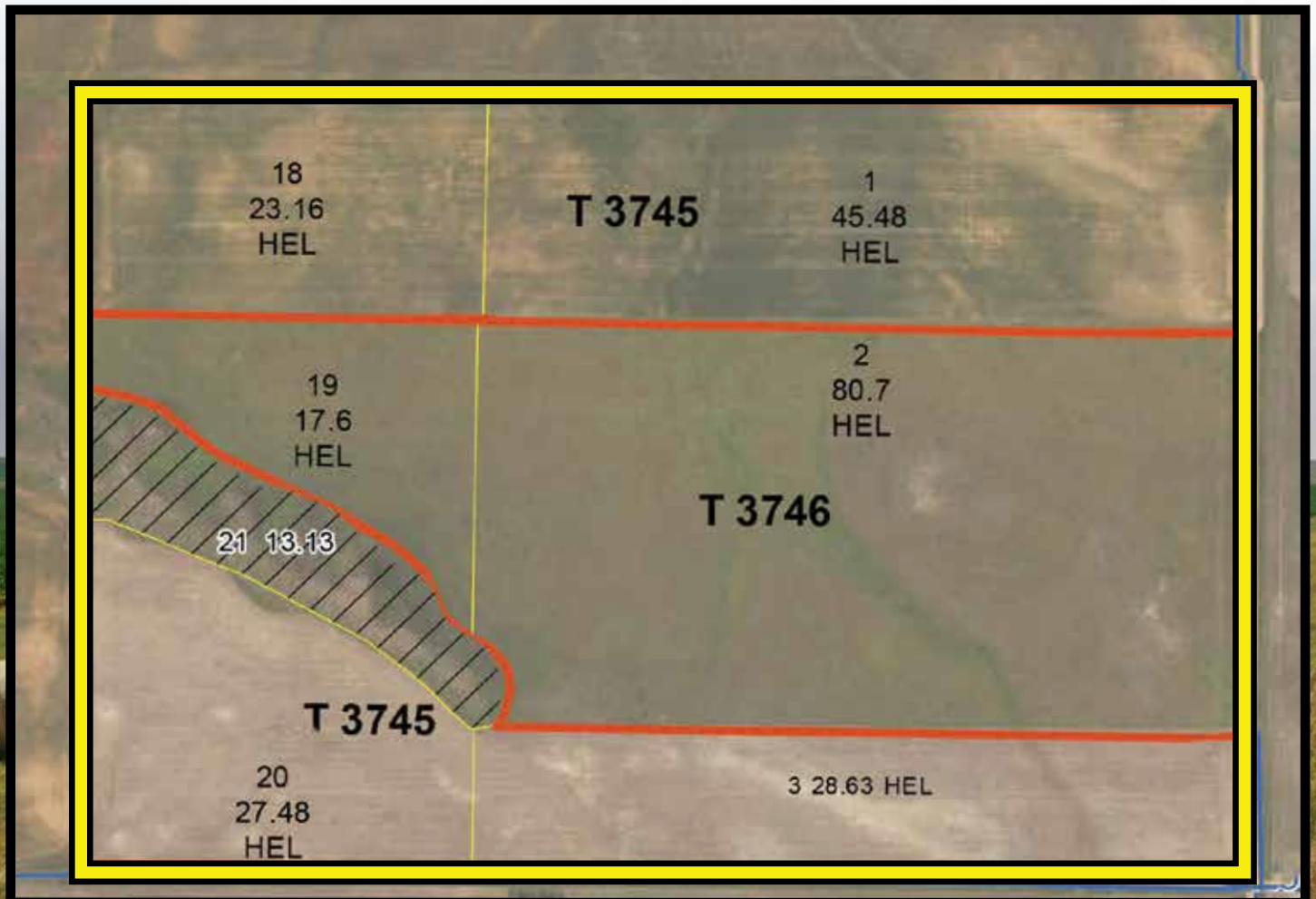
Acres: 240 +/-
Legal: E½SW¼ & SE¼ 33-134-104
Crop Acres: 223.05 +/- (124.75 +/- Acres Currently in Grain/Hay Production, 98.3 +/- Acres in Grass)
Taxes (2022): \$1,048.86

This specific region of western Slope County is home to an impressive pocket of productive cropland. The productive low-bottom areas are currently in hay production along the south boundary with an impressive grain hay crop along the north boundary.

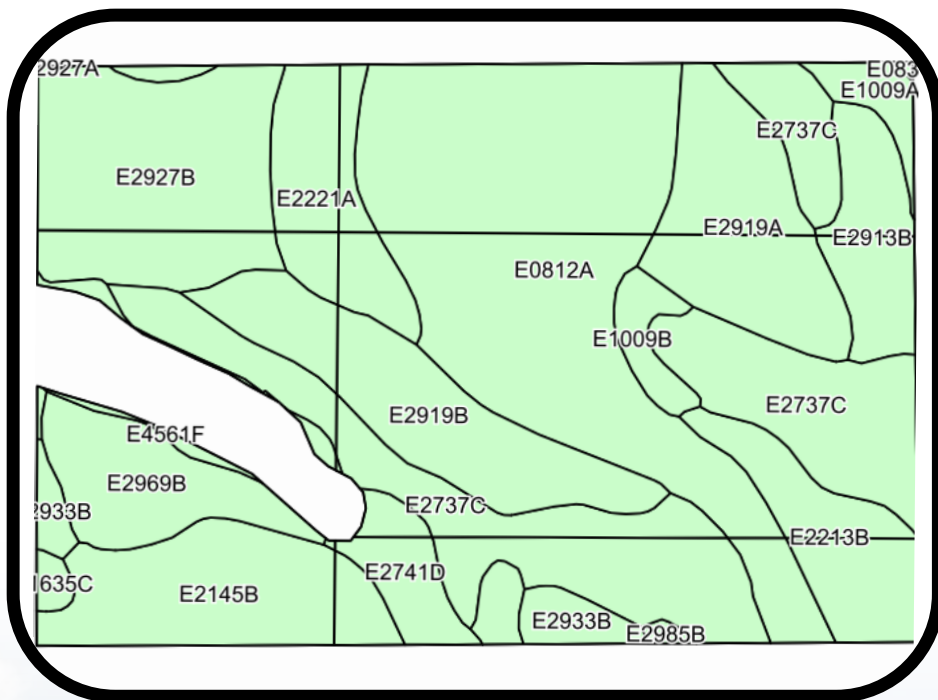
Little Missouri Grazing Association Permit: Grazing privileges may be available to qualified buyers who are or become members of the Little Missouri Grazing Association (LMGA) and abide by the rules, regulations, and by-laws set forth by the LMGA.

LMGA Permit Allocation:

- Allotment #106
- 8,411 +/- Acres
- 132 AUM's or 33 Head for 4 Months
- Common Turn-In Grazing Unit



Parcel 1 • Soils Map



TRACT #3745

Crop	Base Acres	Yield
Wheat	124.8	35 bu.
Total Base Acres: 124.8		

TRACT #3746

Crop	Base Acres	Yield
Wheat	14.62	22 bu.
Oats	17.17	42 bu.
Barley	6.01	29 bu.
Total Base Acres: 37.8		

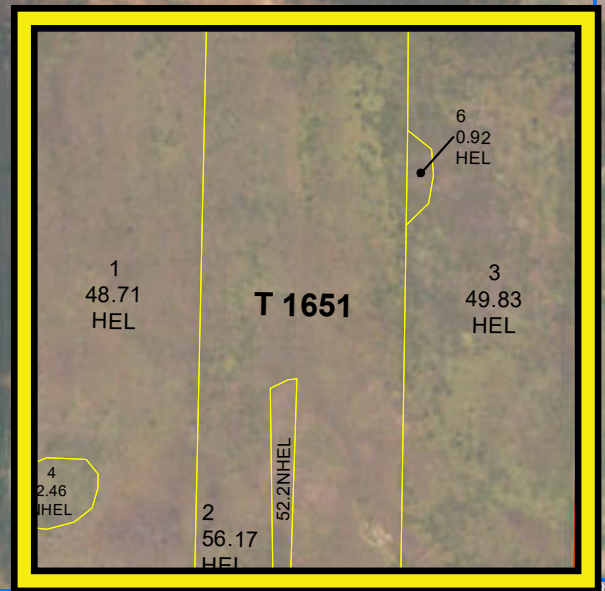
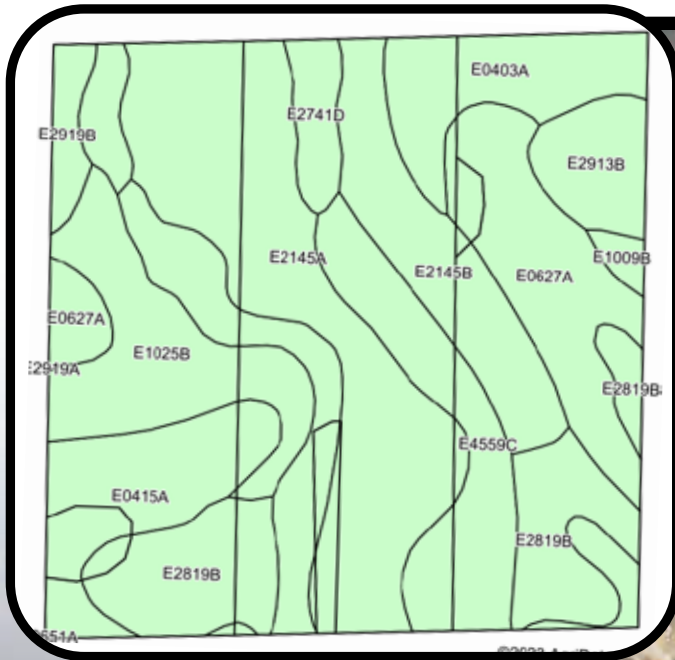
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0812A	Grail silt loam, 0 to 2 percent slopes	52.80	23.7%	IIc	95
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	40.19	18.0%	IVe	53
E2927B	Morton-Farland silt loams, 3 to 6 percent slopes	23.18	10.4%	Ile	77
E2919B	Morton silty clay loam, 3 to 6 percent slopes	17.03	7.6%	Ile	76
E2919A	Morton silty clay loam, 0 to 3 percent slopes	16.12	7.2%	IIIs	81
E2145B	Shambo loam, 2 to 6 percent slopes	16.09	7.2%	Ile	82
E2221A	Grassna silt loam, 0 to 2 percent slopes	11.59	5.2%	IIc	97
E2969B	Sen silt loam, 3 to 6 percent slopes	10.21	4.6%	Ile	76
E2213B	Golva silt loam, 2 to 6 percent slopes	10.09	4.5%	Ile	81
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	8.27	3.7%	IIIle	67
E2741D	Cabba-Chama-Sen silt loams, 9 to 15 percent slopes	4.94	2.2%	VIle	36
E2933B	Chama-Cabba silt loams, 3 to 6 percent slopes	3.77	1.7%	IIIle	63
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	2.86	1.3%	IIIle	61
E1009A	Moreau-Barkof silty clays, 0 to 3 percent slopes	2.55	1.1%	IIIle	66
E4561F	Manning-Schaller-Wabek complex, 6 to 35 percent slopes	1.74	0.8%	IVe	26
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	0.86	0.4%	IVe	51
E2985B	Sen-Golva silt loams, 3 to 6 percent slopes	0.40	0.2%	Ile	76
E0835A	Savage-Grail silty clay loams, 0 to 2 percent slopes	0.09	0.0%	IIc	90
Weighted Average					76.3

Parcel 2

Acres: 160 +/-
Legal: SE¼ 8-134-98
Crop Acres: 160.29 +/- (Exceeds Deeded Tax Acres)
Taxes (2022): \$680.87

Nestled in the southern valley of the Rainy Butte farmland is this accessible quarter of cropland that boasts with incredibly productive soils and holds a SPI of 68. This area is renowned for its productive farmland and exquisite hunting. Parcel 2 was previously enrolled in the CRP program but is ready for production in 2024.

Crop	Base Acres	Yield
Wheat	28.46	22 bu.
Oats	27.69	42 bu.
Barley	9.39	39 bu.
Total Base Acres: 65.54		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2145A	Shambo loam, 0 to 2 percent slopes	32.33	20.2%	IIc	87
E4559C	Manning-Wabek complex, 6 to 9 percent slopes	23.74	14.8%	IVe	31
E0627A	Farnuf-Belfield-Rhoades complex, 0 to 2 percent slopes	19.05	11.9%	IIc	70
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	18.65	11.6%	Ile	78
E1025B	Regent-Savage silty clay loams, 3 to 6 percent slopes	15.03	9.4%	Ile	79
E2145B	Shambo loam, 2 to 6 percent slopes	13.25	8.3%	Ile	82
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	12.35	7.7%	IIIs	60
E0403A	Belfield-Daglum-Farland silt loams, 0 to 2 percent slopes	10.48	6.5%	IIIs	66
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	5.90	3.7%	IIIle	67
E2741D	Cabba-Chama-Sen silt loams, 9 to 15 percent slopes	5.87	3.7%	VIle	36
E2919B	Morton silty clay loam, 3 to 6 percent slopes	2.64	1.6%	Ile	76
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	1.00	0.6%	IIIle	61
Weighted Average					68.1

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 2