

480 +/- Acres • Sargent County, ND

LAND AUCTION

Wednesday, December 6, 2023 – 10:00 a.m.

LOCATION: The Springs Golf Course • Gwinner, ND



Gwinner, ND



OWNER: Gordon D & Anne Ringdahl Life Estate

Pifer's
LAND AUCTIONS

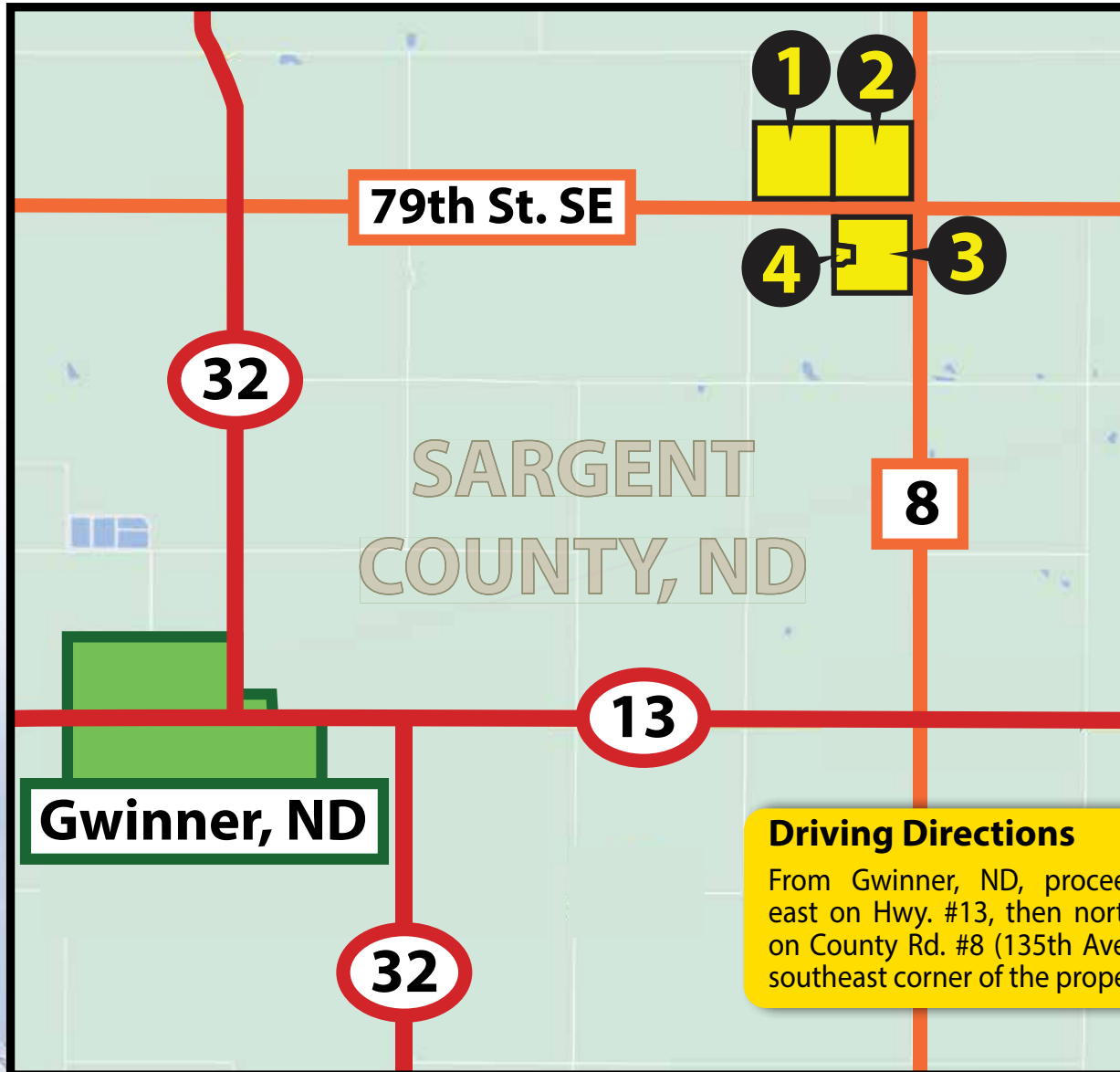


www.pifers.com

877.700.4099

General Information

AUCTION NOTE: This is highly productive cropland with very consistent soils in Willey Township near Gwinner, ND. 88% of the land is Aastad-Forman-Parnell soil complex with a Soil Productivity Index (SPI) of 80. Also included in this offering is a 10-acre farmstead with established trees, home and wonderful setting. Offered in 4 parcels, the cropland is available in 2024. This will be a live auction with internet and phone bidding.



Driving Directions

From Gwinner, ND, proceed 4 miles east on Hwy. #13, then north 2.5 miles on County Rd. #8 (135th Ave. SE) to the southeast corner of the property.

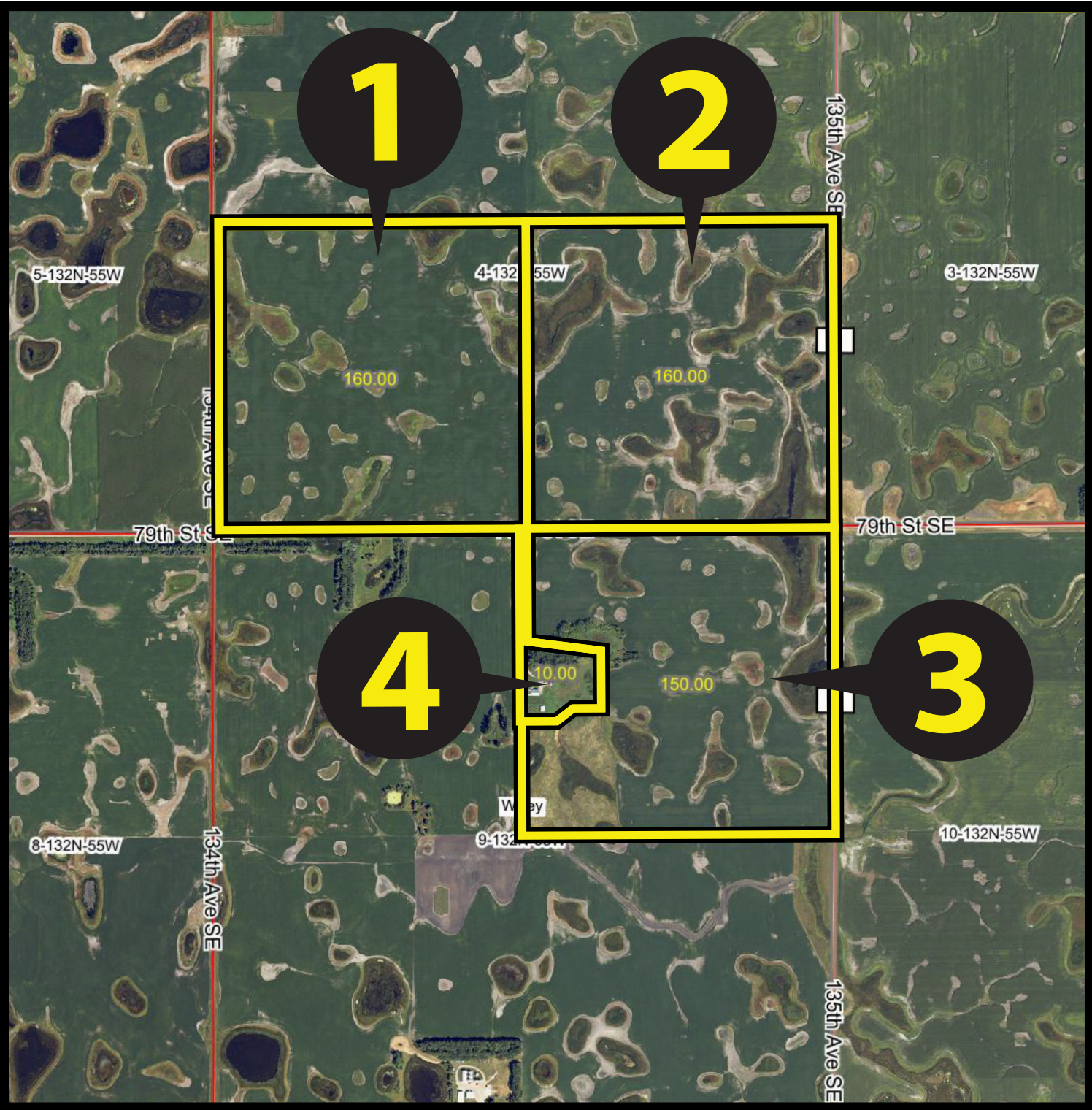


Steve Link
701.361.9985
stlink@pifers.com

Pifer's
LAND AUCTIONS

1506 29th Ave. S • Moorhead, MN 56560

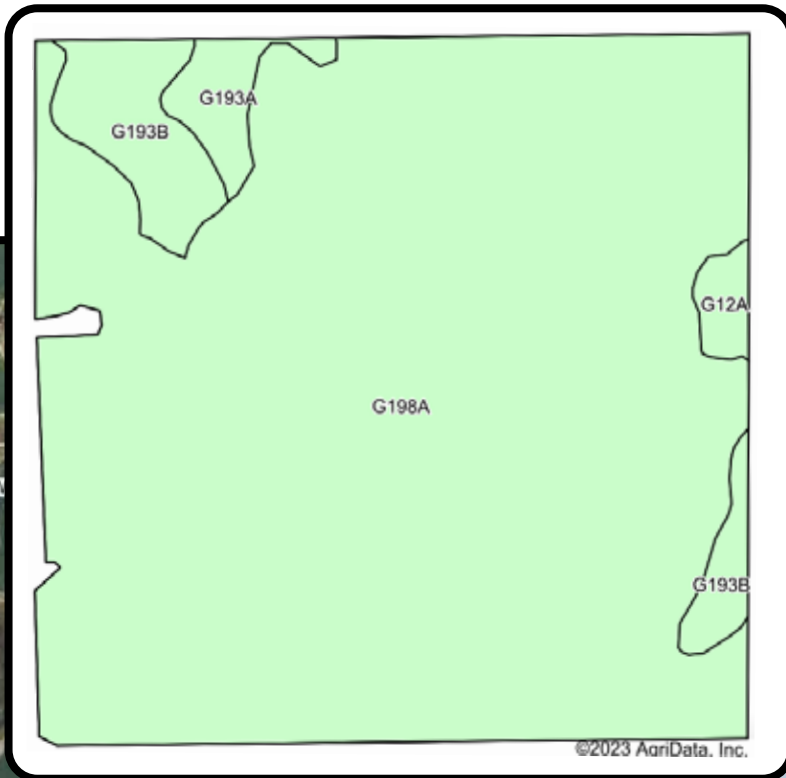
Overall Property



Parcel 1

Acres: 160 +/-
Legal: SW¼ 4-132-55
Crop Acres: 158.46 +/- (Estimate)
Taxes (2022): \$2,459.21

This is highly productive cropland with an SPI of 80.1 with a strong cropping history and available to farm in 2024.



PARCELS 1-3 COMBINED

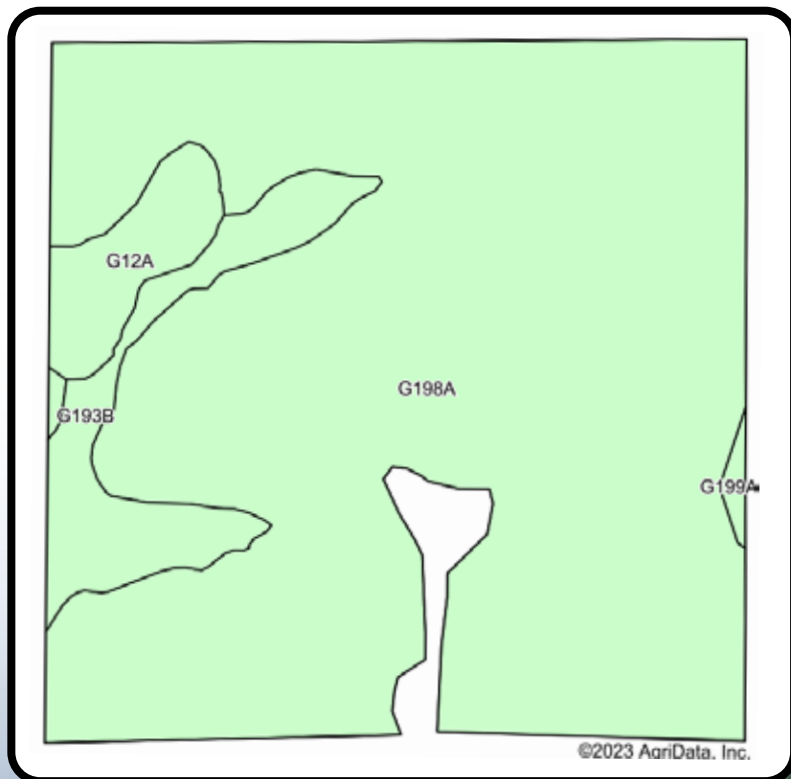
Crop	Base Acres	Yield
Corn	125.3	154 bu.
Soybeans	304.1	34 bu.
Total Base Acres: 429.4		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G198A	Aastad-Forman-Parnell complex, 0 to 3 percent slopes	144.33	91.1%	IIc	80
G193B	Forman-Aastad loams, 3 to 6 percent slopes	9.08	5.7%	IIe	86
G193A	Aastad-Forman loams, 0 to 3 percent slopes	3.36	2.1%	IIc	92
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	1.69	1.1%	IVw	31
Weighted Average					80.1

Parcel 2

Acres: 160 +/-
Legal: SE¼ 4-132-55
Crop Acres: 151.94 +/- (Estimate)
Taxes (2022): \$2,375.59

This is highly productive cropland with an SPI of 78.4 with a strong cropping history and available to farm in 2024. The balance of the property includes excellent habitat for wildlife.



PARCELS 1-3 COMBINED

Crop	Base Acres	Yield
Corn	125.3	154 bu.
Soybeans	304.1	34 bu.

Total Base Acres: 429.4

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G198A	Aastad-Forman-Parnell complex, 0 to 3 percent slopes	132.47	88.2%	IIc	80
G193B	Forman-Aastad loams, 3 to 6 percent slopes	10.83	7.2%	Ile	86
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	6.31	4.2%	IVw	31
G199A	Aastad-Forman-Tonka complex, 0 to 3 percent slopes	0.63	0.4%	IIc	84
Weighted Average					78.4

Parcel 3

Acres: 150 +/-
Legal: NE¼ Less Farmstead 9-132-55
Crop Acres: 128.3 +/-
Taxes (2022): \$2,313.16

This is highly productive cropland with an SPI of 78.9 and available to farm in 2024. Additional acreage in the SW corner of the property could be converted to cropland.



PARCELS 1-3 COMBINED

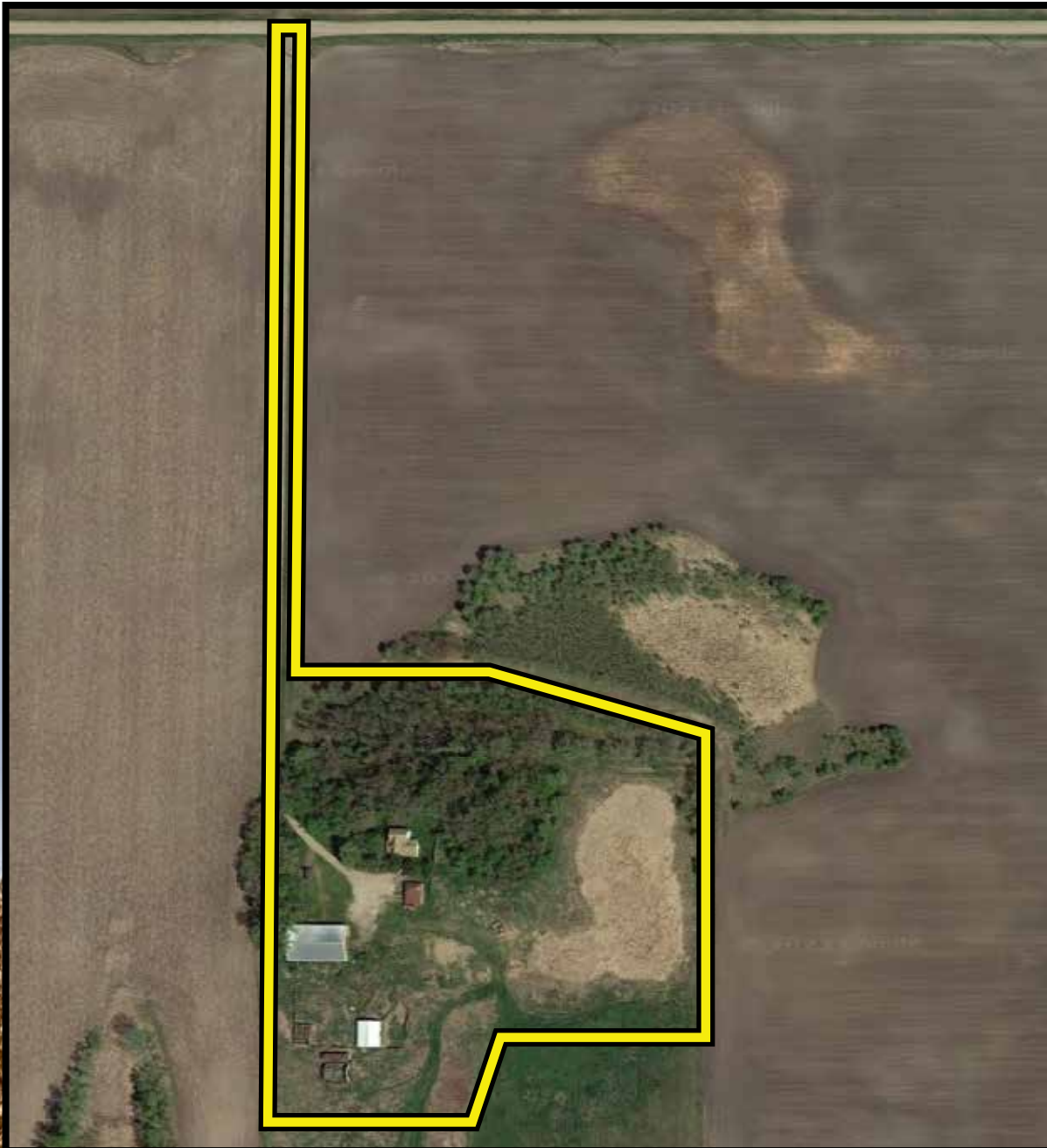
Crop	Base Acres	Yield
Corn	125.3	154 bu.
Soybeans	304.1	34 bu.
Total Base Acres: 429.4		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G198A	Aastad-Forman-Parnell complex, 0 to 3 percent slopes	107.87	84.1%	IIc	80
G198B	Forman-Aastad-Parnell complex, 0 to 6 percent slopes	19.18	14.9%	IIe	72
G193B	Forman-Aastad loams, 3 to 6 percent slopes	1.28	1.0%	IIe	86
Weighted Average					78.9

Parcel 4

Acres: 10 +/-
Legal: 10 acres in the NW¼ NE¼ 9-132-55
Bedrooms: 4
Bathrooms: 1
Outbuilding #1: 50' x 90'
Outbuilding #2: 36' x 40'
Taxes (2022): TBD

This modest home includes a detached garage and 2 outbuildings. The land highlights mature trees, an established driveway, and room for pets and recreation.



Online Bidding Instructions

[Auctions](#) [Real Estate](#) [Land Management](#) [Equipment Auctions](#) [Fall Catalog](#) [Services](#) [Contact](#)

[Dashboard](#)

Enter the terms you wish to search for

[Search](#)

PIFER'S TRUSTED EQUIPMENT SALESMEN! CALL TODAY TO BOOK YOUR EQUIPMENT!



MIKE URBACH

Equipment Sales Representative
507.317.7188

CHRIS "CHRISPY" PROCHNOW

Equipment Sales Representative
701.960.9114

CHRISTIAN MILLER

Equipment Sales Rep./Auctioneer
218.330.0852

JOHN SOREIDE

Equip. Sales Rep./Property Appraiser
701.206.0761

KYLE WALLER

Equip. Sales Rep./Property Appraiser
605.409.8850



AMERICA'S LAND AUCTIONEER RADIO SHOW

[CLICK HERE
TO LISTEN!](#)



7 A.M. SATURDAYS

KFYR • BISMARCK, ND

WDAY & THE FLAG • FARGO, ND

THE FLAG WEST • TIOGA, ND

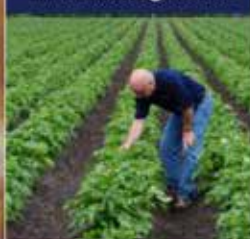
Land Auctions



Real Estate



Land Management



Equipment Auctions



Meet Our Team



Pifer's Equipment Auctions & Online Bidding!

Powered by NextLot



Pifer's Land Auctions & Online Bidding!

Powered by NextLot



Pifer's
LAND AUCTIONS

1506 29th Ave. S • Moorhead, MN 56560

Online Bidding Instructions

Pifer's
AUCTIONEERS

Q Search

English

?

SIGN UP

LOG IN



480 +/- Acres - Sargent County, ND

Wednesday, December 6, 2023 – 10:00 a.m.

Auction Location: The Springs Golf Course - Gwinner, ND

Auction Note: This is highly productive cropland with very consistent soils in Willey Township near Gwinner, ND. 88% of the land is Aastad-Forman-Parnell soil complex with a Soil Productivity Index (SPI) of 80.

REQUEST TO BID

VIEW LOTS

Click the "Request to Bid" link

Want to bid live on your phone or tablet? Download our app on the Apple App Store or Google Play Store.

Login to Your Account

Email

Password

Forgot password?
(Don't have an account? Sign up.)

LOGIN

Powered by **Northstar**

Click "Don't have an account? Sign up"

Password* (minimum 8 characters)

Password Confirmation*

Company

Company Website

Country*

Select a Country

Address (Line 1)*

Address (Line 2)

City*

Postal Code*

Phone*

Mobile

Fax

Enter all your information and accept the Terms & Conditions!

**CALL 877.700.4099
FOR ANY
QUESTIONS!**

ONLINE BIDDING INSTRUCTIONS

1. Type in www.pifers.com.
2. Click on green box - "Pifer's Online Land Auctions!"
3. Click on the "Request to Bid" link below
4. Click "Don't have an account. Sign up."
5. Enter all your information, make sure to save your information some where you will remember.
6. Read & Accept the Online Bidding - Terms & Conditions.
7. You are now registered to bid for any upcoming land or commercial auctions.



www.pifers.com

877.700.4099

info@pifers.com

Property Photos



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 1/22/2024. 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 January 22, 2024, 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 3

Pifer's
LAND AUCTIONS



877.700.4099
www.pifers.com