

768.89 +/- Acres • Towner & Ramsey Counties, ND

LAND AUCTION

Monday, December 11, 2023 – 10:00 a.m.

LOCATION: Spirit Lake Casino • Devils Lake, ND



Starkweather, ND



OWNERS: Robert Moe, Skyler Moe & Richard Moe

Pifer's
LAND AUCTIONS

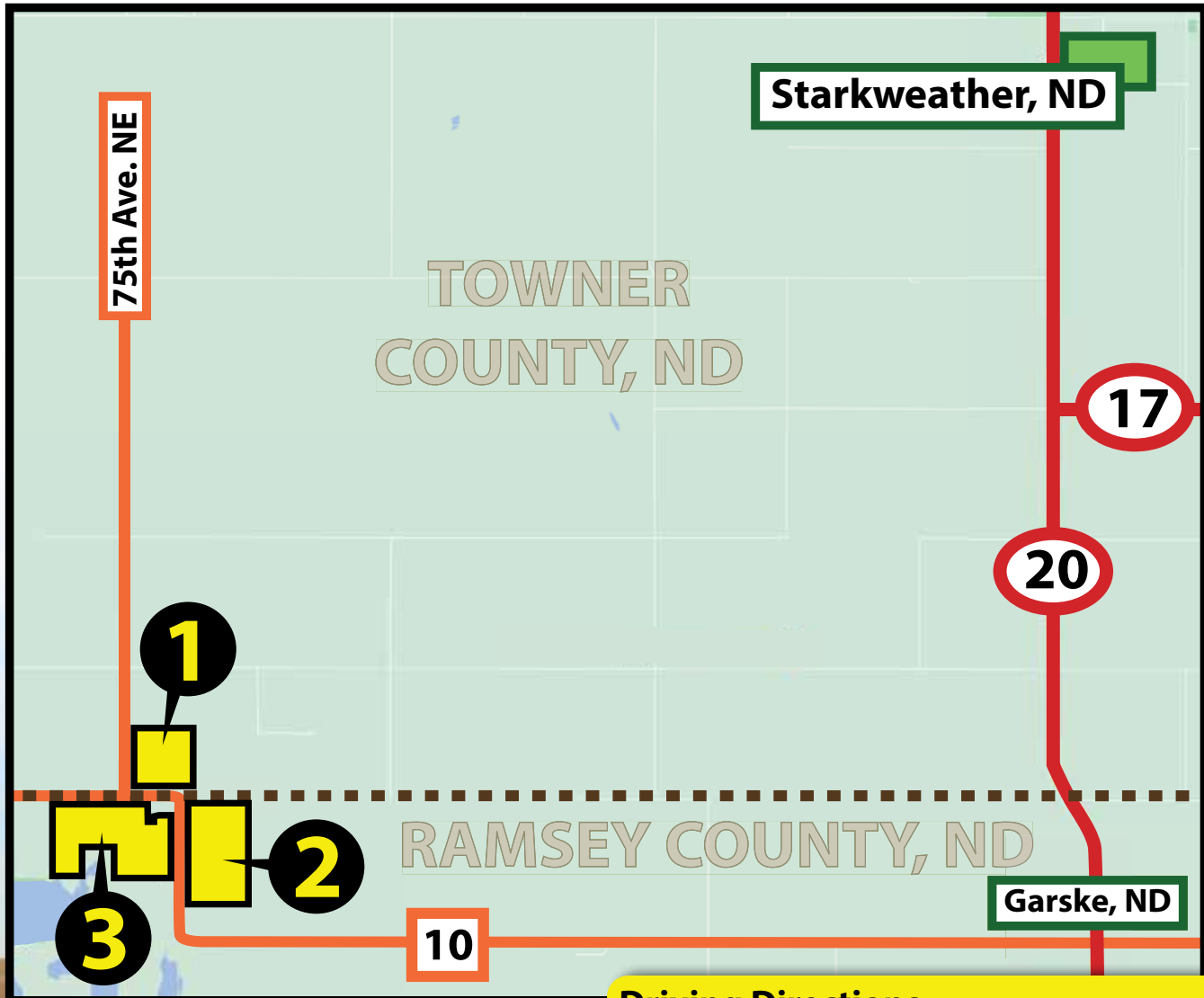


www.pifers.com

877.477.3105

General Information

AUCTION NOTE: This property features 768.89 +/- acres with 720 +/- of excellent cropland southwest of Starkweather, ND. Great chance to add to your operation or portfolio with cropland that includes hunting opportunities! Available for the 2024 crop year.



Driving Directions

South of Starkweather, ND at the Garske intersection of Hwy. #20 and County Rd. #10, go west 8 miles. This will bring you to the south center of parcel 1, the northwest corner of parcel 2, and the northeast corner of parcel 3.

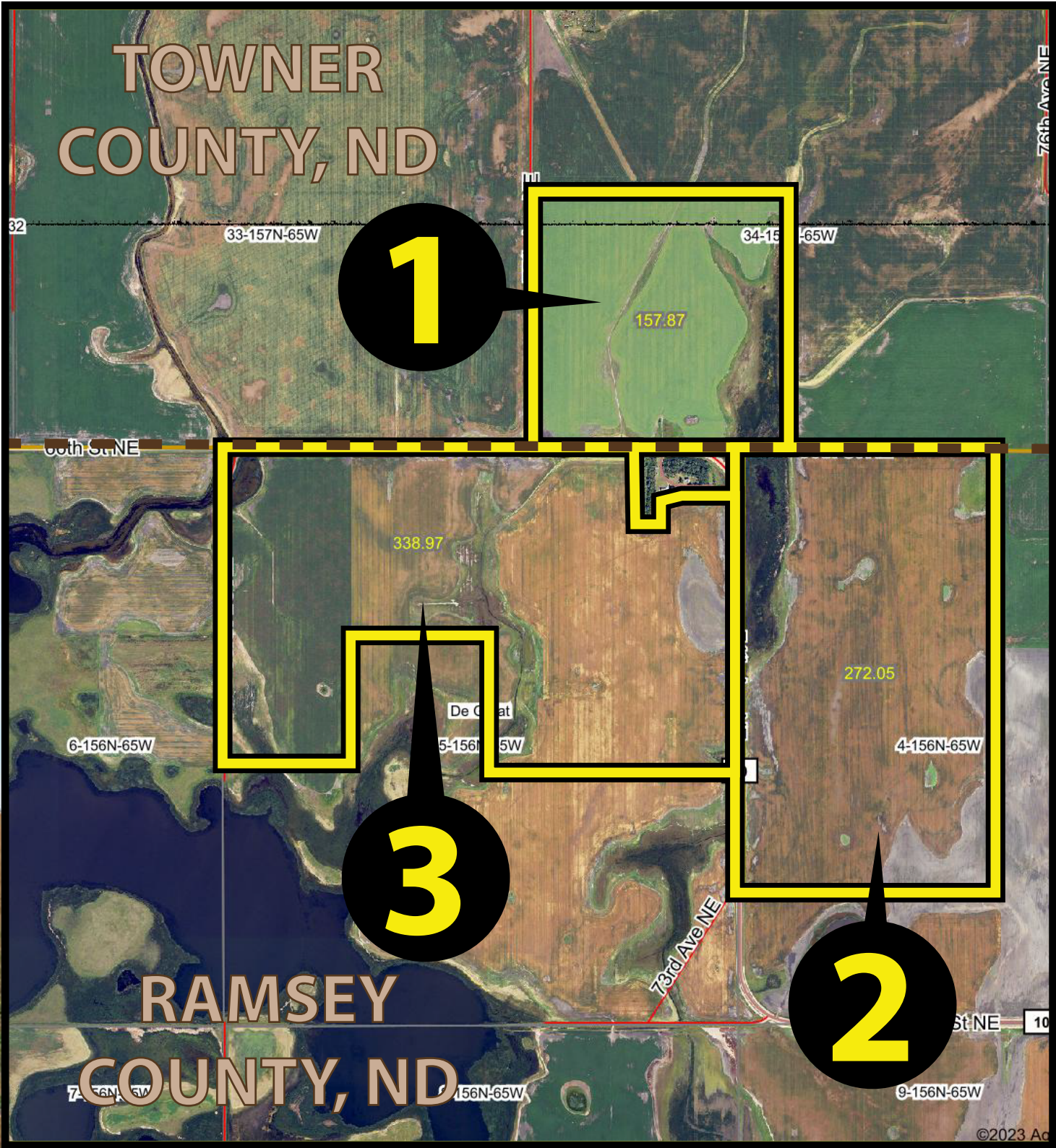


Bob Pifer
701.371.8538
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Pifer's
LAND AUCTIONS

997 47th Ave. S #3 • Grand Forks, ND 58201

Overall Property



Parcel 1

Acres: 157.87 +/-
Legal: SW¼ 34-157-65
FSA Crop Acres: 151.27 +/- *Stated crop acres provided by The Farm Service Agency (FSA) may not represent planted acres*
Taxes (2022): \$1,274.26

This parcel offers 151.27 +/- FSA acres with an average SPI of 68.1 with much of it in the 80s.

****FSA tract acreage on some parcels are smaller or larger than the parcel being sold. Base acres being represented have been estimated and final base acres per parcel will be determined by Farm Service Agency.****



Crop	Base Acres	Yield
Wheat	75.2	63 bu.
Flax	12.5	15 bu.
Soybeans	4.3	31 bu.
Barley	24.2	61 bu.
Canola	33.5	1,625 lbs.
Total Base Acres: 149.7		

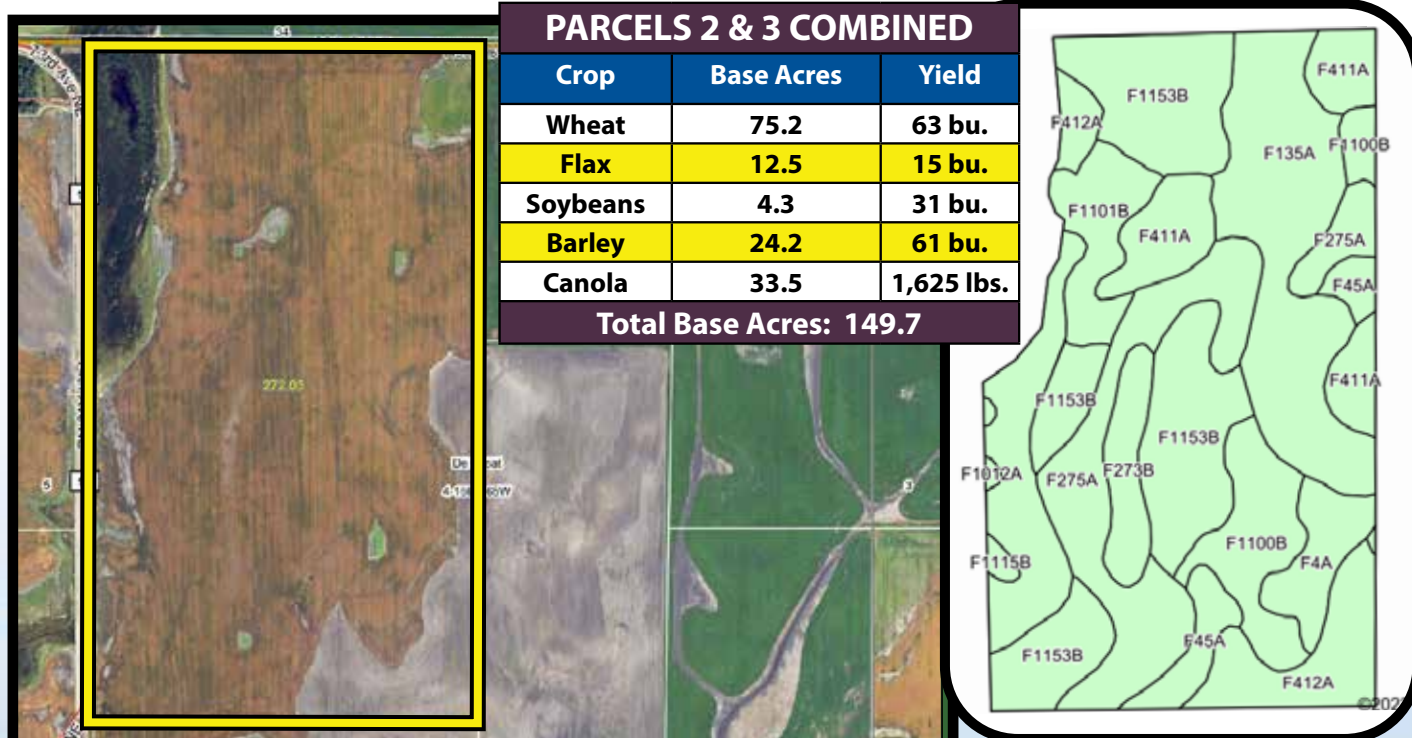
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	47.77	40.2%	Ile	82
F43A	Colvin silt loam, 0 to 1 percent slopes	29.89	25.1%	IVw	45
F431A	Bearden silt loam, 0 to 2 percent slopes	22.43	18.9%	Ile	81
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	7.40	6.2%	IVe	63
F411A	Fargo-Hegne silty clays, 0 to 1 percent slopes	4.60	3.9%	IVw	40
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	3.48	2.9%	Ile	73
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	1.95	1.6%	Vw	33
F451A	Hegne silty clay, saline, 0 to 1 percent slopes	1.37	1.2%	IVw	36
Weighted Average					68.1

Parcel 2

Acres: 272.05 +/-
Legal: Lots 3 & 4 & S½NW¼ & N½SW¼ 4-156-65
FSA Crop Acres: 273.71 +/- *Stated crop acres provided by The Farm Service Agency (FSA) may not represent planted acres*
Taxes (2022): \$1,348.05

This parcel offers 273.71 +/- FSA acres with an average SPI of 57.6 with much of it between 70s and 80s.

****FSA tract acreage on some parcels are smaller or larger than the parcel being sold. Base acres being represented have been estimated and final base acres per parcel will be determined by Farm Service Agency.****



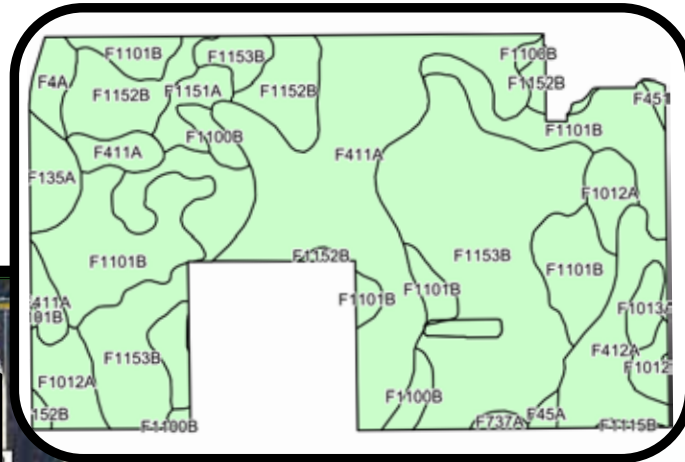
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	54.40	22.1%	Ile	82
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	42.31	17.2%	Ile	75
F412A	Hegne silty clay, 0 to 1 percent slopes	36.80	15.0%	IVw	40
F275A	Renshaw loam, 0 to 2 percent slopes	35.61	14.5%	IIle	42
F411A	Fargo-Hegne silty clays, 0 to 1 percent slopes	18.83	7.7%	IVw	40
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	18.14	7.4%	IVe	63
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	12.13	4.9%	Ile	73
F4A	Southam silty clay loam, 0 to 1 percent slopes	9.19	3.7%	VIIIw	10
F273B	Sioux-Arvilla complex, 2 to 6 percent slopes	8.69	3.5%	VIIs	29
F45A	Colvin silty clay loam, 0 to 1 percent slopes	8.40	3.4%	IVw	45
F1115B	Parnell-Hamerly-Vallers, saline, complex, 0 to 4 percent slopes	0.97	0.4%	Vw	51
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	0.67	0.3%	Vw	33
Weighted Average					57.6

Parcel 3

Acres: 338.97 +/-
Legal: Lots 1, 2, 3 & 4, S½NE¼ & SW¼NW¼ 5-156-65
FSA Crop Acres: 327.51 +/- *Stated crop acres provided by The Farm Service Agency (FSA) may not represent planted acres*
Taxes (2022): \$1,539.51

This parcel offers 327.51 +/- FSA acres with an average SPI of 63.4 with much of it between 70s and 80s.

****FSA tract acreage on some parcels are smaller or larger than the parcel being sold. Base acres being represented have been estimated and final base acres per parcel will be determined by Farm Service Agency.****



PARCELS 2 & 3 COMBINED		
Crop	Base Acres	Yield
Wheat	75.2	63 bu.
Flax	12.5	15 bu.
Soybeans	4.3	31 bu.
Barley	24.2	61 bu.
Canola	33.5	1,625 lbs.
Total Base Acres: 149.7		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	98.92	30.0%	Ile	82
F411A	Fargo-Hegne silty clays, 0 to 1 percent slopes	72.92	22.1%	IVw	40
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	62.06	18.8%	Ile	73
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	25.08	7.6%	Ile	77
F412A	Hegne silty clay, 0 to 1 percent slopes	17.77	5.4%	IVw	40
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	17.57	5.3%	Vw	33
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	7.00	2.1%	Ile	75
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	6.66	2.0%	IVe	63
F1151A	Wyrd-Souris-Balaton loams, 0 to 3 percent slopes	5.39	1.6%	Ile	79
F4A	Southam silty clay loam, 0 to 1 percent slopes	4.72	1.4%	VIIIw	10
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	4.21	1.3%	Ile	72
F1013A	Vallers, saline-Hamerly complex, 0 to 3 percent slopes	3.54	1.1%	IVw	55
F737A	Towner-Barnes fine sandy loams, 0 to 3 percent slopes	1.20	0.4%	IIle	70
F45A	Colvin silty clay loam, 0 to 1 percent slopes	1.14	0.3%	IVw	45
F451A	Hegne silty clay, saline, 0 to 1 percent slopes	0.83	0.3%	IVw	36
F1115B	Parnell-Hamerly-Vallers, saline, complex, 0 to 4 percent slopes	0.50	0.2%	Vw	51

Weighted Average 63.4

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 1/25/2024. 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 25 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 2

Pifer's
LAND AUCTIONS



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