

436.48 +/- Acres • Pembina County, ND

LAND AUCTION

Wednesday, January 24, 2024 – 10:00 a.m.

Location: Center for Innovation • Grand Forks, ND

OWNERS: Lee Brown and Don & Sheri Brown

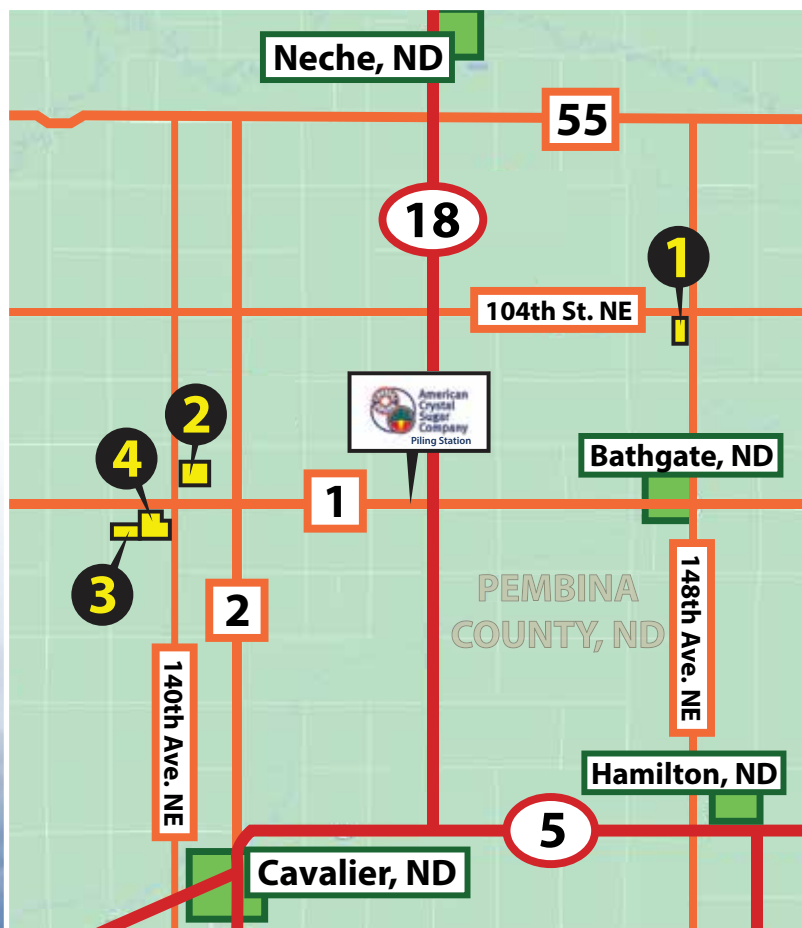


Pifer's
LAND AUCTIONS

877.700.4099
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PROPERTY INFORMATION

This is highly productive cropland in Cavalier and Nече Townships. This is some of the most highly productive cropland in the Red River Valley featuring mostly Beardon Silt Loam, Beardon Silty Clay and Colvin Silty Clay Loam Class II Soils. Most of the cropland has Soil Productivity Indexes (SPI) in the 80s and 90s. These are diverse soils with a strong cropping rotation that includes potatoes, sugar beets, corn, soybeans, wheat, barley, sunflowers, canola and more. This cropland is available in 2024. Lastly, this property is close in proximity to the sugar beet piling station! This will be a live auction with online bidding.



DRIVING DIRECTIONS

Parcel 1:

From Neche, ND, proceed four miles south on ND Hwy. #18, then 3.75 miles east on 104th St. NE to the northwest corner of the property.

Parcels 2-4:

From Cavalier, ND, proceed five miles north on County Rd. #2 to the intersection of County Rd. #1. Go west on County Rd. #1 for 1 mile to 140th Ave. NE. Go north on 140th Ave. NE for 0.25 miles and this will put you at parcel 2. Parcels 3 & 4 are southwest of parcel 2 on County Rd. #1 and 140th Ave. NE.

KEVIN PIFER

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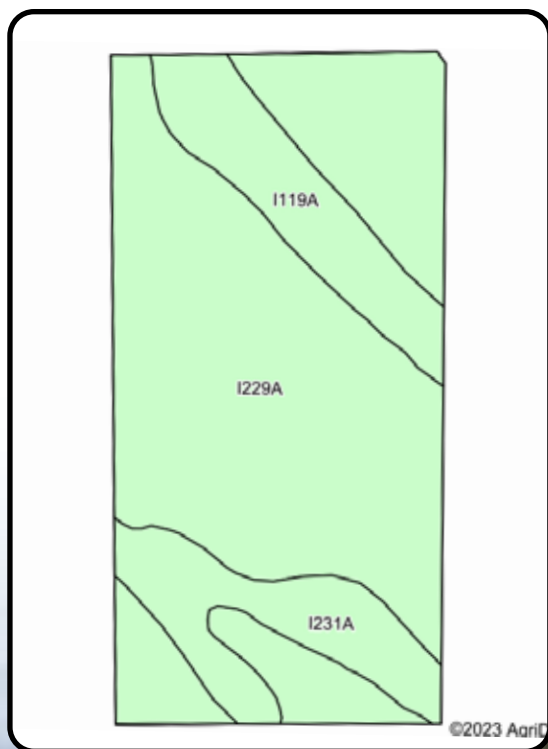
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1506 29th Ave. S • Moorhead, MN 56560

PARCEL 1

Acres: 80 +/-
Legal: E½NE¼ 27-163-53
Crop Acres: 80.34 +/- (Crop Acres Exceed Tax Deeded Acres)
Taxes (2022): \$1,368.59

This is highly productive cropland with an SPI of 83.7, mostly Beardon Silty Clay and Beardon Silty Clay Loam Soils with a strong cropping history. It is available for 2024.



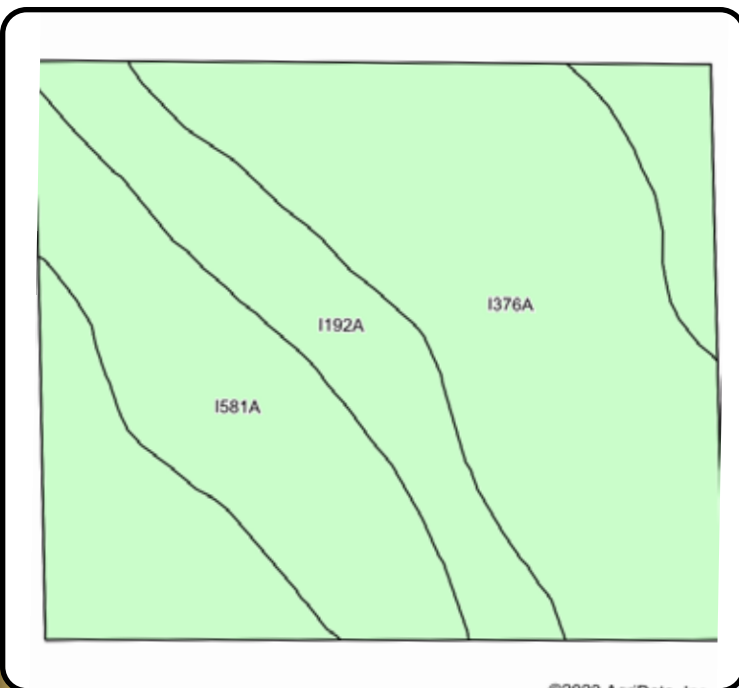
Crop	Base Acres	Yield
Wheat	48.92	68 bu.
Soybeans	12.21	30 bu.
Total Base Acres: 61.13		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	59.59	74.2%	IIw	86
I231A	Dovray silty clay, 0 to 1 percent slopes	10.44	13.0%	IIIw	64
I119A	Beardon silty clay loam, 0 to 2 percent slopes	10.31	12.8%	Ile	90
Weighted Average					83.7

PARCEL 2

Acres: 140 +/-
Legal: N 100 Acres of SW¼, S½S½NW¼ 4-162-54
Crop Acres: 133.23 +/-
Taxes (2022): \$2,440.65

This is highly productive cropland with all Class II soils, an SPI of 82.1 with mostly Beardon Silty Loam and Colvin Silty Clay Loam Soils with a strong cropping history. This cropland is available for 2024.



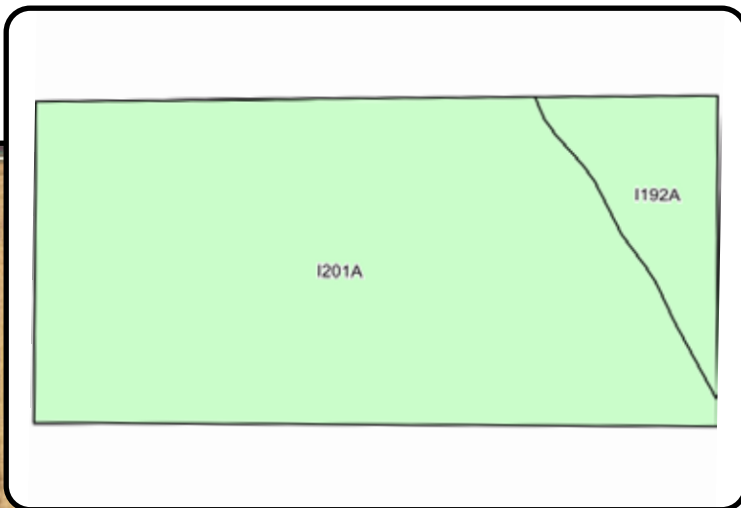
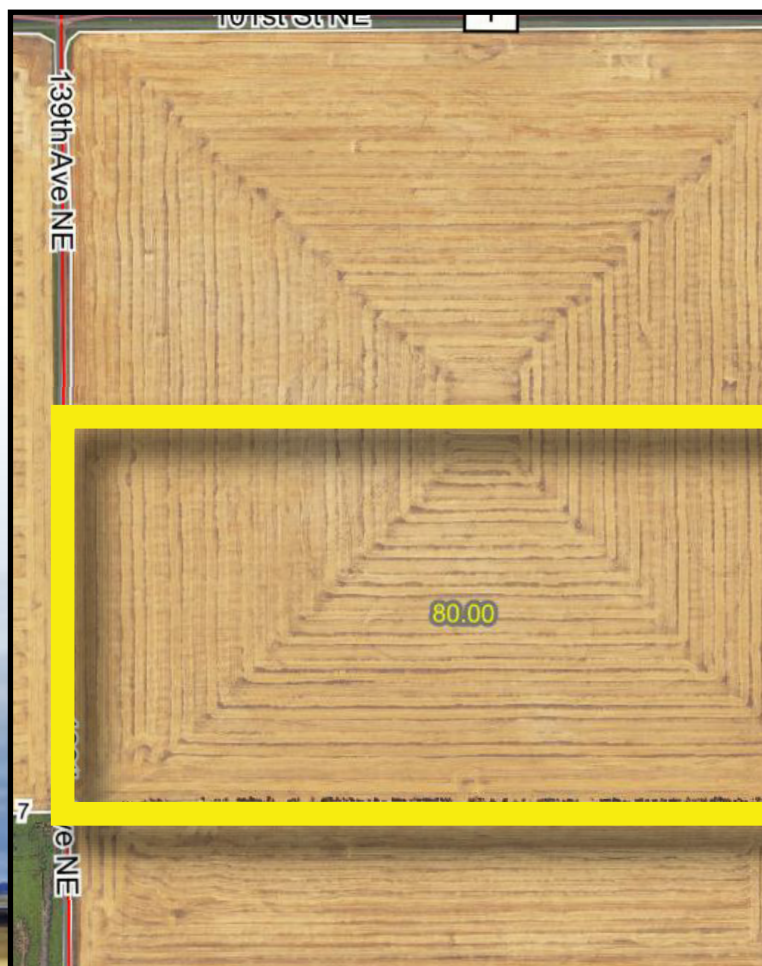
Crop	Base Acres	Yield
Wheat	81.14	68 bu.
Soybeans	20.25	30 bu.
Total Base Acres: 101.39		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
I376A	Colvin silty clay loam, 0 to 1 percent slopes	58.43	43.9%	IIw		68
I192A	Bearden silt loam, silty substratum, 0 to 2 percent slopes	45.84	34.4%	Ile		92
I581A	Gardena very fine sandy loam, 0 to 2 percent slopes	28.96	21.7%	Ile	Ile	95
Weighted Average						82.1

PARCEL 3

Acres: 80 +/-
Legal: S½NW¼ 8-162-54
Crop Acres: 77.98 +/-
Taxes (2022): \$1,688.92

This is highly productive cropland with an SPI of 92, all Class II soils; Glyndon Silt Loam and Bearden Silt Loam. It is available for 2024.



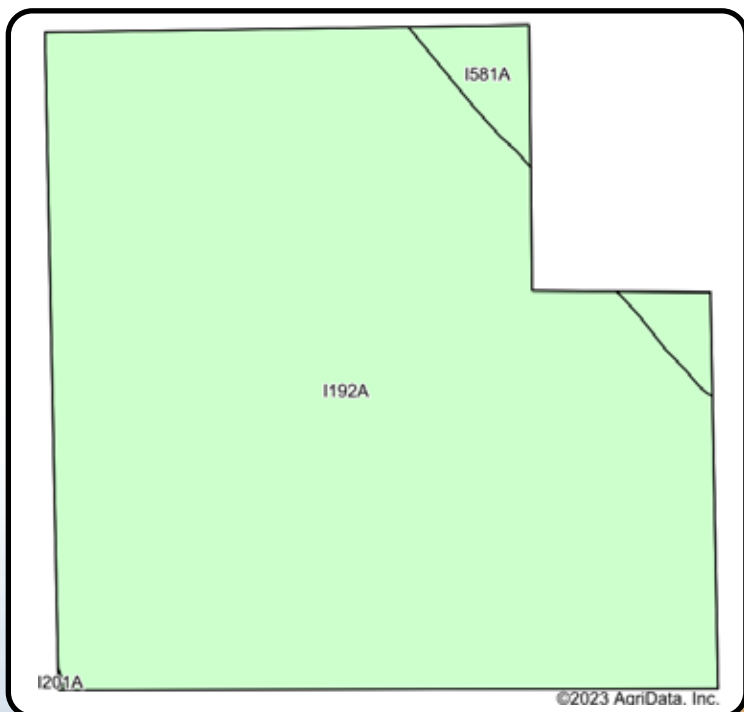
Crop	Base Acres	Yield
Wheat	47.48	68 bu.
Soybeans	11.85	30 bu.
Total Base Acres: 59.33		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I201A	Glyndon silt loam, 0 to 2 percent slopes	68.67	88.1%	Ile	92
I192A	Bearden silt loam, silty substratum, 0 to 2 percent slopes	9.31	11.9%	Ile	92
Weighted Average					92

PARCEL 4

Acres: 136.48 +/-
Legal: Part of the NE¼ 8-162-54
Crop Acres: 136.17 +/- (Estimate)
Taxes (2022): \$2,962.73

This is highly productive cropland with an SPI of 92.1, all Class II soils; Beardon Silt Loam and Gardena Fine Sandy Loam. It is available for 2024.

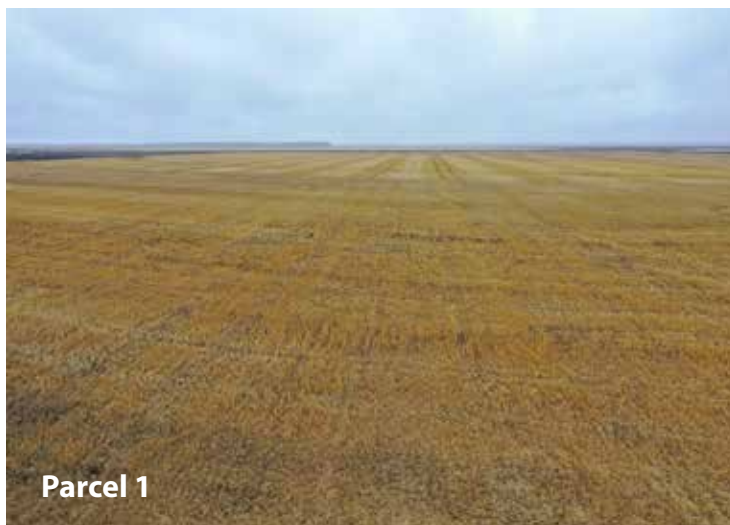


****INCLUDES ACREAGE NOT FOR SALE****

Crop	Base Acres	Yield
Wheat	88.08	68 bu.
Soybeans	21.98	30 bu.
Total Base Acres: 110.06		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
I192A	Bearden silt loam, silty substratum, 0 to 2 percent slopes	131.27	96.4%	Ile		92
I581A	Gardena very fine sandy loam, 0 to 2 percent slopes	4.90	3.6%	Ile	Ile	95
Weighted Average						92.1

PROPERTY PHOTOS



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 3/11/24. 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 March 11, 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 & Realty.

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.



Pifer's

LAND AUCTIONS



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