

1,511.5 +/- Acres • Ransom County, ND

LAND AUCTION

Thursday, January 25, 2024 – 11:00 a.m.

Location: Hilton Garden Inn (Lilac Room) • Fargo, ND



***OWNERS: Robert Ranes Residuary Trust
& Betty J Ranes Revocable Trust***



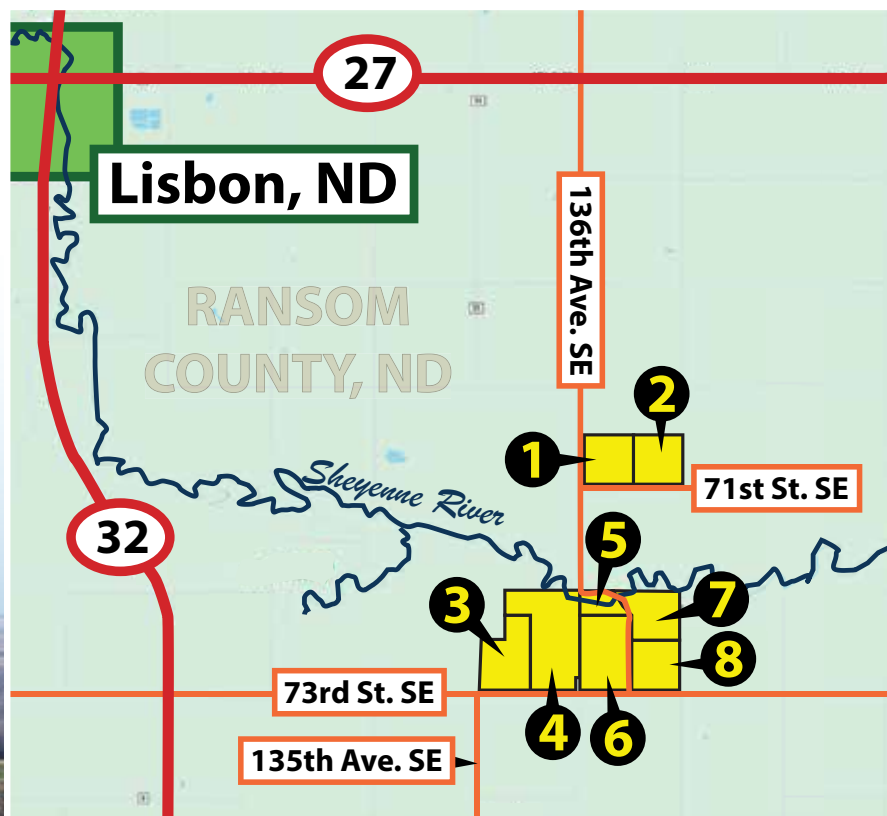
Pifer's
LAND AUCTIONS

877.700.4099
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PROPERTY INFORMATION

This auction features a diverse property in Ransom County, North Dakota. The land will be sold in eight parcels. Parcels one and two predominantly feature expansive cropland with excellent accessibility. The remaining parcels offer a captivating blend of high-quality cropland, productive pasture, and breathtaking views of the Sheyenne River. This land does not contain any US Fish & Wildlife easements and will be available to farm in 2024. All eight parcels offer an excellent prospect for those looking to enhance their farm ventures or diversify their investments, making this auction a noteworthy opportunity in the heart of North Dakota.

*****Final legal descriptions and acre amounts will be determined by survey after the sale.*****



DRIVING DIRECTIONS

From Lisbon, ND head south on ND Hwy. #32 for 5 miles. Then, head east on 73rd St. SE for 3 miles. The intersection of 135th Ave. SE and 73rd St. SE marks the SW corner of parcel 3. Continue east for 0.5 miles to reach the SE corner of parcel 4 and the SW corner of parcel 6. Continue another .5 miles west to 136th Ave. SE to reach the SW corner of parcel 8. Head north on 136th Ave. SE for 1 mile to reach the NE corner of parcel 5 and the NW corner of parcel 7. To reach parcel 1, continue north on 136th Ave. SE for 1 mile. The intersection of 71st St. SE and 136th Ave. SE marks the SW corner of parcel 1. Travel 0.5 miles east to reach parcel 2.

KEVIN PIFER

701.238.5810 | kpifer@pifers.com

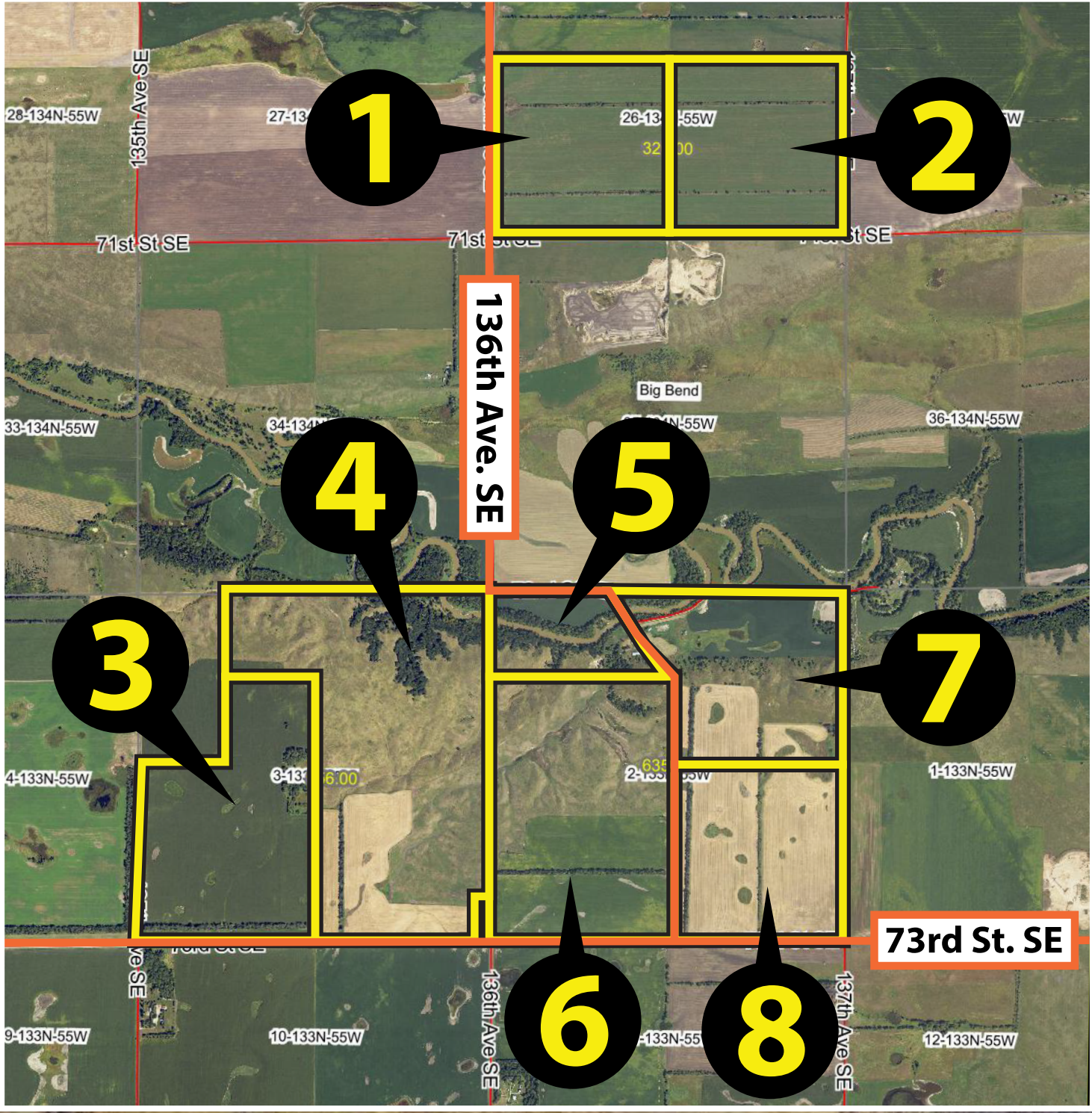
JACK PIFER

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LAND AUCTIONS

1506 29th Ave. S • Moorhead, MN 56560

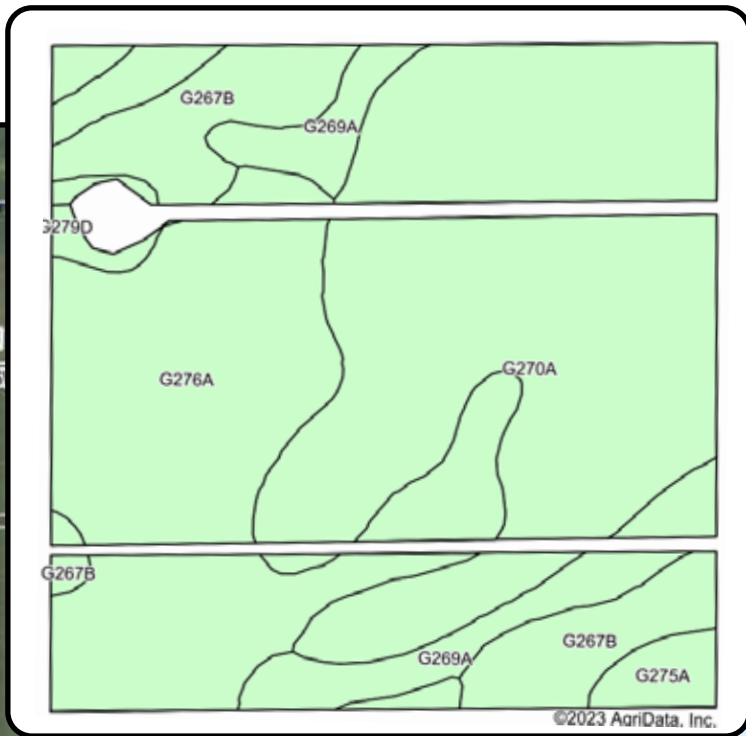
OVERALL PROPERTY



PARCEL 1

Acres: 160 +/-
Legal: SW¼ 26-134-55
Crop Acres: 150.99 +/-
Taxes (2023): \$935.99

This parcel is almost all cropland with excellent access from 136th Ave. SE. Seller shall reserve 50% of all mineral rights, including gravel and aggregates.



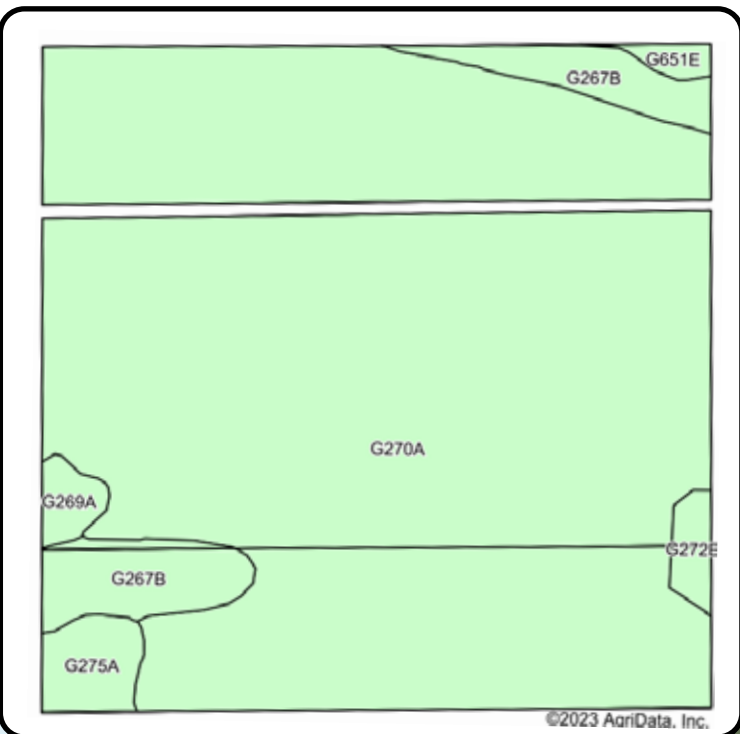
Crop	Base Acres	Yield
Wheat	48.3	42 bu.
Oats	0.4	52 bu.
Corn	51.3	71 bu.
Barley	12.7	46 bu.
Total Base Acres: 112.7		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G270A	Arvilla sandy loam, 0 to 2 percent slopes	66.83	44.3%	IIle	40
G276A	Renshaw-Sioux complex, 0 to 2 percent slopes	48.13	31.9%	IVs	42
G267B	Sioux-Renshaw complex, 0 to 6 percent slopes	17.21	11.4%	VIIs	29
G269A	Fordville-Renshaw loams, 0 to 2 percent slopes	14.43	9.6%	IIIs	54
G275A	Renshaw loam, 0 to 2 percent slopes	2.74	1.8%	IVs	44
G279D	Sioux-Renshaw cobbly loams, 6 to 15 percent slopes	1.65	1.1%	VIIIs	19
Weighted Average					40.6

PARCEL 2

Acres: 160 +/-
Legal: SE¼ 26-134-55
Crop Acres: 155.8 +/-
Taxes (2023): \$962.35

This parcel is almost all cropland and is a few minutes from Lisbon, ND. Seller shall reserve 50% of all mineral rights, including gravel and aggregates.



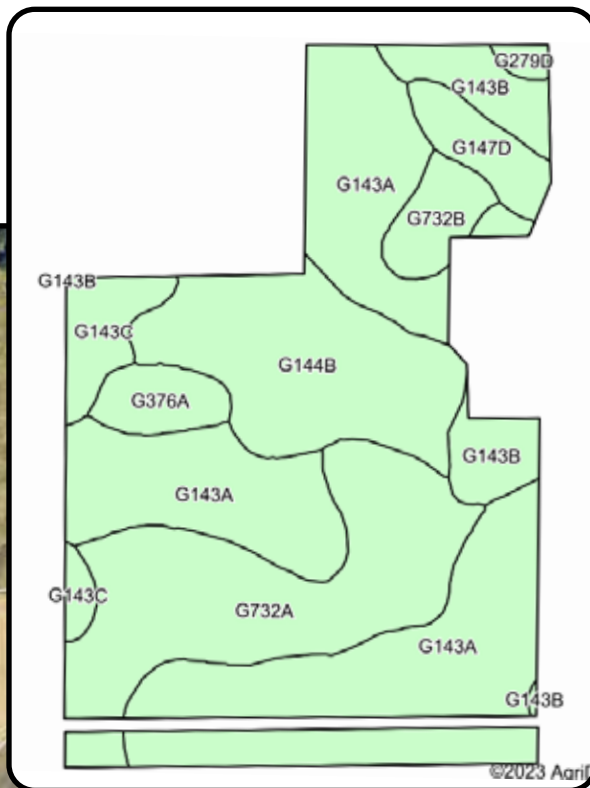
Crop	Base Acres	Yield
Wheat	50.7	42 bu.
Oats	0.5	52 bu.
Corn	62.9	71 bu.
Barley	17.3	46 bu.
Total Base Acres: 131.4		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G270A	Arvilla sandy loam, 0 to 2 percent slopes	139.21	89.4%	IIIe	40
G267B	Sioux-Renshaw complex, 0 to 6 percent slopes	9.46	6.1%	VIIs	29
G275A	Renshaw loam, 0 to 2 percent slopes	3.19	2.0%	IVs	44
G269A	Fordville-Renshaw loams, 0 to 2 percent slopes	1.56	1.0%	IIIs	54
G272B	Arvilla-Sioux complex, 2 to 6 percent slopes	1.52	1.0%	IIIe	36
G651E	Udarents loamy, abandoned gravel pits, 0 to 25 percent slopes	0.86	0.6%	VIIIIs	14
Weighted Average					39.4

PARCEL 3

Acres: 200 +/-
Legal: SW¼ & SE¼NW¼ 3-133-55
Crop Acres: 184.33 +/- (Estimate)
Taxes (2023): \$1,747.53 (Estimate)

This parcel features excellent cropland with a Soil Productivity Index (SPI) of 76.3. There is also an old building site on the east side of the property with mature trees.



PARCELS 3-8 COMBINED

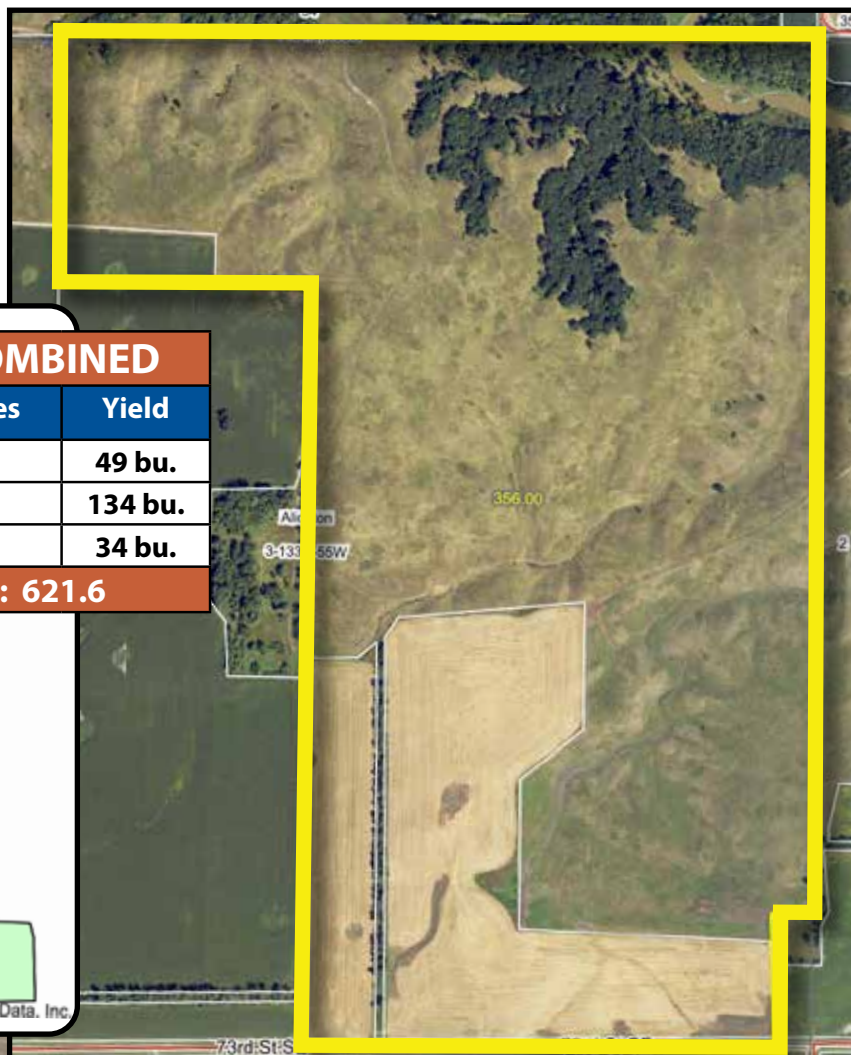
Crop	Base Acres	Yield
Wheat	143.47	49 bu.
Corn	220.79	134 bu.
Soybeans	257.34	34 bu.
Total Base Acres: 621.6		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	76.84	42.3%	IIc	85
G732A	Swenoda-Barnes fine sandy loams, 0 to 3 percent slopes	38.64	21.3%	IIIe	77
G144B	Barnes-Buse loams, 3 to 6 percent slopes	29.02	16.0%	IIIe	69
G143B	Barnes-Svea loams, 3 to 6 percent slopes	11.07	6.1%	Ile	75
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	7.77	4.3%	IVe	55
G147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	6.09	3.4%	VIe	46
G732B	Swenoda-Barnes complex, 3 to 6 percent slopes	5.64	3.1%	IIIe	74
G376A	Embden fine sandy loam, 0 to 2 percent slopes	5.43	3.0%	IIIe	69
G279D	Sioux-Renshaw cobbly loams, 6 to 15 percent slopes	1.11	0.6%	VIIIs	19
Weighted Average					76.3

PARCEL 4

Acres: 356 +/-
Legal: SE¼ Less 3.5 Acre School & Church, NE¼ & NE¼NW¼ 3-133-55
Crop Acres: 75.51 +/- (Estimate)
Pasture Acres: 261.33 +/- (Estimate)
Taxes (2023): \$1,705.23 (Estimate)

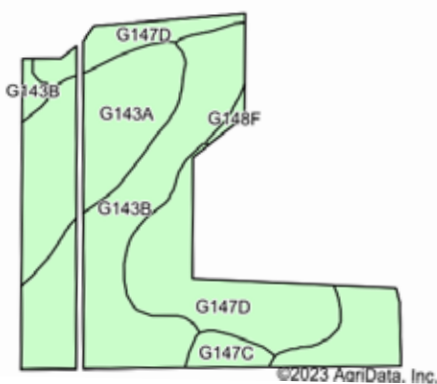
This parcel features quality cropland with an SPI of 69.3. The balance of the land features lush pastureland and wildlife habitat with the Sheyenne River running through the northeast corner of the property.



PARCELS 3-8 COMBINED

Crop	Base Acres	Yield
Wheat	143.47	49 bu.
Corn	220.79	134 bu.
Soybeans	257.34	34 bu.

Total Base Acres: 621.6

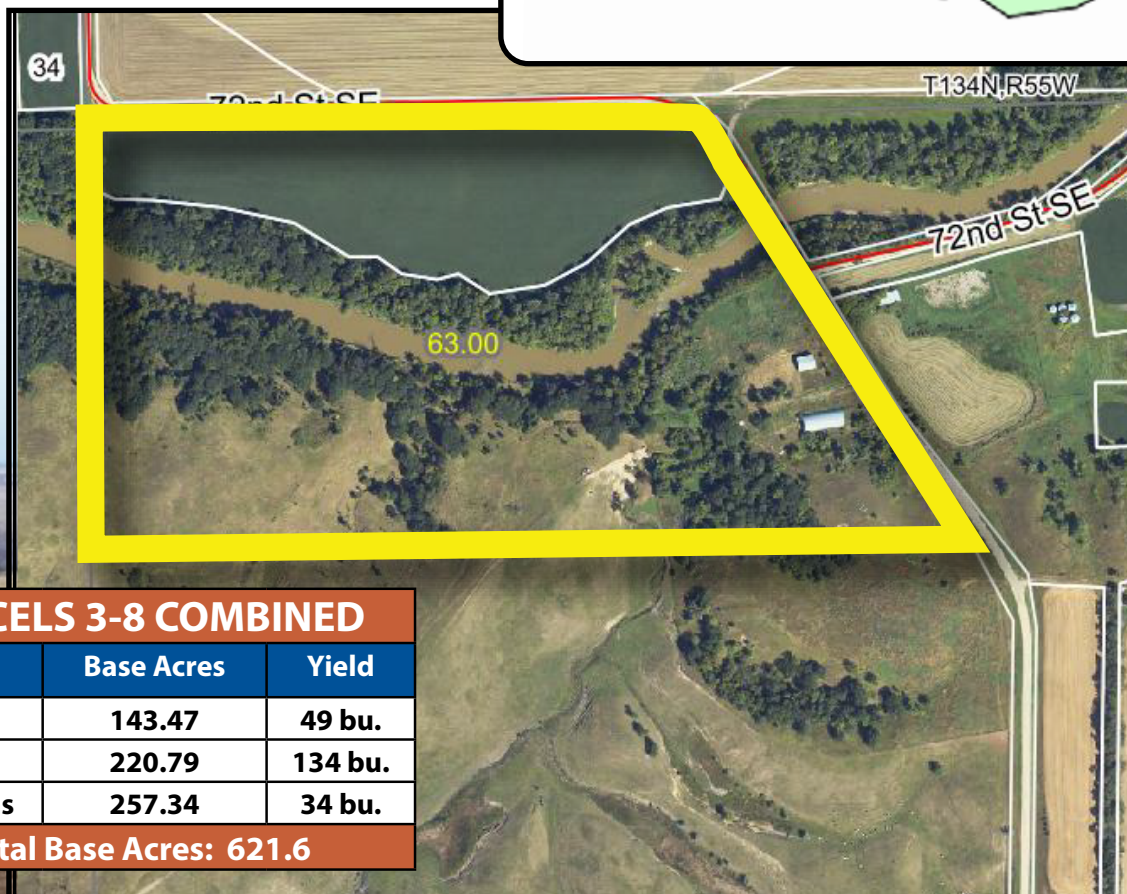
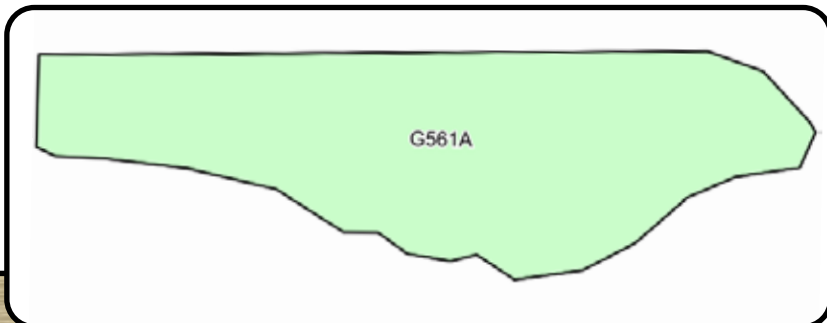


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	36.33	45.8%	Ile	75
G143A	Barnes-Svea loams, 0 to 3 percent slopes	19.97	25.2%	IIc	85
G147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	19.88	25.1%	VIe	46
G147C	Buse-Barnes-Darnen loams, 3 to 9 percent slopes	2.30	2.9%	IVe	60
G148F	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 35 percent slopes	0.49	0.6%	VIIe	34
G279D	Sioux-Renshaw cobbly loams, 6 to 15 percent slopes	0.31	0.4%	VIIIs	19
Weighted Average					69.3

PARCEL 5

Acres: 63 +/- (Estimate)
Legal: Part of N1½NW¼ 2-133-55
Crop Acres: 15.69 +/-
Recreational Acres: 40.67 +/- (Estimate)
Taxes (2023): \$509.26 (Estimate)

This parcel features a building site southeast of the Sheyenne River. There are mature trees and excellent wildlife habitat throughout the property. This picturesque piece of land also has 15.69 +/- crop acres on the north side of the river with an SPI of 84!



PARCELS 3-8 COMBINED

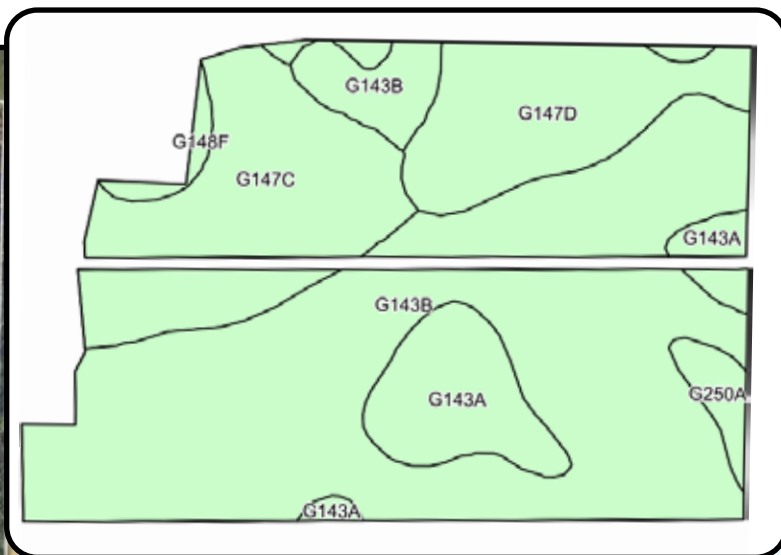
Crop	Base Acres	Yield
Wheat	143.47	49 bu.
Corn	220.79	134 bu.
Soybeans	257.34	34 bu.
Total Base Acres: 621.6		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G561A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	15.69	100.0%	IIc	84
Weighted Average					84

PARCEL 6

Acres: 239 +/- (Estimate)
Legal: SW¼ Less 0.5 Acre Church & S½NW¼ 2-133-55
Crop Acres: 102.05 +/- (Estimate)
Pasture Acres: 135.84 +/- (Estimate)
Taxes (2023): \$1,705.23 (Estimate)

This parcel has just over 100 +/- acres of cropland with an SPI of 68.7! The balance of the property features productive pastureland and quality wildlife habitat.



PARCELS 3-8 COMBINED

Crop	Base Acres	Yield
Wheat	143.47	49 bu.
Corn	220.79	134 bu.
Soybeans	257.34	34 bu.

Total Base Acres: 621.6

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	59.09	57.1%	Ile	75
G147C	Buse-Barnes-Darnen loams, 3 to 9 percent slopes	18.56	17.9%	IVe	60
G147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	12.61	12.2%	Vle	46
G143A	Barnes-Svea loams, 0 to 3 percent slopes	9.51	9.2%	IIc	85
G148F	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 35 percent slopes	1.84	1.8%	Vlle	34
G250A	Divide loam, 0 to 2 percent slopes	1.82	1.8%	IIIs	58
Weighted Average					68.7

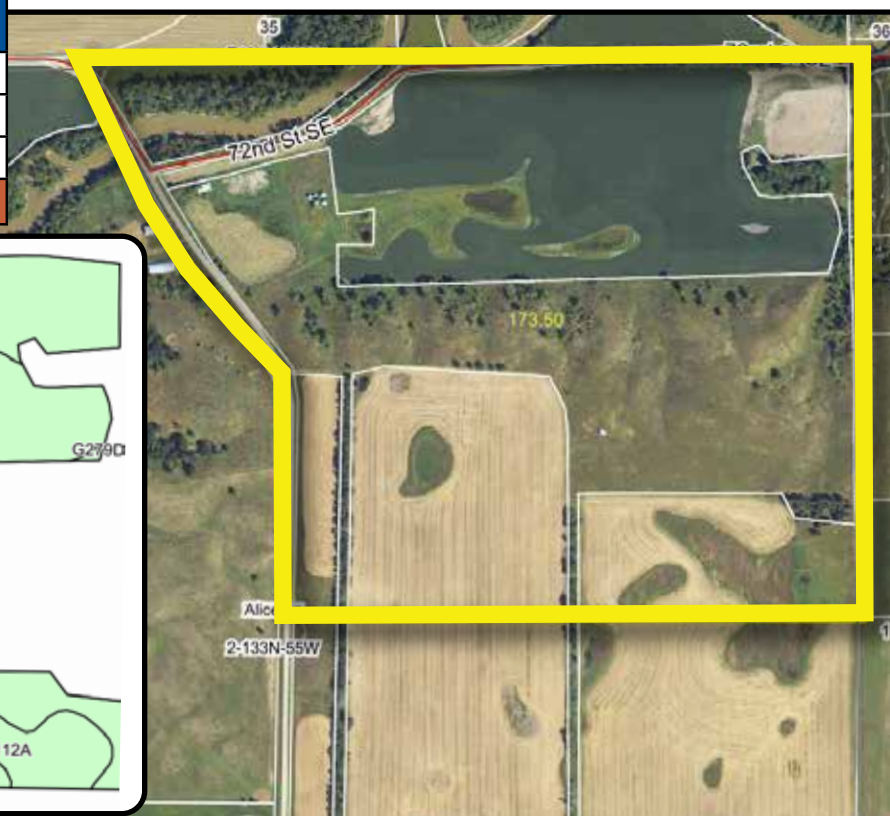
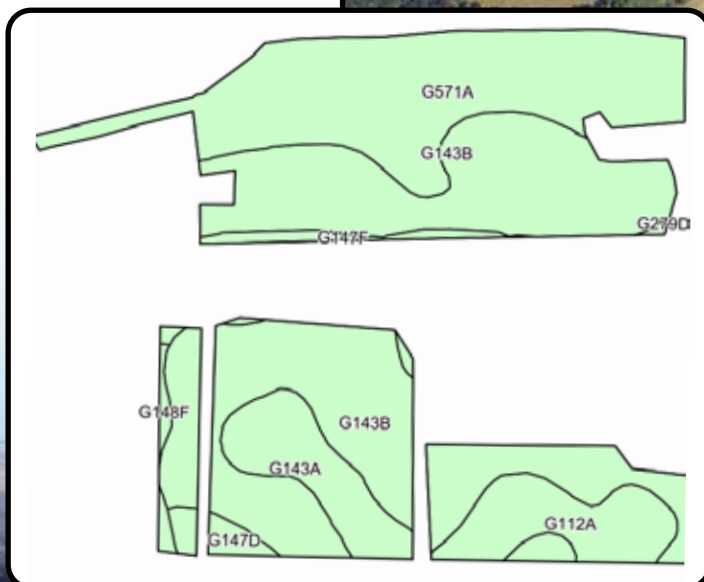
PARCEL 7

Acres: 173.5 +/- (Estimate)
Legal: NE¼ Less 4 Acre Road & Part of NE¼NW¼ 2-133-55
Crop Acres: 15.69 +/-
Pasture Acres: 70.08 +/- (Estimate)
Taxes (2023): \$1,131.14 (Estimate)

This parcel offers an ideal mix of cropland and scenic pasture/recreation acres with the Sheyenne River running through the northwest corner of the property. The cropland features an SPI of 77.7!

PARCELS 3-8 COMBINED

Crop	Base Acres	Yield
Wheat	143.47	49 bu.
Corn	220.79	134 bu.
Soybeans	257.34	34 bu.
Total Base Acres: 621.6		

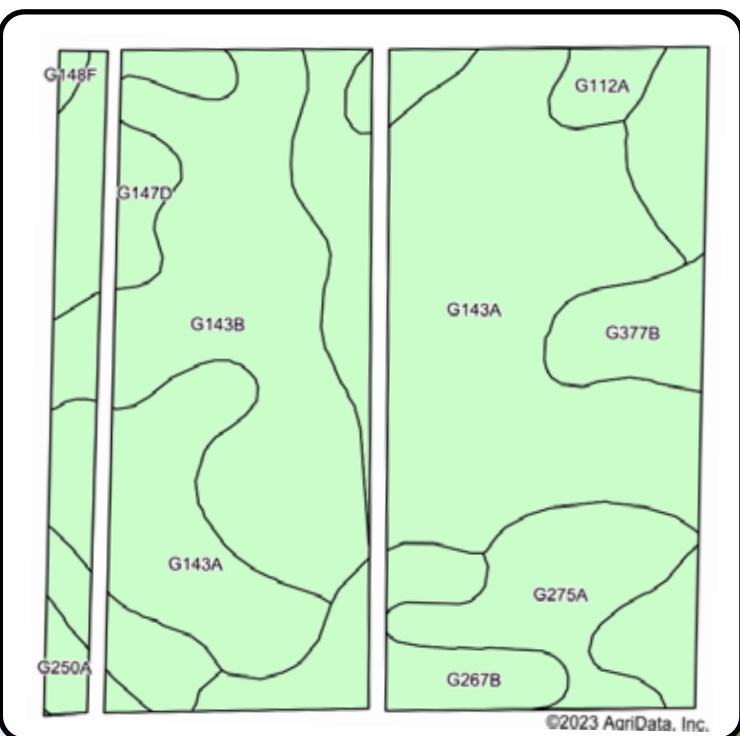


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	47.31	50.1%	Ile	75
G571A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	27.63	29.3%	IIc	92
G143A	Barnes-Svea loams, 0 to 3 percent slopes	7.75	8.2%	IIc	85
G112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	7.49	7.9%	IIw	58
G147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	1.74	1.8%	VIIe	33
G147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	1.57	1.7%	VIe	46
G148F	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 35 percent slopes	0.83	0.9%	VIIe	34
G279D	Sioux-Renshaw cobbly loams, 6 to 15 percent slopes	0.14	0.1%	VIIIs	19
Weighted Average					77.7

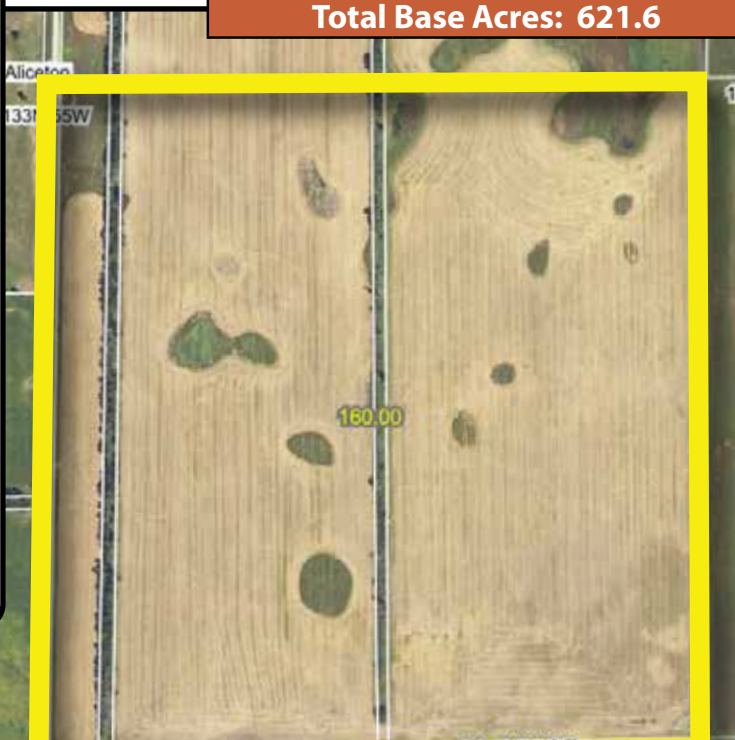
PARCEL 8

Acres: 160 +/-
Legal: SE¼ 2-133-55
Crop Acres: 151 +/- (Estimate)
Taxes (2023): \$1,452.86

This parcel is almost all cropland and boasts an SPI of 69.8!



PARCELS 3-8 COMBINED		
Crop	Base Acres	Yield
Wheat	143.47	49 bu.
Corn	220.79	134 bu.
Soybeans	257.34	34 bu.
Total Base Acres: 621.6		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	62.50	42.6%	IIc	85
G143B	Barnes-Svea loams, 3 to 6 percent slopes	39.53	26.9%	IIe	75
G267B	Sioux-Renshaw complex, 0 to 6 percent slopes	13.31	9.1%	VIIs	29
G275A	Renshaw loam, 0 to 2 percent slopes	11.21	7.6%	IVs	44
G147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	8.17	5.6%	VIe	46
G377B	Embsden-Egeland fine sandy loams, 2 to 6 percent slopes	5.52	3.8%	IIIe	63
G112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	4.38	3.0%	IIw	58
G250A	Divide loam, 0 to 2 percent slopes	1.78	1.2%	IIIs	58
G148F	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 35 percent slopes	0.43	0.3%	VIIe	34
Weighted Average					69.8

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 3/12/24. 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 12, 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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