

320 +/- Acres • Kidder County, ND

LAND AUCTION

Wednesday, February 7, 2024 – 11:00 a.m.

Location: Pifer's Auction Center of North America • Steele, ND

OWNER: Steve Fairchild



Pifer's
LAND AUCTIONS

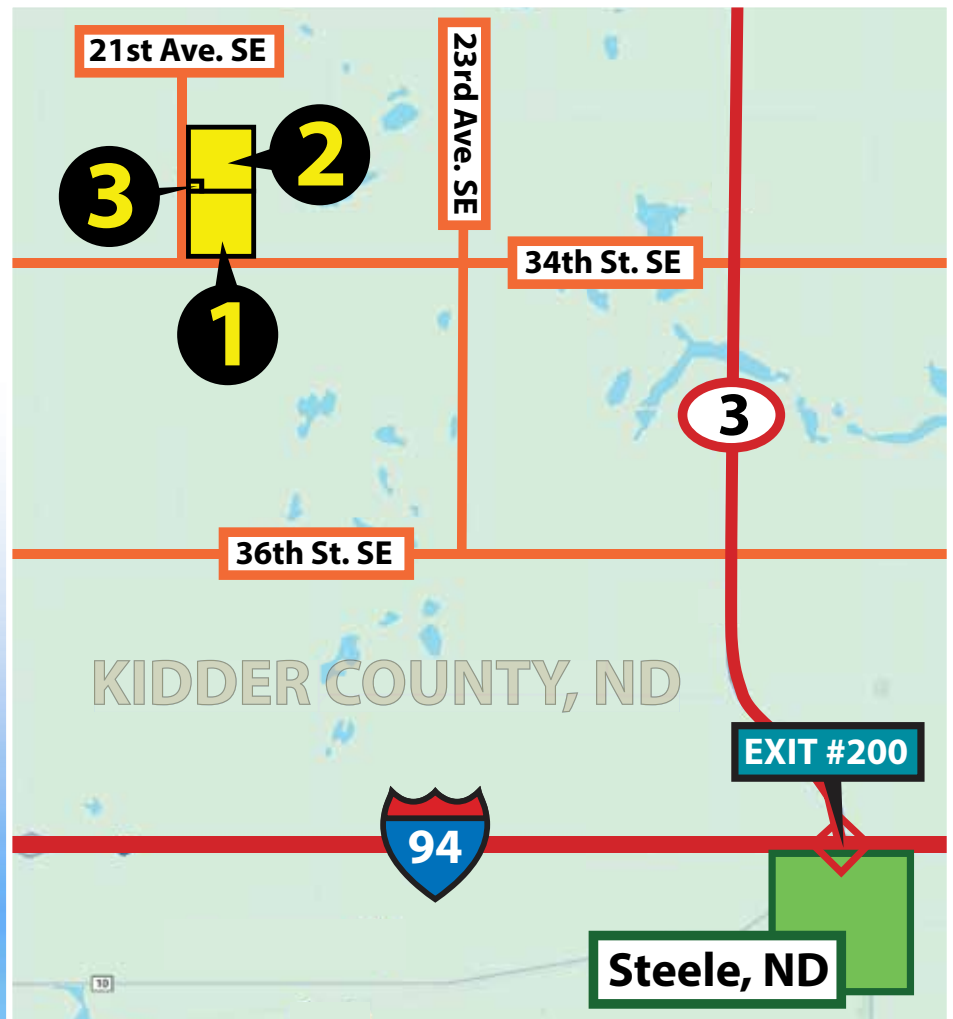
701.475.7653
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AUCTION NOTE

This is highly productive land with consistent soils in Excelsior Township near Steele, ND. Over 139 +/- acres of the land is Williams-Bowbells loam soil complex with a Soil Productivity Index (SPI) of 83 or more! Currently used for grazing and forage, this property could and should be converted into crop production. There is also a 5 +/- acre building site nestled in a private setting with a well and electricity. This will be a live auction with internet and phone bidding and is a must-see if you are looking to expand your farming operation or investment portfolio! There are no U.S. Fish and Wildlife easements in place on this property.

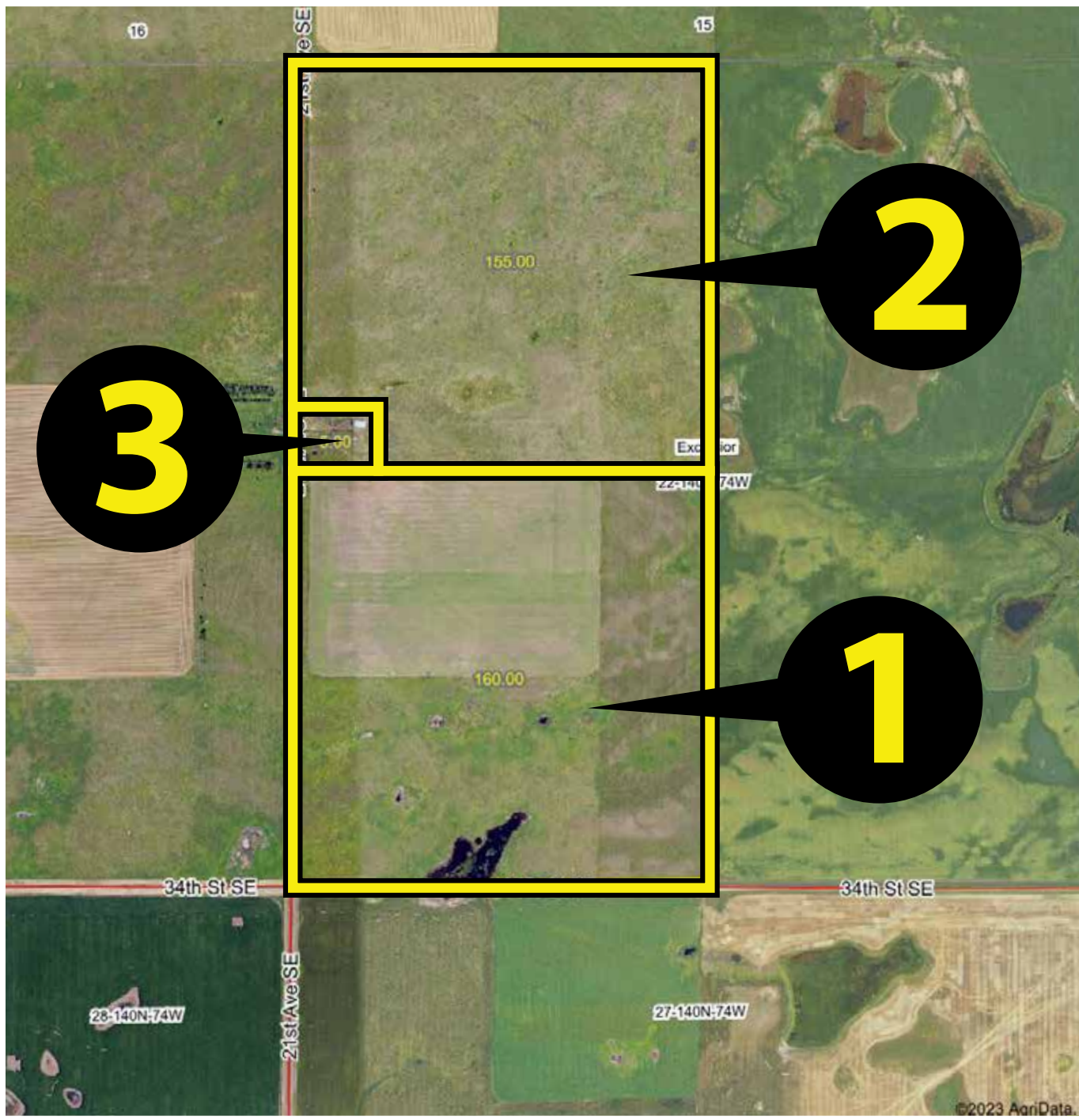
DRIVING DIRECTIONS

From Steele, ND, go 2 miles north on ND Hwy. #3 to 36th St. SE. Go 2 miles west on 36th St. SE to 23rd Ave. SE. Go 2 miles north on 23rd Ave. SE to 34th St. SE. Go 2 miles west on 34th St. SE to 21st Ave. SE. Go ½ mile north on 21 Ave. SE. Here you will be at parcel 3 and the northwest corner of parcel 1 and the southwest corner of parcel 2.



DARIN PETERSON
701.220.5396 | darin@pifers.com

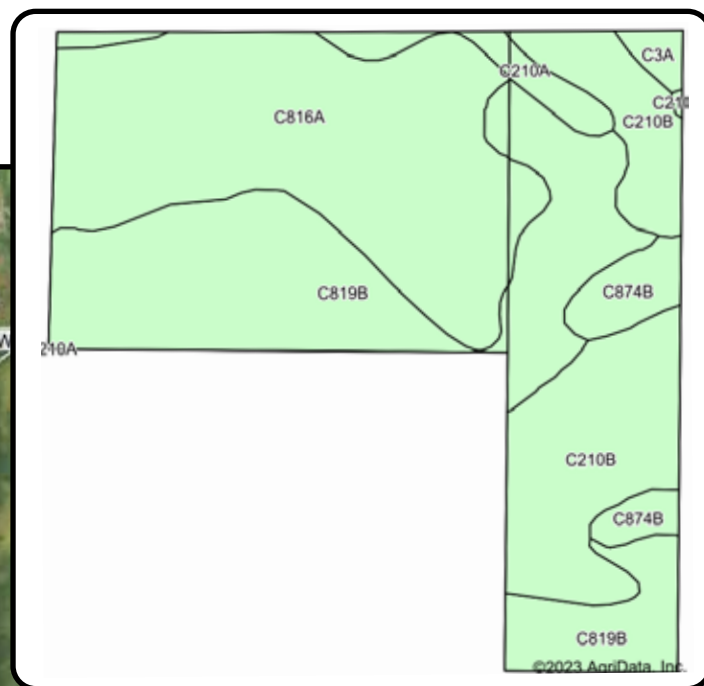
OVERALL PROPERTY



PARCEL 1

Acres: 160 +/-
Legal: SW¼ 22-140-74
FSA Crop Acres: 98.44 +/-
Pasture Acres: 62.37 +/-
Taxes (2022): \$599.38

This is parcels features 55.91 +/- acres of productive cropland, and is available to farm in 2024.



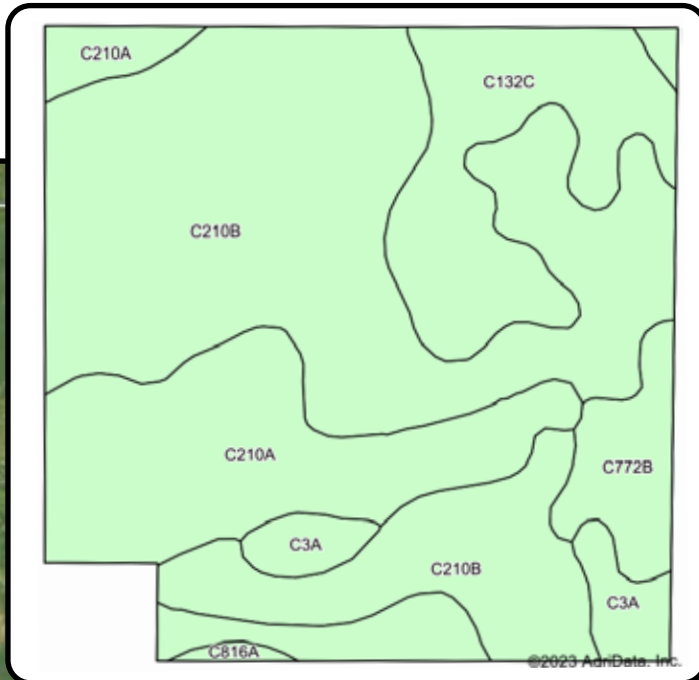
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C816A	Lehr loam, 0 to 2 percent slopes	35.80	36.4%	III s	47
C819B	Lehr-Wabek loams, 2 to 6 percent slopes	34.46	35.0%	IIl e	41
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	19.53	19.8%	I l e	83
C874B	Wabek-Appam complex, 2 to 6 percent slopes	4.29	4.4%	VI s	32
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	3.35	3.4%	II c	86
C3A	Parnell silty clay loam, 0 to 1 percent slopes	1.01	1.0%	Vw	20
Weighted Average					52.4

PARCEL 2

Acres: 155 +/-
Legal: NW¼ Less 5 Acres 22-140-74
Pasture Acres: 153.35 +/-
Taxes (2022): \$299.15 (Combined with Parcel 3)

This is highly productive land with an SPI of 77.4 that is currently used for livestock grazing but could be converted into cropland and is available to farm in 2024.

****Property lines are not exact and are subject to change with a survey.****



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	81.89	54.1%	Ile	83
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	34.86	23.0%	IIc	86
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	20.76	13.7%	IIIe	61
C772B	Williams-Noonan loams, 0 to 6 percent slopes	7.33	4.8%	Ile	68
C3A	Parnell silty clay loam, 0 to 1 percent slopes	5.84	3.9%	Vw	20
C816A	Lehr loam, 0 to 2 percent slopes	0.64	0.4%	IIIs	47
Weighted Average					77.4

PARCEL 3

Acres: 5 +/-
Legal: 5 +/- Acres within SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ 22-140-74
Taxes (2022): \$299.15 (Combined with Parcel 3)

This 5 +/- acre parcel consists of several outbuildings, a well and electricity. Nestled in a private setting, this would be a great location to build your dream home. This parcel will be surveyed in the event there are two different purchasers for parcels 2 and 3. Survey to be paid by seller.

*****Property lines are not exact and are subject to change with a survey.*****



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 3/25/24. 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 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 & 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.

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