

566.16 +/- Acres • Stutsman County, ND

LAND AUCTION

Wednesday, February 7, 2024 – 3:00 p.m.

Location: Gladstone Inn & Suites • Jamestown, ND



OWNERS: Diane Glumich & Mark Buchholtz

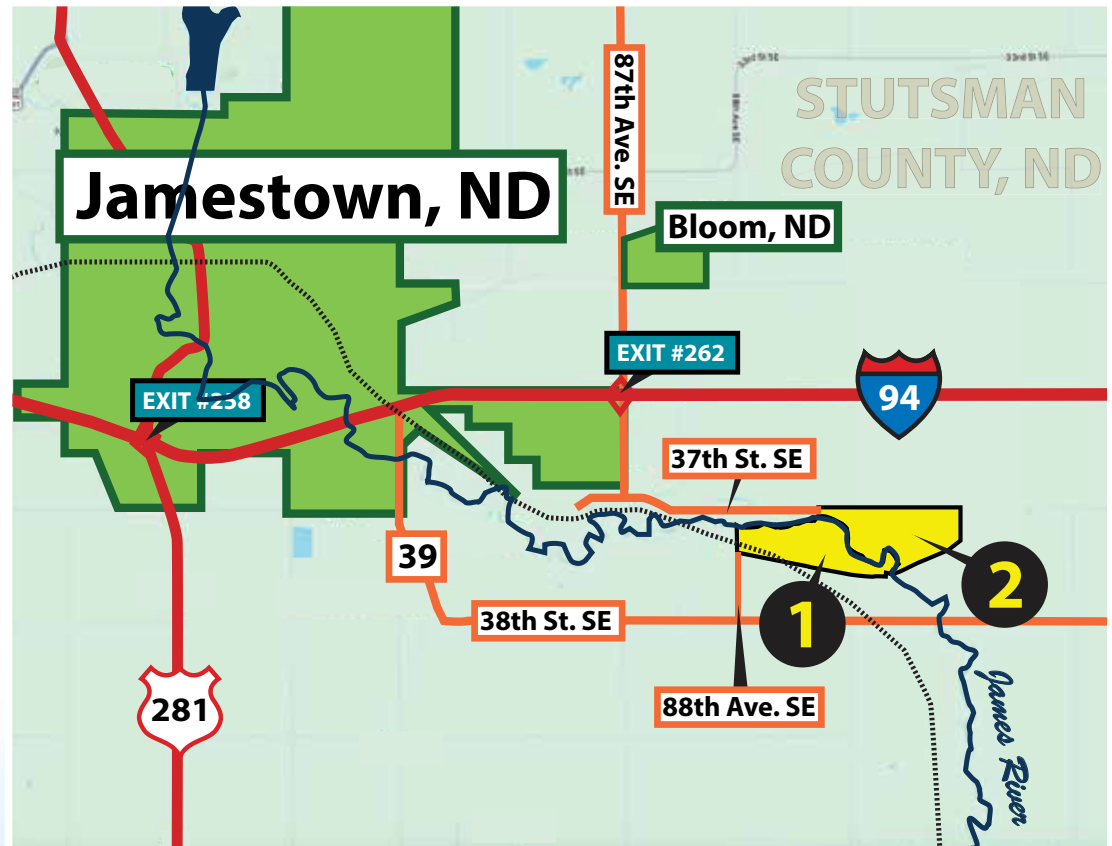


Pifer's
LAND AUCTIONS

877.700.4099
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AUCTION NOTE

Don't miss the extraordinary opportunity to acquire up to 566.16 +/- acres of land situated in a sought-after location southeast of Jamestown, ND. This property is offered in three parcels, with two parcels primarily consisting of cropland and one featuring predominantly pastureland. Each parcel boasts captivating views, aesthetic appeal, and picturesque vistas. This will be a live auction with Internet and phone bidding. This cropland is available in 2024.



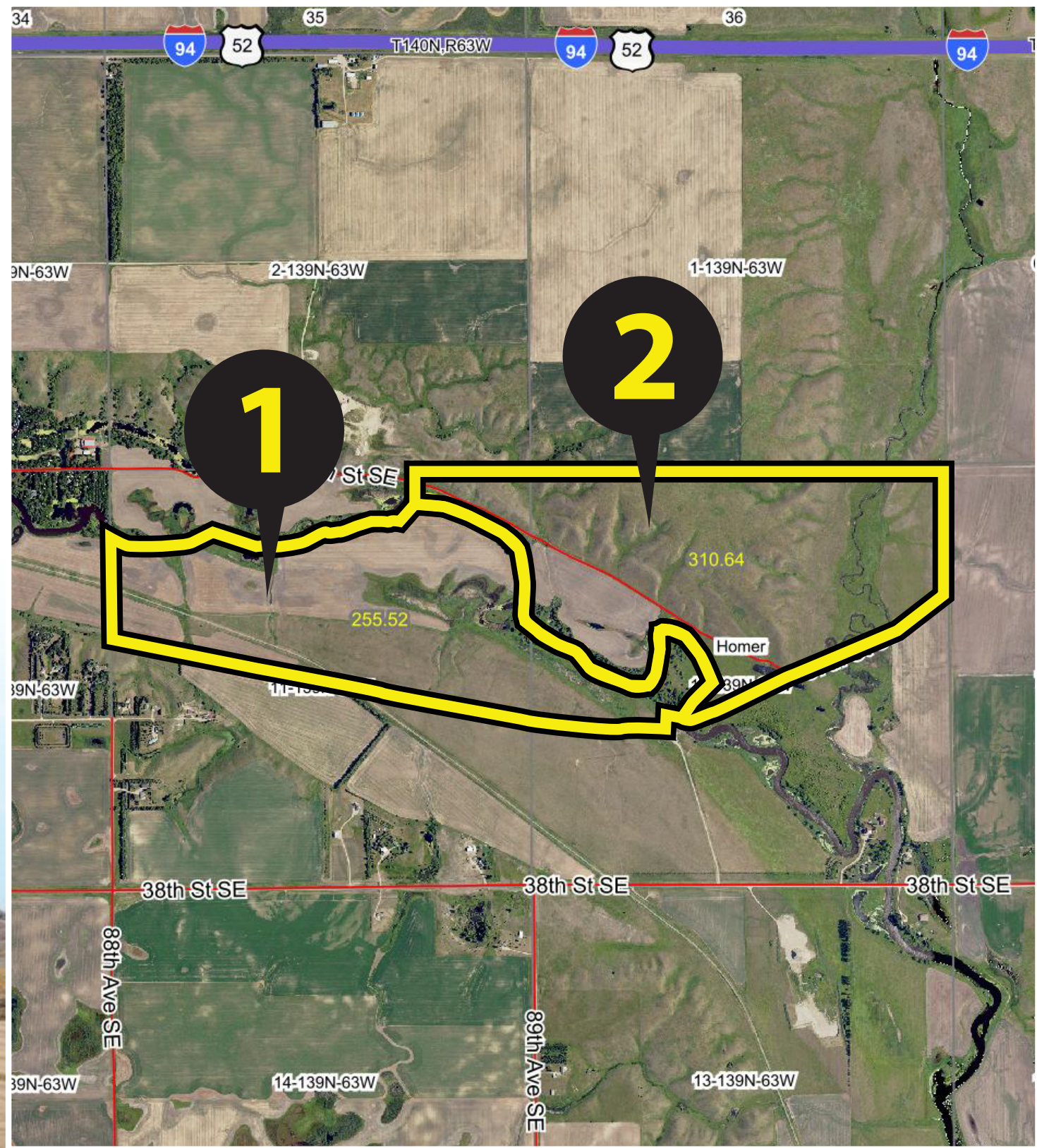
DRIVING DIRECTIONS

Parcel 1: From Jamestown, ND go south 2 miles on County Rd. #39. Proceed and follow the curve east for another 2.5 miles. Go north on 88th Ave. SE for 0.75 miles.

Parcel 2: From Exit #262 east of Jamestown, ND, go south 1 mile and east 3 miles on 37th St. SE to the pasture gate.

STEVE LINK
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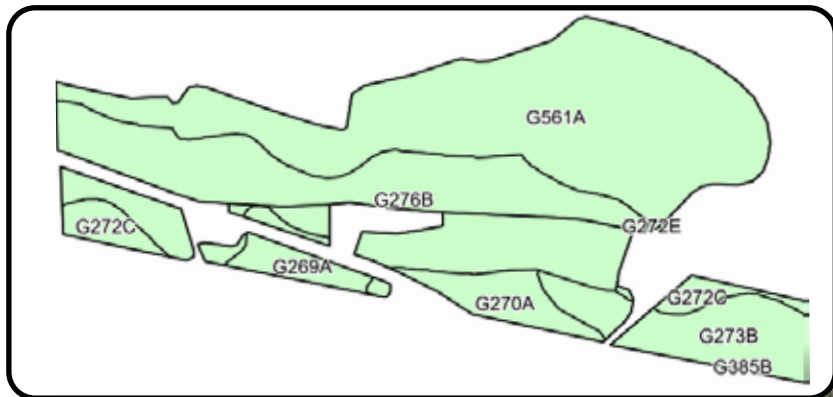
OVERALL PROPERTY



PARCEL 1

Acres: 255.52 +/-
Legal: The land between the south rail line and the James River in sections 11 & 12-139-63 (TBD by Survey)
Crop Acres: 170.69 +/-
Pasture Acres: 34.56 +/-
Taxes (2023): TBD

Encompassing both cropland and an expansive stretch of James River frontage, this parcel offers a delightful blend of agricultural productivity and natural habitat. With its breathtaking vistas, the property provides a picturesque landscape, complemented by remote access, making it a truly unique and appealing opportunity.

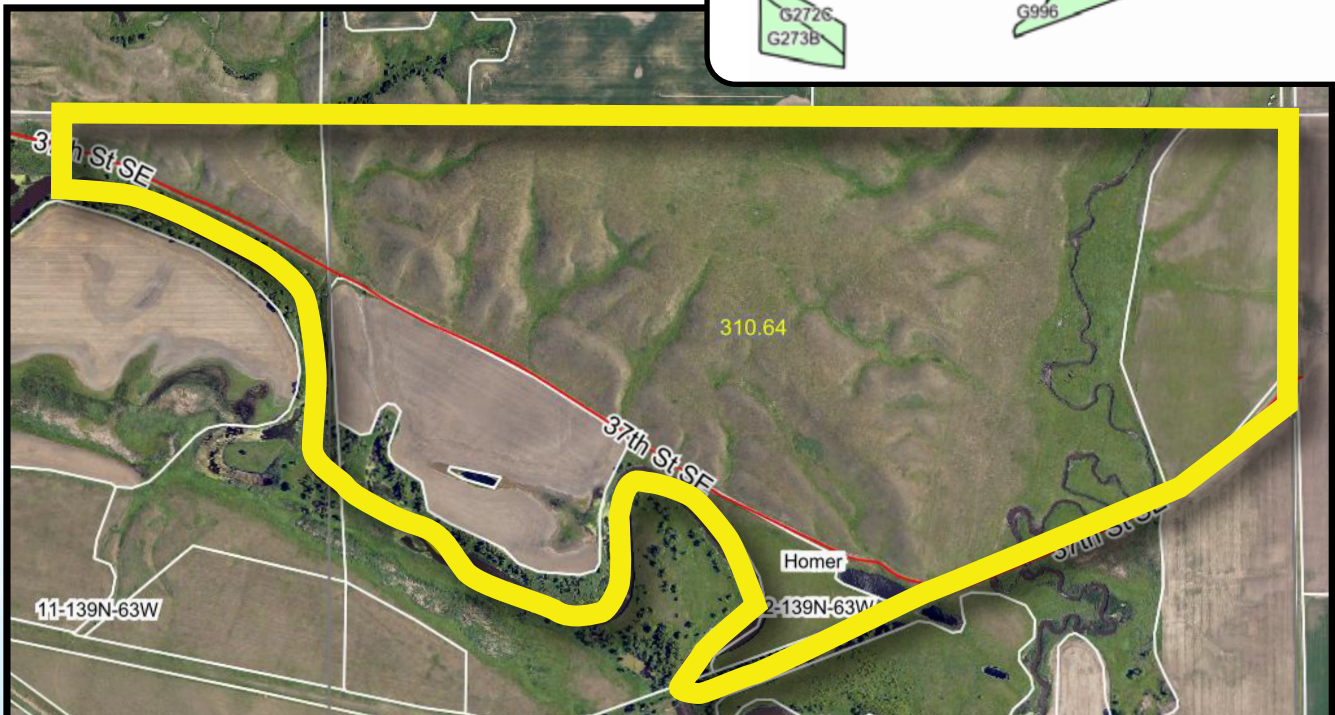
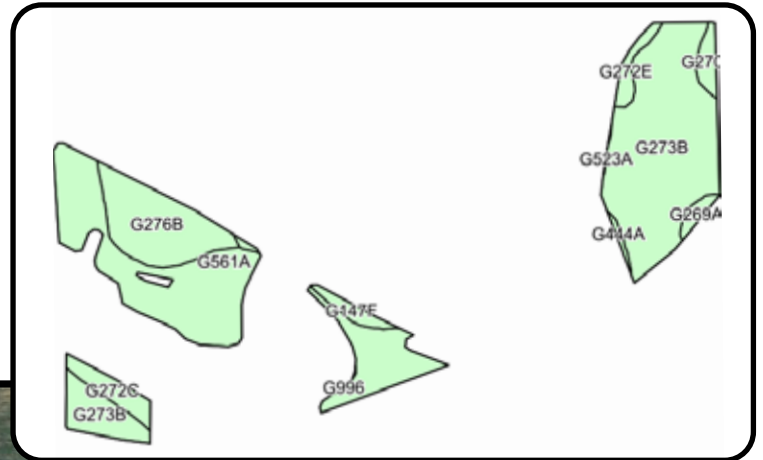


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G561A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	74.14	43.4%	IIc	84
G276B	Renshaw-Sioux complex, 2 to 6 percent slopes	59.31	34.7%	IVs	40
G273B	Sioux-Arvilla complex, 2 to 6 percent slopes	16.46	9.6%	VIIs	29
G270A	Arvilla sandy loam, 0 to 2 percent slopes	7.95	4.7%	IIIe	40
G272C	Sioux-Arvilla-Renshaw complex, 6 to 9 percent slopes	6.63	3.9%	VIIs	26
G269A	Fordville-Renshaw loams, 0 to 2 percent slopes	5.55	3.3%	IIIs	54
G385B	Maddock loamy fine sand, 0 to 6 percent slopes	0.33	0.2%	IVe	46
G272E	Sioux-Arvilla-Renshaw complex, 9 to 25 percent slopes	0.32	0.2%	VIIs	18
Weighted Average					57.9

PARCEL 2

Acres: 310.64 +/-
Legal: The land north of the James River and old rail line to the north and east section lines and west to the pasture gate in 11 & 12-139-63 (TBD by Survey)
Crop Acres: 80.49 +/-
Pasture Acres: 237.45 +/-
Taxes (2023): TBD

This parcel includes extensive pastureland with excellent freshwater and good fencing, great habitat and 80.49 +/- crop acres. Extensive frontage of the James River, along with the lush grassy hillsides with breathtaking vistas of the river valley. Undoubtedly, this is a unique and unparalleled piece of real estate.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G273B	Sioux-Arvilla complex, 2 to 6 percent slopes	33.04	41.0%	VIIs	29
G561A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	27.48	34.1%	IIc	84
G276B	Renshaw-Sioux complex, 2 to 6 percent slopes	11.12	13.8%	IVs	40
G272C	Sioux-Arvilla-Renshaw complex, 6 to 9 percent slopes	2.75	3.4%	VIIs	26
G147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	1.63	2.0%	VIIe	33
G270A	Arvilla sandy loam, 0 to 2 percent slopes	1.58	2.0%	IIIe	40
G272E	Sioux-Arvilla-Renshaw complex, 9 to 25 percent slopes	1.57	2.0%	VIIs	18
G269A	Fordville-Renshaw loams, 0 to 2 percent slopes	0.95	1.2%	IIIs	54
G444A	Seelyeville mucky peat, 0 to 9 percent slopes	0.37	0.5%	Vw	13
Weighted Average					49.5

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 3/4/24. 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 4, 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

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