

1,280.78 +/- Acres • Williams County, ND

LAND AUCTION

Thursday, March 7, 2024 – 1:00 p.m. (CT)

Location: The Grand Williston Hotel & Conference Center • Williston, ND

OWNER: Jorgenson Farm Land Trust



Pifer's
LAND AUCTIONS

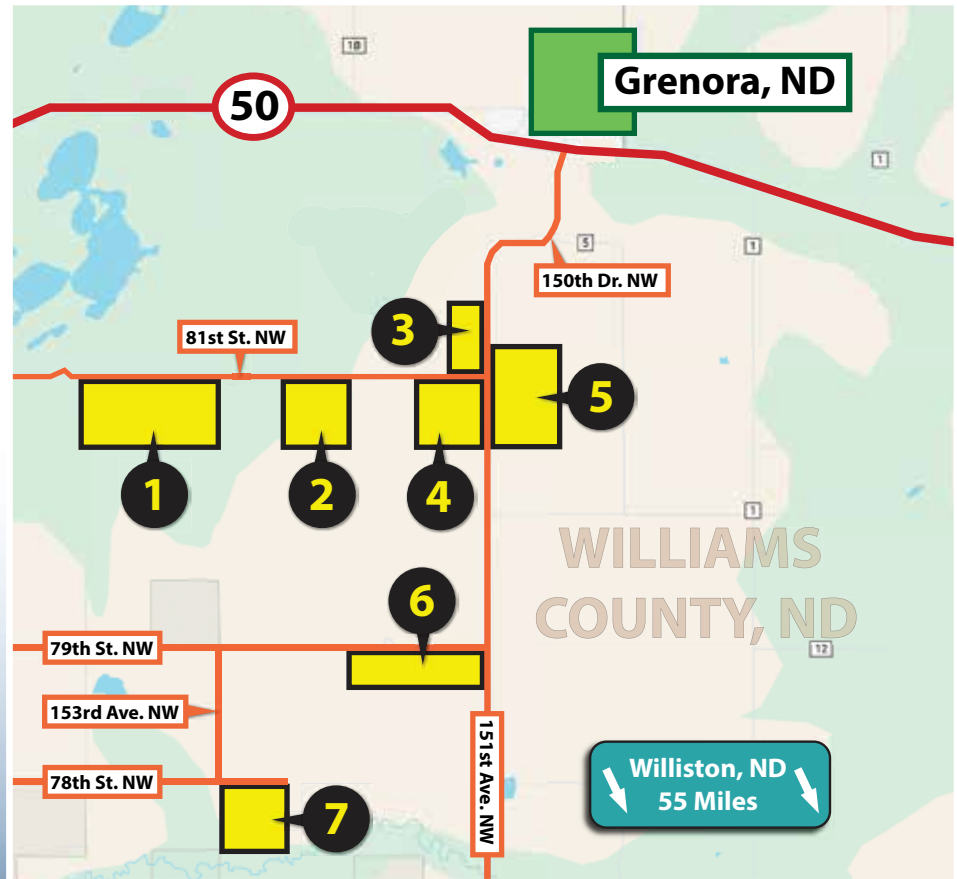
701.523.7366
www.pifers.com

AUCTION NOTE

This exceptional property in Grenora and Climax Townships, near the ND/MT border, boasts diversity offering something for everyone. The Jorgenson Family land encompasses fertile cropland, lush hayland, and a haven for waterfowl hunting enthusiasts. With easy access from the paved 151st Ave. county road, the property spans over 1,280 +/- acres, boasting productive soils across 1,100 +/- acres of cropland. The property is subject to 2024 landlord/tenant lease. This will be a live auction with online bidding available.

DRIVING DIRECTIONS

From Grenora, ND, drive south on 150th Dr. NW and continue on the black top as it winds west and then south again and becomes 151st Ave. NW. Follow this road for 2 total miles to 81st St. NW. Parcels 3, 4, and 5 surround this intersection. Parcels 1 and 2 are one and two miles west along 81st St. NW. Parcel 6 is 2 miles farther south on 151st Ave. NW. From parcel 6, go west on 79th St. NW for 2 miles to 153rd Ave. NW. Go south on 153rd Ave. NW for 1 mile and this will put you at parcel 7.



ANDY MRNAK

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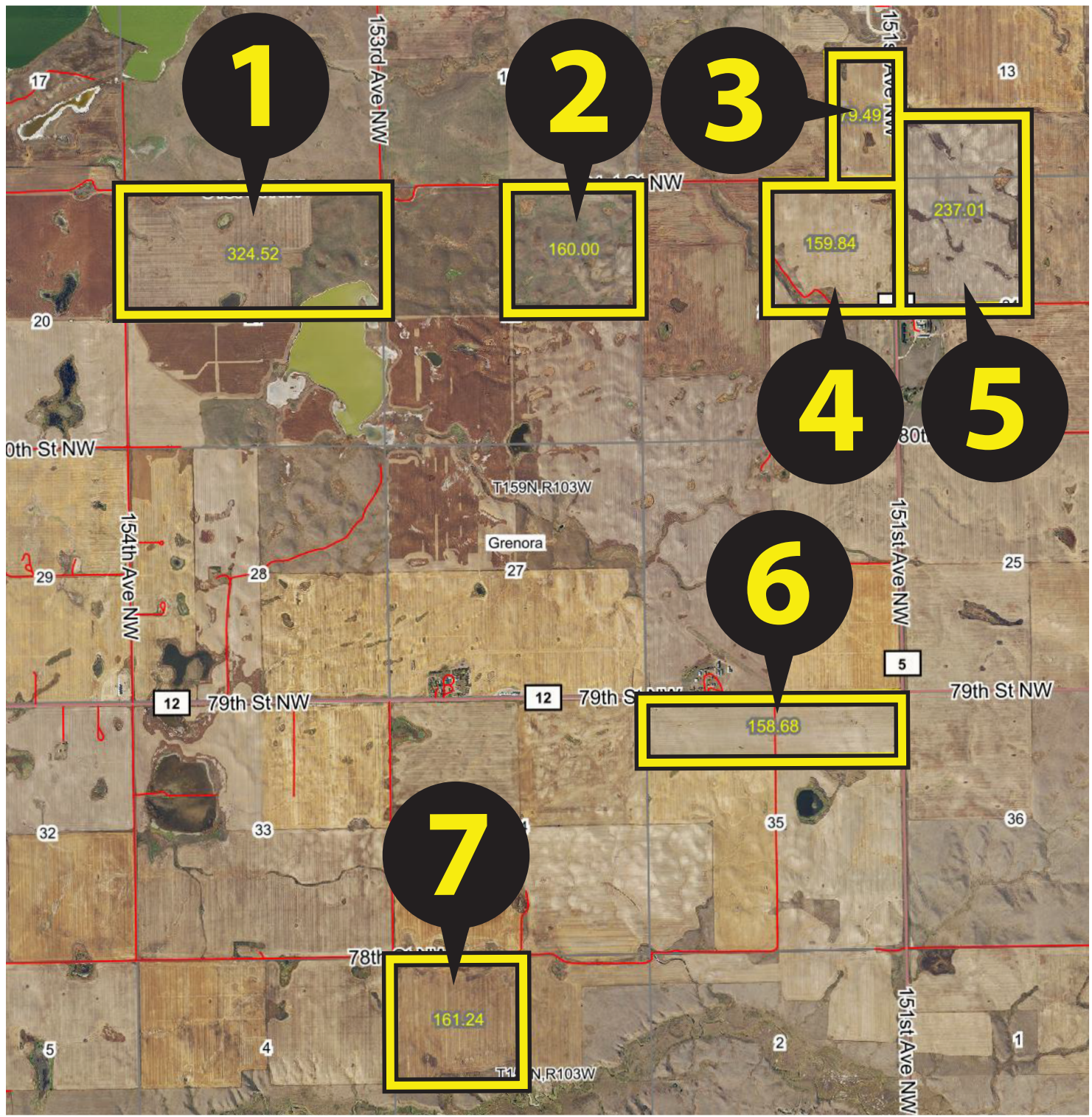
JIM SABE

701.523.6283 | jsabe@pifers.com

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709 12th St. NE • Bowman, ND 58623

OVERALL PROPERTY

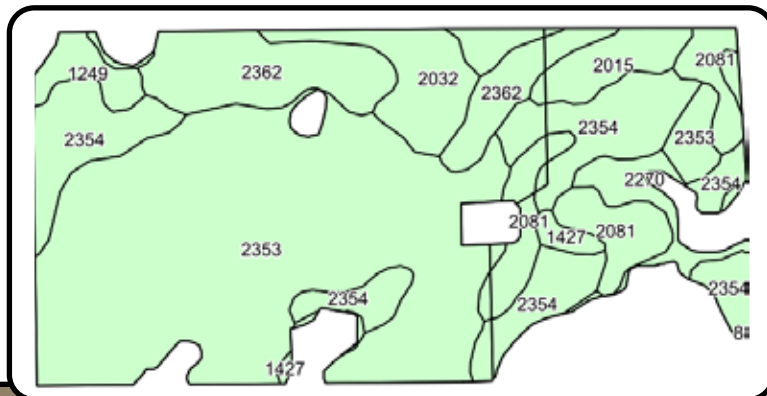


PARCEL 1

Acres: 324.52 +/-
Legal: N½ 21-159-103
Crop Acres: 274.04 +/-
Taxes (2022): \$1,100.50

Parcel 1 is a remarkably diverse and highly productive half section of cropland and hayland. Over 200 +/- acres are currently farmed for small grain production while 70 +/- acres of hayland borders the large watershed along the southeast side of the parcel offering exceptional large game and waterfowl habitat.

Crop	Base Acres	Yield
Wheat	89.43	34 bu.
Dry Peas	55.68	2,121 lbs.
Total Base Acres: 145.11		

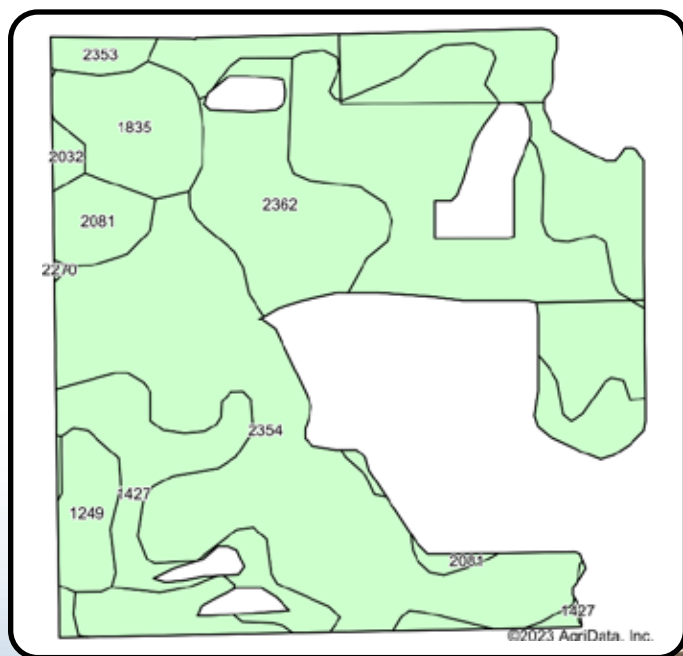


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
2353	Livona fine sandy loam, 0 to 6 percent slopes	131.53	48.0%	IIle		68
2354	Livona-Zahl complex, 6 to 9 percent slopes	50.29	18.4%	IVe		52
2362	Wabek sandy loam, 6 to 25 percent slopes	29.65	10.8%	Vlls		17
2081	Zahill-Vida loams, 4 to 15 percent slopes	20.60	7.5%	IVe		35
2032	Vida-Zahill loams, 2 to 8 percent slopes	13.70	5.0%	IIle	IIle	57
2015	Williams-Bowbells loams, 3 to 6 percent slopes	11.71	4.3%	Ile		85
2270	Harriet and Stirum soils, 0 to 2 percent slopes	7.49	2.7%	VIIs		26
1249	Appam sandy loam, 0 to 6 percent slopes	5.62	2.1%	IIle		41
1427	Dimmick clay, 0 to 1 percent slopes	3.45	1.3%	Vw	Vw	34
Weighted Average						55.1

PARCEL 2

Acres: 160 +/-
Legal: NE¼ 22-159-103
Crop Acres: 116.26 +/-
Pasture Acres: 39.11 +/-
Taxes (2022): \$469.44

Primarily used as hayland, this productive quarter offers good access, good soil productivity, and a slight rolling terrain.



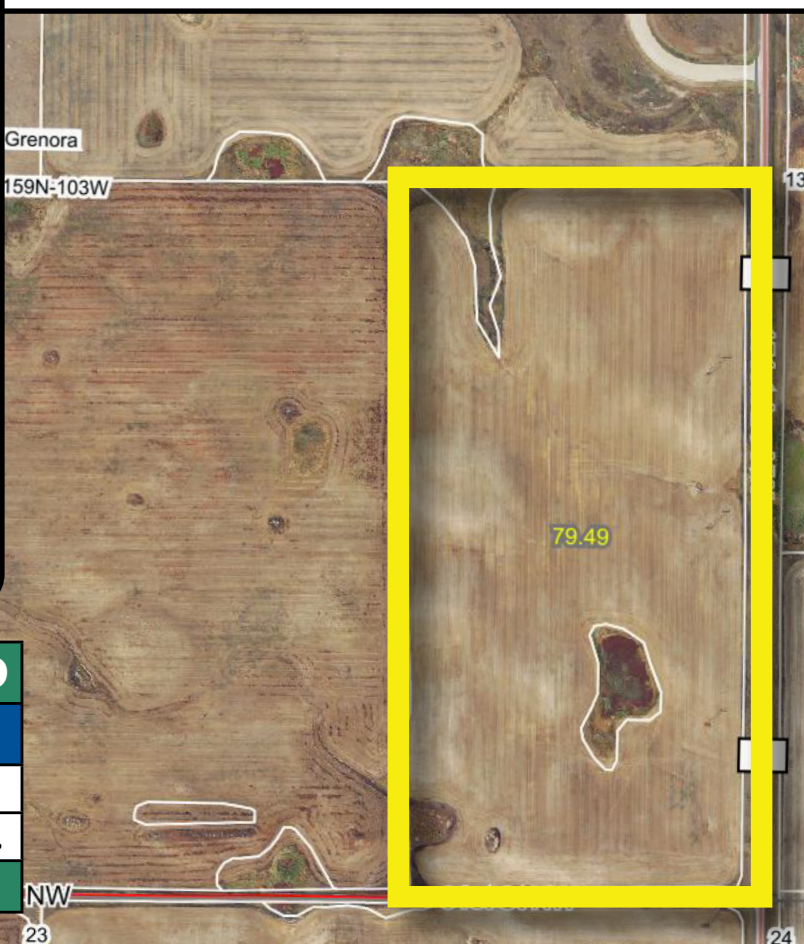
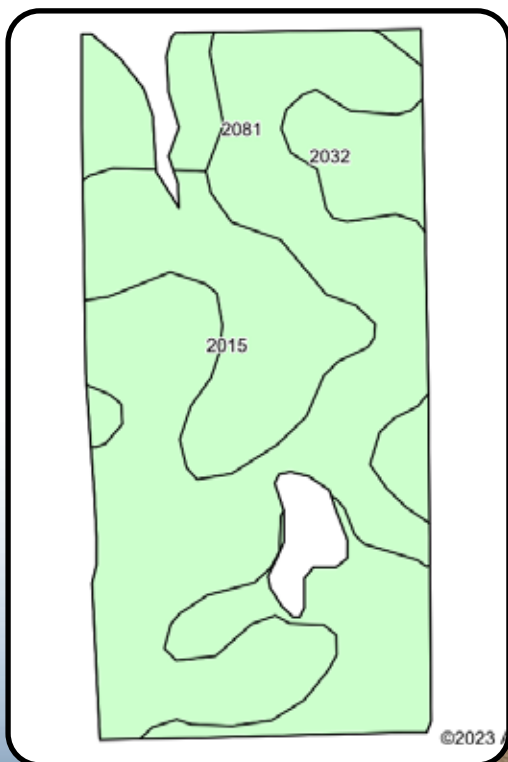
Crop	Base Acres	Yield
Wheat	9.47	31 bu.
Dry Peas	3.37	1,814 lbs.
Total Base Acres: 12.84		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
2354	Livona-Zahl complex, 6 to 9 percent slopes	62.11	53.4%	IVe		52
2081	Zahill-Vida loams, 4 to 15 percent slopes	20.06	17.3%	IVe		35
2362	Wabek sandy loam, 6 to 25 percent slopes	11.71	10.1%	Vlls		17
1427	Dimmick clay, 0 to 1 percent slopes	9.25	8.0%	Vw	Vw	34
1835	Nishon clay loam, 0 to 1 percent slopes	6.91	5.9%	Illw	Illw	43
1249	Appam sandy loam, 0 to 6 percent slopes	3.86	3.3%	Ille		41
2353	Livona fine sandy loam, 0 to 6 percent slopes	1.53	1.3%	Ille		68
2032	Vida-Zahill loams, 2 to 8 percent slopes	0.75	0.6%	Ille	Ille	57
2270	Harriet and Stirum soils, 0 to 2 percent slopes	0.08	0.1%	VI s		26
Weighted Average						43.4

PARCEL 3

Acres: 79.49 +/-
Legal: E½SE¼ 14-159-103
Crop Acres: 70.2 +/-
Taxes (2022): \$254.12

Parcel 3 is an impressive 80 +/- acre parcel, encompassing more than 70 acres of arable land, and offering direct access to a paved road. The land predominantly boasts fertile Class II and Class III soils, notably featuring Williams-Bowbells Loams.



PARCELS 3-5 COMBINED

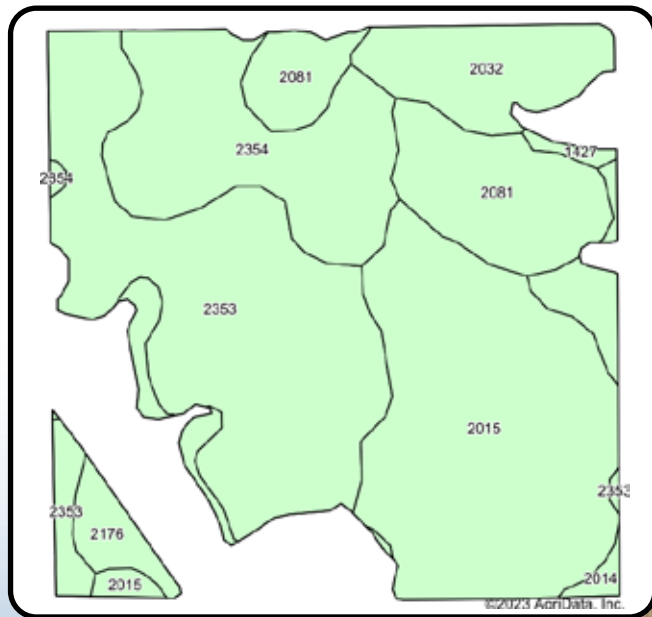
Crop	Base Acres	Yield
Wheat	188.64	34 bu.
Dry Peas	117.45	2,121 lbs.
Total Base Acres: 306.09		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
2081	Zahill-Vida loams, 4 to 15 percent slopes	37.69	53.7%	IVe		35
2032	Vida-Zahill loams, 2 to 8 percent slopes	19.67	28.0%	IIle	IIle	57
2015	Williams-Bowbells loams, 3 to 6 percent slopes	12.84	18.3%	Ile		85
Weighted Average						50.3

PARCEL 4

Acres: 159.84 +/-
Legal: NE¼ 23-159-103
Crop Acres: 116.26 +/-
Pasture Acres: 17.92 +/-
Taxes (2022): \$506.05

This is an outstanding parcel of highly productive cropland, offering exceptional accessibility and a Soil Productivity Index (SPI) of 63.4 with a strong presence of Williams-Bowbells and Livona loams. This parcel also produced an exceptional wheat crop in 2023.



PARCELS 3-5 COMBINED

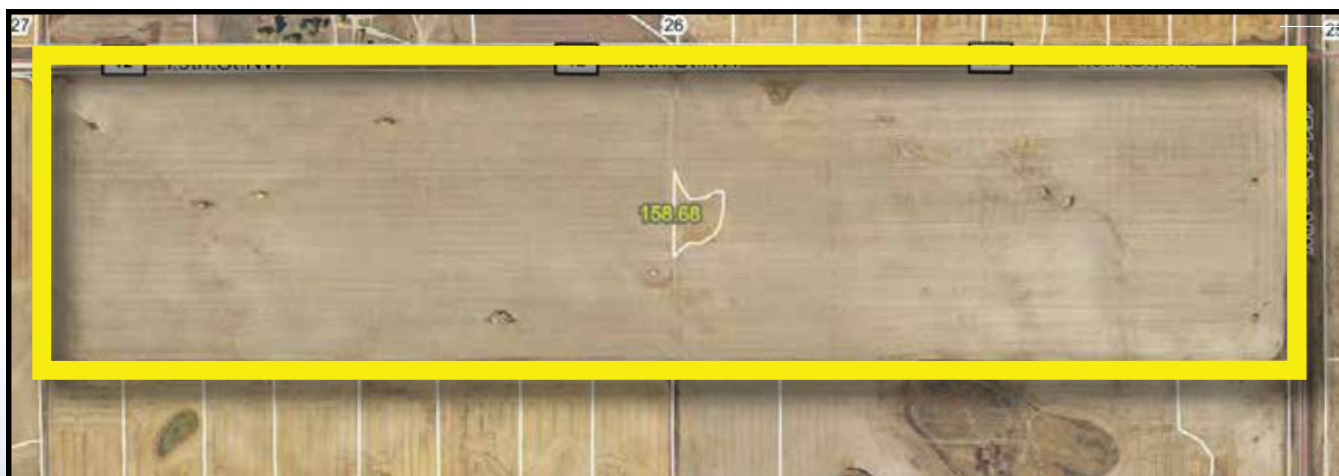
Crop	Base Acres	Yield
Wheat	188.64	34 bu.
Dry Peas	117.45	2,121 lbs.
Total Base Acres: 306.09		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
2353	Livona fine sandy loam, 0 to 6 percent slopes	39.82	30.2%	IIIe		68
2015	Williams-Bowbells loams, 3 to 6 percent slopes	37.31	28.3%	Ile		85
2354	Livona-Zahl complex, 6 to 9 percent slopes	20.05	15.2%	IVe		52
2081	Zahill-Vida loams, 4 to 15 percent slopes	15.51	11.8%	IVe		35
2032	Vida-Zahill loams, 2 to 8 percent slopes	12.52	9.5%	IIIe	IIIe	57
2176	Zahill loam, 15 to 60 percent slopes	5.44	4.1%	VIIe		19
2014	Williams-Bowbells loams, 0 to 3 percent slopes	0.71	0.5%	IIc		90
1427	Dimmick clay, 0 to 1 percent slopes	0.63	0.5%	Vw	Vw	34
Weighted Average						63.4

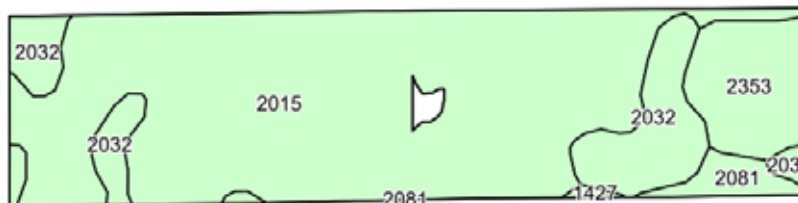
PARCEL 6

Acres: 158.68 +/-
Legal: N½N½ 35-159-103
Crop Acres: 148.75 +/-
Taxes (2022): \$887.82

Parcel 6 commands attention as it boasts the strongest soils of the offering. With over 70% of this field dominated by Williams-Bowbells loams, the entire parcel holds an SPI of 77.7. This long quarter also has paved road access along the eastern edge and a nice gravel road along the entire norther border.



Crop	Base Acres	Yield
Wheat	102.06	31 bu.
Dry Peas	36.31	1,814 lbs.
Total Base Acres: 138.37		

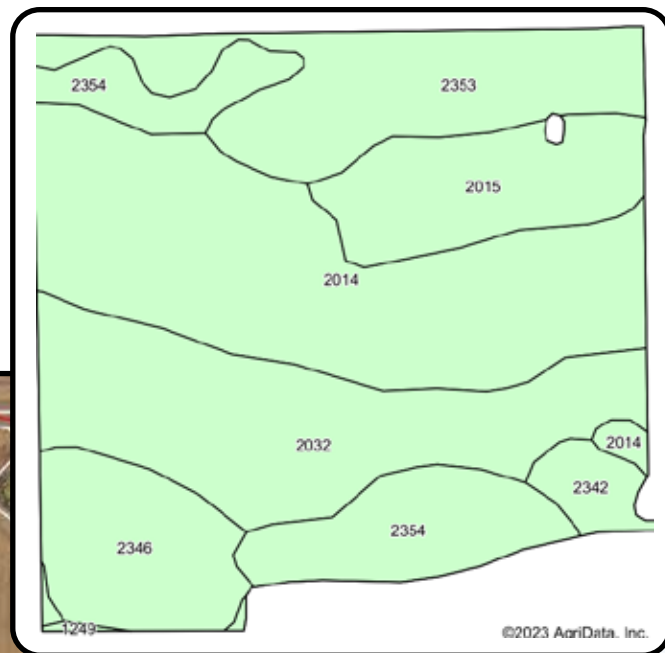


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
2015	Williams-Bowbells loams, 3 to 6 percent slopes	108.39	72.6%	Ile		85
2032	Vida-Zahill loams, 2 to 8 percent slopes	22.00	14.7%	IIle	IIle	57
2353	Livona fine sandy loam, 0 to 6 percent slopes	14.35	9.6%	IIle		68
2081	Zahill-Vida loams, 4 to 15 percent slopes	4.07	2.7%	IVe		35
1427	Dimmick clay, 0 to 1 percent slopes	0.47	0.3%	Vw	Vw	34
Weighted Average						77.7

PARCEL 7

Acres: 161.24 +/-
Legal: S½NW¼ & Lots 3-4 in 3-158-103
Crop Acres: 146.21 +/-
Pasture Acres: 11.87 +/-
Taxes (2022): \$799.72

This parcel features over 146 +/- acres of highly productive cropland, with its southern border providing valuable grassland habitat. It has good access via a good gravel road and is distinguished by incredibly fertile soils, boasting an SPI exceeding 70.



Crop	Base Acres	Yield
Wheat	100.31	31 bu.
Dry Peas	35.68	1,814 lbs.
Total Base Acres:		135.99

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
2014	Williams-Bowbells loams, 0 to 3 percent slopes	44.39	30.4%	IIc		90
2032	Vida-Zahill loams, 2 to 8 percent slopes	31.32	21.4%	IIIe	IIIe	57
2353	Livona fine sandy loam, 0 to 6 percent slopes	22.08	15.1%	IIIe		68
2354	Livona-Zahl complex, 6 to 9 percent slopes	16.84	11.5%	IVe		52
2015	Williams-Bowbells loams, 3 to 6 percent slopes	14.65	10.0%	Ile		85
2346	Dooley fine sandy loam, 0 to 6 percent slopes	13.18	9.0%	IIIe		67
2342	Cabba-Amor-Zahl loams, 25 to 60 percent slopes	3.40	2.3%	VIIe		20
1249	Appam sandy loam, 0 to 6 percent slopes	0.35	0.2%	IIIe		41
Weighted Average						70.9

PROPERTY PHOTOS



ONLINE BIDDING INSTRUCTIONS

STEP 1

The screenshot shows the Pifer's website homepage. At the top, the Pifer's logo is on the left, and the date "December 15, 2023" and contact information "info@pifers.com" and "Toll Free: 1-877-700-4099" are on the right. Below the header is a navigation menu with links: Auctions, Real Estate, Land Management, Equipment Auctions, Fall Catalog, Services, and Contact. A search bar is located below the navigation menu. The main content area features a large banner for "PIFER'S TRUSTED EQUIPMENT SALESMEN! CALL TODAY TO BOOK YOUR EQUIPMENT!" with five team members: Mike Urbach, Chris "Chrispy" Prochnow, Christian Miller, John Soreide, and Kyle Waller. Below this is a section for "AMERICA'S LAND AUCTIONEER RADIO SHOW" with a "CLICK HERE TO LISTEN!" button and a "7 A.M. SATURDAYS" schedule. The bottom section contains five categories: Land Auctions, Real Estate, Land Management, Equipment Auctions, and Meet Our Team. A red banner for "Pifer's Equipment Auctions & Online Bidding! Powered by NextLot" is positioned above a green banner for "Pifer's Land Auctions & Online Bidding! Powered by NextLot". A white arrow points to the green banner.

Pifer's
December 15, 2023
info@pifers.com
Toll Free: 1-877-700-4099

Auctions Real Estate Land Management Equipment Auctions Fall Catalog Services Contact

Enter the terms you wish to search for Search

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CHRIS "CHRISPY" PROCHNOW
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JOHN SOREIDE
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701.206.0761

KYLE WALLER
Equip. Sales Rep./Property Appraiser
605.409.8850

AMERICA'S LAND AUCTIONEER RADIO SHOW
CLICK HERE TO LISTEN! 7 A.M. SATURDAYS
KFYR • BISMARCK, ND WDAY & THE FLAG • FARGO, ND THE FLAG WEST • TIOGA, ND

Land Auctions Real Estate Land Management Equipment Auctions Meet Our Team

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Click the Green Land Auction Banner

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LAND AUCTIONS

709 12th St. NE • Bowman, ND 58623

STEP 2

Pifer's
LAND AUCTIONS

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Auctions Real Estate Land Management Equipment Auctions Contact Get Help Register / Login

Active Auctions // currently running or upcoming

LIVE WEBCAST
UPCOMING

1,280.78 +/- Acres - Williams County, ND
Grenora, ND

Webcast starts on Mar 7 at 1:00PM CST

Click "Register to Bid"

Register to bid View lots

STEP 3

Your Bidder Account

Enter your email address

Next

Enter Email Address

STEP 4

**Check for an Email from
pifersland@nextlotsupport.com**

WELCOME TO PIFER'S AUCTION & REALTY

You are receiving this email because have signed up for a bidding account with Pifer's Auction & Realty. If you did not create this account, please call us immediately at 701-289-5985.

To access your account, please follow these steps:

1. [Click here](#) to access our online bidding page and login with your email address and your password.
2. After logging in you can request to bid for the auctions you wish to participate in. Upon clicking request to bid for an auction, you will also be asked to accept the terms for that auction. Please read over these to understand your responsibilities as a bidder
3. Once you have accepted the terms, you will be able to place bids in the auction. Click Place bid and type in the bid amount you wish to bid.

STEP 5

Pifer's
LAND AUCTIONS

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Auctions Real Estate Land Management Equipment Auctions Contact Get Help Register / Login

Active Auctions // currently running or upcoming

LIVE WEBCAST
UPCOMING

1,280.78 +/- Acres - Williams County, ND
Grenora, ND

Webcast starts on Mar 7 at 1:00PM CST

Click "Accept Terms to Bid"

Accept terms to bid View lots

STEP 6

☐ **Accept Terms (check this box)**

Confirm Accept Terms

**Scroll to the Bottom of the Webpage.
Click the White Box & then
Hit "Confirm Accept Terms."**

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 4/22/24. 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 April 22, 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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