

142.38 +/- Acres • Cass County, ND

LAND AUCTION

Tuesday, March 12, 2024 – 11:00 a.m.

Location: Governors Inn • Casselton, ND



OWNERS: Margaret Ford & Claudette Ford



Pifer's
LAND AUCTIONS

877.700.4099

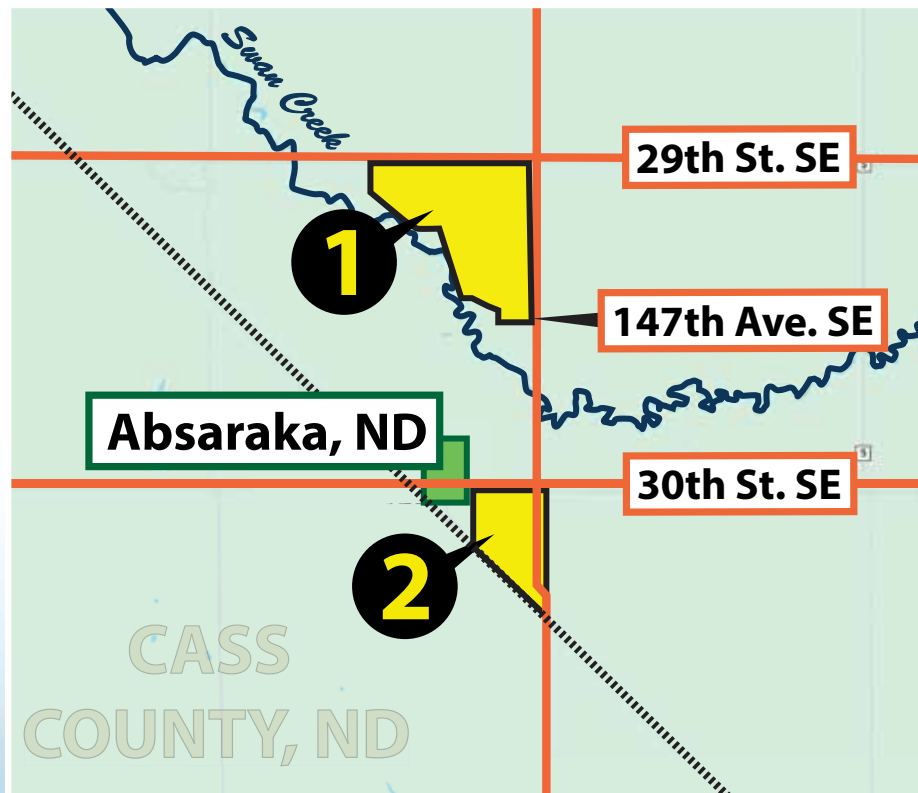
www.pifers.com

PROPERTY INFORMATION

This auction features 142.38 +/- acres just outside of Absaraka, ND. Parcel one features productive cropland and excellent wildlife habitat with Swan Creek bordering the western edge of the property. Parcel two features almost all cropland with excellent access from ND Hwy #32. The land does not have any U.S Fish & Wildlife easements and will be available to farm in 2024. This sale presents an excellent opportunity to expand your farm operation or diversify your investment portfolio!

DRIVING DIRECTIONS

From Absaraka, ND head east for 0.25 miles on ND Hwy. #32 (Main St.). The intersection of ND Hwy. #32 and 147th Ave. SE marks the NE corner of the parcel two. To reach parcel one, head north on 147th Ave. SE for one mile. The intersection of 147th Ave. SE and 29th St. SE marks the NE corner of parcel one.



KEVIN PIFER

701.238.5810 | kpifer@pifers.com

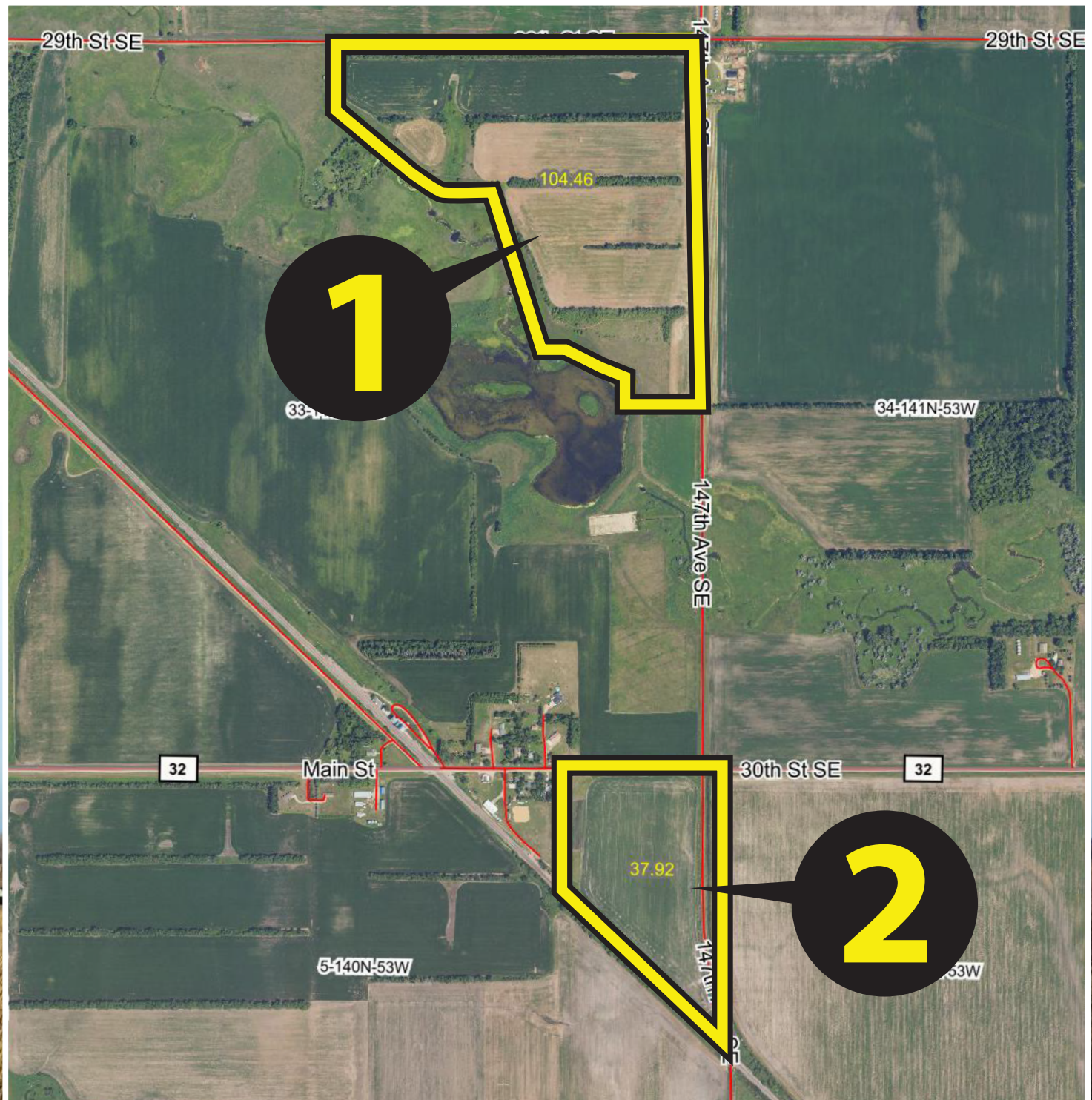
JACK PIFER

701.261.4762 | jack@pifers.com

Pifer's
LAND AUCTIONS

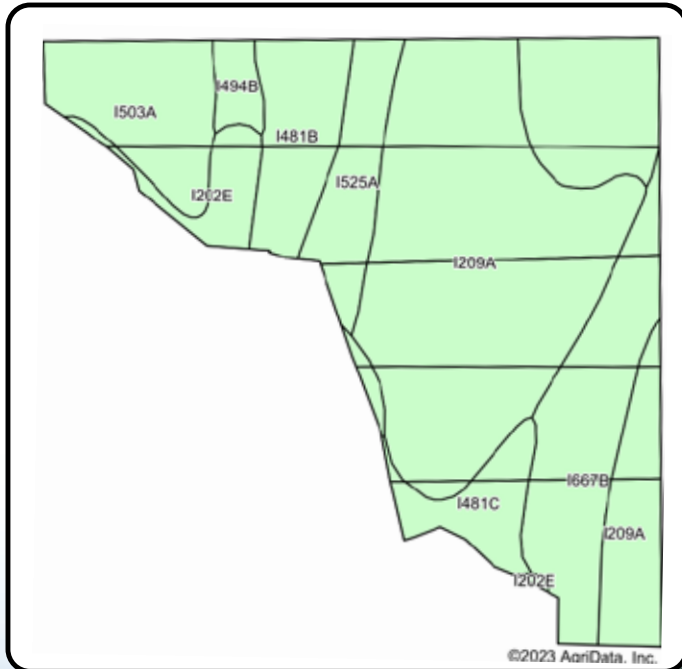
1506 29th Ave. S • Moorhead, MN 56560

OVERALL PROPERTY



PARCEL 1

Acres: 104.45 +/-
Legal: 104.45 +/- Acres in NE¼ 33-141-53
Crop Acres: 77.21 +/-
Taxes (2023): \$1,195.06

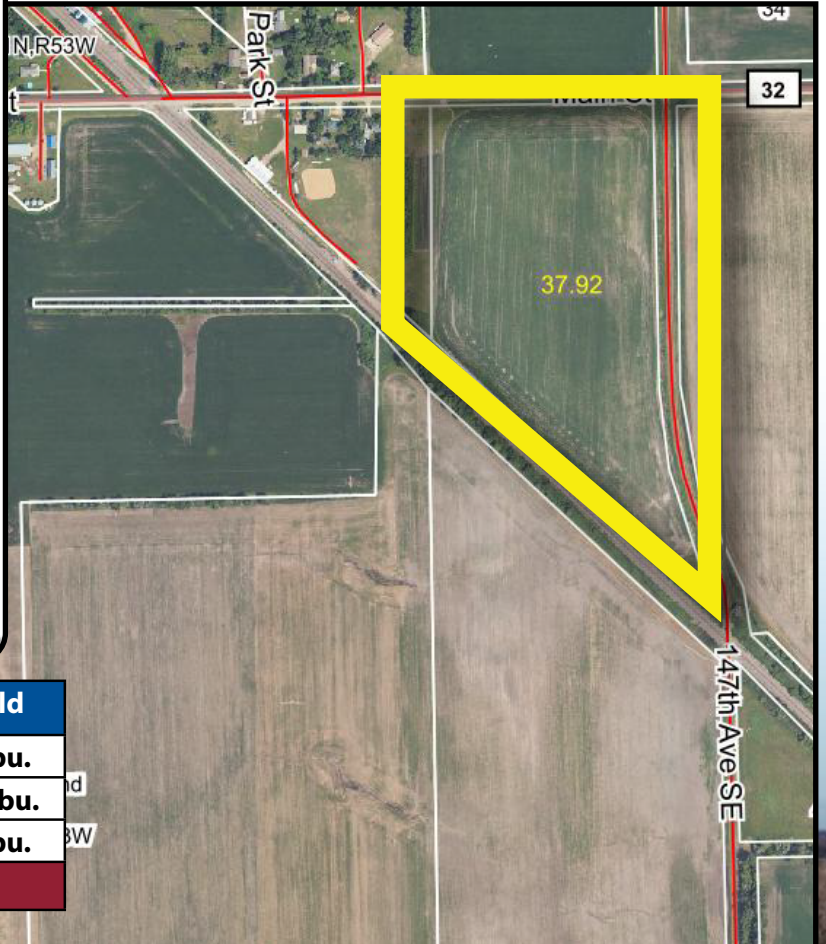
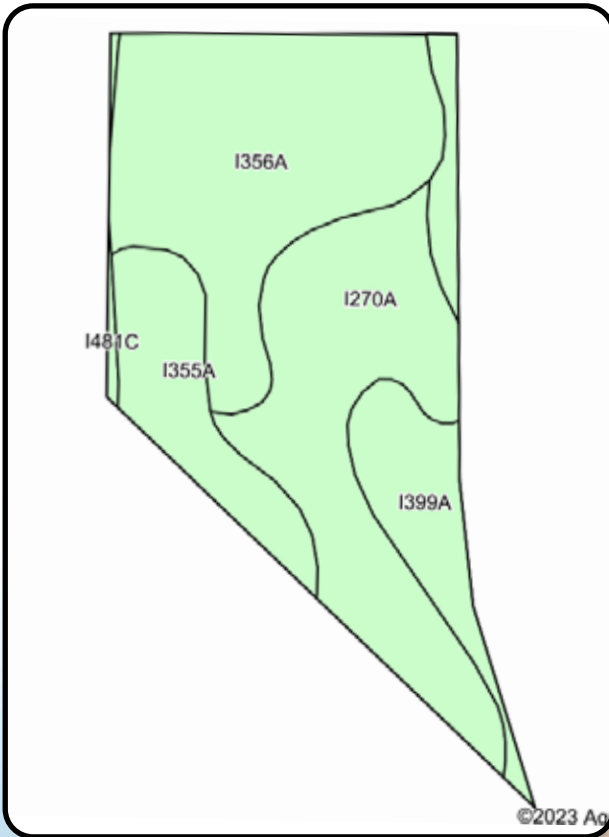


Crop	Base Acres	Yield
Wheat	32.4	40 bu.
Corn	11.07	112 bu.
Soybeans	44.6	32 bu.
Total Base Acres: 88.07		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
I209A	Swenoda fine sandy loam, 0 to 2 percent slopes	37.79	43.8%	IIIe		74
I503A	Lankin-Gilby loams, 0 to 2 percent slopes	15.65	18.1%	IIc		86
I667B	Fordville-Renshaw sandy loams, 2 to 6 percent slopes	11.75	13.6%	IIIe		52
I481B	Hecla-Maddock fine sandy loams, 2 to 6 percent slopes	6.40	7.4%	IIIe	IIe	58
I525A	Warsing-Swenoda complex, 0 to 2 percent slopes	5.48	6.4%	IIIs		68
I481C	Maddock fine sandy loam, 6 to 9 percent slopes	4.04	4.7%	IVe		43
I202E	Zell-Eckman silt loams, 15 to 25 percent slopes	3.60	4.2%	VIe		35
I494B	Lanona loam, 2 to 6 percent slopes	1.58	1.8%	IIIe		72
Weighted Average						68.5

PARCEL 2

Acres: 37.92 +/-
Legal: 37.92 +/- Acres in NE¼NE¼ 5-140-53
Crop Acres: 26.23 +/-
Taxes (2023): \$293.02



Crop	Base Acres	Yield
Wheat	9.5	40 bu.
Corn	3.25	112 bu.
Soybeans	13.08	32 bu.
Total Base Acres: 25.83		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	10.13	38.6%	IIIe	58
I270A	Foldahl fine sandy loam, 0 to 2 percent slopes	8.73	33.3%	IIIs	60
I399A	Gilby loam, moderately saline, 0 to 2 percent slopes	3.67	14.0%	IIIs	50
I355A	Rosewood fine sandy loam, 0 to 1 percent slopes	3.46	13.2%	IIIw	48
I481C	Maddock fine sandy loam, 6 to 9 percent slopes	0.24	0.9%	IVe	43
Weighted Average					56.1

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 4/26/24. 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 26, 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



KEVIN PIFER

701.238.5810

kpifer@pifers.com



JACK PIFER

701.261.4762

jack@pifers.com

877.700.4099



www.pifers.com