

871.89 +/- Acres • Renville & Ward Counties, ND

LAND AUCTION

Wednesday, March 20, 2024 – 3:00 p.m.

Location: Sleep Inn & Suites Conference Center • Minot, ND



OWNERS: James Pearson & Sharon Pearson



Pifer's
LAND AUCTIONS

701.475.7653
www.pifers.com

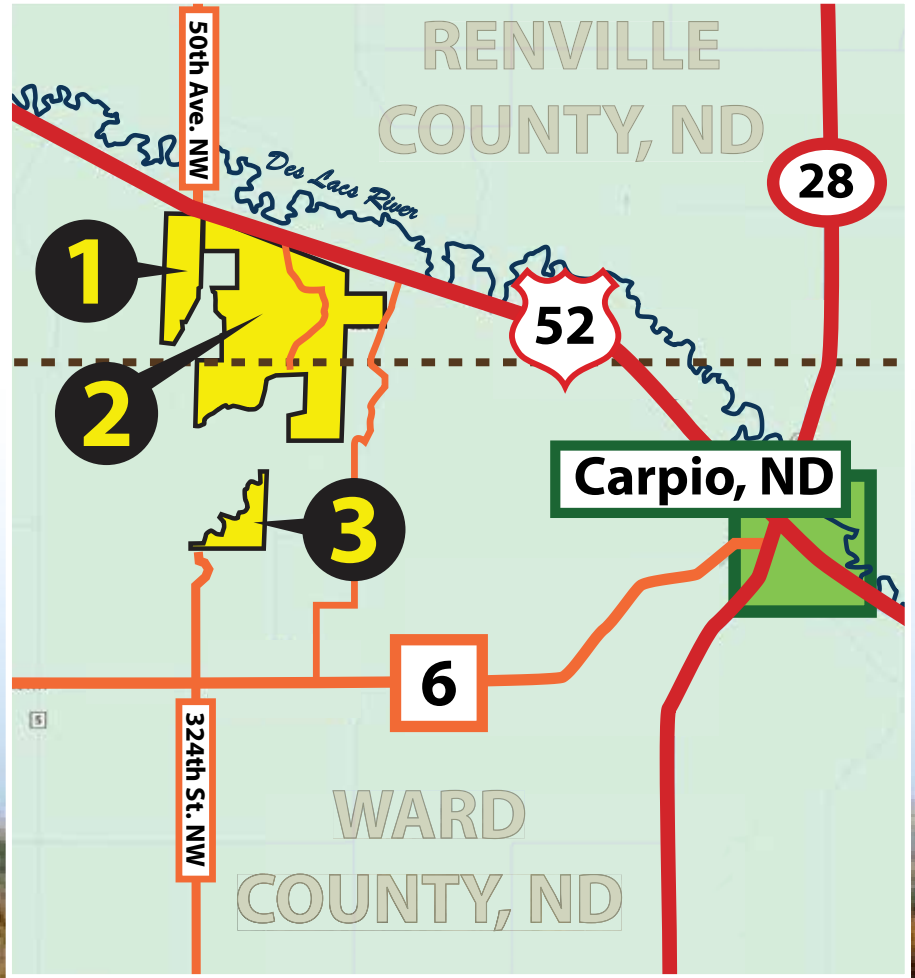
AUCTION NOTE

The best way to say it, this land offering is a dream property! Deep coulees and a heavily wooded terrain make this property a hunter's or sportsperson's paradise. The property has seen some unbelievable trophy bucks, along with an abundance of upland game. There is perimeter fencing and three wells on the property to provide a water source for livestock. This is an extremely rare opportunity to purchase some of the best whitetail deer hunting land North Dakota has to offer. The property is available in 2024. This will be a live auction with internet and phone bidding.

DRIVING DIRECTIONS

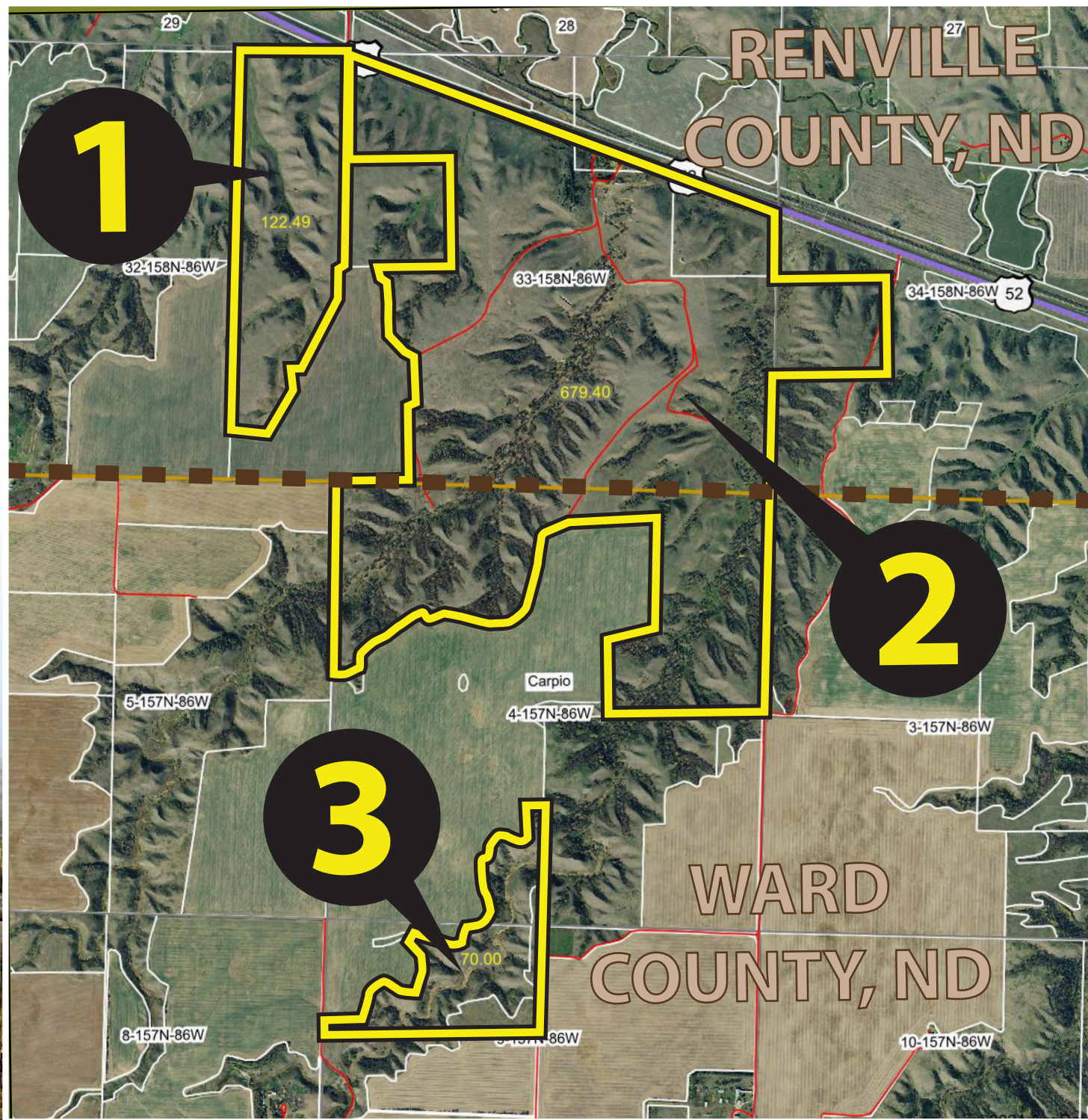
Parcels 1 & 2: From Carpio, ND (NW of Minot), go west 4 miles on US Hwy. #52. Here you will be at the northeast corner of parcel 1 and the northwest corner of parcel 2.

Parcel 3: From Carpio, ND (NW of Minot), go south and west 3.5 miles on County Rd. #6 to 324th St. NW. Go north on 324th St. NW for $\frac{3}{4}$ mile (stay to the east and do not enter private driveway). Here you will be at the southwest corner of parcel 3.



DARIN PETERSON
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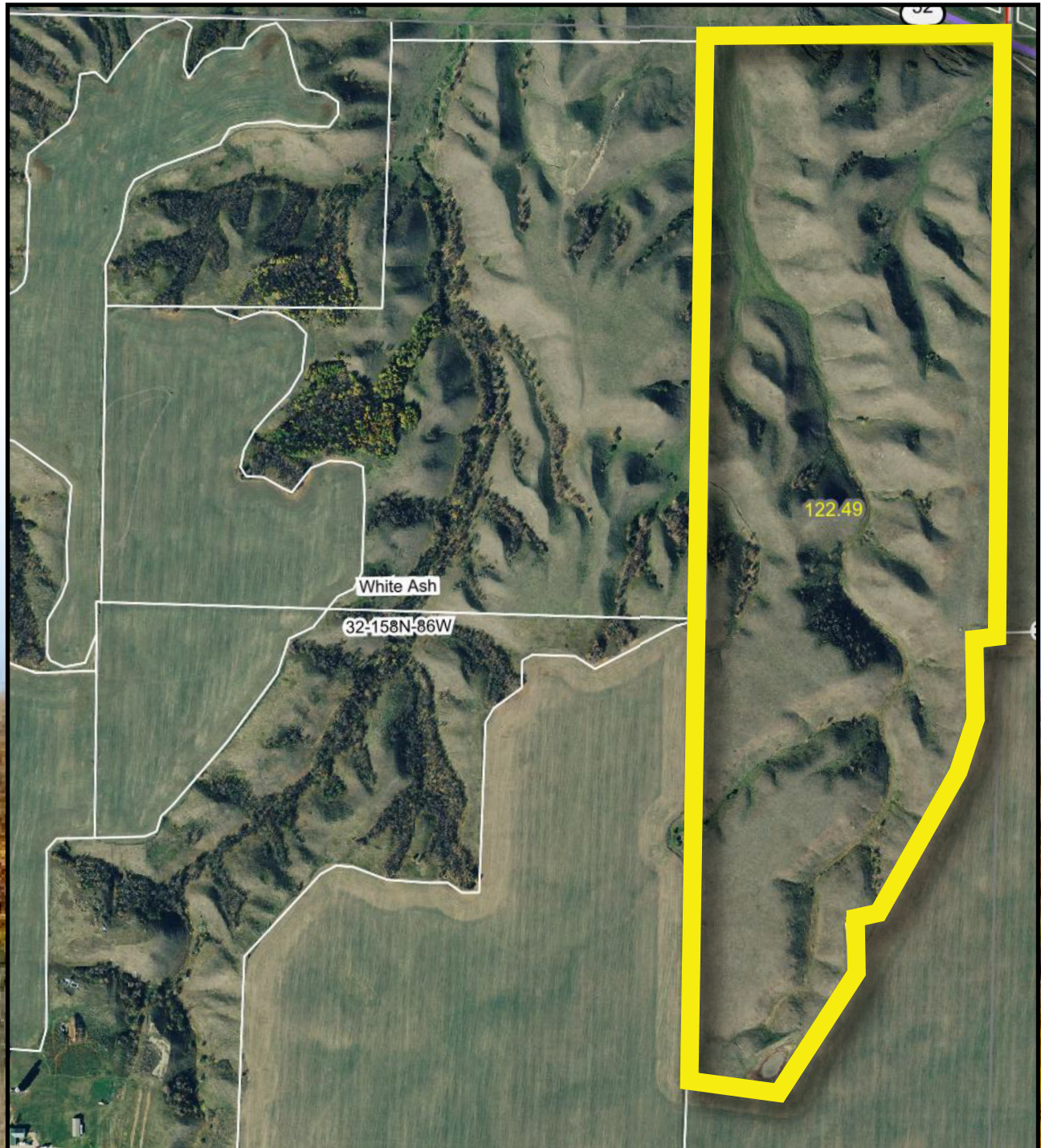
OVERALL PROPERTY



PARCEL 1

Acres: 122.49 +/-
Legal: Outlot 3 in the E½E½ 32-158-86
Taxes (2023): TBD After Closing by Tax Assessor

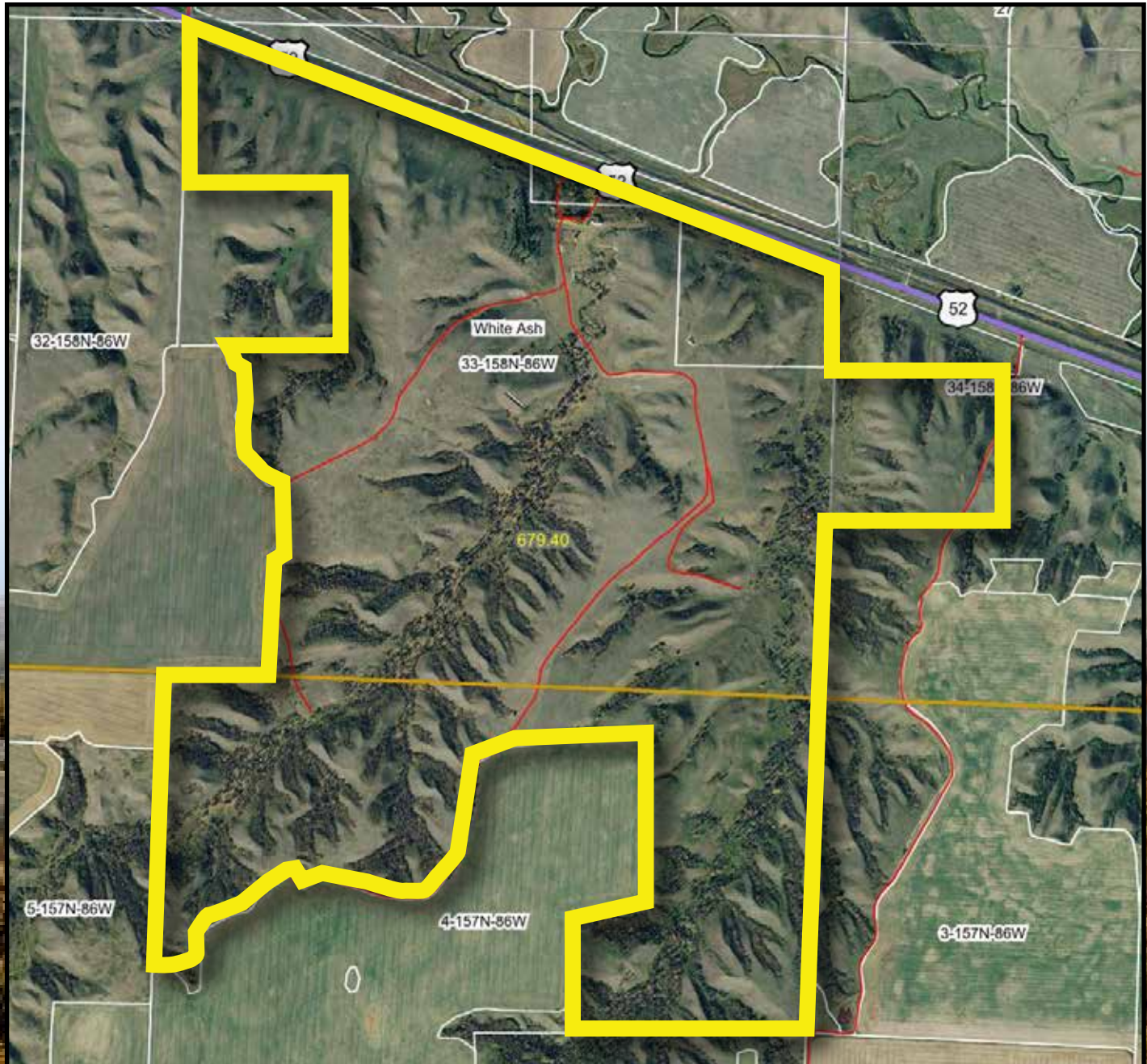
Parcel 1 not only features a rugged landscape with deep coulees to support white-tail deer habitat, its lush native grasses and a well for a water source provide fantastic livestock grazing. All with great access off US Hwy. #52.



PARCEL 2

Acres: 679.4 +/-
Legal: Outlot 1 Less 40 Acres USA in 33-158-86 & NW¼SW¼ 34-158-86 (Renville County)
Outlot 1 in the N½ 4-157-86 (Ward County)
Taxes (2023): TBD After Closing by Tax Assessor

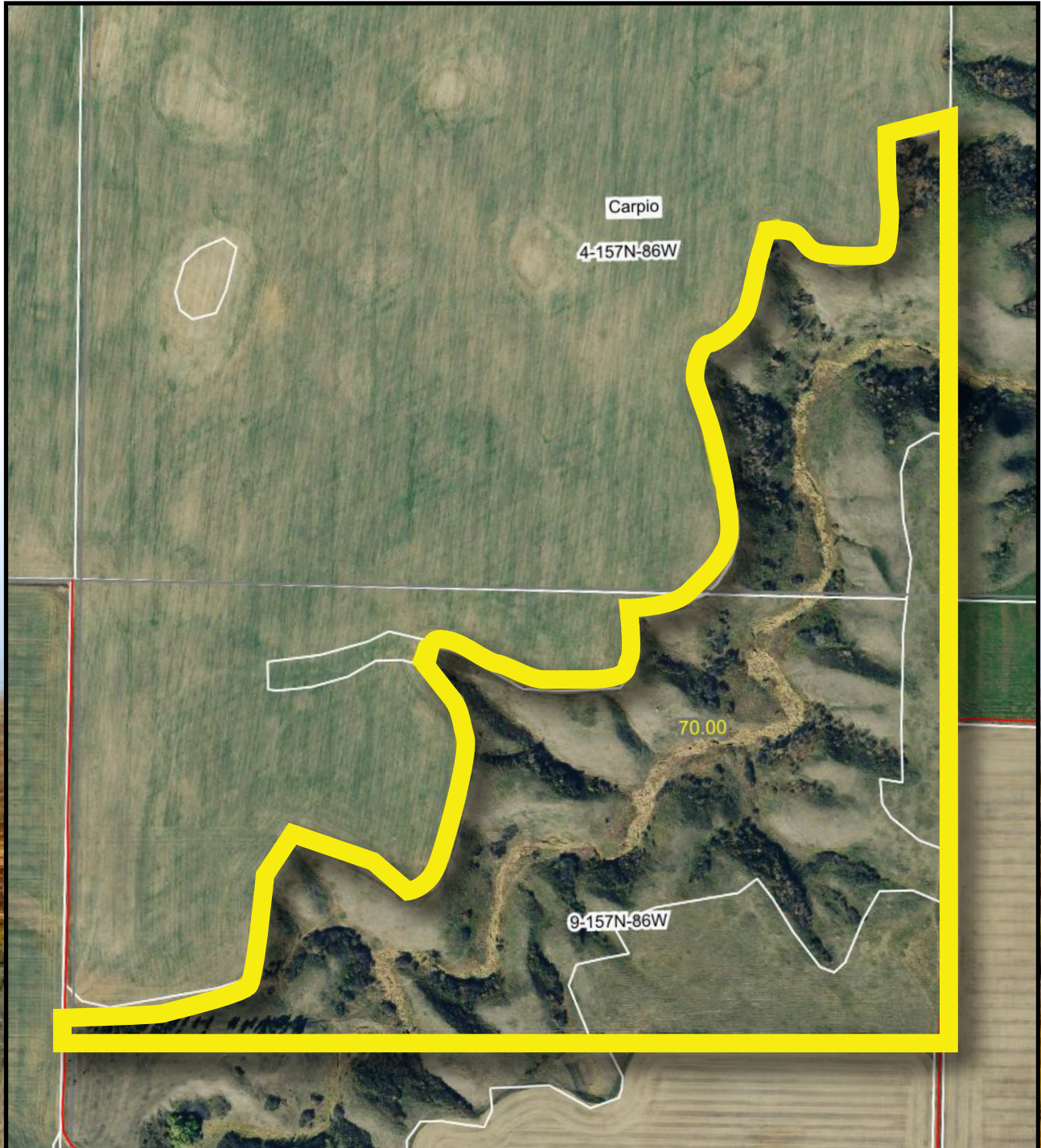
Parcel 2 is a very impressive parcel for any outdoor enthusiast or avid deer hunter. The heavily wooded coulees support some of the best white-tailed deer hunting in northwest North Dakota with many trophy bucks taken in years past. There are also two wells for a water source and a vacant farmstead with several outbuildings and grain bins where you could build your hunting cabin or dream home with direct access off US Hwy. #52.



PARCEL 3

Acres: 70 +/- (Subject to Survey)
Legal: 18 +/- Acres in SW¼ 4-157-86 & 52 +/- Acres in NW¼ 9-157-86 (Subject to Survey)
Taxes (2023): TBD After Closing by Tax Assessor

Parcel 3 is a very secluded property which makes for the perfect refuge for trophy white-tailed bucks. There is not a well for a water source on this parcel. Property lines to potentially change upon 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 5/6/24. 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 May 6, 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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