

1,701.9 +/- Acres • Norman County, MN

Premiere Red River Valley

LAND AUCTION

Friday, March 22, 2024 – 10:00 a.m.

Location: Courtyard by Marriott • Moorhead, MN

OWNER: Ramstad Brothers Farm

STOCK PHOTO



Pifer's
LAND AUCTIONS

877.700.4099

www.pifers.com

AUCTION NOTE

Pifer's Auction & Realty is proud to offer at auction, one of the premiere farms in Norman County, MN! The Ramstad Farm has been in operation since 1913 with the current generation leading the way for the past 52 years. This property has excellent access and is near Ada, MN.

The cropland in Winchester, McDonaldsville, Hegne and Pleasant View Townships features excellent Soil Productivity Indexes (SPI) ranging from the high 80s to the low 90s! This cropland consists of Glyndon, Wheatville, Bearden and Colvin loam soils which are highly desirable and produce excellent yields of small grains, corn and sugar beets.

The cropland has not been planted to sugar beets for the last 16 to 20 crop years. Multiple parcels were planted to wheat in 2023, providing a preferred rotation into sugar beets in 2024. Soil testing has been completed for the upcoming production season and the test results will be provided to the accepted high bidder of each parcel. Some of the acres have been zone sampled for VRT!

Ada is the Norman County Seat and features professional services including equipment dealers and West Central AG Services, the largest provider of crop inputs and harvest facilities in the region. An American Crystal Sugar Beet harvest sub-plier is located just minutes away from most of the cropland being auctioned! This extraordinary Red River Valley cropland auction will provide a once in a lifetime opportunity for investors and producers to expand their cropland portfolio!

DRIVING DIRECTIONS

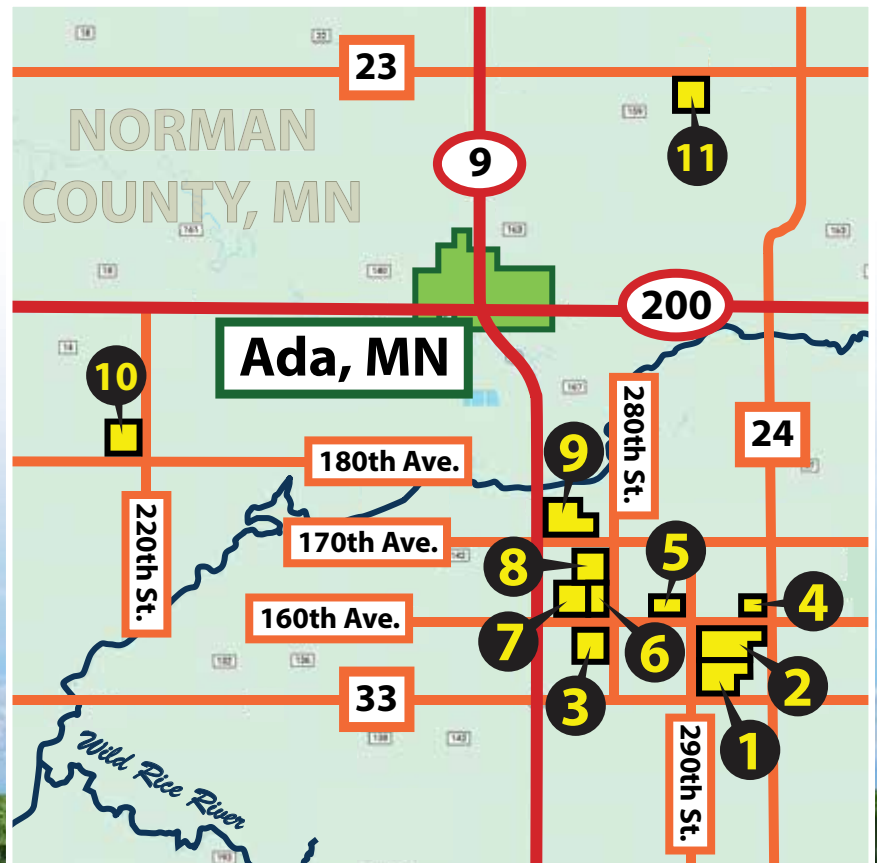
Parcel 1: From the intersection of State Hwy. #9 and County Rd. #33 south of Ada, MN, drive 2 miles east to the SW corner of the parcel.

Parcels 2-7: From the intersection of State Hwy. #9 and 160th Ave. south of Ada, MN, drive east 1/4 mile to the SW corner of parcel 7, then continue east 1/8 mile to the NW corner of parcel 3. Proceed east another 1/8 mile to the SW corner of parcel 6, then drive east 1.25 miles to the NW corner of parcel 2 and SE corner of parcel 5. Continue east 1 mile to the SE corner of parcel 4.

Parcels 8 & 9: At the intersection of State Hwy. #9 and 170th Ave. south of Ada, MN, this will put you at the SW corner of parcel 9. Go 1/2 mile east on 170th Ave. and this will put you at the NW corner of parcel 8.

Parcel 10: From the intersection of State Hwy. #200 and 220th St. west of Ada, MN, drive south 1.5 miles to the NE corner of the parcel 10.

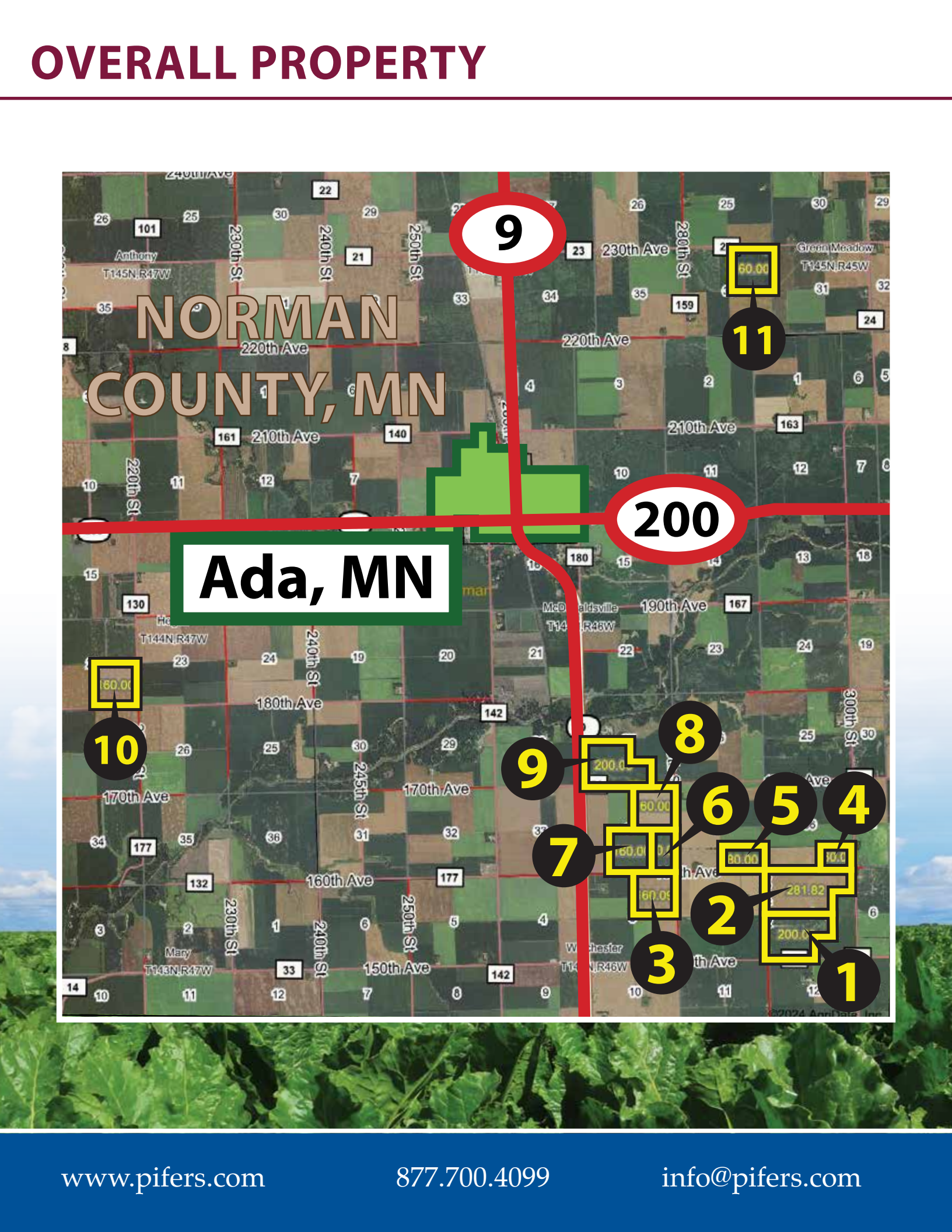
Parcel 11: From the intersection of State Hwy. #9 and County Rd. #23 north of Ada, MN, drive 2 1/2 miles to the NW corner of the parcel 11.



Steve Dalen | 701.893.8517 • sdalen@pifers.com

OVERALL PROPERTY

The map displays Norman County, Minnesota, with a focus on Ada, MN. A red line, likely a proposed route, runs vertically through the center of the map. Several property parcels are highlighted with yellow outlines and numbered in black circles. The numbers are: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11. The map also shows major roads like 220th Ave, 210th Ave, 180th Ave, 170th Ave, 160th Ave, 150th Ave, 230th St, 240th St, 250th St, and 300th St. The text 'NORMAN COUNTY, MN' is overlaid in large, semi-transparent letters. A green box labeled 'Ada, MN' is positioned near the center of the map. The background of the map is a satellite image showing fields and some buildings.

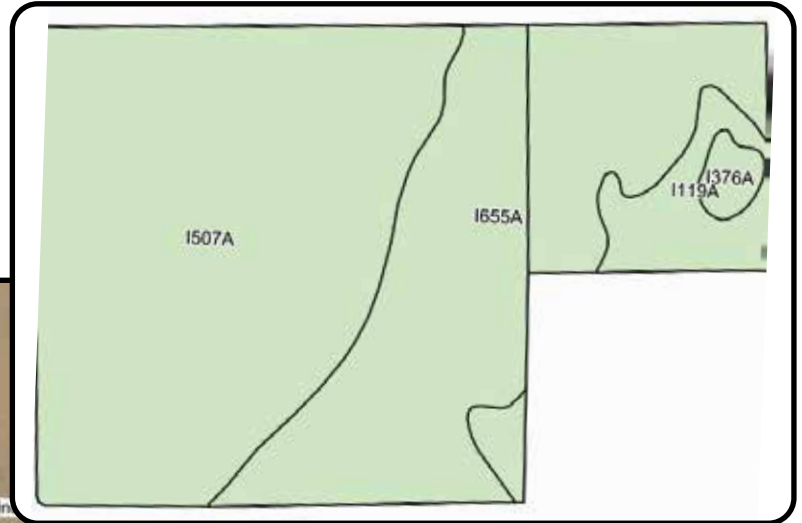


PARCEL 1

Acres: 200 +/-
Legal: SW¼ & NW¼SE¼ 1-143-46
Crop Acres: 197.15 +/-
Taxes (2024): \$4,538.00

This is highly productive cropland with an SPI of 89.7 and features Class II soils; Glyndon and Wheatville Loam. The cropland was planted to wheat in 2023 and is available for the 2024 crop year.

PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	140.73	53 bu.
Corn	4.19	119 bu.
Soybeans	249.71	29 bu.
Total Base Acres: 394.63		

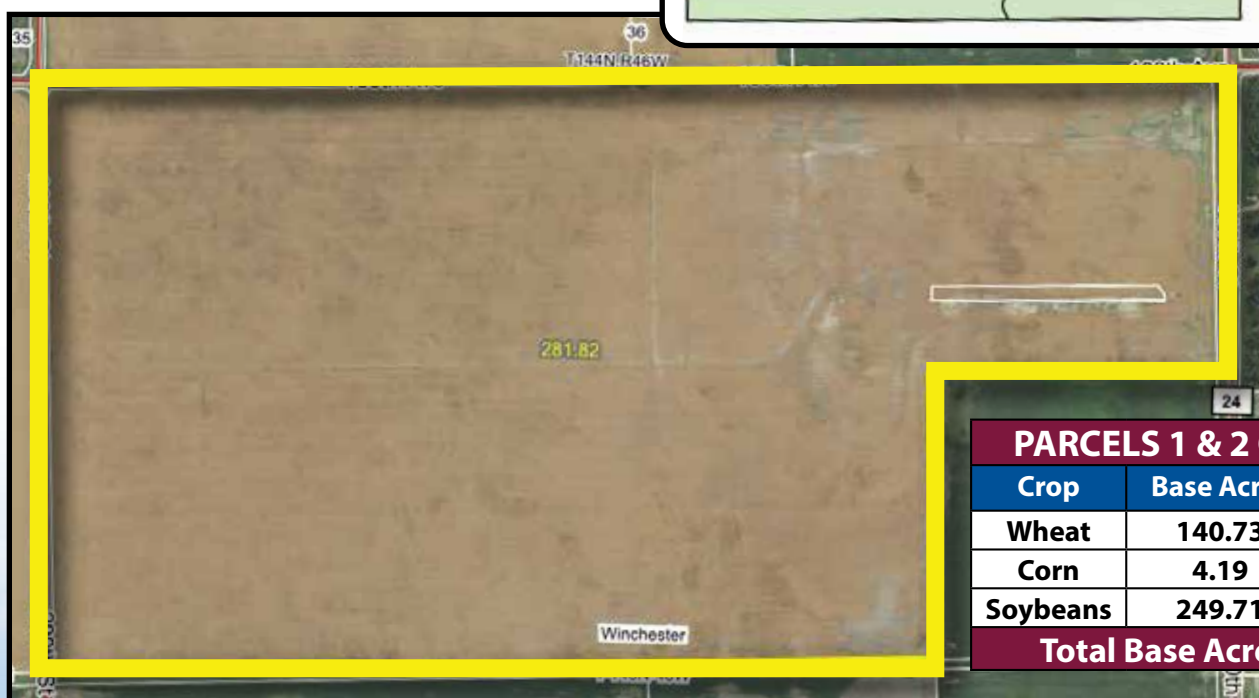
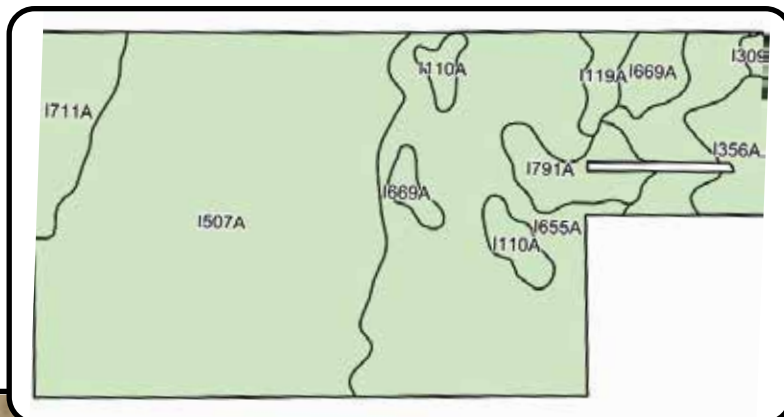


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I507A	Glyndon loam, 0 to 2 percent slopes	106.44	54.0%	Ile	89
I655A	Wheatville loam, 0 to 2 percent slopes	74.15	37.6%	Ile	90
I119A	Bearden silty clay loam, 0 to 2 percent slopes	13.85	7.0%	Ile	93
I376A	Colvin silty clay loam, 0 to 1 percent slopes	2.71	1.4%	IIw	89
Weighted Average					89.7

PARCEL 2

Acres: 281.82 +/-
Legal: NW¼ & SW¼NE¼ & Lots 1 & 2 in 1-143-46
Crop Acres: 273.91 +/-
Taxes (2024): \$5,892.00

This is high quality cropland with an SPI of 86.4 featuring Class II soil; Glyndon and Wheatville Loam. The cropland was planted to wheat in 2023 and is available for the 2024 crop year.



PARCELS 1 & 2 COMBINED

Crop	Base Acres	Yield
Wheat	140.73	53 bu.
Corn	4.19	119 bu.
Soybeans	249.71	29 bu.

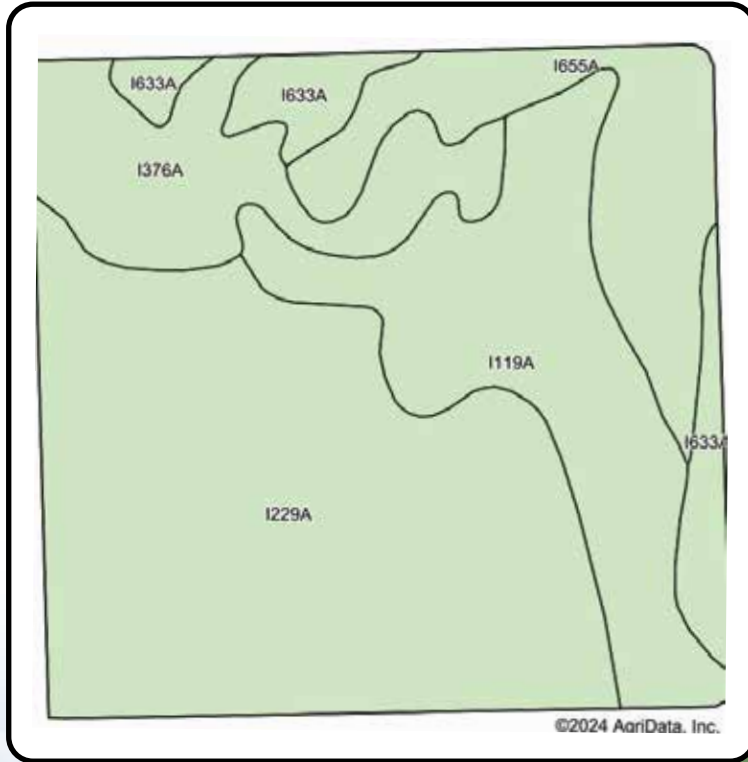
Total Base Acres: 394.63

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I507A	Glyndon loam, 0 to 2 percent slopes	145.97	53.6%	Ile	89
I655A	Wheatville loam, 0 to 2 percent slopes	74.92	27.5%	Ile	90
I711A	Glyndon loam, thin surface, 0 to 2 percent slopes	14.18	5.2%	Ile	89
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	9.25	3.4%	IIle	55
I791A	Ulen fine sandy loam, thin surface, 0 to 2 percent slopes	8.90	3.3%	IIle	55
I669A	Borup-Glyndon loams, 0 to 2 percent slopes	7.85	2.9%	IIw	90
I110A	Augsburg, Borup and Colvin soils, very poorly drained, 0 to 1 percent slopes	6.29	2.3%	IVw	60
I119A	Bearden silty clay loam, 0 to 2 percent slopes	3.94	1.4%	Ile	93
I309A	Arveson loam, 0 to 1 percent slopes	1.03	0.4%	IIw	74
Weighted Average					86.4

PARCEL 3

Acres: 160.09 +/-
Legal: S½NE¼ & Lots 1 & 2 in 3-143-46
Crop Acres: 152.65 +/-
Taxes (2024): \$2,758.00

This is excellent cropland with an SPI of 92.4 featuring Class II soil; Wheatville and Bearden Silty Loam along with Fargo Silty Clay. The cropland was planted to wheat in 2023 and is available for the 2024 crop year.



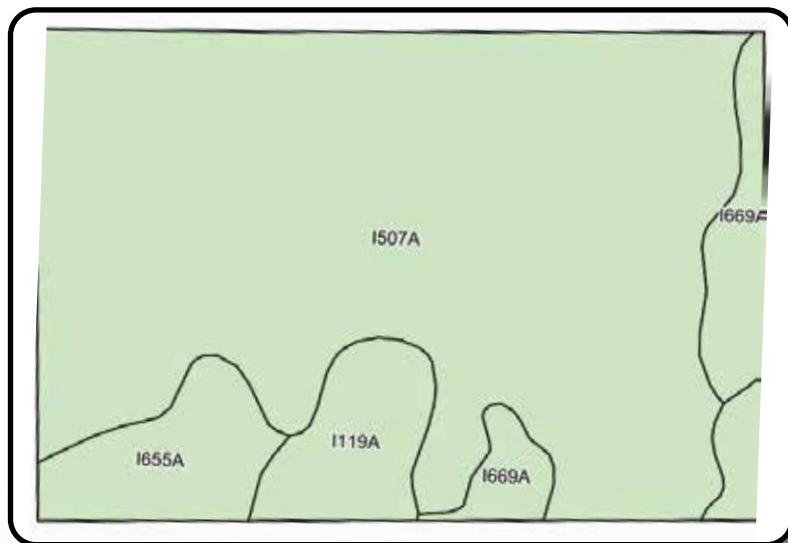
Crop	Base Acres	Yield
Wheat	45.76	53 bu.
Corn	1.36	119 bu.
Soybeans	81.21	29 bu.
Total Base Acres: 128.33		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	72.46	47.5%	IIw	94
I119A	Bearden silty clay loam, 0 to 2 percent slopes	31.98	20.9%	Ile	93
I655A	Wheatville loam, 0 to 2 percent slopes	19.43	12.7%	Ile	90
I376A	Colvin silty clay loam, 0 to 1 percent slopes	19.00	12.4%	IIw	89
I633A	Augsburg and Wheatville soils, 0 to 2 percent slopes	9.78	6.4%	IIw	90
Weighted Average					92.4

PARCEL 4

Acres: 60 +/-
Legal: SE¼SE¼ & E½SW¼SE¼ 36-144-46
Crop Acres: 57.95 +/-
Taxes (2024): \$1,462.00

This is a highly productive cropland with an SPI of 89.4 featuring Class II soil; Glyndon Loam. The cropland was planted to wheat in 2023 and is available for the 2024 crop year.



Crop	Base Acres	Yield
Wheat	17.38	53 bu.
Corn	0.52	119 bu.
Soybeans	30.84	29 bu.
Total Base Acres: 48.74		

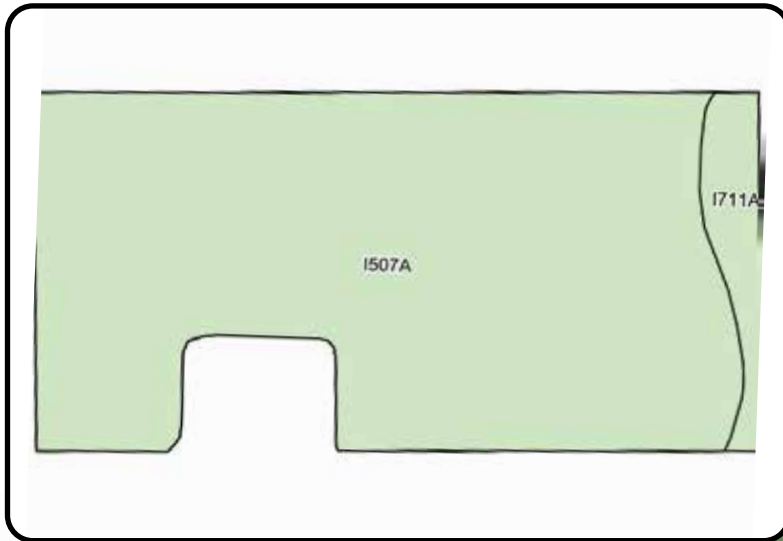
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I507A	Glyndon loam, 0 to 2 percent slopes	45.26	78.1%	Ile	89
I655A	Wheatville loam, 0 to 2 percent slopes	5.17	8.9%	Ile	90
I119A	Bearden silty clay loam, 0 to 2 percent slopes	3.76	6.5%	Ile	93
I669A	Borup-Glyndon loams, 0 to 2 percent slopes	3.76	6.5%	IIw	90
Weighted Average					89.4

PARCEL 5a

Acres: 74.03 +/-
Legal: S½SE¼ Less Building Site 35-144-46
Crop Acres: 72.05 +/-
Taxes (2024): \$2,448.00

This is high quality cropland with an SPI of 89 featuring Class II soil; Glyndon Loam. The cropland was planted to wheat in 2023 and is available for the 2024 crop year.

****Two new approaches will be installed at the sellers expense providing access from 160th Ave. into parcel 5a.****



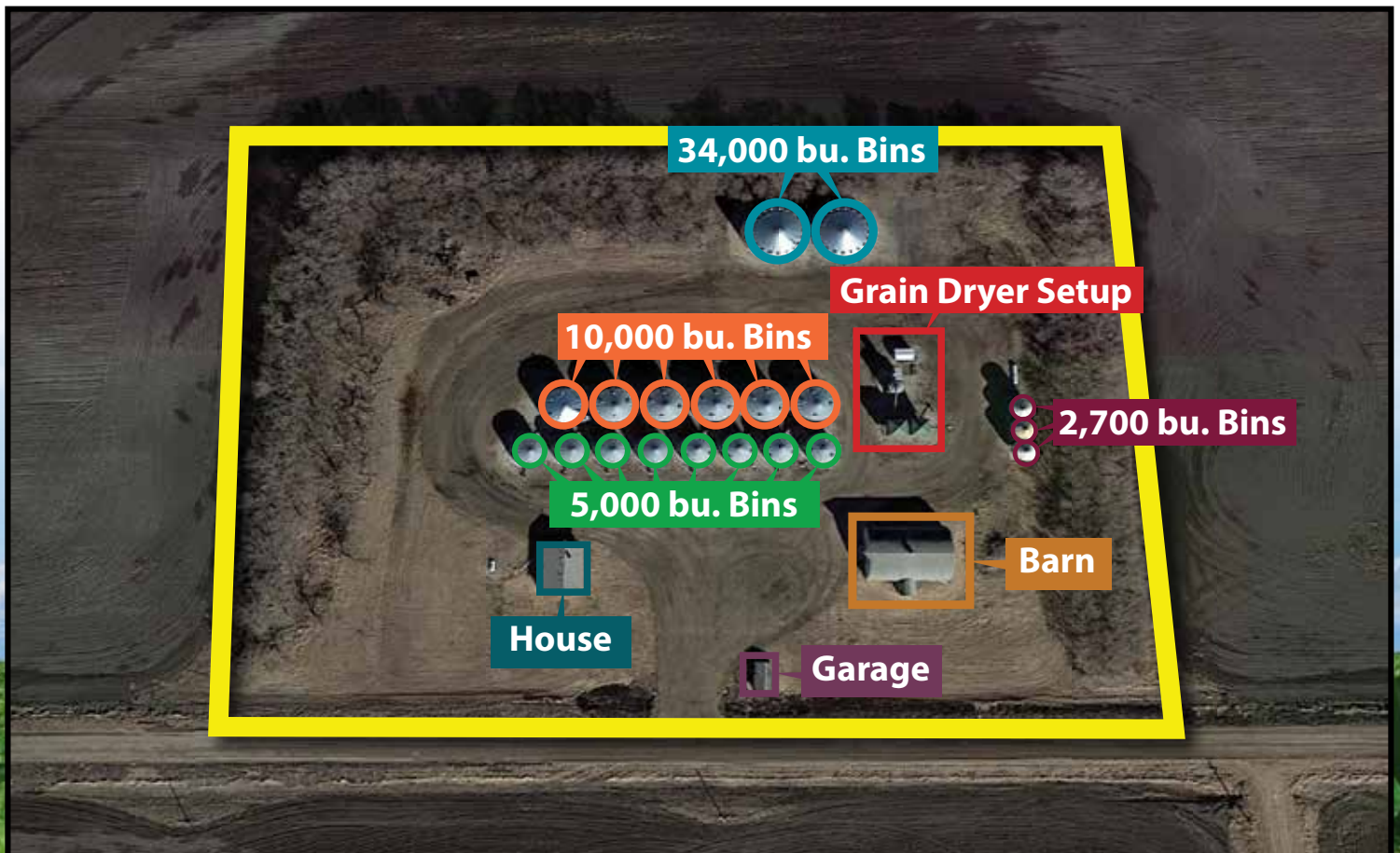
New Approaches

Crop	Base Acres	Yield
Wheat	21.61	53 bu.
Corn	0.64	119 bu.
Soybeans	38.35	29 bu.
Total Base Acres: 60.6		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I507A	Glyndon loam, 0 to 2 percent slopes	67.88	94.2%	Ile	89
I711A	Glyndon loam, thin surface, 0 to 2 percent slopes	4.17	5.8%	Ile	89
Weighted Average					89

PARCEL 5b • Building Site

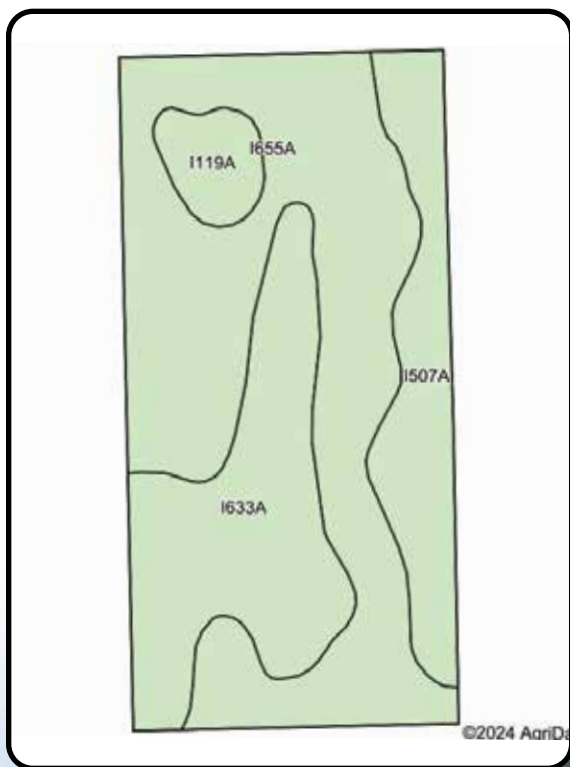
- 5.96 +/- Acres
- 768 sq. ft. House - Good Condition That the Operators Used for Seasonal Employees in the Past
- Unattached Garage - Fair Condition
- 180,000 Total Bu. Capacity
 - (2) 34,000 bu. Bins with Full Floor Air, Integrated Load Out Tube, Motor and Sweep
 - (6) 10,000 bu. Bins with Full Floor Air, Inclined Power Heads
 - (8) 5,000 bu. Bins, Four with Full Floor Air, Four with Aeration. All Eight with Inclined Power Heads, Four Electric Motors Are Used For The Inclined Power Heads As Needed
 - Meyer 450 Grain Dryer and Wet & Dry Setup, (2) 2,000 bu. Lowery Hopper Bins
 - (3) 2,700 bu. Lorrich Hopper Bottom Bins with Aeration Included
- There is Three Phase Power Installed and All Wiring On Site is Underground
- 36' x 48' +/- Barn - Good Condition
- This Grain Storage is Minutes Away from West Central Ag Services Grain Elevator on the West Side of Ada for Ease of Delivery!



PARCEL 6

Acres: 80 +/-
Legal: E½SE¼ 34-144-46
Crop Acres: 74.92 +/-
Taxes (2024): \$1,056.00

This is excellent cropland with an SPI of 90 featuring Class II soil; Augsburg, Wheatville Loam and Glyndon Loam. The cropland was planted to soybeans in 2023 and is available for the 2024 crop year.



Crop	Base Acres	Yield
Wheat	22.46	53 bu.
Corn	0.67	119 bu.
Soybeans	39.85	29 bu.
Total Base Acres: 62.98		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I655A	Wheatville loam, 0 to 2 percent slopes	39.91	53.3%	Ile	90
I633A	Augsburg and Wheatville soils, 0 to 2 percent slopes	19.75	26.4%	IIw	90
I507A	Glyndon loam, 0 to 2 percent slopes	11.85	15.8%	Ile	89
I119A	Bearden silty clay loam, 0 to 2 percent slopes	3.41	4.6%	Ile	93
Weighted Average					90

PARCEL 7

Acres: 160 +/-
Legal: E½SW¼ & W½ SE¼ 34-144-46
Crop Acres: 158.87 +/-
Taxes (2024): \$1,648.00

This is high quality cropland with an SPI of 91.1 featuring Class II soil; Wheatville Loam, Bearden Silty Clay Loam, Colvin and Fargo Silty Clay. The cropland was planted to soybeans in 2023 and is available for the 2024 crop year.

Crop	Base Acres	Yield
Wheat	37.65	48 bu.
Soybeans	112.95	28 bu.
Total Base Acres: 150.6		

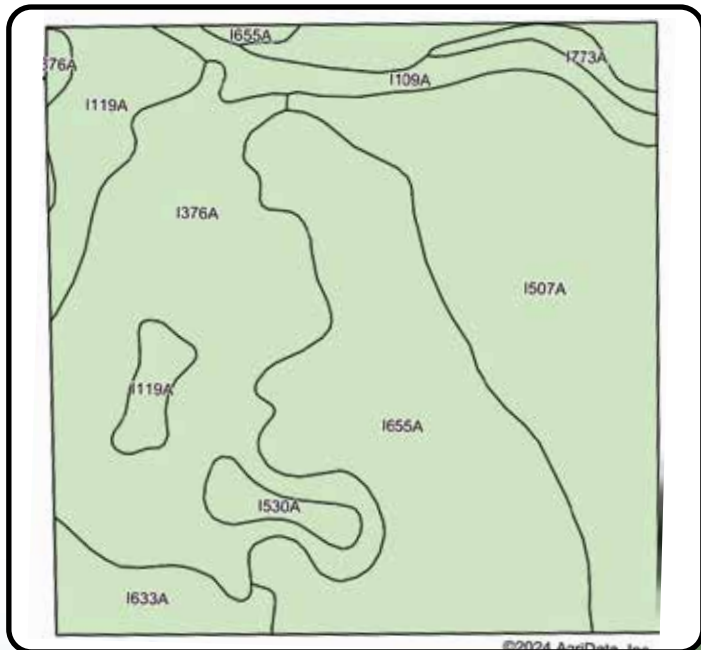


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I376A	Colvin silty clay loam, 0 to 1 percent slopes	39.74	25.0%	IIw	89
I229A	Fargo silty clay, 0 to 1 percent slopes	38.39	24.2%	IIw	94
I633A	Augsburg and Wheatville soils, 0 to 2 percent slopes	32.33	20.3%	IIw	90
I655A	Wheatville loam, 0 to 2 percent slopes	29.61	18.6%	Ile	90
I119A	Bearden silty clay loam, 0 to 2 percent slopes	18.80	11.8%	Ile	93
Weighted Average					91.1

PARCEL 8

Acres: 160 +/-
Legal: NE¼ 34-144-46
Crop Acres: 156.53 +/-
Taxes (2024): \$3,932.00

This is a highly productive cropland with an SPI of 86.8 featuring Class II soil; Glyndon and Wheatville Loam and Colvin Silty Clay. The cropland was planted to wheat in 2023 and is available for the 2024 crop year.



PARCELS 8 & 9 COMBINED

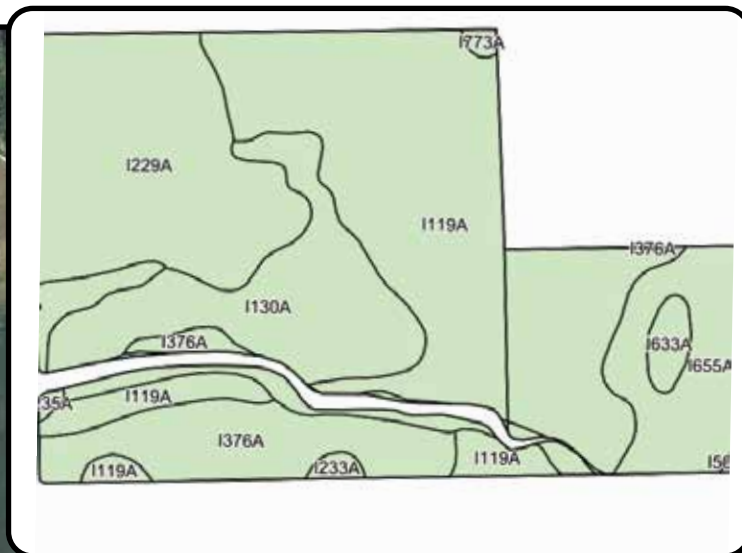
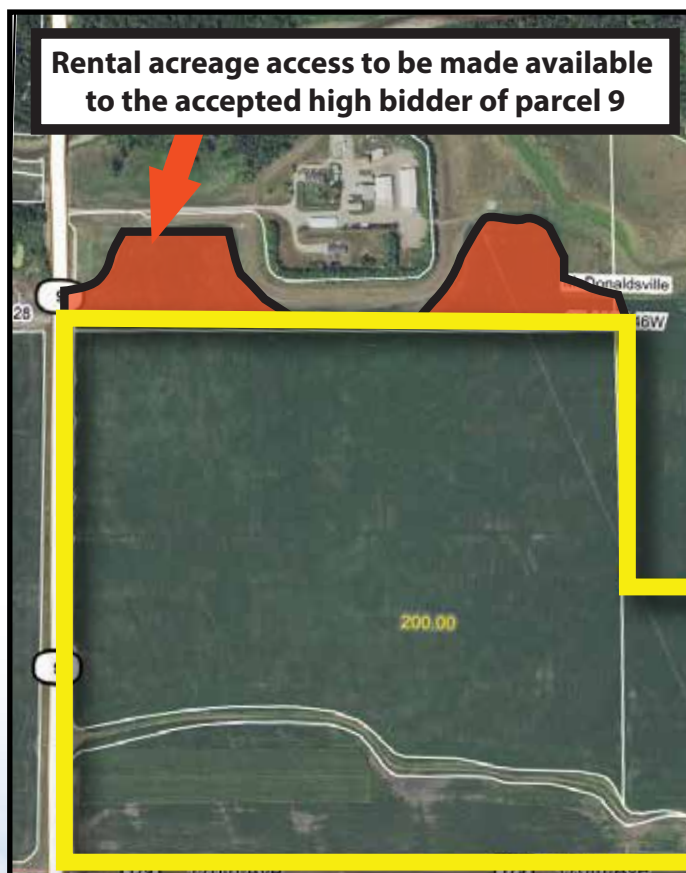
Crop	Base Acres	Yield
Wheat	102.29	53 bu.
Corn	3.04	119 bu.
Soybeans	181.51	29 bu.
Total Base Acres: 286.85		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I507A	Glyndon loam, 0 to 2 percent slopes	45.28	28.9%	Ile	89
I655A	Wheatville loam, 0 to 2 percent slopes	42.96	27.4%	Ile	90
I376A	Colvin silty clay loam, 0 to 1 percent slopes	40.51	25.9%	IIw	89
I119A	Bearden silty clay loam, 0 to 2 percent slopes	10.89	7.0%	Ile	93
I109A	Fluvaquents, 0 to 2 percent slopes, frequently flooded	6.25	4.0%	VIw	20
I633A	Augsburg and Wheatville soils, 0 to 2 percent slopes	6.15	3.9%	IIw	90
I530A	Colvin silty clay loam, 0 to 1 percent slopes, frequently ponded	2.60	1.7%	IIIw	86
I773A	Hapludolls-Fluvaquents, occasionally flooded complex, 0 to 6 percent slopes	1.89	1.2%	Ile	86
Weighted Average					86.8

PARCEL 9

Acres: 200 +/-
Legal: SW¼ & SW¼SE¼ 27-144-46
Crop Acres: 184.66 +/-
Taxes (2024): \$3,356.00

This is excellent cropland with an SPI of 89.7 featuring Class II soil; Bearden, Fargo, Hegne-Fargo Silty Clay and Colvin and Wheatville Loam. The cropland was planted mostly to soybeans with 31 +/- acres of wheat planted along the southerly border of the parcel in 2023. This cropland is available for the 2024 crop year.



PARCELS 8 & 9 COMBINED

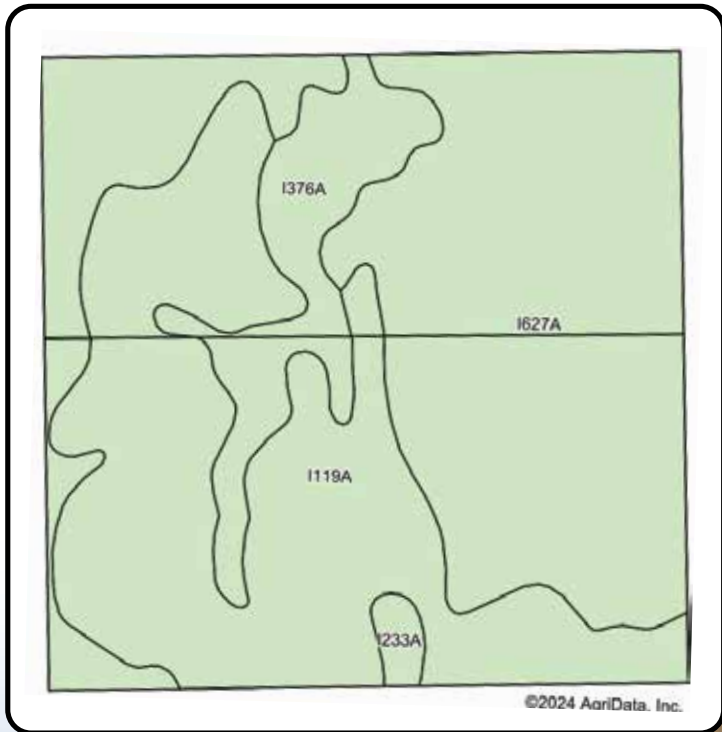
Crop	Base Acres	Yield
Wheat	102.29	53 bu.
Corn	3.04	119 bu.
Soybeans	181.51	29 bu.
Total Base Acres: 286.85		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I119A	Bearden silty clay loam, 0 to 2 percent slopes	76.05	41.2%	Ile	93
I229A	Fargo silty clay, 0 to 1 percent slopes	38.44	20.8%	IIw	94
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	25.75	13.9%	IIw	88
I376A	Colvin silty clay loam, 0 to 1 percent slopes	19.10	10.3%	IIw	89
I655A	Wheatville loam, 0 to 2 percent slopes	15.69	8.5%	Ile	90
I109A	Fluvaquents, 0 to 2 percent slopes, frequently flooded	5.21	2.8%	VIw	20
I633A	Augsburg and Wheatville soils, 0 to 2 percent slopes	2.33	1.3%	IIw	90
I233A	Fargo silty clay loam, 0 to 1 percent slopes	0.83	0.4%	IIw	95
I773A	Hapludolls-Fluvaquents, occasionally flooded complex, 0 to 6 percent slopes	0.58	0.3%	Ile	86
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	0.37	0.2%	IIIw	83
I507A	Glyndon loam, 0 to 2 percent slopes	0.31	0.2%	Ile	89
Weighted Average					89.7

PARCEL 10

Acres: 160 +/-
Legal: SE¼ 22-144-47
Crop Acres: 153.88 +/-
Taxes (2024): \$1,552.00

This is high quality cropland with an SPI of 92.6 featuring Class II soil; Bearden-Fargo Complex, Bearden and Colvin Silty Clay Loam. The cropland was planted to soybeans in 2023 and is available for the 2024 crop year.



Crop	Base Acres	Yield
Wheat	46.45	53 bu.
Corn	1.38	119 bu.
Soybeans	82.43	29 bu.
Total Base Acres: 130.26		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I627A	Bearden-Fargo complex, 0 to 2 percent slopes	78.30	50.5%	Ile	93
I119A	Bearden silty clay loam, 0 to 2 percent slopes	59.82	38.6%	Ile	93
I376A	Colvin silty clay loam, 0 to 1 percent slopes	15.38	9.9%	IIw	89
I233A	Fargo silty clay loam, 0 to 1 percent slopes	1.50	1.0%	IIw	95
Weighted Average					92.6

PARCEL 11

Acres: 160 +/-
Legal: NE¼ 36-145-46
Crop Acres: 150.97 +/-
Taxes (2024): \$4,260.00

This is exceptional cropland with an SPI of 89.1 featuring Class II soil; Glyndon and Borup Glyndon Loam. The cropland was planted mostly to soybeans with a small acreage of corn planted as well. The cropland is available for the 2024 crop year.



Crop	Base Acres	Yield
Wheat	71.6	64 bu.
Soybeans	71.6	30 bu.
Total Base Acres: 143.2		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I507A	Glyndon loam, 0 to 2 percent slopes	135.92	90.0%	Ile	89
I669A	Borup-Glyndon loams, 0 to 2 percent slopes	15.05	10.0%	IIw	90
Weighted Average					89.1

ONLINE BIDDING INSTRUCTIONS

STEP 1

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STEP 2

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Active Auctions // currently running or upcoming

LIVE WEBCAST
UPCOMING

1,701.9 +/- Acres - Norman County, MN

Ada, MN

Webcast starts on Mar 22 at 3:00PM CST

Click "Register to Bid"

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STEP 3

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Enter Email Address

STEP 4

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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

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Active Auctions // currently running or upcoming

LIVE WEBCAST
UPCOMING

1,701.9 +/- Acres - Norman County, MN

Ada, MN

Webcast starts on Mar 22 at 3:00PM 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 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.

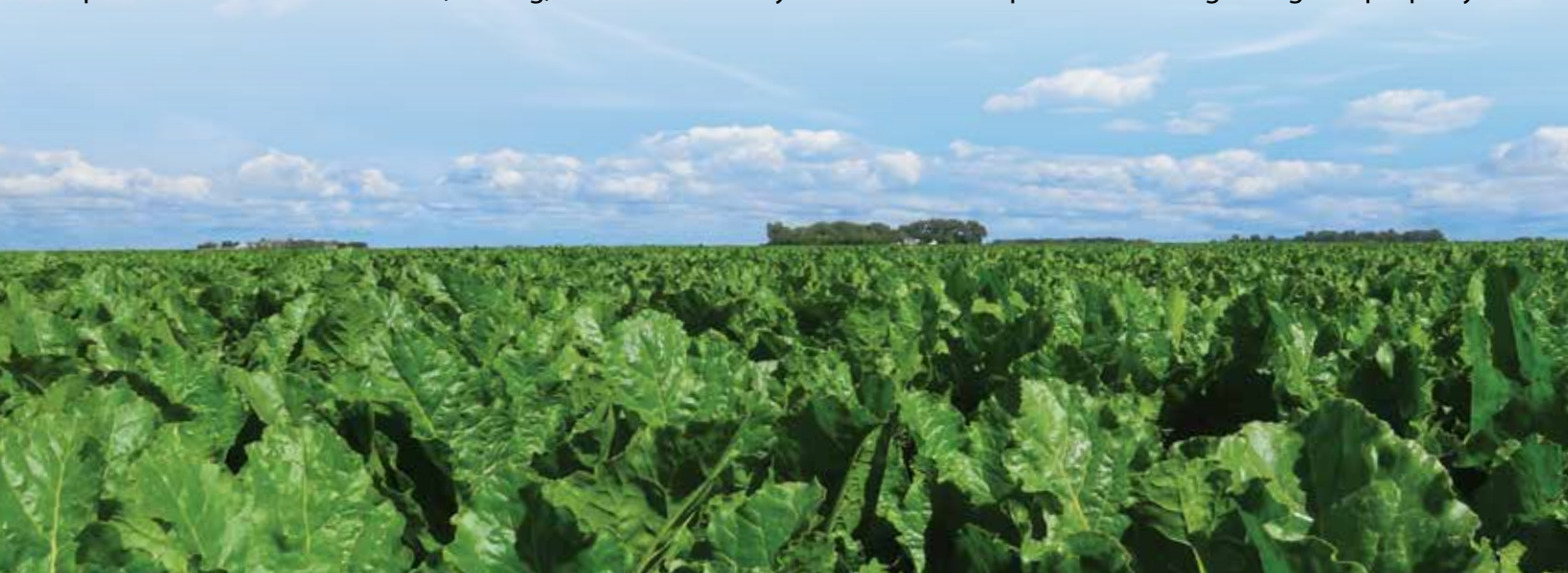
II. Bidding Procedures

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, MN #14-106.



Pifer's

LAND AUCTIONS



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