

1,004.97 +/- Acres • Emmons County, ND

LAND AUCTION

Monday, March 25, 2024 – 10:00 a.m.

Location: Holiday Inn: 3903 State St. • Bismarck, ND

OWNER: Tschosik Family Trust



Pifer's
LAND AUCTIONS

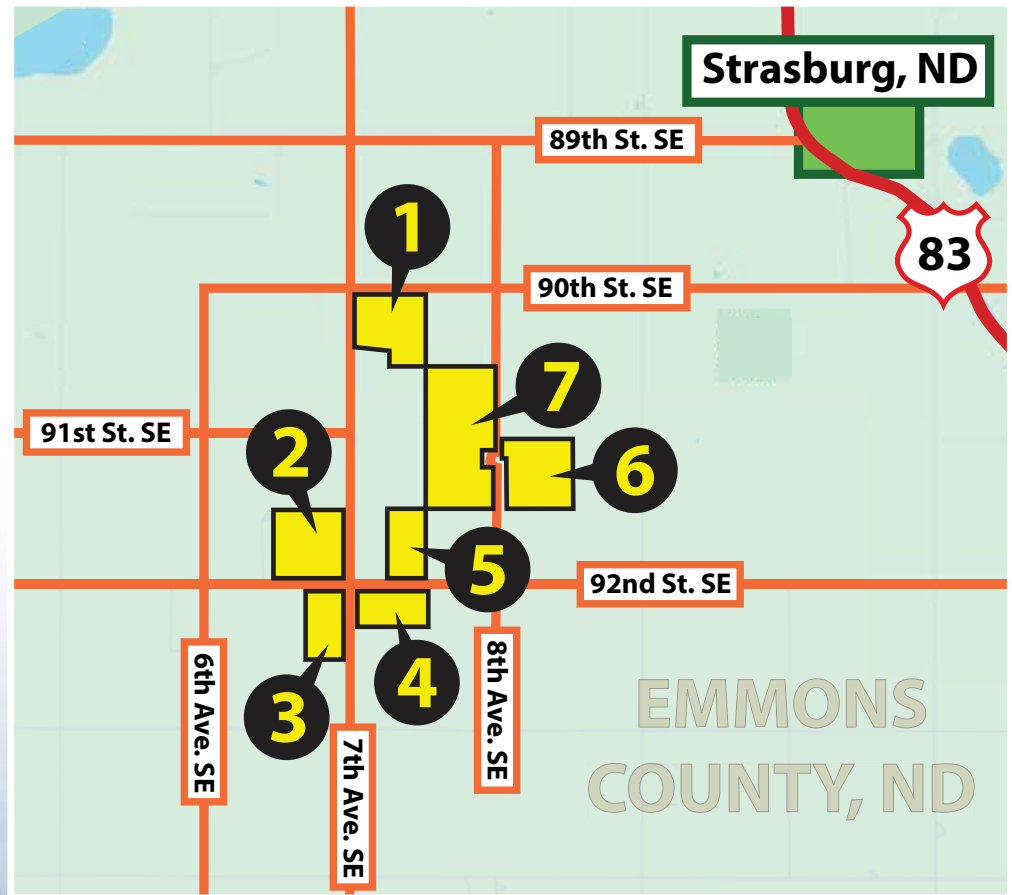
877.477.3105
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AUCTION NOTE

This property, west of Strasburg, ND, features highly productive crop and pastureland and will be offered in seven parcels. The 897.95 +/- crop acres are suitable for growing corn, wheat, sunflowers and soybeans. The pasture offers excellent grazing and water sources. Exceptional Soil Productivity Index (SPI) numbers dominate many of the cropland acres. This is a rare opportunity in Emmons County to expand your operation or investment portfolio with highly productive crop and pastureland! It is available for the 2024 crop year!

DRIVING DIRECTIONS

From Strasburg, ND go west 3 miles on 89th St. SE, then 1 mile south on 7th Ave. SE. This will bring you to the northwest corner of parcel 1. Continue south 2 miles. This will bring you to the southeast corner of parcel 2, the northeast corner of parcel 3, and the northwest corner of parcel 4. From here go east ¼ of a mile on 92nd St. SE. This will bring you to the southwest corner of parcel 5. Continue east to 8th Ave. SE and go north ½ of a mile. This will bring you to the southwest corner of parcel 6 and the southeast corner of parcel 7.



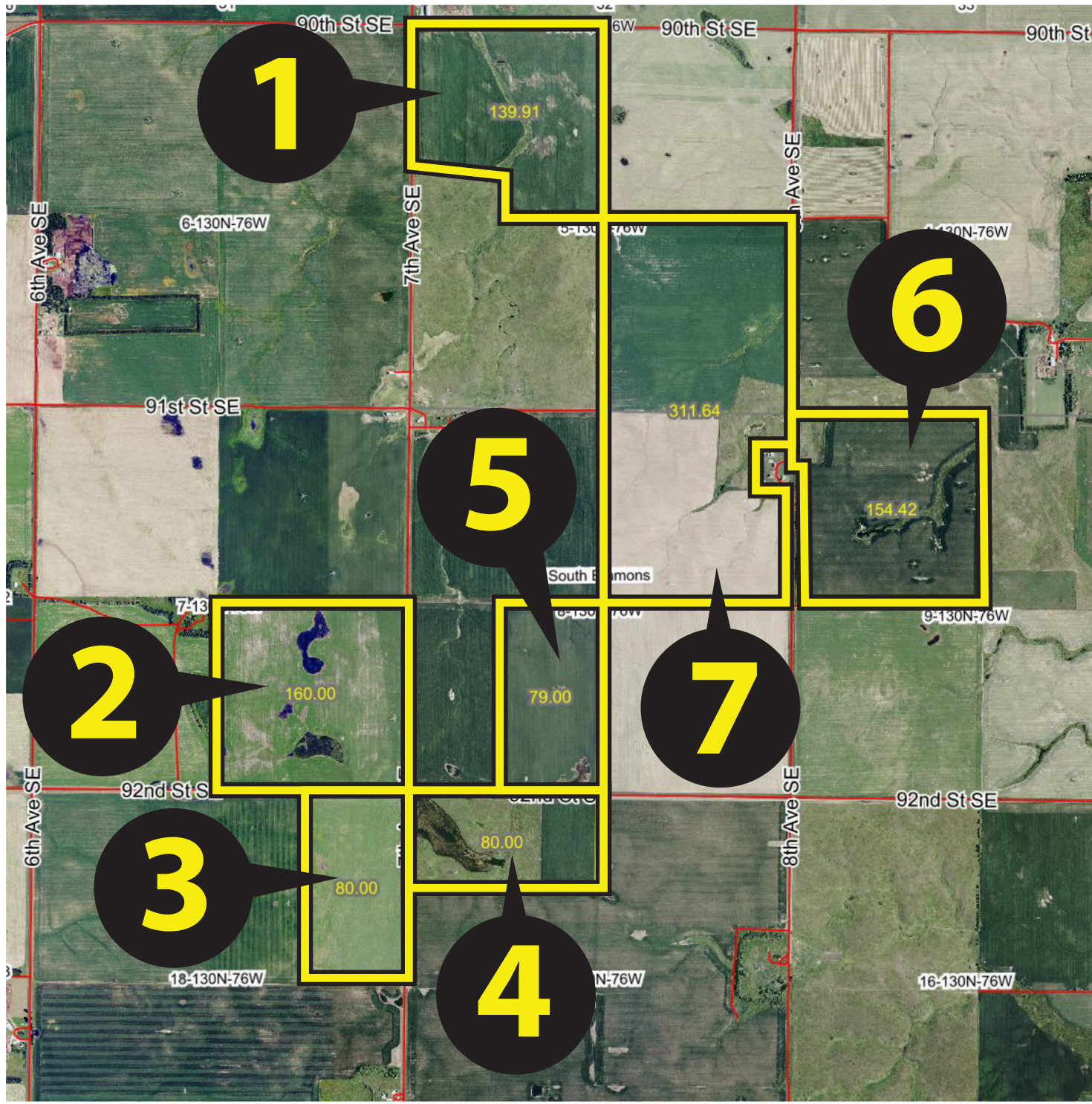
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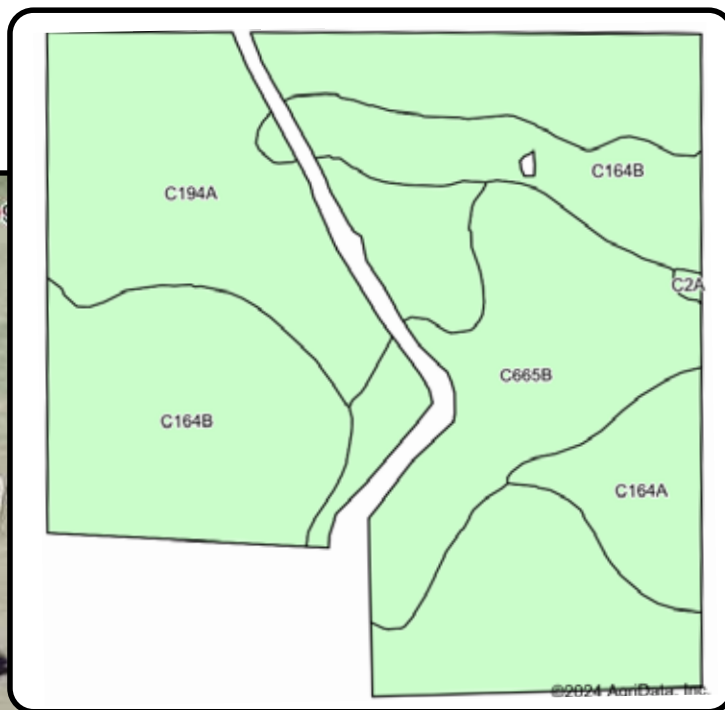
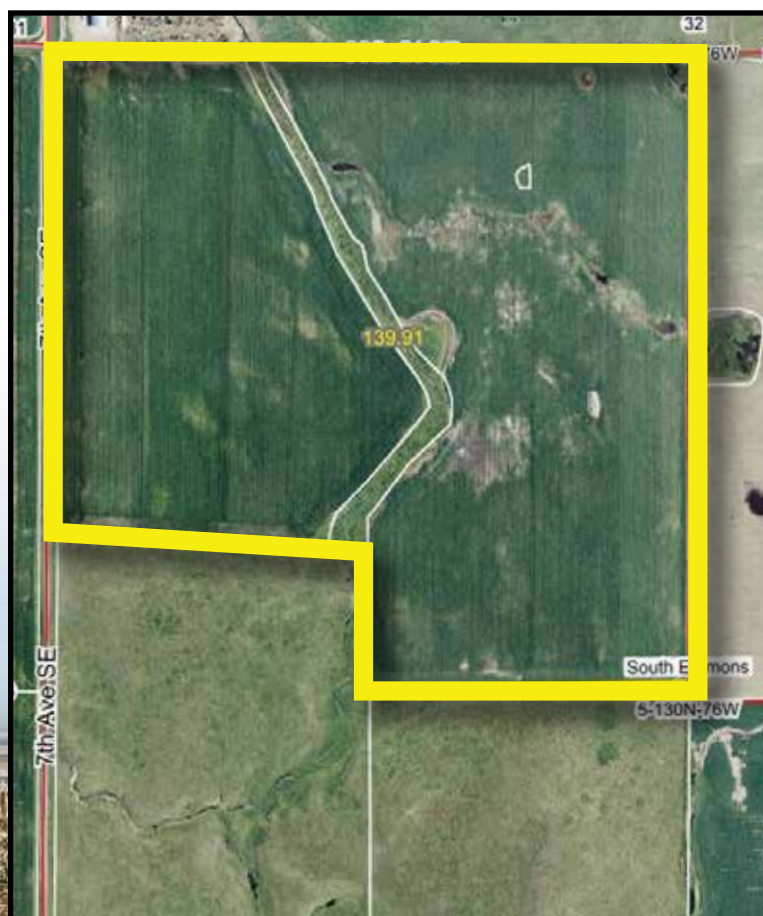
OVERALL PROPERTY



PARCEL 1

Acres: 139.91 +/-
Legal: SW¼ 30-162-87
Crop Acres: 132.66 +/-
Taxes (2023): \$988.41

This parcel features 132.66 +/- acres of excellent cropland with an SPI of 75.6. The majority of the soils have an SPI between 79-85!



COMBINED WITH PART OF PARCEL 7

Crop	Base Acres	Yield
Wheat	107.22	54 bu.
Corn	76.52	104 bu.
Sunflowers	77.3	1,860 lbs.

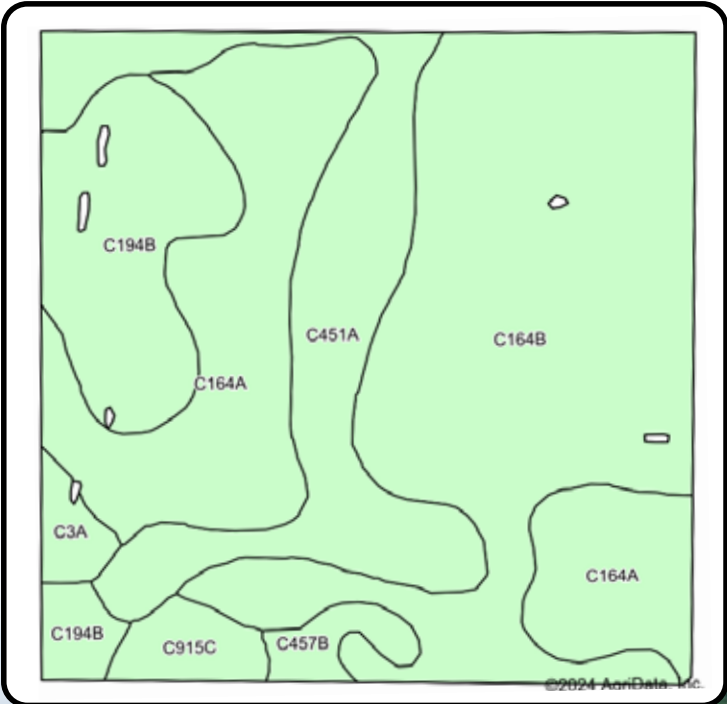
Total Base Acres: 261.04

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C164B	Williams-Falkirk loams, 3 to 6 percent slopes	52.21	39.4%	Ile	79
C194A	Bearpaw-Zeeland loams, 0 to 3 percent slopes	45.78	34.5%	Ile	80
C665B	Noonan-Niobell-Williams loams, 0 to 6 percent slopes	25.63	19.3%	IVe	58
C164A	Williams-Falkirk loams, 0 to 3 percent slopes	8.77	6.6%	IIc	85
C2A	Tonka silt loam, 0 to 1 percent slopes	0.27	0.2%	IVw	45
Weighted Average					75.6

PARCEL 2

Acres: 160 +/-
Legal: SE¼ 7-130-76
Crop Acres: 154.85 +/-
Taxes (2023): \$1,358.72

This parcel comprises 154.85 +/- acres of outstanding cropland with an impressive SPI of 82.3. The majority of the soils within this parcel exhibit SPI values ranging between 79 and 93.



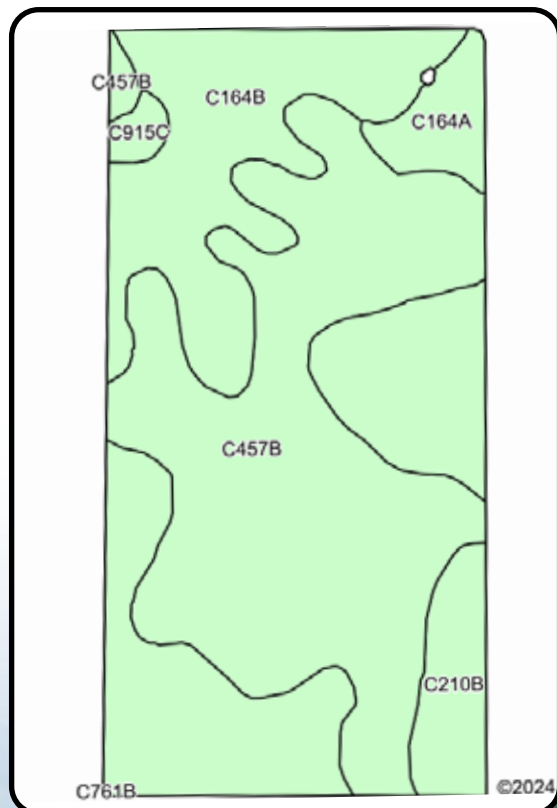
Crop	Base Acres	Yield
Wheat	58.6	26 bu.
Corn	41.83	120 bu.
Sunflowers	42.3	1,659 lbs.
Total Base Acres: 142.73		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C164B	Williams-Falkirk loams, 3 to 6 percent slopes	62.78	40.5%	Ile	79
C164A	Williams-Falkirk loams, 0 to 3 percent slopes	36.20	23.4%	IIc	85
C451A	Arnegard loam, 0 to 2 percent slopes	26.86	17.3%	IIc	98
C194B	Bearpaw-Zeeland loams, 3 to 6 percent slopes	20.15	13.0%	Ile	76
C915C	Reeder-Arnegard loams, 6 to 9 percent slopes	3.71	2.4%	IIIe	62
C457B	Grassna silt loam, 2 to 6 percent slopes	2.82	1.8%	Ile	93
C3A	Parnell silty clay loam, 0 to 1 percent slopes	2.33	1.5%	Vw	20
Weighted Average					82.3

PARCEL 3

Acres: 80+/-
Legal: E½NE¼ 18-130-76
Crop Acres: 76.9 +/-
Taxes (2023): \$703.77

This parcel features 76.9 +/- acres of excellent cropland with an SPI of 85.8. The majority of the soils have an SPI between 83-93!



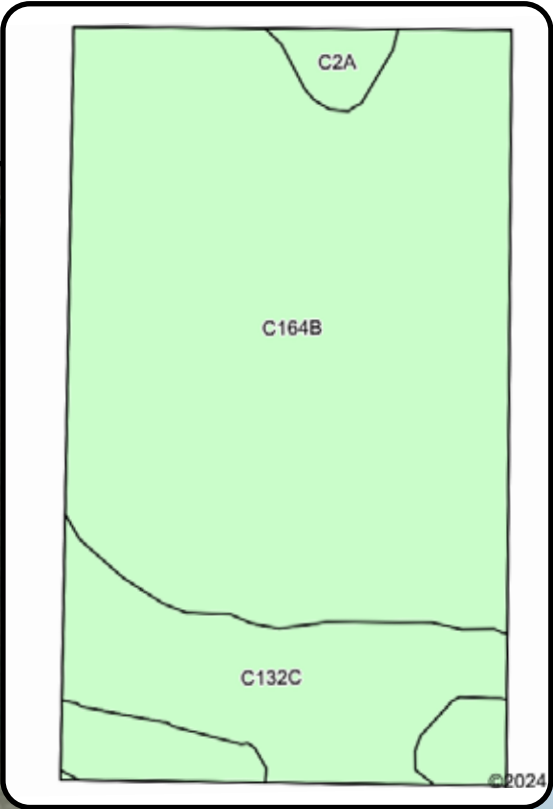
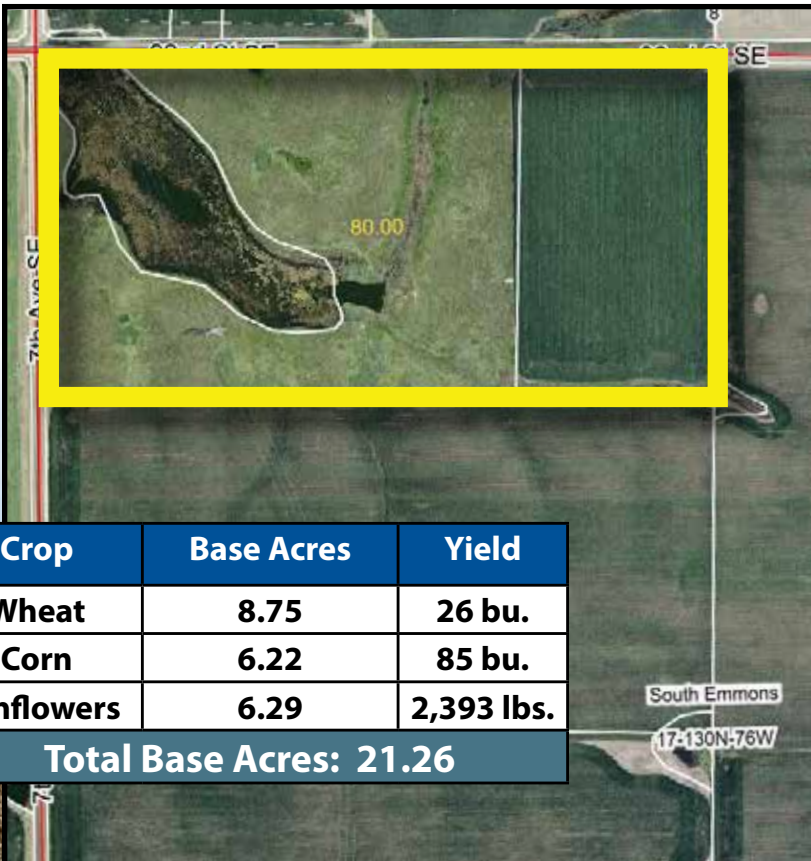
Crop	Base Acres	Yield
Wheat	29.1	26 bu.
Corn	20.77	79 bu.
Sunflowers	21.0	1,659 lbs.
Total Base Acres: 70.87		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C457B	Grassna silt loam, 2 to 6 percent slopes	36.15	47.0%	Ile	93
C164B	Williams-Falkirk loams, 3 to 6 percent slopes	32.94	42.8%	Ile	79
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	4.14	5.4%	Ile	83
C164A	Williams-Falkirk loams, 0 to 3 percent slopes	2.86	3.7%	Ilc	85
C915C	Reeder-Arnegard loams, 6 to 9 percent slopes	0.81	1.1%	IIle	62
Weighted Average					85.8

PARCEL 4

Acres: 80 +/-
Legal: N½NW¼ 17-130-76
Crop Acres: 23.08 +/-
Pasture Acres: 55.25 +/-
Taxes (2023): \$530.59

This parcel features 23.08 +/- crop acres and 55.25 +/- pasture acres. The cropland highlights an SPI of 75.1 and the pastureland has excellent grazing, a stock pond and fencing.



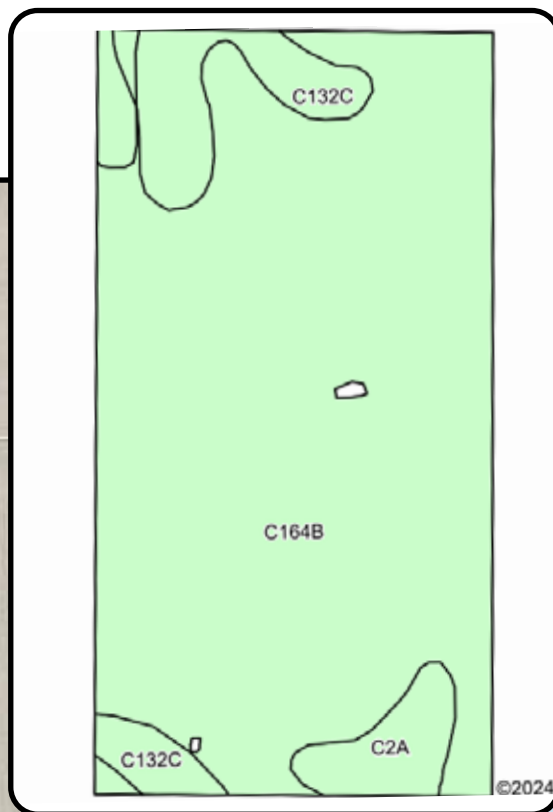
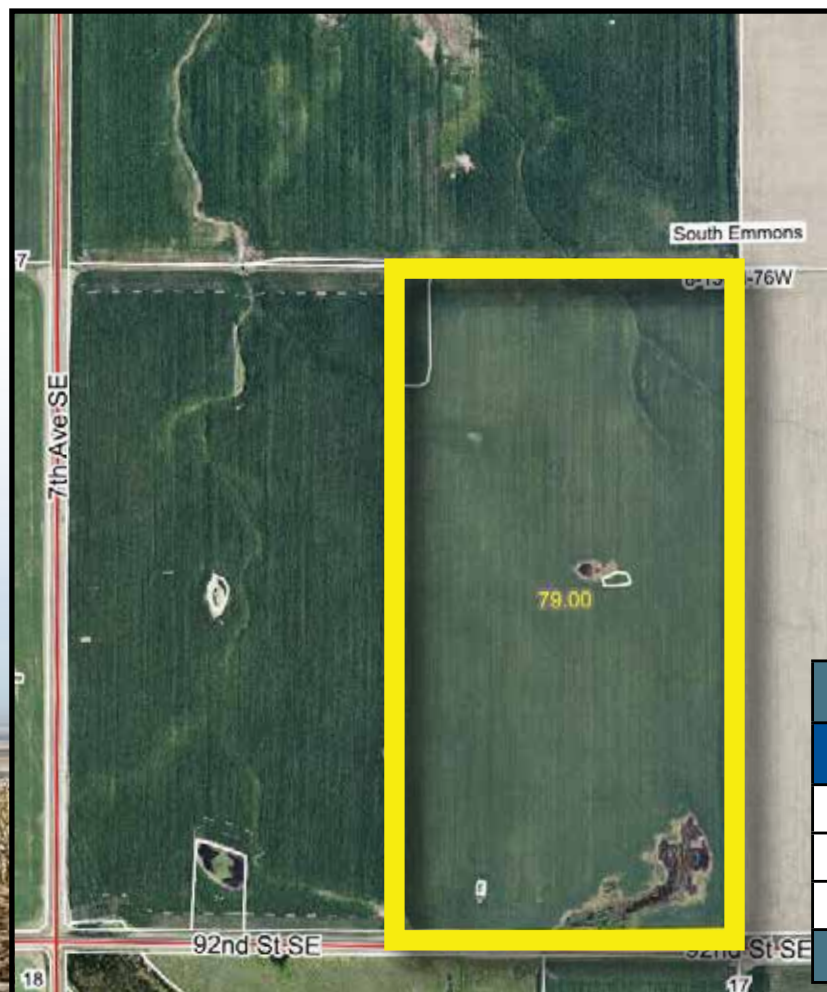
Crop	Base Acres	Yield
Wheat	8.75	26 bu.
Corn	6.22	85 bu.
Sunflowers	6.29	2,393 lbs.
Total Base Acres: 21.26		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C164B	Williams-Falkirk loams, 3 to 6 percent slopes	18.53	80.3%	Ile	79
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	4.07	17.6%	IIle	61
C2A	Tonka silt loam, 0 to 1 percent slopes	0.48	2.1%	IVw	45
Weighted Average					75.1

PARCEL 5

Acres: 79 +/-
Legal: E½SW¼ 8-130-76
Crop Acres: 79.82 +/- (Crop Acres Exceed Taxed Deeded Acres)
Taxes (2023): \$619.02

This parcel features 79.8 +/- acres of excellent cropland with an SPI of 76. The majority of the soils have an SPI of 79!



COMBINED WITH PART OF PARCEL 7

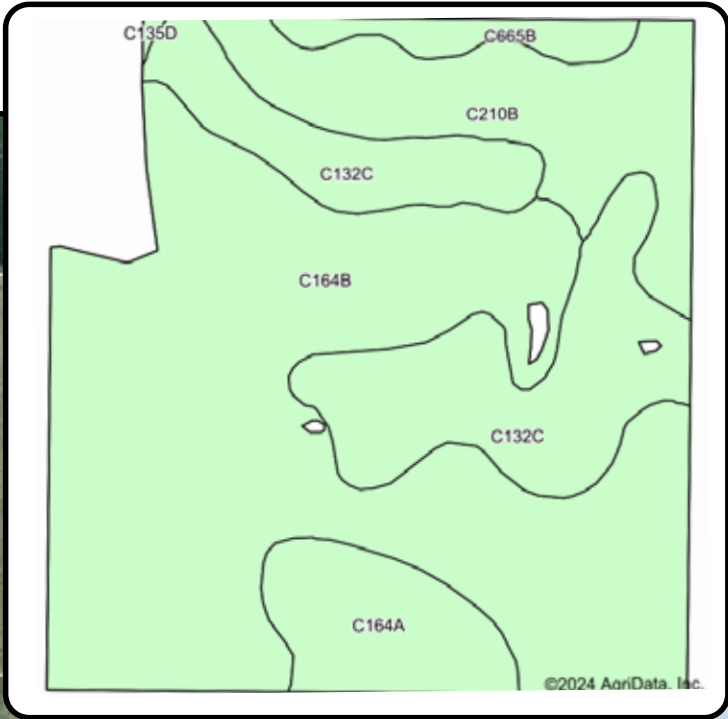
Crop	Base Acres	Yield
Wheat	80.78	38 bu.
Corn	57.65	117 bu.
Sunflowers	58.25	1,761 lbs.
Total Base Acres: 196.68		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C164B	Williams-Falkirk loams, 3 to 6 percent slopes	69.40	86.9%	Ile	79
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	7.16	9.0%	IIle	61
C2A	Tonka silt loam, 0 to 1 percent slopes	3.26	4.1%	IVw	45
Weighted Average					76

PARCEL 6

Acres: 154.42 +/-
Legal: NW¼ Less TCT 113'x 2150' 9-130-76
Crop Acres: 145.25 +/-
Pasture Acres: 9 +/-
Taxes (2023): \$1,199.36

This parcel features 145.25 +/- acres of exceptional cropland with an SPI of 75.7. The majority of the soils have an SPI between 79-85! The 113'x 2,150' section of land, including a shelterbelt along the road, is not included.



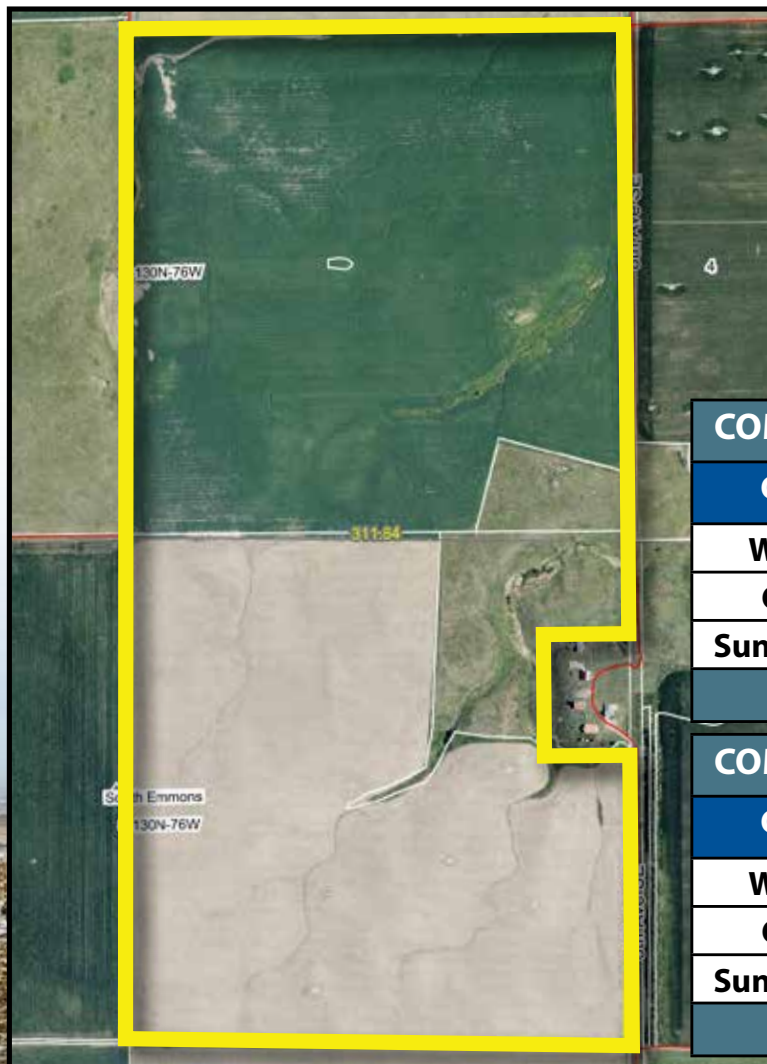
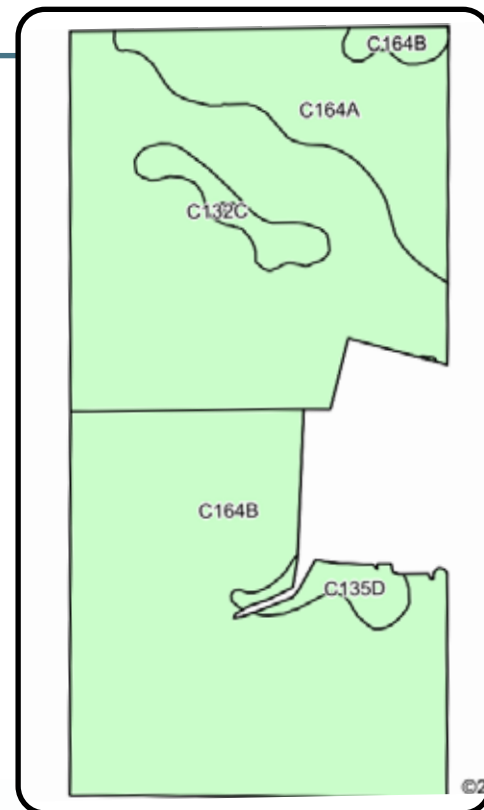
Crop	Base Acres	Yield
Wheat	54.85	26 bu.
Corn	39.14	120 bu.
Sunflowers	39.55	1,659 lbs.
Total Base Acres: 133.54		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C164B	Williams-Falkirk loams, 3 to 6 percent slopes	80.85	55.7%	Ile	79
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	29.81	20.5%	IIle	61
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	20.09	13.8%	Ile	83
C164A	Williams-Falkirk loams, 0 to 3 percent slopes	10.50	7.2%	IIc	85
C665B	Noonan-Niobell-Williams loams, 0 to 6 percent slopes	3.81	2.6%	IVe	58
C135D	Zahl-Williams loams, 9 to 15 percent slopes	0.19	0.1%	VIe	43
Weighted Average					75.7

PARCEL 7

Acres: 311.64 +/-
Legal: SE¼ 5-130-76 & NE¼ Less 560' x 650' 8-130-76
Crop Acres: 285.39 +/-
Pasture Acres: 26.93 +/-
Taxes (2023): \$2,444.78

This parcel features 285.39 +/- acres of excellent cropland with an SPI of 78.5. The majority of the soils have an SPI between 79-85! The farmstead on section 8 is not included.



COMBINED WITH PART OF PARCEL 1

Crop	Base Acres	Yield
Wheat	107.22	54 bu.
Corn	76.52	104 bu.
Sunflowers	77.3	1,860 lbs.

Total Base Acres: 261.04

COMBINED WITH PART OF PARCEL 5

Crop	Base Acres	Yield
Wheat	80.78	38 bu.
Corn	57.65	117 bu.
Sunflowers	58.25	1,761 lbs.

Total Base Acres: 196.68

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C164B	Williams-Falkirk loams, 3 to 6 percent slopes	232.78	81.6%	Ile	79
C164A	Williams-Falkirk loams, 0 to 3 percent slopes	38.15	13.4%	IIc	85
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	7.50	2.6%	IIIe	61
C135D	Zahl-Williams loams, 9 to 15 percent slopes	6.96	2.4%	VIe	43
Weighted Average					78.5

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 5/9/24. 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 9, 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, Bob Pifer, ND #905.

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