

1,856.78 +/- Acres • Renville County, ND

LAND AUCTION

Thursday, March 28, 2024 – 10:00 a.m.

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



OWNERS: Ann Bryans, Victor Bryans & Laura Rog



Pifer's
LAND AUCTIONS

877.700.4099

www.pifers.com

AUCTION NOTE

This auction features 1,856.78 +/- acres of farmland in Renville County, North Dakota. The land will be offered in 11 parcels. Each of the parcels being offered at this sale have Soil Productivity Indexes (SPI) in the 70s and 80s. There is excellent access to all parcels, many have direct access from Hwy. #28. There are no U.S. Fish & Wildlife easements on any of the parcels. The land is subject to a lease through 2024. Buyers will receive lease payments for 2024. This auction presents an excellent opportunity to expand your farm operation or diversify your investment portfolio! This will be a live auction with internet and phone bidding.

DRIVING DIRECTIONS

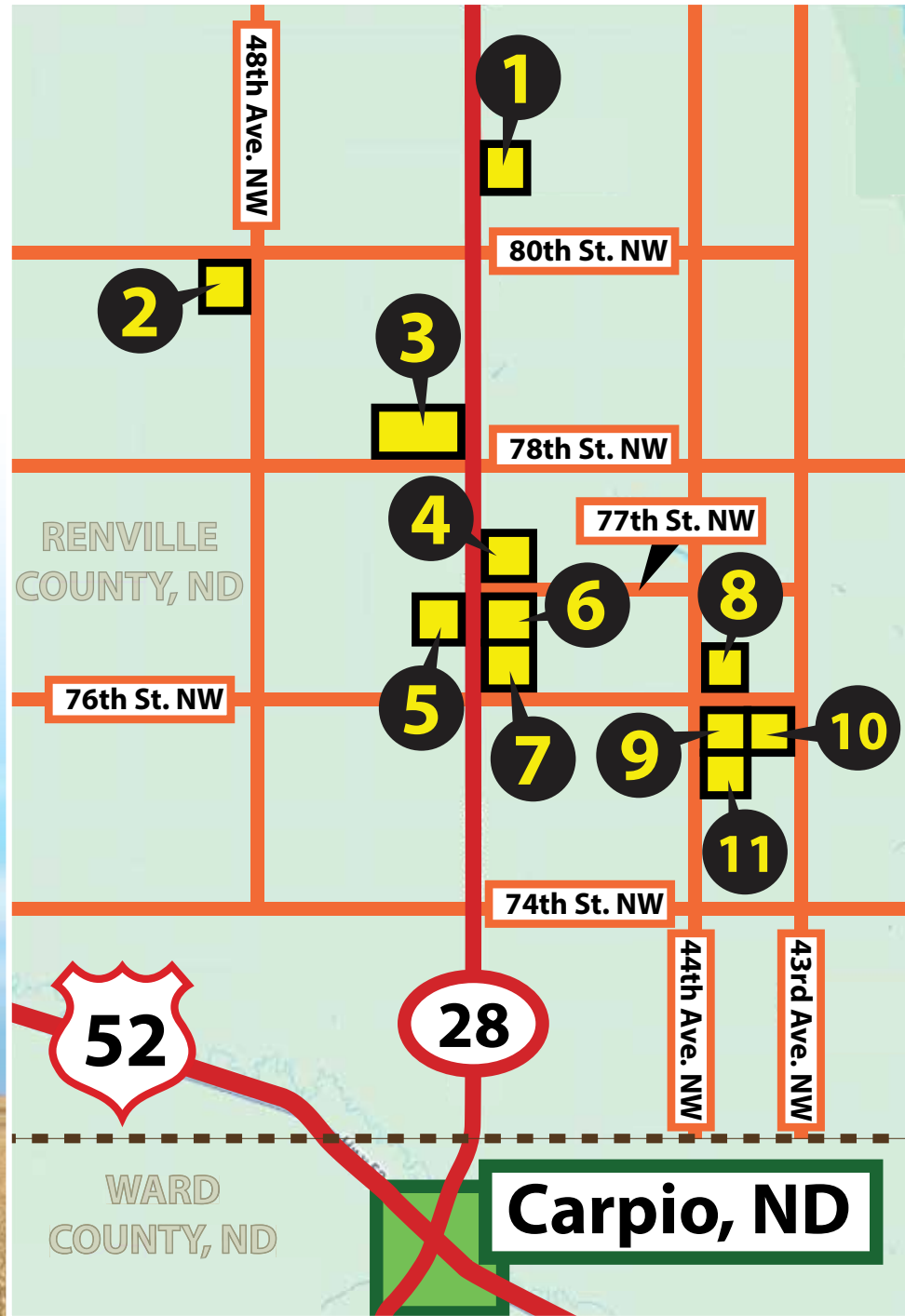
Parcel 1: From Carpio, ND, head north on Hwy. #28 for 10 miles. The intersection of Hwy. #28 and 81st St. NW marks the NW corner of the property.

Parcel 2: From Carpio, ND, head north on Hwy. #28 for 9 miles. Then proceed west on 80th St. NW for 2 miles to the NE corner of parcel 2.

Parcel 3: From Carpio, ND, head north on Hwy. #28 for 7 miles. The intersection of Hwy. #28 and 78th St. NW marks the SE corner of the property.

Parcels 4, 5, 6 & 7: From Carpio, ND, head north on Hwy. #28 for 6 miles. The intersection of Hwy. #28 and 77th St. NW marks the SW corner of parcel 4, the NE corner of parcel 5, and the NW corner of parcel 6. Proceed 1 mile south to reach the SW corner of parcel 7.

Parcels 8, 9, 10 & 11: From Carpio, ND, head north on Hwy. #28 for 5 miles. Then proceed east on 76th St. NW for 2 miles. The intersection of 44th Ave. NW and 76th St. NW marks the SW corner of parcel 8 and the NW corner of parcel 9. Proceed 0.5 miles east to reach parcel 10 and .5 miles south to reach parcel 11.



KEVIN PIFER

701.238.5810 | kpifer@pifers.com

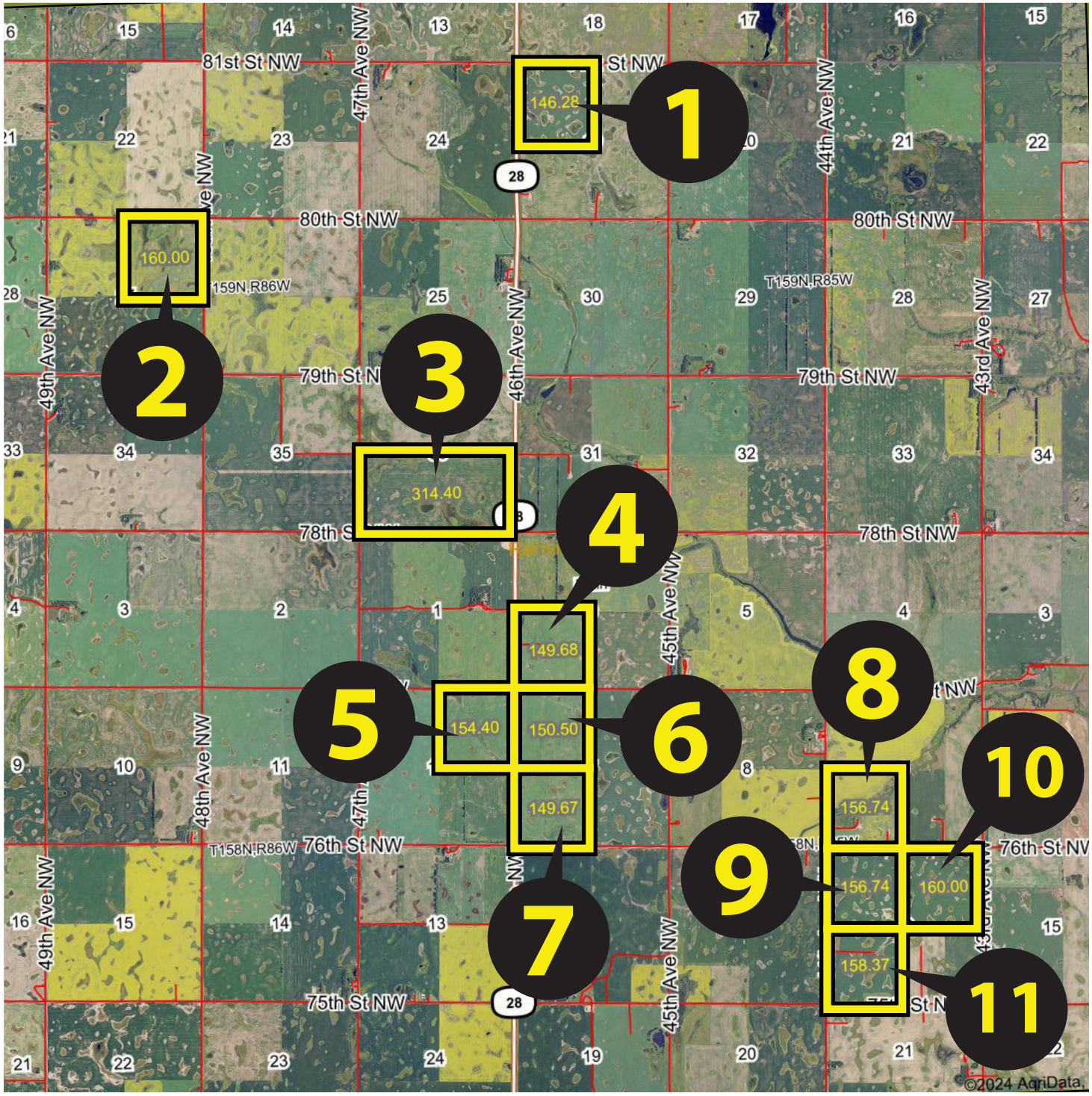
JACK PIFER

701.261.4762 | jack@pifers.com

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LAND AUCTIONS

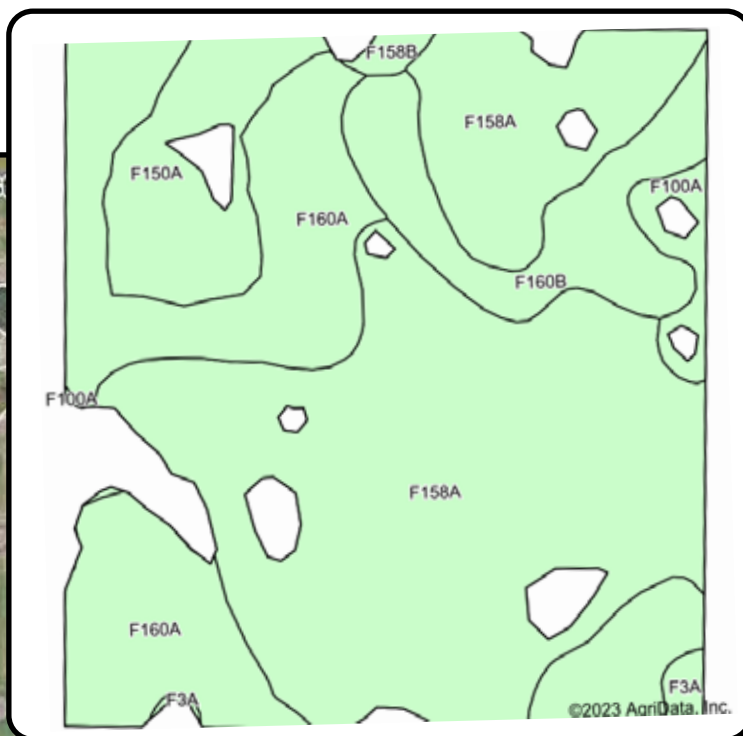
1506 29th Ave. S • Moorhead, MN 56560

OVERALL PROPERTY



PARCEL 1

Acres: 146.28 +/-
Legal: E½NW¼, Lots 1 & 2 Less R/W 19-159-85
Crop Acres: 136.09 +/-
Taxes (2023): \$997.90

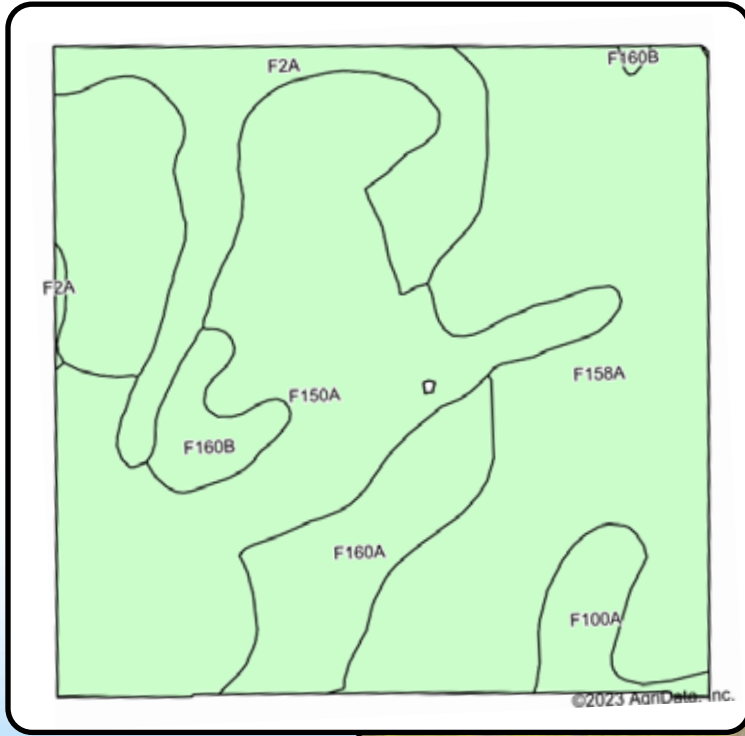


Crop	Base Acres	Yield
Wheat	91.4	47 bu.
Sunflowers	4.3	1,212 lbs.
Barley	40.0	34 bu.
Total Base Acres: 135.7		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	71.36	52.4%	IIc	80
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	37.04	27.2%	IIc	85
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	12.29	9.0%	Ile	81
F150A	Hamlet-Tonka-Wyard complex, 0 to 3 percent slopes	10.92	8.0%	IIc	73
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	2.55	1.9%	Ile	64
F3A	Parnell silty clay loam, 0 to 1 percent slopes	1.06	0.8%	Vw	25
F158B	Hamlet-Souris-Tonka complex, 0 to 5 percent slopes	0.87	0.6%	Ile	76
Weighted Average					80.1

PARCEL 2

Acres: 160 +/-
Legal: NE¼ 27-159-86
Crop Acres: 158.65 +/-
Taxes (2023): \$1,348.41



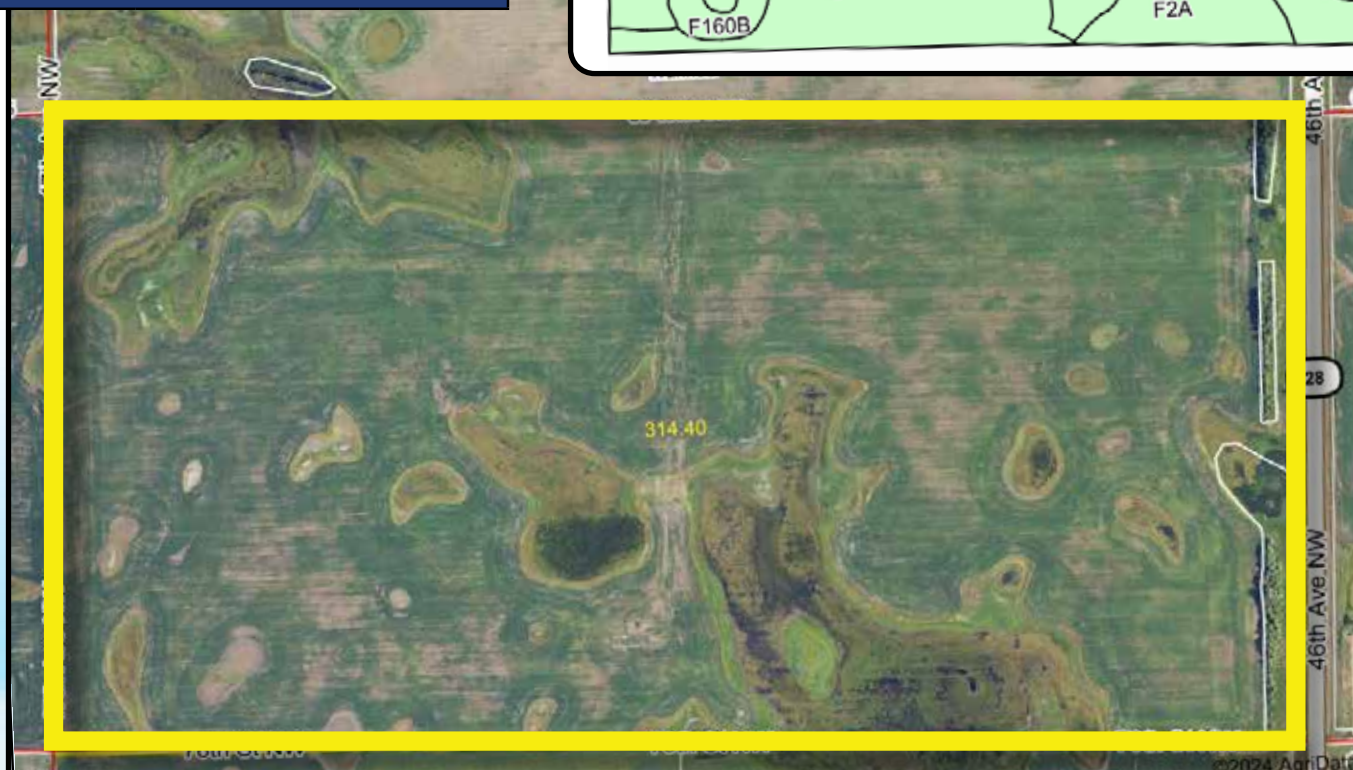
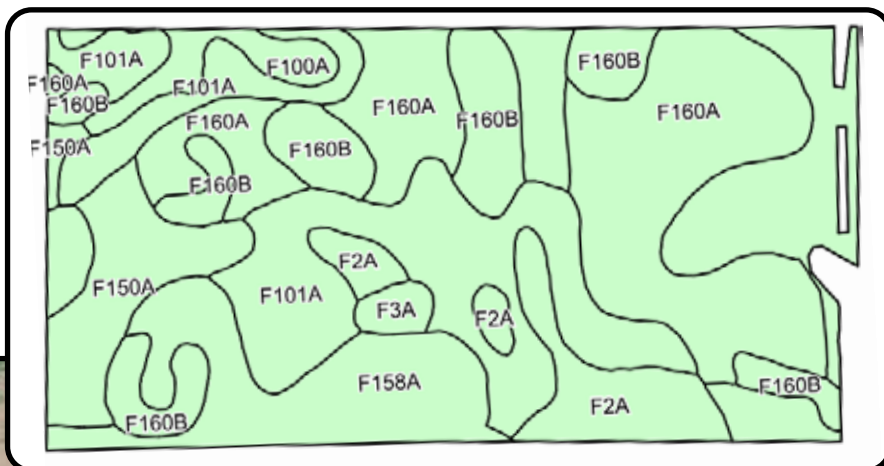
Crop	Base Acres	Yield
Wheat	116.0	51 bu.
Barley	18.4	69 bu.
Canola	10.9	1,658 lbs.
Total Base Acres: 145.3		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	67.62	42.6%	IIc	80
F150A	Hamlet-Tonka-Wyard complex, 0 to 3 percent slopes	49.71	31.3%	IIc	73
F2A	Tonka silt loam, 0 to 1 percent slopes	18.54	11.7%	IVw	42
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	12.84	8.1%	IIc	85
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	5.27	3.3%	Ile	64
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	4.67	2.9%	Ile	81
Weighted Average					73.3

PARCEL 3

Acres: 314.4 +/-
Legal: S½ Less R/W 36-159-86
Crop Acres: 302.06 +/-
Taxes (2023): \$2,690.75

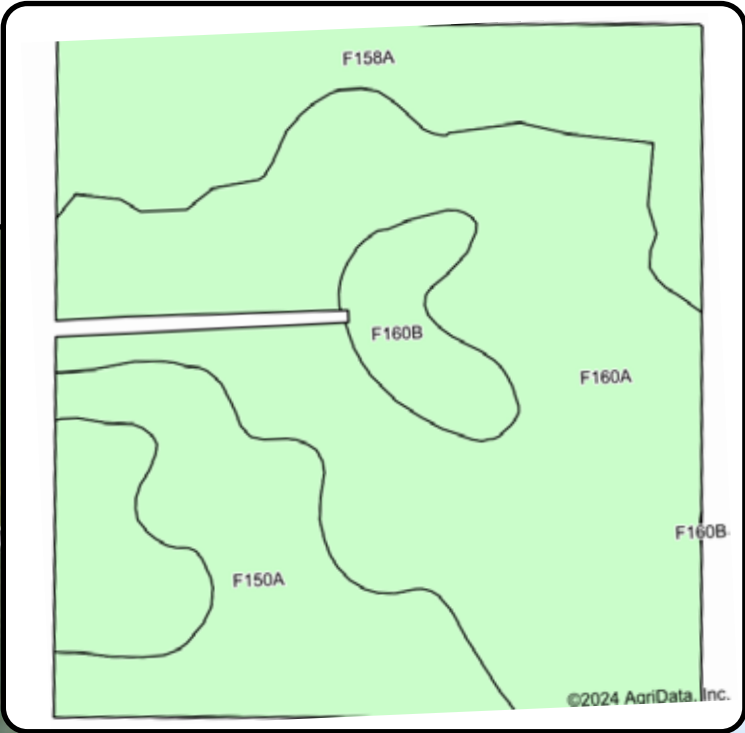
Crop	Base Acres	Yield
Wheat	297.0	51 bu.
Canola	4.1	1,658 lbs.
Total Base Acres: 301.1		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	76.27	24.9%	IIc	85
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	74.06	24.2%	IIc	80
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	65.09	21.3%	Ile	77
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	36.36	11.9%	Ile	81
F150A	Hamlet-Tonka-Wyard complex, 0 to 3 percent slopes	21.69	7.1%	IIc	73
F2A	Tonka silt loam, 0 to 1 percent slopes	20.91	6.8%	IVw	42
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	8.54	2.8%	Ile	64
F3A	Parnell silty clay loam, 0 to 1 percent slopes	3.10	1.0%	Vw	25
Weighted Average					76.6

PARCEL 4

Acres: 149.68 +/-
Legal: E½SW¼, Lots 6 & 7 Less R/W 6-158-85
Crop Acres: 147.46 +/-
Taxes (2023): \$1,422.67

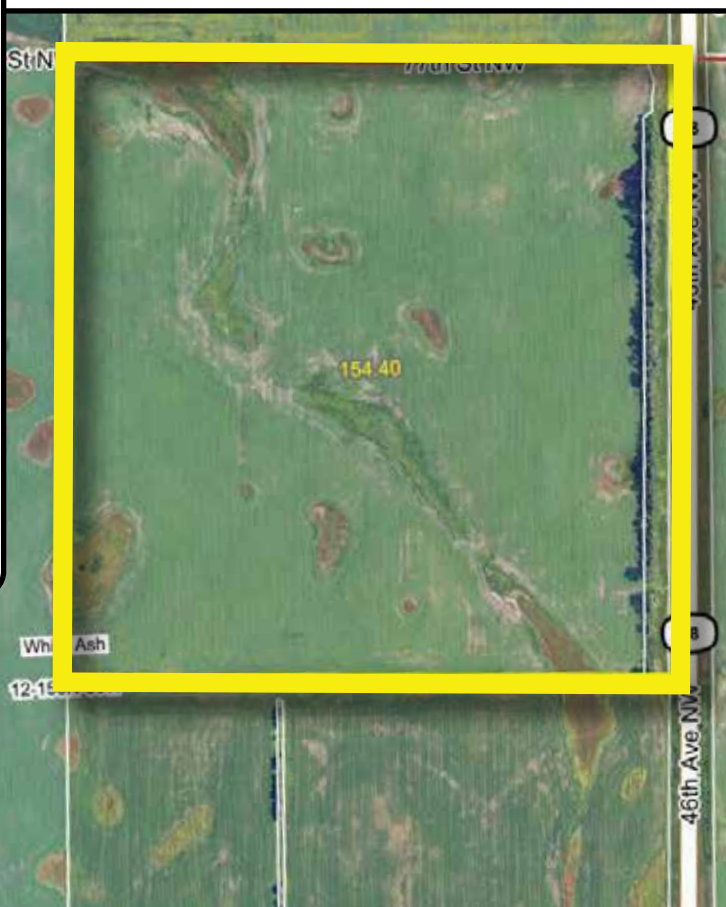
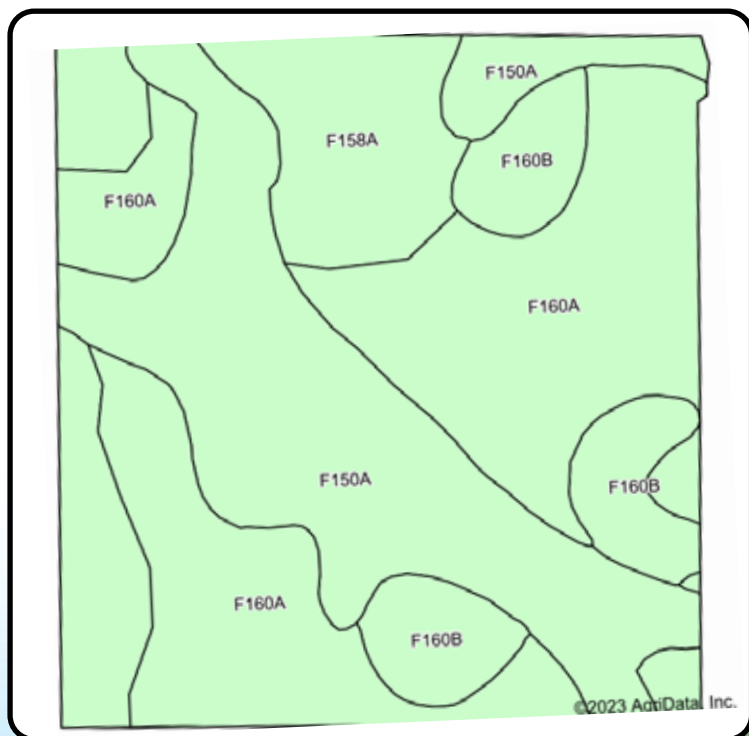


Crop	Base Acres	Yield
Wheat	108.4	51 bu.
Barley	17.2	69 bu.
Canola	10.2	1,658 lbs.
Total Base Acres: 135.8		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	83.94	56.9%	IIc	85
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	29.19	19.8%	IIc	80
F150A	Hamlet-Tonka-Wyard complex, 0 to 3 percent slopes	26.65	18.1%	IIc	73
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	7.68	5.2%	Ile	81
Weighted Average					81.6

PARCEL 5

Acres: 154.4 +/-
Legal: NE¼ Less R/W 12-158-86
Crop Acres: 147.43 +/-
Taxes (2023): \$1,389.60



Crop	Base Acres	Yield
Wheat	106.8	51 bu.
Barley	17.0	69 bu.
Canola	10.0	1,658 lbs.
Total Base Acres: 133.8		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	59.07	40.1%	IIc	85
F150A	Hamlet-Tonka-Wyard complex, 0 to 3 percent slopes	45.85	31.1%	IIc	73
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	26.71	18.1%	IIc	80
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	15.80	10.7%	Ile	81
Weighted Average					79.9

PARCEL 6

Acres: 150.5 +/-
Legal: E½NW¼, Lots 1 & 2 Less R/W 7-158-85
Crop Acres: 145.59 +/- (Estimate)
Taxes (2023): \$1,381.59



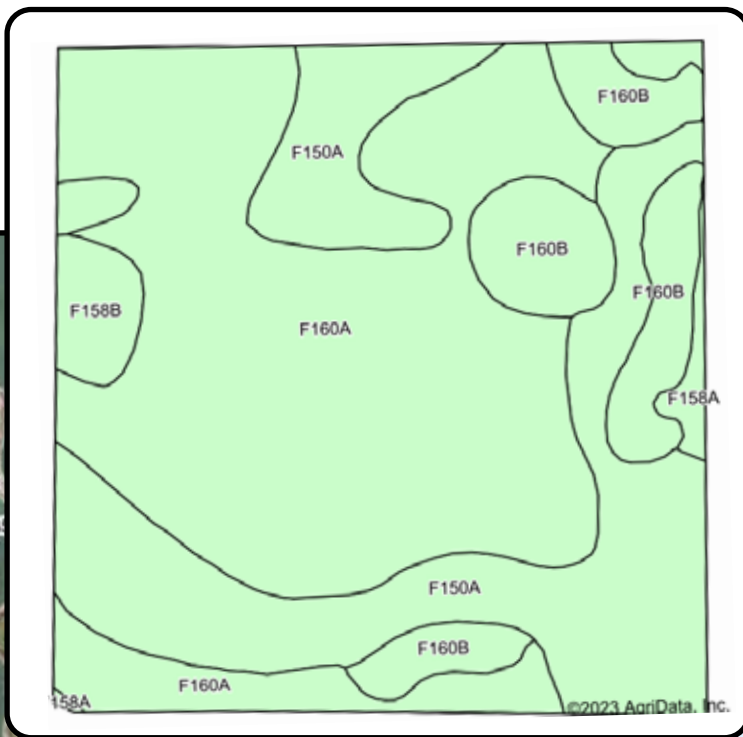
PARCELS 6 & 7 COMBINED

Crop	Base Acres	Yield
Wheat	290.4	51 bu.
Total Base Acres: 290.4		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F150A	Hamlet-Tonka-Wyard complex, 0 to 3 percent slopes	62.38	42.8%	IIc	73
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	39.13	26.9%	IIc	85
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	36.01	24.7%	IIc	80
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	8.07	5.5%	Ile	81
Weighted Average					78.4

PARCEL 7

Acres: 149.67 +/-
Legal: E½SW¼ Lots 3 & 4 Less R/W 7-158-85
Crop Acres: 145.88 +/- (Estimate)
Taxes (2023): \$1,402.99



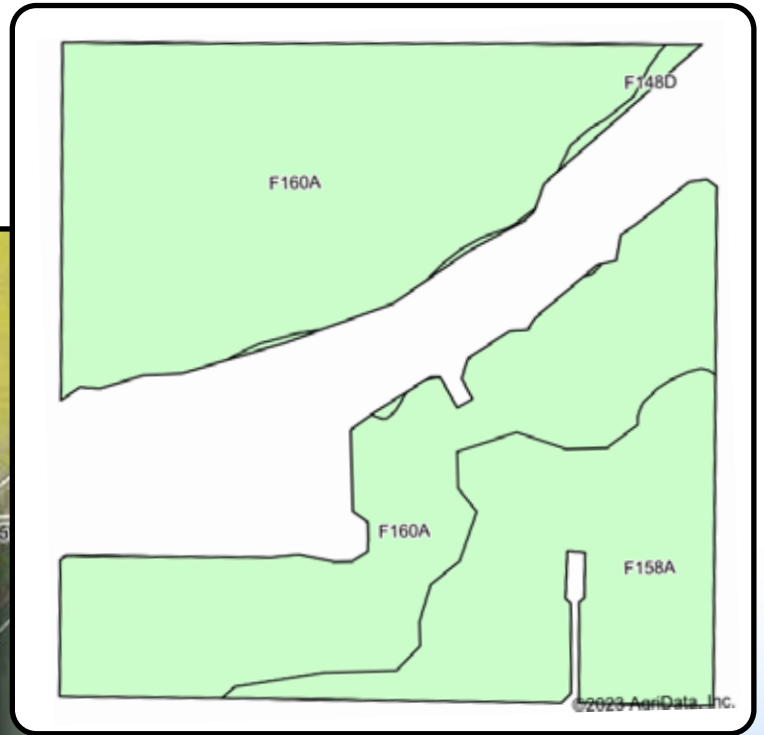
PARCELS 6 & 7 COMBINED

Crop	Base Acres	Yield
Wheat	290.4	51 bu.
Total Base Acres: 290.4		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	77.52	54.0%	IIc	85
F150A	Hamlet-Tonka-Wyard complex, 0 to 3 percent slopes	43.00	29.9%	IIc	73
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	16.97	11.8%	Ile	81
F158B	Hamlet-Souris-Tonka complex, 0 to 5 percent slopes	3.62	2.5%	Ile	76
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	2.48	1.7%	IIc	80
Weighted Average					80.6

PARCEL 8

Acres: 156.74 +/-
Legal: SW¼ Less R/W 9-158-85
Crop Acres: 120.19 +/-
Taxes (2023): \$1,365.55



PARCELS 8-11 COMBINED

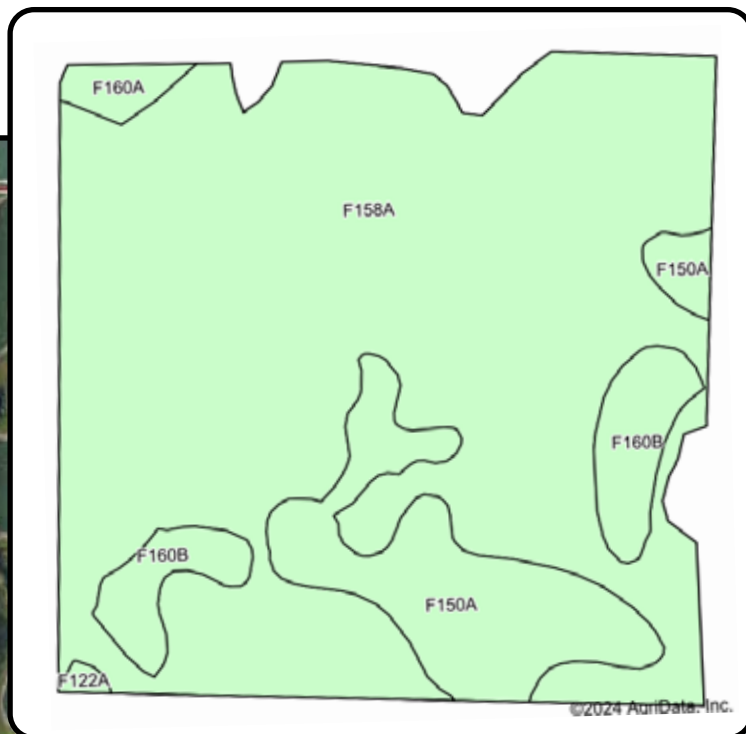
Crop	Base Acres	Yield
Wheat	255.26	63 bu.
Flax	116.5	35 bu.
Barley	14.04	75 bu.
Canola	88.46	1,651 lbs.
Dry Peas	25.54	2,537 lbs.

Total Base Acres: 499.8

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	90.16	75.0%	IIc	85
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	28.80	24.0%	IIc	80
F148D	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 15 percent slopes	1.23	1.0%	VIe	45
Weighted Average					83.4

PARCEL 9

Acres: 156.74 +/-
Legal: NW¼ Less R/W 16-158-85
Crop Acres: 151.06 +/- (Estimate)
CRP Acres: 4.31 acres @ \$42.00/acre - \$181.02/annually – Expires: 09/30/2034
 2.89 acres @ \$42.00/acre - \$121.38/annually – Expires: 09/30/2024 (Combined with Parcel 10)
Taxes (2023): \$1,352.28



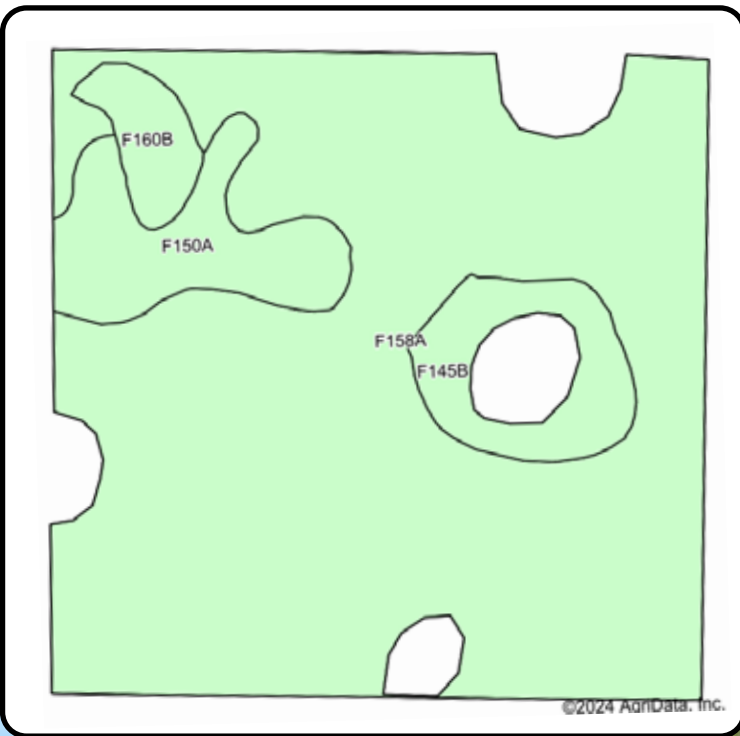
PARCELS 8-11 COMBINED

Crop	Base Acres	Yield
Wheat	255.26	63 bu.
Flax	116.5	35 bu.
Barley	14.04	75 bu.
Canola	88.46	1,651 lbs.
Dry Peas	25.54	2,537 lbs.
Total Base Acres: 499.8		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	120.32	79.7%	IIc	80
F150A	Hamlet-Tonka-Wyard complex, 0 to 3 percent slopes	19.37	12.8%	IIc	73
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	8.95	5.9%	Ile	81
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	1.98	1.3%	IIc	85
F122A	Svea-Cresbard loams, 0 to 3 percent slopes	0.44	0.3%	IIc	79
Weighted Average					79.2

PARCEL 10

Acres: 160 +/-
Legal: NE¼ 16-158-85
Crop Acres: 146.22 +/- (Estimate)
CRP Acres: 9.81 acres @ \$42.00/acre - \$412.02/annually – Expires: 09/30/2034
 2.89 acres @ \$42.00/acre - \$121.38/annually – Expires: 09/30/2024 (Combined with Parcel 9)
Taxes (2023): \$1,392.08



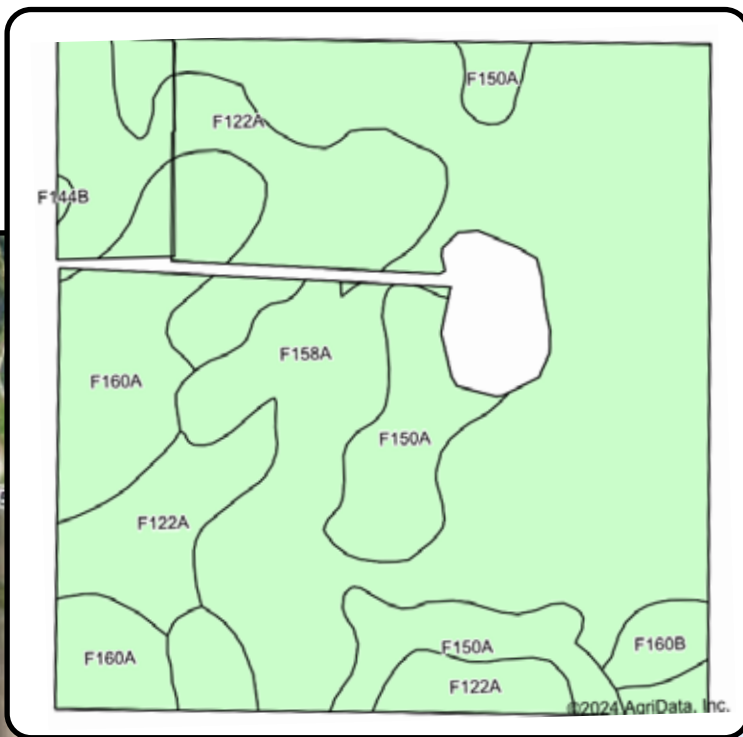
PARCELS 8-11 COMBINED

Crop	Base Acres	Yield
Wheat	255.26	63 bu.
Flax	116.5	35 bu.
Barley	14.04	75 bu.
Canola	88.46	1,651 lbs.
Dry Peas	25.54	2,537 lbs.
Total Base Acres: 499.8		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	120.83	82.6%	IIc	80
F150A	Hamlet-Tonka-Wyard complex, 0 to 3 percent slopes	12.23	8.4%	IIc	73
F145B	Svea-Buse-Tonka complex, 0 to 6 percent slopes	8.83	6.0%	IIe	68
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	4.33	3.0%	IIe	81
Weighted Average					78.7

PARCEL 11

Acres: 158.37 +/-
Legal: SW¼ Less R/W 16-158-85
Crop Acres: 154.3 +/- (Estimate)
Taxes (2023): \$1,272.26



PARCELS 8-11 COMBINED

Crop	Base Acres	Yield
Wheat	255.26	63 bu.
Flax	116.5	35 bu.
Barley	14.04	75 bu.
Canola	88.46	1,651 lbs.
Dry Peas	25.54	2,537 lbs.

Total Base Acres: 499.8

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	81.66	52.9%	IIc	80
F122A	Svea-Cresbard loams, 0 to 3 percent slopes	32.00	20.7%	IIc	79
F150A	Hamlet-Tonka-Wyard complex, 0 to 3 percent slopes	19.08	12.4%	IIc	73
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	18.82	12.2%	IIc	85
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	2.55	1.7%	Ile	81
F144B	Barnes-Buse loams, 3 to 6 percent slopes	0.19	0.1%	IIle	69
Weighted Average					79.5

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 5/13/24. 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 13, 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.

877.700.4099



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