

**1,000 +/- Acres • Burleigh County, ND**

# **LAND AUCTION**

***Thursday, October 10, 2024 – 10:00 a.m.***

***Location: Holiday Inn • Bismarck, ND***



***OWNERS: Goetz Family & Elaine Dauenhauer Estate***



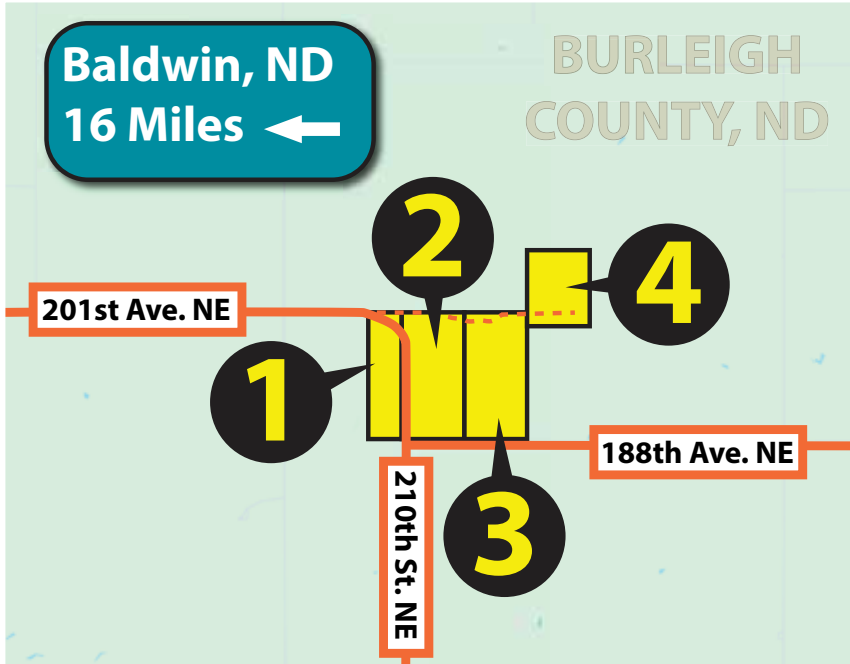
**Pifer's**

**877.700.4099**

**[www.pifers.com](http://www.pifers.com)**

# AUCTION NOTE

This unique offering in Burleigh County, ND features productive cropland and quality pastureland in the Missouri Coteau Region of North Dakota. This property consists of approximately 369.61+/- acres of cropland with an average Soil Productivity Index (SPI) of 75.9, plus 624 +/- acres of pasture with average SPI of 71, nearly as strong as the cropland. It is characterized by rolling terrain, good soils, and is generally well drained with some wetlands. The property is not subject to any US Fish & Wildlife Easements.



## DRIVING DIRECTIONS

**Parcel 1:** From the intersection of Hwy. #83 and 201st Ave. NE, the Baldwin Rd., go 16 miles east (9 miles paved) to the northwest corner of parcel 1.

**Parcel 2:** Continue and the road will angle southeast to 210th St. NE, which is the west side of parcel 2, and east side of parcel 1.

**Parcel 3:** Continue on 210th St. NE to 188th Ave. NE, then east for ½ mile to the southwest corner of parcel 3.

**Parcel 4:** Road access to Parcel 4 is limited by weather impacted section line trails, from the west the best may be by 4-wheeler along the north section line of Section 21. 2nd way: From the intersection of 201st Ave NE and 119th St NE (.75 miles west of Parcel 1), travel north 2 miles to 227th Ave NE, then east 2 miles to 145th St NE, then 1.5 miles south on section line trail to northwest corner of Parcel 4.

## CONTACT

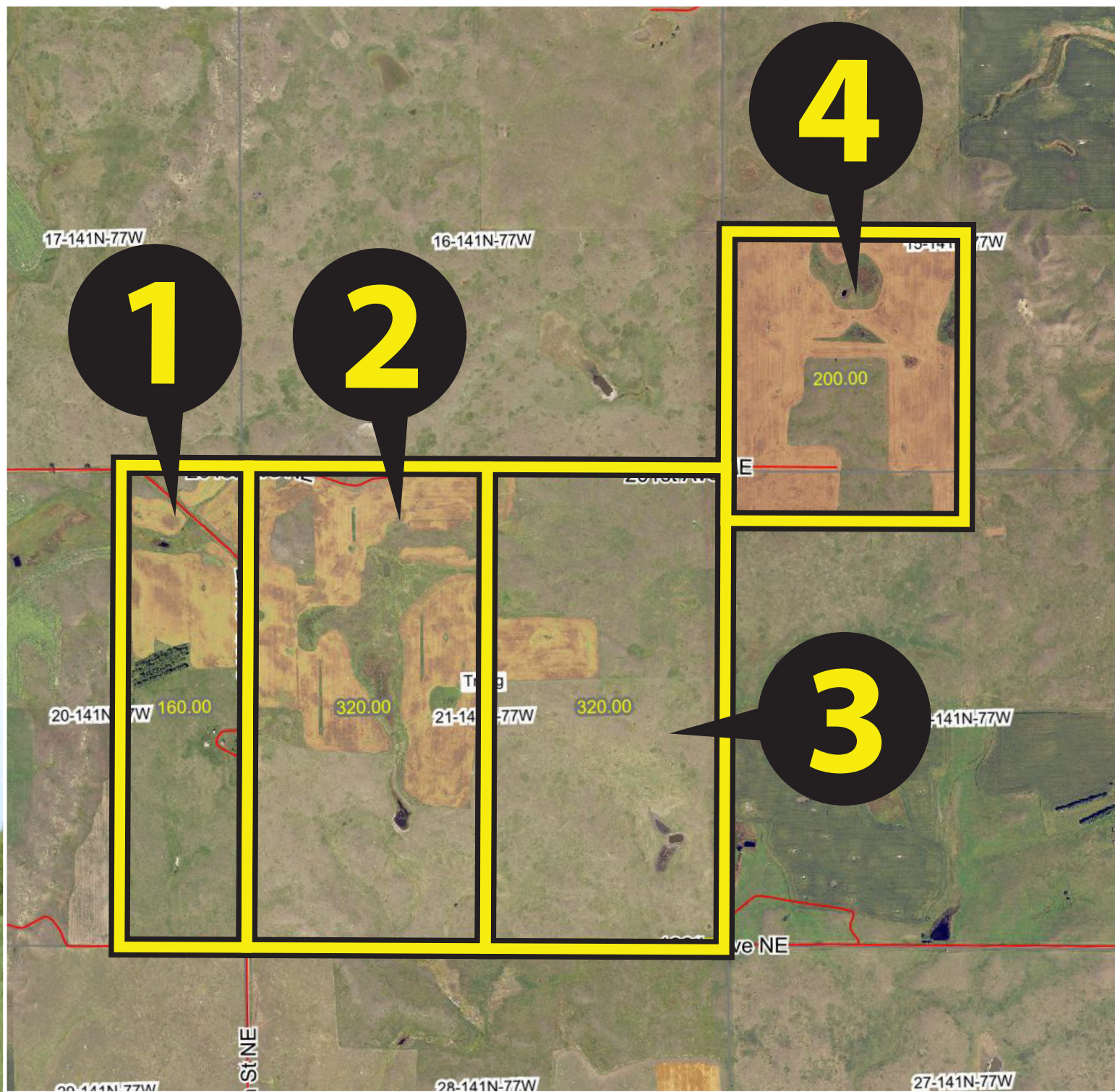


**Alan Butts**

701.400.8858 • [alanb@pifers.com](mailto:alanb@pifers.com)



# OVERALL PROPERTY

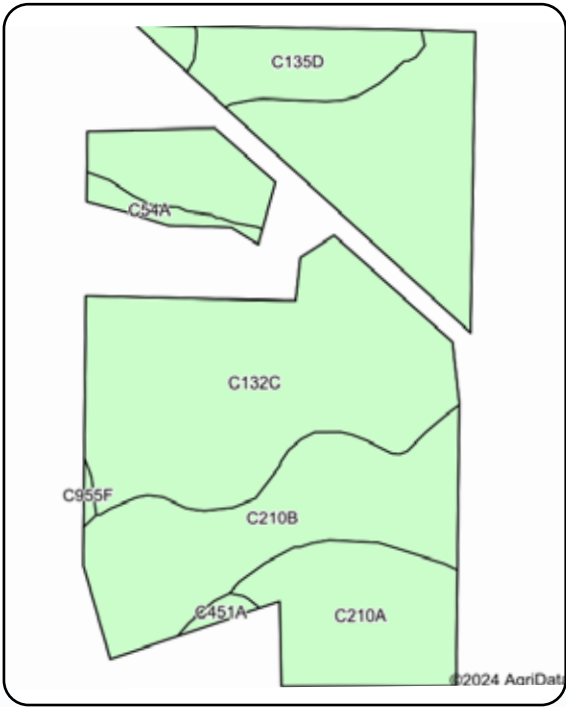


# PARCEL 1

**Acres:** 160 +/-  
**Legal:** E½E½ 20-141-77  
**Crop Acres:** 53.4 +/-  
**Pasture Acres:** 90 +/-  
**Taxes (2023):** \$804.81

The cropland has an average SPI of 67.4, and the pasture's SPI is 78.5. This is quality crop and pastureland. The last known occupants of the farmstead were Rodney & Martha Williams and family.

There is a well on the west side of parcel 2, which feeds two water tanks, one across the road in parcel 1 and one in parcel 2. If the two parcels have different buyers, the buyer of parcel 1 may have to drill a new well for water.



| **ALL PARCELS COMBINED** |            |            |
|--------------------------|------------|------------|
| Crop                     | Base Acres | Yield      |
| Corn                     | 77.04      | 96 bu.     |
| Sunflowers               | 77.04      | 1,512 lbs. |
| Soybeans                 | 151.52     | 31 bu.     |
| Total Base Acres: 305.6  |            |            |

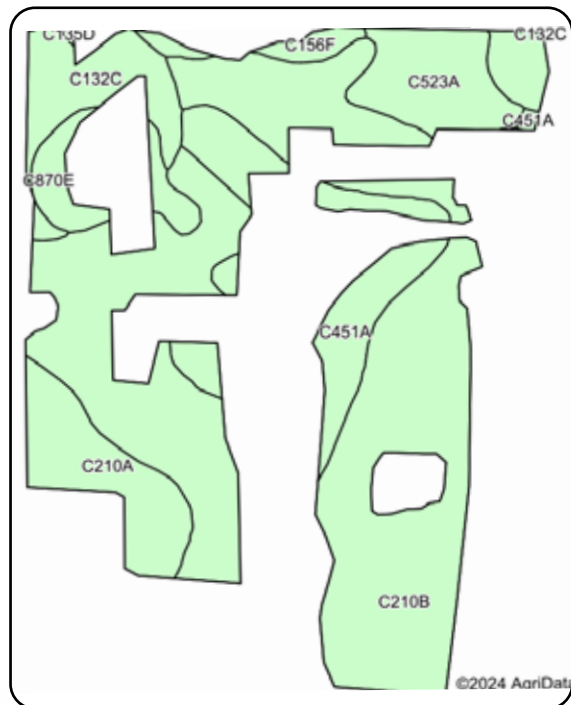


| Code             | Soil Description                                            | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|-------------------------------------------------------------|-------|------------------|------------------|--------------------|
| C132C            | Williams-Zahl-Zahill complex, 6 to 9 percent slopes         | 30.54 | 57.1%            | IIIe             | 61                 |
| C210B            | Williams-Bowbells loams, 3 to 6 percent slopes              | 10.98 | 20.6%            | IIe              | 83                 |
| C210A            | Williams-Bowbells loams, 0 to 3 percent slopes              | 6.77  | 12.7%            | IIc              | 86                 |
| C135D            | Zahl-Williams loams, 9 to 15 percent slopes                 | 3.84  | 7.2%             | VIe              | 43                 |
| C54A             | Lowe loam, 0 to 2 percent slopes, occasionally flooded      | 0.78  | 1.5%             | IVw              | 53                 |
| C451A            | Arnegard loam, 0 to 2 percent slopes                        | 0.34  | 0.6%             | IIc              | 98                 |
| C955F            | Flasher-Vebar-Rock outcrop complex, 15 to 70 percent slopes | 0.14  | 0.3%             | VIIe             | 14                 |
| Weighted Average |                                                             |       |                  |                  | 67.4               |

# PARCEL 2

**Acres:** 320 +/-  
**Legal:** W½ 21-141-77  
**Crop Acres:** 128 +/- (Estimate)  
**Pasture Acres:** 192 +/- (Estimate)  
**Taxes (2023):** \$1,545.42

Parcel 2 contains an estimated 128 +/- crop acres, and includes a well that supplies water to parcel 2, and also parcel 1. If parcels 1 & 2 are purchased by different buyers, parcel 1 would have to drill a new well or work out an arrangement with the owner of parcel 2. There is a small dam in the SE¼ for added water.



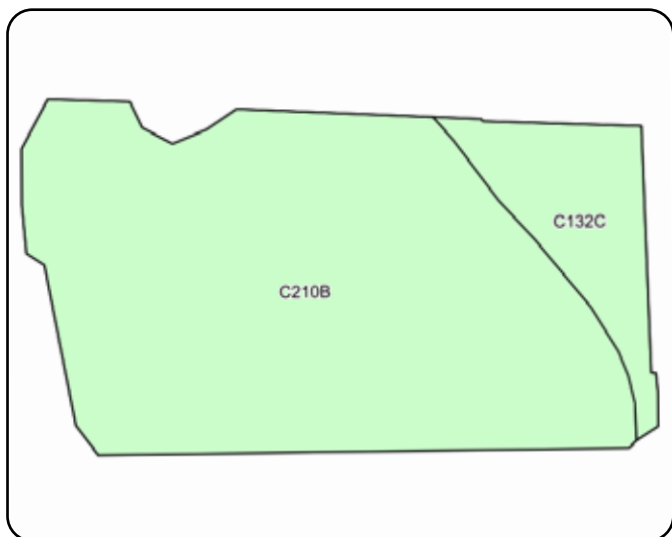
| **ALL PARCELS COMBINED** |            |            |
|--------------------------|------------|------------|
| Crop                     | Base Acres | Yield      |
| Corn                     | 77.04      | 96 bu.     |
| Sunflowers               | 77.04      | 1,512 lbs. |
| Soybeans                 | 151.52     | 31 bu.     |
| Total Base Acres: 305.6  |            |            |

| Code             | Soil Description                                      | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|-------------------------------------------------------|-------|------------------|------------------|--------------------|
| C210B            | Williams-Bowbells loams, 3 to 6 percent slopes        | 79.67 | 60.4%            | Ile              | 83                 |
| C451A            | Arnegard loam, 0 to 2 percent slopes                  | 14.99 | 11.4%            | IIc              | 98                 |
| C210A            | Williams-Bowbells loams, 0 to 3 percent slopes        | 11.17 | 8.5%             | IIc              | 86                 |
| C523A            | Belfield-Rhoades-Grail complex, 0 to 2 percent slopes | 9.61  | 7.3%             | IIIs             | 66                 |
| C132C            | Williams-Zahl-Zahill complex, 6 to 9 percent slopes   | 9.10  | 6.9%             | IIIe             | 61                 |
| C870E            | Wabek-Lehr-Appam complex, 9 to 25 percent slopes      | 4.85  | 3.7%             | VIIIs            | 23                 |
| C156F            | Zahl-Max-Bowbells loams, 6 to 35 percent slopes       | 2.25  | 1.7%             | VIIe             | 36                 |
| C135D            | Zahl-Williams loams, 9 to 15 percent slopes           | 0.12  | 0.1%             | VIe              | 43                 |
| Weighted Average |                                                       |       |                  |                  | 79.2               |

# PARCEL 3

**Acres:** 320 +/-  
**Legal:** E½ 21-141-77  
**Crop Acres:** 21 +/- (Estimate)  
**Pasture Acres:** 299 +/- (Estimate)  
**Taxes (2023):** \$1,575.92

Parcel 3 is mostly pasture with a few crop acres in the NE¼. There is a dugout in the SE¼, and a well with a windmill in the NE¼ of the property.



## \*\*ALL PARCELS COMBINED\*\*

| Crop       | Base Acres | Yield      |
|------------|------------|------------|
| Corn       | 77.04      | 96 bu.     |
| Sunflowers | 77.04      | 1,512 lbs. |
| Soybeans   | 151.52     | 31 bu.     |

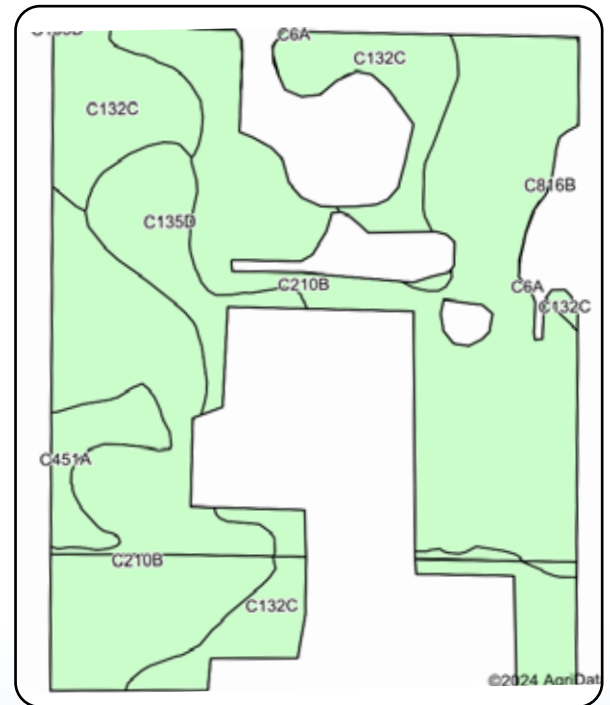
**Total Base Acres: 305.6**

| Code                    | Soil Description                                    | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|-----------------------------------------------------|-------|------------------|------------------|--------------------|
| C210B                   | Williams-Bowbells loams, 3 to 6 percent slopes      | 17.09 | 85.9%            | Ile              | 83                 |
| C132C                   | Williams-Zahl-Zahill complex, 6 to 9 percent slopes | 2.81  | 14.1%            | IIle             | 61                 |
| <b>Weighted Average</b> |                                                     |       |                  |                  | <b>79.9</b>        |

# PARCEL 4

**Acres:** 200 +/-  
**Legal:** SW¼ 15-141-77 & N½N½NW¼ 22-141-77  
**Crop Acres:** 134.18 +/-  
**Pasture Acres:** 65.8 +/- (Estimate)  
**Taxes (2023):** \$987.75

This parcel has cropland featuring an SPI of 75.5 and the pastureland's SPI of 60.4. This parcel's accessibility is more limited than the other parcels, unless purchased with Parcel 3, or by a neighboring landowner. There is a dugout in the center-north area of the parcel.



## \*\*ALL PARCELS COMBINED\*\*

| Crop       | Base Acres | Yield      |
|------------|------------|------------|
| Corn       | 77.04      | 96 bu.     |
| Sunflowers | 77.04      | 1,512 lbs. |
| Soybeans   | 151.52     | 31 bu.     |

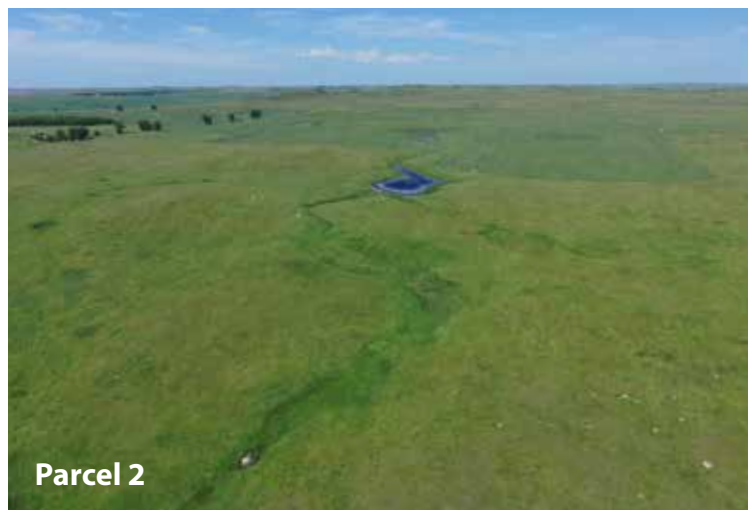
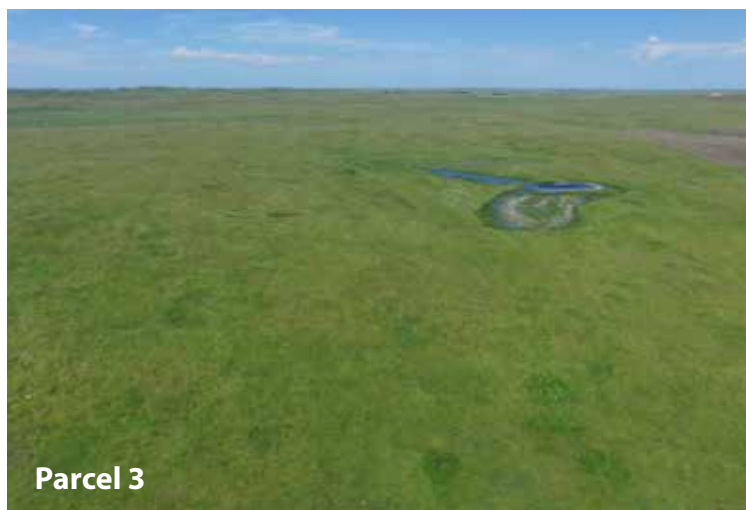
**Total Base Acres: 305.6**

| Code                    | Soil Description                                    | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|-----------------------------------------------------|-------|------------------|------------------|--------------------|
| C210B                   | Williams-Bowbells loams, 3 to 6 percent slopes      | 87.99 | 65.6%            | Ile              | 83                 |
| C132C                   | Williams-Zahl-Zahill complex, 6 to 9 percent slopes | 31.26 | 23.3%            | IIle             | 61                 |
| C135D                   | Zahl-Williams loams, 9 to 15 percent slopes         | 9.65  | 7.2%             | VIle             | 43                 |
| C451A                   | Arnegard loam, 0 to 2 percent slopes                | 5.14  | 3.8%             | IIc              | 98                 |
| C6A                     | Tonka-Parnell complex, 0 to 1 percent slopes        | 0.14  | 0.1%             | IVw              | 37                 |
| <b>Weighted Average</b> |                                                     |       |                  |                  | <b>75.5</b>        |

# PROPERTY PHOTOS



# 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 11/25/24. 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 November 25, 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.



# TERMS & CONDITIONS

## 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



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