

L A N D A U C T I O N

479.83 +/- ACRES BILLINGS COUNTY, ND

WEDNESDAY, OCTOBER 16, 2024 - 3:00 p.m. (MT)
ROOSEVELT GRAND DAKOTA HOTEL - DICKINSON, ND

OWNERS: BERNIE DOOLITTLE & DIANE BOBB

Pifer's *19th* Annual
WESTERN DAKOTA
Land Auctions

ONLINE
BIDDING



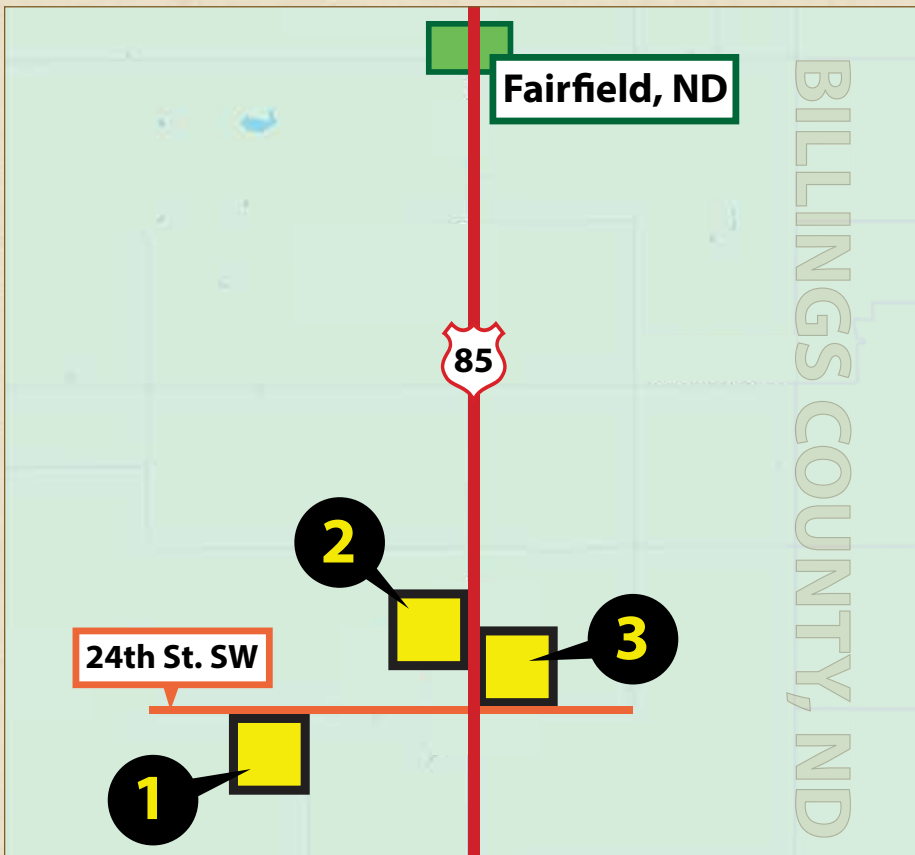
479.83 +/- ACRES BILLINGS COUNTY, ND

This farmland auction in Billings County is part of Pifer's Western Dakota Annual Land Auction Event. This farm features cropland, hunting land and grazing land with good access. The cropland has a strong cropping history, and the native grass is excellent for livestock grazing. The wildlife habitat: water, trees, and grassland, are exceptional for mule deer, whitetail deer and pheasants.

Directions:

Parcel 1: From Fairfield, ND proceed 4 miles south on US Hwy. #85, then 1 mile west on 24th St. W to the northeast corner of the property.

Parcels 2 & 3: These parcels are 3.5 miles south of Fairfield, ND on US Hwy. #85.



PARCEL 1 - 160 +/- ACRES



PARCEL 2 - 160 +/- ACRES



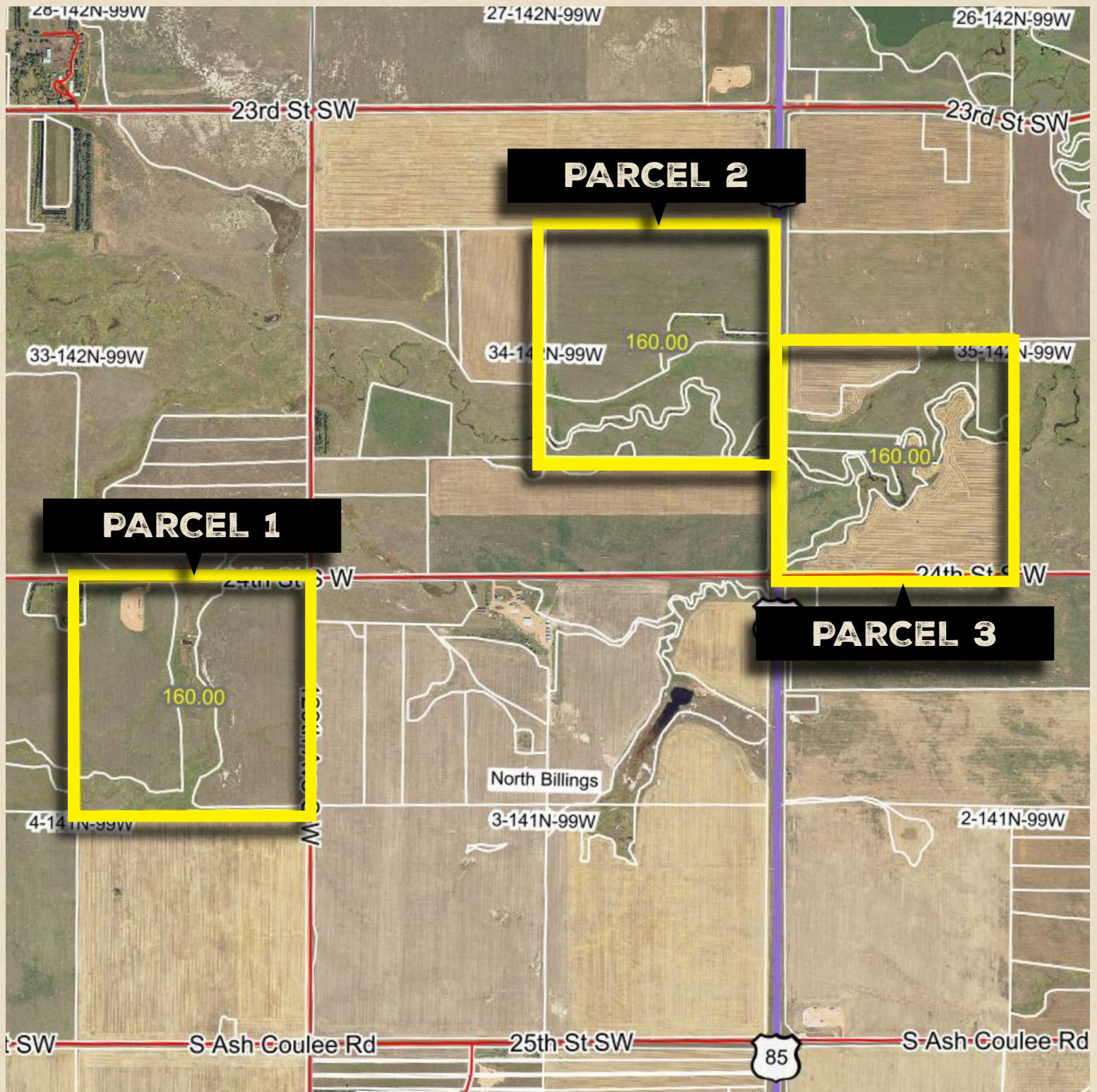
PARCEL 3 - 160 +/- ACRES



AGENTS

KEVIN PIFER
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PARCEL 1

320 +/- ACRES

This parcel features 122.94 crop acres with the balance in grass and a livestock dugout in the northern portion.

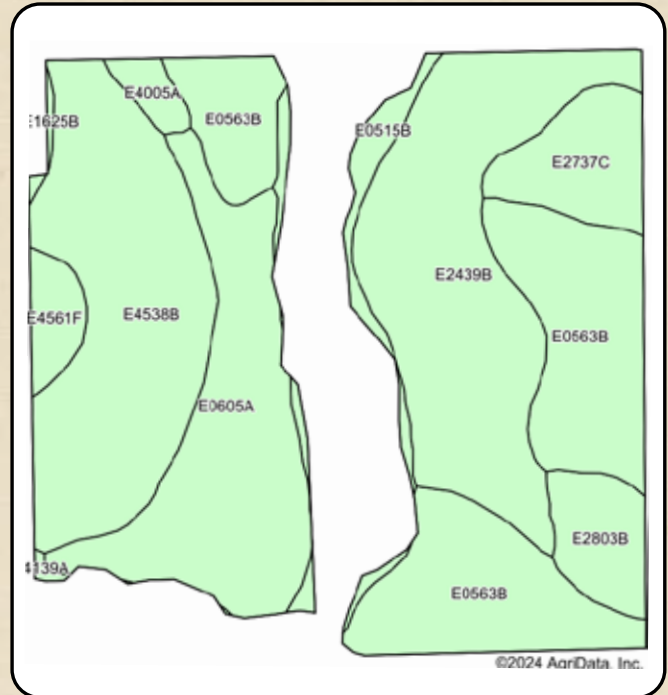
Acres: 160 +/-

Legal: NE¼ 4-141-99

Crop Acres: 122.94 +/-

Taxes (2023): \$245.27

CROP	BASE ACRES	YIELD
Wheat	38.6	23 bu.
Barley	20.7	28 bu.
Total Base Acres: 59.3		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0563B	Janesburg-Dogtooth complex, 0 to 6 percent slopes	29.83	24.3%	IVs	31
E2439B	Sen-Janesburg silt loams, 3 to 6 percent slopes	27.09	22.0%	Ile	48
E4538B	Stady-Lehr loams, 2 to 6 percent slopes	25.84	21.0%	IIle	57
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	20.20	16.4%	IIls	82
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	6.54	5.3%	IVe	53
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	4.76	3.9%	Ile	76
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	4.19	3.4%	VIls	29
E4561F	Manning-Schaller-Wabek complex, 6 to 35 percent slopes	2.47	2.0%	IVe	26
E4005A	Harriet loam, 0 to 2 percent slopes, occasionally flooded	1.48	1.2%	VIls	27
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	0.32	0.3%	IIle	63
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	0.22	0.2%	VIw	43
Weighted Average					51.4

PARCEL 2

320 +/- ACRES

This is good cropland with a strong cropping history. The parcel features excellent grass, meandering creek, and trees.

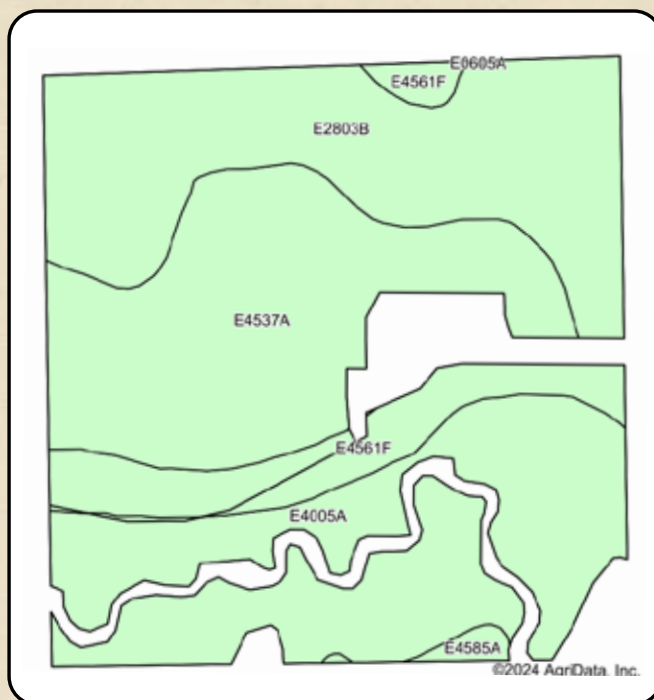
Acres: 160 +/-

Legal: S½NE¼ & N½SE¼ 34-142-99

Crop Acres: 135.87 +/-

Taxes (2023): \$237.45

PARCELS 2 & 3 COMBINED		
CROP	BASE ACRES	YIELD
Wheat	146.4	23 bu.
Barley	31.0	28 bu.
Total Base Acres: 177.4		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	40.95	30.1%	Ile	76
E4005A	Harriet loam, 0 to 2 percent slopes, occasionally flooded	40.20	29.6%	VI s	27
E4537A	Stady loam, 0 to 2 percent slopes	39.80	29.3%	Ile	61
E4561F	Manning-Schaller-Wabek complex, 6 to 35 percent slopes	13.80	10.2%	IVe	26
E4585A	Manning fine sandy loam, 0 to 2 percent slopes	1.06	0.8%	IIle	47
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	0.06	0.0%	Ils	82
Weighted Average					51.8

PARCEL 3

320 +/- ACRES

This parcel has good cropland with a strong cropping history. The parcel features excellent grass and meandering creek.

Acres: 160 +/-

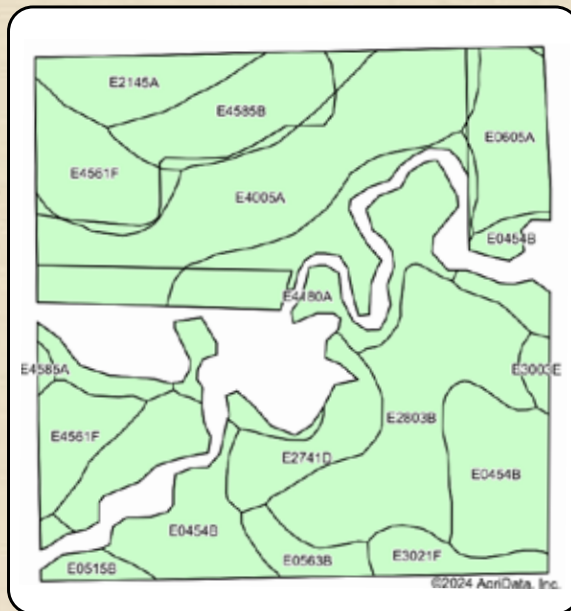
Legal: SW¼ 35-142-99

Crop Acres: 136.19 +/-

Taxes (2023): \$175.38

PARCELS 2 & 3 COMBINED

CROP	BASE ACRES	YIELD
Wheat	146.4	23 bu.
Barley	31.0	28 bu.
Total Base Acres: 177.4		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E4005A	Harriet loam, 0 to 2 percent slopes, occasionally flooded	24.92	19.1%	VI s	27
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	23.31	17.8%	IV s	35
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	18.08	13.8%	II e	76
E4180A	Korell-Daglum-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	15.65	12.0%	VI w	30
E4561F	Manning-Schaller-Wabek complex, 6 to 35 percent slopes	11.78	9.0%	IV e	26
E4585B	Manning fine sandy loam, 2 to 6 percent slopes	8.93	6.8%	III e	45
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	7.13	5.5%	II s	82
E2741D	Cabba-Chama-Sen silt loams, 9 to 15 percent slopes	6.08	4.6%	VI e	36
E2145A	Shambo loam, 0 to 2 percent slopes	5.83	4.5%	II c	87
E3021F	Dogtooth-Janesburg-Brandenburg complex, 9 to 35 percent slopes	3.16	2.4%	VII s	21
E0563B	Janesburg-Dogtooth complex, 0 to 6 percent slopes	2.74	2.1%	IV s	31
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	1.78	1.4%	VI s	29
E3003E	Amor-Brandenburg complex, 3 to 25 percent slopes	1.04	0.8%	IV e	42
E4585A	Manning fine sandy loam, 0 to 2 percent slopes	0.35	0.3%	III e	47
Weighted Average					42.9

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 12/2/24. 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 December 2, 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

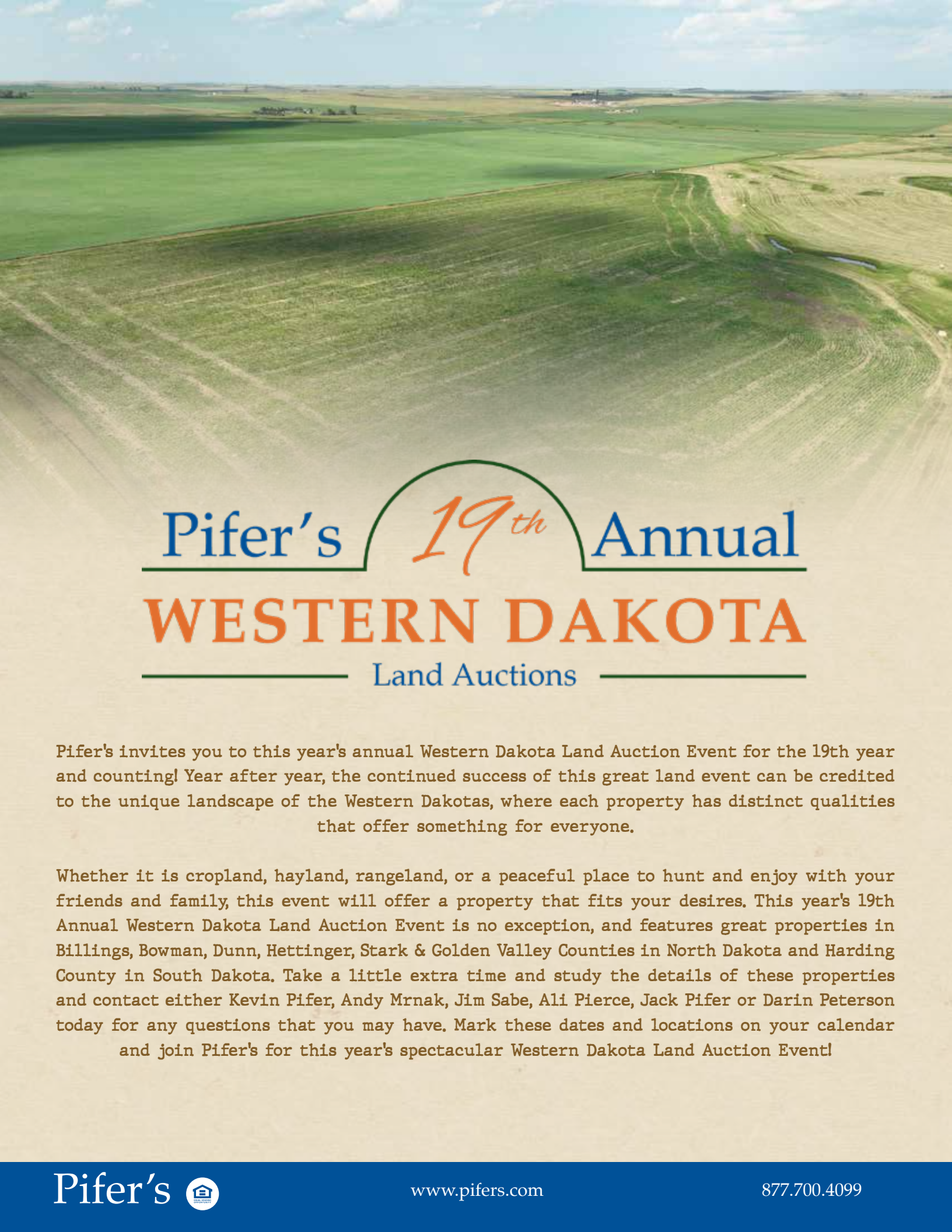
Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

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.



Pifer's *19th* Annual WESTERN DAKOTA Land Auctions

Pifer's invites you to this year's annual Western Dakota Land Auction Event for the 19th year and counting! Year after year, the continued success of this great land event can be credited to the unique landscape of the Western Dakotas, where each property has distinct qualities that offer something for everyone.

Whether it is cropland, hayland, rangeland, or a peaceful place to hunt and enjoy with your friends and family, this event will offer a property that fits your desires. This year's 19th Annual Western Dakota Land Auction Event is no exception, and features great properties in Billings, Bowman, Dunn, Hettinger, Stark & Golden Valley Counties in North Dakota and Harding County in South Dakota. Take a little extra time and study the details of these properties and contact either Kevin Pifer, Andy Mrnak, Jim Sabe, Ali Pierce, Jack Pifer or Darin Peterson today for any questions that you may have. Mark these dates and locations on your calendar and join Pifer's for this year's spectacular Western Dakota Land Auction Event!