

L A N D A U C T I O N

312.83 +/- ACRES HETTINGER COUNTY, ND

THURSDAY, OCTOBER 17, 2024 - 3:00 p.m. (MT)
ENCHANTED CASTLE - REGENT, ND

OWNERS: LESLIE & SYLVIA GION

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

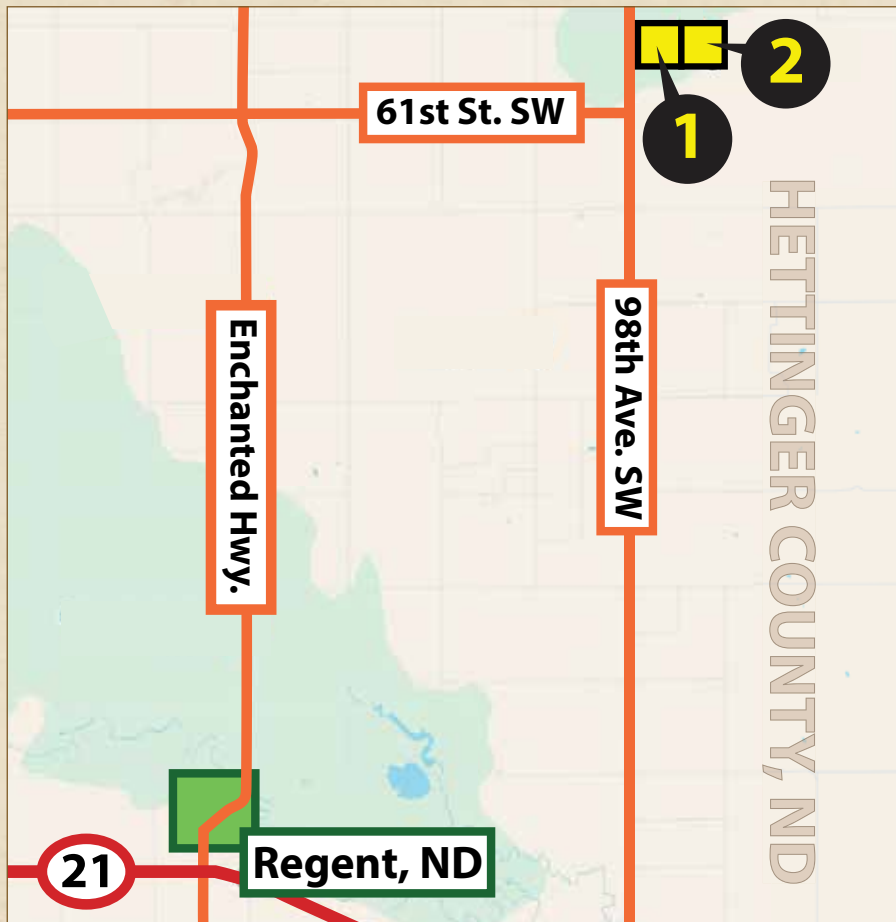
ONLINE
BIDDING



312.83 +/- ACRES HETTINGER COUNTY, ND

As a part of Pifer's 19th Annual Western Dakota Land Auction, Pifer's Auction & Realty would like to invite you to this exclusive Land Auction near Regent, ND. Located in the heart of pheasant country, this multi-generational farmstead and acreage, cherished by the Gion family for over 120 years, is now seeking a new family to call it home. Spanning over 300 acres of pasture and hayland, accompanied by numerous barns and outbuildings, a meticulously updated home, and flourishing mature tree rows, this is an unparalleled opportunity.

Driving Directions: From Regent, ND, drive north of 7 miles on 102nd Ave. SW (Enchanted Highway) to 61st St. SW. Drive east on 61st St. SW for 4 miles to 98th Ave. SW. The property will be on the east side of the road ½ mile north on 98th Ave. SW.



PARCEL 1 - 155.78 +/- ACRES



PARCEL 2 - 157.05 +/- ACRES



SELLERS

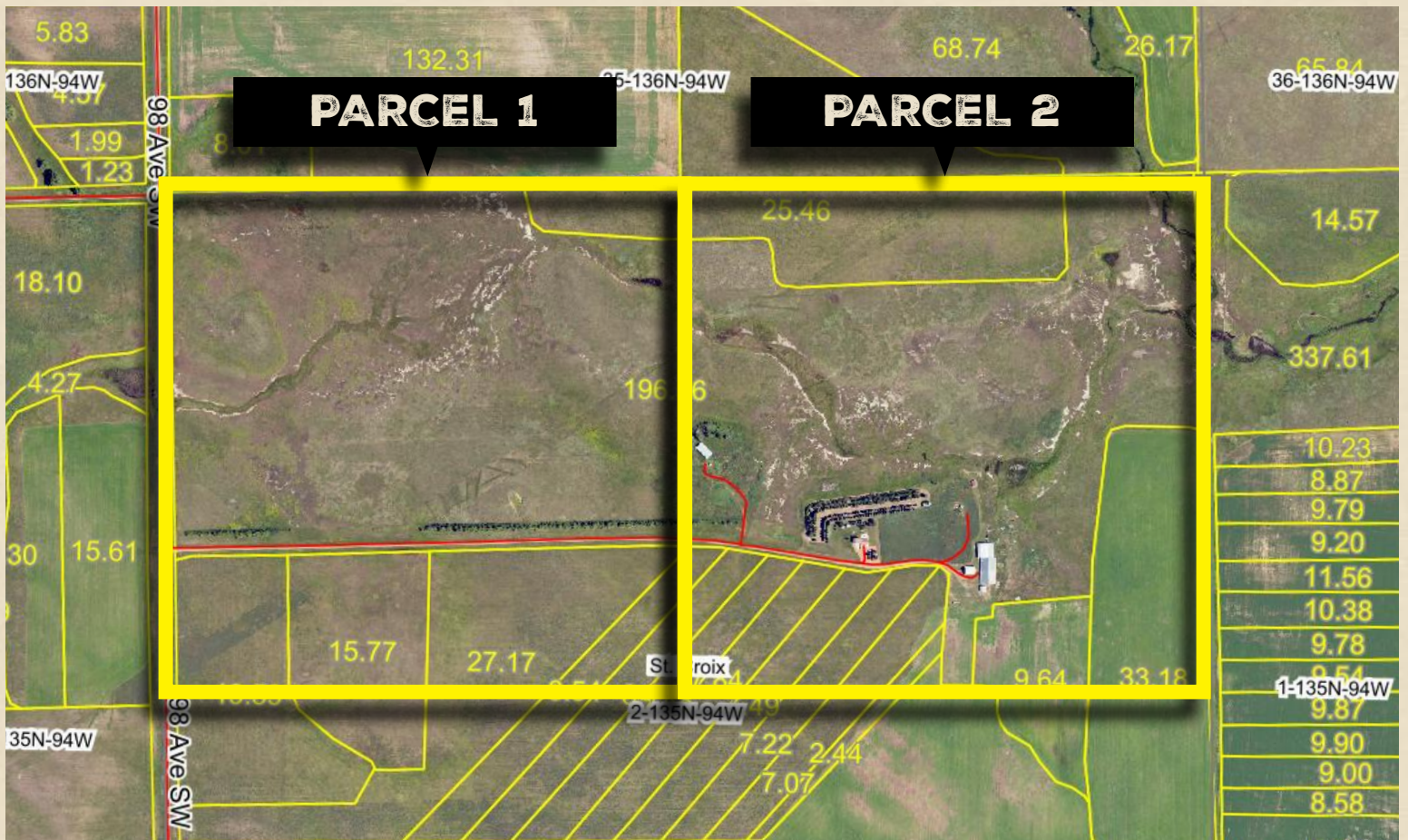
Leslie & Sylvia Gion

AGENT

Ali Pierce

701.206.1046 | ali@pifers.com



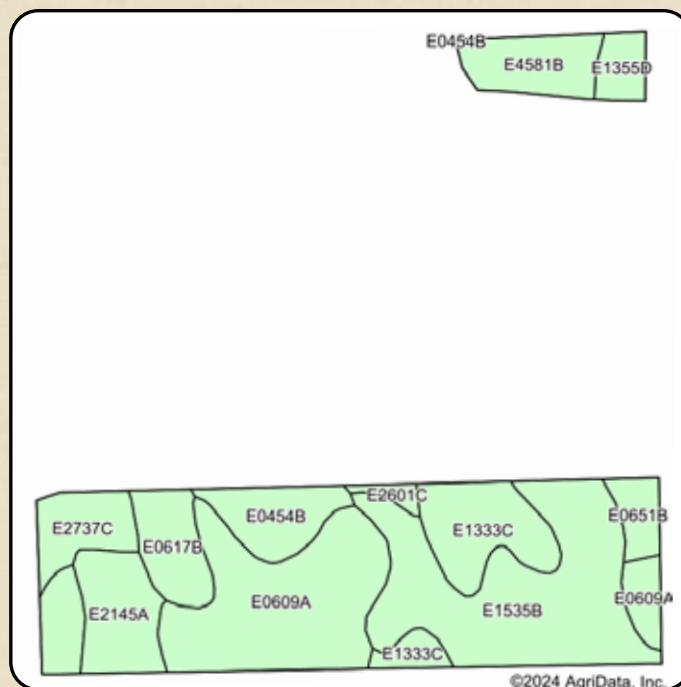


PARCEL 1

155.78 +/- ACRES

Acres: 155.78 +/-
 Legal: NW¼ less ROW 2-135-94
 Crop Acres: 49.38 +/- (Estimate)
 Taxes (2023): \$636.53

PARCELS 1 & 2 COMBINED		
CROP	BASE ACRES	YIELD
Wheat	82.25	22 bu.
Oats	62.8	44 bu.
Corn	1.7	39 bu.
Barley	66.76	38 bu.
Total Base Acres: 213.51		



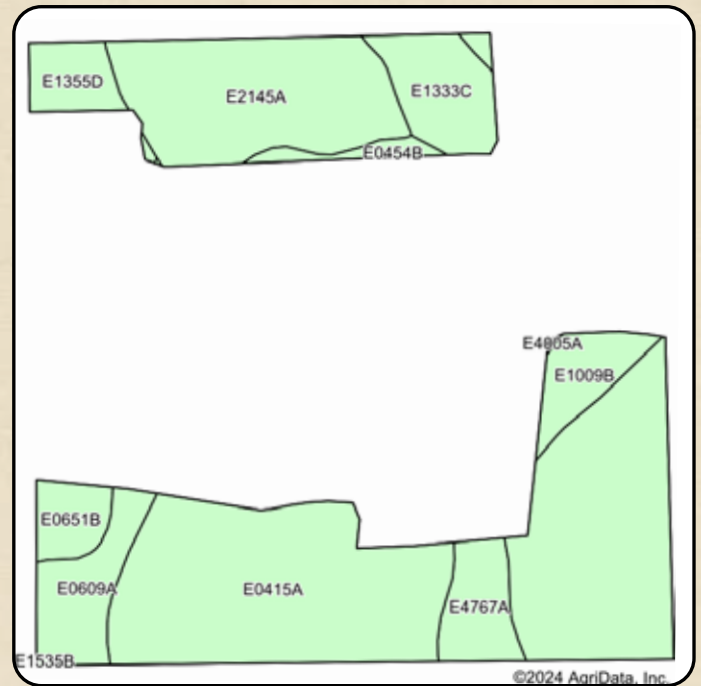
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1535B	Yegen-Parshall fine sandy loams, 0 to 6 percent slopes	13.08	26.5%	IIle	71
E0609A	Belfield-Grail-Arnegard complex, saline, 0 to 2 percent slopes	11.66	23.6%	IIIs	43
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	5.00	10.1%	IVe	40
E2145A	Shambo loam, 0 to 2 percent slopes	3.66	7.4%	IIc	87
E4581B	Parshall, gravelly substratum-Manning fine sandy loams, 2 to 6 percent slopes	3.04	6.2%	IIle	61
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	2.91	5.9%	IVs	35
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	2.78	5.6%	IIe	65
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	2.59	5.2%	IVe	53
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	1.62	3.3%	IIle	63
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	1.31	2.7%	IIe	51
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	1.29	2.6%	VIe	32
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	0.44	0.9%	IIle	53
Weighted Average					56.4

PARCEL 2

157.05 +/- ACRES

Acres: 157.05 +/-
 Legal: NE¼ 2-135-94
 Crop Acres: 68.1 +/- (Estimate)
 Taxes (2023): \$694.50
 This parcel features buildings and a home structure.

PARCELS 1 & 2 COMBINED		
CROP	BASE ACRES	YIELD
Wheat	82.25	22 bu.
Oats	62.8	44 bu.
Corn	1.7	39 bu.
Barley	66.76	38 bu.
Total Base Acres: 213.51		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	35.01	51.5%	IIIs	60
E2145A	Shambo loam, 0 to 2 percent slopes	12.49	18.3%	IIc	87
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	4.44	6.5%	IVe	40
E0609A	Belfield-Grail-Arnegard complex, saline, 0 to 2 percent slopes	4.18	6.1%	IIIs	43
E4767A	Regan silt loam, saline, 0 to 2 percent slopes, occasionally flooded	3.24	4.8%	IVw	26
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	2.89	4.2%	IIle	61
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	2.72	4.0%	VIe	32
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	2.12	3.1%	IIe	51
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	0.95	1.4%	IVs	35
E1535B	Yegen-Parshall fine sandy loams, 0 to 6 percent slopes	0.06	0.1%	IIle	71
Weighted Average					59.3

PARCEL 2

HOME & BUILDING INFORMATION

Residential Home:

2,400 +/- sq. ft.

3 Bedroom with Office

3 Bathrooms

Seamless Steel Siding

Newer Windows

Steel Roof

Handicap Accessible Ramp

Double Stall Garage: 24' x 30'

Enclosed Entryway/Breezeway: 7' x 24'

Southwest Water

Kitchen Appliances Convey

Back Cement Patio

Mature Rows Surrounding Home

High Speed Digital Fiberoptics to Home

3 Water Wells

Detached Garage: 24' x 24'

Granary Building: 40' x 50', Steel Siding (New),
O/H Doors

Pole Barn 1: 48' x 96'

Pole Barn 2: 80' x 144', Steel Siding

Main Barn: 50' x 72', 24' x 72' Lean-to

Shop: 24' x 32'



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!