

Farmland Auction

25
YEARS
est. 2000

438.62 Acres • Burke County, ND

Wednesday, April 16, 2025 – 11:00 a.m. (CT)

Moose Lodge • Crosby, ND



OWNER: Aaron T. Norby



Pifer's

877.700.4099

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INTRODUCTION

Auction Note: This auction features productive cropland and pastureland in Keller Township. Parcels 1 and 3 offer strong cropland and native grasses suitable for grazing. Also included in this auction are 3 city lots that have great potential to build your dream home in the town of Larson, ND! The farmland is leased through December 31, 2025. The buyer will receive the full 2025 cash rent payment.

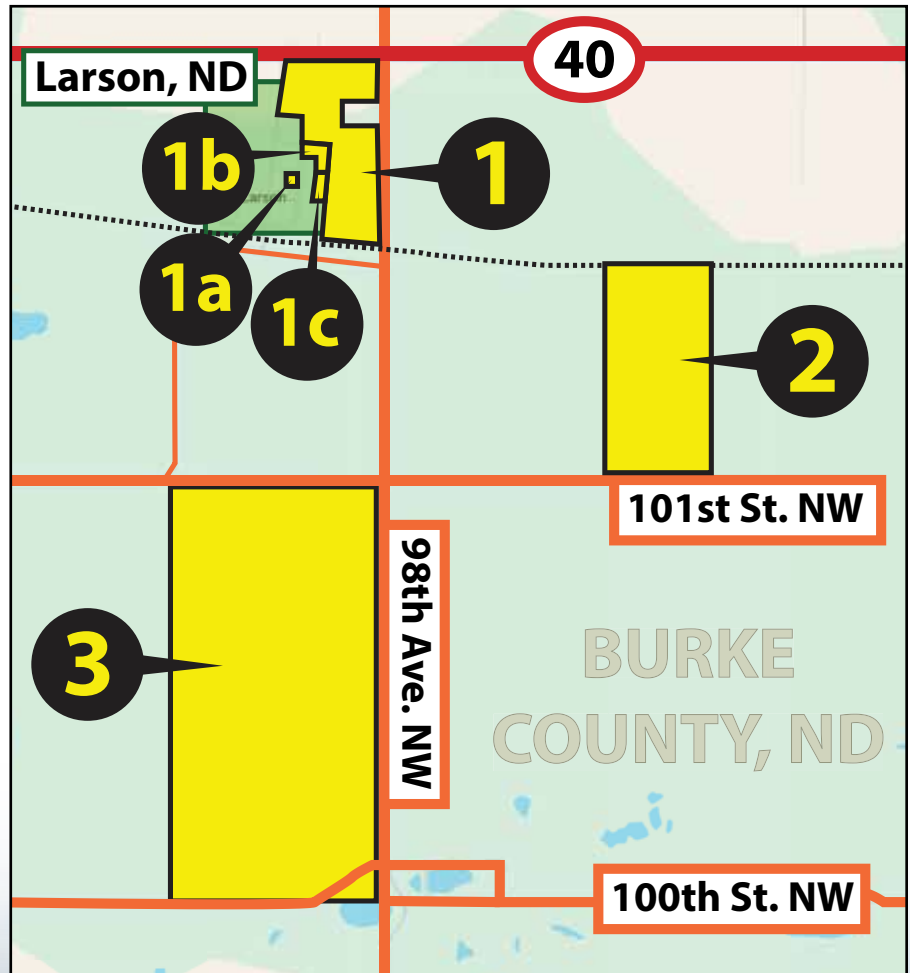
Driving Directions

Parcel 1: Parcel 1 is conveniently located on the intersection of Hwy. #40 and 98th Ave. NW.

Parcels 1a-c: These 3 city lots are within the town of Larson, ND.

Parcel 2: From Larson, ND, go south on 98th Ave. NW for 1 mile to 101st St. NW. Go east on 101st St. NW for 1 mile and this will put you at the SW corner of parcel 2.

Parcel 3: From Larson, ND, go south on 98th Ave. NW for 1 mile. This will put you at the NE corner of parcel 3.



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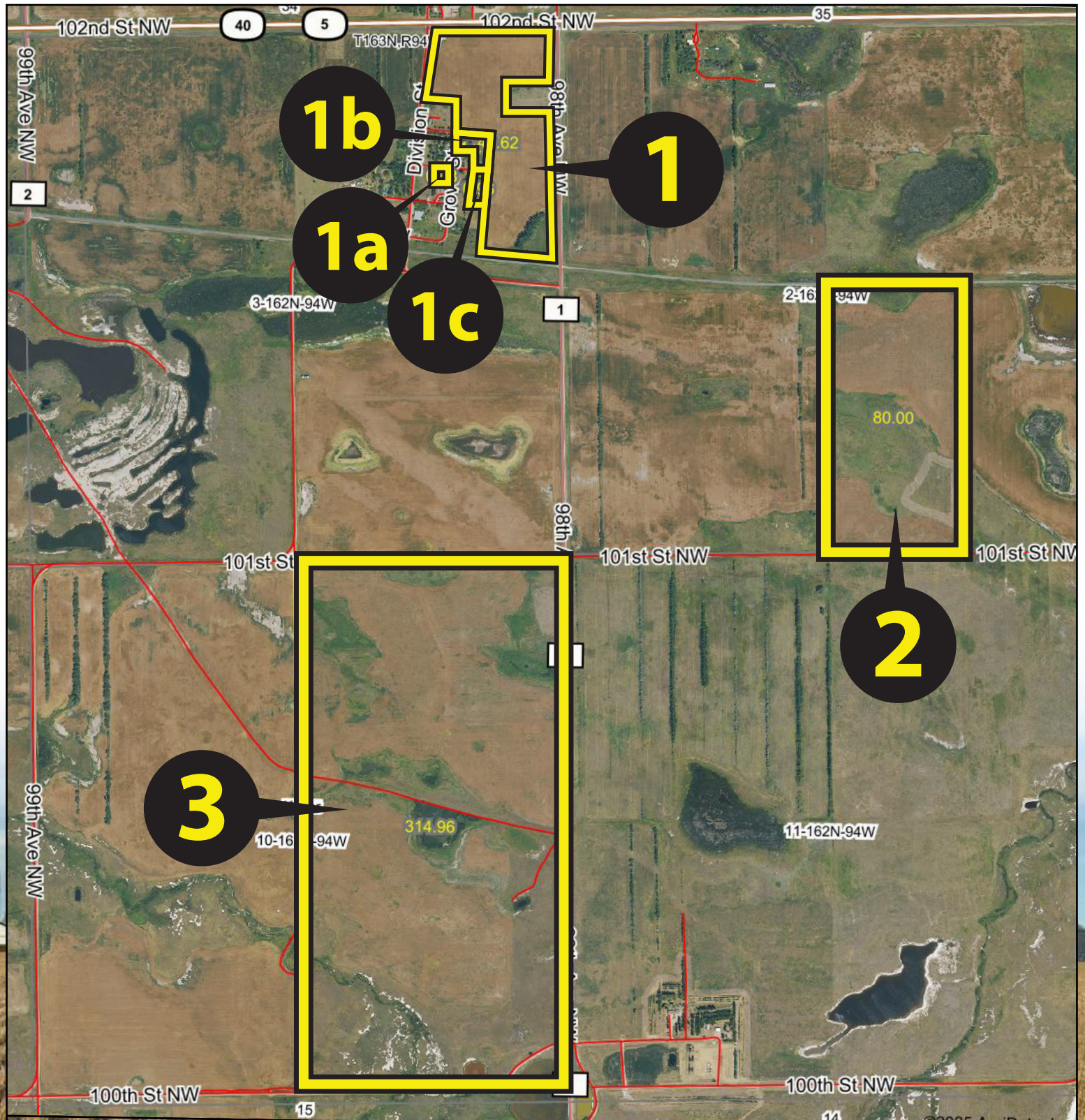


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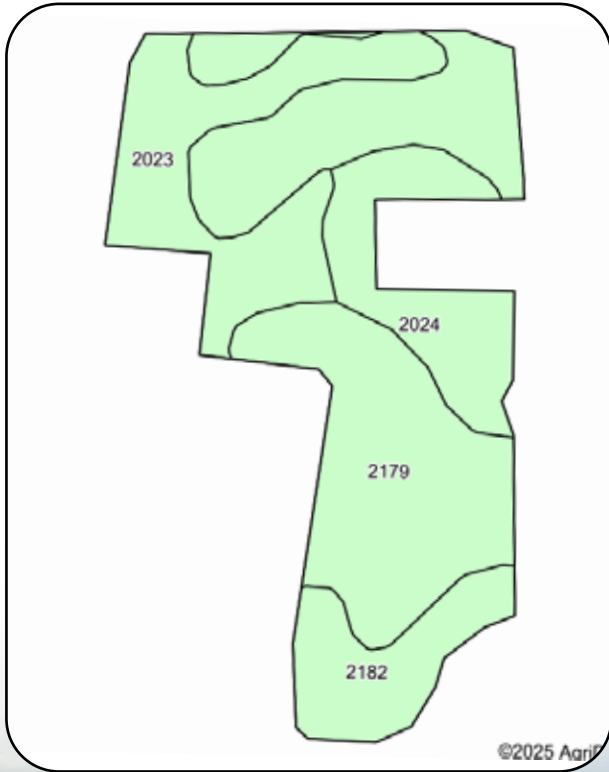
OVERALL PROPERTY



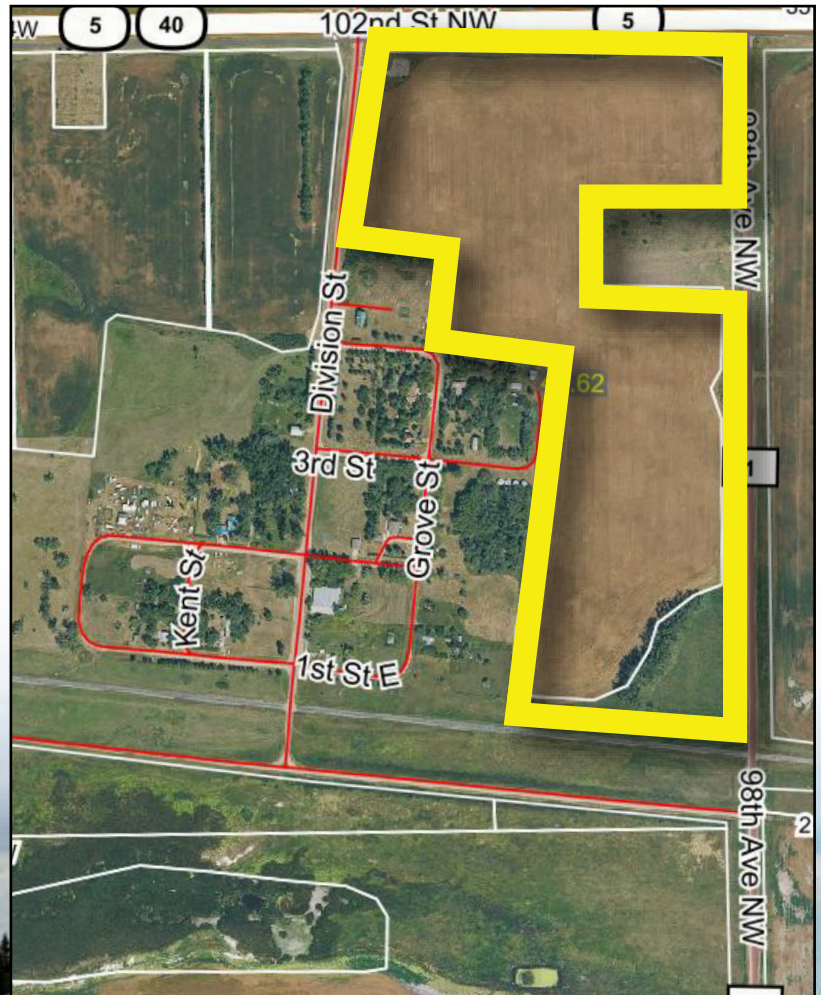
PARCEL 1

Acres: 40.62 +/-
Legal: 40.62 Acres in E½NE¼ 3-162-94
FSA Crop Acres: 37.26 +/-
Taxes (2023): \$181.21

This is a spectacular parcel bordering the northern and eastern edges of Larson, ND. The cropland has a strong cropping history with a Soil Productivity Index (SPI) of 64.4.



Crop	Base Acres	Yield
Wheat	27.62	37 bu.
Dry Peas	9.28	1,737 lbs.
Total Base Acres: 37.1		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
2179	Noonan-Niobell loams, 0 to 6 percent slopes	18.74	50.3%	IVs	57
2023	Williams-Niobell loams, 0 to 3 percent slopes	8.65	23.2%	IIc	80
2024	Williams-Niobell loams, 3 to 6 percent slopes	5.44	14.6%	Ile	76
2182	Portal-Lihen fine sandy loams, 0 to 2 percent slopes	4.43	11.9%	IVs	51
Weighted Average					64.4

PARCELS 1a-c

Parcel 1a

Acres: 0.48 +/-

Legal: Lots 1-3, Block 7, Ot, Larson Village

Taxes (2023): \$6.52

This parcel offers nearly 1/2 an acre with mature trees, making this a great opportunity to build! There is a septic tank and a cistern on this parcel.



Parcel 1b

Acres: 1.6 +/-

Legal: Lots 1-6 & Lots 9-12, Block 1, Ot, Larson Village

Year Built: 1910

Bedrooms: 2

Bathrooms: 1

Garage: 16' x 20' Detached 1-Stall, 8' Overhead Door

Storage Building: 24' x 24', Tin Siding, Overhead Door

Shop: 24' x 26, Tin Siding, 12' Opening Sliding Doors, Walk-In Door

Shed: 8' x 8', Tin Siding, Wood Door

Garden Shed: 10' x 10', Wood Siding, Southside of Home

Taxes (2023): \$48.77



Parcel 1c

Acres: 0.96 +/-

Legal: Lots 1-6, Block 8, Ot, Larson Village

Taxes (2023): \$21.08

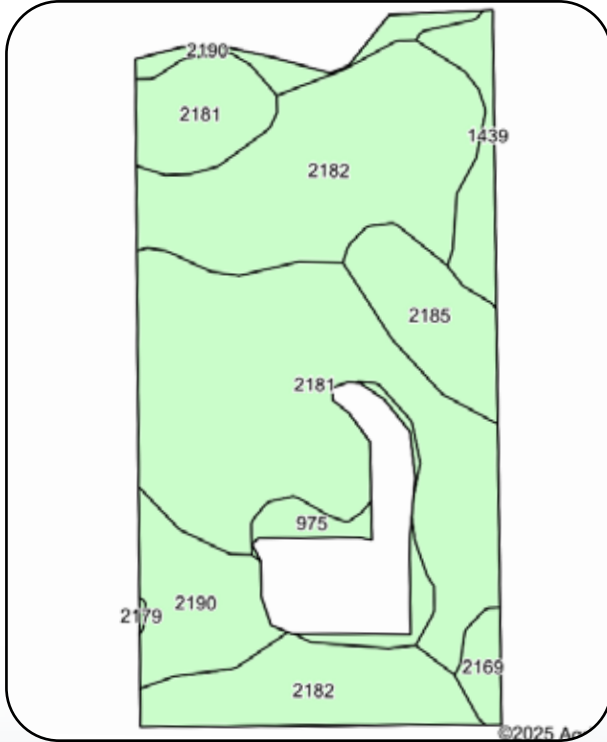
This parcel, with exceptional building potential, features four - 2,200 +/- bu. grain bins and mature trees!



PARCEL 2

Acres: 80 +/-
 Legal: W½SE¼ 2-162-94
 FSA Crop Acres: 68.8 +/-
 Taxes (2023): \$279.83

This parcel was in the Conservation Reserve Program (CRP) until 2022 and is now back in crop production.



Crop	Base Acres	Yield
Wheat	46.0	26 bu.
Oats	2.0	45 bu.
Barley	15.3	34 bu.
Total Base Acres: 63.3		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
2181	Miranda-Noonan loams, 0 to 3 percent slopes	28.45	41.3%	Vls	44
2182	Portal-Lihen fine sandy loams, 0 to 2 percent slopes	22.11	32.2%	IVs	51
2190	Williams sandy loam, 0 to 3 percent slopes	6.91	10.1%	IIIe	77
2185	Williams-Zahl-Lihen complex, 6 to 15 percent slopes	4.97	7.2%	IVe	48
1439	Parshall fine sandy loam, 0 to 6 percent slopes	2.87	4.2%	IIIe	67
975	Heil silt loam, 0 to 1 percent slopes	2.24	3.3%	Vls	37
2169	Harriet, Regan, and Stirum soils, 0 to 2 percent slopes	1.20	1.7%	Vls	37
Weighted Average					50.5

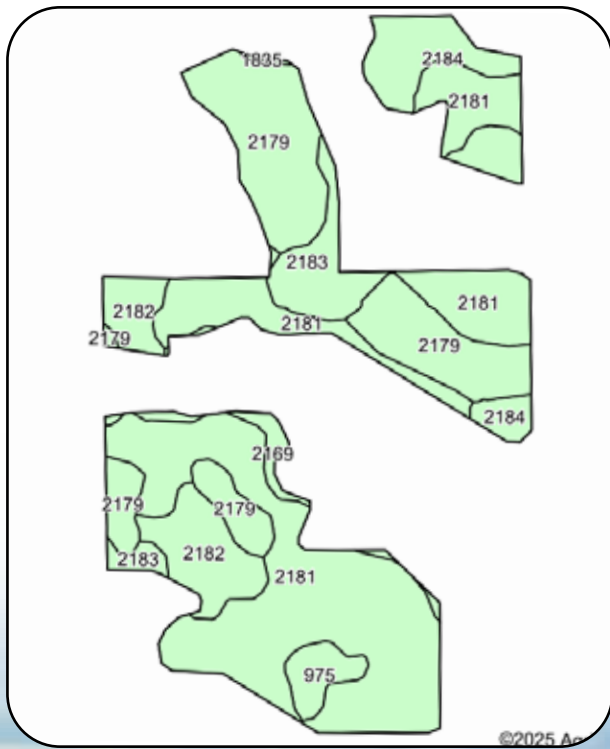
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PARCEL 3

Acres: 314.96 +/-
 Legal: E½ Less 2.52 Acre Easement 10-162-94
 FSA Crop Acres: 121.6 +/-
 Pasture Acres: 189.85 +/-
 Taxes (2023): \$1,011.87.

This is productive cropland with excellent grazing & hunting opportunities. There is a dugout and access to water in the pasture. This parcel also includes a 2,200 +/- bu. grain bin in the NE corner of the property near the road.



Crop	Base Acres	Yield
Wheat	81.2	26 bu.
Oats	3.4	45 bu.
Barley	27.1	34 bu.
Total Base Acres: 111.7		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
2181	Miranda-Noonan loams, 0 to 3 percent slopes	57.12	47.0%	VIIs	44
2179	Noonan-Niobell loams, 0 to 6 percent slopes	29.08	23.9%	IVs	57
2182	Portal-Lihen fine sandy loams, 0 to 2 percent slopes	11.00	9.1%	IVs	51
2183	Lihen-Blanchard loamy fine sands, 0 to 6 percent slopes	9.98	8.2%	IVe	44
2184	Williams-Zahl complex, 3 to 6 percent slopes	8.62	7.1%	IIIe	71
975	Heil silt loam, 0 to 1 percent slopes	3.15	2.6%	VIIs	37
2169	Harriet, Regan, and Stirum soils, 0 to 2 percent slopes	2.39	2.0%	VIIs	37
1835	Tonka silt loam, 0 to 1 percent slopes	0.17	0.1%	IIw	81
Weighted Average					49.4

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 6/2/25. 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 June 2, 2025, 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.



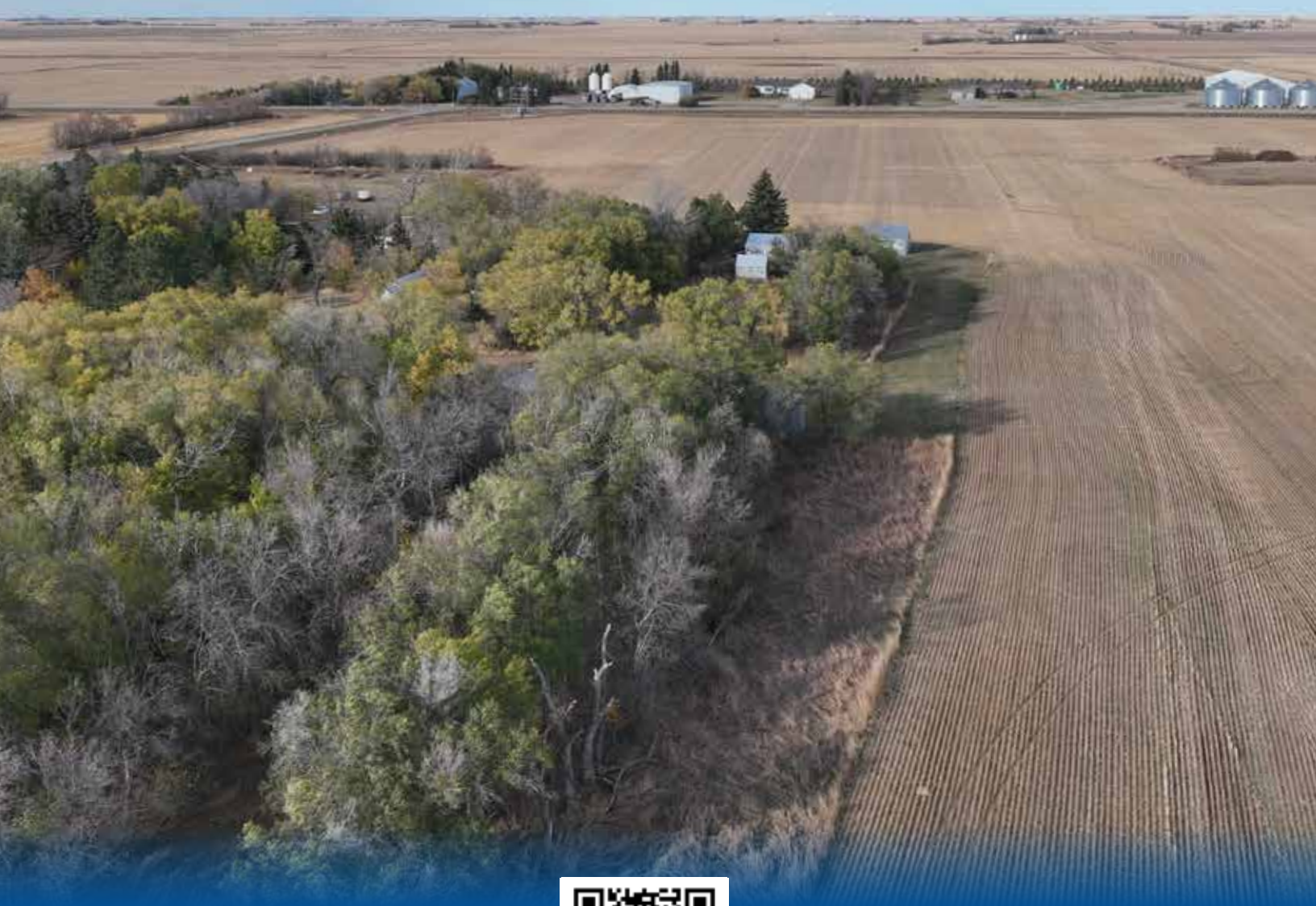
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