

Farmmland Auction

25
YEARS
est. 2000

636.05 +/- Acres • Bottineau County, ND

Thursday, February 13, 2025 – 10:00 a.m.

Sleep Inn & Conference Center • Minot, ND



OWNERS: Patricia Buettner Irrevocable Trust, Shanda Lewis & Corey Martin

STOCK PHOTO



Pifer's

701.523.7366

www.pifers.com

INTRODUCTION

Auction Note: This Pifer's exclusive land auction features four independent quarters of highly productive cropland just north of the Minot Air Force Base. This entire offering features outstanding soil quality and excellent access. In addition to the productive cropland, three of these parcels provide exceptional recreational and hunting opportunities, with Little Deep Creek meandering through the southern tracts, adding diversity to the land.

Driving Directions

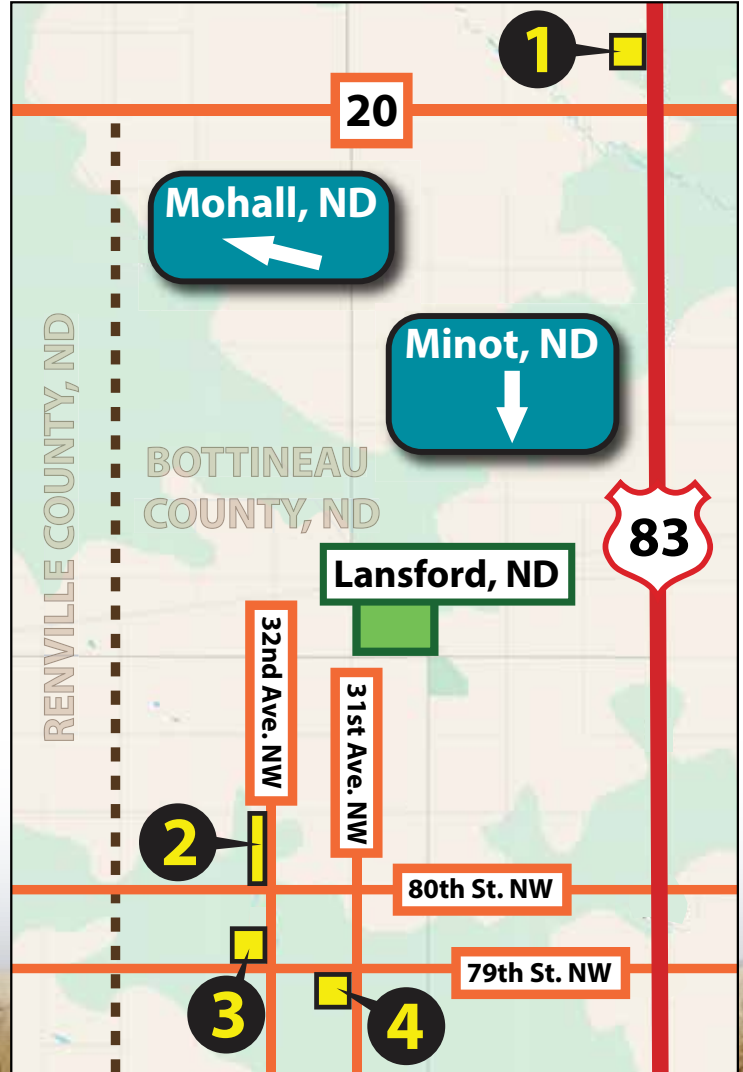
Parcel 1

From Minot, ND, drive 30.5 miles north on US Hwy. #83, the property is on the west side of the highway.

From Mohall, ND, drive 5 miles east on ND Hwy. #5 to US Hwy. #83, then drive 2 miles south to the property on the west side of the highway.

Parcel 2-4

From Minot, ND, drive 19 miles north on US Hwy. #83 to 79th St. NW, then drive west on 79th St. NW for 4 miles, parcel 4 is on the south side of the road. Continue west for 1 mile to 32nd Ave. NW, then drive north on 32nd Ave. NW for ½ mile, parcel 3 is along the west side of the road. Continue north on 32nd Ave. NW for an additional ½ mile to parcel 2 on the west side of the road.

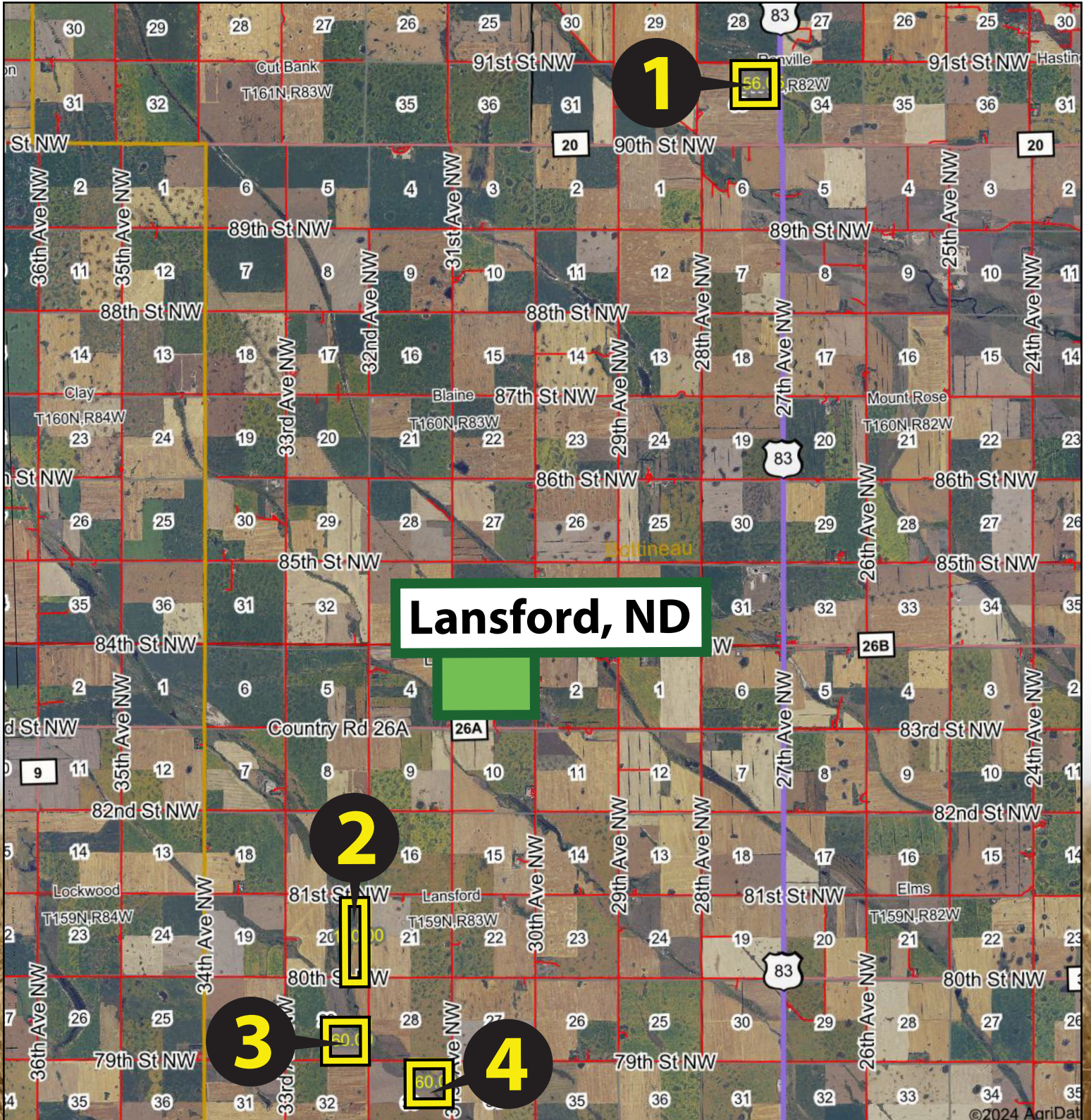


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OVERALL PROPERTY



PARCEL 1

Acres: 156.05 +/-
Legal: NE¼ Less ROW 33-161-82
Crop Acres: 151.92 +/-
Taxes (2023): \$1,058.48

This quarter offers highly productive cropland with an impressive Soil Productivity Index (SPI) of 69.4. The soils are predominantly Class II Hamlet/Souris/Tonka Complex Loams, which support excellent crop production. Situated in a prolific area of Bottineau County, this parcel also boasts outstanding access along US Hwy. #83.



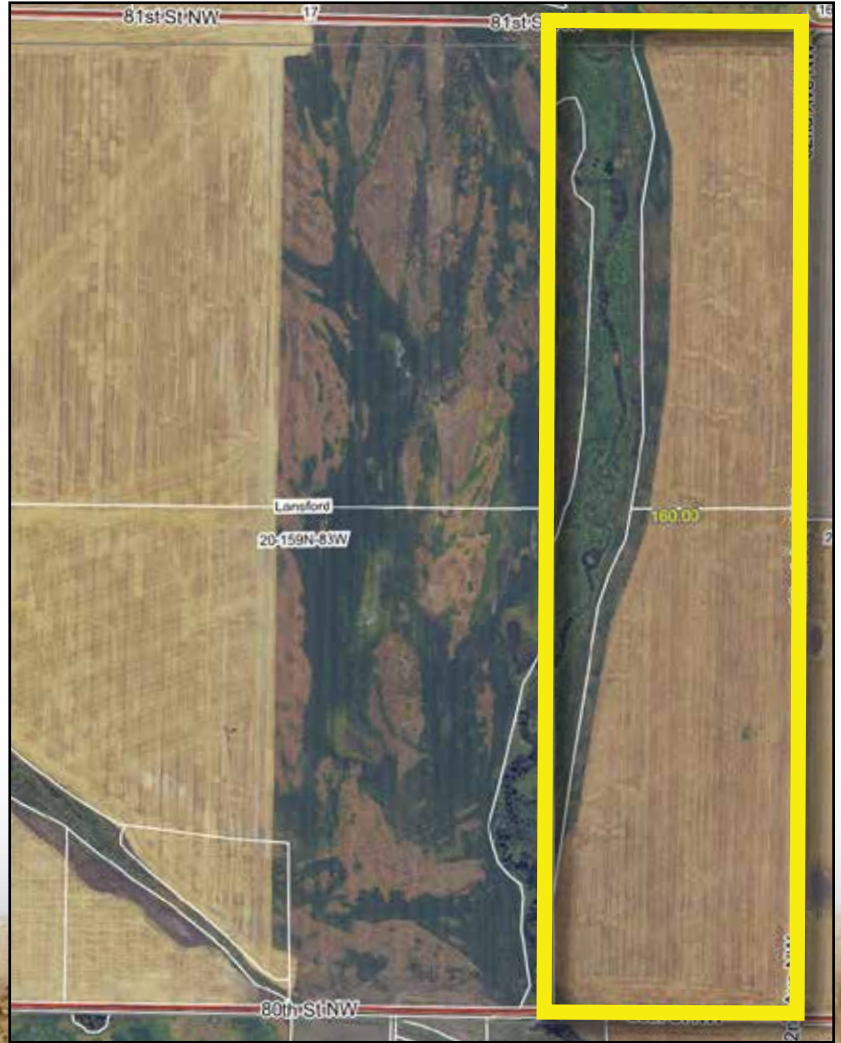
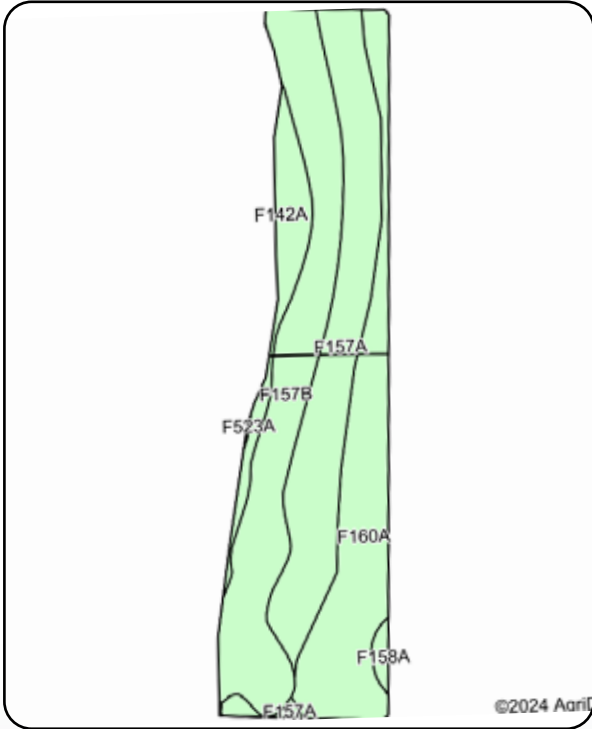
Crop	Base Acres	Yield
Wheat	80.4	34 bu.
Oats	1.8	44 bu.
Sunflowers	0.6	1,395 lbs.
Barley	12.8	67 bu.
Canola	29.1	1,470 lbs.
Crambe	3.3	1,377 lbs.
Total Base Acres: 128.0		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	110.03	72.4%	IIc	80
F250A	Divide loam, 0 to 2 percent slopes	14.93	9.8%	IIIs	58
F523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	11.33	7.5%	VIW	21
F270A	Arvilla sandy loam, 0 to 2 percent slopes	11.28	7.4%	IIIe	41
F273B	Sioux-Arvilla complex, 2 to 6 percent slopes	2.98	2.0%	VIIs	29
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	1.37	0.9%	IIe	64
Weighted Average					69.4

PARCEL 2

Acres: 160 +/-
Legal: E½E½ 20-159-83
Crop Acres: 127.7 +/-
Recreational Acres: 27.79 +/-
Taxes (2023): \$1,111.26

Parcel 2 is an exceptional long quarter of cropland with a remarkable SPI of 83.6, featuring highly productive Barnes and Hamlet/Souris Loams. Little Deep Creek meanders along the western edge, adding hunting and recreational opportunities. This parcel combines excellent soils with natural features, making it a valuable investment with strong potential for returns.



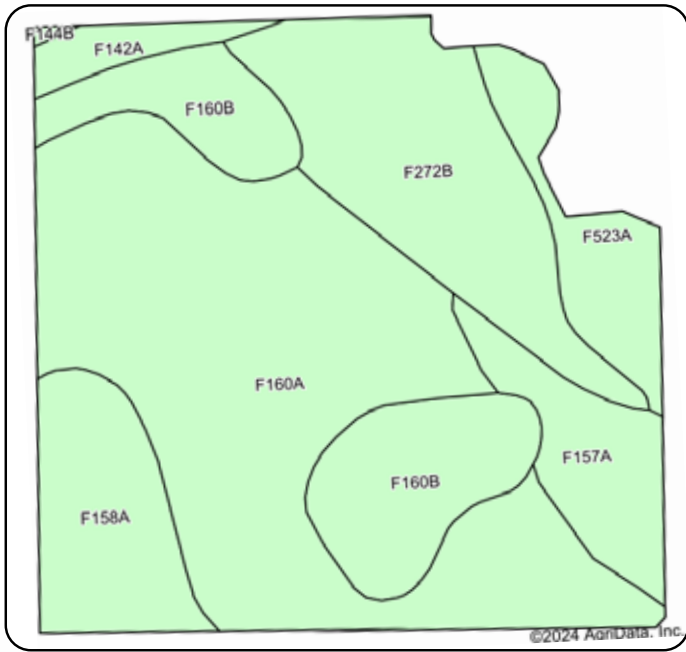
Crop	Base Acres	Yield
Wheat	93.3	36 bu.
Barley	13.0	62 bu.
Canola	21.4	1,480 lbs.
Total Base Acres: 127.7		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F157B	Barnes loam, 3 to 6 percent slopes	40.12	33.6%	Ile	80
F157A	Barnes loam, 0 to 3 percent slopes	35.34	29.5%	IIc	85
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	32.41	27.1%	IIc	85
F142A	Svea loam, 0 to 3 percent slopes	9.81	8.2%	IIc	93
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	1.12	0.9%	IIc	80
F143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	0.76	0.6%	VIe	41
F523A	Low-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.10	0.1%	VIw	21
Weighted Average					83.6

PARCEL 3

Acres: 160 +/-
Legal: SE¼ 29-159-83
Crop Acres: 146.9 +/-
Recreational Acres: 10.81 +/-
Taxes (2023): \$1,006.56

This parcel offers another highly productive quarter of cropland with an SPI of 71.6. It features strong soil productivity, convenient access, and additional habitat provided by the Little Deep Creek waterway, making it a well-rounded property with both agricultural and recreational appeal.



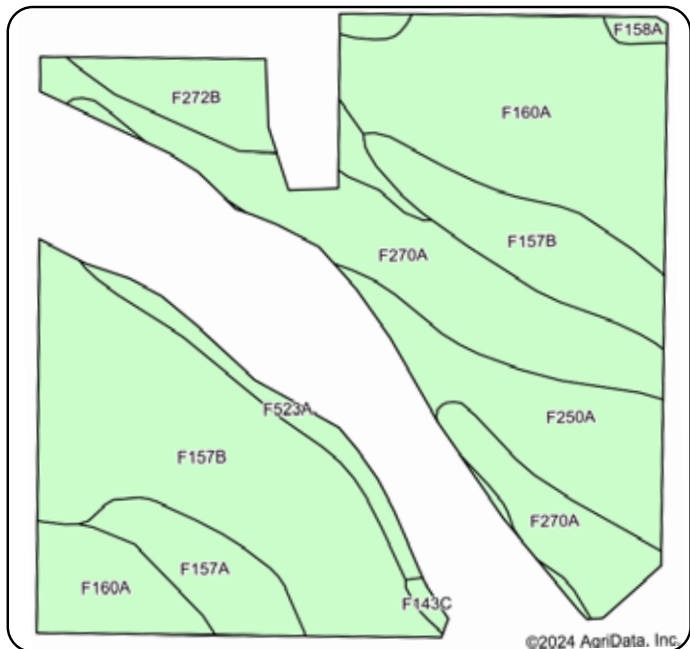
Crop	Base Acres	Yield
Wheat	80.8	36 bu.
Barley	49.4	62 bu.
Canola	16.7	1,480 lbs.
Total Base Acres: 146.9		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	64.11	43.6%	IIc	85
F272B	Arvilla-Sioux complex, 2 to 6 percent slopes	25.39	17.3%	IIIe	36
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	20.81	14.2%	Ile	81
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	13.74	9.4%	IIc	80
F157A	Barnes loam, 0 to 3 percent slopes	10.11	6.9%	IIc	85
F523A	Low-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	9.26	6.3%	VIw	21
F142A	Svea loam, 0 to 3 percent slopes	3.24	2.2%	IIc	93
F144B	Barnes-Buse loams, 3 to 6 percent slopes	0.19	0.1%	IIIe	69
Weighted Average					71.6

PARCEL 4

Acres: 160 +/-
Legal: NE¼ 33-159-83
Crop Acres: 115.43 +/-
Pasture Acres: 33.47 +/-
Taxes (2023): \$678.94

Parcel 4 is a versatile quarter of cropland with excellent soils and good access. In addition to the prolific cropland, the central grass pasture is currently used for grazing. Mature tree rows and the banks of Little Deep Creek provide shelter and habitat for both livestock and wildlife, enhancing the property's agricultural and recreational charm.



Crop	Base Acres	Yield
Wheat	80.42	36 bu.
Barley	11.21	62 bu.
Canola	23.8	1,480 lbs.
Total Base Acres: 115.43		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F157B	Barnes loam, 3 to 6 percent slopes	36.57	31.8%	Ile	80
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	27.52	23.8%	IIc	85
F270A	Arvilla sandy loam, 0 to 2 percent slopes	22.68	19.6%	IIIe	41
F250A	Divide loam, 0 to 2 percent slopes	12.17	10.5%	IIIs	58
F272B	Arvilla-Sioux complex, 2 to 6 percent slopes	5.81	5.0%	IIIe	36
F157A	Barnes loam, 0 to 3 percent slopes	5.55	4.8%	IIc	85
F523A	Low-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	3.46	3.0%	VIW	21
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	1.25	1.1%	IIc	80
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	0.42	0.4%	IVe	55
Weighted Average					67.4

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 3/31/25. 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 March 31, 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.

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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