

# Farmland Auction

**25**  
YEARS  
est. 2000

**1,440 +/- Acres • Dickey County, ND**

**Tuesday, February 18, 2025 – 11:00 a.m.**

**Gladstone Inn & Suites • Jamestown, ND**



***OWNER: Haussler Family Land Trust***



**Pifer's**

**877.477.3105**

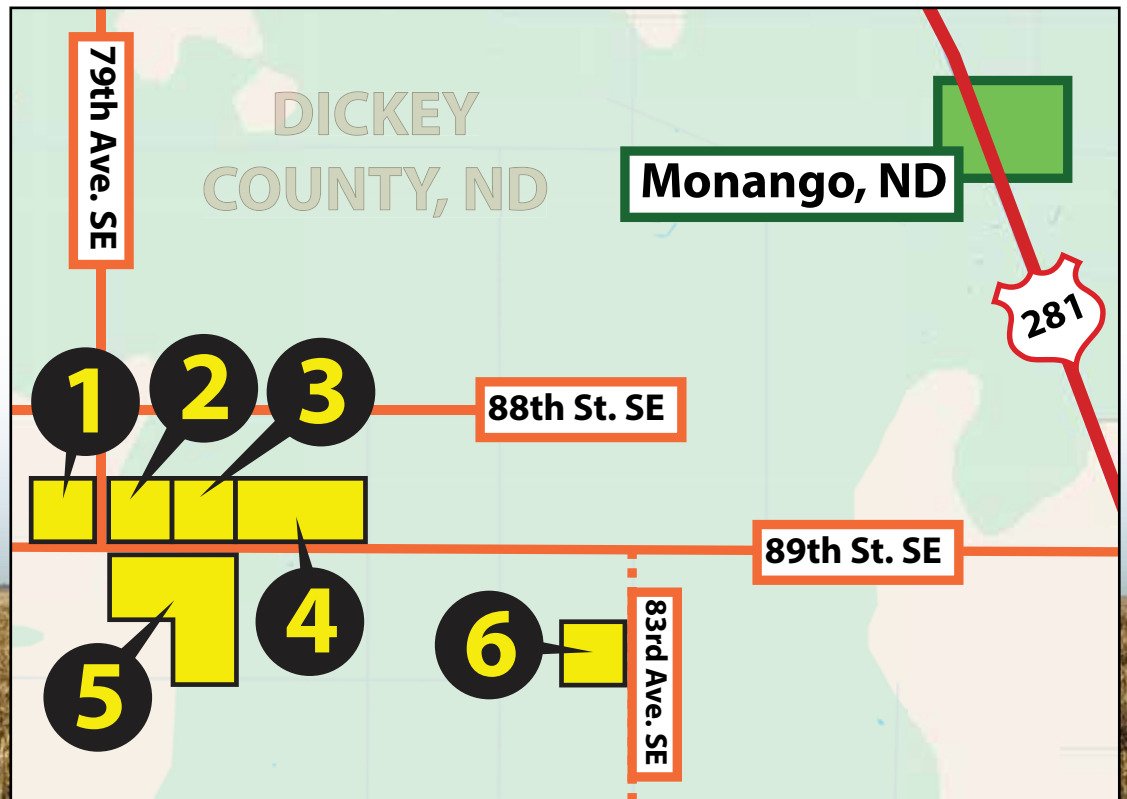
**[www.pifers.com](http://www.pifers.com)**

# INTRODUCTION

**Auction Note:** This exceptional 1,440 +/- acre property in Hamburg Township, Dickey County, presents a rare opportunity to acquire highly productive crop and pastureland. Offered in six parcels, five of which are contiguous, this property provides excellent access and versatility. With 744.79 +/- acres of cropland, the property is ideal for cultivating corn, wheat, sunflowers, and soybeans. The pastureland offers outstanding grazing potential, complemented by reliable water sources. For outdoor enthusiasts, parcel 6 stands out as an incredible hunting location, supporting a variety of wildlife! Whether you're looking to expand your agricultural operations or diversify your investment portfolio, this property is an excellent choice! Available for the 2025 crop year, the property will be sold at a live auction with options for internet and phone bidding. Don't miss this opportunity to secure prime agricultural land!

## Driving Directions

From Monango, ND, at the intersection of US Hwy. #281 and 89th St. SE, head west 3.75 miles to 83rd Ave. SE, then travel ½ a mile south to reach the northeast corner of parcel 6. Back on 89th St. SE, continue west for 3 miles to 80th Ave. SE. This will bring you to the southeast corner of parcel 3, the southwest corner of parcel 4, and the northeast corner of parcel 5. Go west another mile to reach the southeast corner of parcel 1 and the southwest corner of parcel 2.

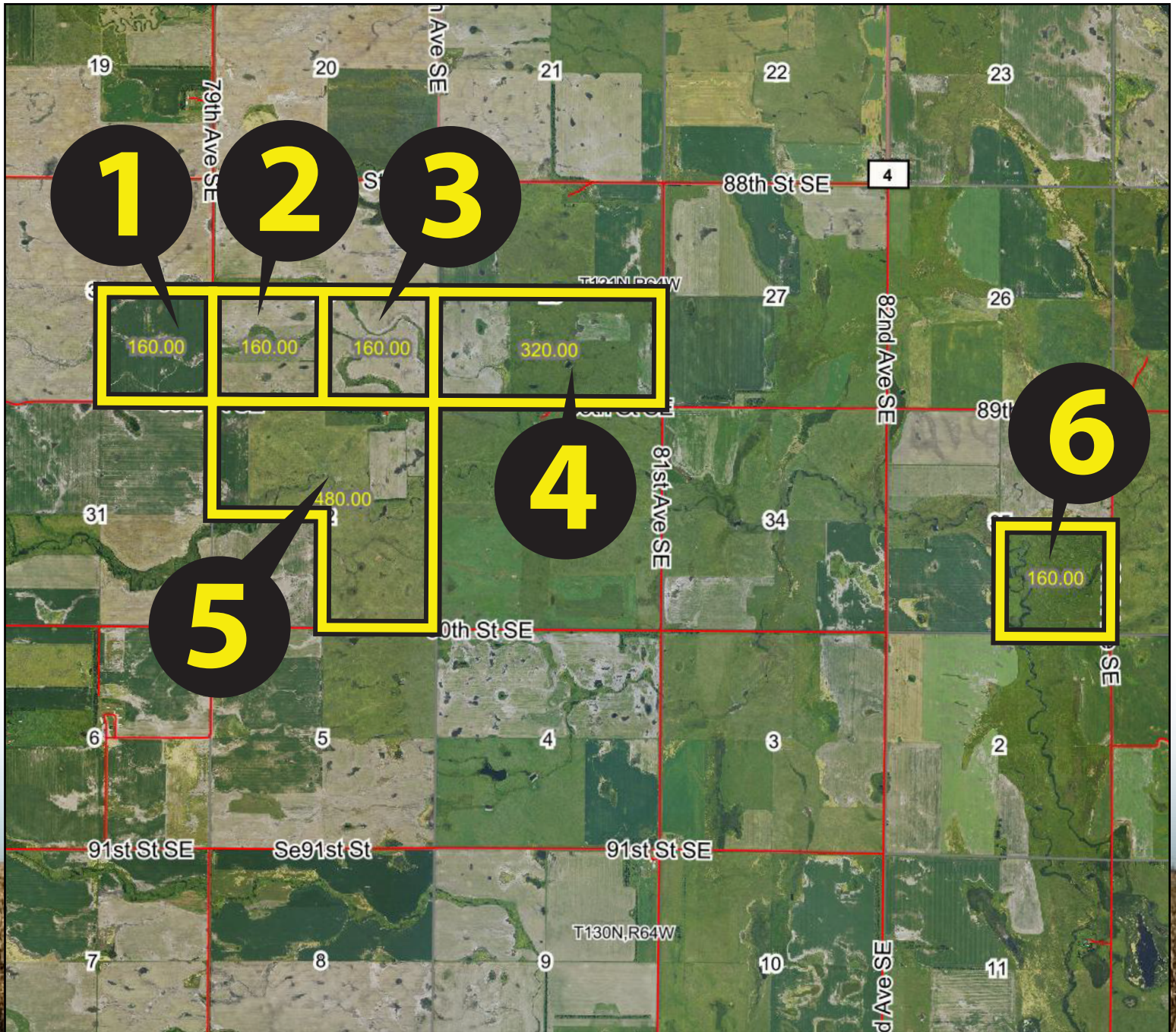


**Bob Pifer • 701.371.8538 or [bob@pifers.com](mailto:bob@pifers.com)**

**Pifer's**

997 47th Ave. S, Suite #3 • Grand Forks, ND 58201

# OVERALL PROPERTY

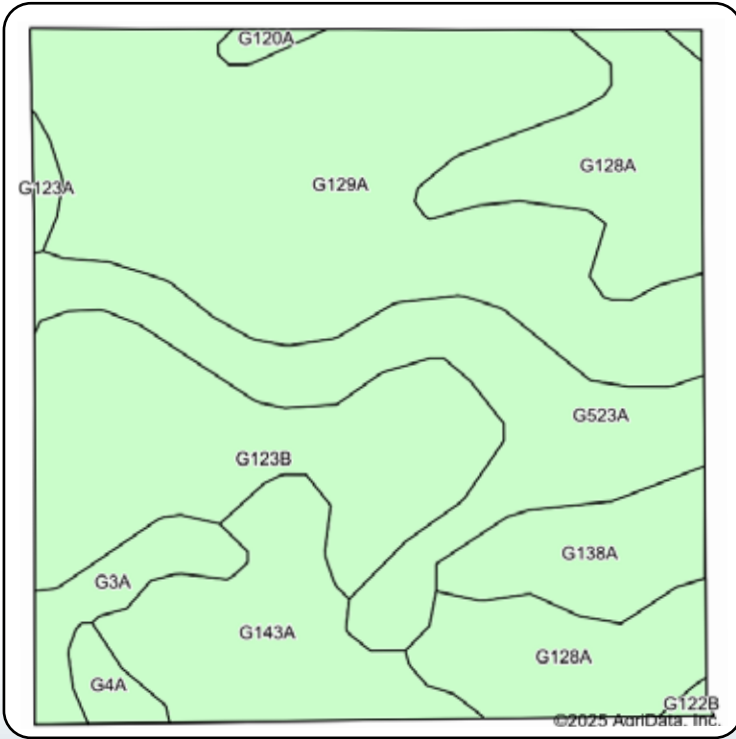


# PARCEL 1

Acres: 160 +/-  
 Legal: SE¼ 30-131-64  
 Crop Acres: 155.75 +/-  
 Taxes (2024): \$1,119.56

This parcel features 155.75 +/- acres of cropland with a Soil Productivity Index (SPI) of 42.9.

<b>**PARCELS 1-4 COMBINED**</b>		
Crop	Base Acres	Yield
Wheat	40.56	36 bu.
Corn	112.95	91 bu.
Soybeans	178.69	30 bu.
<b>Total Base Acres: 332.2</b>		



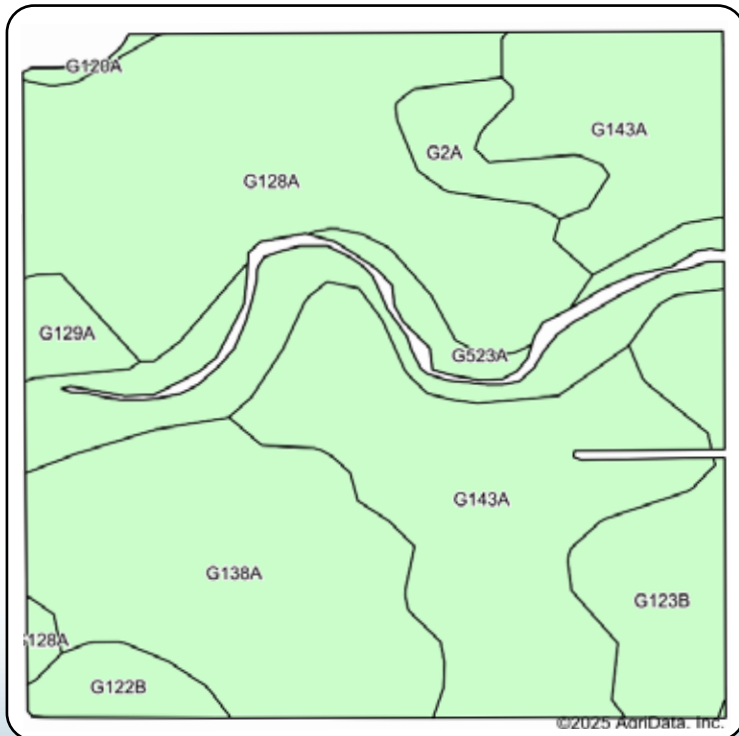
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	50.86	32.8%	IVs	35
G123B	Barnes-Cavour loams, 3 to 6 percent slopes	25.76	16.5%	Ile	61
G128A	Ferney-Cavour loams, 0 to 3 percent slopes	23.40	15.0%	IVs	30
G523A	Low-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	22.48	14.4%	VIw	21
G143A	Barnes-Svea loams, 0 to 3 percent slopes	15.52	10.0%	IIc	85
G138A	Forman-Cavour loams, 0 to 3 percent slopes	8.55	5.5%	IIc	67
G3A	Parnell silty clay loam, 0 to 1 percent slopes	5.04	3.2%	Vw	25
G4A	Southam silty clay loam, 0 to 1 percent slopes	1.91	1.2%	VIIIw	9
G120A	Vallers, saline-Manfred complex, 0 to 1 percent slopes	0.97	0.6%	IVw	37
G123A	Svea-Cavour loams, 0 to 3 percent slopes	0.92	0.6%	IIc	73
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	0.34	0.2%	Ile	72
<b>Weighted Average</b>					<b>42.9</b>

# PARCEL 2

Acres: 160 +/-  
 Legal: SW¼ 29-131-64  
 Crop Acres: 151.21 +/-  
 Taxes (2024): \$1,336.77

This parcel comprises 151.21 +/- acres of cropland with an impressive SPI of 56.1. Much of the soils within this parcel exhibit SPI values ranging between 67-85.

**PARCELS 1-4 COMBINED**		
Crop	Base Acres	Yield
Wheat	40.56	36 bu.
Corn	112.95	91 bu.
Soybeans	178.69	30 bu.
<b>Total Base Acres: 332.2</b>		



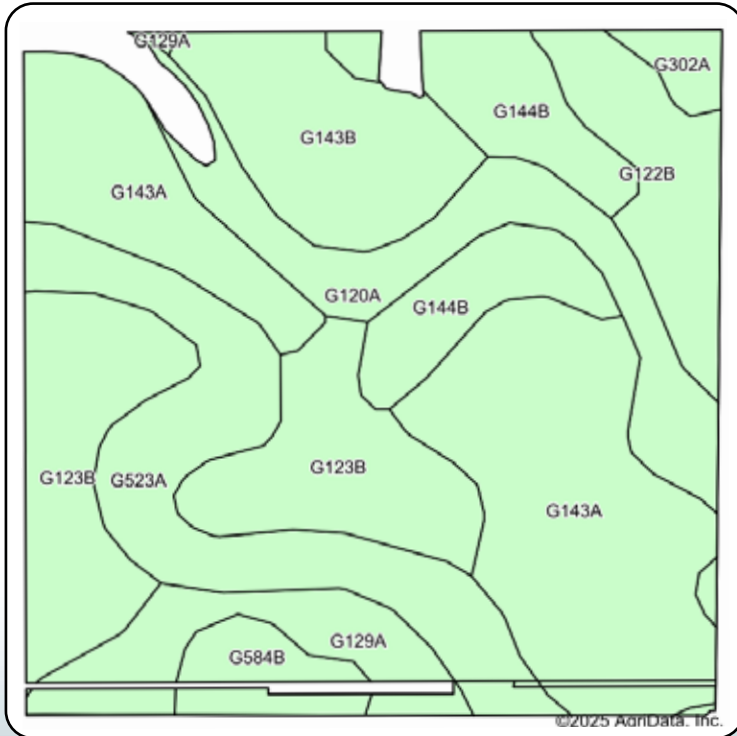
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	43.54	28.7%	IIc	85
G128A	Ferney-Cavour loams, 0 to 3 percent slopes	38.60	25.5%	IVs	30
G138A	Forman-Cavour loams, 0 to 3 percent slopes	29.43	19.5%	IIc	67
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	15.85	10.5%	VIw	21
G123B	Barnes-Cavour loams, 3 to 6 percent slopes	12.43	8.2%	Ile	61
G2A	Tonka silt loam, 0 to 1 percent slopes	4.65	3.1%	IVw	42
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	3.59	2.4%	Ile	72
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	2.59	1.7%	IVs	35
G120A	Vallers, saline-Manfred complex, 0 to 1 percent slopes	0.53	0.4%	IVw	37
<b>Weighted Average</b>					<b>56.1</b>

# PARCEL 3

Acres: 160 +/-  
 Legal: SE¼ 29-131-64  
 Crop Acres: 153.7 +/-  
 Taxes (2024): \$1,376.78

This parcel features 153.7 +/- acres of cropland with an SPI of 61. The majority of the soils in this parcel feature an SPI ranging between 69-85!

**PARCELS 1-4 COMBINED**		
Crop	Base Acres	Yield
Wheat	40.56	36 bu.
Corn	112.95	91 bu.
Soybeans	178.69	30 bu.
<b>Total Base Acres: 332.2</b>		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	39.51	25.6%	IIc	85
G123B	Barnes-Cavour loams, 3 to 6 percent slopes	25.86	16.8%	Ile	61
G523A	Low-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	20.87	13.6%	VIw	21
G120A	Vallers, saline-Manfred complex, 0 to 1 percent slopes	14.38	9.4%	IVw	37
G144B	Barnes-Buse loams, 3 to 6 percent slopes	14.11	9.2%	IIIe	69
G143B	Barnes-Svea loams, 3 to 6 percent slopes	13.72	8.9%	Ile	75
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	10.01	6.5%	Ile	72
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	9.01	5.9%	IVs	35
G584B	Edgeley loam, 2 to 6 percent slopes	4.25	2.8%	Ile	71
G302A	Vang loam, 0 to 2 percent slopes	1.98	1.3%	IIIs	63
<b>Weighted Average</b>					<b>61</b>

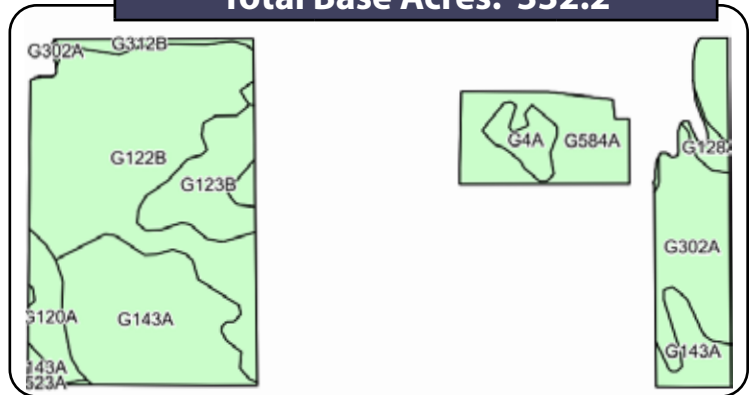
# PARCEL 4

Acres: 320 +/-  
 Legal: S½ 28-131-64  
 Crop Acres: 146.8 +/-  
 Pasture Acres: 165.99 +/-

Taxes (2024): \$2,202.88

This parcel offers 146.8 +/- acres of cropland with an SPI of 69, alongside 165.99 +/- acres of pastureland. The pasture provides excellent grazing opportunities, complemented by a stock pond and fencing, making it ideal for both crop production and livestock operations.

**PARCELS 1-4 COMBINED**		
Crop	Base Acres	Yield
Wheat	40.56	36 bu.
Corn	112.95	91 bu.
Soybeans	178.69	30 bu.
<b>Total Base Acres: 332.2</b>		



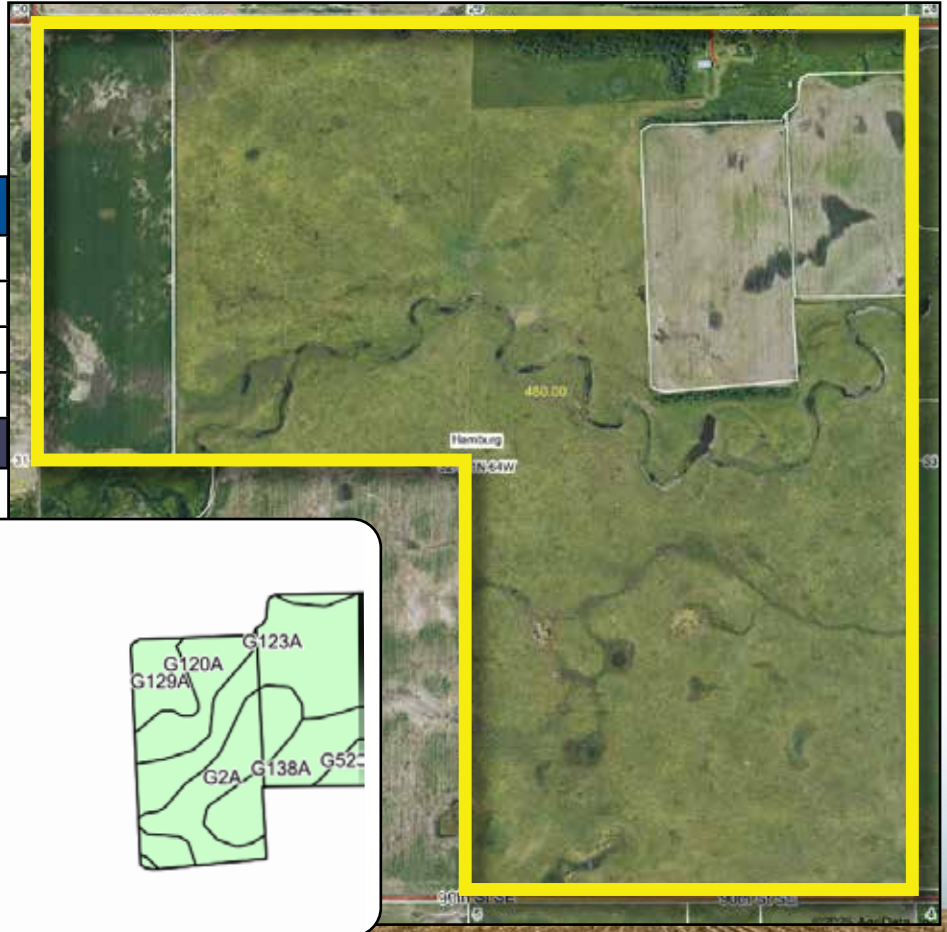
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	50.24	34.2%	Ile	72
G143A	Barnes-Svea loams, 0 to 3 percent slopes	34.02	23.2%	IIc	85
G302A	Vang loam, 0 to 2 percent slopes	20.62	14.0%	IIIs	63
G584A	Edgeley loam, 0 to 2 percent slopes	16.60	11.3%	Ile	74
G123B	Barnes-Cavour loams, 3 to 6 percent slopes	11.47	7.8%	Ile	61
G120A	Vallers, saline-Manfred complex, 0 to 1 percent slopes	5.86	4.0%	IVw	37
G4A	Southam silty clay loam, 0 to 1 percent slopes	4.05	2.8%	VIIIw	9
G312B	Brantford-Coe complex, 2 to 6 percent slopes	1.99	1.4%	IVe	42
G128A	Ferney-Cavour loams, 0 to 3 percent slopes	1.66	1.1%	IVs	30
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.29	0.2%	VIw	21
<b>Weighted Average</b>					<b>69</b>

# PARCEL 5

**Acres:** 480 +/-  
**Legal:** NW¼ & E½ 32-131-64  
**Crop Acres:** 102.71 +/-  
**Pasture Acres:** 377.05 +/-  
**Taxes (2024):** \$2,052.34

This parcel features 102.71 +/- crop acres and 377.05 +/- pasture acres. The cropland has an SPI of 50.6 with a majority of the soils at an SPI between 69-85! The pastureland has excellent grazing, a stock pond and fencing. Additionally, the parcel includes a farmstead located in the NE¼, complete with power and mature trees.

Crop	Base Acres	Yield
Wheat	5.3	21 bu.
Oats	0.4	44 bu.
Corn	5.1	52 bu.
Barley	4.9	30 bu.
<b>Total Base Acres: 15.7</b>		



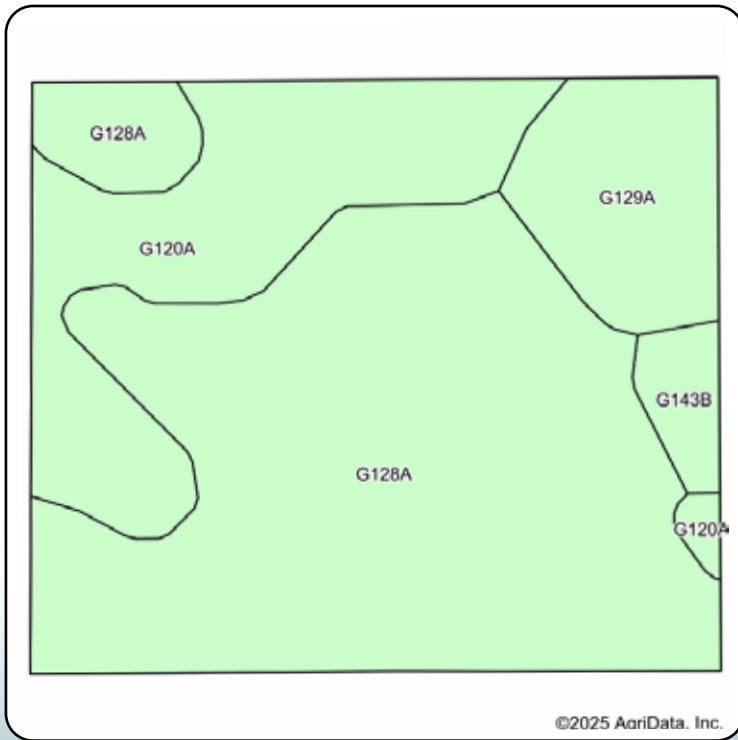
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	31.47	30.6%	IVs	35
G123A	Svea-Cavour loams, 0 to 3 percent slopes	19.34	18.8%	IIc	73
G138A	Forman-Cavour loams, 0 to 3 percent slopes	15.00	14.6%	IIc	67
G2A	Tonka silt loam, 0 to 1 percent slopes	11.42	11.1%	IVw	42
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	9.96	9.7%	IIe	72
G120A	Vallers, saline-Manfred complex, 0 to 1 percent slopes	7.15	7.0%	IVw	37
G128A	Ferney-Cavour loams, 0 to 3 percent slopes	5.13	5.0%	IVs	30
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	3.24	3.2%	VIw	21
<b>Weighted Average</b>					<b>50.6</b>



# PARCEL 6

**Acres:** 160 +/-  
**Legal:** SE¼ 35-131-64  
**Crop Acres:** 34.62 +/-  
**Grass/Pasture Acres:** 124.74 +/-  
**Taxes (2024):** \$337.58

This parcel offers 34.62 +/- acres of cropland, currently in grass, along with 124.74 +/- acres of grassland. It provides exceptional wildlife habitat, making it a prime location for hunting whitetail deer, upland birds, waterfowl, and small game!



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G128A	Ferney-Cavour loams, 0 to 3 percent slopes	21.68	62.6%	IVs	30
G120A	Vallers, saline-Manfred complex, 0 to 1 percent slopes	8.20	23.7%	IVw	37
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	3.78	10.9%	IVs	35
G143B	Barnes-Svea loams, 3 to 6 percent slopes	0.96	2.8%	Ile	75
<b>Weighted Average</b>					<b>33.5</b>

# 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 4/4/25. 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 April 4, 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, Bob Pifer, ND #905.

# Pifer's

# 25 YEARS 25

est. 2000

877.477.3105



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