

408.33 +/- Acres • Richland County, ND

LAND AUCTION

Thursday, August 22, 2024 – 10:00 a.m.

Location: American Legion • Ligerwood, ND



OWNERS: Richard Biewer, Jerry Biewer & Jane Medenwald



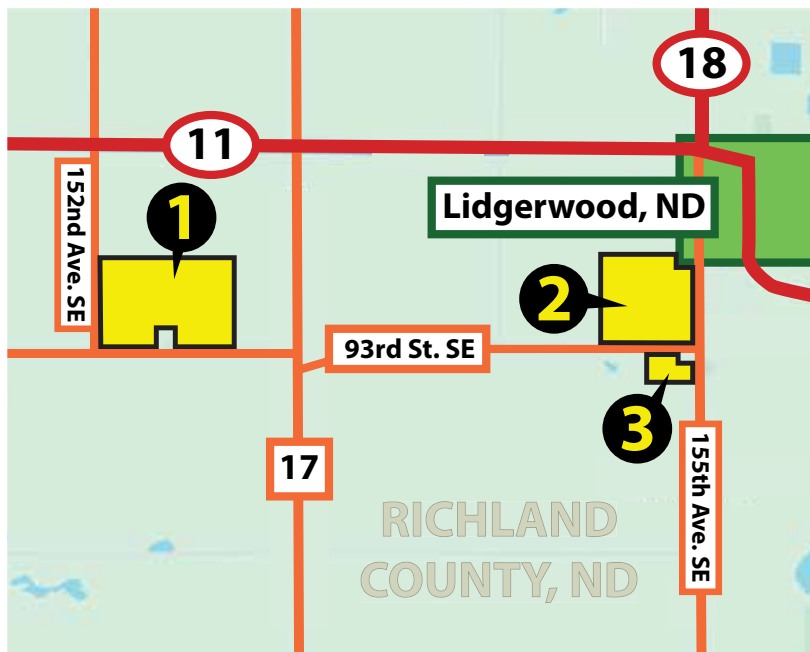
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AUCTION NOTE

This land auction features a mix of productive cropland and Conservation Reserve Program (CRP) acres. The property contains mostly Class II loam soils that are excellent for growing a variety of crops such as corn, soybeans, wheat, and other small grains. Parcels 2 and 3 are located just outside of Lidgerwood, ND and offer excellent opportunities to build a home or building site near town. All three parcels offer a unique opportunity to expand your farm operation or diversify your investment portfolio!



CONTACT



Kevin Pifer

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Jack Pifer

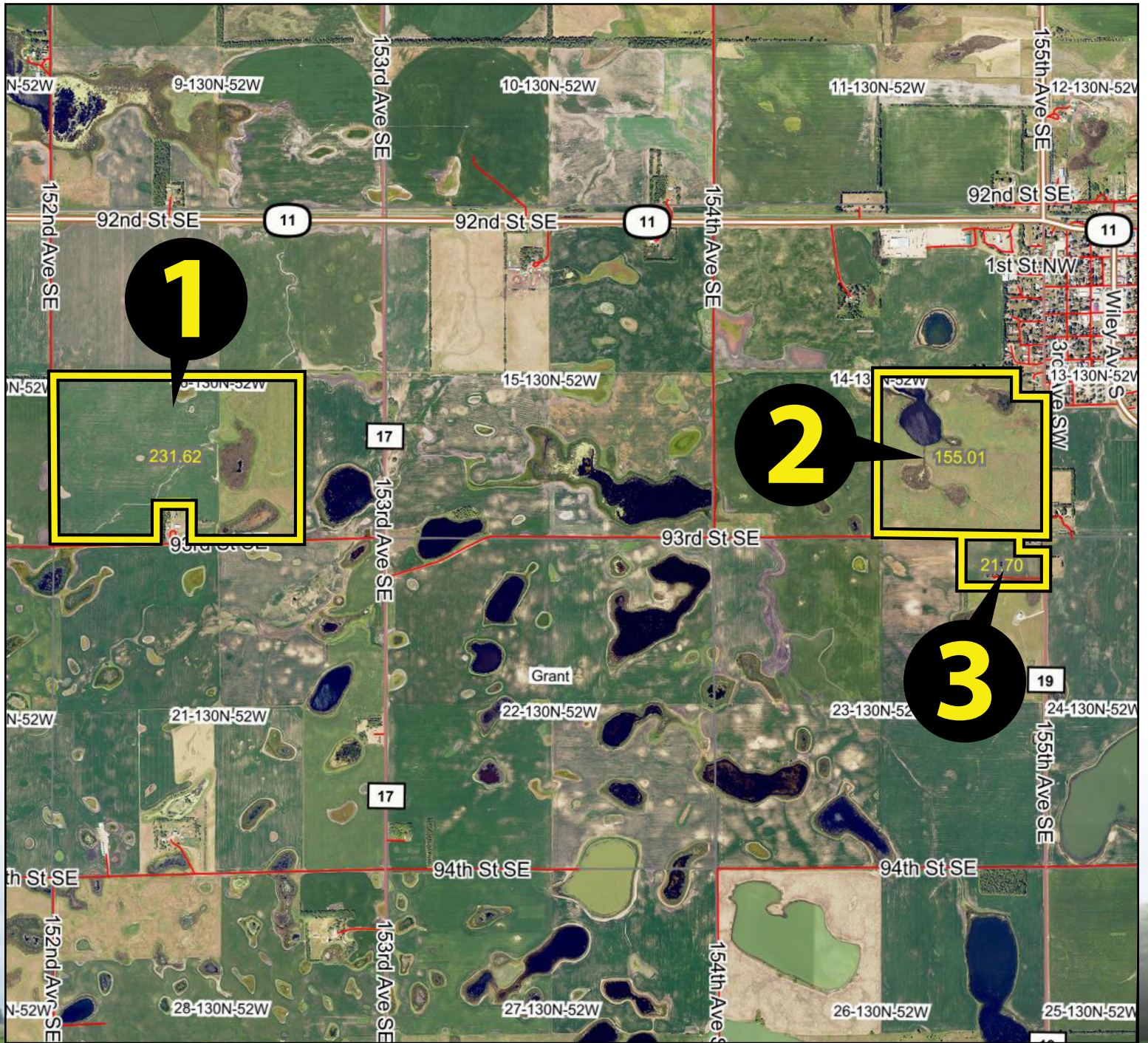
701.261.4762 • jack@pifers.com

DRIVING DIRECTIONS

From the intersection of ND Hwy. #11 and Hwy. #18 in Lidgerwood, ND head south for one mile. The corner of 155th Ave. SE and 93rd St. SE marks the SE corner of parcel 2 and the NE corner of parcel 3. Continue 3 miles west on 93rd St. SE to reach parcel 1.



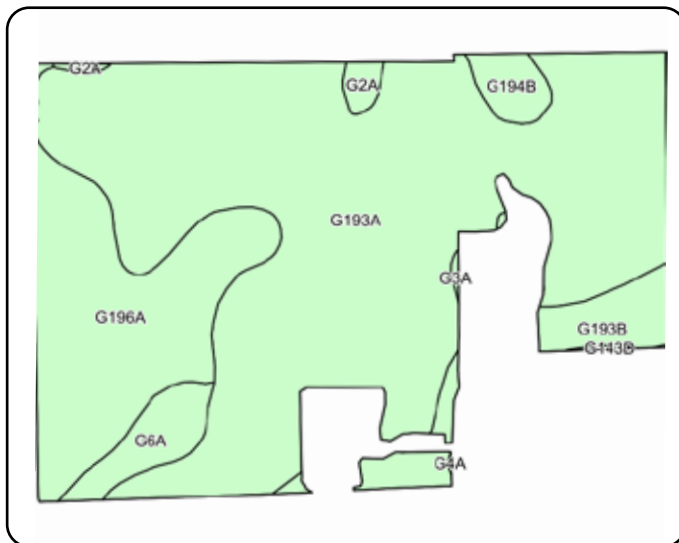
OVERALL PROPERTY



PARCEL 1

Acres: 231.62 +/-
Legal: SW¼ Ex. 8.13 & W½SE¼ Ex. Row 16-130-52
Crop Acres: 153.1 +/-
CRP Acres: 60.3 acres @ \$198.27/acre - \$11,956.00/annually - Expires: 9/30/2026
Taxes (2023): \$3,382.28

This parcel features 153.1 +/- acres of productive cropland with an SPI of 87! The east portion of the property is currently enrolled in CRP until 2026.



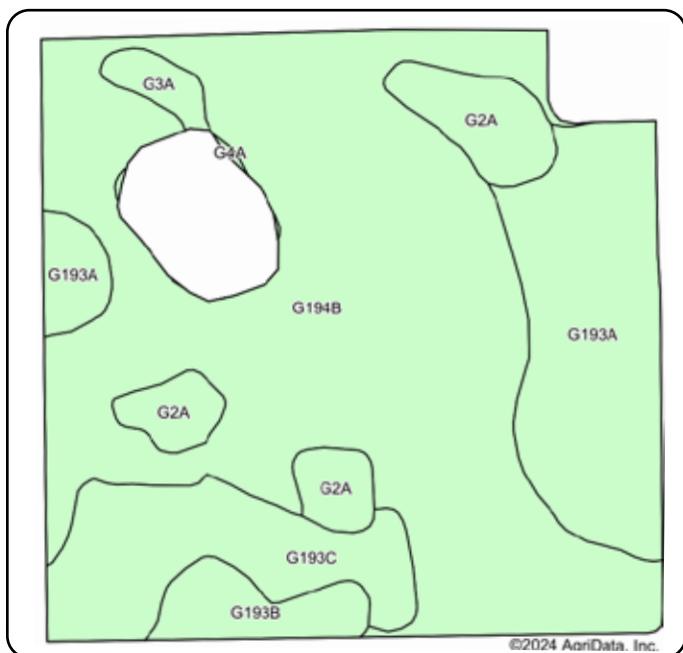
Crop	Base Acres	Yield
Corn	71.2	102 bu.
Soybeans	81.9	29 bu.
Total Base Acres: 153.1		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G193A	Aastad-Forman loams, 0 to 3 percent slopes	137.18	68.7%	IIc	92
G196A	Aastad-Wyard-Tonka complex, 0 to 3 percent slopes	39.06	19.6%	IIc	81
G193B	Forman-Aastad loams, 3 to 6 percent slopes	10.68	5.3%	IIe	86
G6A	Vallers loam, 0 to 1 percent slopes	6.61	3.3%	IVw	46
G194B	Forman-Buse loams, 3 to 6 percent slopes	3.85	1.9%	IIe	73
G2A	Tonka silt loam, 0 to 1 percent slopes	1.83	0.9%	IVw	42
G3A	Parnell silty clay loam, 0 to 1 percent slopes	0.32	0.2%	Vw	25
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	0.20	0.1%	VIe	41
Weighted Average					87

PARCEL 2

Acres: 155.01 +/-
Legal: SE¼ Ex. Row & Parcels Deeded 14-130-52
CRP Acres: 63.3 acres @ \$122.00/acre - \$7,723.00/annually - Expires 9/30/2030
 31.9 acres @ \$145.51/acre - \$4,642.00/annually - Expires: 9/30/2025
 46.4 acres @ \$156.20/acre - \$7,248.00/annually - Expires: 9/30/2025
Taxes (2023): \$1,222.70

This parcel is currently enrolled in CRP with contracts ending in 2025 and 2030. The land currently has excellent wildlife habitat for upland game and waterfowl.

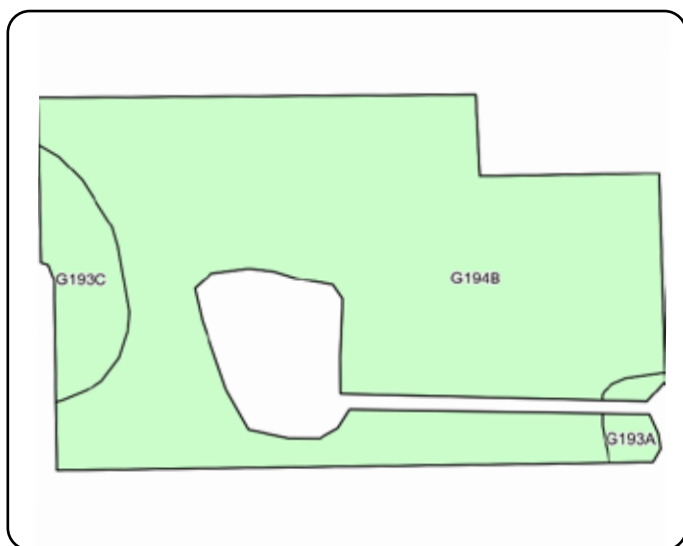


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G194B	Forman-Buse loams, 3 to 6 percent slopes	83.27	58.8%	Ile	73
G193A	Aastad-Forman loams, 0 to 3 percent slopes	26.03	18.4%	IIc	92
G193C	Forman-Buse-Langhei loams, 6 to 9 percent slopes	15.27	10.8%	IVe	52
G2A	Tonka silt loam, 0 to 1 percent slopes	9.96	7.0%	IVw	42
G193B	Forman-Aastad loams, 3 to 6 percent slopes	4.95	3.5%	Ile	86
G3A	Parnell silty clay loam, 0 to 1 percent slopes	1.92	1.4%	Vw	25
G4A	Southam silty clay loam, 0 to 1 percent slopes	0.20	0.1%	VIIIw	9
Weighted Average					71.8

PARCEL 3

Acres: 21.7 +/-
Legal: N24A E½NE¼ Ex. 2 Acres 23-130-52
Crop Acres: 18.9 +/-
Taxes (2023): \$116.97

This parcel features productive cropland and an excellent location to build. The building site is set up with electricity and a private well.



Crop	Base Acres	Yield
Wheat	9.8	41 bu.
Soybeans	9.1	29 bu.
Total Base Acres: 18.9		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G194B	Forman-Buse loams, 3 to 6 percent slopes	17.06	90.1%	Ile	73
G193C	Forman-Buse-Langhei loams, 6 to 9 percent slopes	1.49	7.9%	IVe	52
G193A	Aastad-Forman loams, 0 to 3 percent slopes	0.38	2.0%	IIc	92
Weighted Average					71.7

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 10/7/24. 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 October 7, 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



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