

# Farmmland Auction

**25**  
YEARS  
est. 2000

**601.25 +/- Acres • LaMoure County, ND**

**Tuesday, February 18, 2025 – 10:00 a.m.**

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

**OWNER: Derek T. Brandenburg**



**Pifer's**

**877.700.4099**

**www.pifers.com**



# INTRODUCTION

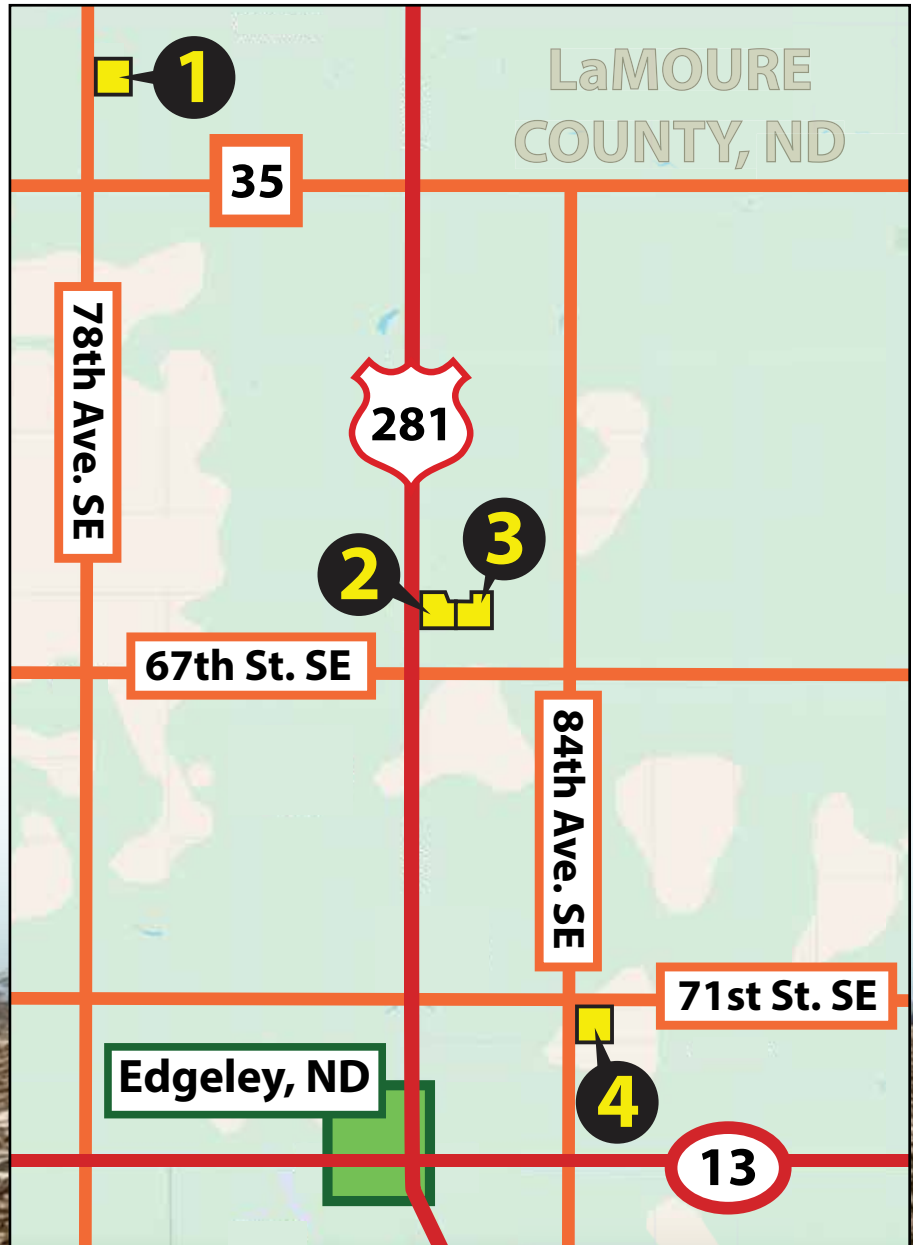
**Auction Note:** Don't miss this opportunity to own quality cropland in LaMoure County, ND. This auction will be offered in 4 parcels that feature excellent soils, some drain tile and good access along the Hwy. #281 corridor. The cropland highlights quality Barnes Svea Loams soils in this offering with an impressive Soil Productivity Index (SPI) of 85. Whether you're expanding your farm or looking to diversify your investment portfolio, this land's strong soils, prime location, and versatility make it an ideal addition.

## Driving Directions from Edgeley, ND

**Parcel 1:** Go 12 miles north on Hwy. #281, 4 miles west on County Rd. #35 and 1 mile north on 78th Ave. SE to the SW corner of the property.

**Parcel 2 & 3:** Go 7 miles north on Hwy. #281 to the NW corner of parcel 2. Parcel 3 is 0.5 miles east of parcel 2.

**Parcel 4:** Go 2 miles east on Hwy. #13, 1.5 miles north on 84th Ave. SE to the SW corner of parcel 4.



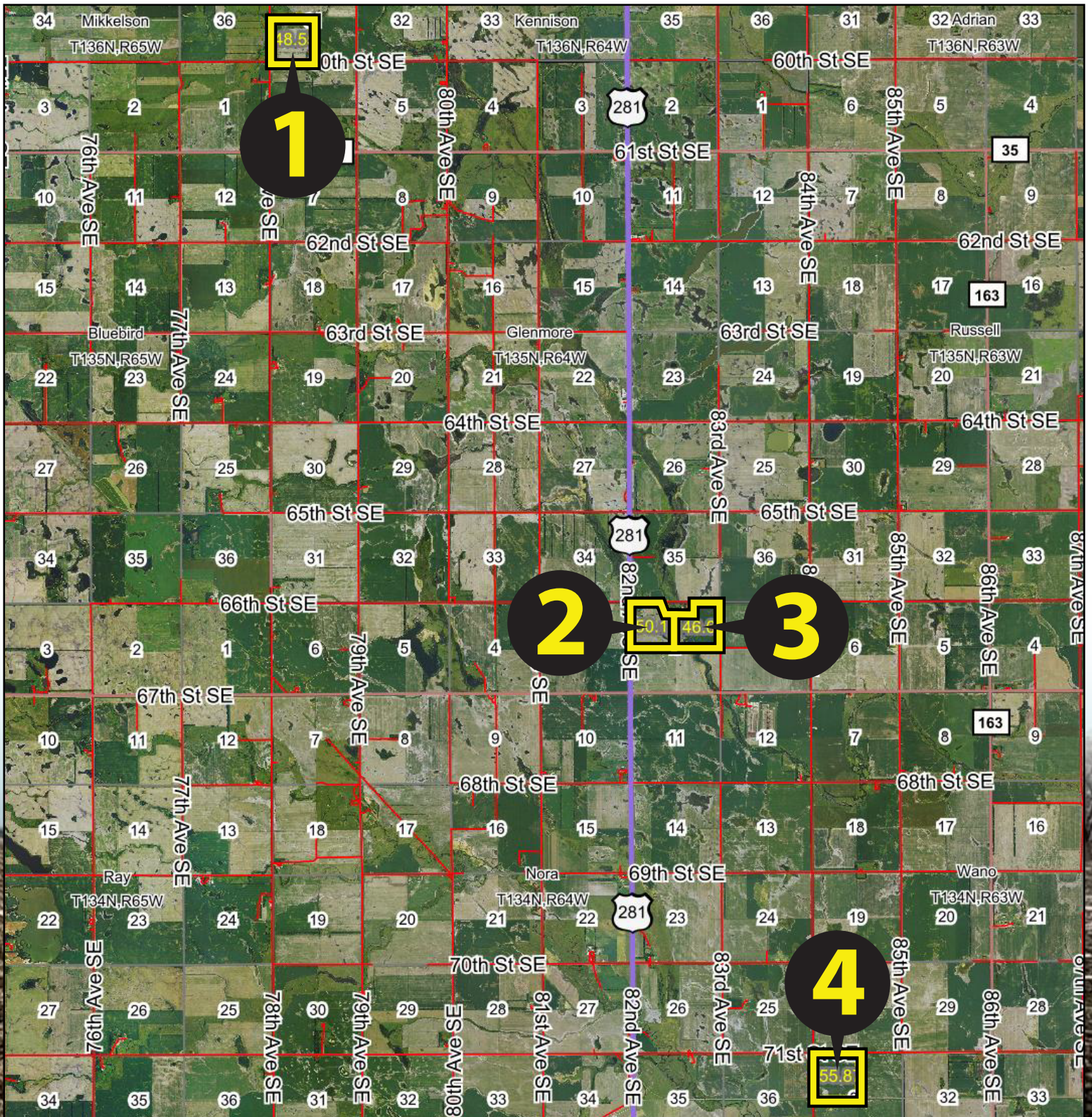
Steve Link • 701.361.9985 or [stlink@pifers.com](mailto:stlink@pifers.com)

Pifer's

1506 29th Ave. S • Moorhead, MN 56560



# OVERALL PROPERTY

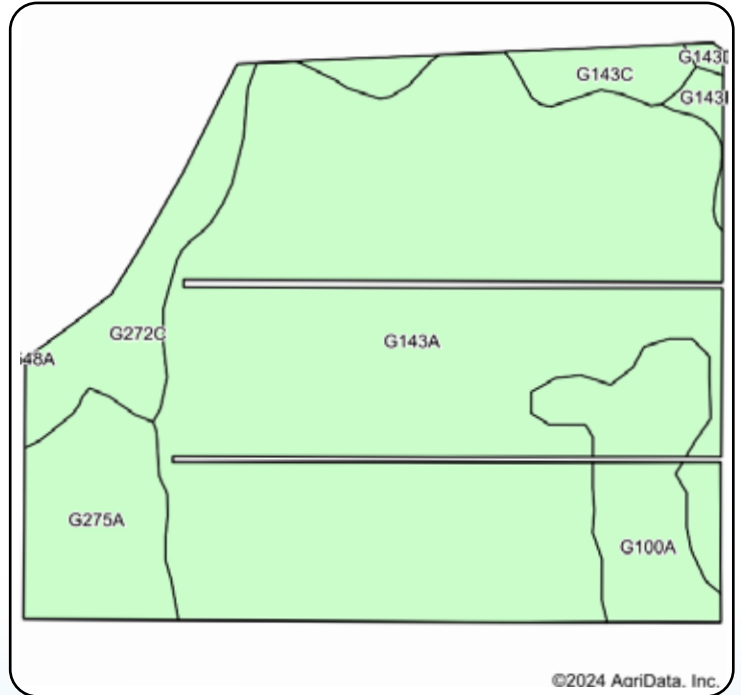




# PARCEL 1

**Acres:** 148.55 +/-  
**Legal:** SW¼ 31-136-64  
**FSA Crop Acres:** 97.39 +/- (97.39 FSA Acres + 22.11 New Acres)  
**Taxes (2023):** \$1,344.89

This 148.55 +/- acre parcel includes 119.5 +/- productive crop acres, with some newly converted acres planted last year. The tree rows have been removed, piled to dry, and should be ready to burn in the coming year. Its combination of quality soils (SPI of 74.5) and recent improvements makes it a valuable addition to any operation or investment portfolio.



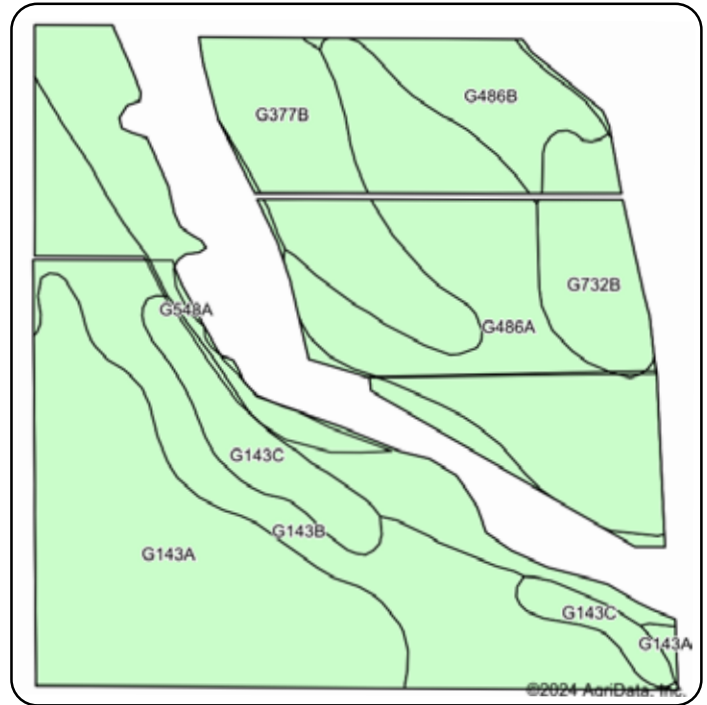
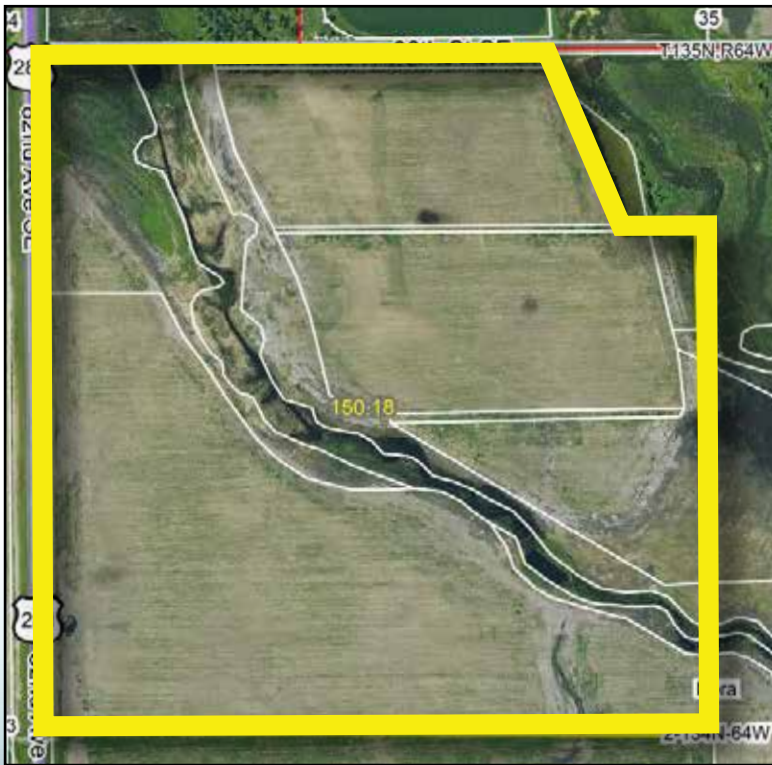
Crop	Base Acres	Yield
<b>Corn</b>	<b>22.81</b>	<b>158 bu.</b>
<b>Soybeans</b>	<b>71.09</b>	<b>31 bu.</b>
<b>Total Base Acres: 93.9</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	70.02	71.8%	IIc	85
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	8.28	8.5%	Ile	64
G275A	Renshaw loam, 0 to 2 percent slopes	8.04	8.3%	IVs	44
G272C	Sioux-Arvilla-Renshaw complex, 6 to 9 percent slopes	6.72	6.9%	VIIs	26
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	3.32	3.4%	IVe	55
G143B	Barnes-Svea loams, 3 to 6 percent slopes	0.76	0.8%	Ile	75
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	0.25	0.3%	VIe	41
<b>Weighted Average</b>					<b>74.5</b>

# PARCEL 2

**Acres:** 150.18 +/-  
**Legal:** S½NW¼ & Lots 3 & 4 Less Parcel 2-134-64  
**FSA Crop Acres:** 135.86 +/-  
**Taxes (2023):** \$1,384.20

This 150.18 +/- acre parcel features 135.86 +/- productive crop acres with a weighted SPI of 71.7. Additionally, a proposed transmission line easement agreement offers financial incentives, including annual payments and one-time payments for linear footage, guy wires, and transmission poles, should the transmission line be constructed.



<b>**PARCELS 2 &amp; 3 COMBINED**</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
<b>Corn</b>	<b>127.85</b>	<b>125 bu.</b>
<b>Soybeans</b>	<b>113.05</b>	<b>21 bu.</b>
<b>Total Base Acres: 240.9</b>		

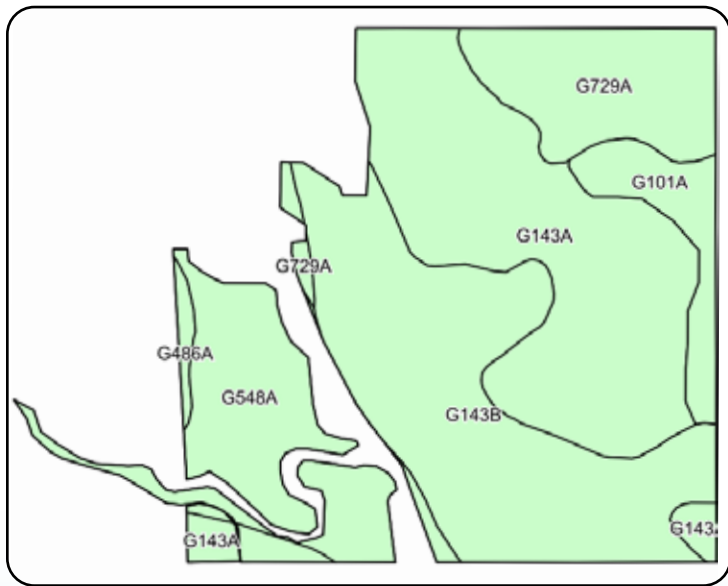
<b>Code</b>	<b>Soil Description</b>	<b>Acres</b>	<b>Percent of field</b>	<b>Non-Irr Class *c</b>	<b>Productivity Index</b>
G143A	Barnes-Svea loams, 0 to 3 percent slopes	29.77	23.4%	IIc	85
G486A	Gardena-Eckman loams, 0 to 2 percent slopes	25.90	20.4%	Ile	89
G143B	Barnes-Svea loams, 3 to 6 percent slopes	20.85	16.4%	Ile	75
G548A	Lamoure-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	15.79	12.4%	VIw	25
G377B	Embsen-Egeland fine sandy loams, 2 to 6 percent slopes	12.86	10.1%	IIIe	63
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	7.84	6.2%	IVe	55
G732B	Swenoda-Barnes complex, 3 to 6 percent slopes	7.56	5.9%	IIIe	74
G486B	Gardena-Eckman loams, 2 to 6 percent slopes	6.57	5.2%	Ile	80
<b>Weighted Average</b>					<b>71.7</b>



# PARCEL 3

**Acres:** 146.65 +/-  
**Legal:** NE¼ Less Parcel 2-134-64  
**FSA Crop Acres:** 137.08 +/- (111 +/- Acres Pattern Drain Tiled)  
**Taxes (2023):** \$1,329.13

This 146.65 +/- acre parcel includes 137.08 +/- productive crop acres, with 111 +/- acres benefiting from a highly efficient pattern drain tile system. The drain tile comprises nearly 100,000 feet of pipe ranging from 4-inch to 12-inch diameters, offering significant agricultural advantages and valuable tax depreciation opportunities. Additionally, a proposed transmission line easement agreement offers financial incentives, including annual payments and one-time payments for linear footage, guy wires, and transmission poles, should the transmission line be constructed.



## \*\*PARCELS 2 & 3 COMBINED\*\*

Crop	Base Acres	Yield
<b>Corn</b>	<b>127.85</b>	<b>125 bu.</b>
<b>Soybeans</b>	<b>113.05</b>	<b>21 bu.</b>

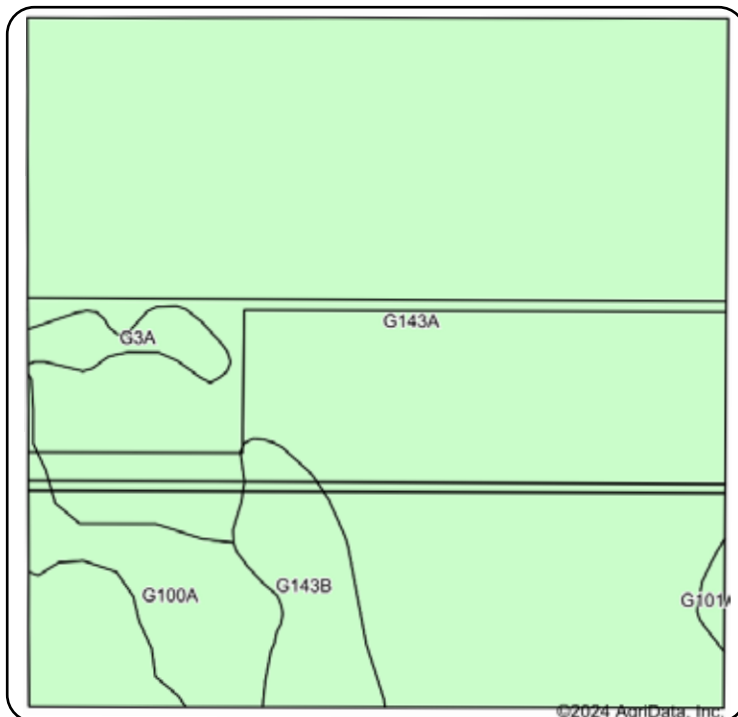
**Total Base Acres: 240.9**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	46.68	34.3%	IIc	85
G143B	Barnes-Svea loams, 3 to 6 percent slopes	42.44	31.2%	IIe	75
G548A	Lamoure-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	21.67	15.9%	VIw	25
G729A	Swenoda loam, 0 to 3 percent slopes	16.68	12.2%	IIe	86
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	7.61	5.6%	IIe	77
G486A	Gardena-Eckman loams, 0 to 2 percent slopes	1.12	0.8%	IIe	89
<b>Weighted Average</b>					<b>72</b>

# PARCEL 4

**Acres:** 155.87 +/-  
**Legal:** NW¼ 31-134-63  
**FSA Crop Acres:** 151.4 +/-  
**Taxes (2023):** \$1,781.66

This 155.87 +/- acre parcel includes 151.4 +/- productive crop acres with a strong weighted SPI of 82.2. The parcel is subject to a wind easement lease option paying \$8/ac/year. The lease is set to expire soon, as no extensions have been exercised (updated information will be announced at the sale). This property offers excellent farming potential, featuring high-quality soils and good natural drainage. The owner is in the process of mitigating wetlands or purchasing credits, which will allow the buyer to further drain the cropland.

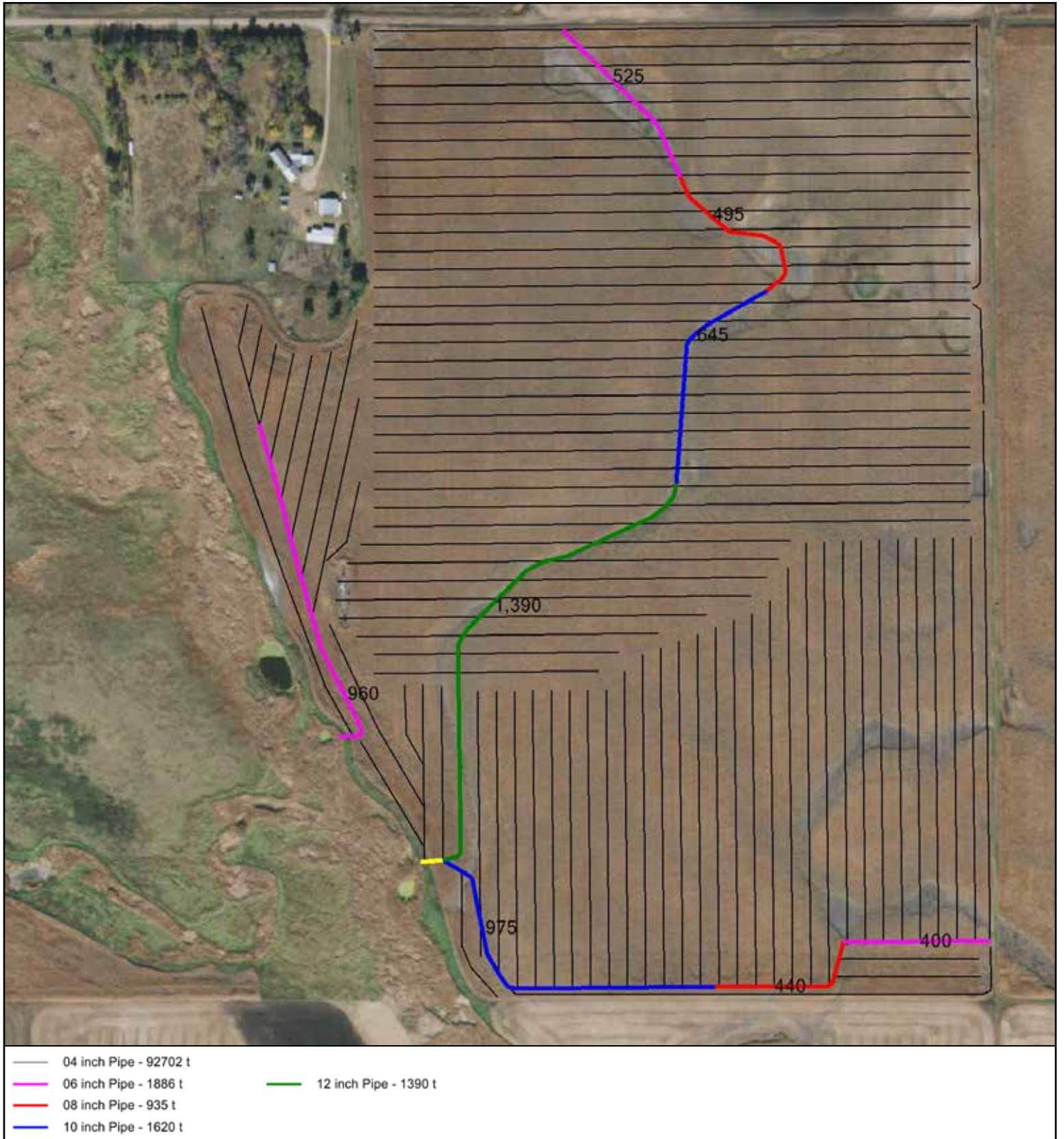


Crop	Base Acres	Yield
Wheat	13.53	38 bu.
Corn	34.2	111 bu.
Sunflowers	22.66	2,047 lbs.
Soybeans	39.44	32 bu.
<b>Total Base Acres: 109.83</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	131.77	87.1%	IIc	85
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	8.68	5.7%	Ile	64
G143B	Barnes-Svea loams, 3 to 6 percent slopes	7.63	5.0%	Ile	75
G3A	Parnell silty clay loam, 0 to 1 percent slopes	2.74	1.8%	Vw	25
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	0.58	0.4%	Ile	77
<b>Weighted Average</b>					<b>82.2</b>

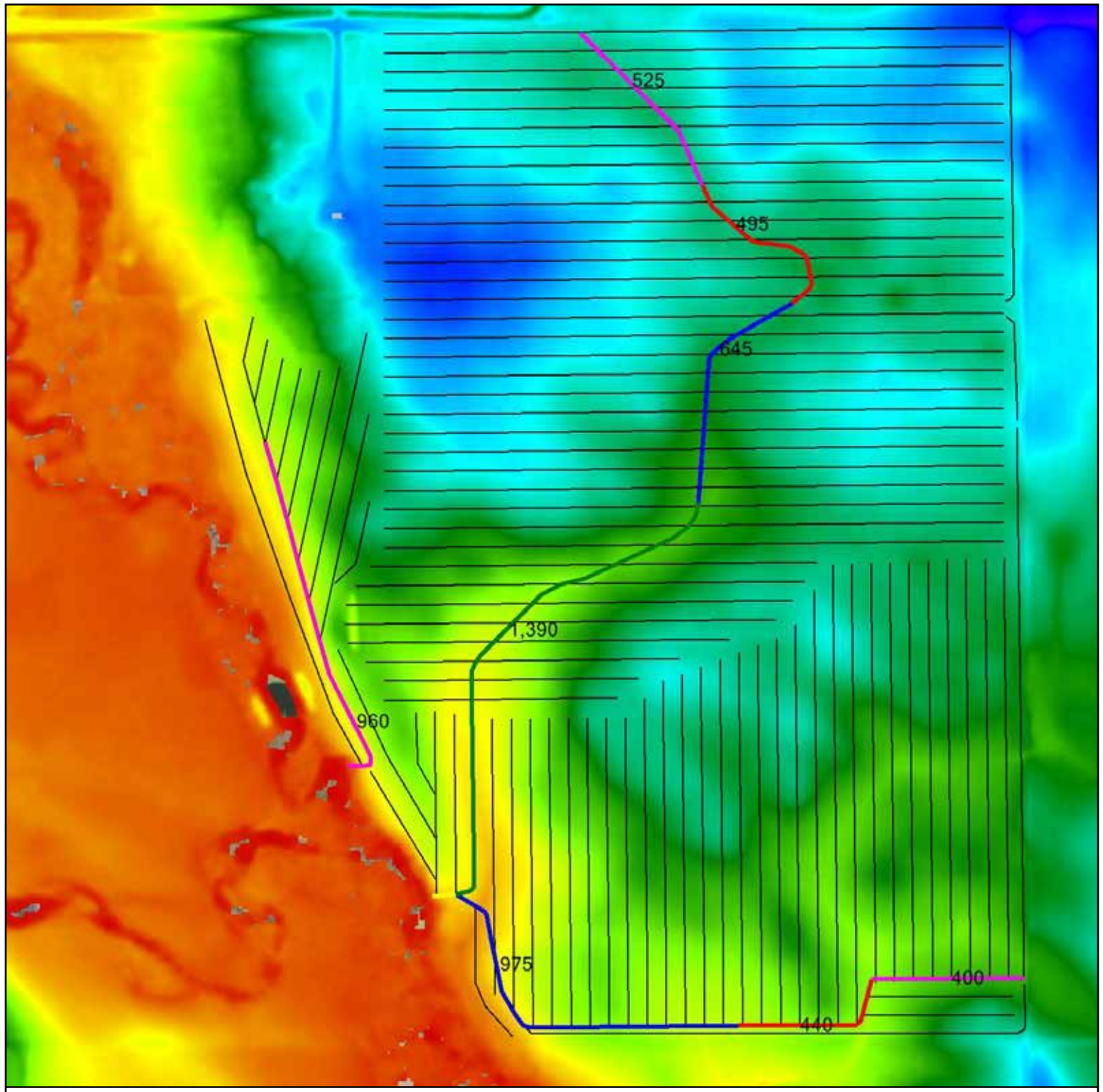


# PARCEL 3 DRAIN TILE MAP





# PARCEL 3 DRAIN TILE MAP



- 04 inch Pipe - 92702 t
- 06 inch Pipe - 1886 t
- 08 inch Pipe - 935 t
- 10 inch Pipe - 1620 t
- 12 inch Pipe - 1390 t



# 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, Kevin Pifer, ND #715.



# Pifer's

# 25 YEARS 25

est. 2000

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