

872.36 +/- Acres • Trail County, ND

LAND AUCTION

Tuesday, September 24, 2024 – 1:00 p.m.

Location: Norseman Hall • Portland, ND

OWNER: Arthur R Chenault Trust & LHC Trust #122470



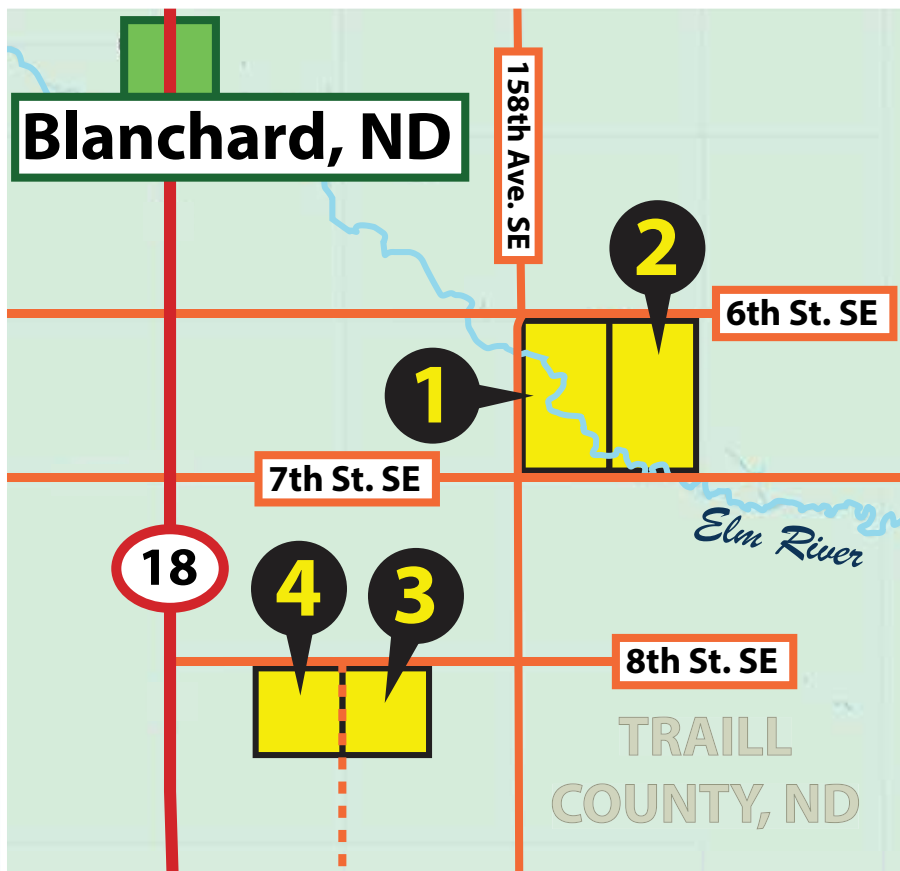
Pifer's

877.700.4099

www.pifers.com

AUCTION NOTE

This auction features 872.36 +/- acres of Red River Valley cropland near Blanchard, ND. The land has been divided into four parcels giving bidders the choice to select the parcels that best add to their farm operation or investment portfolio. Parcels 1 and 2 feature productive cropland as well as excellent wildlife habitat with the Elm River running through the section. Parcel 3 consists of all crop acres and parcel 4 consists of cropland and acres enrolled in the Conservation Reserve Program (CRP). Don't miss this opportunity to bid online or in person on this exceptional selection of farmland.



CONTACT



Jack Pifer

701.261.4762 • jack@pifers.com

DRIVING DIRECTIONS

Parcels 1 & 2: From Blanchard, ND head south on Hwy. #18 for 1.5 miles. Then, head east on 6th St. SE for 2 miles to reach the NW corner of parcel 1. Parcel 2 is 0.5 miles east on 6th St. SE.

Parcels 3 & 4: From Blanchard, ND head south on Hwy. #18 for 3.5 miles. Then, head east on 8th St. SE for 1 mile to reach the NW corner of parcel 3 and the NE corner of parcel 4.

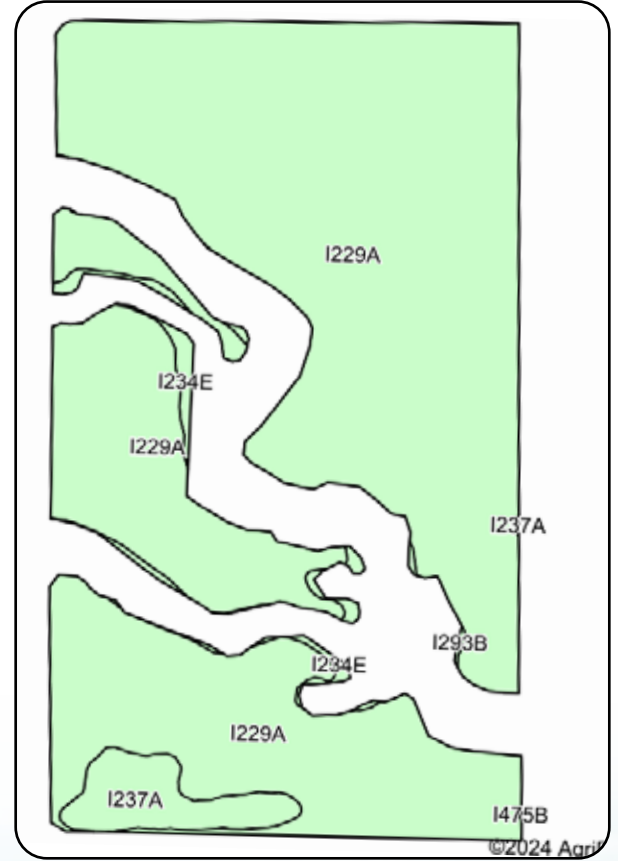


OVERALL PROPERTY



PARCEL 1

Acres: 279.39 +/-
Legal: NW¼ & SW¼ Less Parcel #9 (1.321) 5-144-51
Crop Acres: 225.21 +/- (Estimate)
Taxes (2023): \$3,683.15

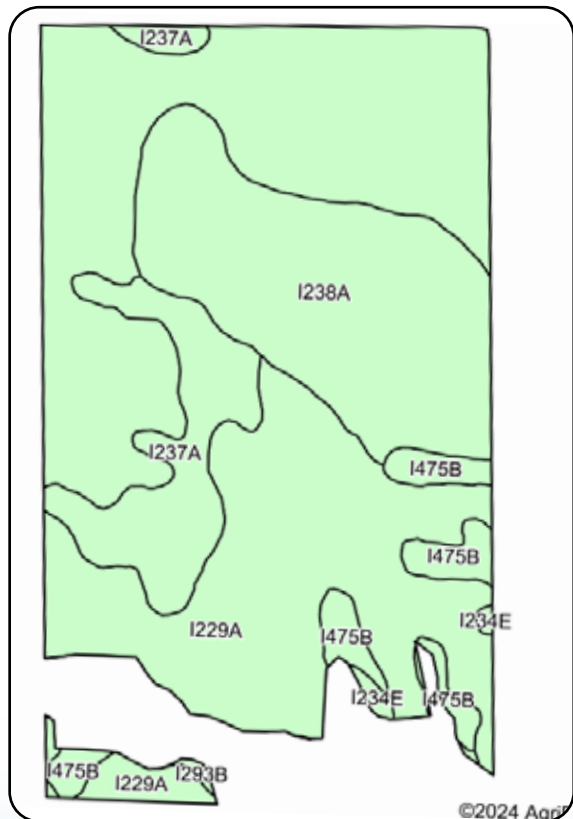


PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	214.39	50 bu.
Soybeans	240.4	36 bu.
Total Base Acres: 454.79		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	203.22	94.0%	IIw	86
I237A	Fargo-Enloe complex, 0 to 1 percent slopes	8.33	3.9%	IIw	85
I234E	Nutley silty clay, 15 to 25 percent slopes	4.08	1.9%	VIe	37
I293B	Cashel silty clay, 0 to 6 percent slopes, occasionally flooded	0.39	0.2%	IIe	77
Weighted Average					85

PARCEL 2

Acres: 280.68 +/-
Legal: NE¼ & SE¼ Less Parcel #11 (.708) 5-144-51
Crop Acres: 239.6 +/- (Estimate)
Taxes (2023): \$4,034.77

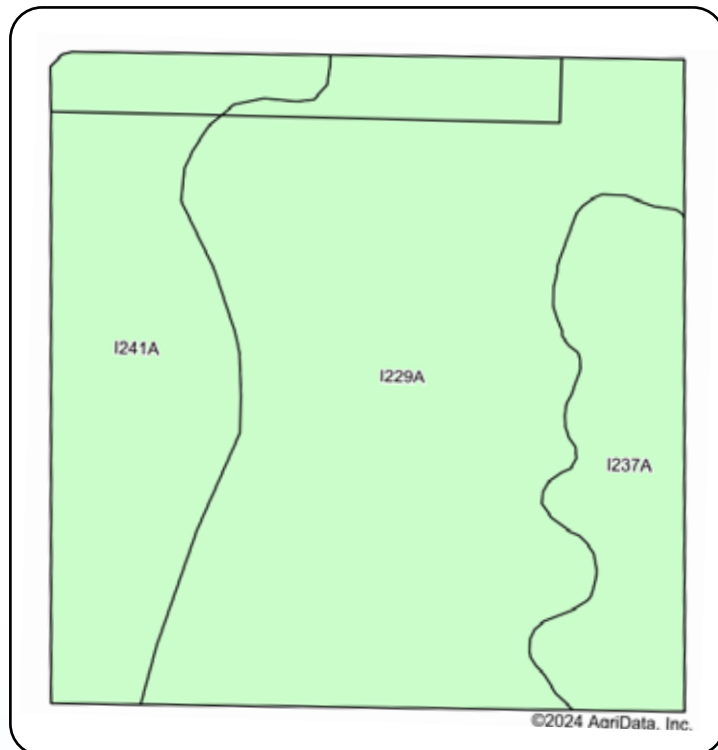


PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	214.39	50 bu.
Soybeans	240.4	36 bu.
Total Base Acres: 454.79		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	152.02	61.8%	IIw	86
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	56.61	23.0%	IIw	84
I237A	Fargo-Enloe complex, 0 to 1 percent slopes	24.25	9.9%	IIw	85
I475B	Sinai silty clay, levees, 0 to 6 percent slopes	11.27	4.6%	Ile	88
I234E	Nutley silty clay, 15 to 25 percent slopes	1.17	0.5%	Vle	37
I293B	Cashel silty clay, 0 to 6 percent slopes, occasionally flooded	0.37	0.2%	Ile	77
Weighted Average					85.3

PARCEL 3

Acres: 152.29 +/-
Legal: NW¼ 18-144-51
Crop Acres: 153.24 +/- (FSA Crop Acres Exceed Deeded Tax Acres)
Taxes (2023): \$2,779.57

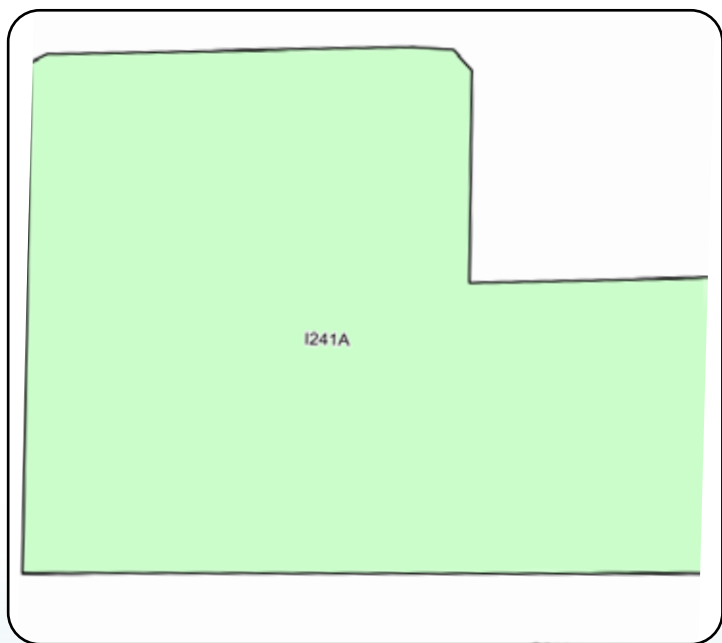


Crop	Base Acres	Yield
Wheat	70.67	50 bu.
Soybeans	79.24	36 bu.
Total Base Acres: 149.91		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	91.91	60.0%	IIw	86
I241A	Fargo-Ryan, thick solum silty clays, 0 to 1 percents slopes	38.63	25.2%	IIw	78
I237A	Fargo-Enloe complex, 0 to 1 percent slopes	22.66	14.8%	IIw	85
Weighted Average					83.8

PARCEL 4

Acres: 160 +/-
Legal: NE¼ 13-144-52
Crop Acres: 103.15 +/-
CRP Acres: 10.28 acres @ \$136.80/acre - \$1,406.00/annually – Expires: 09/30/2027
 17.34 acres @ \$129.18/acre - \$1,561.00/annually – Expires: 09/30/2033
 25.96 acres @ \$91.00/acre - \$2,336.00/annually – Expires: 09/30/2030
Taxes (2023): \$2,482.12



Crop	Base Acres	Yield
Wheat	44.43	51 bu.
Corn	3.14	109 bu.
Soybeans	55.57	31 bu.
Total Base Acres: 103.14		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I241A	Fargo-Ryan, thick solum silty clays, 0 to 1 percents slopes	101.66	100.0%	IIw	78
Weighted Average					78

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 11/8/24. 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 November 8, 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.



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.



Pifer's



877.700.4099



www.pifers.com