

**934.64 +/- Acres • Benson County, ND**

# **LAND AUCTION**

***Thursday, September 19, 2024 – 12:00 p.m.***

***Location: Spirit Lake Casino & Resort • Devils Lake, ND***



***OWNER: Wallace Christianson Farm***



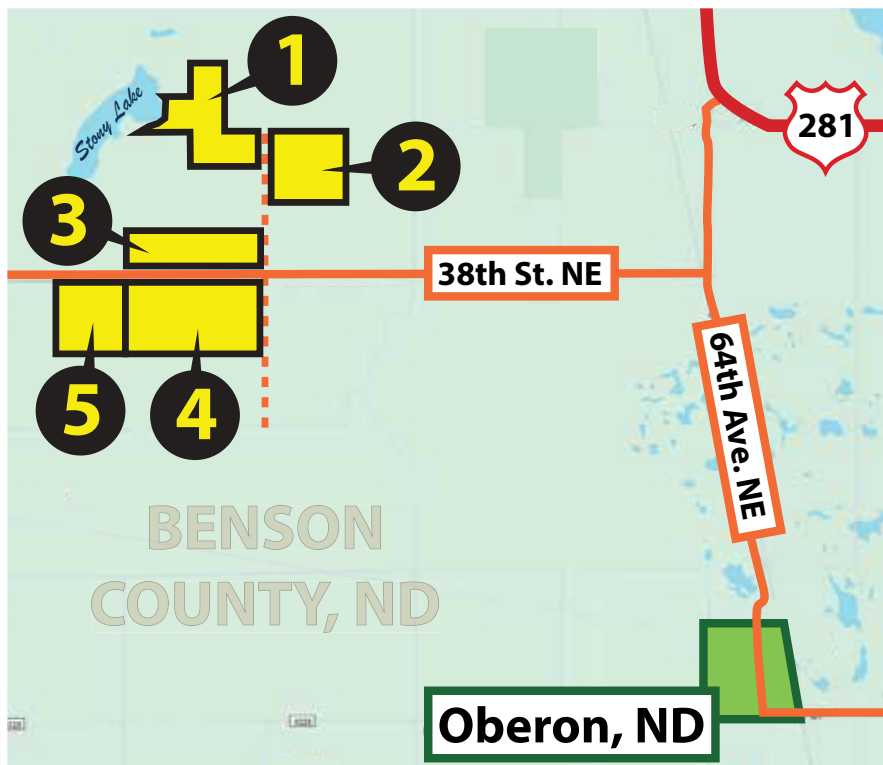
**Pifer's**

**877.477.3105**

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

# AUCTION NOTE

This Benson County property features 934.64 +/- acres, consisting of Conservation Reserve Program (CRP), pasture, and cropland northwest of Oberon, ND. Pastures have good native grasses and water sources with stock ponds and Stony Lake. CRP has strong payments with the buyer's period beginning October 1, 2024, this means buyer will receive 100% of 2025 CRP payments! Pasture & cropland available for 2025. Most of the CRP lays very well and could add to your future cropland production after the CRP contracts mature. Fantastic hunting for whitetail, waterfowl, upland birds and small game throughout the parcels with native grasses, shelter belts, brush and water sources including Stony Lake on the north parcel. This is a live auction with internet bidding available.



## DRIVING DIRECTIONS

From Oberon, ND go north 4.25 miles to 38th St. NE and then 4.8 miles west. This will bring you to the southeast corner of parcel 3 and the northeast corner of parcel 4. Go north one mile on 61st Ave. NE. This will bring you to the southeast corner of parcel 1 and the northwest corner of parcel 2. Back at 38th St. NE & 61st Ave. NE go one mile west. This will bring you to parcel 5.

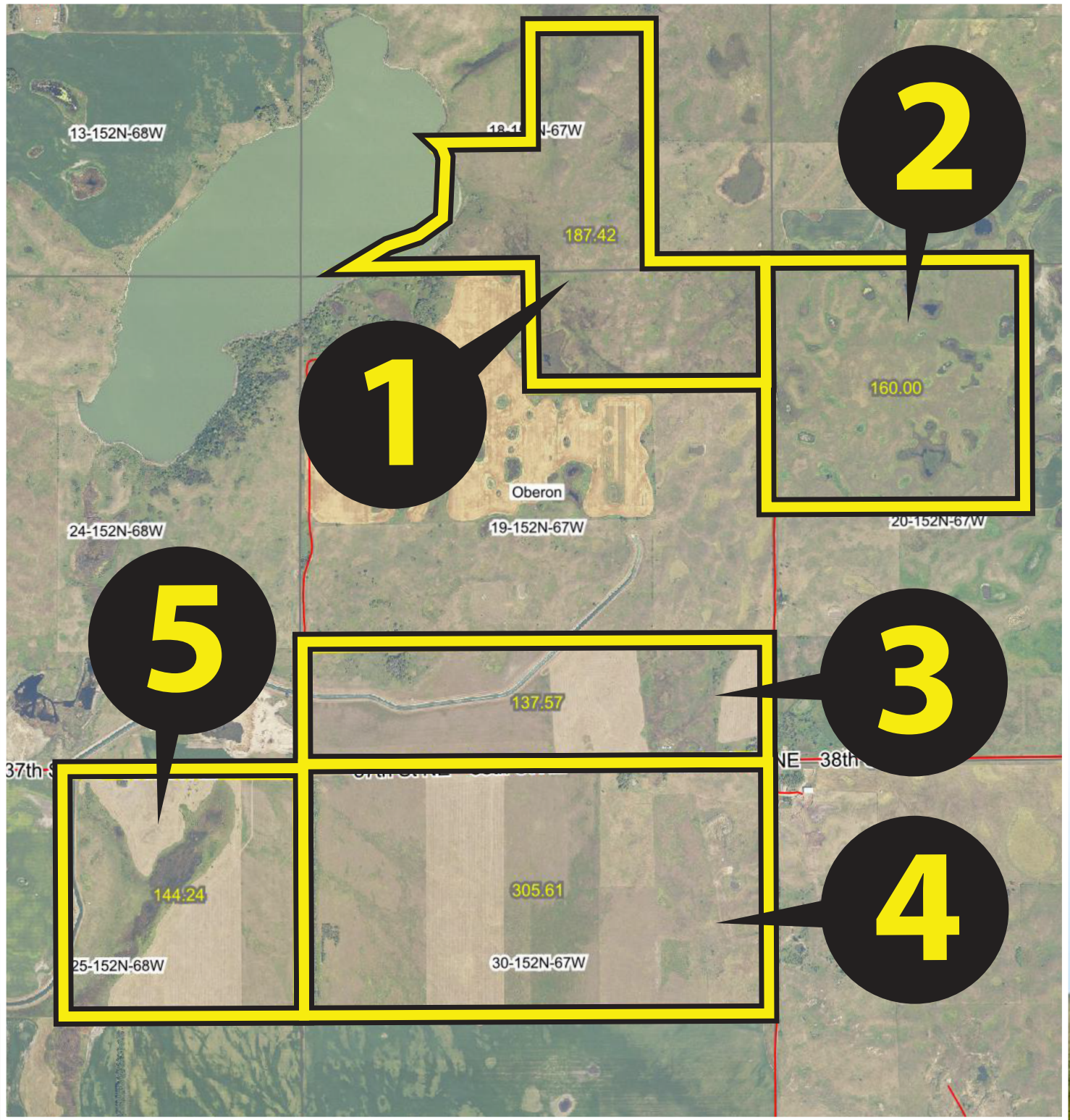
## CONTACT



**Bob Pifer**

701.371.8538 • bob@pifers.com

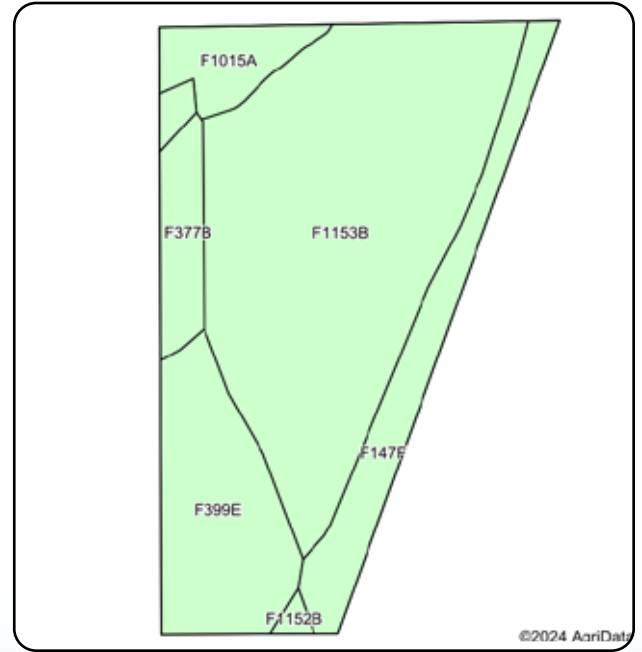
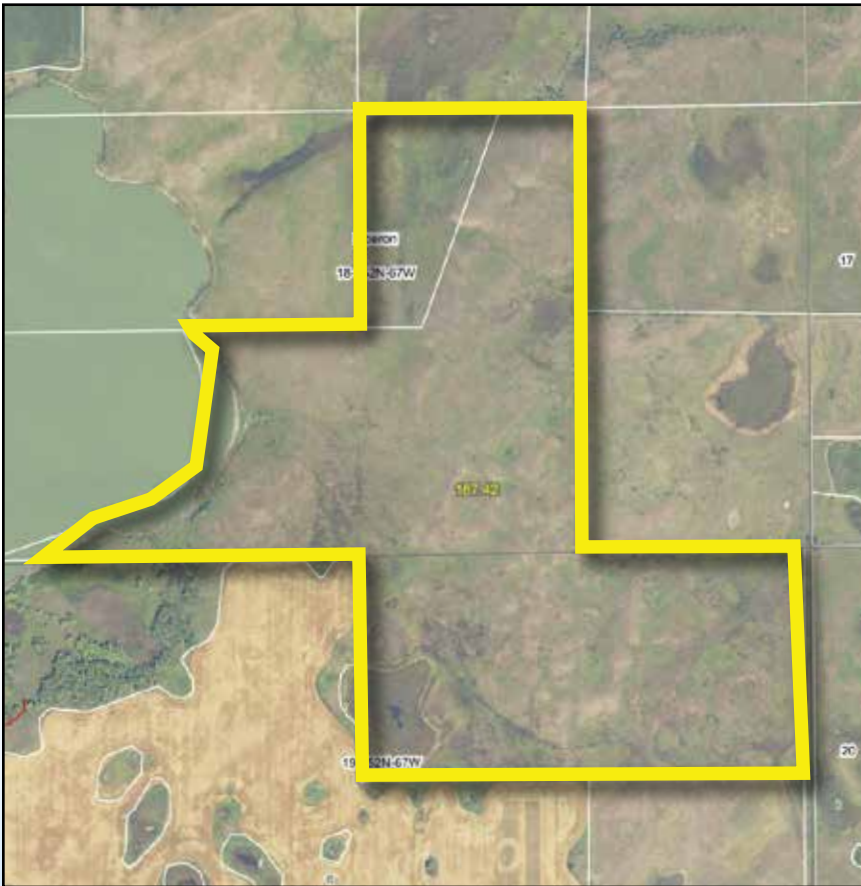
# OVERALL PROPERTY



# PARCEL 1

**Acres:** 187.42 +/-  
**Legal:** W½SE¼ & Lot 4 18-152-67 and N½NE¼ Less 5.58 Peterson Coulee Outlet 19-152-67  
**Pasture Acres:** 173.6 +/-  
**Crop Acres:** 17.53 +/-  
**Taxes (2023):** \$691.77

Parcel features 173.6 +/- of pasture and 17.53 +/- acres of cropland currently in grass. Fantastic hunting for waterfowl, upland birds, whitetail and small game throughout the parcels with native grasses, shelter belts, brush and water sources including Stony Lake on the north parcel.



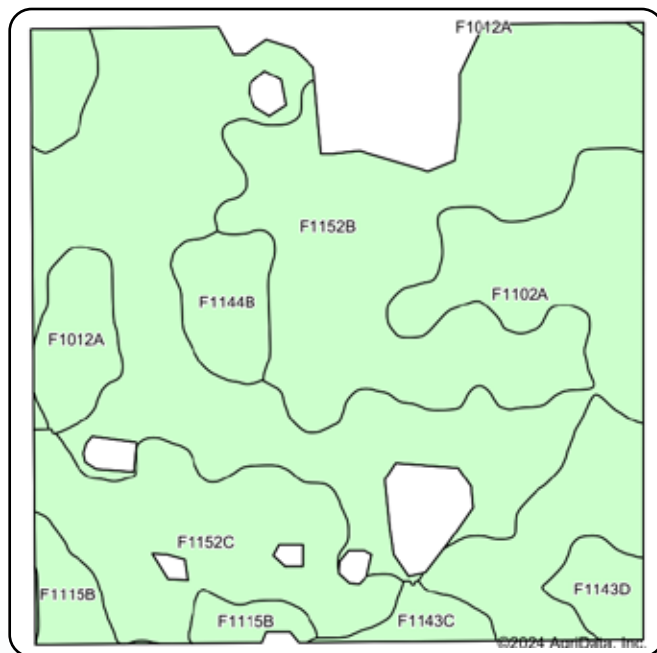
Crop	Base Acres	Yield
Wheat	17.53	27 bu.
<b>Total Base Acres: 17.53</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	10.13	57.7%	Ile	82
F399E	Maddock-Serden loamy fine sands, 6 to 25 percent slopes	3.21	18.3%	Vlle	21
F147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	2.19	12.5%	Vlle	33
F1015A	Hamerly, saline-Wyard loams, 0 to 3 percent slopes	0.96	5.5%	IIIs	61
F377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	0.94	5.4%	IIle	63
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	0.10	0.6%	Ile	77
<b>Weighted Average</b>					<b>62.5</b>

# PARCEL 2

**Acres:** 160 +/-  
**Legal:** NW¼ 20-152-67  
**CRP Acres:** 143.2 acres @ \$63.50/ac. - \$9,093.00/annually – Expires: 9-30-2030 – Practice No. CP37  
**Taxes (2023):** \$1,188.77

Fantastic hunting for whitetail, waterfowl, upland birds and small game throughout the parcel with native grasses, brush and water sources. Great Soil Productivity Index (SPI) of 71.3. Buyer to receive 100% of 2025 CRP payment!



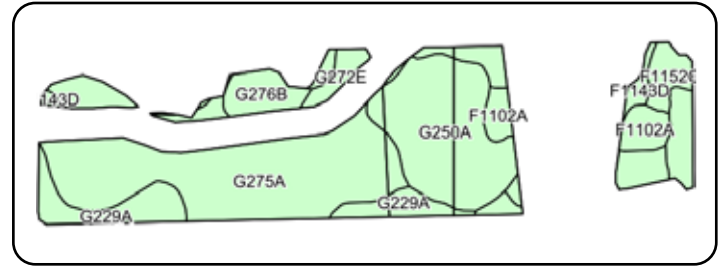
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	53.66	37.7%	Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	40.58	28.3%	Ile	77
F1152C	Balaton-Souris-Svea loams, 3 to 9 percent slopes	28.71	20.0%	IIle	75
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	5.22	3.6%	Ile	71
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	5.08	3.5%	Vw	33
F1115B	Parnell-Hamerly-Vallers, saline, complex, 0 to 4 percent slopes	4.76	3.3%	Vw	51
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	3.00	2.1%	VIe	47
F1143C	Buse-Barnes loams, 3 to 9 percent slopes	2.19	1.5%	IVe	65
<b>Weighted Average</b>					<b>71.3</b>

# PARCEL 3

**Acres:** 137.57 +/-  
**Legal:** S½S½ Less 15.16 Peterson Coulee Outlet 19-152-67  
**Pasture Acres:** 42.73 +/-  
**Crop Acres:** 6.66 +/-  
**CRP Acres:** 28.07 acres @ \$46.13/ac. - \$1,295.00/annually – Expires: 9-30-2028 – Practice No. CP38E-10  
 61.68 acres @ \$42.47/ac. - \$2,619.55/annually – Expires: 9-30-2028 – Practice No. CP38E-10  
**Taxes (2023):** \$677.18

Fantastic hunting for whitetail, waterfowl, upland birds and small game throughout the parcel with native grasses, and brush. CRP ground lays very well and would be a great parcel for future production.

Buyer to receive 100% of 2025 CRP payment.



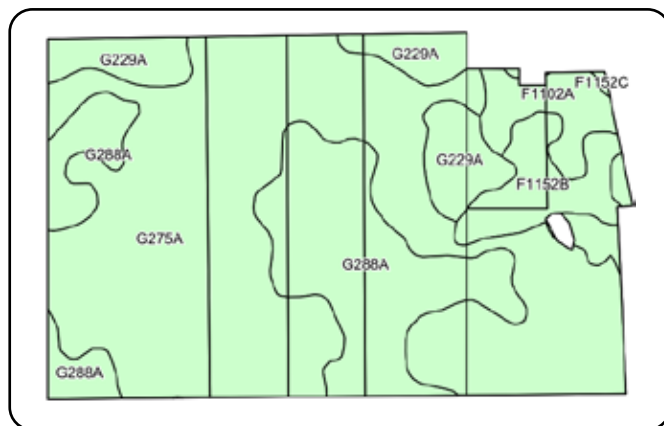
PARCELS 3-5 COMBINED		
Crop	Base Acres	Yield
Wheat	12.5	27 bu.
<b>Total Base Acres: 12.5</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G275A	Renshaw loam, 0 to 2 percent slopes	33.52	37.5%	IVs	44
G250A	Divide loam, 0 to 2 percent slopes	20.61	23.0%	IIIs	58
F1152C	Balaton-Souris-Svea loams, 3 to 9 percent slopes	10.99	12.2%	IIIe	75
G229A	Heimdal-Emrick loams, 0 to 3 percent slopes	8.83	9.8%	IIe	79
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	4.65	5.2%	IIe	72
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	4.53	5.0%	VIe	47
G276B	Renshaw-Sioux complex, 2 to 6 percent slopes	3.88	4.3%	IVs	40
G272E	Sioux-Arvilla-Renshaw complex, 9 to 25 percent slopes	2.09	2.3%	VIIs	18
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	0.65	0.7%	IVe	63
<b>Weighted Average</b>					<b>55.4</b>

# PARCEL 4

**Acres:** 305.61 +/-  
**Legal:** N½ 30-152-67  
**Pasture Acres:** 52.46 +/-  
**Crop Acres:** 13 +/-  
**CRP Acres:** 161.13 acres @ \$42.47/ac. - \$6,843.47/annually – Expires: 9-30-2028 – Practice No. CP38E-10  
 68.52 acres @ \$43.06/ac. - \$2,952.00.00/annually – Expires: 9-30-2032 – Practice No. CP4D & CP1  
**Taxes (2023):** \$1,563.39

Parcel features 229.65 +/- acres of CRP, 52.46 +/- acres of pasture and 13 acres of cropland currently in grass. Pasture has good grass and stock pond. Fantastic hunting for waterfowl, upland birds, whitetail and small game throughout the parcels with native grasses, shelter belts, brush and water source. Ground lays out very well and would make fantastic cropland in the future. Buyer to receive 100% of 2025 CRP payment.



PARCELS 3-5 COMBINED		
Crop	Base Acres	Yield
Wheat	12.5	27 bu.
<b>Total Base Acres: 12.5</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G275A	Renshaw loam, 0 to 2 percent slopes	141.94	58.5%	IVs	44
G288A	Fordville loam, 0 to 2 percent slopes	52.76	21.7%	IIIs	57
G229A	Heimdal-Emrick loams, 0 to 3 percent slopes	20.89	8.6%	Ile	79
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	13.44	5.5%	Ile	77
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	13.24	5.5%	Ile	72
F1152C	Balaton-Souris-Svea loams, 3 to 9 percent slopes	0.38	0.2%	IIIe	75
<b>Weighted Average</b>					<b>53.2</b>

# PARCEL 5

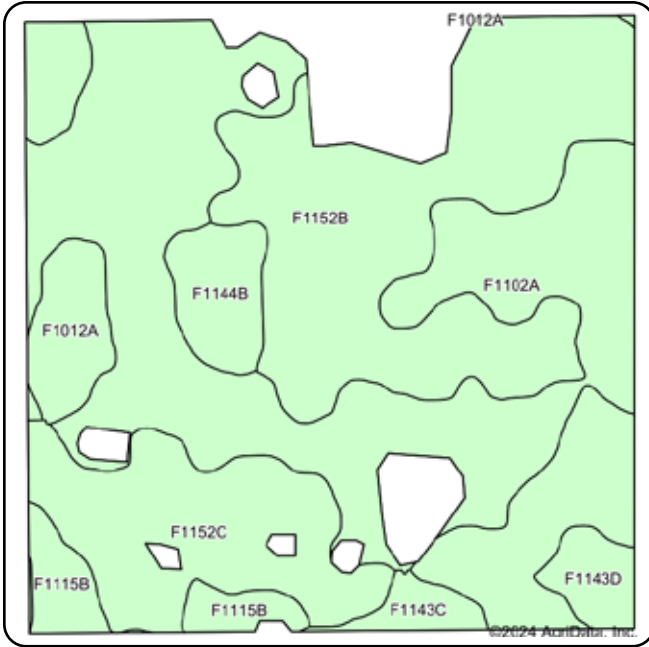
**Acres:** 144.24 +/-

**Legal:** NE¼ Less 15.76 Peterson Coulee Outlet 25-152-68

**CRP Acres:** 39.57 acres @ \$42.47/ac. - \$1,680.53/annually – Expires: 9-30-2028 – Practice No. CP38E-10  
 94.59 acres @ \$47.48/ac. - \$4,490.00.00.00/annually – Expires: 9-30-2032 – Practice No. CP4D

**Taxes (2023):** \$748.34

Parcel features 134.16 +/- acres of CRP with fantastic hunting for waterfowl, upland birds, whitetail and small game throughout the parcels with native grasses, brush and water source. Ground lays out very well and would make fantastic cropland in the future. Buyer to receive 100% of 2025 CRP payment.



PARCELS 3-5 COMBINED		
Crop	Base Acres	Yield
Wheat	12.5	27 bu.
Total Base Acres: 12.5		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G275A	Renshaw loam, 0 to 2 percent slopes	60.53	45.1%	IVs	44
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	28.03	20.9%	Ile	75
F275A	Renshaw loam, 0 to 2 percent slopes	15.18	11.3%	IIle	42
G288A	Fordville loam, 0 to 2 percent slopes	14.22	10.6%	IIIs	57
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	6.48	4.8%	Vw	33
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	3.84	2.9%	Ile	77
G229A	Heimdal-Emrick loams, 0 to 3 percent slopes	2.82	2.1%	Ile	79
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	2.64	2.0%	Ile	72
G118A	Vallers loam, saline, 0 to 1 percent slopes	0.42	0.3%	IVw	42
<b>Weighted Average</b>					<b>53.3</b>



# 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 11/4/24. 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 4, 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.

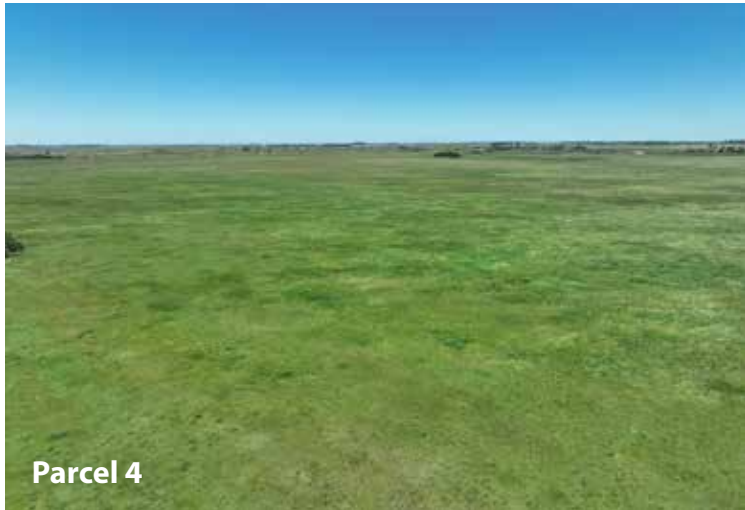
We encourage you to inspect any property you wish to bid on. The seller reserves the right to reject any and all bids.

This sale is managed by Pifer's Auction & Realty, Kevin Pifer, ND, #715.

# PROPERTY PHOTOS



# PROPERTY PHOTOS



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