

**640.57 +/- Acres • Trail County, ND**

# **LAND AUCTION**

***Tuesday, September 24, 2024 – 11:00 a.m.***

***Location: Norseman Hall • Portland, ND***



***OWNER: Eileen DeKrey Estate***



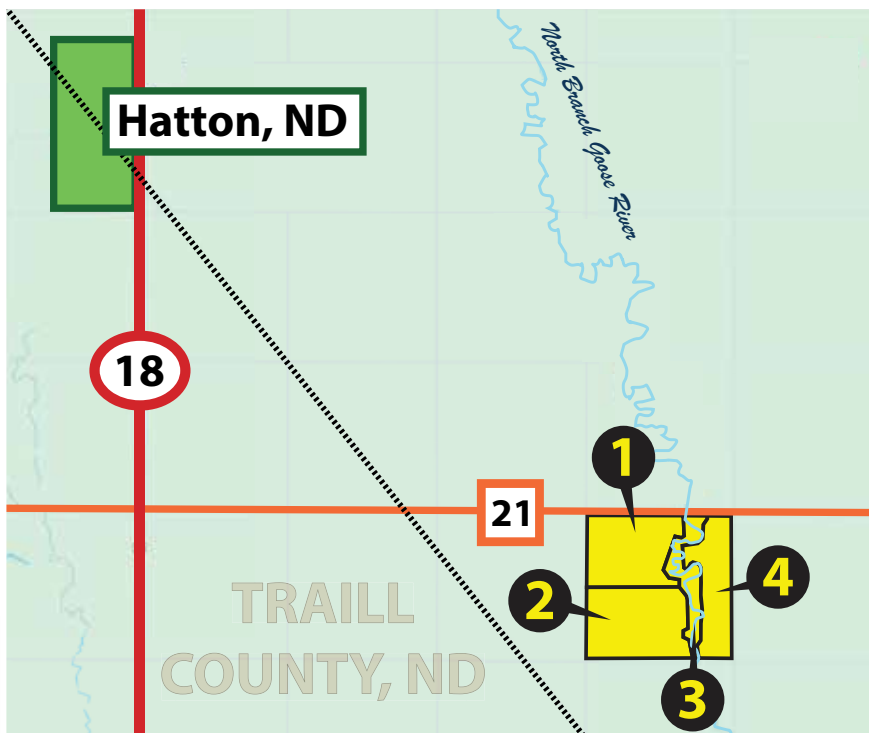
**Pifer's**

**877.700.4099**

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

# AUCTION NOTE

Pifer's is pleased to have the opportunity to present this highly desirable section of Red River Valley farmland just south of Hatton, ND. The Glyndon silt loam and Embden fine sandy loam soils are productive soils suitable for growing a variety of crops. This diverse property includes the North Branch of the Goose River meandering through the property from south to north, and over 41 +/- acres of multiple mature tree rows make this a visually attractive property. Pifer's will offer the land in four parcels, and it will be available for the 2025 crop year.



## DRIVING DIRECTIONS

From south edge of Hatton, ND at Hwy. #18 and 15th St. NE, travel south on Hwy. #18 for 2 miles to County Rd. #21. Go east 3 miles on County Rd. #21 to the northwest corner of the section. There is good gravel road access on three sides of the parcels.

## CONTACT

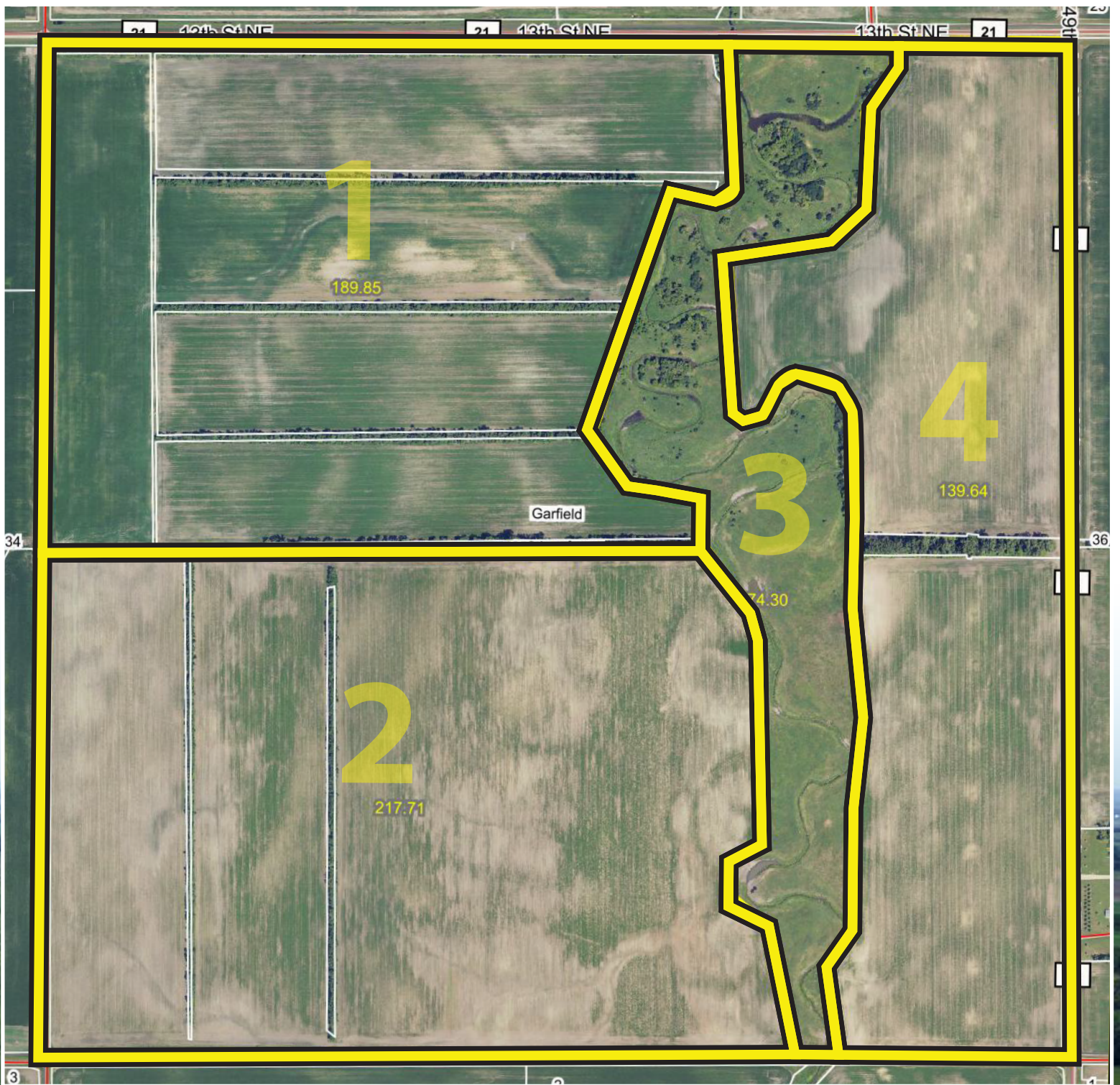


**Alan Butts**

701.400.8858 • [alanb@pifers.com](mailto:alanb@pifers.com)



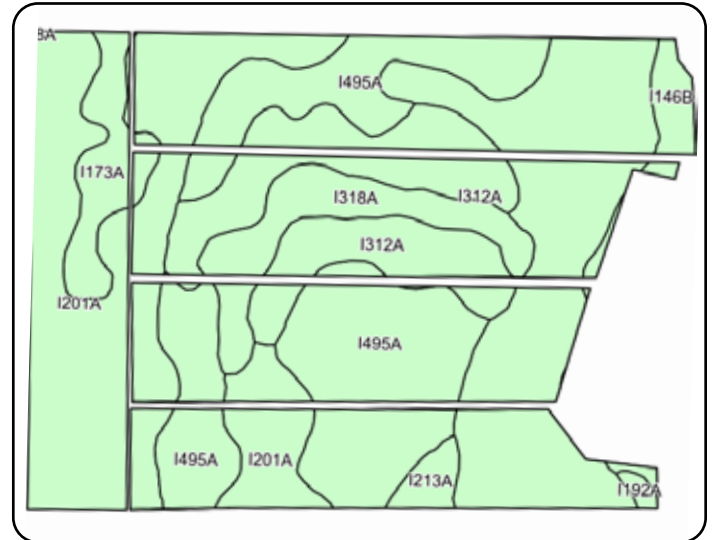
# OVERALL PROPERTY



# PARCEL 1

**Acres:** 194.72 +/- (Surveyed)  
**Legal:** Auditor's Lots 1 Being Part of 35-148-53  
**Crop Acres:** 173 +/- (Estimate)  
**Taxes (2023):** \$10,538.08 (All Parcels Combined)

This parcel is farmed east and west and consists of five 30 to 40 acres cropland strips bordered by large, mature, single row tree belts.



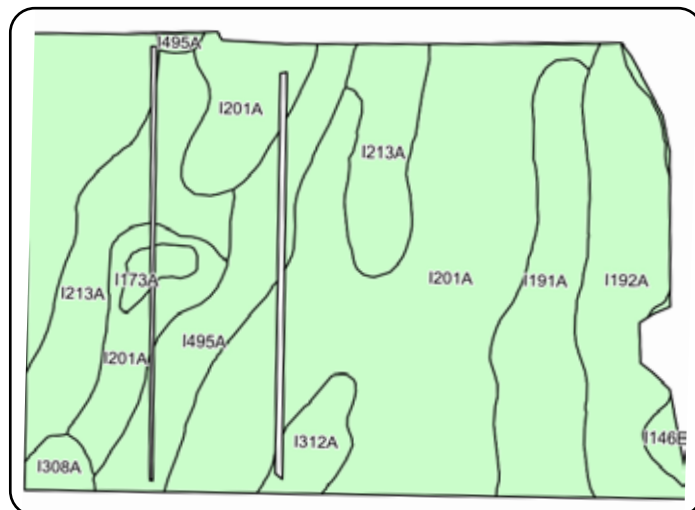
<b>** ALL PARCELS COMBINED **</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
<b>Wheat</b>	<b>10.44</b>	<b>44 bu.</b>
<b>Corn</b>	<b>162.62</b>	<b>140 bu.</b>
<b>Soybeans</b>	<b>190.27</b>	<b>40 bu.</b>
<b>Barley</b>	<b>38.0</b>	<b>85 bu.</b>
<b>Total Base Acres: 401.33</b>		

<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>
I201A	Glyndon silt loam, 0 to 2 percent slopes	81.23	47.2%	Ile	92
I495A	Egeland-Embden fine sandy loams, 0 to 2 percent slopes	43.39	25.2%	IIle	71
I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	23.34	13.5%	IIIle	66
I318A	Borup silt loam, 0 to 1 percent slopes	10.99	6.4%	IIlw	72
I173A	Perella silt loam, 0 to 1 percent slopes	7.14	4.1%	IIlw	90
I146B	Lamoure-Fluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	3.65	2.1%	IIlw	24
I213A	Embden fine sandy loam, 0 to 2 percent slopes	2.07	1.2%	IIIle	74
I192A	Bearden silt loam, silty substratum, 0 to 2 percent slopes	0.56	0.3%	Ile	92
<b>Weighted Average</b>					<b>80.2</b>

# PARCEL 2

**Acres:** 221.39 +/- (Surveyed)  
**Legal:** Auditor's Lots 2 Being Part of 35-148-53  
**Crop Acres:** 211 +/- (Estimate)  
**Taxes (2023):** \$10,538.08 (All Parcels Combined)

Parcel 2 is farmed north and south with two large, mature, single row tree belts, a drainage ditch on the south, and parcel 3 on the east.



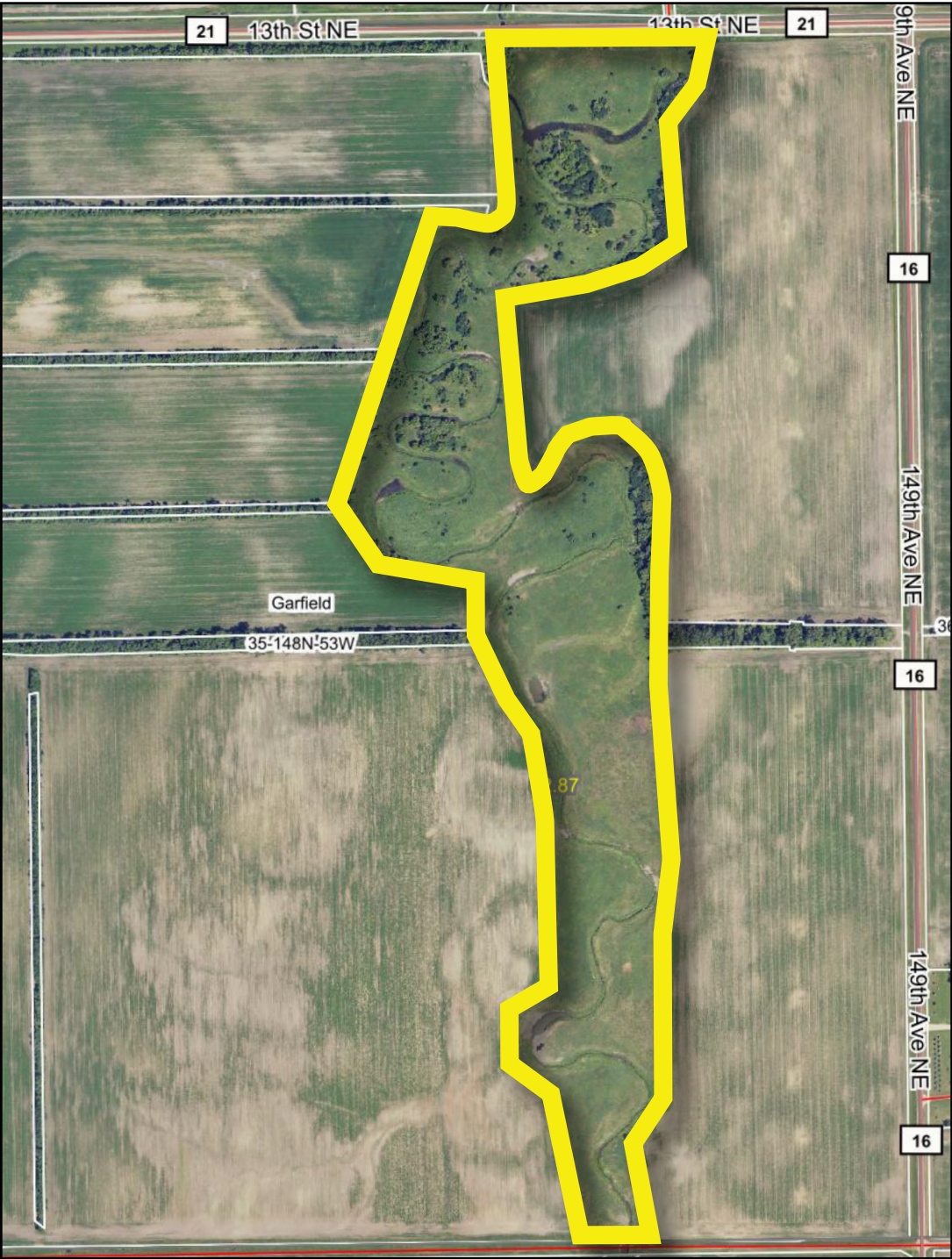
<b>** ALL PARCELS COMBINED **</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
<b>Wheat</b>	<b>10.44</b>	<b>44 bu.</b>
<b>Corn</b>	<b>162.62</b>	<b>140 bu.</b>
<b>Soybeans</b>	<b>190.27</b>	<b>40 bu.</b>
<b>Barley</b>	<b>38.0</b>	<b>85 bu.</b>
<b>Total Base Acres: 401.33</b>		

<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>
I201A	Glyndon silt loam, 0 to 2 percent slopes	104.60	49.7%	Ile	92
I213A	Embden fine sandy loam, 0 to 2 percent slopes	29.96	14.2%	IIle	74
I192A	Bearden silt loam, silty substratum, 0 to 2 percent slopes	24.30	11.5%	Ile	92
I191A	Beotia silt loam, 0 to 2 percent slopes	22.00	10.4%	IIc	98
I495A	Egeland-Embden fine sandy loams, 0 to 2 percent slopes	18.85	8.9%	IIle	71
I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	4.87	2.3%	IIle	66
I308A	Tiffany loam, 0 to 1 percent slopes	2.35	1.1%	IIw	81
I146B	Lamoure-Fluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	2.15	1.0%	IIw	24
I173A	Perella silt loam, 0 to 1 percent slopes	1.99	0.9%	IIw	90
<b>Weighted Average</b>					<b>86.8</b>

# PARCEL 3

**Acres:** 82.87 +/- (Surveyed)  
**Legal:** Auditor's Lots 3 Being Part of 35-148-53  
**Pasture Acres:** 82.87 +/-  
**Taxes (2023):** \$10,538.08 (All Parcels Combined)

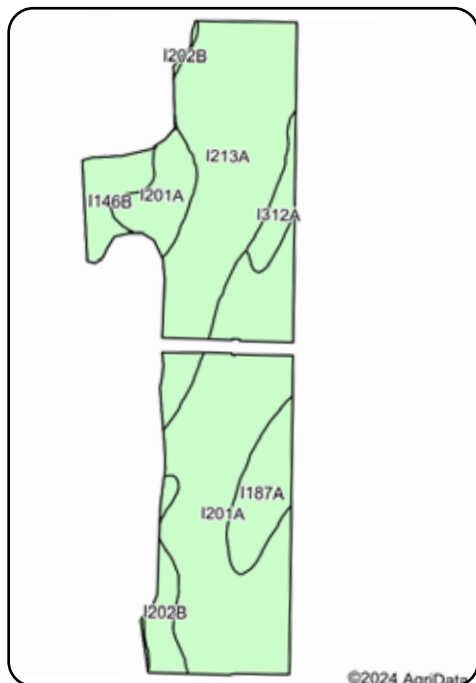
Parcel 3 runs from the north side to the south side of the section, and consists of pastureland with the North Branch of the Goose River flowing through it.



# PARCEL 4

**Acres:** 141.59 +/- (Surveyed)  
**Legal:** Auditor's Lots 4 Being Part of 35-148-53  
**Crop Acres:** 131.87 +/- (Estimate)  
**Taxes (2023):** \$10,538.08 (All Parcels Combined)

Parcel 4 is a north-south parcel which runs from the north side to the south side of the section split by a large, mature, single row tree belt.



<b>**ALL PARCELS COMBINED**</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
<b>Wheat</b>	<b>10.44</b>	<b>44 bu.</b>
<b>Corn</b>	<b>162.62</b>	<b>140 bu.</b>
<b>Soybeans</b>	<b>190.27</b>	<b>40 bu.</b>
<b>Barley</b>	<b>38.0</b>	<b>85 bu.</b>
<b>Total Base Acres: 401.33</b>		

<b>Code</b>	<b>Soil Description</b>	<b>Acres</b>	<b>Percent of field</b>	<b>Non-Irr Class *c</b>	<b>Irr Class *c</b>	<b>Productivity Index</b>
I201A	Glyndon silt loam, 0 to 2 percent slopes	61.66	46.8%	Ile		92
I213A	Embsden fine sandy loam, 0 to 2 percent slopes	43.64	33.1%	IIIle		74
I187A	Egeland loam, 0 to 2 percent slopes	9.78	7.4%	Ile		76
I146B	Lamoure-Fluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	6.93	5.3%	IIw		24
I202B	Gardena-Eckman silt loams, 2 to 6 percent slopes	5.73	4.3%	Ile	Ile	88
I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	4.13	3.1%	IIIle		66
<b>Weighted Average</b>						<b>80.3</b>

# PROPERTY PHOTOS

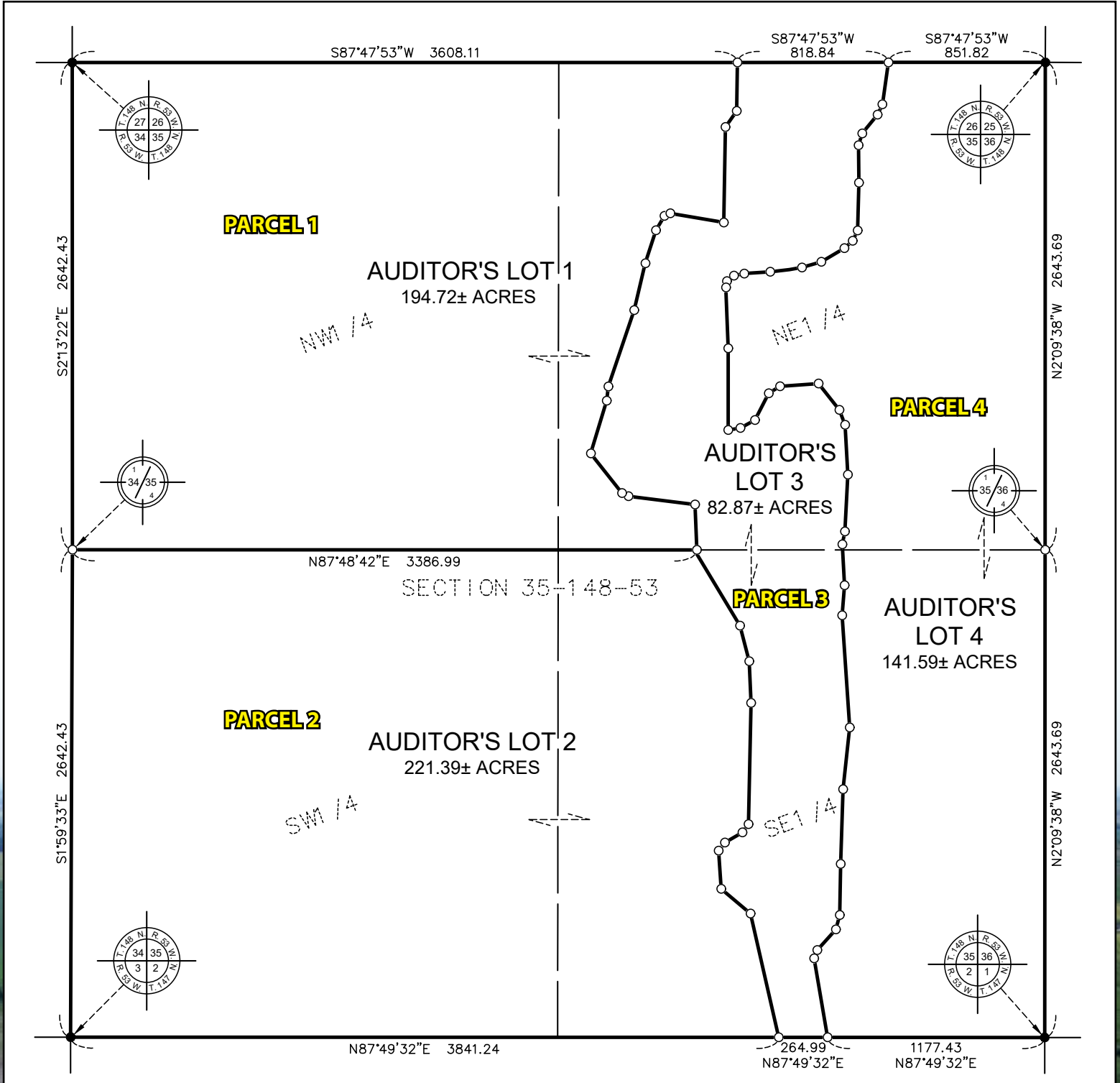




# PROPERTY PHOTOS



# PROPERTY SURVEY



# 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.

## 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.

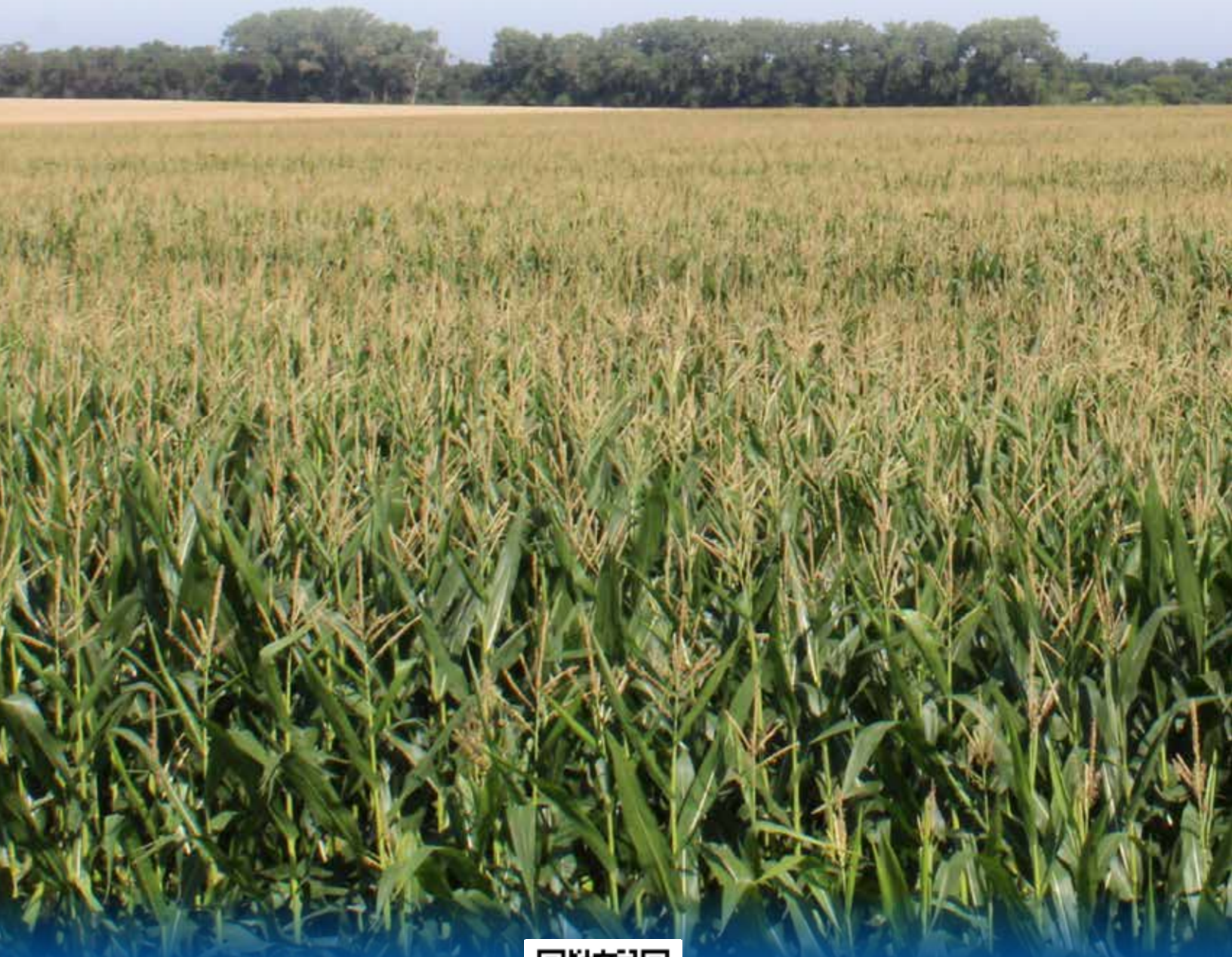
Announcements made by the Auctioneer, Kevin D. Pifer of Pifer's Auction & Realty, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

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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