

L A N D A U C T I O N

640 +/- ACRES BOWMAN COUNTY, ND

THURSDAY, OCTOBER 17, 2024 - 10:00 a.m. (MT)
PIFER'S REGIONAL OFFICE - BOWMAN, ND

OWNER: BARBARA DOWNING

Pifer's *19th* Annual
WESTERN DAKOTA
Land Auctions

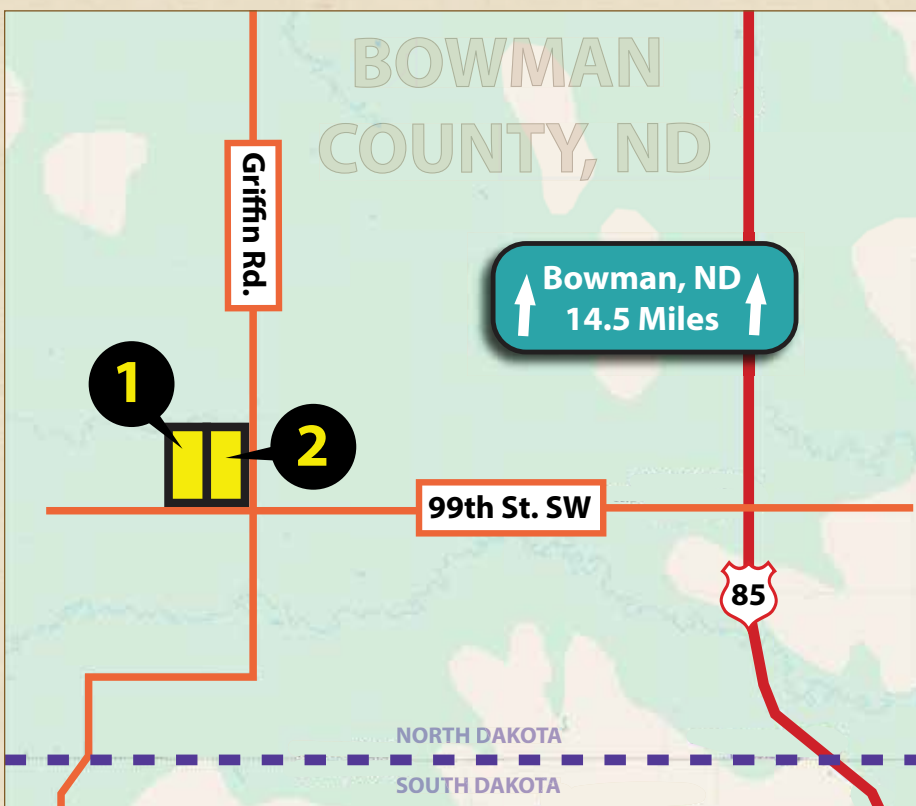
ONLINE
BIDDING



640 +/- ACRES BOWMAN COUNTY, ND

Discover an exceptional property in southwest North Dakota, combining productive cropland, investment potential, natural resource management and big game hunting opportunities. The Downing property is offered in two distinct parcels, featuring fertile cropland within the rolling hills at the intersection of Griffin Road and Ladd Road.

Driving Directions: From Bowman, ND: Drive 6 miles west on US Hwy. #12 to the Griffin Rd. Drive south on the Griffin Rd. for 14.5 miles. The property is on the west side of the road.



PARCEL 1
320 +/- ACRES



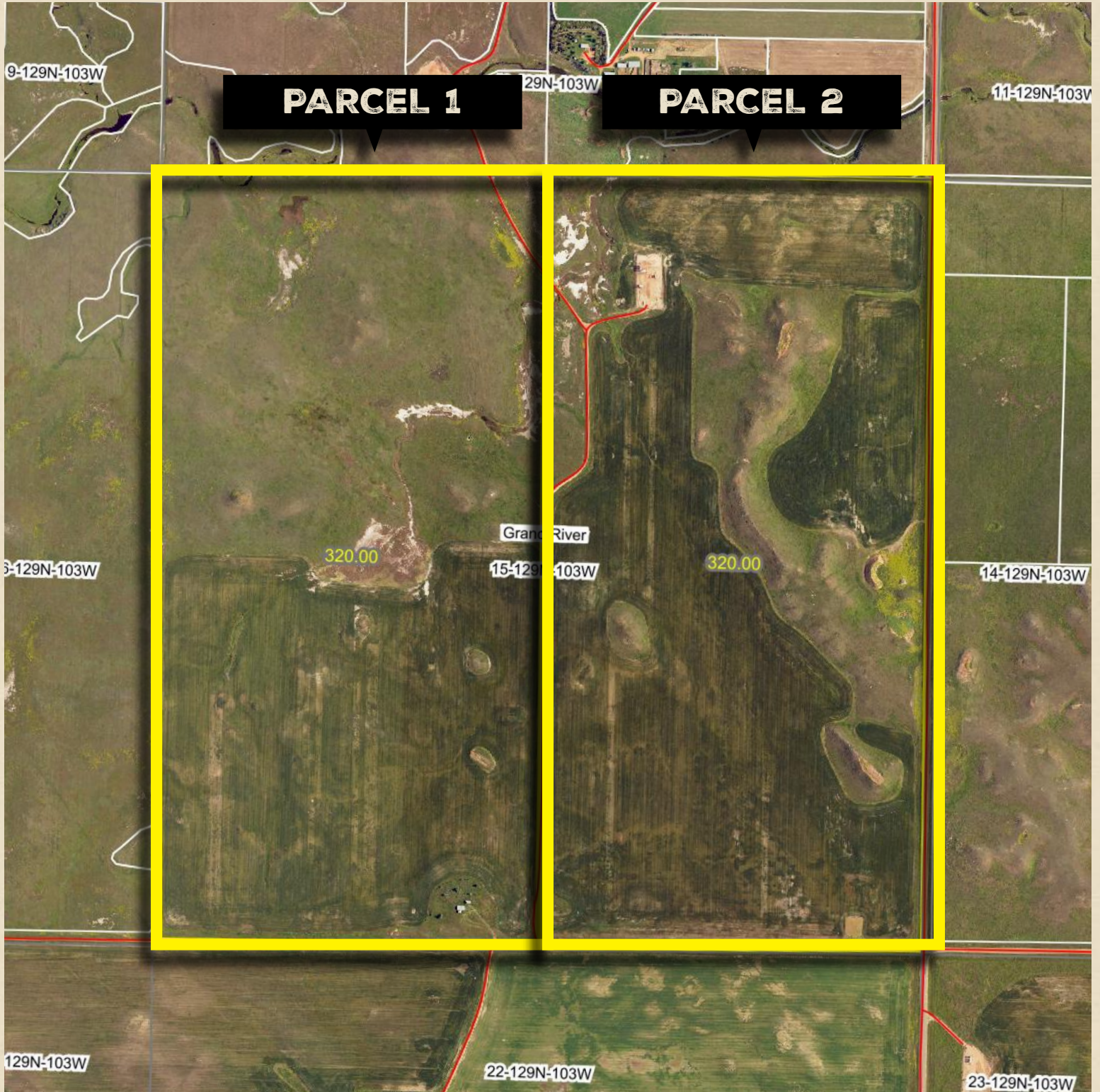
PARCEL 2
320 +/- ACRES



ANDY MRNAK
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JIM SABE
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jsabe@pifers.com



PARCEL 1

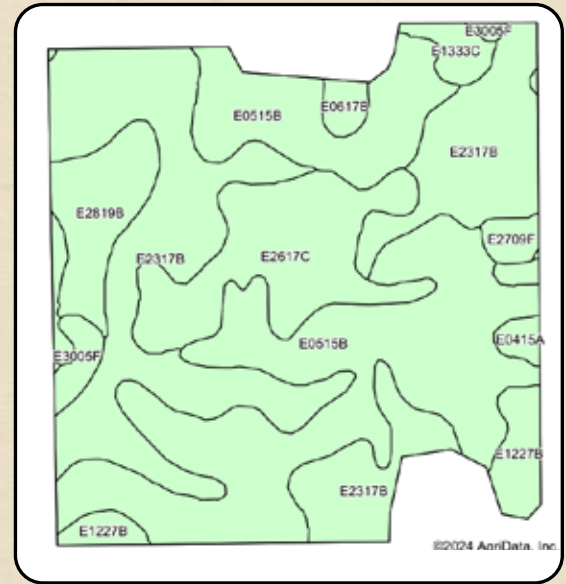
320 +/- ACRES

The west half of this section offers low-bottom cropland that boasts with an excellent wheat crop in 2024 as well as a grassland area that features a well in the north unit.

Acres: 320 +/-
 Legal: W½ 15-129-103
 FSA Crop Acres: 147.72 +/-
 Taxes (2023): \$676.92



PARCELS 1 & 2 COMBINED TRACT 10758		
CROP	BASE ACRES	YIELD
Wheat	227.95	28 bu.
Sunflowers	22.39	878 lbs.
Total Base Acres: 250.34		
PARCELS 1 & 2 COMBINED TRACT 10757		
CROP	BASE ACRES	YIELD
Wheat	13.98	26 bu.
Total Base Acres: 13.98		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	55.68	37.6%	VIs	29
E2317B	Reeder-Janesburg complex, 3 to 6 percent slopes	52.14	35.3%	Ile	68
E2617C	Cabba-Amor loams, 6 to 9 percent slopes	17.58	11.9%	VIe	45
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	8.17	5.5%	Ile	78
E1227B	Desart-Ekalaka-Telfer complex, 0 to 6 percent slopes	4.99	3.4%	IVs	46
E3005F	Brandenburg-Cabba complex, 6 to 70 percent slopes	2.19	1.5%	VIIIs	22
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	2.17	1.5%	IVe	40
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	1.71	1.2%	IIs	60
E2709F	Cabba-Lantry-Golva silt loams, 9 to 50 percent slopes	1.63	1.1%	VIIe	28
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	1.46	1.0%	Ile	65
Weighted Average					48.7

PARCEL 2

320 +/- ACRES

This parcel also hosts 220 acres of a productive wheat crop in 2024 and is tucked alongside the rolling hills along the Griffin Road.

Acres: 320 +/-

Legal: E½ 15-129-103

FSA Crop Acres: 220.04 +/-

Taxes (2023): \$751.26

Lease: Bowman County Road Department leases an area to stockpile road materials along the eastern edge of this property.



PARCELS 1 & 2 COMBINED TRACT 10758

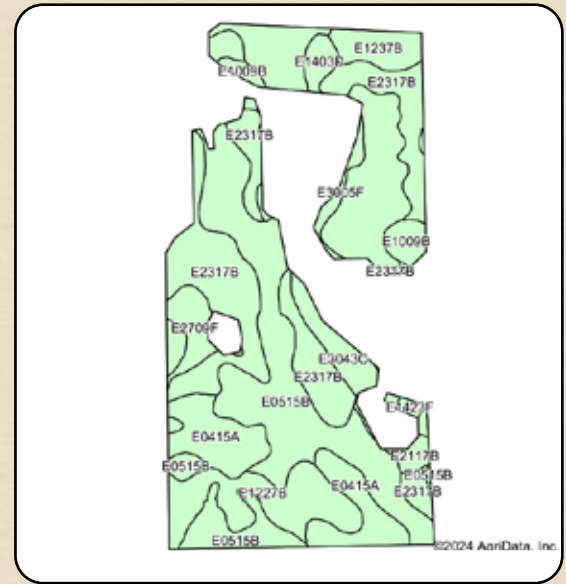
CROP	BASE ACRES	YIELD
Wheat	227.95	28 bu.
Sunflowers	22.39	878 lbs.

Total Base Acres: 250.34

PARCELS 1 & 2 COMBINED TRACT 10757

CROP	BASE ACRES	YIELD
Wheat	13.98	26 bu.

Total Base Acres: 13.98



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	81.69	37.1%	VI s	29
E2317B	Reeder-Janesburg complex, 3 to 6 percent slopes	52.86	24.0%	II e	68
E1227B	Desart-Ekalaka-Telfer complex, 0 to 6 percent slopes	28.81	13.1%	IV s	46
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	21.69	9.9%	II s	60
E1237B	Ekalaka-Seroco-Lakota loamy fine sands, 0 to 6 percent slopes	6.95	3.2%	IV e	28
E3043C	Searing-Ringling loams, 6 to 9 percent slopes	6.55	3.0%	IV e	44
E2709F	Cabba-Lantry-Golva silt loams, 9 to 50 percent slopes	6.02	2.7%	VII e	28
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	4.93	2.2%	III e	61
E3005F	Brandenburg-Cabba complex, 6 to 70 percent slopes	4.76	2.2%	VII s	22
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	3.08	1.4%	VI e	26
E2117B	Shambo-Arnegard loams, 2 to 6 percent slopes	1.93	0.9%	II e	79
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	0.77	0.3%	VII e	22
Weighted Average					45

PROPERTY PARCEL 1 & PARCEL 2



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 12/2/24. 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 December 2, 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 *19th* Annual
WESTERN DAKOTA
Land Auctions

Pifer's invites you to this year's annual Western Dakota Land Auction Event for the 19th year and counting! Year after year, the continued success of this great land event can be credited to the unique landscape of the Western Dakotas, where each property has distinct qualities that offer something for everyone.

Whether it is cropland, hayland, rangeland, or a peaceful place to hunt and enjoy with your friends and family, this event will offer a property that fits your desires. This year's 19th Annual Western Dakota Land Auction Event is no exception, and features great properties in Billings, Bowman, Dunn, Hettinger, Stark & Golden Valley Counties in North Dakota and Harding County in South Dakota. Take a little extra time and study the details of these properties and contact either Kevin Pifer, Andy Mrnak, Jim Sabe, Ali Pierce, Jack Pifer or Darin Peterson today for any questions that you may have. Mark these dates and locations on your calendar and join Pifer's for this year's spectacular Western Dakota Land Auction Event!