

**310.85 +/- Acres • Renville County, ND**

# **LAND AUCTION**

***Tuesday, May 7, 2024 – 11:00 a.m. (CT)***

***Location: Kenmare Memorial Hall • Kenmare, ND***



***OWNERS: Jeff & Debbie Duerre***



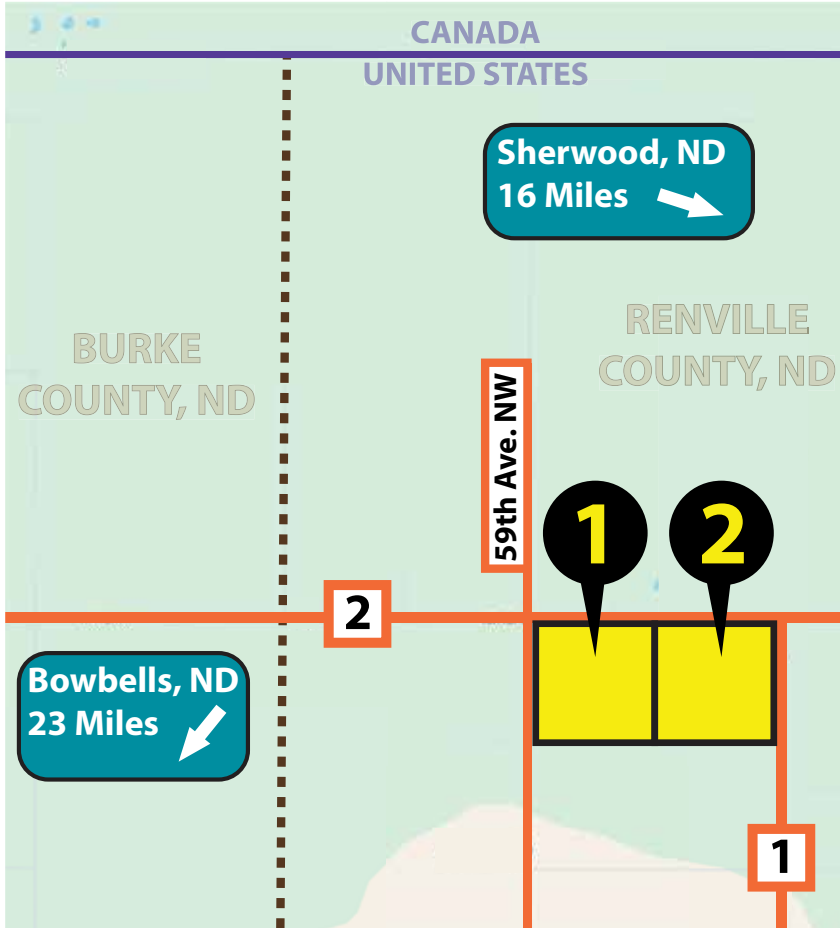
**Pifer's**  
LAND AUCTIONS

701.523.7366

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# AUCTION NOTE

Join Pifer's Auctioneers for this Pifer's Exclusive Land Auction featuring 310.85 +/- acres of prime land near the Canadian border in Renville County, ND. This expansive property embraces fertile cropland, lush hayland, and productive pastureland, complemented by a remarkable grain storage facility. With convenient access along County Rd. #2, this parcel offers unparalleled potential.



## DRIVING DIRECTIONS

**From Bowbells, ND:** Drive north on Hwy. #52 for 6 miles then west for 1 mile to Hwy. #8. Drive north on Hwy. #8 for 6.5 miles towards Northgate to County Rd. #2. Turn east and drive on County Rd. #2. Follow it east and south and then east again for 14 miles to the land on the south side of the road.

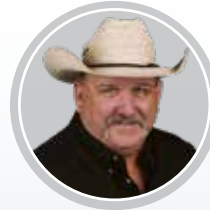
**From Sherwood, ND:** Drive west on County Rd. #2 for 16 miles. The property is on the south side of the road.

## CONTACT



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# OVERALL PROPERTY



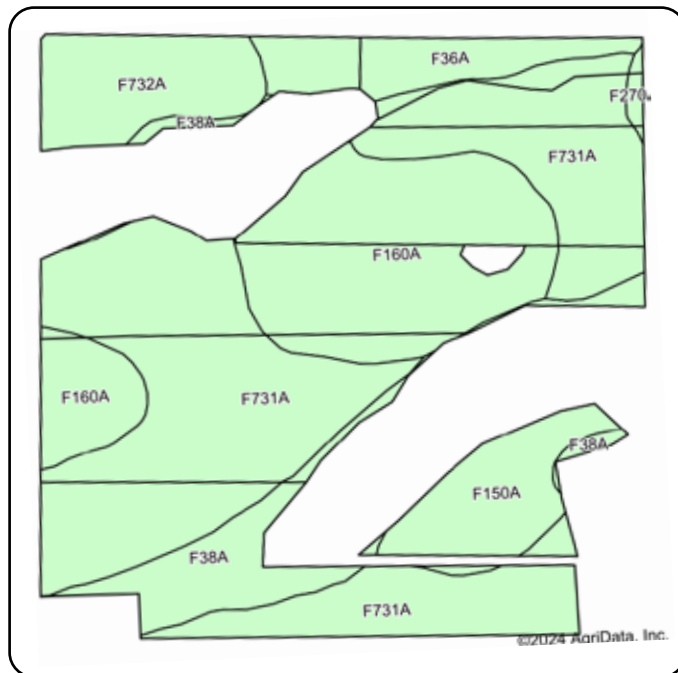
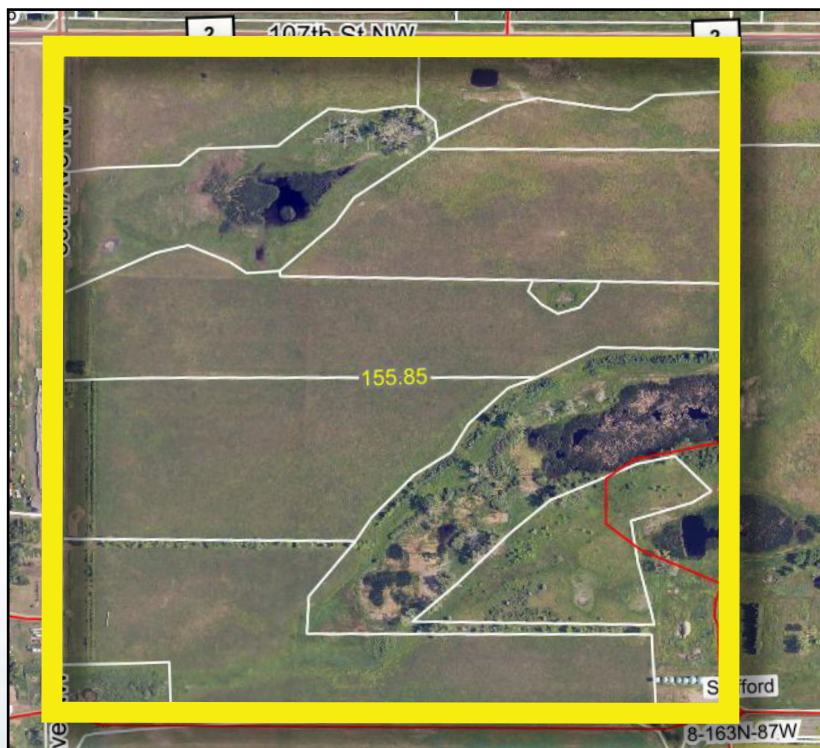
1

2

# PARCEL 1

**Acres:** 155.85 +/-  
**Legal:** NW¼ Less ROW 8-163-87  
**Crop Acres:** 113.49 +/-  
**Grass Acres:** 38.11 +/-  
**Taxes (2023):** \$895.54

This highly productive quarter of cropland showcases the remarkable fertility of Hamlet-Souris, Swenoda, and Hamlet-Tonka-Wyard loams, boasting an impressive average Soil Productivity Index (SPI) of 71.8. While predominantly utilized for hay production, this land holds immense promise for profitable crop rotation. Moreover, the property includes a state-of-the-art grain bin site offering outstanding grain storage capacity, further enhancing its value and versatility.



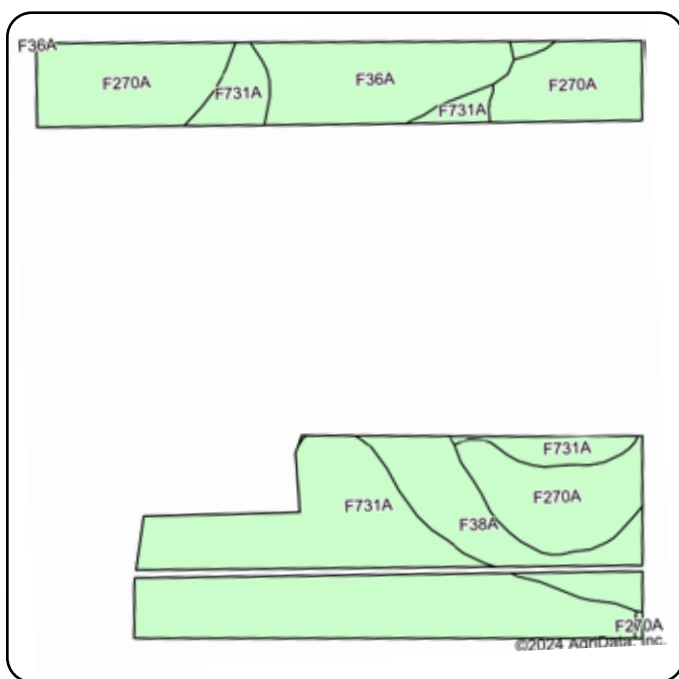
PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	43.63	38 bu.
Flax	11.43	32 bu.
Barley	22.34	50 bu.
Canola	52.04	1,373 lbs.
<b>Total Base Acres: 131.41</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F731A	Swenoda fine sandy loam, 0 to 3 percent slopes	54.36	47.9%	IIIe	76
F160A	Hamlet-Souris loams, 1 to 3 percent slopes	26.69	23.5%	IIc	85
F732A	Swenoda-Barnes fine sandy loams, 0 to 3 percent slopes	8.83	7.8%	IIIe	76
F38A	Arveson fine sandy loam, 0 to 1 percent slopes	8.75	7.7%	IVw	32
F150A	Hamlet-Tonka-Wyard complex, 0 to 3 percent slopes	7.68	6.8%	IIc	73
F36A	Tiffany fine sandy loam, 0 to 1 percent slopes	6.68	5.9%	IVw	32
F270A	Arvilla sandy loam, 0 to 2 percent slopes	0.50	0.4%	IIIe	41
<b>Weighted Average</b>					<b>71.8</b>

# PARCEL 2

**Acres:** 155 +/-  
**Legal:** NE¼ 8-163-87  
**Crop Acres:** 59.32 +/-  
**Grass Acres:** 93.86 +/-  
**Taxes (2023):** \$756.77

Parcel 2 presents another exceptional opportunity, comprising both highly productive cropland and rangeland. Although the pastureland is immediately available for lush grazing, a significant portion of the rangeland holds potential for conversion into profitable cropland. With an SPI of over 55 throughout the entire quarter, this parcel is primed for success. Additionally, it features a small stock dam and excellent accessibility via County Rd. #2, further enhancing its appeal and functionality.



PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	43.63	38 bu.
Flax	11.43	32 bu.
Barley	22.34	50 bu.
Canola	52.04	1,373 lbs.
<b>Total Base Acres: 131.41</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F731A	Swenoda fine sandy loam, 0 to 3 percent slopes	26.93	46.6%	IIIe	76
F270A	Arvilla sandy loam, 0 to 2 percent slopes	16.84	29.1%	IIIe	41
F36A	Tiffany fine sandy loam, 0 to 1 percent slopes	7.48	12.9%	IVw	32
F38A	Arveson fine sandy loam, 0 to 1 percent slopes	6.58	11.4%	IVw	32
<b>Weighted Average</b>					<b>55.1</b>

# 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 6/21/24. 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 June 21, 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

## LAND AUCTIONS



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