

Red River Valley Land Auction

449.62 +/- Acres • Clay County, MN

Wednesday, October 30, 2024 – 10:00 a.m.

Auction Location: Holiday Inn • Fargo, ND

OWNER: Feder Properties LLP



Pifer's

877.700.4099

www.pifers.com

INTRODUCTION

This auction features 448.09 +/- acres of exceptional Red River Valley cropland. This is a rare opportunity to purchase highly productive cropland that the Feder Family has assembled over generations. These 5 parcels are within the eastern border of the Red River Valley and boast Soil Productivity Indexes (SPI) in the 90s! With their excellent soils, access, and proximity to grain markets, this is a once-in-a-lifetime opportunity to own prime cropland Minnesota.

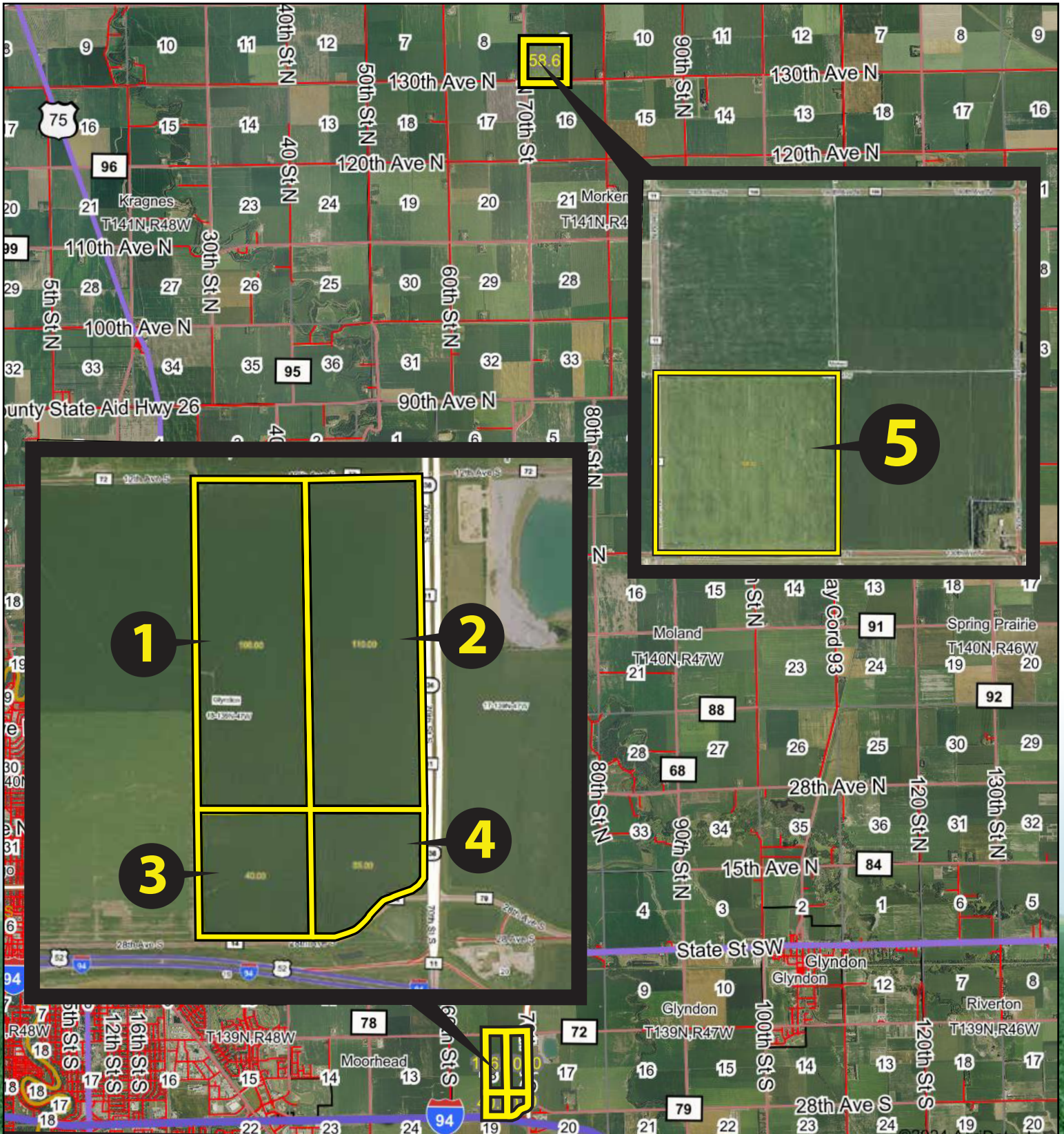


Kevin Pifer
701.238.5810
kpifer@pifers.com



Dwight Hofland
701.630.4359
dhofland@pifers.com

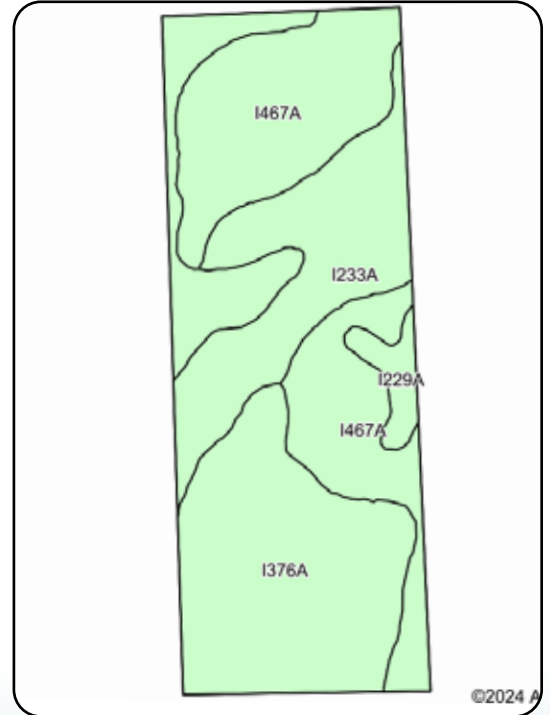
OVERALL PROPERTY



PARCEL 1

Acres: 106 +/- (Final Acres TBD by Survey)
Legal: W½NE¼ & NW¼SE¼ 18-139-47
FSA Crop Acres: 104.5 +/- (Estimate)
Taxes (2024): \$14,370.00 (Tax Amount is for Parcels 1-4)

This parcel offers excellent access to 12th Ave. S in Clay County and features highly productive soils with an SPI of 91.8. These soils are among the strongest in the Red River Valley, ideal for high-yielding row crops and small grains. Given its proximity to Moorhead, MN, 12th Ave. S is anticipated to become a major arterial route connecting to Clay County Hwy. #11.



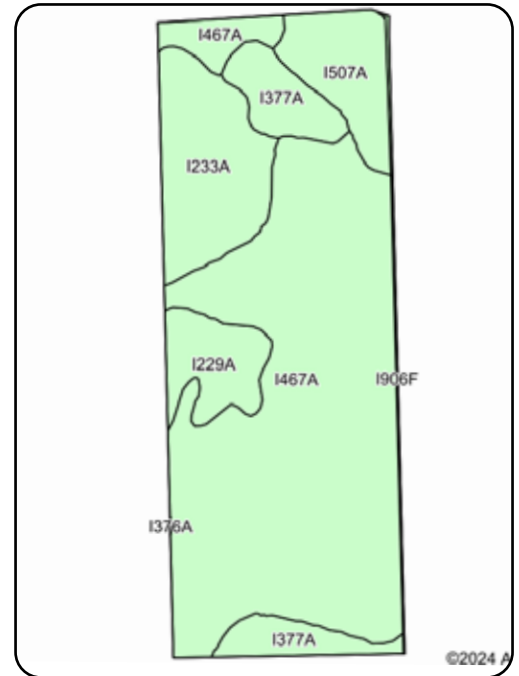
PARCELS 1-4 COMBINED		
Crop	Base Acres	Yield
Corn	186.79	135 bu.
Soybeans	32.09	36 bu.
Total Base Acres: 218.88		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I376A	Colvin silty clay loam, 0 to 1 percent slopes	42.74	40.9%	IIw	89
I467A	Bearden silt loam, 0 to 2 percent slopes	36.23	34.7%	Ile	93
I233A	Fargo silty clay loam, 0 to 1 percent slopes	22.60	21.6%	IIw	95
I229A	Fargo silty clay, 0 to 1 percent slopes	2.93	2.8%	IIw	94
Weighted Average					91.8

PARCEL 2

Acres: 110 +/- (Final Acres TBD by Survey)
Legal: E½NE¼ & NE¼SE¼ 18-139-47
FSA Crop Acres: 100.74 +/- (Estimate)
Taxes (2024): \$14,370.00 (Tax Amount is for Parcels 1-4)

This parcel offers good access to 12th Ave. S and is adjacent to Clay County Hwy. # 11. It features highly productive soils with an SPI of 91.9, including Bearden silt loam and Fargo silty clay loam. These soils represent some of the strongest Soil Productivity in the Red River Valley, well-suited for high-yielding row crops and small grains. Due to its proximity to Moorhead, MN, 12th Ave. S is anticipated to become a major arterial route connecting to Clay County Hwy. #11.



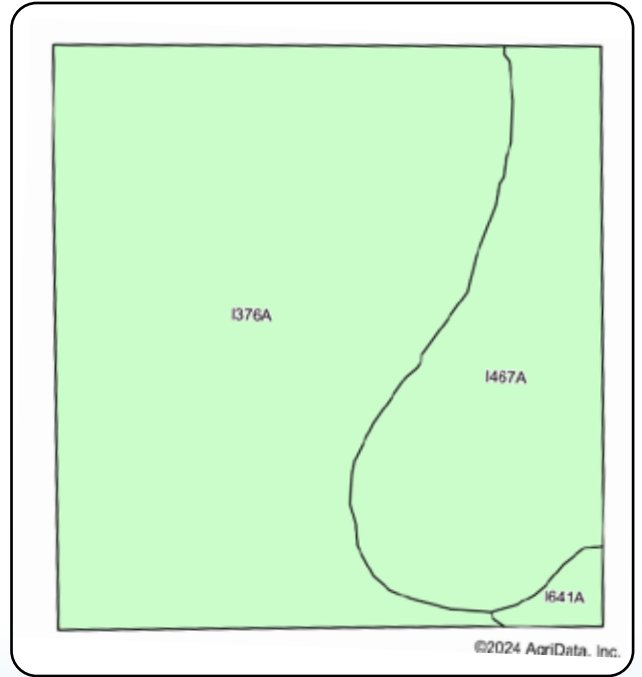
PARCELS 1-4 COMBINED		
Crop	Base Acres	Yield
Corn	186.79	135 bu.
Soybeans	32.09	36 bu.
Total Base Acres: 218.88		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I467A	Bearden silt loam, 0 to 2 percent slopes	64.55	64.2%	Ile	93
I233A	Fargo silty clay loam, 0 to 1 percent slopes	13.39	13.3%	IIw	95
I377A	Wheatville silt loam, 0 to 2 percent slopes	8.19	8.1%	Ile	89
I507A	Glyndon loam, 0 to 2 percent slopes	7.60	7.5%	Ile	89
I229A	Fargo silty clay, 0 to 1 percent slopes	6.16	6.1%	IIw	94
I906F	Orthents-Aquents-Urban Land, highway complex, 0 to 35 percent slopes	0.85	0.8%	Ive	0
Weighted Average					91.9

PARCEL 3

Acres: 40 +/- (Final Acres TBD by Survey)
Legal: SW¼SE¼ 18-139-47
FSA Crop Acres: 39.12 +/- (Estimate)
Taxes (2024): \$14,370.00 (Tax Amount is for Parcels 1-4)

This parcel offers excellent visibility from Interstate 94 and is accessible via 28th Ave. S. It features highly productive soils with an SPI of 90.2, making it one of the most fertile areas in the Red River Valley for high-yielding row crops and small grains. Given its proximity to Moorhead, MN, Interstate 94, and Clay County Hwy. #11, this parcel could be a prime candidate for future development.



PARCELS 1-4 COMBINED		
Crop	Base Acres	Yield
Corn	186.79	135 bu.
Soybeans	32.09	36 bu.
Total Base Acres: 218.88		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I376A	Colvin silty clay loam, 0 to 1 percent slopes	27.42	70.1%	IIw	89
I467A	Bearden silt loam, 0 to 2 percent slopes	11.07	28.3%	Ile	93
I641A	Fargo silty clay, silty substratum, 0 to 1 percent slopes	0.63	1.6%	IIw	94
Weighted Average					90.2

PARCEL 4

Acres: 35 +/- (Final Acres TBD by Survey)
Legal: SE¼SE¼ 18-139-47
FSA Crop Acres: 31.05 +/- (Estimate)
Taxes (2024): \$14,370.00 (Tax Amount is for Parcels 1-4)

This parcel is situated adjacent to Minnesota Hwy. #11 and Interstate 94, with excellent frontage along 28th Ave. S. It features highly productive soils with an SPI of 91.3, including 8.75 acres with an SPI of 100. These soils are among the most fertile in the Red River Valley, ideal for high-yielding row crops and small grains. Due to its proximity to Moorhead, MN, Interstate 94, and local airports, this parcel is well-positioned as a candidate for future development, benefiting from visibility from Interstate 94 and access via 28th Ave. S and Clay County Hwy. #11.



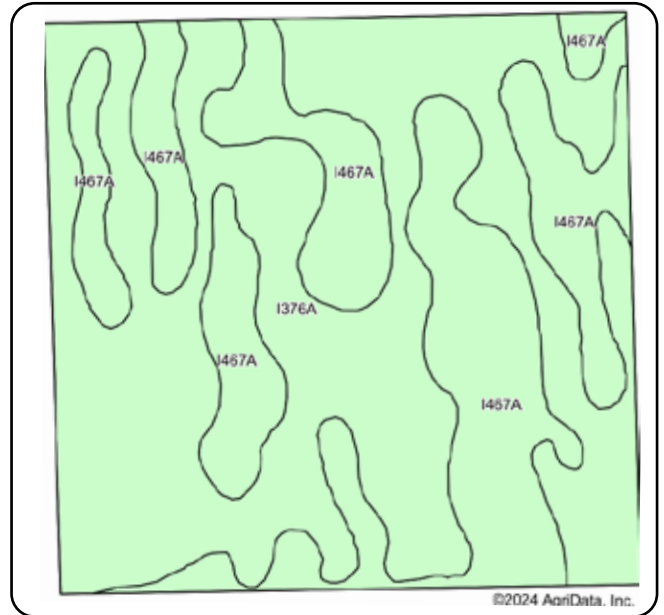
PARCELS 1-4 COMBINED		
Crop	Base Acres	Yield
Corn	186.79	135 bu.
Soybeans	32.09	36 bu.
Total Base Acres: 218.88		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I467A	Bearden silt loam, 0 to 2 percent slopes	18.39	59.2%	Ile	93
I383A	Overly silty clay loam, 0 to 2 percent slopes	7.83	25.2%	IIc	100
I377A	Wheatville silt loam, 0 to 2 percent slopes	2.16	7.0%	Ile	89
I641A	Fargo silty clay, silty substratum, 0 to 1 percent slopes	1.60	5.2%	IIw	94
I906F	Orthents-Aquents-Urban Land, highway complex, 0 to 35 percent slopes	1.07	3.4%	Ive	0
Weighted Average					91.3

PARCEL 5

Acres: 158.62 +/-
Legal: SW¼ 9-141-47
FSA Crop Acres: 152.94 +/-
Taxes (2024): \$8,097.00

The soils on this parcel feature a high SPI of 90.6, making them among the most productive in the Red River Valley. These soils are conducive to growing high-yielding row crops and sugar beets. The parcel offers excellent access for farming, with a paved road on the west side adjacent to Minnesota County Hwy. #11.



Crop	Base Acres	Yield
Corn	97.73	135 bu.
Soybeans	16.79	36 bu.
Total Base Acres: 114.52		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I376A	Colvin silty clay loam, 0 to 1 percent slopes	90.22	59.0%	IIw	89
I467A	Bearden silt loam, 0 to 2 percent slopes	62.72	41.0%	Ile	93
Weighted Average					90.6

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 12/16/24. 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 16, 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, MN #14-106.

PROPERTY PHOTOS



PROPERTY PHOTOS



Pifer's



877.700.4099



www.pifers.com