

Red River Valley

Land Auction

3,183.81 +/- Acres • Cass County, ND



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 3,183.81 +/- acres of highly productive irrigated and non-irrigated land in Cass County, ND. This is a rare opportunity to purchase highly productive cropland that the Feder Family has assembled over generations. The land has been divided into 16 parcels that are mostly contiguous in Cass County, North Dakota. Don't miss this once-in-a-lifetime opportunity to own prime cropland in North Dakota!



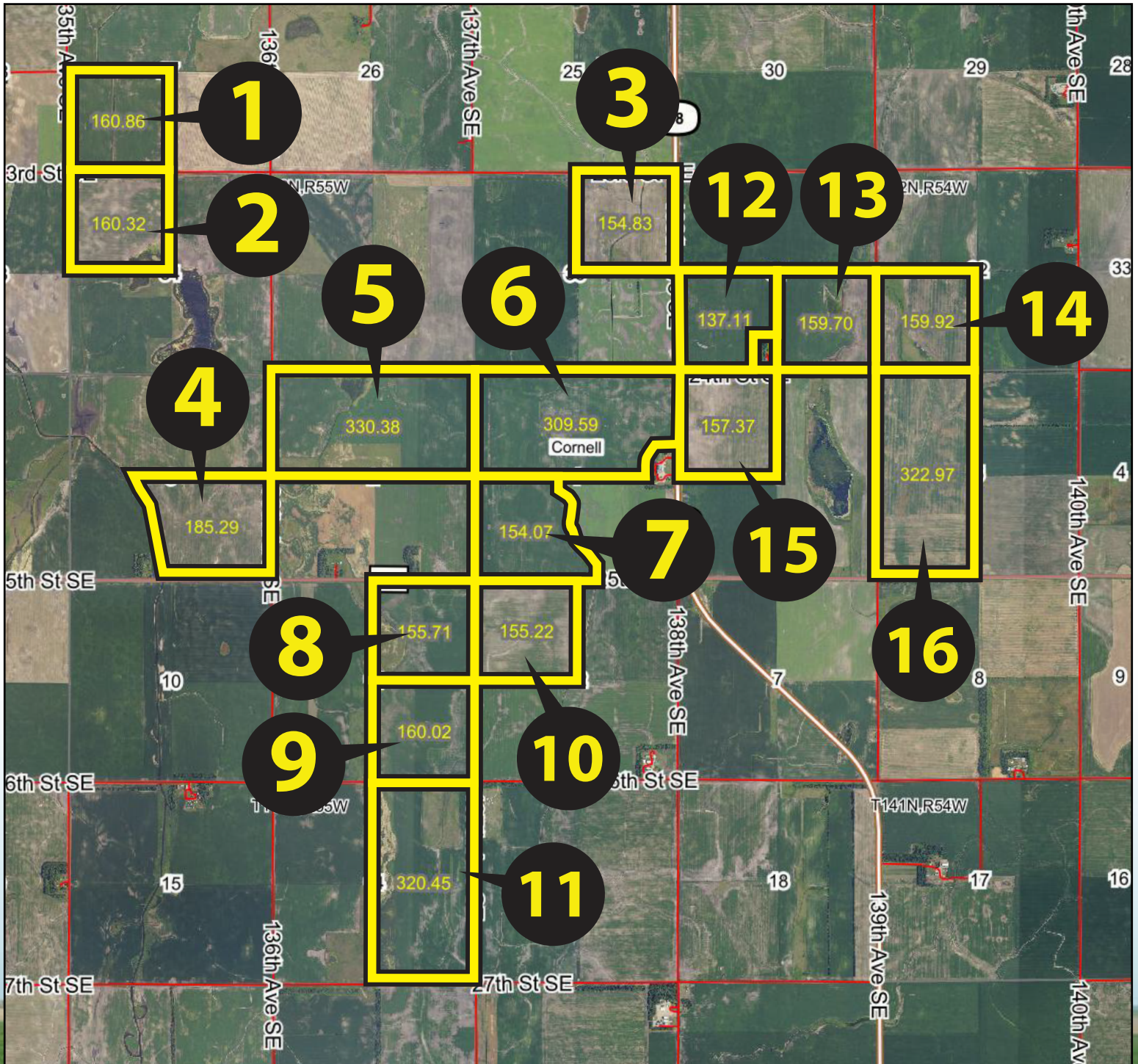
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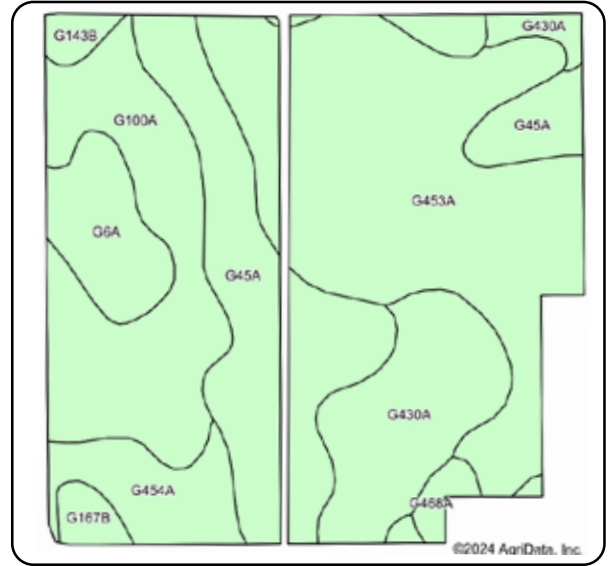
OVERALL PROPERTY



PARCEL 1

Acres: 160.86 +/-
Legal: SW¼ 27-142-55
FSA Crop Acres: 148.66 +/-
CRP Acres: 8.13 acres @ \$113.80/acre - \$925.19/annually – Expires: 9/30/2033
Taxes (2023): \$2,084.97

This parcel features an SPI of 59.4 and has a main drain that drains into the Mapleton River. This drain runs north to south and divides this parcel which enhances the drainage within the parcel. Great access to all areas of this parcel from 23rd St. SE and 135th Ave. SE.



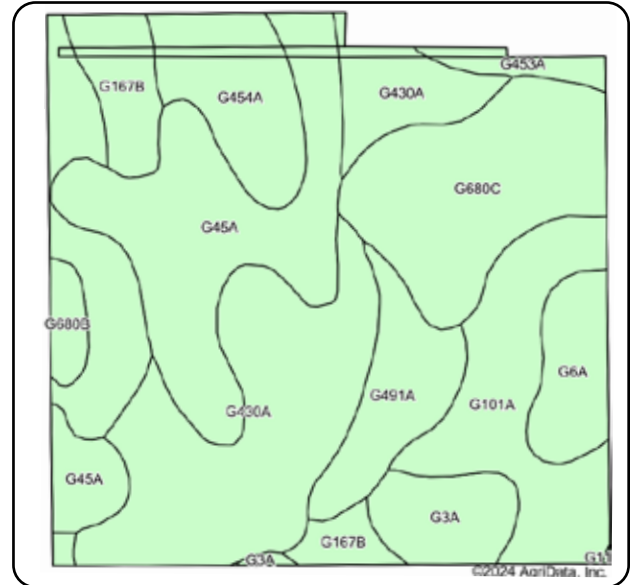
COMBINED WITH PARCEL 2		
Crop	Base Acres	Yield
Corn	93.03	121 bu.
Sunflowers	22.6	1,419 lbs.
Soybeans	149.94	28 bu.
Total Base Acres: 265.57		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G453A	Bearden silt loam, saline, 0 to 2 percent slopes	49.39	33.8%	IIIs	56
G45A	Colvin silty clay loam, 0 to 1 percent slopes	31.40	21.5%	IVw	45
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	25.53	17.5%	Ile	64
G430A	Bearden silty clay loam, 0 to 2 percent slopes	17.78	12.2%	Ile	84
G6A	Vallers loam, 0 to 1 percent slopes	8.45	5.8%	IVw	46
G454A	Glyndon loam, 0 to 2 percent slopes	8.09	5.5%	Ile	77
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	1.95	1.3%	Ile	73
G468A	Nahon silt loam, 0 to 2 percent slopes	1.88	1.3%	IVs	55
G143B	Barnes-Svea loams, 3 to 6 percent slopes	1.58	1.1%	Ile	75
Weighted Average					59.4

PARCEL 2

Acres: 160.32 +/-
Legal: NW¼ 34-142-55
FSA Crop Acres: 148.63 +/-
CRP Acres: 5.18 acres @ \$113.80/acre - \$589.48/annually – Expires: 9/30/2033
Taxes (2023): \$2,092.79

This parcel features an SPI of 66 and has a main drain that drains into the Mapleton River. This parcel also has a large slough in the southeast corner, considered habitat acres. The drainage is excellent and goes both north to the ditch and southeast to the slough area. The CRP grass has excellent coverage with the normal CRP cool season grass and clover mix. There is excellent access to this unit from 23rd St. SE.



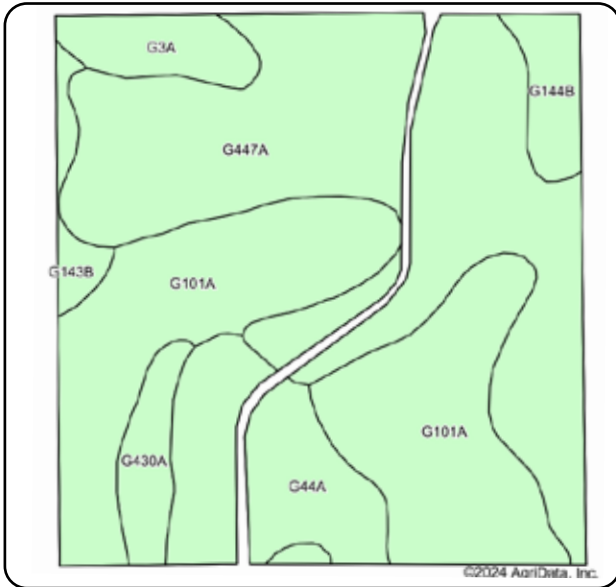
COMBINED WITH PARCEL 1		
Crop	Base Acres	Yield
Corn	93.03	121 bu.
Sunflowers	22.6	1,419 lbs.
Soybeans	149.94	28 bu.
Total Base Acres: 265.57		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G430A	Bearden silty clay loam, 0 to 2 percent slopes	33.16	21.6%	Ile	84
G45A	Colvin silty clay loam, 0 to 1 percent slopes	28.49	18.5%	IVw	45
G454A	Glyndon loam, 0 to 2 percent slopes	20.74	13.5%	Ile	77
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	20.63	13.4%	Ile	55
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	17.04	11.1%	Ile	77
G491A	Gardena-Glyndon loams, 0 to 2 percent slopes	8.84	5.7%	Ile	87
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	7.70	5.0%	Ile	73
G3A	Parnell silty clay loam, 0 to 1 percent slopes	6.51	4.2%	Vw	25
G6A	Vallers loam, 0 to 1 percent slopes	6.48	4.2%	IVw	46
G453A	Bearden silt loam, saline, 0 to 2 percent slopes	2.19	1.4%	IIIs	56
G680B	Barnes-Sioux complex, 1 to 6 percent slopes	2.11	1.4%	Ile	63
Weighted Average					66

PARCEL 3

Acres: 154.83 +/-
Legal: NE¼ 36-142-55
FSA Crop Acres: 148.1 +/-
Taxes (2023): \$1,301.18

This parcel features an SPI of 51.3, making it ideal for growing small grains and row crops. A main drain runs north to south through the center, providing excellent drainage. This parcel has great access from 23rd St. SE and is conveniently located adjacent to North Dakota Hwy. #38.



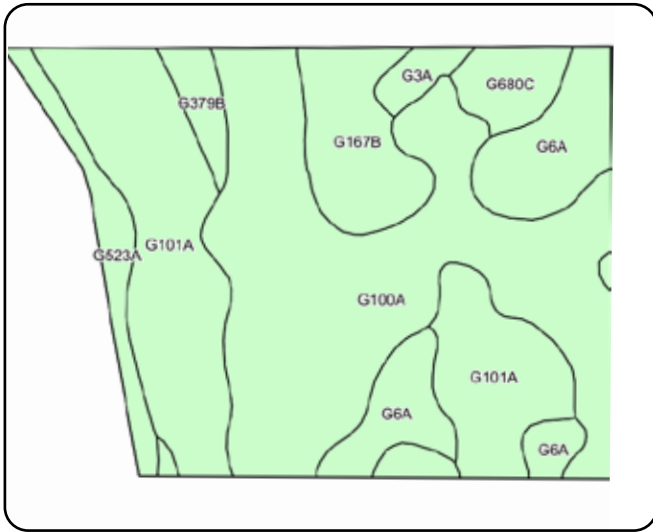
Crop	Base Acres	Yield
Corn	45.39	121 bu.
Sunflowers	11.02	1,419 lbs.
Soybeans	73.16	28 bu.
Total Base Acres: 129.57		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G447A	Colvin-Borup complex, saline, 0 to 1 percent slopes	62.09	42.4%	IVw	37
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	47.48	32.5%	Ile	77
G44A	Colvin silt loam, 0 to 1 percent slopes, frequently ponded	17.42	11.9%	Vw	22
G3A	Parnell silty clay loam, 0 to 1 percent slopes	5.93	4.1%	Vw	25
G430A	Bearden silty clay loam, 0 to 2 percent slopes	5.62	3.8%	Ile	84
G144B	Barnes-Buse loams, 3 to 6 percent slopes	4.78	3.3%	IIle	69
G143B	Barnes-Svea loams, 3 to 6 percent slopes	2.92	2.0%	Ile	75
Weighted Average					51.3

PARCEL 4

Acres: 185.29 +/-
Legal: SE¼, SW¼ Less R/W Lying E of Maple River in 3-141-55
FSA Crop Acres: 184.62 +/-
Taxes (2023): \$2,544.82

This parcel boasts an SPI average of 63.1, with a slope varying from 0 to 9 percent across the entire parcel. It is an excellent piece of land, well-suited for growing row crops and small grains. The parcel offers easy access from County Rd. #4 and 136th Ave. SE.



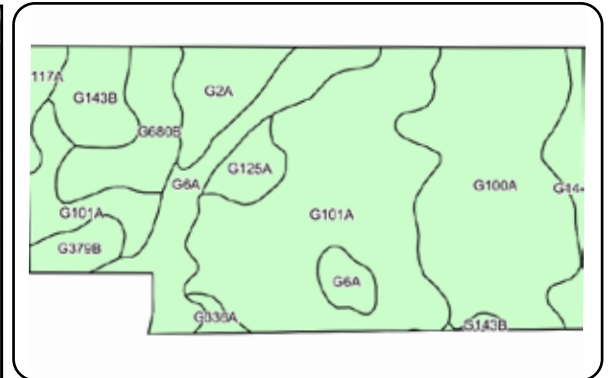
Crop	Base Acres	Yield
Corn	57.25	121 bu.
Sunflowers	13.91	1,419 lbs.
Soybeans	92.28	28 bu.
Total Base Acres: 163.44		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	76.16	41.4%	Ile	64
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	49.54	26.8%	Ile	77
G6A	Vallers loam, 0 to 1 percent slopes	22.75	12.3%	IVw	46
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	14.45	7.8%	Ile	73
G523A	Low-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	8.39	4.5%	VIw	21
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	6.33	3.4%	Ile	55
G379B	Embden fine sandy loam, gravelly substratum, 1 to 6 percent slopes	4.12	2.2%	IIle	63
G3A	Parnell silty clay loam, 0 to 1 percent slopes	2.88	1.6%	Vw	25
Weighted Average					63.1

PARCEL 5

Acres: 330.38 +/-
Legal: N½ 2-141-55
FSA Crop Acres: 308.6 +/-
CRP Acres: 15.3 acres @ \$161.72/acre - \$2,474.32/annually – Expires: 9/30/2033
Taxes (2023): \$4,536.56

This parcel includes 109 +/- acres of Hamerly-Wyard Loam Soils with an SPI of 77. The remaining soils of this parcel have SPIs ranging from 42 to 75, resulting in an overall SPI of 65.6. The parcel features 65 acres of Alfalfa and mixed hay, along with 15.3 acres enrolled in CRP.



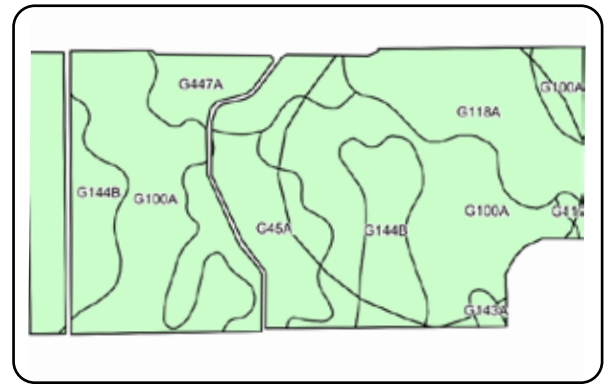
Crop	Base Acres	Yield
Corn	95.74	121 bu.
Sunflowers	23.26	1,419 lbs.
Soybeans	154.3	28 bu.
Total Base Acres: 273.3		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	109.08	35.5%	Ile	77
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	78.22	25.3%	Ile	64
G6A	Vallers loam, 0 to 1 percent slopes	33.71	10.9%	IVw	46
G680B	Barnes-Sioux complex, 1 to 6 percent slopes	20.50	6.6%	Ile	63
G2A	Tonka silt loam, 0 to 1 percent slopes	16.18	5.2%	IVw	42
G143B	Barnes-Svea loams, 3 to 6 percent slopes	15.77	5.1%	Ile	75
G144B	Barnes-Buse loams, 3 to 6 percent slopes	11.78	3.8%	IIle	69
G125A	Cavour-Cresbard loams, 0 to 3 percent slopes	8.21	2.7%	IVs	50
G379B	Embden fine sandy loam, gravelly substratum, 1 to 6 percent slopes	7.97	2.6%	IIle	63
G117A	Hamerly loam, saline, 0 to 3 percent slopes	4.77	1.5%	IIIs	56
G336A	Wyndmere-Tiffany loams, 0 to 2 percent slopes	2.39	0.8%	Ile	62
Weighted Average					65.6

PARCEL 6

Acres: 309.59 +/-
Legal: N½ 1-141-55
FSA Crop Acres: 294.11 +/-
Irrigated Crop Acres: 131.52 +/-
Taxes (2023): \$2,873.03

A new irrigation pivot was installed in 2016. This pivot's water supply is provided by the number 2 well closest to Cass County Hwy. #38 in parcel 15, section 6-141-54. This parcel also has a main drain running north to south in the NW¼ which the tile drains into. This parcel boasts a diverse soil composition with an SPI of 57.2 and excellent drainage in the NW¼. The power supply for the irrigation system comes from parcel 15, under Hwy. #38 to the pivot. This parcel has raised small grains and row crops such as corn, soybeans, sunflowers, and sugar beets. With these improvements and diverse soil composition, this parcel is suitable for growing a variety of crops.



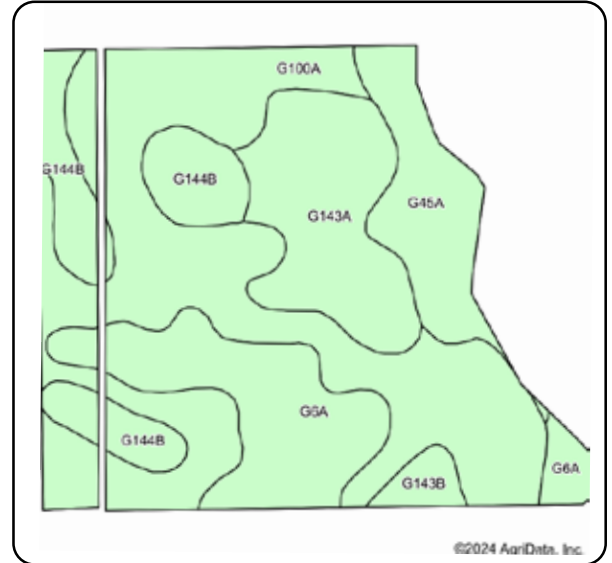
PARCELS 7-10 & 15 COMBINED		
Crop	Base Acres	Yield
Corn	329.53	121 bu.
Sunflowers	80.04	1,419 lbs.
Soybeans	531.11	28 bu.
Total Base Acres: 940.68		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	124.87	42.9%	Ile	64
G144B	Barnes-Buse loams, 3 to 6 percent slopes	58.36	20.0%	IIle	69
G118A	Vallers loam, saline, 0 to 1 percent slopes	41.21	14.1%	IVw	42
G45A	Colvin silty clay loam, 0 to 1 percent slopes	39.89	13.7%	IVw	45
G447A	Colvin-Borup complex, saline, 0 to 1 percent slopes	23.94	8.2%	IVw	37
G143A	Barnes-Svea loams, 0 to 3 percent slopes	1.86	0.6%	IIc	85
G117A	Hamerly loam, saline, 0 to 3 percent slopes	1.45	0.5%	IIIs	56
Weighted Average					57.2

PARCEL 7

Acres: 154.07 +/-
Legal: SW¼ West of Main Drainage Ditch in 1-141-55
FSA Crop Acres: 154.07 +/-
Taxes (2023): \$1,521.71

This parcel is farmed as one field with those acres in the N½ of section one west of the main drain. The parcel consists of 100% crop acres with excellent drainage into the main drain which borders the east side. The SPI is 63, slightly higher than the soils in the N½ of section one. This parcel has been well maintained with tree rows removed within the last 5 years for ease of farming this unique parcel.



****PARCELS 7-10 & 15 COMBINED****

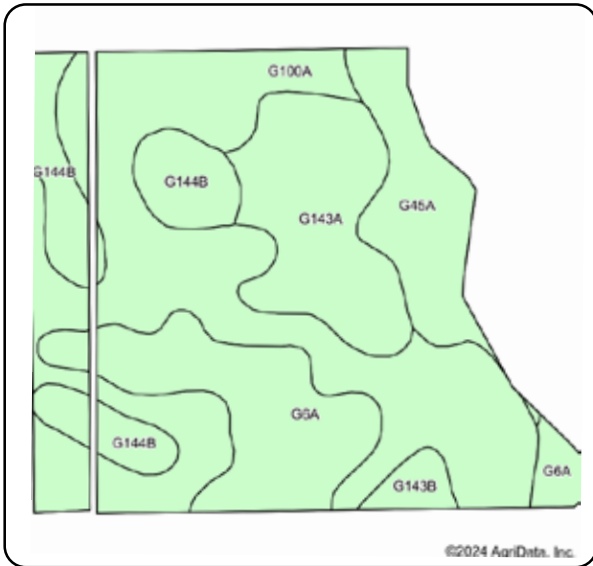
Crop	Base Acres	Yield
Corn	329.53	121 bu.
Sunflowers	80.04	1,419 lbs.
Soybeans	531.11	28 bu.
Total Base Acres: 940.68		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	68.68	44.4%	Ile	64
G6A	Vallers loam, 0 to 1 percent slopes	25.91	16.8%	IVw	46
G143A	Barnes-Svea loams, 0 to 3 percent slopes	23.77	15.4%	IIc	85
G144B	Barnes-Buse loams, 3 to 6 percent slopes	17.53	11.3%	IIIe	69
G45A	Colvin silty clay loam, 0 to 1 percent slopes	15.90	10.3%	IVw	45
G143B	Barnes-Svea loams, 3 to 6 percent slopes	2.85	1.8%	Ile	75
Weighted Average					63

PARCEL 8

Acres: 155.71 +/-
Legal: NE¼ 11-141-55
FSA Crop Acres: 150.94 +/-
Irrigated Crop Acres: 136.43 +/-
Taxes (2023): \$1,701.01

This parcel features an SPI of 64.2, consisting of Hamerly-Tonka and Hamerly-Wyard loam soils making this an excellent parcel for all row crops. This parcel was set up with a new center pivot in 2016 for irrigation. Water and power supply for this unit are provided by Parcel 10 in section 12-141-55. There is excellent access to this parcel off Cass County Rd. #4.



****PARCELS 7-10 & 15 COMBINED****

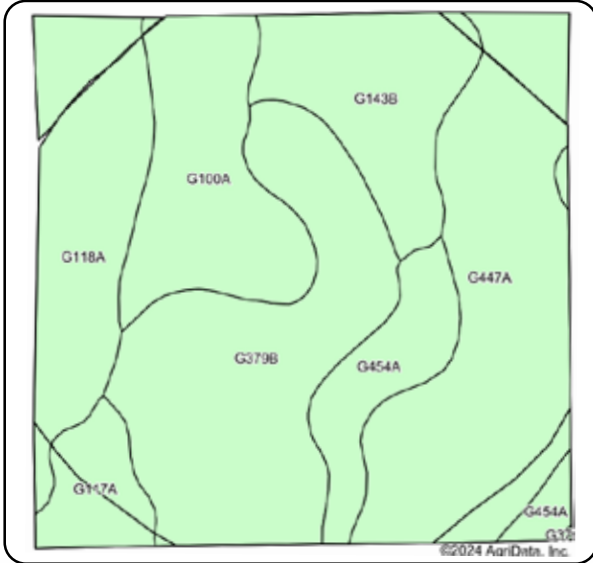
Crop	Base Acres	Yield
Corn	329.53	121 bu.
Sunflowers	80.04	1,419 lbs.
Soybeans	531.11	28 bu.
Total Base Acres: 940.68		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	64.01	41.7%	Ile	64
G143B	Barnes-Svea loams, 3 to 6 percent slopes	52.47	34.1%	Ile	75
G118A	Vallers loam, saline, 0 to 1 percent slopes	25.36	16.5%	IVw	42
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	6.94	4.5%	Ile	77
G447A	Colvin-Borup complex, saline, 0 to 1 percent slopes	2.78	1.8%	IVw	37
G680B	Barnes-Sioux complex, 1 to 6 percent slopes	2.00	1.3%	Ile	63
G6A	Vallers loam, 0 to 1 percent slopes	0.18	0.1%	IVw	46
Weighted Average					64.2

PARCEL 9

Acres: 160.02 +/-
Legal: SE¼ 11-141-55
FSA Crop Acres: 155.45 +/-
Irrigated Crop Acres: 138.9 +/-
Taxes (2023): \$1,510.23

The parcel features an SPI of 55.7. This parcel is set up with new piping and electricity for irrigation. Water and power are supplied from Parcel 10 in section 12-141-55. Access to this parcel is off 137th Ave. SE and 26th St. SE. This is an excellent parcel for small grains and sunflowers.



****PARCELS 7-10 & 15 COMBINED****

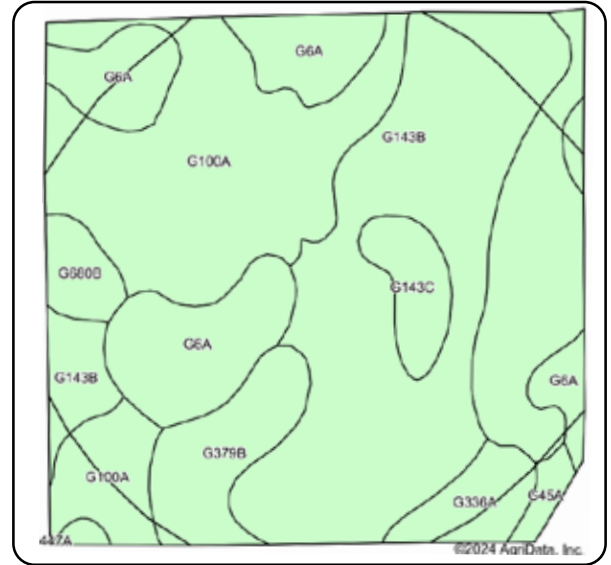
Crop	Base Acres	Yield
Corn	329.53	121 bu.
Sunflowers	80.04	1,419 lbs.
Soybeans	531.11	28 bu.
Total Base Acres: 940.68		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G447A	Colvin-Borup complex, saline, 0 to 1 percent slopes	39.38	25.4%	IVw	37
G379B	Embden fine sandy loam, gravelly substratum, 1 to 6 percent slopes	37.38	24.0%	IIle	63
G118A	Vallers loam, saline, 0 to 1 percent slopes	22.25	14.3%	IVw	42
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	20.54	13.2%	Ile	64
G143B	Barnes-Svea loams, 3 to 6 percent slopes	17.35	11.1%	Ile	75
G454A	Glyndon loam, 0 to 2 percent slopes	11.96	7.7%	Ile	77
G117A	Hamerly loam, saline, 0 to 3 percent slopes	6.75	4.3%	IIIs	56
Weighted Average					55.7

PARCEL 10

Acres: 155.22 +/-
Legal: NW¼ 12-141-55
FSA Crop Acres: 155.09 +/-
Irrigated Crop Acres: 136.07 +/-
Taxes (2023): \$1,656.55

This parcel has a SPI of 64. This parcel of land has a new center pivot irrigation in 2016 with two power boxes that service both parcels 8 and 9. Two new wells were installed in 2016 with one well utilizing a Berkeley 25 HP and one well utilizing a Berkeley 20 HP submersible motor. Both wells have a pumping capacity of 300 GPM. This parcel has excellent soils and drainage to produce high yields across the entire field. There is excellent access to the main farm-to-market road on County Rd. #4. North Dakota Water Resource permit #2672.



****PARCELS 7-10 & 15 COMBINED****

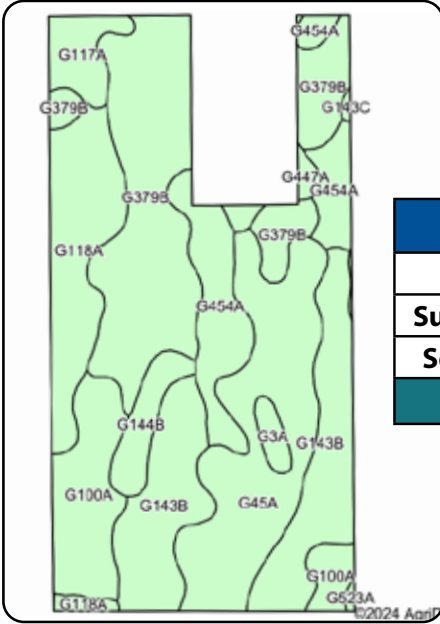
Crop	Base Acres	Yield
Corn	329.53	121 bu.
Sunflowers	80.04	1,419 lbs.
Soybeans	531.11	28 bu.
Total Base Acres: 940.68		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	55.23	35.5%	Ile	64
G143B	Barnes-Svea loams, 3 to 6 percent slopes	50.06	32.3%	Ile	75
G6A	Vallers loam, 0 to 1 percent slopes	24.79	16.0%	IVw	46
G379B	Embden fine sandy loam, gravelly substratum, 1 to 6 percent slopes	10.06	6.5%	IIle	63
G336A	Wyndmere-Tiffany loams, 0 to 2 percent slopes	4.99	3.2%	Ile	62
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	4.93	3.2%	IVe	55
G680B	Barnes-Sioux complex, 1 to 6 percent slopes	3.51	2.3%	Ile	63
G45A	Colvin silty clay loam, 0 to 1 percent slopes	1.52	1.0%	IVw	45
Weighted Average					64

PARCEL 11

Acres: 320.45 +/-
Legal: E½ 14-141-55
FSA Crop Acres: 278.1 +/-
CRP Acres: 35.1 acres @ \$82.44/acre - \$2,893.64/annually
 Expires: 9/30/2033
Taxes (2023): \$3,127.43

This parcel features an SPI of 60.3, and offers excellent access off 26th St. SE.



Crop	Base Acres	Yield
Corn	86.3	121 bu.
Sunflowers	20.97	1,419 lbs.
Soybeans	139.1	28 bu.
Total Base Acres: 246.37		

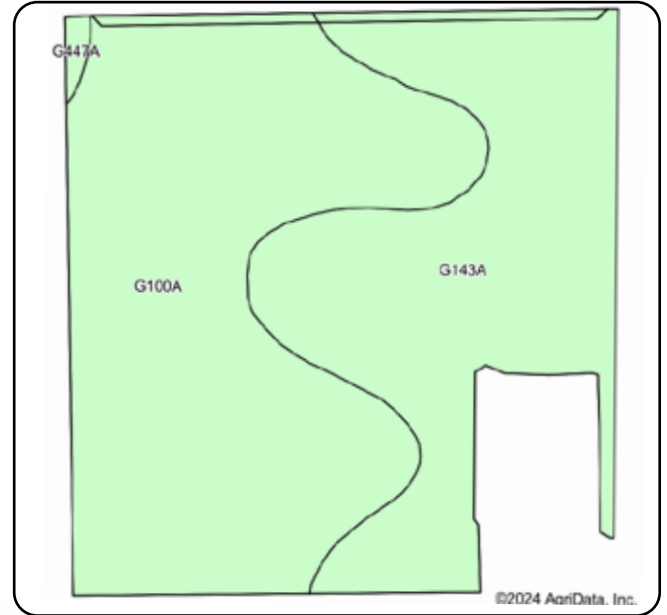


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G379B	Embden fine sandy loam, gravelly substratum, 1 to 6 percent slopes	68.48	24.7%	IIIe	63
G143B	Barnes-Svea loams, 3 to 6 percent slopes	50.86	18.3%	Ile	75
G45A	Colvin silty clay loam, 0 to 1 percent slopes	50.53	18.2%	IVw	45
G118A	Vallers loam, saline, 0 to 1 percent slopes	30.68	11.0%	IVw	42
G454A	Glyndon loam, 0 to 2 percent slopes	26.88	9.7%	Ile	77
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	26.69	9.6%	Ile	64
G117A	Hamerly loam, saline, 0 to 3 percent slopes	8.74	3.1%	IIIs	56
G144B	Barnes-Buse loams, 3 to 6 percent slopes	8.31	3.0%	IIIe	69
G3A	Parnell silty clay loam, 0 to 1 percent slopes	3.03	1.1%	Vw	25
G447A	Colvin-Borup complex, saline, 0 to 1 percent slopes	2.86	1.0%	IVw	37
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	0.68	0.2%	IVe	55
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.40	0.1%	VIw	21
Weighted Average					60.3

PARCEL 12

Acres: 137.11 +/-
Legal: SW¼ Less Farmstead in 31-142-54
FSA Crop Acres: 134.96 +/-
Taxes (2023): \$1,604.81

This parcel features an SPI is 72.6. This parcel has excellent access off 24th St. SE and Cass County Hwy. #38 adjacent to the property. Overall, this parcel is an excellent parcel for small grains and row crops.



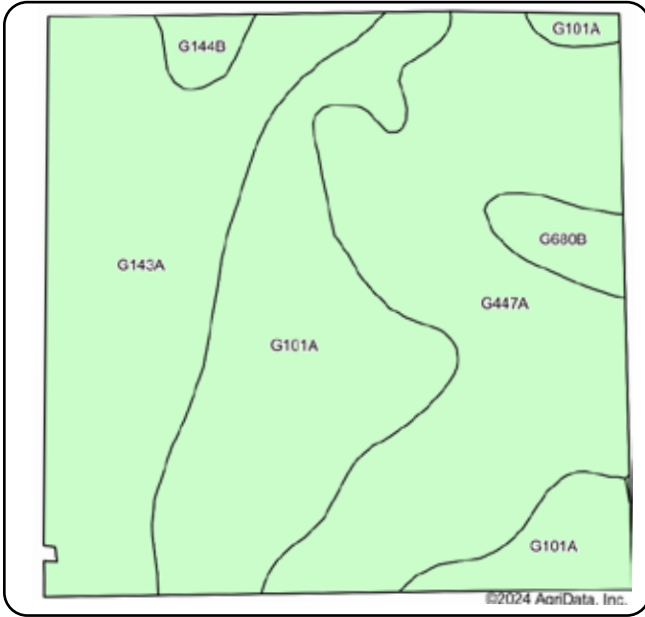
Crop	Base Acres	Yield
Corn	41.84	121 bu.
Sunflowers	10.17	1,419 lbs.
Soybeans	67.44	28 bu.
Total Base Acres: 119.45		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	78.15	57.9%	Ile	64
G143A	Barnes-Svea loams, 0 to 3 percent slopes	56.06	41.5%	IIc	85
G447A	Colvin-Borup complex, saline, 0 to 1 percent slopes	0.75	0.6%	IVw	37
Weighted Average					72.6

PARCEL 13

Acres: 159.7 +/-
Legal: SE¼ 31-142-54
FSA Crop Acres: 156.31 +/-
Taxes (2023): \$1,662.62

This parcel has an average SPI of 64.3. This parcel's soil consists of Hamerly-Wyard and Barnes-Svea Loam soils over 60% of the field or 94 acres, making this parcel an excellent parcel for all row crops and small grains. This parcel has excellent access in three areas for ease of farming with good gravel roads.



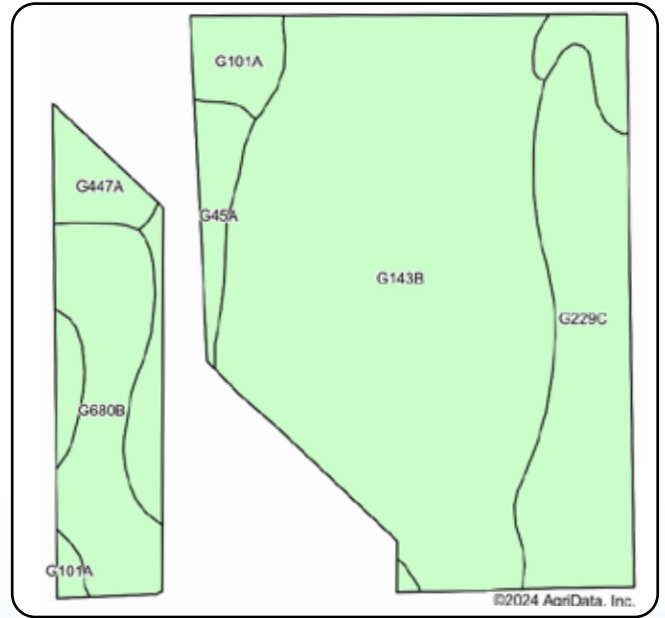
Crop	Base Acres	Yield
Corn	48.47	121 bu.
Sunflowers	11.78	1,419 lbs.
Soybeans	78.13	28 bu.
Total Base Acres: 138.38		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G447A	Colvin-Borup complex, saline, 0 to 1 percent slopes	56.53	36.2%	IVw	37
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	47.71	30.5%	Ile	77
G143A	Barnes-Svea loams, 0 to 3 percent slopes	45.19	28.9%	IIc	85
G680B	Barnes-Sioux complex, 1 to 6 percent slopes	4.43	2.8%	Ile	63
G144B	Barnes-Buse loams, 3 to 6 percent slopes	2.45	1.6%	IIIe	69
Weighted Average					64.3

PARCEL 14

Acres: 159.92 +/-
Legal: SW¼ 32-142-54
FSA Crop Acres: 127 +/-
CRP Acres: 31 acres @ \$141.15/acre - \$4,375.65/annually – Expires: 09/30/2035
Taxes (2023): \$1,661.02

This parcel has 31 acres of CRP currently under contract for \$141.15 per acre. This contract has been submitted but final signatures by the USDA office have not been completed. The contract will be from 2025 through 2035. This parcel has an SPI of 66.9. These acres have excellent cool season grass and CRP grass and clover mixture. Access to this parcel is excellent off 139th Ave. SE and a well-maintained quarter-line trail. This field is often farmed as one field with parcel 16 in section 5 in Ayr Township. Overall, this parcel is an excellent parcel for small grains and row crops.



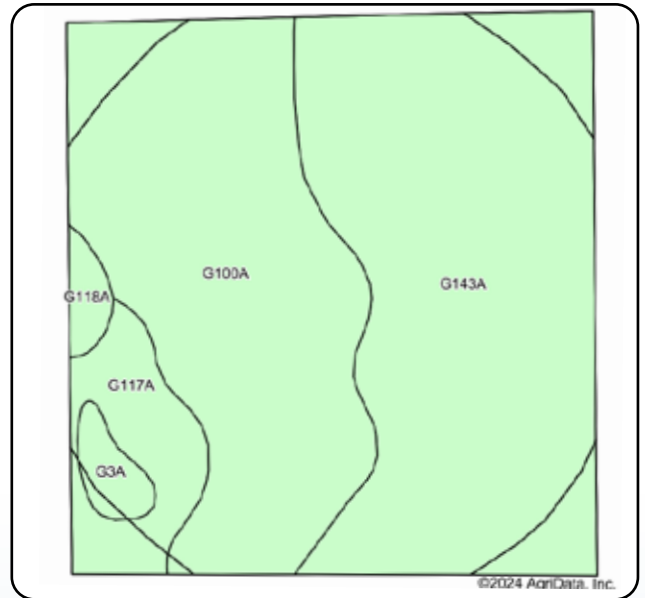
Crop	Base Acres	Yield
Corn	39.41	121 bu.
Sunflowers	9.58	1,419 lbs.
Soybeans	63.53	28 bu.
Total Base Acres: 112.52		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	71.48	56.2%	Ile	75
G229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	22.39	17.6%	IVe	54
G680B	Barnes-Sioux complex, 1 to 6 percent slopes	13.47	10.6%	Ile	63
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	7.45	5.9%	Ile	77
G45A	Colvin silty clay loam, 0 to 1 percent slopes	7.19	5.7%	IVw	45
G447A	Colvin-Borup complex, saline, 0 to 1 percent slopes	5.07	4.0%	IVw	37
Weighted Average					66.9

PARCEL 15

Acres: 157.37 +/-
Legal: NW¼ 6-141-54
FSA Crop Acres: 150.9 +/-
Irrigated Crop Acres: 137.16 +/-
Taxes (2023): \$1,801.69

This parcel features an SPI of 72.8 and a center pivot irrigation system. This system was new in 2016. There are very few acres not under irrigation. Almost 50% of this field has a SPI of 85. This parcel has two wells; one well services the pivot in section 6, equipped with a Goulds 20 HP motor with an output of 400 GPM to this pivot. The second well in this unit is also equipped with a Goulds 20 HP motor with an output of 400 GPM. This well services parcel 3. An excellent parcel for growing all small grains and row crops. North Dakota Water Resource permit numbers, 2552 and 2600.



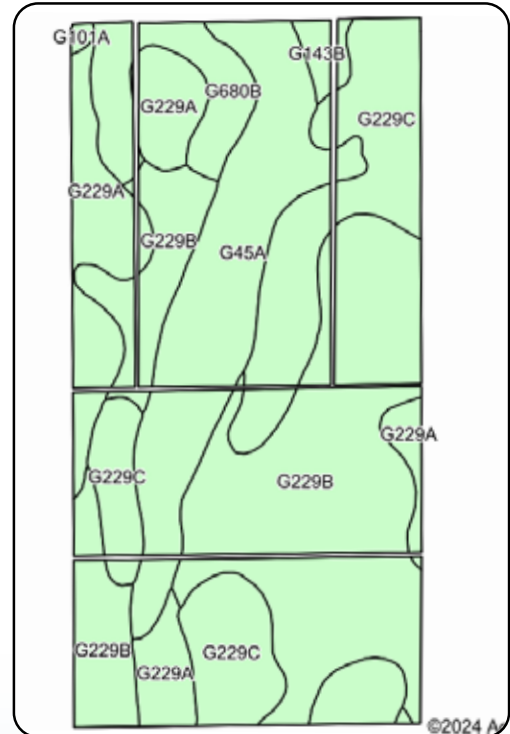
PARCELS 7-10 & 15 COMBINED		
Crop	Base Acres	Yield
Corn	329.53	121 bu.
Sunflowers	80.04	1,419 lbs.
Soybeans	531.11	28 bu.
Total Base Acres: 940.68		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	75.28	49.8%	IIc	85
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	59.41	39.4%	IIe	64
G117A	Hamerly loam, saline, 0 to 3 percent slopes	11.30	7.5%	IIIs	56
G3A	Parnell silty clay loam, 0 to 1 percent slopes	2.80	1.9%	Vw	25
G118A	Vallers loam, saline, 0 to 1 percent slopes	2.11	1.4%	IVw	42
Weighted Average					72.8

PARCEL 16

Acres: 322.97 +/-
Legal: W½ 5-141-54
FSA Crop Acres: 320.83 +/-
Taxes (2023): \$3,249.45

This parcel has been well maintained with the removal of tree rows and drain maintenance over the past years. This parcel has an SPI of 63.5, excellent drainage, and a very high percentage of cropland. Access is excellent off Cass County Hwy. #4 and 24th St. SE.



Crop	Base Acres	Yield
Corn	97.04	121 bu.
Sunflowers	23.57	1,419 lbs.
Soybeans	156.41	28 bu.
Total Base Acres: 277.02		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G229B	Heimdal-Emrick loams, 3 to 6 percent slopes	121.58	38.9%	Ile	72
G229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	71.24	22.8%	IVe	54
G45A	Colvin silty clay loam, 0 to 1 percent slopes	56.05	17.9%	IVw	45
G229A	Heimdal-Emrick loams, 0 to 3 percent slopes	41.53	13.3%	Ile	79
G680B	Barnes-Sioux complex, 1 to 6 percent slopes	18.06	5.8%	Ile	63
G143B	Barnes-Svea loams, 3 to 6 percent slopes	3.59	1.1%	Ile	75
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	0.74	0.2%	Ile	77
Weighted Average					63.5

PROPERTY PHOTOS



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 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.



TERMS & CONDITIONS

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.

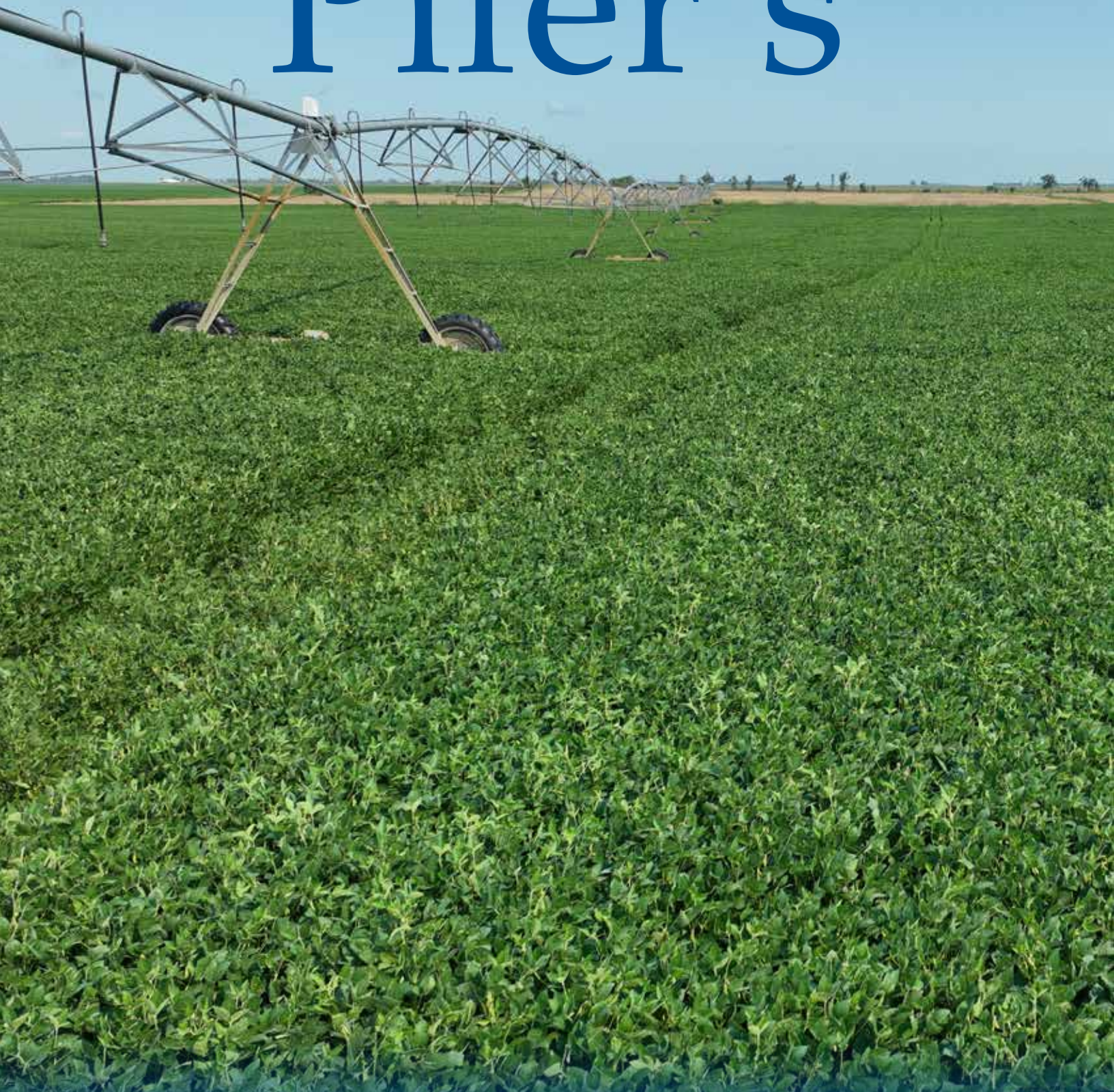
This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Pifer's Auction & Realty.

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.



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