

**1,280.24 +/- Acres • McKenzie & Divide Counties, ND**

# **LAND AUCTION**

***Friday, October 25, 2024 – 11:00 a.m. (CT)***

***Location: Grand Williston Hotel & Conference Center • Williston, ND***



***OWNER: George Fleck Trust***



**Pifer's**

**877.700.4099**

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

# AUCTION NOTE

This offering in McKenzie and Divide Counties, ND features a diverse selection of land, primarily consisting of crop acres with excellent soils and quality pastureland.

## DRIVING DIRECTIONS - MCKENZIE CO.

**Parcel 1:** From the west side of Arnegard ND, travel 1/2 mile west on Hwy. #85, then 1 mile north on County Rd. #29. This will put you to the southeast corner of the parcel.

**Parcel 2:** From the east side of Arnegard ND, travel 1 mile north on 133rd Ave. NW, then 1/2 mile east on 28th St. NW. This will bring you to the southwest corner of the parcel.

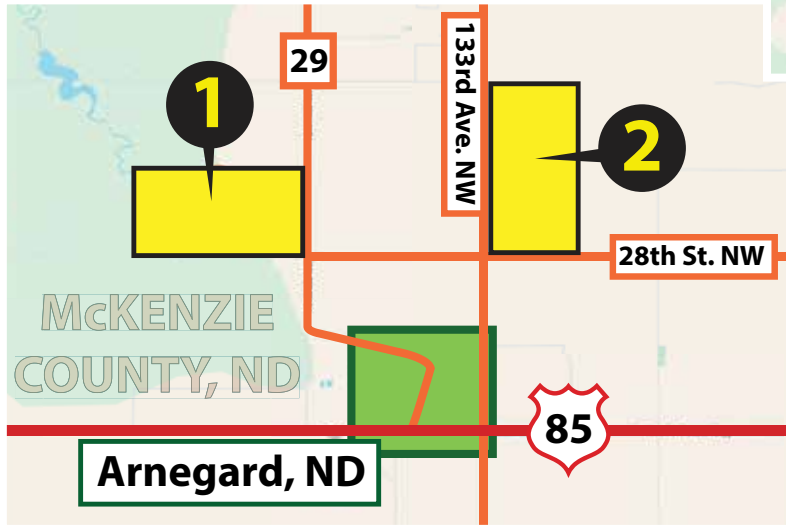
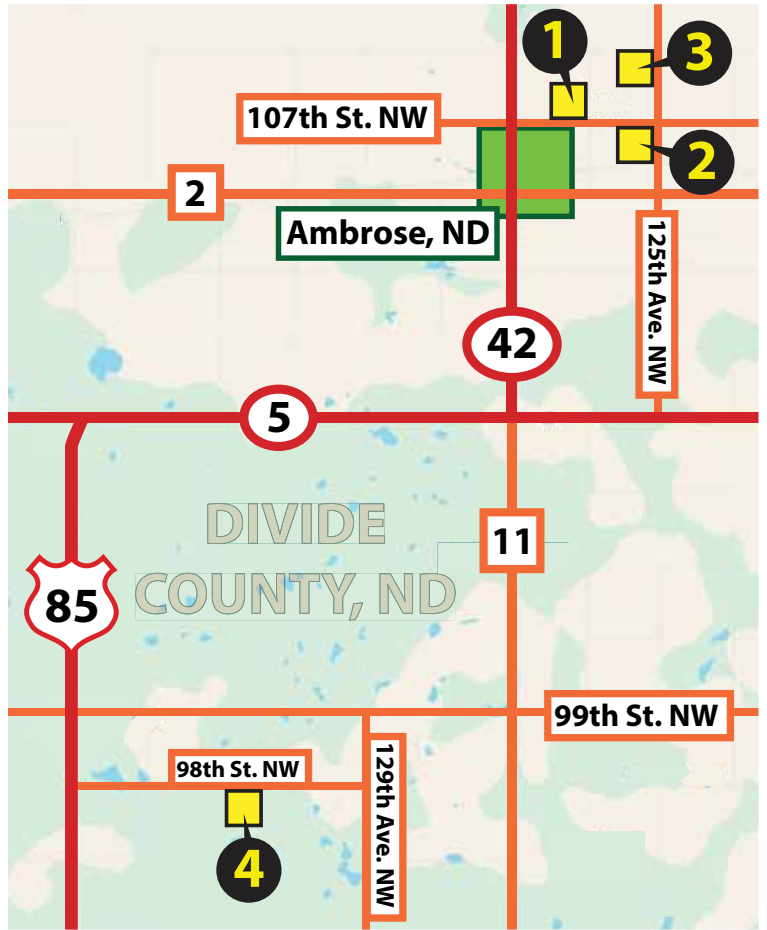
## DRIVING DIRECTIONS - DIVIDE CO.

**Parcel 1:** From the intersection of County Rd. #2 and Hwy. #42 on the west side of Ambrose ND, travel 1 mile north on Hwy. #42 then 1/2 mile east on 107th St. NW. This will put you at the southwest corner of the parcel.

**Parcel 2:** From the southwest corner of parcel 1, travel 1 mile east. This will put you at the northwest corner of parcel 2.

**Parcel 3:** From the northwest corner of parcel 2, travel 1/2 mile east on 107th St. NW, then 1/2 mile north on 125th Ave. NW. This will put you at the southeast corner of the parcel.

**Parcel 4:** From the intersection of Hwy. #2 and Hwy. #42 (County Rd. #11) on the west side of Ambrose ND, travel 7 miles south on County Rd. #11, then 2 miles west on 99th St. NW, then 1 mile south on 129th Ave. NW, then 2 miles west on 98th St. NW. This will put you at the northeast corner of the parcel.



## CONTACT

**Alan Butts**

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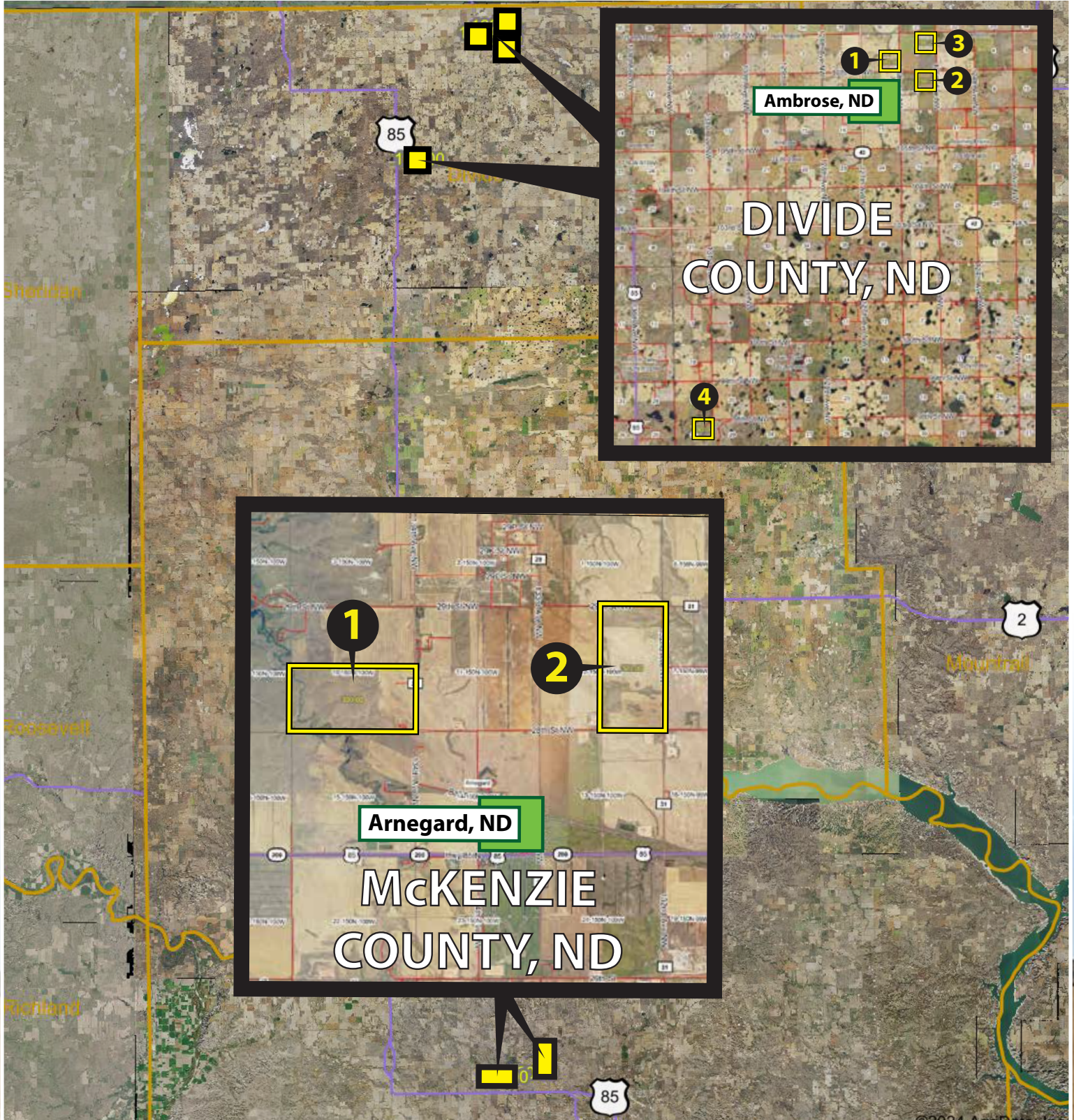


**John Stober**

701.426.8834 • jstober@pifers.com



# OVERALL PROPERTY



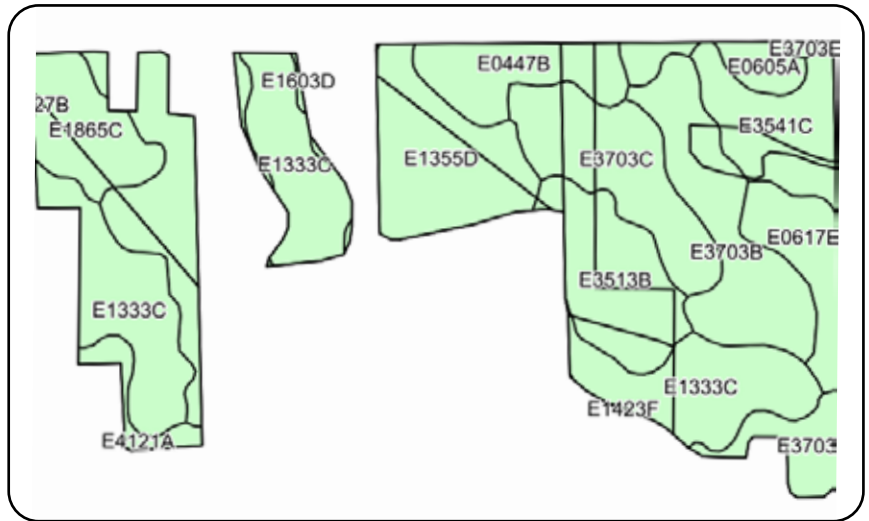
# PARCEL 1 • MCKENZIE COUNTY

**Acres:** 320 +/-  
**Legal:** S½ (includes IT 61) 10-150-100  
**Crop Acres:** 149.62 +/- (79.33 +/- Acres Currently Seeded to Wheat, 70.29 +/- Acres in Grass)  
**Pasture & Grass Acres:** 170.38 +/- (Fenced Pasture)  
**Taxes (2023):** \$544.85



# PARCEL 1 • MCKENZIE COUNTY

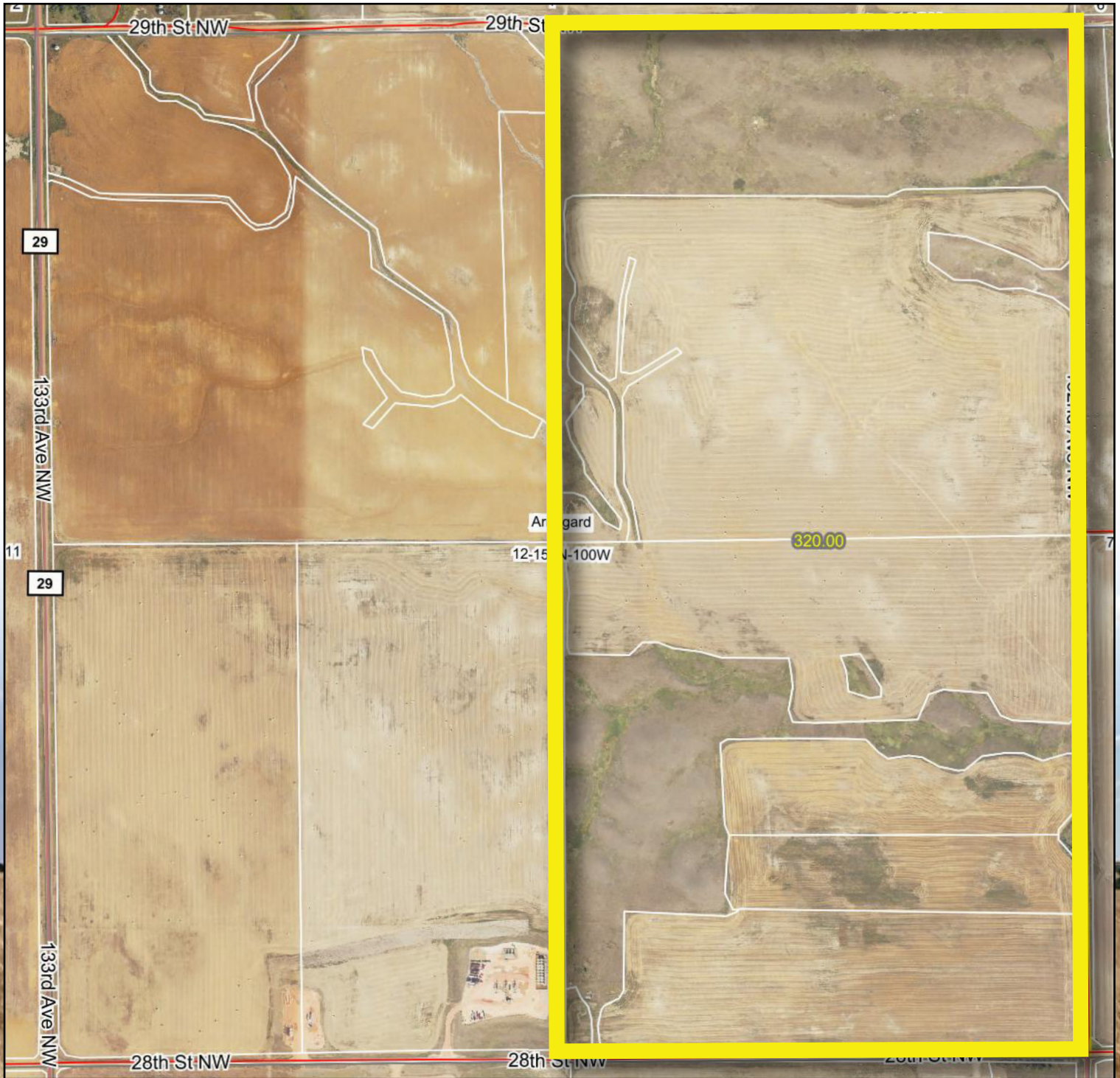
Crop	Base Acres	Yield
Wheat	70.9	27 bu.
<b>Total Base Acres: 70.9</b>		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	34.30	22.7%	IVe	40
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	27.05	18.0%	Vle	32
E3703B	Dooley-Zahl complex, 3 to 6 percent slopes	20.82	13.8%	IIIe	66
E3703C	Dooley-Zahl complex, 6 to 9 percent slopes	14.35	9.5%	IVe	53
E3513B	Niobell-Williams loams, 3 to 6 percent slopes	12.44	8.3%	Ile	76
E3541C	Williams-Zahl loams, 6 to 9 percent slopes	10.39	6.9%	IIIe	60
E1865C	Tally-Parshall fine sandy loams, 6 to 9 percent slopes	8.96	5.9%	IVe	50
E0447B	Daglum-Belfield complex, 0 to 6 percent slopes	8.64	5.7%	IVs	56
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	7.02	4.7%	Ile	65
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	4.08	2.7%	IIs	82
E4121A	Havrelon loam, 0 to 2 percent slopes, occasionally flooded	2.35	1.6%	Ile	77
E1603D	Beisigl-Telfer loamy fine sands, 6 to 15 percent slopes	0.23	0.2%	Vle	27
<b>Weighted Average</b>					<b>52.1</b>

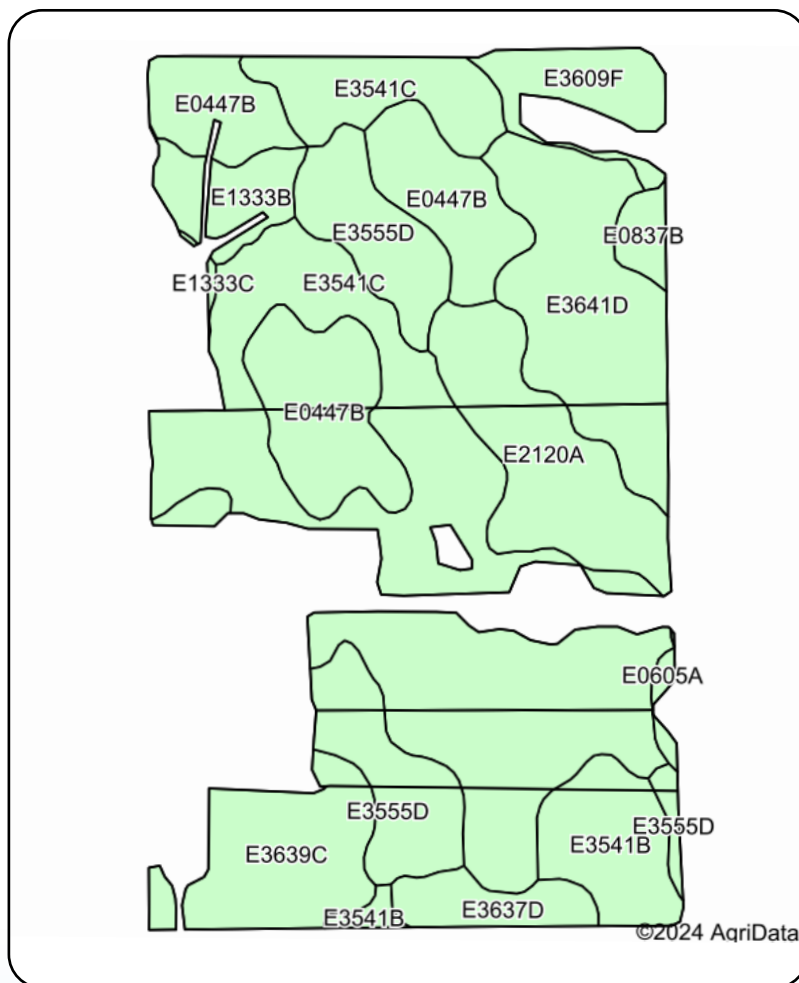
# PARCEL 2 • MCKENZIE COUNTY

**Acres:** 320 +/-  
**Legal:** E½ 12-150-100  
**Crop Acres:** 214.31 +/-  
**Grass Acres:** 105.69 +/-  
**Taxes (2023):** \$543.06



# PARCEL 2 • MCKENZIE COUNTY

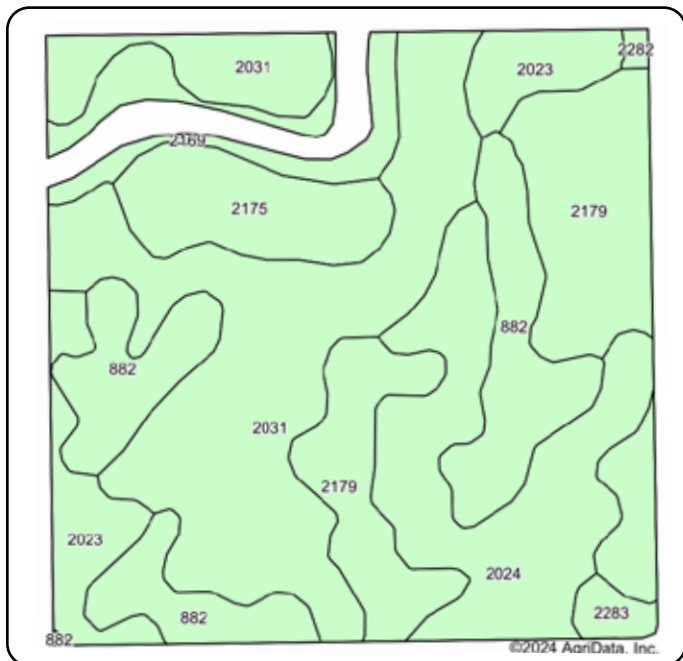
Crop	Base Acres	Yield
Wheat	165.4	27 bu.
<b>Total Base Acres: 165.4</b>		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3541C	Williams-Zahl loams, 6 to 9 percent slopes	70.49	33.7%	IIIe	60
E0447B	Daglun-Belfield complex, 0 to 6 percent slopes	29.14	13.9%	IVs	56
E3641D	Zahl-Cabba-Williams complex, 9 to 15 percent slopes	22.72	10.8%	VIe	37
E3555D	Zahl-Williams loams, 9 to 15 percent slopes	21.77	10.4%	VIe	44
E2120A	Farnuf loam, 0 to 2 percent slopes	17.89	8.5%	IIc	89
E3639C	Zahl-Williams-Cabba complex, 6 to 9 percent slopes	14.79	7.1%	IVe	53
E3541B	Williams-Zahl loams, 3 to 6 percent slopes	10.95	5.2%	IIe	77
E3609F	Zahl-Cabba-Maschetah complex, 6 to 70 percent slopes	7.09	3.4%	VIIe	36
E1333B	Vebar-Cohagen fine sandy loams, 3 to 6 percent slopes	6.03	2.9%	IIIe	50
E3637D	Zahl-Beisigl-Tally complex, 9 to 15 percent slopes	5.17	2.5%	VIe	34
E0837B	Wyola silty clay loam, 2 to 6 percent slopes	2.32	1.1%	IIe	85
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	0.84	0.4%	IIs	82
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	0.30	0.1%	IVe	40
<b>Weighted Average</b>					<b>56.8</b>

# PARCEL 1 • DIVIDE COUNTY

**Acres:** 160 +/-  
**Legal:** SE¼ 1-163-99  
**Crop Acres:** 150.77 +/-  
**Taxes (2023):** \$1,042.58



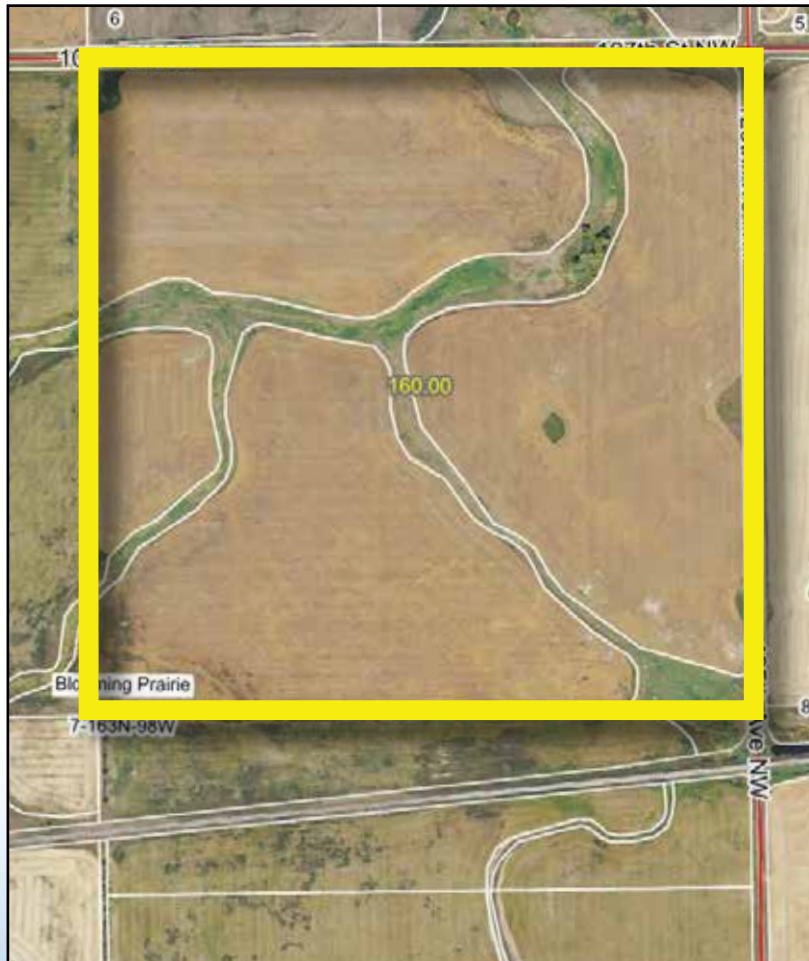
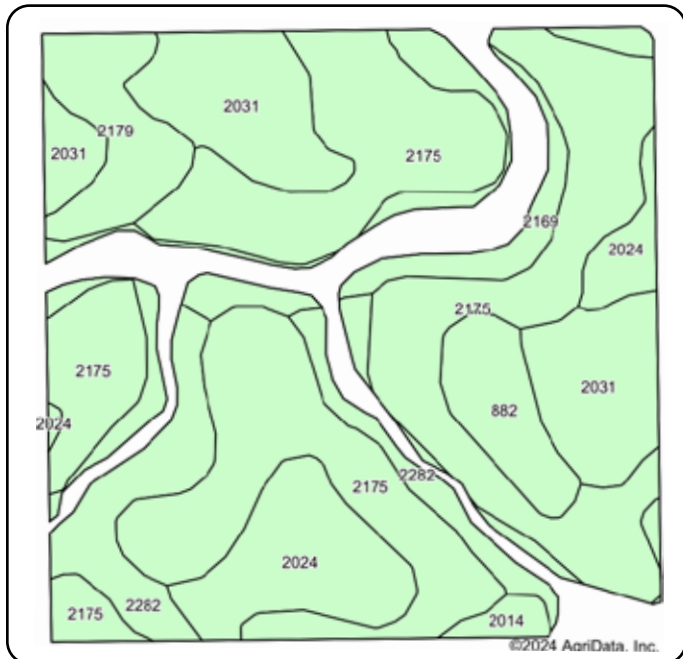
Crop	Base Acres	Yield
Wheat	92.75	37 bu.
Dry Peas	30.92	1,911 lbs.
<b>Total Base Acres: 123.67</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
2031	Williams-Zahl loams, 3 to 6 percent slopes	45.38	30.0%	Ile	76
2179	Noonan-Niobell loams, 0 to 6 percent slopes	27.27	18.1%	IVs	57
882	Hamerly-Tonka complex, 0 to 3 percent slopes	23.48	15.6%	IIw	83
2024	Williams-Niobell loams, 3 to 6 percent slopes	23.35	15.5%	Ile	76
2023	Williams-Niobell loams, 0 to 3 percent slopes	11.10	7.4%	IIc	80
2175	Zahl-Williams loams, 6 to 9 percent slopes	10.24	6.8%	IVe	60
2169	Harriet, Regan, and Stirum soils, 0 to 2 percent slopes	7.89	5.2%	VI s	37
2283	Niobell-Noonan-Tonka complex, 0 to 6 percent slopes	1.65	1.1%	Ile	65
2282	Noonan-Niobell-Tonka complex, 0 to 3 percent slopes	0.41	0.3%	II s	65
<b>Weighted Average</b>					<b>70.7</b>



# PARCEL 2 • DIVIDE COUNTY

**Acres:** 160 +/-  
**Legal:** NE¼ 7-163-98  
**Crop Acres:** 139.75 +/-  
**Taxes (2023):** \$1,007.24

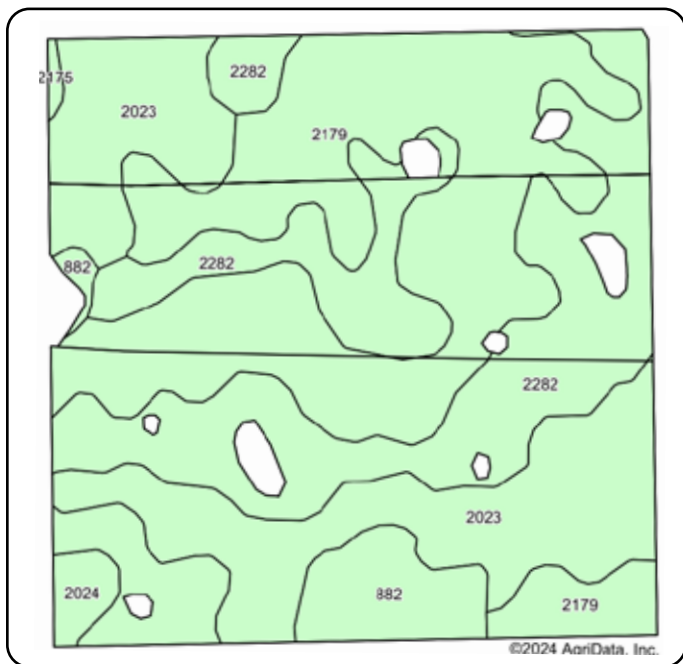


Crop	Base Acres	Yield
Wheat	85.96	37 bu.
Dry Peas	28.65	1,911 lbs.
<b>Total Base Acres: 114.61</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
2175	Zahl-Williams loams, 6 to 9 percent slopes	66.11	47.4%	IVe	60
2031	Williams-Zahl loams, 3 to 6 percent slopes	20.06	14.4%	Ile	76
2282	Noonan-Niobell-Tonka complex, 0 to 3 percent slopes	15.26	10.9%	IIIs	65
2024	Williams-Niobell loams, 3 to 6 percent slopes	13.18	9.4%	Ile	76
2169	Harriet, Regan, and Stirum soils, 0 to 2 percent slopes	10.07	7.2%	VIIs	37
2179	Noonan-Niobell loams, 0 to 6 percent slopes	7.55	5.4%	IVs	57
882	Hamerly-Tonka complex, 0 to 3 percent slopes	6.21	4.4%	IIW	83
2014	Williams-Bowbells loams, 0 to 3 percent slopes	1.31	0.9%	IIc	90
<b>Weighted Average</b>					<b>63.8</b>

# PARCEL 3 • DIVIDE COUNTY

**Acres:** 160.24 +/-  
**Legal:** S½NE¼ & Lots 1-2 in 6-163-98  
**Crop Acres:** 152.83 +/-  
**Taxes (2023):** \$1,028.00



Crop	Base Acres	Yield
Wheat	93.99	37 bu.
Dry Peas	31.33	1,911 lbs.
<b>Total Base Acres: 125.32</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
2179	Noonan-Niobell loams, 0 to 6 percent slopes	55.24	36.1%	IVs	57
2282	Noonan-Niobell-Tonka complex, 0 to 3 percent slopes	49.87	32.6%	IIIs	65
2023	Williams-Niobell loams, 0 to 3 percent slopes	37.31	24.4%	IIc	80
882	Hamerly-Tonka complex, 0 to 3 percent slopes	7.91	5.2%	IIw	83
2024	Williams-Niobell loams, 3 to 6 percent slopes	2.12	1.4%	Ile	76
2175	Zahl-Williams loams, 6 to 9 percent slopes	0.40	0.3%	Ive	60
<b>Weighted Average</b>					<b>66.8</b>

# PARCEL 4 • DIVIDE COUNTY

**Acres:** 160 +/-  
**Legal:** NE¼ 30-162-99  
**Pasture Acres:** 160.9 +/- (Exceeds Tax Deeded Acres)  
**Taxes (2023):** \$343.25



# McKENZIE COUNTY PHOTOS



# DIVIDE COUNTY 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 12/10/24. 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 10, 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.

# Pifer's



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