

1,117.49 +/- Acres • Burleigh County, ND

LAND AUCTION

Wednesday, October 23, 2024 – 1:00 p.m.

Location: Baymont by Wyndham • Mandan, ND

OWNER: Meta Maynard Life Estate



Pifer's

701.475.7653

www.pifers.com

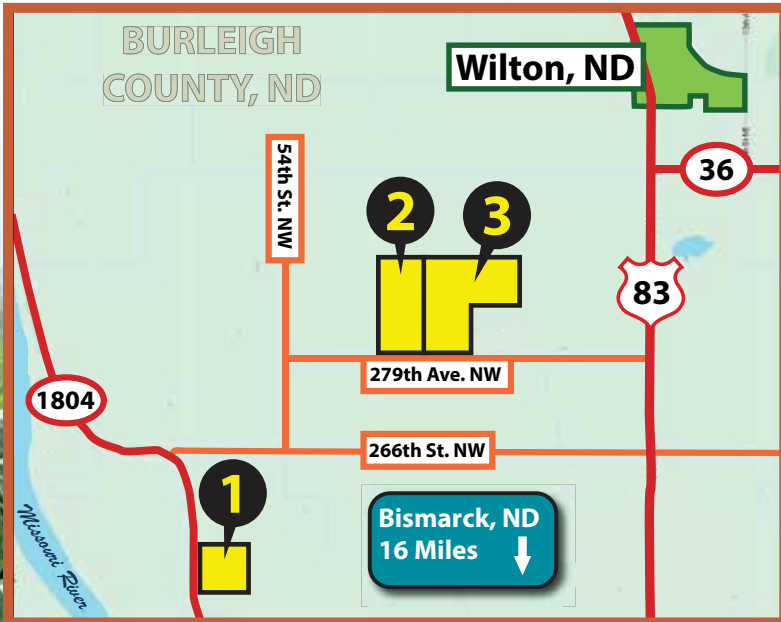
AUCTION NOTE

Pifer's is excited to present an exceptional opportunity to acquire four diverse parcels of land, each offering its own unique benefits. This property features a combination of highly productive cropland, with Soil Productivity Index (SPI) in the 60s & 70s. The land also includes lush pastureland, full of native grasses that provide ideal grazing conditions for livestock. For hunting enthusiasts, the property boasts prime hunting grounds, complete with natural draws and water sources that attract a variety of wildlife, making it a hunter's paradise. Parcel 3 contains a small farmstead with well water and spectacular views. Don't miss out on this chance to own a part of this remarkable property!

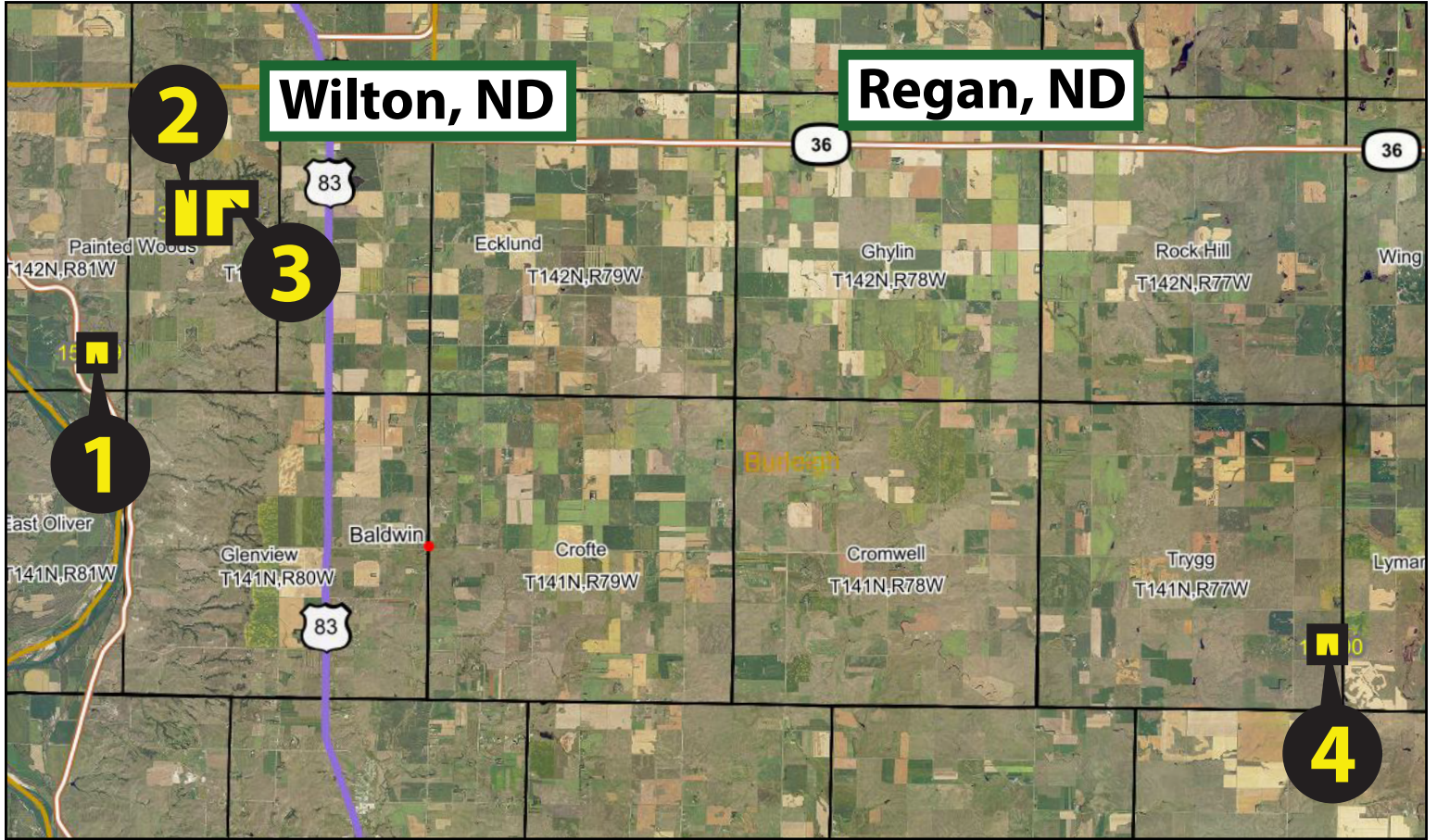
DRIVING DIRECTIONS

Parcels 1-3: From the US Hwy. #83 and 71st Ave. NE interchange north of Bismarck, ND, go 16 miles north on US Hwy. #83 to 279th Ave. NW. Go 2 miles west on 279th Ave. NW. Here you will be at parcels 2 and 3. Proceed 2 miles west on 279th Ave. NW to 54th St. NW. Go 1 mile south on 54th St. NW to 266th Ave. NW. Go 1 mile west on 266th St. NW to ND Hwy. #1804. Go 1 mile south on ND Hwy. #1804. Here you will be at the northwest corner of parcel 1.

Parcel 4: From the I-94 Exit #176 (McKenzie Exit), go north to 30th Ave. NE. Go east on 30th Ave. NE for one mile and follow the curve north onto 249th St. NE for 11 miles to 175th Ave. NE. Go a half mile east on 175th Ave. NE. Here you will be at the southwest corner of the property.



OVERALL PROPERTY



CONTACT

Darin Peterson

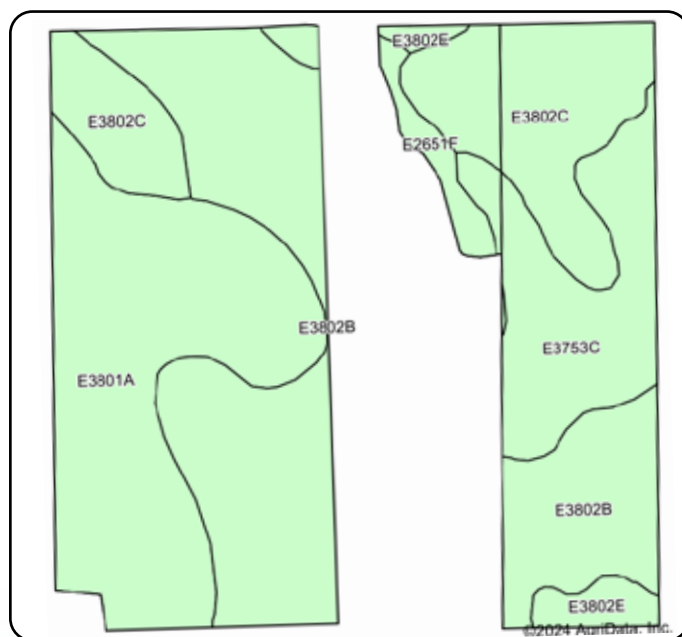
701.220.5396

darin@pifers.com

PARCEL 1

Acres: 157.49 +/-
Legal: NW¼ Less R/W 2.51 Acres 36-142-81
Crop Acres: 117.12 +/-
Pasture Acres: 36.04 +/-
Taxes (2023): \$904.89

This parcel features breathtaking views, great hunting opportunities and easy access off ND Hwy. #1804. There are 117.12 +/- crop acres of very productive cropland with an average SPI of 77.5 all within 20 minutes of Bismarck, ND.



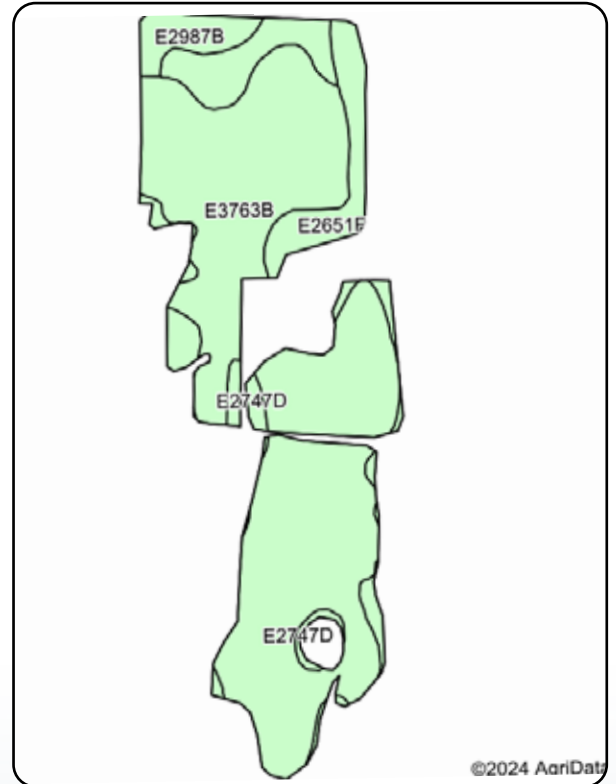
Crop	Base Acres	Yield
Wheat	53.78	33 bu.
Sunflowers	30.63	1,973 lbs.
Barley	9.64	45 bu.
Total Base Acres: 94.05		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3802B	Linton-Mandan silt loams, 2 to 6 percent slopes	40.25	34.3%	Ile	83
E3801A	Mandan-Linton silt loams, 0 to 2 percent slopes	33.35	28.5%	IIc	92
E3802C	Linton-Mandan silt loams, 6 to 9 percent slopes	21.52	18.4%	IIIe	67
E3753C	Omio-Amor silt loams, 6 to 9 percent slopes	15.95	13.6%	IIIe	64
E3802E	Linton-Sutley-Mandan silt loams, 9 to 25 percent slopes	3.49	3.0%	IVe	39
E2651F	Werner-Amor-Arnegard loams, 9 to 50 percent slopes	2.56	2.2%	VIe	25
Weighted Average					77.5

PARCEL 2

Acres: 320 +/-
Legal: W½ 17-142-80
Crop Acres: 90.81 +/-
Pasture Acres: 225.43 +/- (Estimate)
Taxes (2023): \$915.07

This parcel features 90.81 +/- crop acres of productive cropland with an average SPI of 73.4 as well as steep wooded valleys and native grasses creating fantastic hunting opportunities for mule deer, white-tailed deer and pheasants.



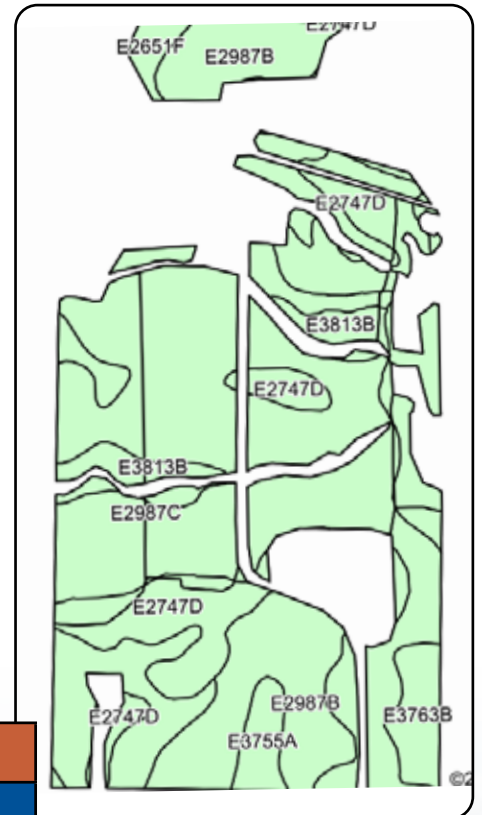
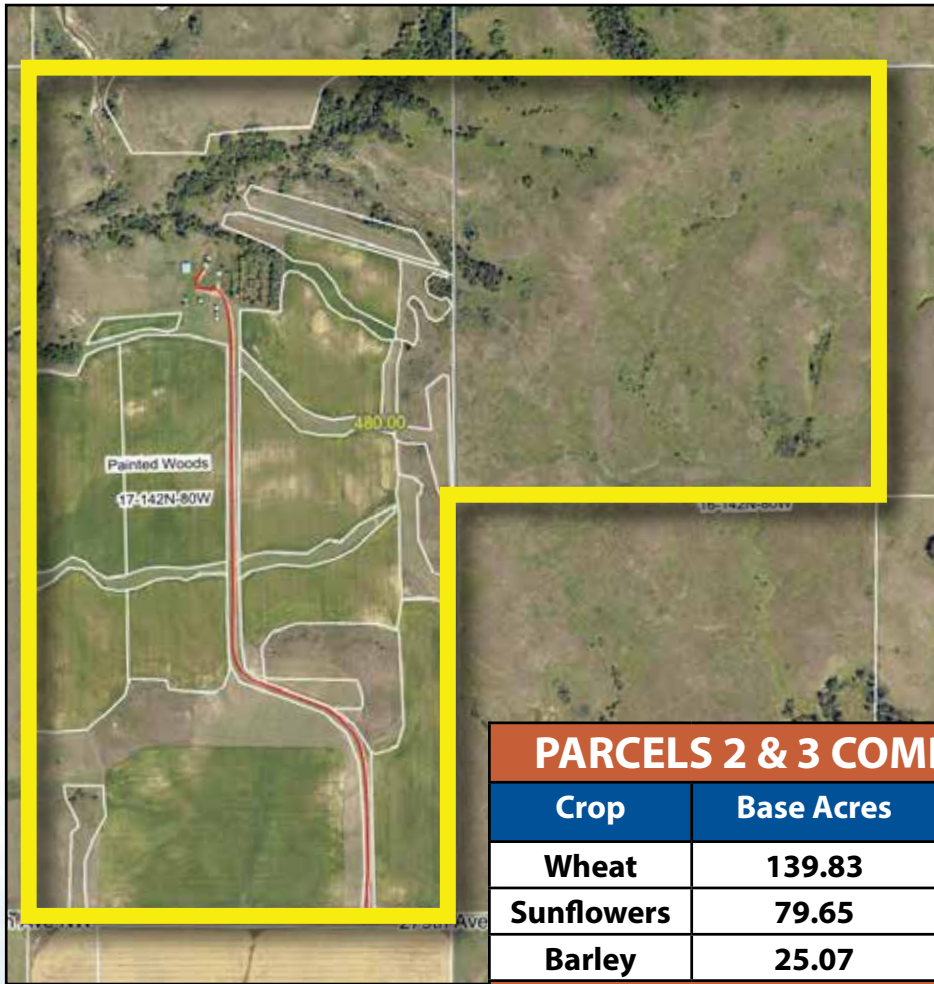
PARCELS 2 & 3 COMBINED		
Crop	Base Acres	Yield
Wheat	139.83	33 bu.
Sunflowers	79.65	1,973 lbs.
Barley	25.07	45 bu.
Total Base Acres: 244.55		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3763B	Temvik-Wilton-Williams silt loams, 3 to 6 percent slopes	69.35	76.4%	Ile	84
E2747D	Werner-Chama-Sen silt loams, 9 to 15 percent slopes	9.82	10.8%	Vle	38
E2651F	Werner-Amor-Arnegard loams, 9 to 50 percent slopes	8.12	8.9%	Vle	25
E2987B	Sen-Chama silt loams, 3 to 6 percent slopes	3.52	3.9%	Ile	76
Weighted Average					73.4

PARCEL 3

Acres: 480 +/-
Legal: E½ 17-142-80 & NW¼ 16-142-80
Crop Acres: 212.12 +/-
Pasture Acres: 267.76 +/- (Estimate)
Taxes (2023): \$1,743.01

This parcel features a small farmstead and outbuildings complete with well water, mature trees and steep wooded valleys. The crop acres have an average SPI of 60.3 with the balance in pasture comprised of coulees and native grasses creating ideal conditions for mule deer, white-tailed deer and pheasants.



PARCELS 2 & 3 COMBINED		
Crop	Base Acres	Yield
Wheat	139.83	33 bu.
Sunflowers	79.65	1,973 lbs.
Barley	25.07	45 bu.
Total Base Acres: 244.55		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2987C	Sen-Chama silt loams, 6 to 9 percent slopes	113.16	53.5%	IIIe	60
E2747D	Werner-Chama-Sen silt loams, 9 to 15 percent slopes	41.89	19.7%	VIe	38
E2987B	Sen-Chama silt loams, 3 to 6 percent slopes	33.59	15.8%	IIe	76
E3813B	Grassna silt loam, loess, 2 to 6 percent slopes	8.77	4.1%	IIe	92
E3763B	Temvik-Wilton-Williams silt loams, 3 to 6 percent slopes	6.61	3.1%	IIe	84
E3755A	Temvik-Wilton silt loams, 0 to 3 percent slopes	4.65	2.2%	IIc	90
E2651F	Werner-Amor-Arnegard loams, 9 to 50 percent slopes	3.45	1.6%	VIe	25
Weighted Average					60.3

PARCEL 3 • FARMSTEAD INFORMATION

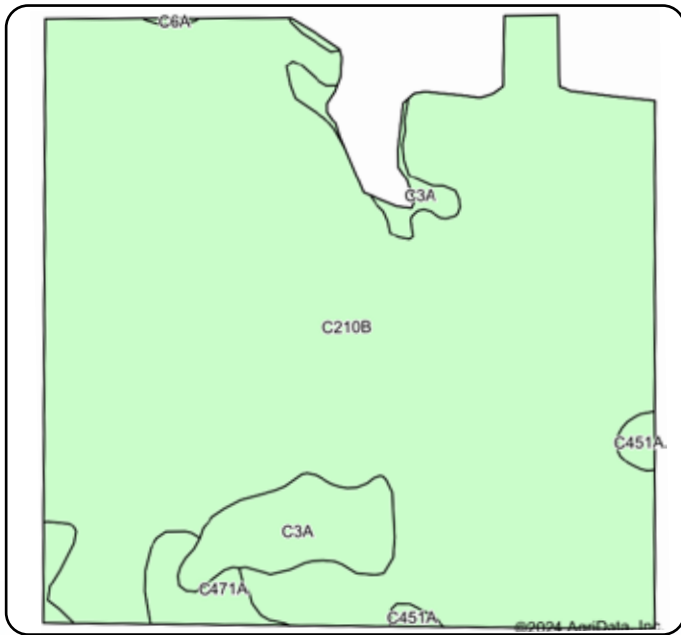
Bedrooms:	1
Bathrooms:	1
HVAC:	Forced Air Furnace (500 Gallon Propane Tank)
Utilities:	Well Water, Septic Holding Tank, Fiberoptics
Quonset:	Full Concrete Floor, Electricity
Livestock Barn:	Electricity
Metal Grain Bins:	3 Total



PARCEL 4

Acres: 160 +/-
Legal: SE¼ 25-141-77
Crop Acres: 142.62 +/-
Pasture Acres: 11.56 +/-
Taxes (2023): \$795.05

This parcel features very productive cropland comprised of all Class II and III Soils with an average SPI of 79.6!



Crop	Base Acres	Yield
Wheat	96.66	32 bu.
Corn	34.9	86 bu.
Total Base Acres: 131.56		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	129.44	90.8%	Ile	83
C3A	Parnell silty clay loam, 0 to 1 percent slopes	8.47	5.9%	Vw	20
C471A	Grail silty clay loam, 0 to 2 percent slopes	3.55	2.5%	IIc	95
C451A	Arnegard loam, 0 to 2 percent slopes	1.06	0.7%	IIc	98
C6A	Tonka-Parnell complex, 0 to 1 percent slopes	0.10	0.1%	IVw	37
Weighted Average					79.6

PROPERTY PHOTOS



PROPERTY PHOTOS



Parcel 3



Parcel 4



Parcel 3



Parcel 4



Parcel 3



Parcel 4

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 12/9/24. 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 9, 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



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