

Premier James River Valley Land Auction

1,957.47 +/- Acres • LaMoure County, ND

Tuesday, October 29, 2024 – 1:00 p.m.

Auction Location: Gladstone Inn & Suites • Jamestown, ND

OWNER: *Jeanette I. McCleary Revocable Trust*



Pifer's

701.475.7653

www.pifers.com

INTRODUCTION

Dear Prospective Buyers,

I would like to personally invite you to take a look at this extraordinary and rare opportunity to own over 1,900 +/- acres of highly productive cropland! These 12 remarkable parcels of land are distinguished by their impressive Soil Productivity Indexes (SPI) ranging from the 70s to the 80s, making it ideal for growing corn, soybeans, pinto beans and small grains.

A highlight of this offering is parcel 11, where the picturesque James River winds its way through, creating an idyllic setting with excellent hunting opportunities.

Each parcel features great access, with well-maintained ditches and efficient drainage systems in place. The majority of the land is comprised of Barnes-Svea loams, recognized as Class II soils, further enhancing its agricultural value.

This property is available for farming in 2025, with no existing leases or U.S. Fish and Wildlife easements, providing a clear path for new ownership. Whether you're looking to expand your farming operation or seeking a solid investment, this land offers an unparalleled opportunity.

I look forward to seeing you at the auction!



Darin Peterson

701.220.5396

darin@pifers.com



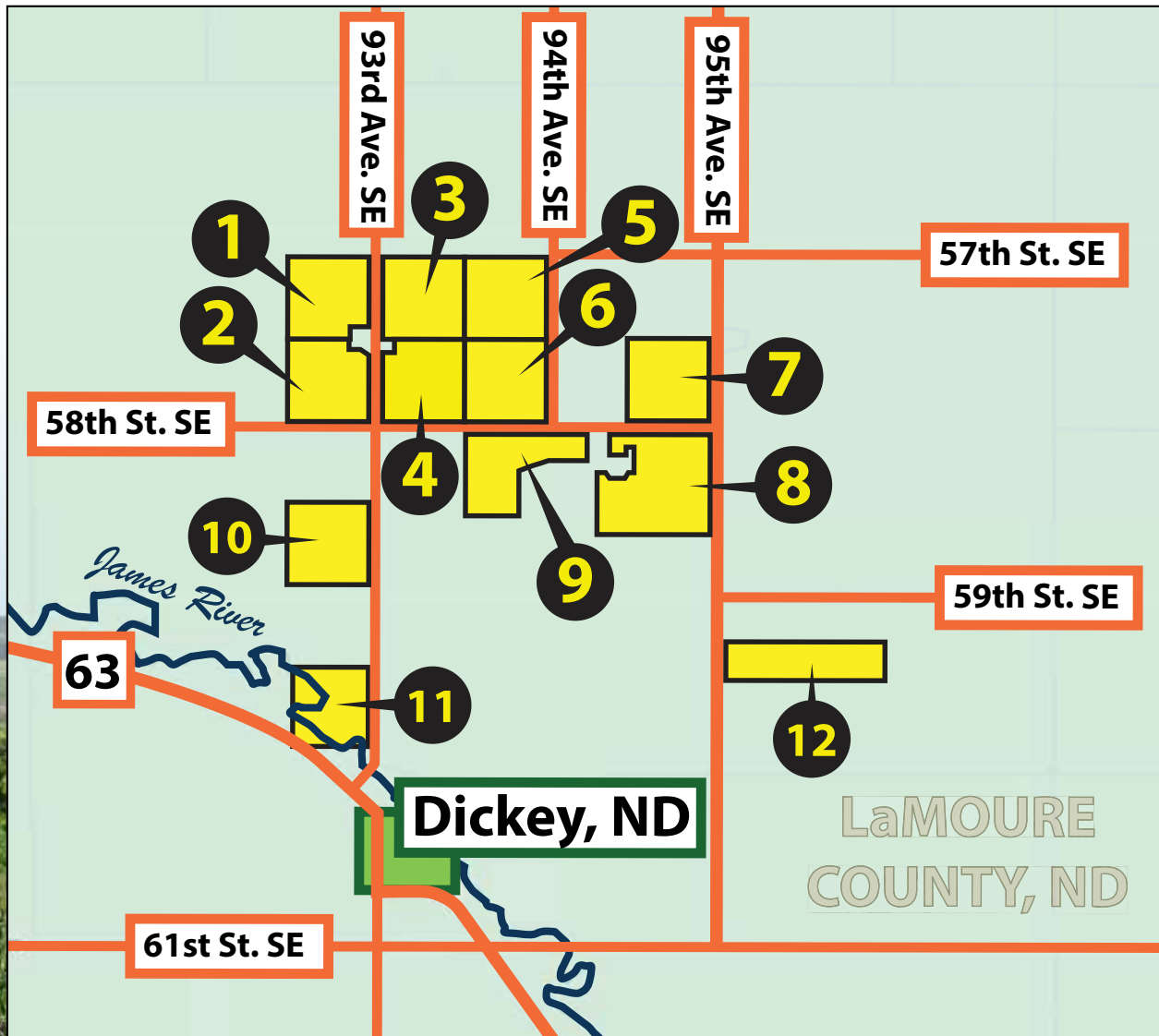
DRIVING DIRECTIONS

Parcels 1-4: From Dickey, ND, go a quarter mile northwest on County Rd. #63 to 93rd Ave. SE. Go 2.5 miles north on 93rd Ave. SE. Parcels 1 and 2 will be to the west and parcels 3 and 4 to the east.

Parcels 5, 6 & 9: From Dickey, ND, go a quarter mile northwest on County Rd. #63 to 93rd Ave. SE. Go 2 miles north on 93rd Ave. SE to 58th St. SE. Go 1 mile east on 58th St. SE. Here you will be at the southeast corner of parcel 6 and the northeast corner of parcel 9. Go ½ mile north on 94th Ave. SE to the southeast corner of parcel 5.

Parcels 7, 8 & 12: From Dickey, ND, go a quarter mile northwest on County Rd. #63 to 93rd Ave. SE. Go 2 miles north on 93rd Ave. SE to 58th St. SE. Go 2 miles east on 58th St. SE to 95th Ave. SE. Here you will be at the southeast corner of parcel 7 and the northeast corner of parcel 8. Go 1 ¼ mile south on 95th Ave. SE to the northwest corner of parcel 12.

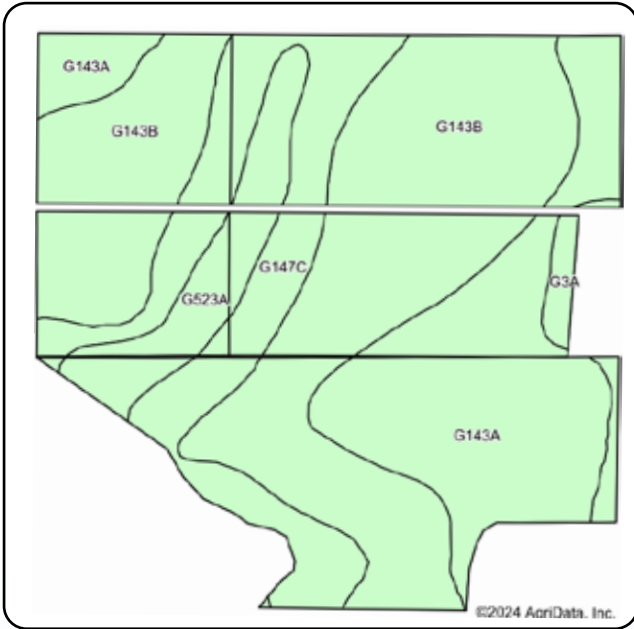
Parcels 10 & 11: From Dickey, ND, go a quarter mile northwest on County Rd. #63 to 93rd Ave. SE. Go a quarter mile north on 93rd Ave. SE. Here you will be at the southeast corner of parcel 11. Go 1 mile north on 93rd Ave. SE to the southeast corner of parcel 10.



PARCEL 1

Acres: 153.12 +/-
Legal: NE¼ Less Auditor's Lot 21-1 in 21-136-62
Crop Acres: 126 +/-
Taxes (2023): \$1,492.46

Parcel 1 offers 126 +/- acres of productive cropland with an average SPI of 69.7. The balance of the acreage is rolling pastureland that supports wildlife habitat.



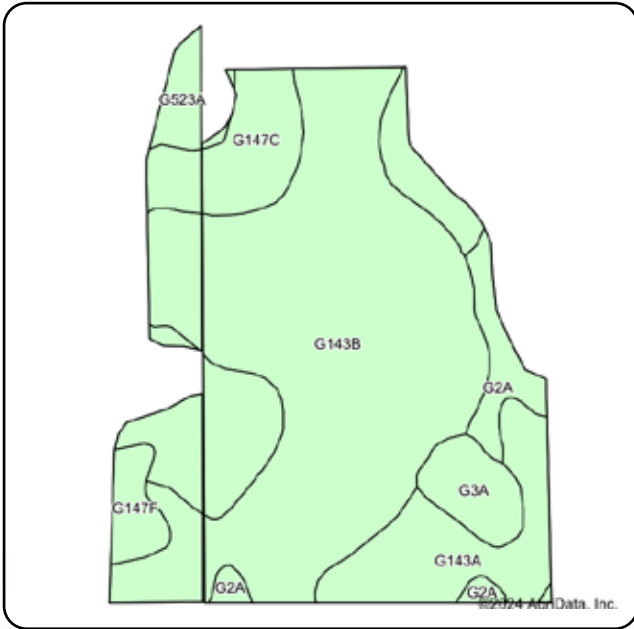
PARCELS 1-6 COMBINED		
Crop	Base Acres	Yield
Corn	375.92	54 bu.
Soybeans	425.14	31 bu.
Total Base Acres: 801.06		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	56.47	45.4%	Ile	75
G143A	Barnes-Svea loams, 0 to 3 percent slopes	32.42	26.1%	IIc	85
G147C	Buse-Barnes-Darnen loams, 3 to 9 percent slopes	23.42	18.9%	IVe	60
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	9.22	7.4%	VIw	21
G3A	Parnell silty clay loam, 0 to 1 percent slopes	2.68	2.2%	Vw	25
Weighted Average					69.7

PARCEL 2

Acres: 149.45 +/-
Legal: SE¼ Less Auditor's Lot 21-1 & Lot 21-2 in 21-136-62
Crop Acres: 103.78 +/- (Estimate)
Taxes (2023): \$1,392.71

Parcel 2 offers 103.78 +/- acres of productive cropland with an average SPI of 68.1 The balance of the acreage is rolling pastureland and a meandering creek that supports wildlife habitat.



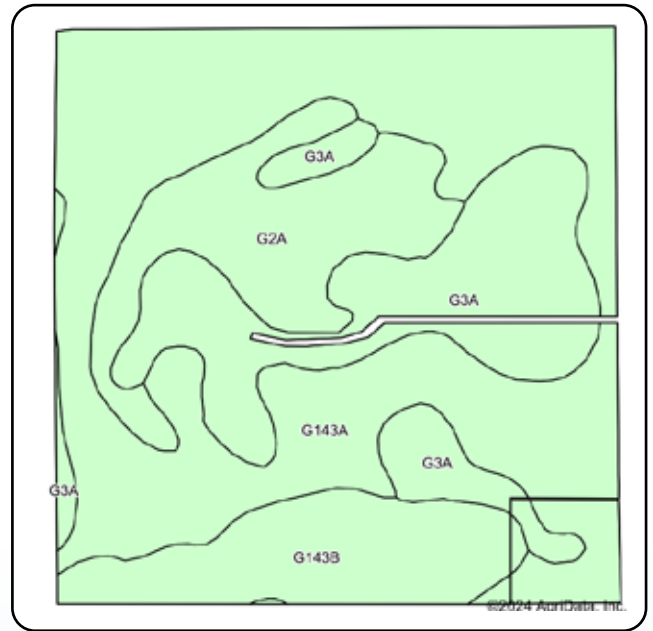
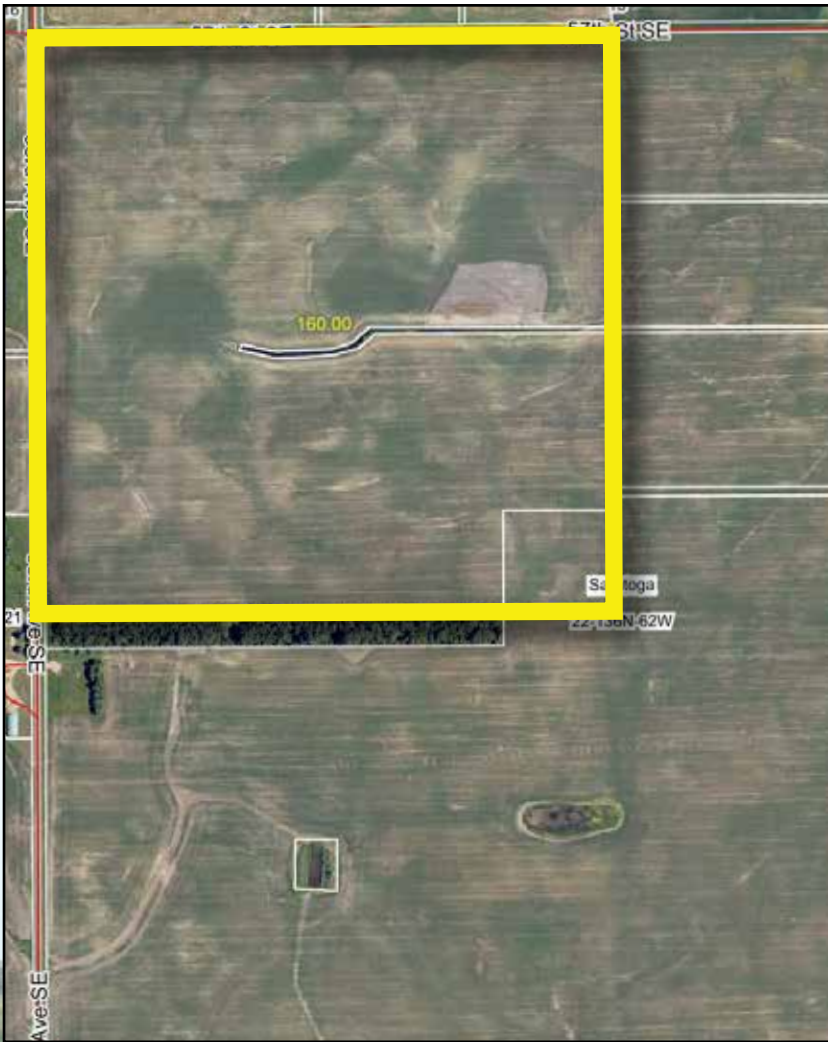
PARCELS 1-6 COMBINED		
Crop	Base Acres	Yield
Corn	375.92	54 bu.
Soybeans	425.14	31 bu.
Total Base Acres: 801.06		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	58.88	56.8%	Ile	75
G147C	Buse-Barnes-Darnen loams, 3 to 9 percent slopes	16.40	15.8%	IVe	60
G143A	Barnes-Svea loams, 0 to 3 percent slopes	14.31	13.8%	IIc	85
G2A	Tonka silt loam, 0 to 1 percent slopes	4.72	4.5%	IVw	42
G3A	Parnell silty clay loam, 0 to 1 percent slopes	4.22	4.1%	Vw	25
G147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	2.75	2.6%	VIIe	33
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	2.50	2.4%	VIw	21
Weighted Average					68.1

PARCEL 3

Acres: 160 +/-
Legal: NW¼ 22-136-62
Crop Acres: 156.9 +/-
Taxes (2023): \$1,485.88

Parcel 3 offers 156.9 +/- acres of productive cropland with an average SPI of 63.7 and great access.



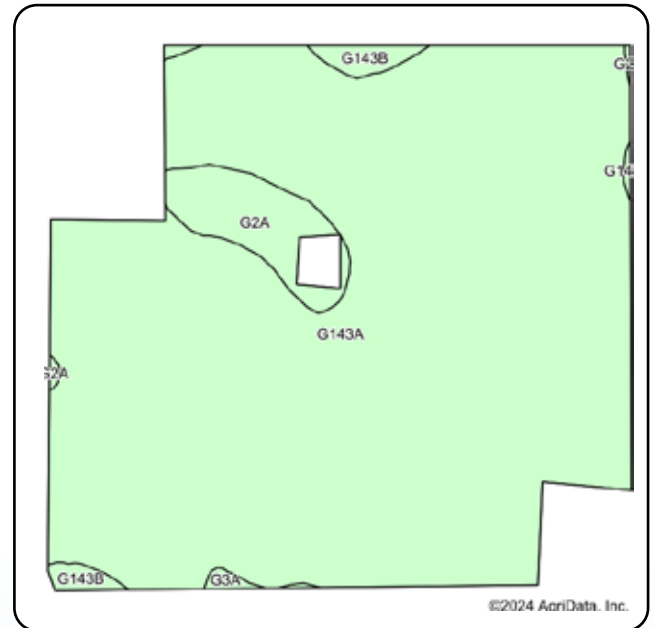
PARCELS 1-6 COMBINED		
Crop	Base Acres	Yield
Corn	375.92	54 bu.
Soybeans	425.14	31 bu.
Total Base Acres: 801.06		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	78.00	50.4%	IIc	85
G3A	Parnell silty clay loam, 0 to 1 percent slopes	35.65	23.1%	Vw	25
G2A	Tonka silt loam, 0 to 1 percent slopes	22.62	14.6%	IVw	42
G143B	Barnes-Svea loams, 3 to 6 percent slopes	18.33	11.9%	Ile	75
Weighted Average					63.7

PARCEL 4

Acres: 148.01 +/-
Legal: SW¼ Less 11.99 Acres 22-136-62
Crop Acres: 142.51 +/- (Estimate)
Taxes (2023): \$1,892.40

Parcel 4 offers 142.51 +/- acres of productive cropland with an average SPI of 82.8 and excellent drainage. There is also mature tree rows and a small grain bin site on parcel 4.



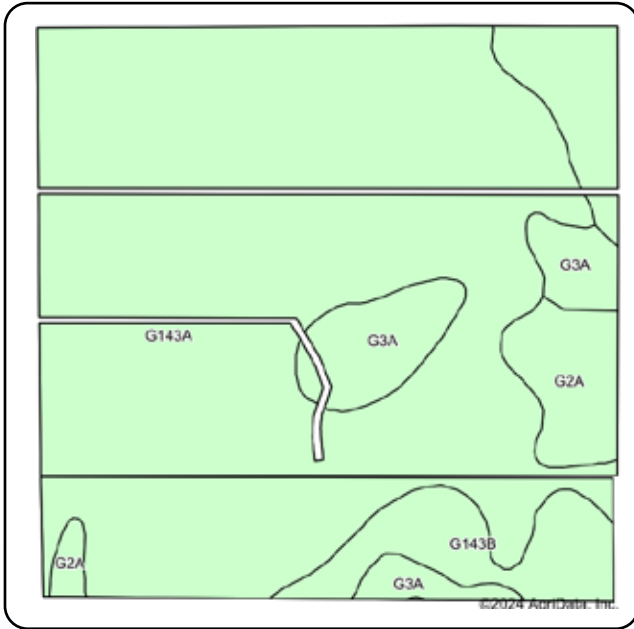
PARCELS 1-6 COMBINED		
Crop	Base Acres	Yield
Corn	375.92	54 bu.
Soybeans	425.14	31 bu.
Total Base Acres: 801.06		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	125.88	93.7%	IIc	85
G2A	Tonka silt loam, 0 to 1 percent slopes	5.85	4.4%	IVw	42
G143B	Barnes-Svea loams, 3 to 6 percent slopes	2.16	1.6%	IIe	75
G3A	Parnell silty clay loam, 0 to 1 percent slopes	0.39	0.3%	Vw	25
Weighted Average					82.8

PARCEL 5

Acres: 160 +/-
Legal: NE¼ 22-136-62
Crop Acres: 156.76 +/-
Taxes (2023): \$1,801.12

Parcel 5 offers all productive cropland with an average SPI of 77.1 and good drainage.



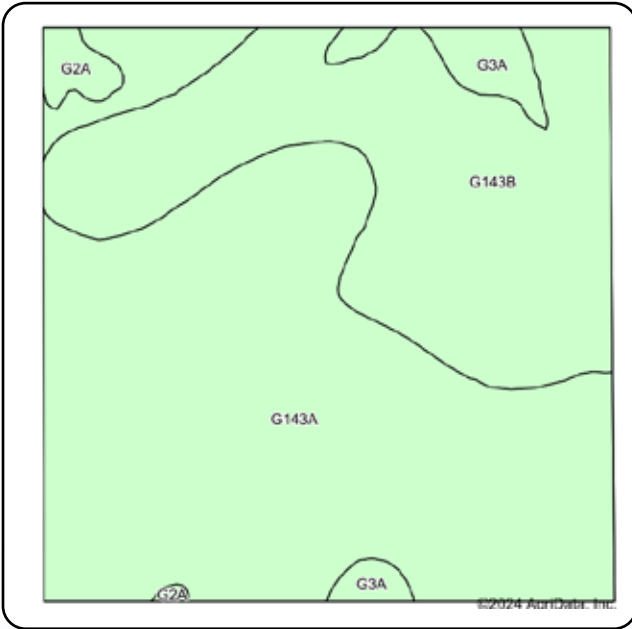
PARCELS 1-6 COMBINED		
Crop	Base Acres	Yield
Corn	375.92	54 bu.
Soybeans	425.14	31 bu.
Total Base Acres: 801.06		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	119.54	76.2%	IIc	85
G143B	Barnes-Svea loams, 3 to 6 percent slopes	17.22	11.0%	IIe	75
G3A	Parnell silty clay loam, 0 to 1 percent slopes	11.85	7.6%	Vw	25
G2A	Tonka silt loam, 0 to 1 percent slopes	8.15	5.2%	IVw	42
Weighted Average					77.1

PARCEL 6

Acres: 160 +/-
Legal: SE¼ 22-136-62
Crop Acres: 156.14 +/-
Taxes (2023): \$1,853.83

Parcel 6 offers all 160 +/- acres of productive cropland with mostly all Barnes – Svea Loams soils and an average SPI of 78.9.



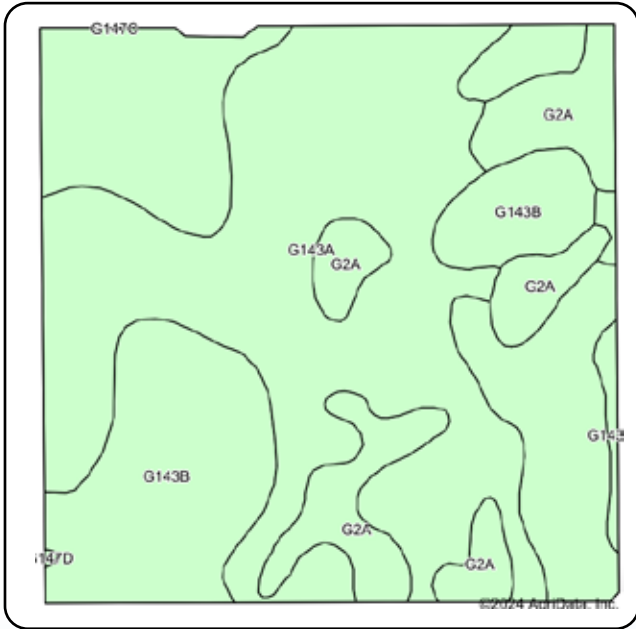
PARCELS 1-6 COMBINED		
Crop	Base Acres	Yield
Corn	375.92	54 bu.
Soybeans	425.14	31 bu.
Total Base Acres: 801.06		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	94.34	60.4%	IIc	85
G143B	Barnes-Svea loams, 3 to 6 percent slopes	54.20	34.7%	IIe	75
G3A	Parnell silty clay loam, 0 to 1 percent slopes	5.25	3.4%	Vw	25
G2A	Tonka silt loam, 0 to 1 percent slopes	2.35	1.5%	IVw	42
Weighted Average					78.9

PARCEL 7

Acres: 160 +/-
Legal: SE¼ 23-136-62
Crop Acres: 156.63 +/-
Taxes (2023): \$1,799.24

Parcel 7 is a standalone quarter encompassing 156.63 +/- strong cropland acres with an average SPI of 75.1!



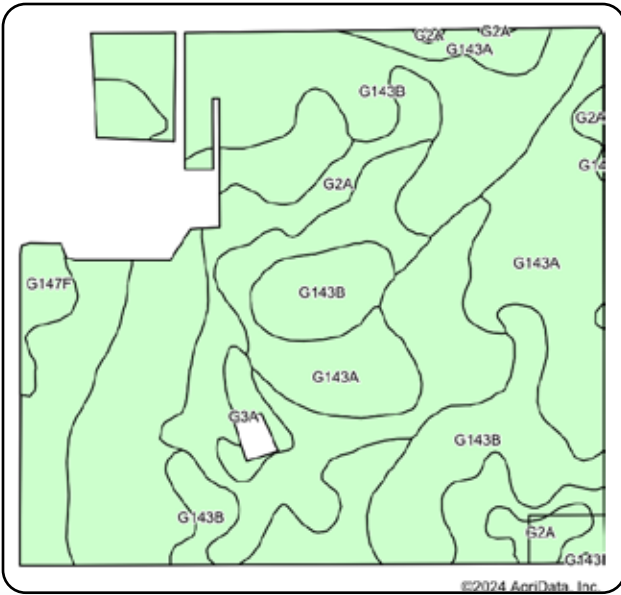
Crop	Base Acres	Yield
Corn	70.88	138 bu.
Soybeans	72.58	32 bu.
Total Base Acres: 143.46		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	72.06	46.0%	IIc	85
G143B	Barnes-Svea loams, 3 to 6 percent slopes	63.15	40.3%	IIe	75
G2A	Tonka silt loam, 0 to 1 percent slopes	21.34	13.6%	IVw	42
G147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	0.08	0.1%	VIe	46
Weighted Average					75.1

PARCEL 8

Acres: 246.02 +/-
Legal: N½N½S½ & S½N½, N½N½ Less Parcels, Less Auditor's Lot 26-1 (93.79 Acres)
 & Less 22 +/- Acres in NW¼ 26-136-62
Crop Acres: 234.27 +/-
Taxes (2023): \$3,129.86

Parcel 8 offers strong producing cropland with Barnes – Svea Loams soils and an average SPI of 71.1.



TRACT #9550		
Crop	Base Acres	Yield
Corn	0.2	88 bu.
Soybeans	0.9	31 bu.
Total Base Acres: 1.1		

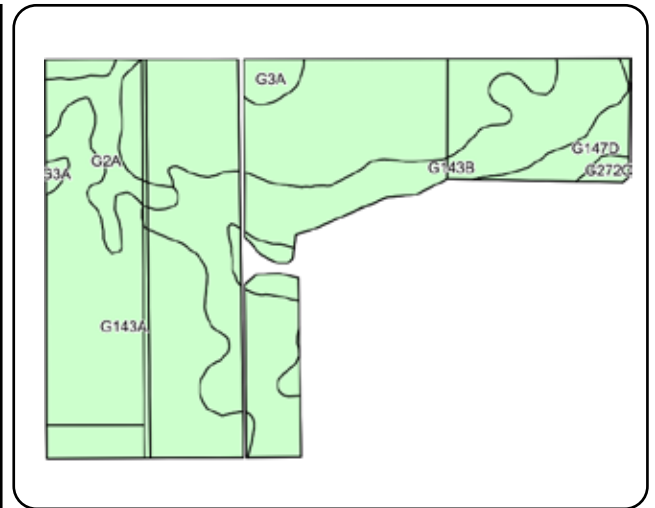
TRACT #8365		
Crop	Base Acres	Yield
Corn	104.63	138 bu.
Soybeans	107.11	32 bu.
Total Base Acres: 211.74		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	99.79	41.5%	IIc	85
G143B	Barnes-Svea loams, 3 to 6 percent slopes	85.71	35.6%	IIe	75
G2A	Tonka silt loam, 0 to 1 percent slopes	44.70	18.6%	IVw	42
G147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	7.09	2.9%	VIIe	33
G3A	Parnell silty clay loam, 0 to 1 percent slopes	3.36	1.4%	Vw	25
Weighted Average					71.1

PARCEL 9

Acres: 144.87 +/-
Legal: NE¼ Less Auditor's Lot 27-1 (37.13 Acres) in 27-136-62 & 22 +/- Acres in NW¼ 26-136-62
Crop Acres: 141.4 +/-
Taxes (2023): \$1,570.57

Parcel 9 offers all 141.4 +/- acres of productive cropland with mostly all Barnes – Svea Loams soils and an average SPI of 76.3.



TRACT #9549		
Crop	Base Acres	Yield
Corn	1.96	88 bu.
Soybeans	8.55	31 bu.
Total Base Acres: 10.51		

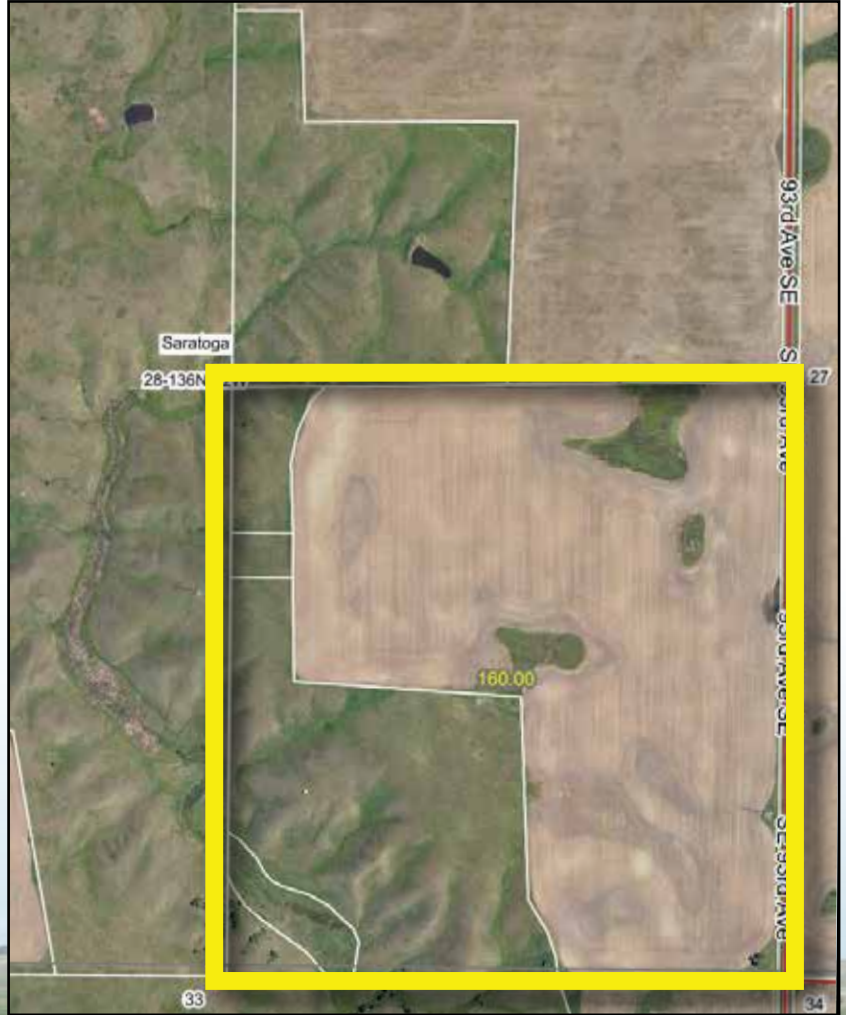
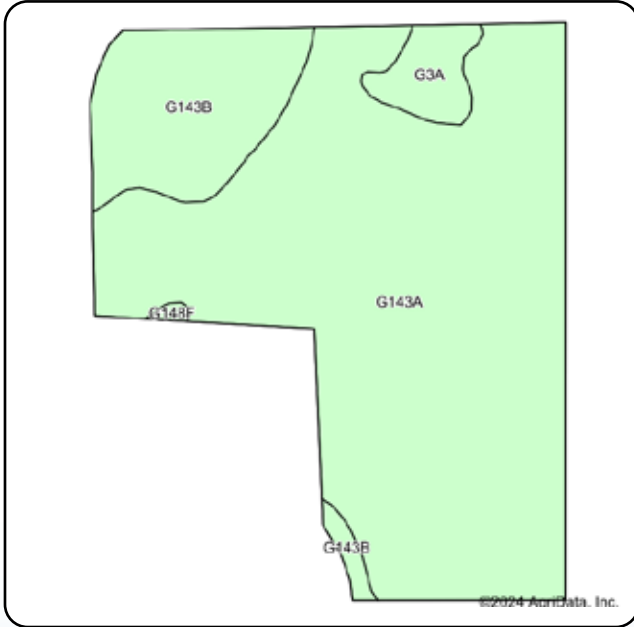
TRACT #10190		
Crop	Base Acres	Yield
Corn	54.68	138 bu.
Soybeans	55.99	32 bu.
Total Base Acres: 110.67		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	81.35	59.1%	IIc	85
G143B	Barnes-Svea loams, 3 to 6 percent slopes	38.35	27.8%	Ile	75
G2A	Tonka silt loam, 0 to 1 percent slopes	7.25	5.3%	IVw	42
G147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	7.07	5.1%	VIe	46
G3A	Parnell silty clay loam, 0 to 1 percent slopes	2.81	2.0%	Vw	25
G272C	Sioux-Arvilla-Renshaw complex, 6 to 9 percent slopes	0.99	0.7%	VIIs	26
Weighted Average					76.3

PARCEL 10

Acres: 160 +/-
Legal: SE¼ 28-136-62
Crop Acres: 99.4 +/-
Pasture Acres: 60 +/-
Taxes (2023): \$1,578.11

Parcel 10 is a diverse parcel offering 99.4 +/- acres of productive cropland with mostly all Barnes – Svea Loams soils and 60 +/- acres of rolling pastureland with deep valleys and coulees that provide excellent wildlife habitat.



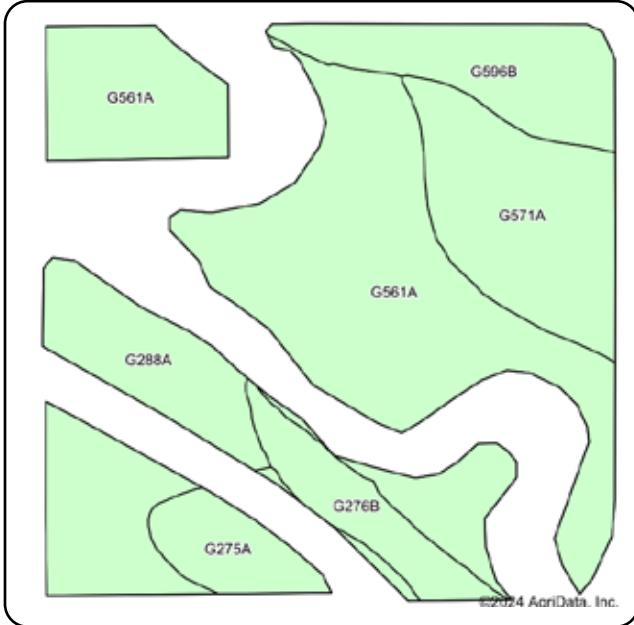
Crop	Base Acres	Yield
Corn	6.59	88 bu.
Soybeans	28.81	31 bu.
Total Base Acres: 35.4		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	79.86	80.3%	IIc	85
G143B	Barnes-Svea loams, 3 to 6 percent slopes	15.54	15.6%	IIe	75
G3A	Parnell silty clay loam, 0 to 1 percent slopes	3.74	3.8%	Vw	25
G148F	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 35 percent slopes	0.26	0.3%	VIIe	34
Weighted Average					81

PARCEL 11

Acres: 156 +/-
Legal: SE¼ Less Road 33-136-62
Crop Acres: 114.11 +/-
Taxes (2023): \$1,343.79

Parcel 11 not only offers 114.11 +/- acres of strong producing cropland with an average SPI 76.3, but also very pleasant views of the meandering James River and the wooded riverbank that supports fantastic wildlife habitat.



TRACT #8368		
Crop	Base Acres	Yield
Corn	3.21	88 bu.
Soybeans	14.02	31 bu.
Total Base Acres: 17.23		

TRACT #8367		
Crop	Base Acres	Yield
Corn	29.77	138 bu.
Soybeans	30.48	32 bu.
Total Base Acres: 60.25		

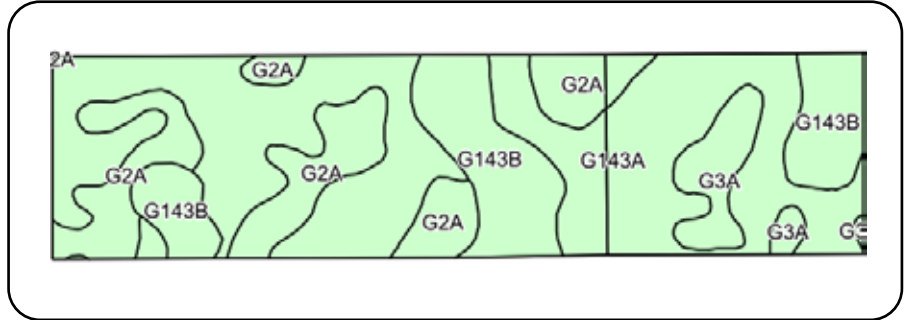
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G561A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	52.18	45.8%	IIc	84
G288A	Fordville loam, 0 to 2 percent slopes	19.51	17.1%	III _s	57
G571A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	17.48	15.3%	IIc	92
G596B	Darnen loam, 2 to 6 percent slopes	11.80	10.3%	IIe	89
G276B	Renshaw-Sioux complex, 2 to 6 percent slopes	6.87	6.0%	IV _s	40
G275A	Renshaw loam, 0 to 2 percent slopes	6.27	5.5%	IV _s	44
Weighted Average					76.3

PARCEL 12

Acres: 160 +/-
Legal: S½N½ 36-136-62
Crop Acres: 157.47 +/-
Taxes (2023): \$1,853.83

Parcel 12 is a mile-long quarter section that boasts 157.47 +/- strong producing cropland acres with an average SPI of 70.9.

Crop	Base Acres	Yield
Corn	71.28	138 bu.
Soybeans	72.99	32 bu.
Total Base Acres: 144.27		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	85.81	54.4%	IIc	85
G2A	Tonka silt loam, 0 to 1 percent slopes	31.94	20.3%	IVw	42
G143B	Barnes-Svea loams, 3 to 6 percent slopes	30.64	19.5%	IIe	75
G3A	Parnell silty clay loam, 0 to 1 percent slopes	9.08	5.8%	Vw	25
Weighted Average					70.9

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 12/13/24. 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 13, 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.

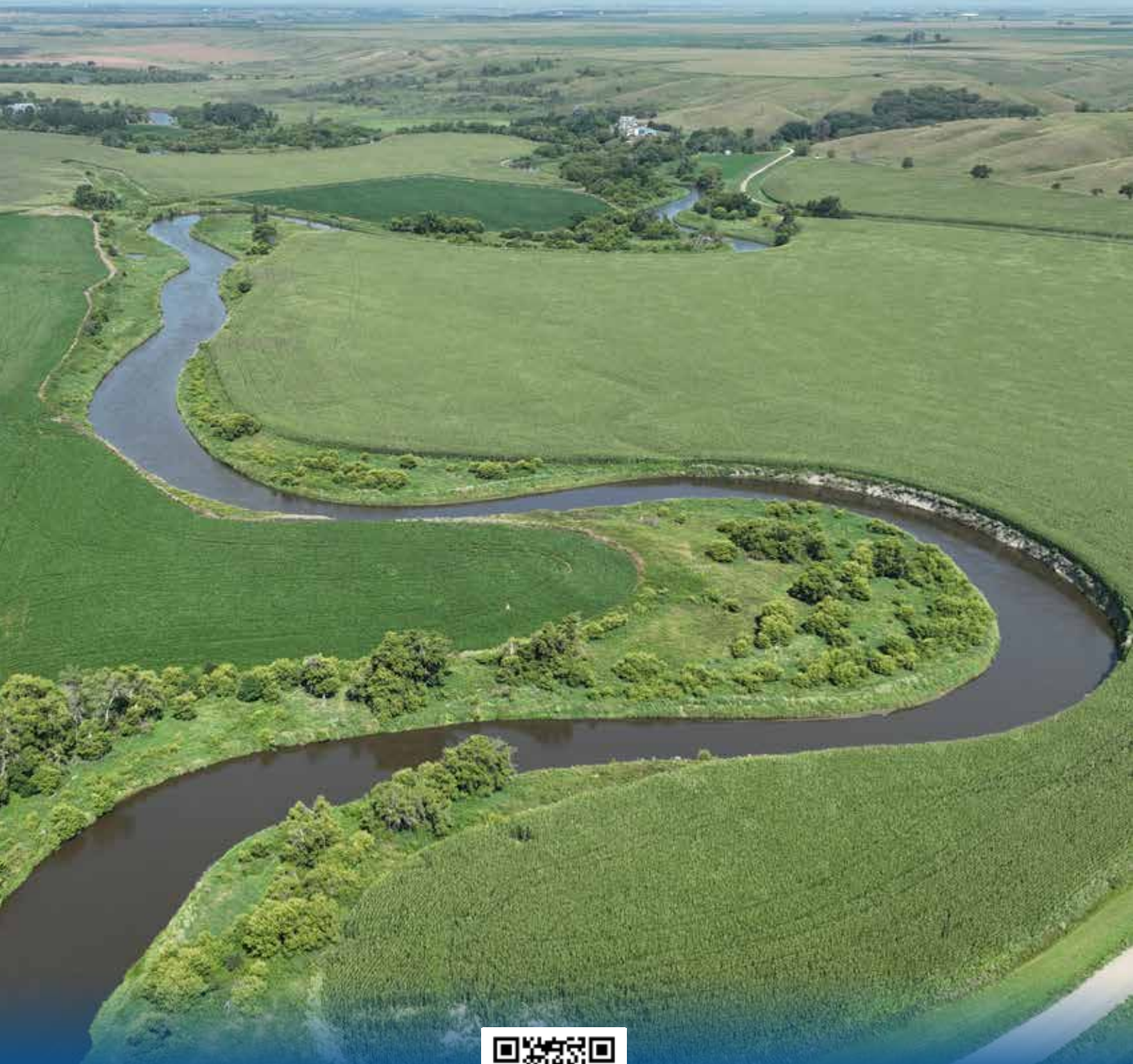
This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Pifer's Auction & Realty.

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



701.475.7653



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