

939.84 +/- Acres • Bowman County, ND

LAND AUCTION

Tuesday, November 19, 2024 – 1:00 p.m. (MT)

Location: Pifer's Regional Office • Bowman, ND



OWNERS: Karen Paulson with Fossum and Dill



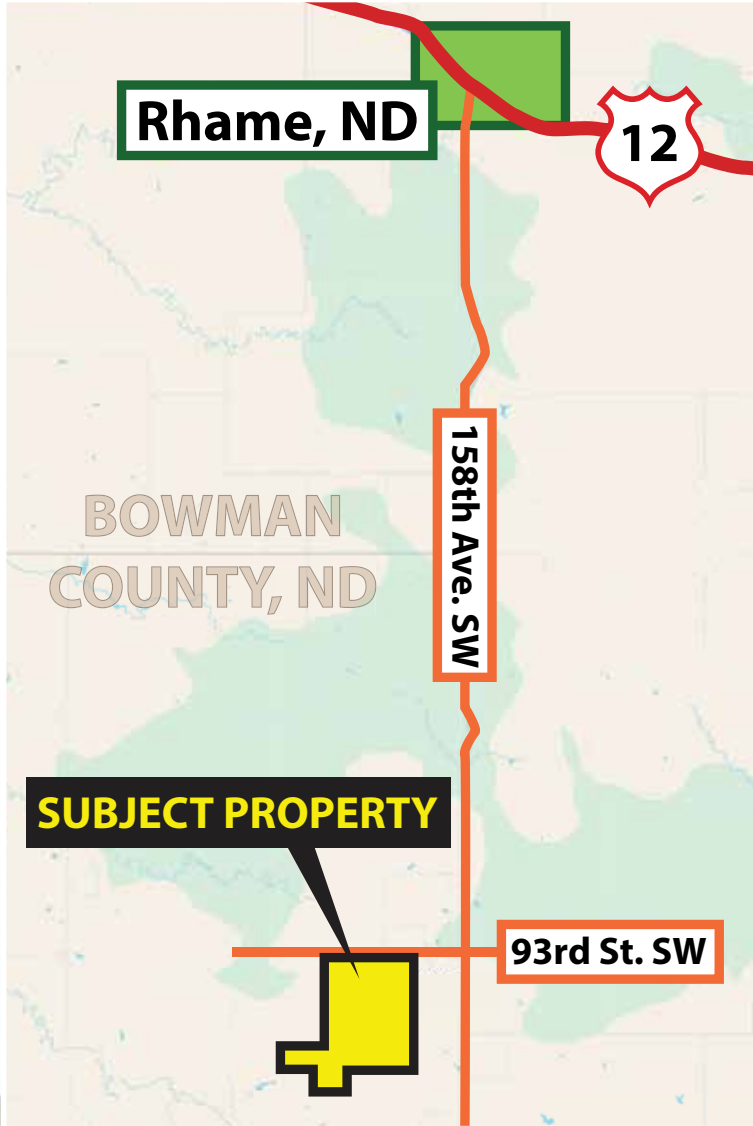
Pifer's

701.523.7366

www.pifers.com

AUCTION NOTE

This Bowman County ranchette includes contiguous, high-quality grassland, ideal for summer grazing cow-calf pairs or yearlings. With some seasonal natural water sources and a supplemental well and pipeline, livestock have excellent access to good water throughout the entire grazing season. Additionally, the fences are in good condition, offering grazing rotation and management options. In the heart of the property is a modern ranch home that offers comfortable and contemporary living quarters, perfect for an owner or ranch manager. Don't miss your chance to bid on this valuable land and elevate your ranching portfolio.



DRIVING DIRECTIONS

From Bowman, ND: Drive west on US Hwy. #12 for 13 miles to Rhame, ND, then drive south on the Rhame Rd. for 11 miles to the Bethany Church. Turn west on 93rd St. SW for ½ mile to the property along the south side of the road.

From Rhame, ND: Drive south on the Rhame Rd. for 11 miles to the Bethany Church. Turn west on 93rd St. SW for ½ mile to the property along the south side of the road.

CONTACT



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PROPERTY SUMMARY

Working Ranch Attribute's

This ranch seamlessly integrates into its natural surroundings, offering wildlife habitat alongside exceptional summer grazing rotation for livestock. The owners' dedicated investment in fence maintenance and water resource enhancement ensures both efficient land management and sustainable grazing practices. With a productive water well supplying the home and a network of livestock tanks alongside stock dams strategically dispersed throughout the property, the ranch provides ample water supply to each grazing unit.

Local Community

Bowman County, North Dakota combines small-town charm with a progressive outlook, offering a vibrant community rooted in agriculture and expanding energy industries. As the economic hub, Bowman provides necessary amenities, modern healthcare, and excellent schools, while its thriving Main Street features local businesses. The county fosters innovation and growth, making it an attractive destination for new residents and businesses. Its rich agricultural heritage remains central to its identity, while the energy sector has brought new opportunities and economic vitality.

Recreational opportunities abound in Bowman County, with its vast prairies and public lands ideal for golfing, hunting, fishing, hiking, and camping. Outdoor enthusiasts can explore the Badlands and the region's natural beauty, while history buffs enjoy the Pioneer Trails Regional Museum's exhibits on local culture and fossils. Bowman County offers the perfect blend of rural living, economic progress, and community spirit, making it an appealing place to live, work, and explore.

Bowman, North Dakota ••••• 24 Miles

Baker, Montana ••••• 47 Miles

Spearfish, South Dakota ••••• 124 Miles

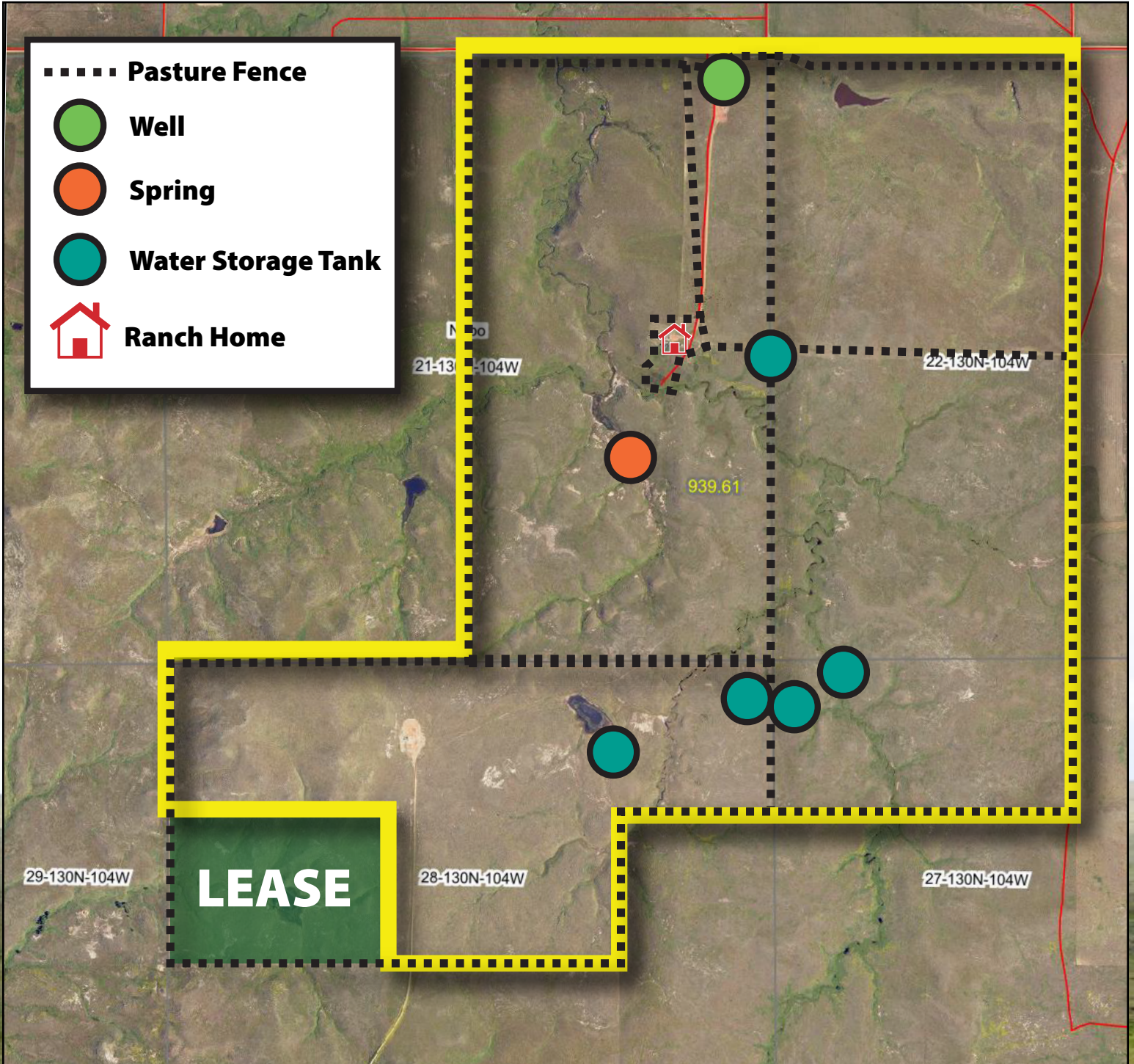
Bismarck, North Dakota ••••• 204 Miles

Billings, Montana ••••• 267 Miles



PROPERTY INFORMATION

Acres: 939.84 +/-
Legal: E $\frac{1}{2}$ 21-130-104, W $\frac{1}{2}$ 22-130-104, N $\frac{1}{2}$ NW $\frac{1}{4}$ 27-130-104 & N $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ 28-130-104
Pasture Acres: 931.56 +/-
Taxes (2023): \$1,571.40



PROPERTY PHOTOS



RANCH HOME INFORMATION

Address:	15903 93rd St. SW • Rhame, ND
Size:	1,636 sq. ft.
Bedrooms:	2
Bathrooms:	2
Heat:	Propane Floor Heat: 1 Rented Tank/1 Owned Tank
Attached Garage:	2-Car
Outbuildings:	Storage/Garden Shed

Ranch Home

Discover this unique single-level home in the heart of the property. Built in 2013, this modern and economically constructed home features 1600 square feet of open living space, a beautiful kitchen, and an attached double garage.

Entering the home from the heated garage, you're greeted by a spacious entryway with a laundry room. The layout includes a guest bedroom and a full bathroom. The eat-in kitchen features a large island with a Wolf stove top, a Viking built-in microwave, a KitchenAid built-in wall oven, and a large stainless steel Maytag refrigerator. Custom hickory cabinets and Cambria and laminate countertops complete the kitchen. The open floor plan flows into the living room, which includes a wood stove for winter nights. The large master suite offers a designated closet space, picturesque windows with prairie views, and a full bathroom.

Constructed from RASTRA blocks, this home benefits from a stay-in-place Insulated Concrete Form (ICF) system that is up to 700% stronger than traditional wood frame walls. RASTRA blocks are also highly energy-efficient, reducing energy consumption by 50% or more, and are highly fireproof. Vertical and horizontal rebar reinforce the RASTRA blocks, which are then filled with concrete.

The property features radiant floor heating with four distinct zones, allowing precise temperature control throughout different sections of the home and garage.

Additional Upgrades Include:

- Roof Replacement in 2015
- Added Insulation to Scissor Rafters in 2014/2015
- New Water Heater Installed in February 2023
- Gutters and Soffits Added in 2014
- New Beadboard Ceiling with Pine Board Trim and a New Living Room Ceiling Fan Installed in 2024
- Kohler Propane Generator Installed in 2014



RANCH HOME PHOTOS



Ranch Home



Ranch Home



Ranch Home Landscaping



Garage, Shed & Propane Tanks



Attached 2-Stall Garage & Shed



Entryway/Laundry Room



Kitchen



Wolf Stove Top



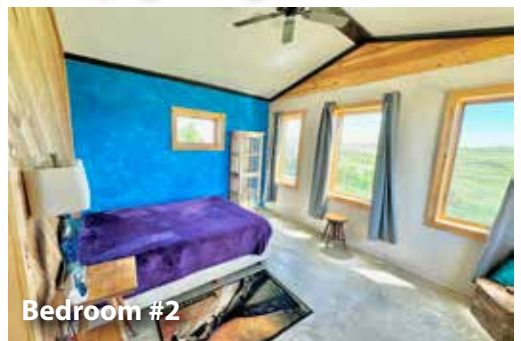
KitchenAid Built-In Microwave & Maytag Refrigerator



Living Room



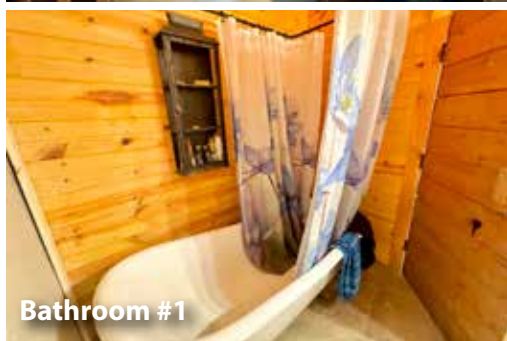
Bedroom #1



Bedroom #2



Bathroom #1



Bathroom #1



Bathroom #2

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 1/6/25. 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 January 6, 2025, 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.

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