

Potato Warehouse • Walhalla, North Dakota

*Written Bid*

# COMMERCIAL AUCTION

*BIDS DUE: July 24, 2024 – 12:00 p.m.*



*OWNER: Private Party*



Pifer's

877.477.3105

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

# PROPERTY INFORMATION

This potato warehouse is located on the northeast end of Walhalla, ND at ND Hwy. #30 & A St. Warehouse has an office, grading area, and large 20 potato storage bins with the capacity of holding 10,000 to 11,000 bags. This is a written bid auction with bids due by 12:00 p.m. (noon) Wednesday, July 24, 2024. Call Bob Pifer for showing.

**Acres:** 4.3 +/-  
**Legal:** Lot 1 EXC S 85', Replat Lots 6, 7, 8, Blk 1 North Addition and S 85 Lot 1 All 3-4 Replat Lot 6, 7, 8 JBH Warehouse North Addition City of Walhalla  
**Tax Parcel #:** 35-4380010 & 35-4390000  
**Taxes (2023):** \$5,993.26

## Capacity and Size:

- 50,940 +/- Total sq. ft.
- 640 sq. ft. Office
- 4,240 sq. ft. Grading Room
- 46,060 Storage Warehouse with 20 Potato Bins each having capacity of holding 10 - 11,000 bags. Individual fans on each bin
- Single-Phase & Three-Phase Electricity



## CONTACT

**Bob Pifer**

701.371.8538 • bob@pifers.com



**Pifer's**

997 47th Ave. S, Suite #3 • Grand Forks, ND 58201

# 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 8/30/24. 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 must submit the written bid form before 12:00 p.m. (noon) on July 17, 2024. Written bids must be submitted on a total amount.

## 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 August 30, 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. 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

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, Bob Pifer, ND #905.



# BIDDING PROCEDURE



1. All written bids must be received before 12:00 p.m. (noon) on July 24, 2024.
2. Written bids will be submitted on a total amount.

Potato Warehouse (Red Siding)	Total Bid Price
<b>Potato Warehouse - Walhalla, ND</b>	

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

I understand & agree to all the terms & conditions for this auction.

Signature: \_\_\_\_\_

TEAR/CUT HERE



# Pifer's

## Bob Pifer

701.371.8538