

1,176.55 +/- Acres • Burleigh County, ND

LAND AUCTION

Wednesday, October 23, 2024 – 10:00 a.m.

Location: Baymont by Wyndham • Mandan, ND

OWNER: Private Party



Pifer's

877.700.4099

www.pifers.com

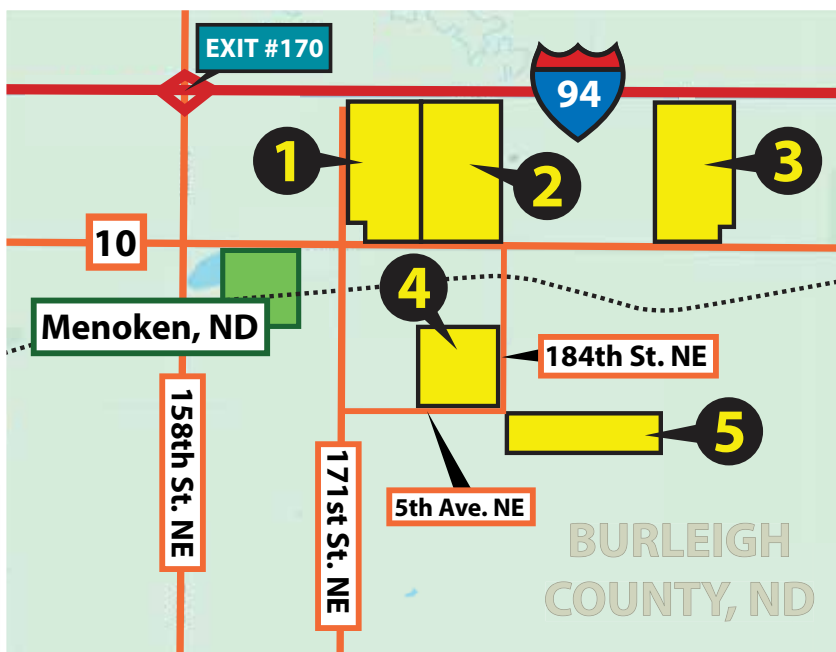
AUCTION NOTE

This unique offering in Burleigh County, ND boasts highly productive Class II & III soils, located east of Bismarck, ND, and adjacent to County Hwy. #10. The land features Soil Productivity Indexes (SPI) in the high 60's to low 80's, with flat or gently rolling terrain. This highly desirable land comprises approximately 1,098 +/- crop acres, made up of Parshall-Lihen fine sandy loams and Roseglen silt loam soils, which are ideal for cultivating a variety of crops, including wheat, corn, soybeans, and more!

FSA Information: This land has not been enrolled in the Farm Program the last number of years. The 156EZ lists 1,091.7 Base Acres, but not PLC Yields. FSA will divide Cropland and Base acres between Parcels.

HEL Status: HEL field on tract, Conservation system being actively applied

Wetland Status: Tracts contains a wetland or farmed wetland



DRIVING DIRECTIONS

Parcel 1: From I-94 Exit #170 (Menoken Exit), travel south for 1 mile, then east on County Hwy. #10 for 1.15 miles to the south side of parcel 1 (Church of St Hildegard is in the corner).

Parcel 2: Continue east on County Hwy. #10 for 0.35 miles to the south side of parcel 2.

Parcel 3: Continue east on County Hwy. #10, 1 plus mile to the southwest corner of parcel 3 (there is a large communication tower in the southeast corner of parcel 3). Note: Seller is surveying the BEC Communication tower out and retaining the lease.

Parcel 4: From the intersection of County Hwy. #10 and 184th St. NE, travel 0.5 miles south to the northeast corner of the parcel 4.

Parcel 5: Continue south for 0.5 miles to the northwest corner of the parcel 5.

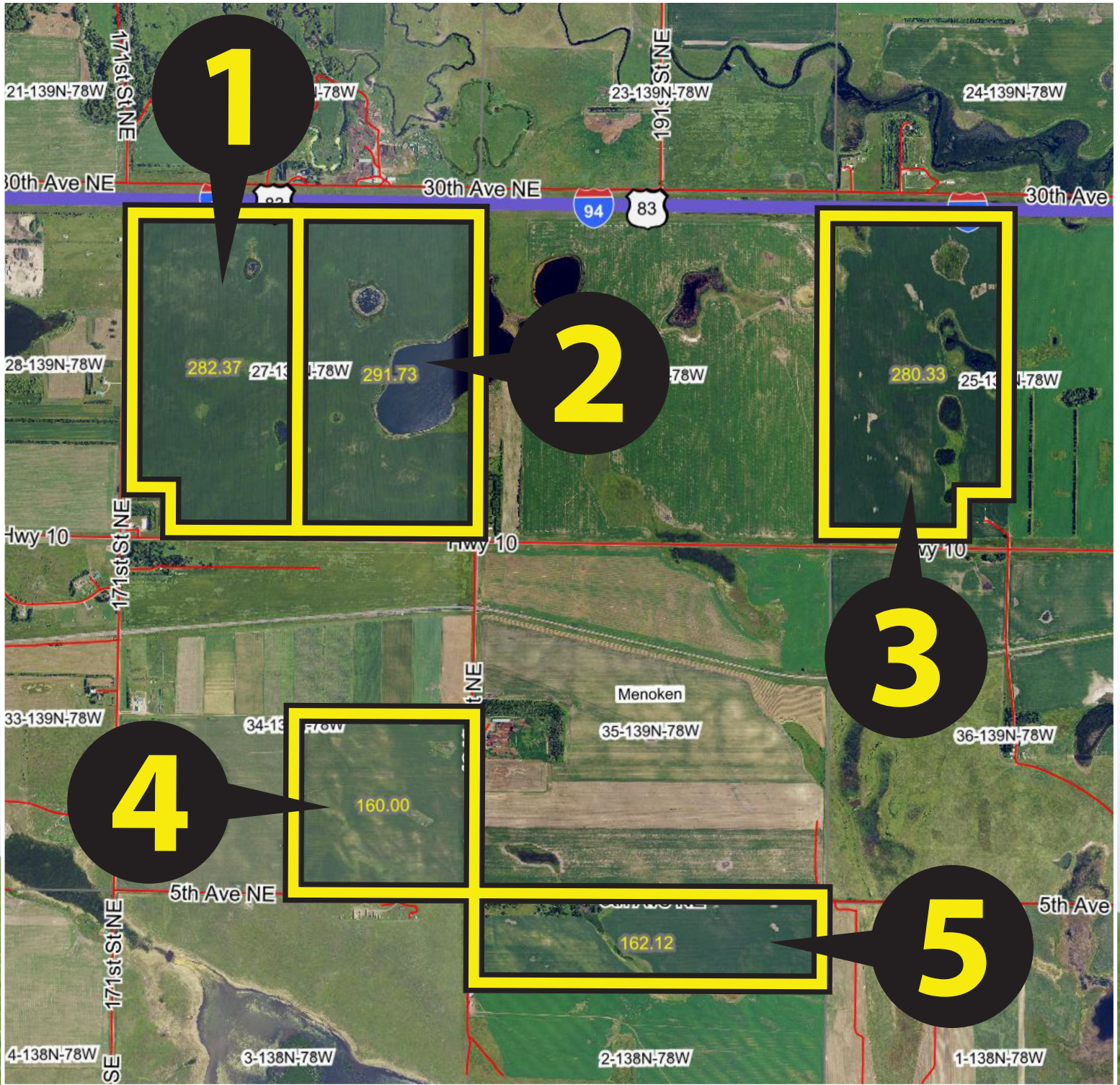
CONTACT



Alan Butts

701.400.8858 • alanb@pifers.com

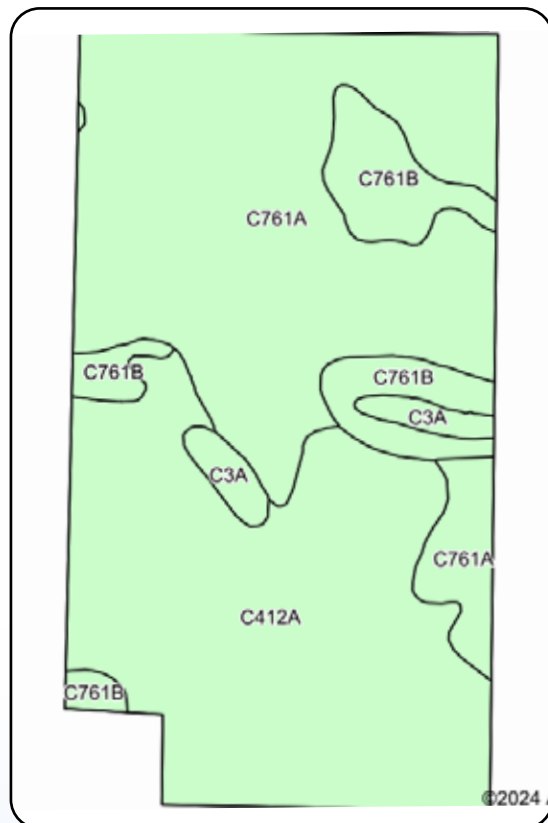
OVERALL PROPERTY



PARCEL 1

Acres: 282.37 +/-
Legal: W½ Less Tract "B" 27-139-78
Crop Acres: 280.95 +/- (Estimate)
Taxes (2023): \$1,136.37

Parcel 1 offers excellent access via County Hwy. #10 to the south and great visibility from I-94 to the north. This parcel features strong soils with an average SPI of 76.



****PARCELS 1 & 2 COMBINED****

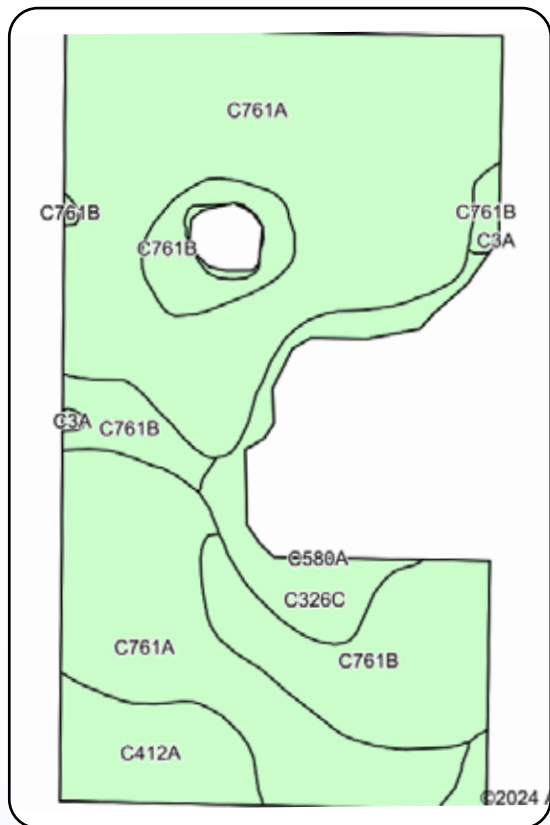
Crop	Base Acres	Yield
Wheat	516.98	37 bu.
Total Base Acres: 516.98		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C761A	Parshall-Lihen fine sandy loams, 0 to 2 percent slopes	126.01	46.2%	IIIe	65
C412A	Roseglen silt loam, 0 to 2 percent slopes	113.75	41.7%	IIc	95
C761B	Parshall-Lihen fine sandy loams, 2 to 6 percent slopes	26.58	9.7%	IIIe	61
C3A	Parnell silty clay loam, 0 to 1 percent slopes	6.66	2.4%	Vw	20
Weighted Average					76

PARCEL 2

Acres: 291.73 +/-
Legal: E½ 27-139-78
Crop Acres: 238.24 +/- (Estimate)
Taxes (2023): \$877.68

Parcel 2 offers excellent access via County Hwy. #10 to the south and great visibility from I-94 to the north. This parcel features strong soils with an average SPI of 64.6.



PARCELS 1 & 2 COMBINED

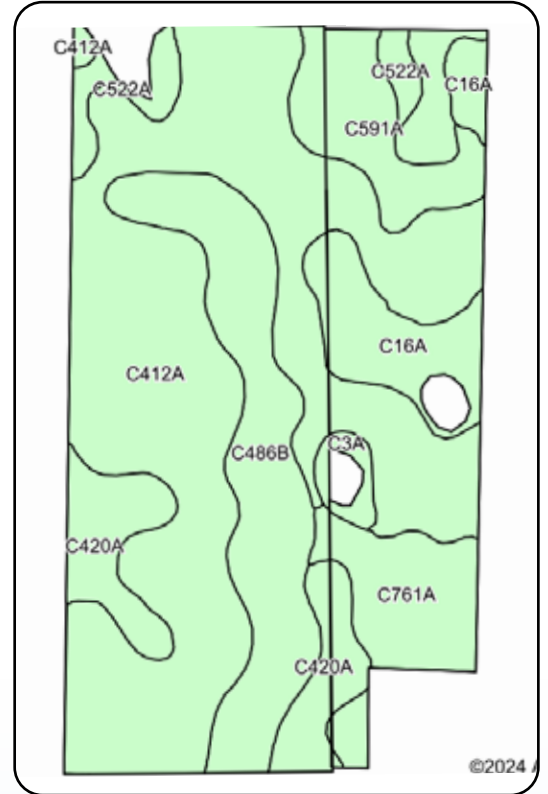
Crop	Base Acres	Yield
Wheat	516.98	37 bu.
Total Base Acres: 516.98		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C761A	Parshall-Lihen fine sandy loams, 0 to 2 percent slopes	152.01	63.7%	IIIe	65
C761B	Parshall-Lihen fine sandy loams, 2 to 6 percent slopes	49.01	20.6%	IIIe	61
C412A	Roseglen silt loam, 0 to 2 percent slopes	18.74	7.9%	IIc	95
C326C	Lihen-Parshall-Telfer complex, 6 to 9 percent slopes	17.33	7.3%	IVe	41
C3A	Parnell silty clay loam, 0 to 1 percent slopes	1.15	0.5%	Vw	20
Weighted Average					64.6

PARCEL 3

Acres: 280.33 +/-
Legal: W½ Less 10 Ac. (To Be Surveyed) 25-139-78
Crop Acres: 276.8 +/-
Habitat Acres: 6.37 +/-
Taxes (2023): \$1,175.80

Parcel 3, similar to parcels 1 & 2, benefits from excellent access via County Hwy. #10 on the south and high visibility from I-94 on the north. It features strong soils with an average SPI of 79.2.



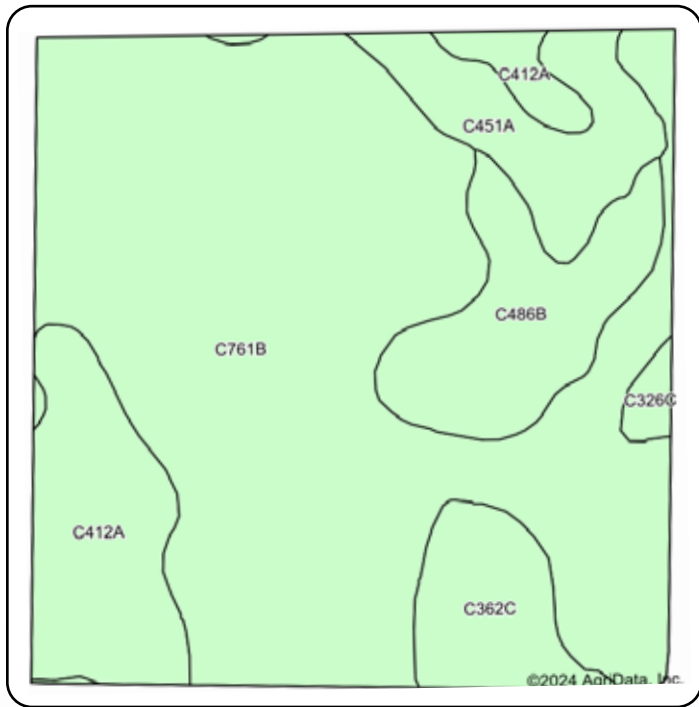
Crop	Base Acres	Yield
Wheat	275.62	37 bu.
Total Base Acres: 275.62		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C412A	Roseglen silt loam, 0 to 2 percent slopes	139.07	52.3%	IIc	95
C486B	Tansem-Roseglen silt loams, 2 to 6 percent slopes	40.57	15.2%	IIe	84
C420A	Mondamin silty clay loam, 0 to 2 percent slopes	21.19	8.0%	IIIs	84
C761A	Parshall-Lihen fine sandy loams, 0 to 2 percent slopes	19.08	7.2%	IIIe	65
C16A	Heil silt loam, 0 to 1 percent slopes	18.47	6.9%	VIIs	20
C591A	Rhoades-Daglum complex, 0 to 2 percent slopes	17.43	6.5%	VIIs	39
C522A	Belfield-Rhoades complex, 0 to 2 percent slopes	7.57	2.8%	IIIs	65
C3A	Parnell silty clay loam, 0 to 1 percent slopes	2.88	1.1%	Vv	20
Weighted Average					79.8

PARCEL 4

Acres: 160 +/-
Legal: SE¼ 34-139-78
Crop Acres: 158.8 +/-
Taxes (2023): \$520.05

Parcel 4 is a standalone quarter encompassing all cropland with an average SPI of 69.4!



Crop	Base Acres	Yield
Wheat	156.8	37 bu.
Total Base Acres: 156.8		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C761B	Parshall-Lihen fine sandy loams, 2 to 6 percent slopes	101.56	63.9%	IIIe	61
C412A	Roseglen silt loam, 0 to 2 percent slopes	19.02	12.0%	IIc	95
C486B	Tansem-Roseglen silt loams, 2 to 6 percent slopes	15.59	9.8%	Ile	84
C451A	Arnegard loam, 0 to 2 percent slopes	11.89	7.5%	IIc	98
C362C	Livona-Flaxton fine sandy loams, 6 to 9 percent slopes	9.37	5.9%	IVe	52
C326C	Lihen-Parshall-Telfer complex, 6 to 9 percent slopes	1.37	0.9%	IVe	41
Weighted Average					69.4

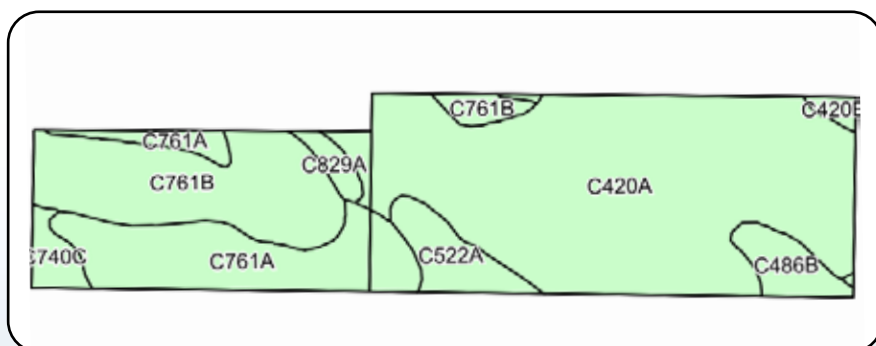
PARCEL 5

Acres: 162.12 +/-
Legal: Lots 1, 2, 3, & 4 in 2-138-78
Crop Acres: 143.21 +/-
Habitat Acres: 18.86 +/-
Taxes (2023): \$687.08

Parcel 5 comprises 143 +/- acres of quality cropland with an SPI of 74.6, along with 18 +/- acres of excellent habitat land featuring grass, trees, and shrubs. These habitat acres would be ideal for a private hunting area or a small getaway cabin.



Crop	Base Acres	Yield
Wheat	143.2	37 bu.
Total Base Acres: 143.2		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C420A	Mondamin silty clay loam, 0 to 2 percent slopes	75.79	52.9%	IIIs	84
C761B	Parshall-Lihen fine sandy loams, 2 to 6 percent slopes	26.71	18.7%	IIIe	61
C761A	Parshall-Lihen fine sandy loams, 0 to 2 percent slopes	23.13	16.2%	IIIe	65
C522A	Belfield-Rhoades complex, 0 to 2 percent slopes	6.38	4.5%	IIIs	65
C486B	Tansem-Roseglen silt loams, 2 to 6 percent slopes	4.89	3.4%	IIe	84
C740C	Temvik silt loam, 6 to 9 percent slopes	2.99	2.1%	IIIe	64
C829A	Marysland loam, 0 to 1 percent slopes	1.93	1.3%	IVw	37
C420B	Mondamin silty clay loam, 2 to 6 percent slopes	1.18	0.8%	IIIe	79
C326C	Lihen-Parshall-Telfer complex, 6 to 9 percent slopes	0.21	0.1%	IVe	41
Weighted Average					74.6

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 12/9/24. 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

877.700.4099



www.pifers.com