

624.48 +/- Acres • Slope County, ND

# LAND AUCTION

*Tuesday, November 19, 2024 – 11:00 a.m. (MT)*

*Location: Pifer's Regional Office • Bowman, ND*

*OWNER: Private Party*



Pifer's

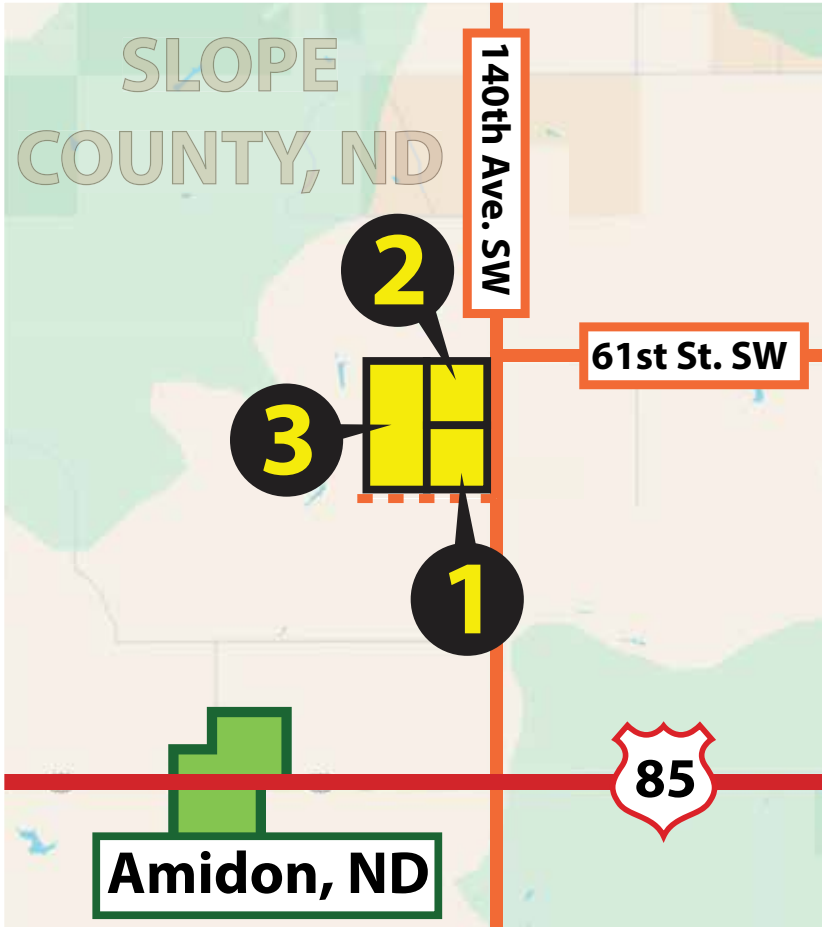
701.523.7366

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# AUCTION NOTE

This diverse section of Slope County land features 309.11 +/- acres of productive cropland and 307.11 +/- acres of pasture. Parcel 1 has a Soil Productivity Index (SPI) of 59.5 and parcel 2 has an SPI of 73.1! Parcel 3 offers lush grasses, perimeter fencing and a rugged landscape that provides excellent wildlife habitat. Available in 2025, this is a no-brainer if you are looking to expand your farming operation or investment portfolio! Don't miss the chance to own some quality land at this live auction, with online bidding.



## CONTACT



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**Dwight Hofland**

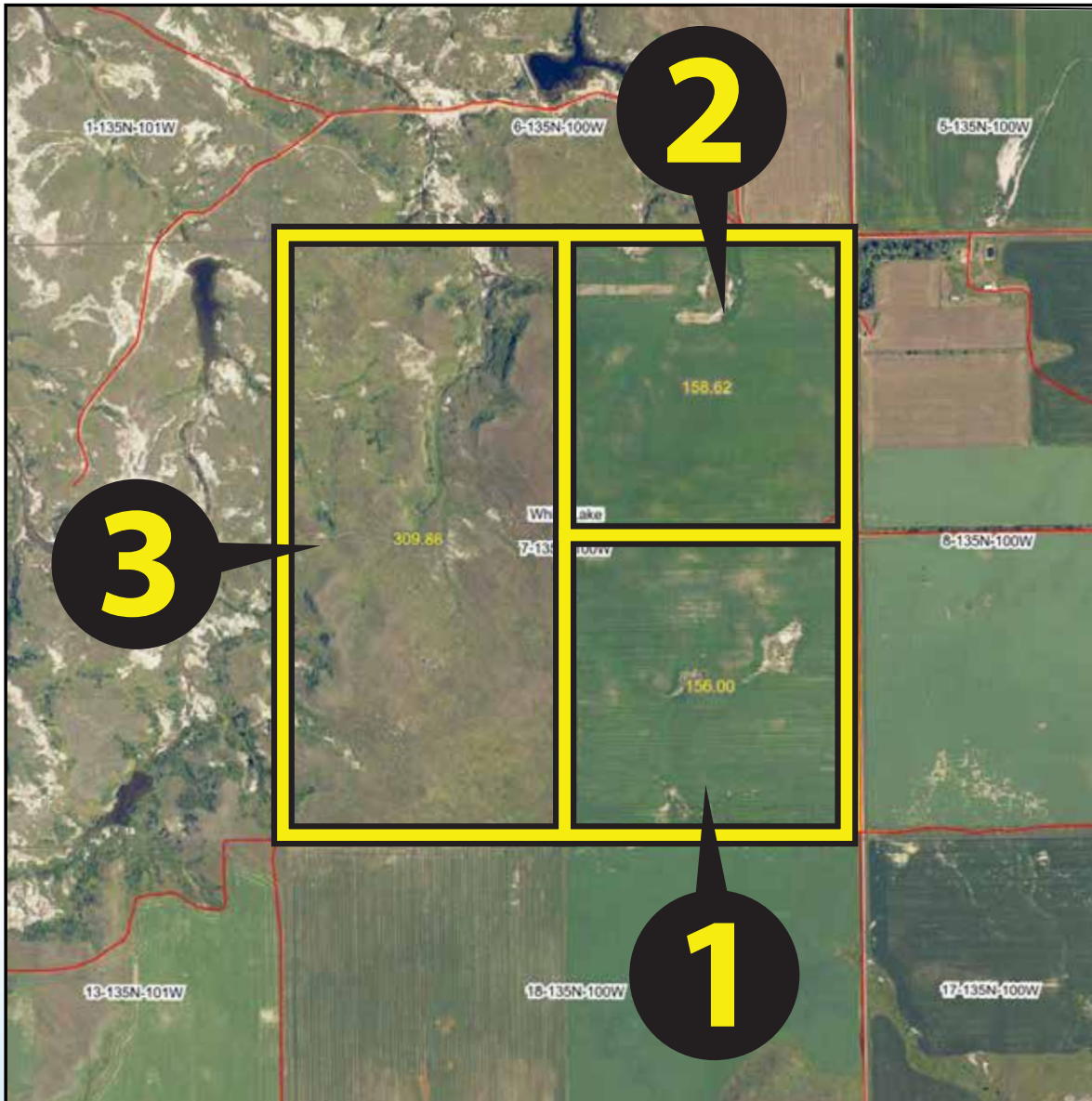
701.630.4359 • [dhofland@pifers.com](mailto:dhofland@pifers.com)

## DRIVING DIRECTIONS

From Amidon, ND, go 2 miles east on US Hwy. #85 to 140th Ave. SW. Go 2 miles north on 140th Ave. SW. Here you will be at the southeast corner of the property.



# OVERALL PROPERTY

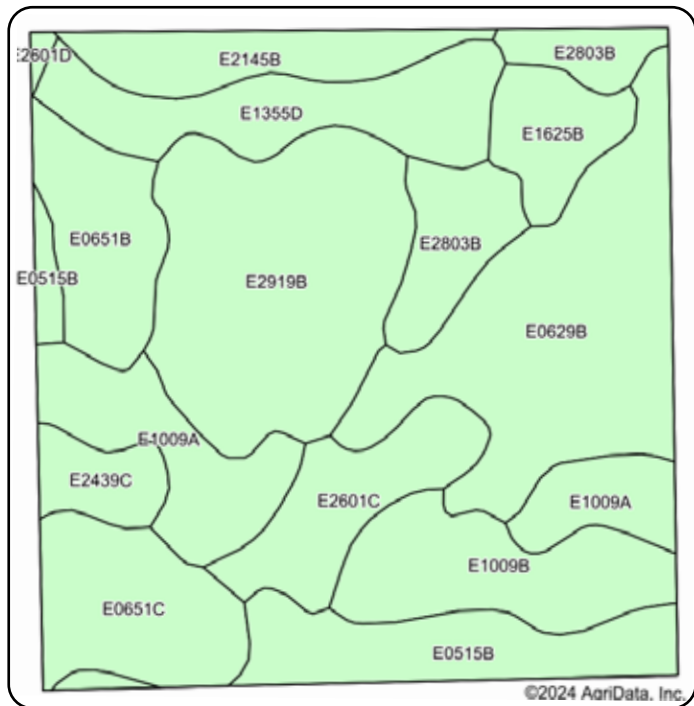




# PARCEL 1

**Acres:** 156 +/- (Estimate...FSA to Determine Final Acres)  
**Legal:** SE¼ 7-135-100  
**Crop Acres:** 154.5 +/- (Estimate)  
**Taxes (2023):** \$1,700.80 (All Parcels Combined)

PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	185.96	27 bu.
Sunflowers	20.24	889 lbs.
<b>Total Base Acres: 226.2</b>		

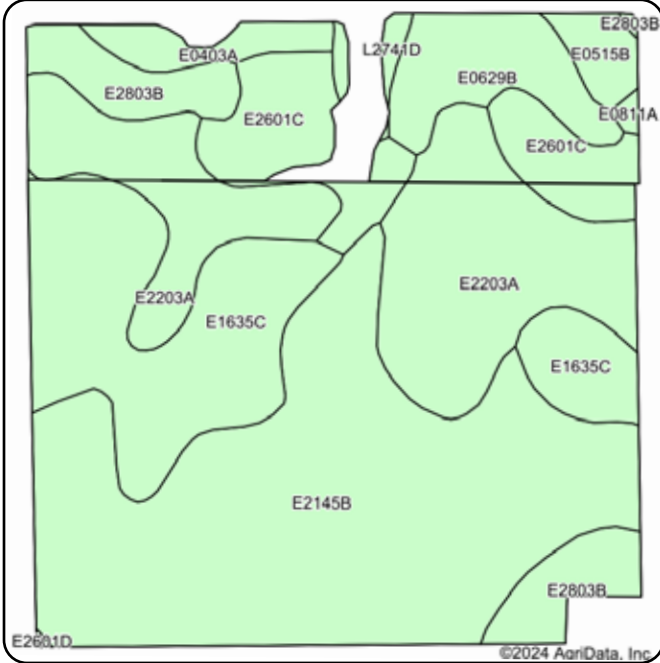


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0629B	Farnuf-Belfield-Rhoades complex, 2 to 6 percent slopes	25.83	16.6%	Ile	69
E2919B	Morton silty clay loam, 3 to 6 percent slopes	25.29	16.4%	Ile	76
E1009A	Moreau-Barkof silty clays, 0 to 3 percent slopes	13.68	8.9%	IIle	66
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	12.27	7.9%	VIle	29
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	12.14	7.9%	VIle	32
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	11.69	7.6%	IIle	61
E0651C	Regent-Janesburg complex, 6 to 9 percent slopes	10.63	6.9%	IIle	40
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	8.79	5.7%	IIle	53
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	8.78	5.7%	Ile	51
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	8.72	5.6%	Ile	76
E2145B	Shambo loam, 2 to 6 percent slopes	7.12	4.6%	Ile	82
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	5.52	3.6%	IIle	63
E2439C	Sen-Janesburg silt loams, 6 to 9 percent slopes	3.67	2.4%	IIle	37
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	0.37	0.2%	IVle	40
<b>Weighted Average</b>					<b>59.2</b>



# PARCEL 2

**Acres:** 158.62 +/- (Estimate...FSA to Determine Final Acres)  
**Legal:** NE¼ 7-135-100  
**Crop Acres:** 154.61 +/- (Estimate)  
**Taxes (2023):** \$1,700.80 (All Parcels Combined)



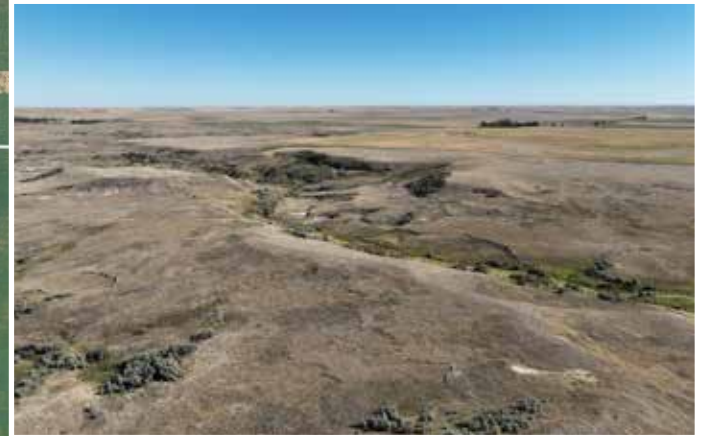
PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	185.96	27 bu.
Sunflowers	20.24	889 lbs.
<b>Total Base Acres: 226.2</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2145B	Shambo loam, 2 to 6 percent slopes	56.47	37.8%	Ile	82
E2203A	Farland silt loam, 0 to 2 percent slopes	30.92	20.6%	IIc	89
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	26.50	17.7%	IVe	51
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	12.52	8.3%	IIIe	53
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	8.87	5.9%	Ile	76
E0629B	Farnuf-Belfield-Rhoades complex, 2 to 6 percent slopes	7.83	5.2%	Ile	69
E0403A	Belfield-Daglum-Farland silt loams, 0 to 2 percent slopes	3.12	2.1%	IIIs	66
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	2.32	1.5%	VIIs	29
L2741D	Cabbart-Cambeth silt loams, 9 to 15 percent slopes	1.05	0.7%	IVe	34
E0811A	Grail silty clay loam, 0 to 2 percent slopes	0.33	0.2%	IIc	96
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	0.06	0.0%	IVe	40
<b>Weighted Average</b>					<b>73</b>



# PARCEL 3

**Acres:** 309.86 +/- (Estimate...FSA to Determine Final Acres)  
**Legal:** W½ 7-135-100  
**Pasture Acres:** 307.31 +/-  
**Taxes (2023):** \$1,700.80 (All Parcels Combined)





# 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.



# Pifer's



701.523.7366



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