

# Farmland Auction

**25**  
YEARS  
est. 2000

**599.94 +/- Acres • Sheridan County, ND**

**Thursday, January 9, 2025 – 11:00 a.m.**

**Cobblestone Inn & Suites • Harvey, ND**

***OWNERS: Schmidt Family Farm % Nell Mertz, Jane Hinsch,  
John Schmidt, Myrna Noss, Tom Hohenshelt & Robert Noss***



**Pifer's**

**877.700.4099**

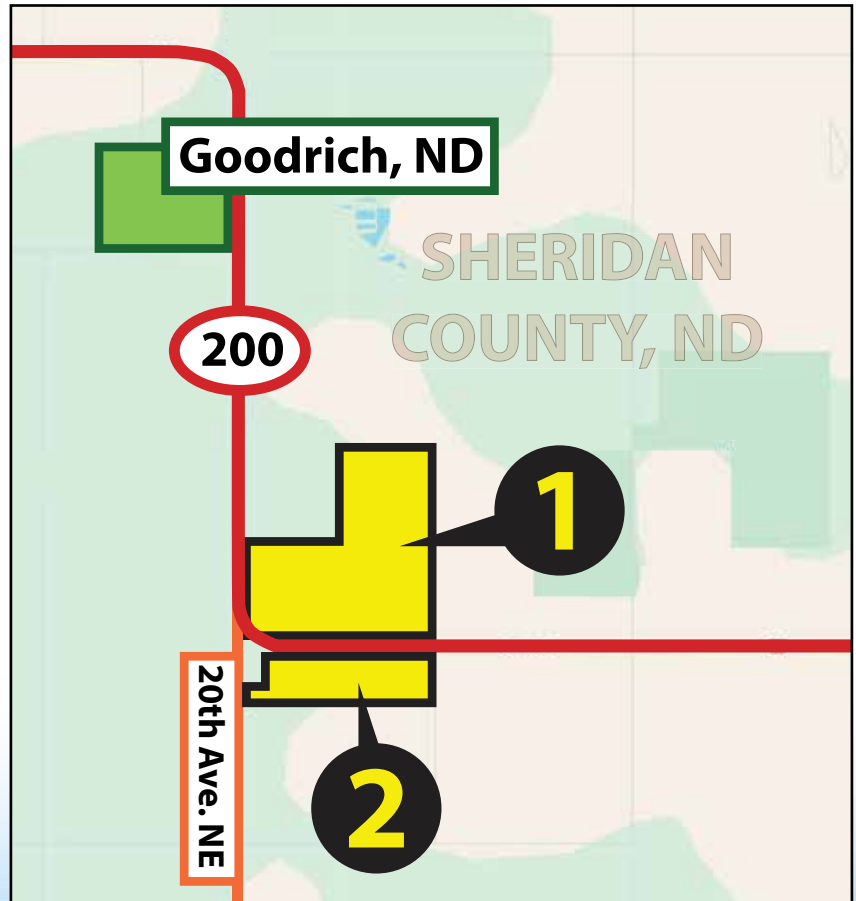
**[www.pifers.com](http://www.pifers.com)**

# INTRODUCTION

**Auction Note:** This auction features productive farmland with easy access off US Hwy. #200 in Goodrich Township. The property features cropland with good soils suitable for growing various types of crops and great hunting opportunities in the Central Flyway! Don't miss this excellent opportunity to add to your farm operation or diversify your investment portfolio!

## Driving Directions

From Goodrich ND, travel 2 miles south on US Hwy. #200. This will put you at the south west corner of parcel 1. Continue 1/8 mile east on US Hwy. #200. This will put you at the northwest corner of parcel 2.

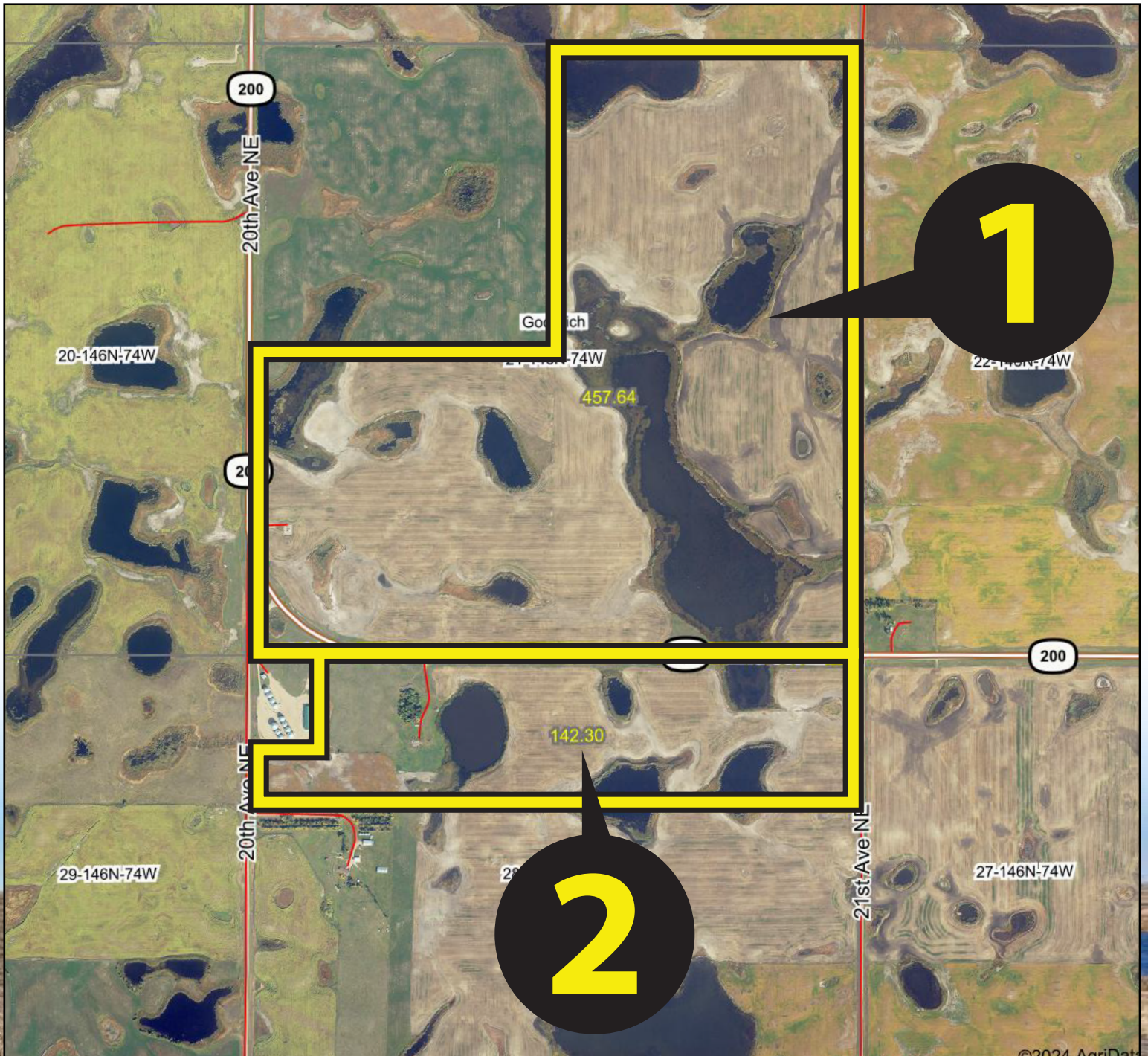


**John Stober** • 701.426.8834 or [jstober@pifers.com](mailto:jstober@pifers.com)

**Pifer's**

1506 29th Ave. S • Moorhead, MN 56560

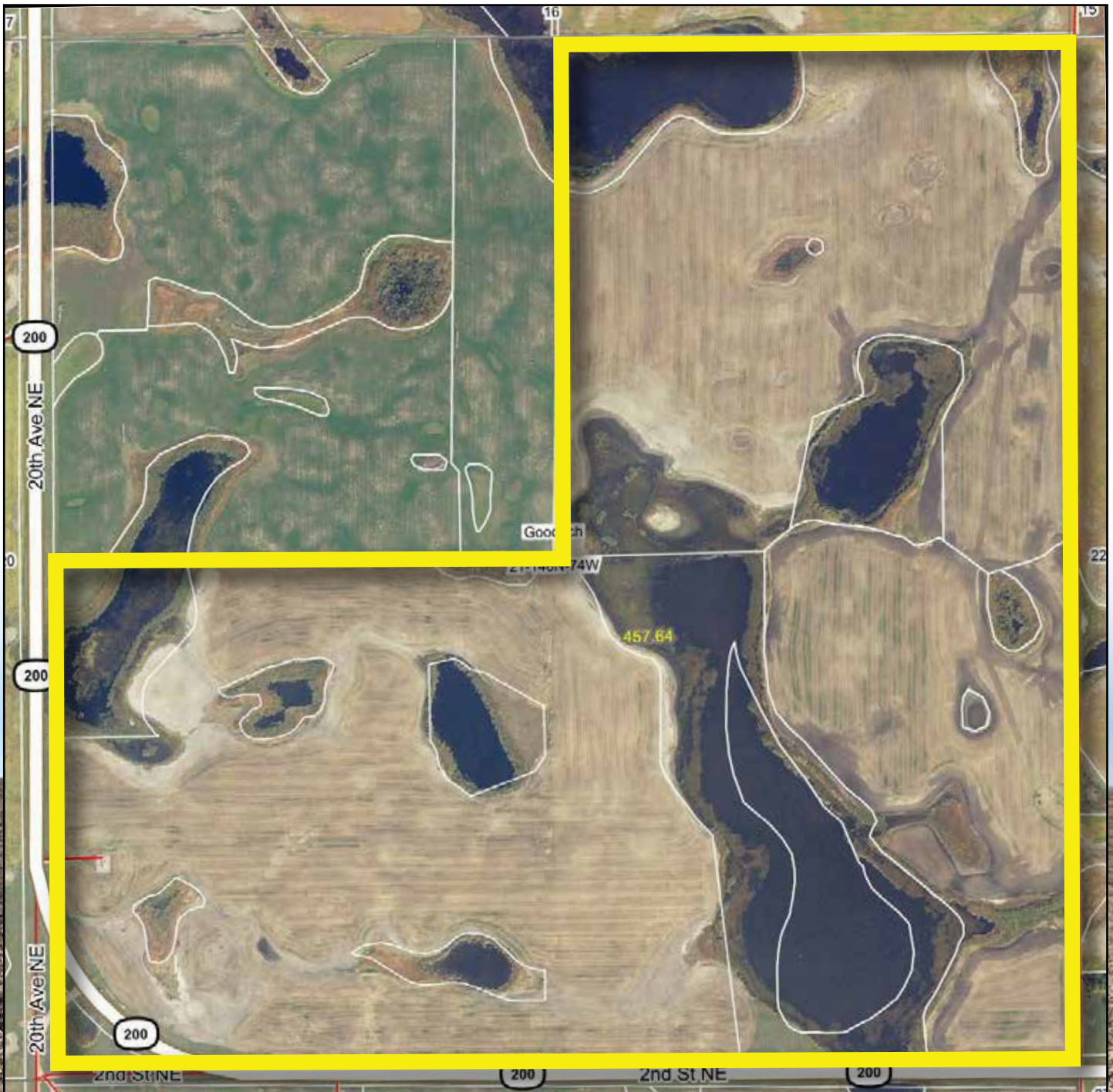
# OVERALL PROPERTY



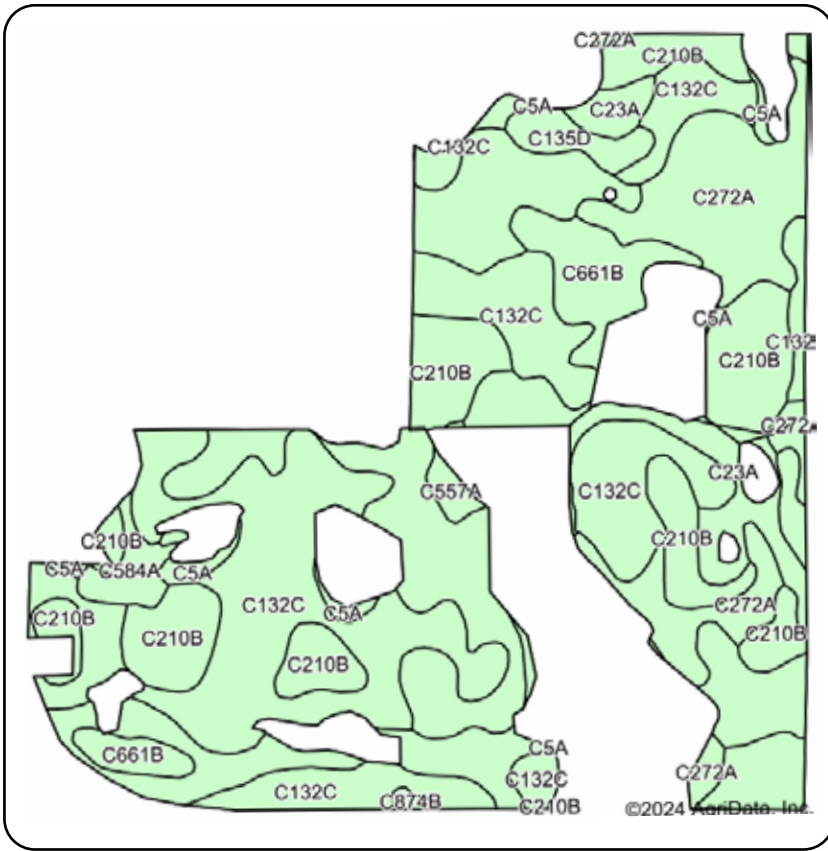
# PARCEL 1

**Acres:** 457.64 +/-  
**Legal:** SE¼ Less R WAY, NE¼, SW¼ Less ROW & Tract 21-146-74  
**FSA Crop Acres:** 339.24 +/-  
**Taxes (2023):** \$2,485.98

This parcel was planted to soybeans in 2024 and has a Soil Productivity Index (SPI) of 62.9.



# PARCEL 1



PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	174.0	36 bu.
Oats	22.8	36 bu.
Flax	44.9	22 bu.
Barley	53.2	74 bu.
Canola	29.7	1,110 lbs.
<b>Total Base Acres: 324.6</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	110.96	32.8%	IIIe	61
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	108.71	32.1%	Ile	83
C23A	Vallers, moderately saline-Parnell complex, 0 to 1 percent slopes	46.63	13.8%	IVw	35
C272A	Hamerly-Tonka complex, 0 to 3 percent slopes	39.17	11.6%	Ile	62
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	16.16	4.8%	IIIe	60
C135D	Zahl-Williams loams, 9 to 15 percent slopes	5.21	1.5%	VIe	43
C584A	Harriet loam, 0 to 2 percent slopes	4.86	1.4%	VIs	26
C5A	Southam silty clay loam, 0 to 1 percent slopes	3.98	1.2%	VIIIw	5
C557A	Miranda-Noonan loams, 0 to 3 percent slopes	2.16	0.6%	VIs	40
C874B	Wabek-Appam complex, 2 to 6 percent slopes	0.71	0.2%	VIs	32
<b>Weighted Average</b>					<b>62.9</b>

# PARCEL 2

Acres: 142.3 +/-  
 Legal: N½N½ Less ROW & Tract 28-146-74  
 FSA Crop Acres: 111.51 +/-  
 Hay Acres: 30.79 +/-  
 Taxes (2023): \$738.72

This parcel was planted to soybeans in 2024 and has an SPI of 57.7.

PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	174.0	36 bu.
Oats	22.8	36 bu.
Flax	44.9	22 bu.
Barley	53.2	74 bu.
Canola	29.7	1,110 lbs.
<b>Total Base Acres: 324.6</b>		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C272A	Hamerly-Tonka complex, 0 to 3 percent slopes	32.32	35.4%	Ile	62
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	18.91	20.6%	IIle	61
C23A	Vallers, moderately saline-Parnell complex, 0 to 1 percent slopes	11.89	13.0%	IVw	35
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	11.28	12.3%	Ile	83
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	10.09	11.0%	IIle	60
C874B	Wabek-Appam complex, 2 to 6 percent slopes	2.88	3.1%	VIIs	32
C5A	Southam silty clay loam, 0 to 1 percent slopes	2.76	3.0%	VIIIw	5
C135D	Zahl-Williams loams, 9 to 15 percent slopes	1.46	1.6%	VIle	43
<b>Weighted Average</b>					<b>57.7</b>

# 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 2/24/25. 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 February 24, 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

# 25 YEARS 25

est. 2000

877.700.4099



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