

L A N D A U C T I O N

# 920 +/- ACRES HETTINGER COUNTY, ND

THURSDAY, OCTOBER 17, 2024 - 3:00 p.m. (MT)  
ENCHANTED CASTLE - REGENT, ND

OWNERS: CHARLES H. SENN REVOCABLE LIVING TRUST & STEPHANIE ZIEGLER

Pifer's *19<sup>th</sup>* Annual  
**WESTERN DAKOTA**  
Land Auctions

ONLINE  
BIDDING



# 920 +/- ACRES HETTINGER COUNTY, ND

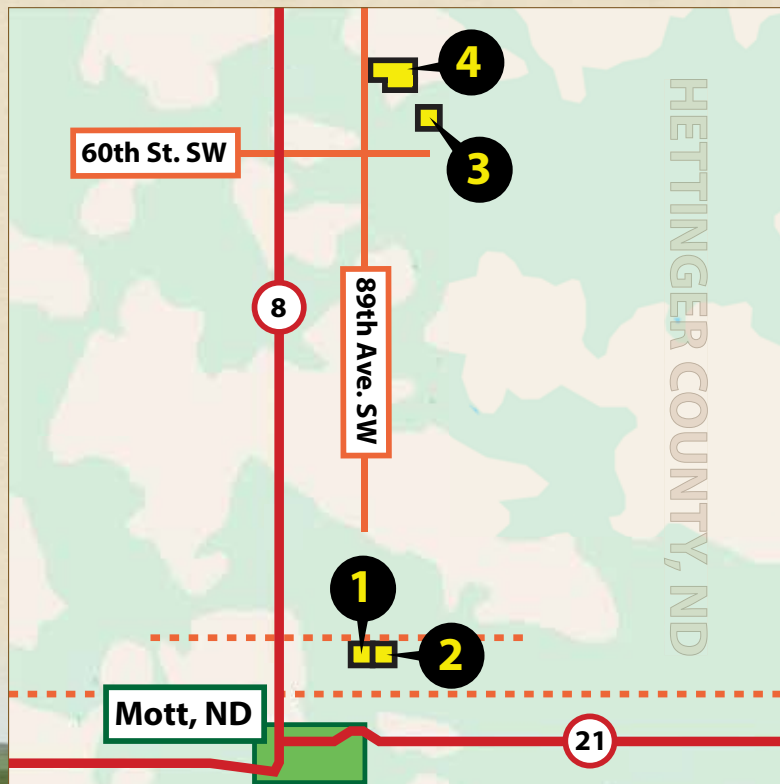
This is productive cropland, pastureland and desirable hunting land in Beery and Highland Townships offered in four parcels. Each parcel will be available for possession in 2025. Parcels one and two are in close proximity to Mott, ND and feature mostly tillable acres. Parcels three in four on located farther north and feature a mix of cropland, grassland, and excellent wildlife habitat suitable for upland game, and big game such as pronghorn, white tailed deer, and mule deer. This Pifer's land auction features an excellent opportunity to expand your farm operation or invest in your dream hunting property in western North Dakota!

## Driving Directions:

*Parcels 1 & 2:* From Mott, ND head North on ND Hwy. #8 for 2 miles. Then, head east on 70th St. SW for 1.5 miles to reach the NE corner of parcel 1 and the NW corner of parcel 2.

*Parcel 3:* From Mott, ND head North on ND Hwy. #8 for 12 miles. Then, head east on 60th St. SW for 3 miles. Then, head north on 88th Ave. SW for 0.5 miles to reach the SW corner of parcel 3.

*Parcel 4:* From Mott, ND head North on ND Hwy. #8 for 12 miles. Then, head east on 60th St. SW for 2 miles. Then, head north on 89th Ave. SW for 2 miles to reach the NW corner of parcel 4.



PARCEL 1 - 160 +/- ACRES



PARCEL 2 - 160 +/- ACRES



PARCEL 3 - 160 +/- ACRES



PARCEL 4 - 440 +/- ACRES



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Parcel 1



Parcel 1



Parcel 2



Parcel 2



Parcel 3



Parcel 3



Parcel 4



Parcel 4

# PARCEL 1

## 160 +/- ACRES

This is productive cropland with mostly loam soils. The balance of the acreage is grass and trees.

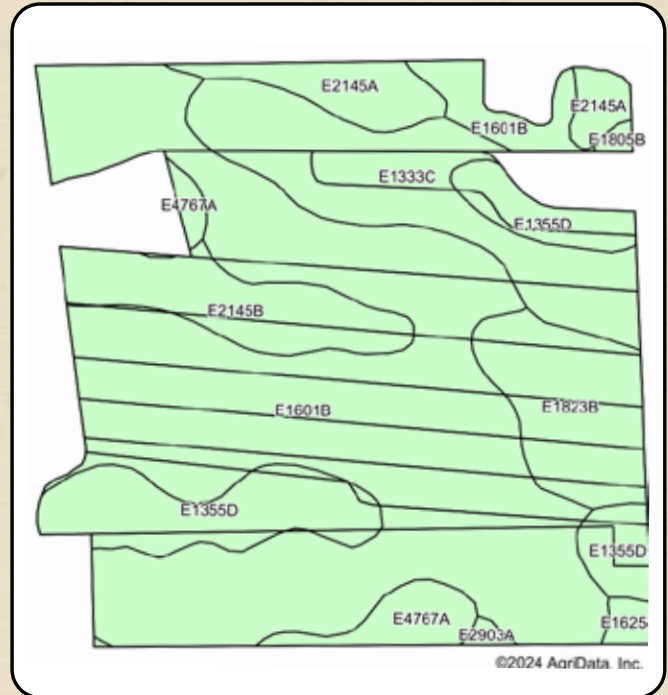
Acres: 160 +/-

Legal: NE¼ 30-134-92

Crop Acres: 127.95 +/-

Taxes (2023): \$624.58

CROP	BASE ACRES	YIELD
Wheat	60.97	21 bu.
Oats	12.4	42 bu.
Barley	8.4	38 bu.
<b>Total Base Acres: 81.77</b>		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1601B	Beisigl-Lihen loamy fine sands, 0 to 6 percent slopes	75.87	53.7%	IVe	35
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	17.58	12.5%	IVe	40
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	15.74	11.1%	VIe	32
E1823B	Parshall fine sandy loam, 2 to 6 percent slopes	10.64	7.5%	IIIe	66
E2145B	Shambo loam, 2 to 6 percent slopes	9.32	6.6%	IIe	82
E2145A	Shambo loam, 0 to 2 percent slopes	6.19	4.4%	IIc	87
E4767A	Regan silt loam, saline, 0 to 2 percent slopes, occasionally flooded	4.14	2.9%	IVw	26
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	0.93	0.7%	IIIe	63
E2903A	Chama-Sen silt loams, 0 to 3 percent slopes	0.39	0.3%	IIIe	72
E1805B	Lihen-Parshall complex, 0 to 6 percent slopes	0.38	0.3%	IVe	52
<b>Weighted Average</b>					<b>43.1</b>

# PARCEL 2

## 160 +/- ACRES

This is productive cropland with mostly loam soils. The balance of the acreage is grassland and a creek in the northeast corner of the property.

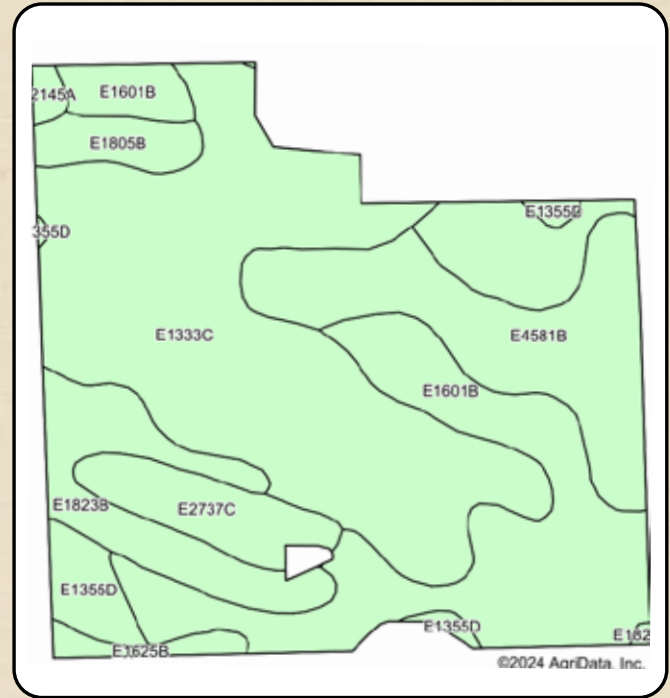
Acres: 160 +/-

Legal: NW¼ 29-134-92

Crop Acres: 132.64 +/-

Taxes (2023): \$634.79

CROP	BASE ACRES	YIELD
Wheat	64.71	21 bu.
Oats	12.8	43 bu.
Barley	8.7	38 bu.
<b>Total Base Acres: 86.21</b>		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	50.12	37.8%	IVe	40
E1601B	Beisigl-Lihen loamy fine sands, 0 to 6 percent slopes	35.86	27.0%	IVe	35
E4581B	Parshall, gravelly substratum-Manning fine sandy loams, 2 to 6 percent slopes	19.25	14.5%	IIle	61
E1823B	Parshall fine sandy loam, 2 to 6 percent slopes	10.83	8.2%	IIle	66
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	6.44	4.9%	IVe	53
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	4.28	3.2%	VIe	32
E1805B	Lihen-Parshall complex, 0 to 6 percent slopes	3.49	2.6%	IVe	52
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	1.63	1.2%	IIle	63
E2145A	Shambo loam, 0 to 2 percent slopes	0.74	0.6%	IIc	87
<b>Weighted Average</b>					<b>45.1</b>

# PARCEL 3

## 160 +/- ACRES

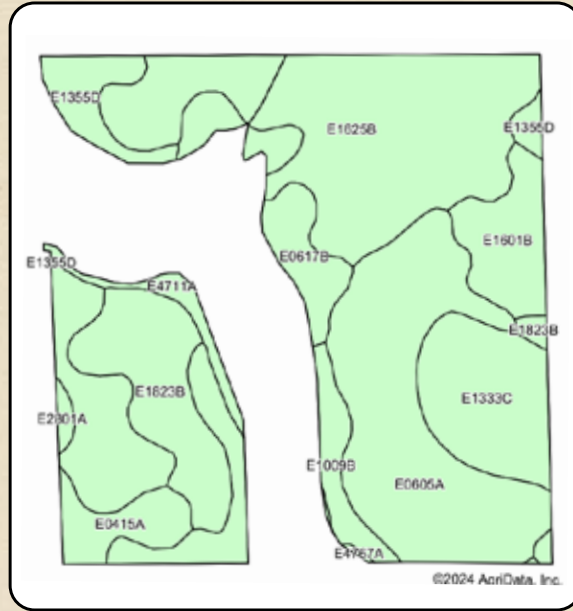
This is productive cropland with mostly loam soils. The balance of the acreage is grass, water and trees.

Acres: 160 +/-

Legal: NW¼ 33-136-92

Crop Acres: 124.18 +/-

Taxes (2023): \$807.41



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	40.75	32.8%	IIIe	63
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	25.89	20.8%	IIIs	82
E1823B	Parshall fine sandy loam, 2 to 6 percent slopes	11.73	9.4%	IIIe	66
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	11.55	9.3%	IVe	40
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	7.02	5.7%	IIe	65
E1601B	Beisigl-Lihen loamy fine sands, 0 to 6 percent slopes	6.72	5.4%	IVe	35
E4767A	Regan silt loam, saline, 0 to 2 percent slopes, occasionally flooded	4.96	4.0%	IVw	26
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	4.95	4.0%	VIe	32
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	4.31	3.5%	IIIs	60
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	3.53	2.8%	IIIe	61
E4711A	Dimmick silty clay, 0 to 1 percent slopes	2.18	1.8%	Vw	30
E2801A	Amor-Arnegard loams, 0 to 3 percent slopes	0.59	0.5%	IIIs	81
<b>Weighted Average</b>					<b>60.3</b>

# PARCEL 4

## 440 +/- ACRES

This is productive cropland with mostly loam soils. The balance of the acreage is grassland and habitat acres.

Acres: 440 +/-

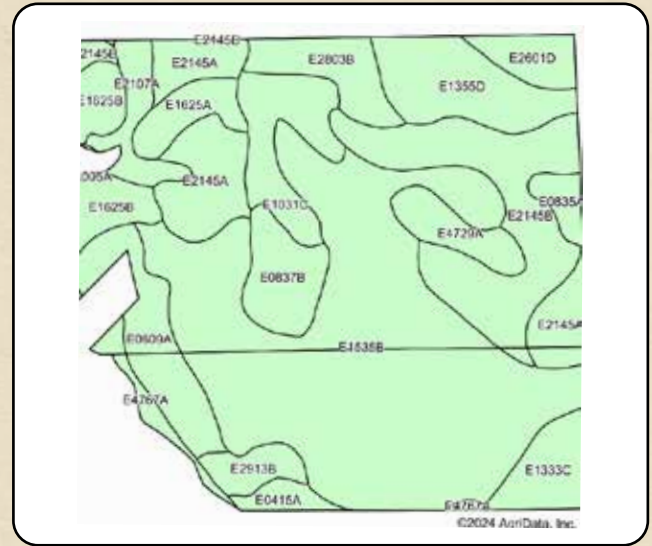
Legal: N½, NE¼SW¼ & N½SE¼ 29-136-92

Crop Acres: 380.64 +/-

Taxes (2023): \$2,472.68

### TRACTS 2750 & 2751 COMBINED

CROP	BASE ACRES	YIELD
Wheat	346.8	36 bu.
<b>Total Base Acres: 346.8</b>		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1535B	Yegen-Parshall fine sandy loams, 0 to 6 percent slopes	135.53	38.1%	IIIe	71
E2145B	Shambo loam, 2 to 6 percent slopes	40.02	11.3%	Ile	82
E2145A	Shambo loam, 0 to 2 percent slopes	27.78	7.8%	IIc	87
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	20.18	5.7%	VIe	32
E0609A	Belfield-Grail-Arnegard complex, saline, 0 to 2 percent slopes	17.89	5.0%	IIIs	43
E1031C	Regent-Moreau-Cabba complex, 6 to 9 percent slopes	16.30	4.6%	IIIe	48
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	12.77	3.6%	IIIe	63
E0837B	Wyola silty clay loam, 2 to 6 percent slopes	12.13	3.4%	Ile	85
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	11.61	3.3%	Ile	76
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	11.26	3.2%	IVe	40
E4729A	Heil silty clay loam, 0 to 1 percent slopes	8.36	2.4%	VIIs	35
E2107A	Arnegard loam, 0 to 2 percent slopes	8.26	2.3%	IIc	97
E1625A	Vebar-Parshall fine sandy loams, 0 to 3 percent slopes	7.67	2.2%	IIIe	66
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	6.90	1.9%	IVe	40
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	5.90	1.7%	IIIe	67
E4767A	Regan silt loam, saline, 0 to 2 percent slopes, occasionally flooded	4.78	1.3%	IVw	26
E0835A	Wyola-Grail silty clay loams, 0 to 2 percent slopes	3.83	1.1%	IIc	90
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	3.60	1.0%	IIIs	60
E4005A	Harriet loam, 0 to 2 percent slopes, occasionally flooded	0.25	0.1%	VIIs	27
<b>Weighted Average</b>					<b>66.6</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 12/2/24. 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 2, 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.