

# Farmmland Auction

**25**  
YEARS  
est. 2000

**800 +/- Acres • Divide County, ND**

**Tuesday, January 28, 2025 – 10:00 a.m. (CT)**

**Four Points by Sheraton • Williston, ND**

**OWNERS: Mark & Charise Smith**



**Pifer's**

**877.477.3105**

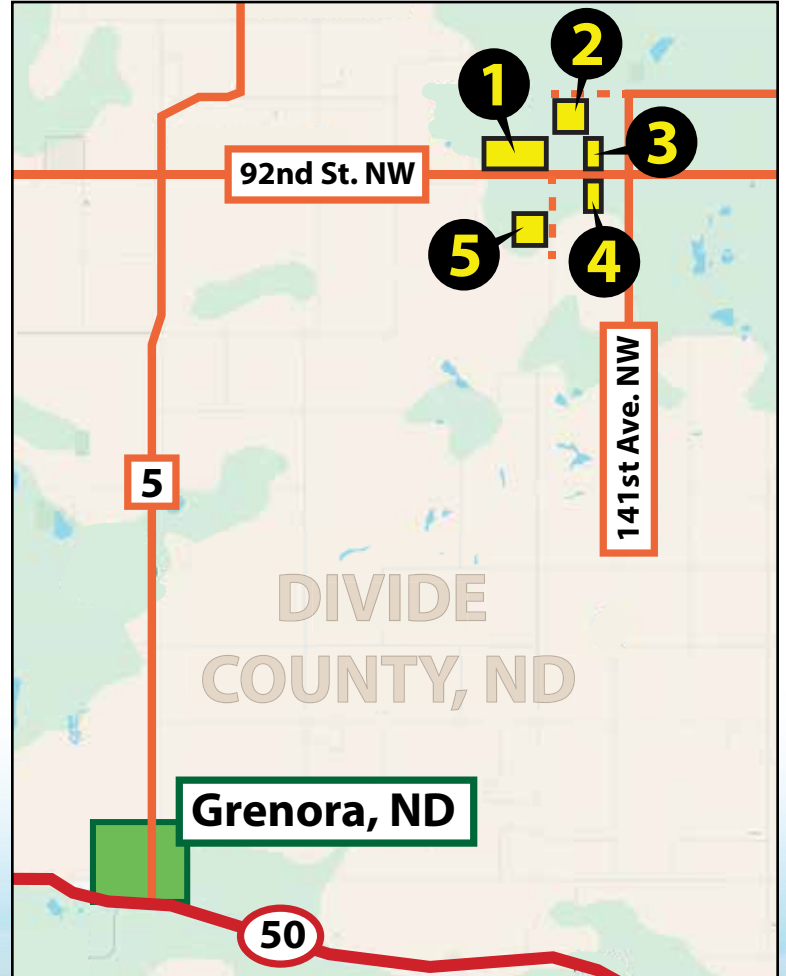
**www.pifers.com**

# INTRODUCTION

**Auction Note:** This property, northeast of Grenora, ND, features highly productive soil, suitable for growing corn, wheat, sunflowers and soybeans. This will be sold in five parcels with a rare opportunity in Divide County to expand your operation or investment portfolio! All parcels available for the 2025 crop year! The property will be sold through a live auction, with internet and phone bidding available.

## Driving Directions

From Grenora, ND, go north 15 miles on County Rd. #5, then 4 miles east on 92nd St. NW. This will bring you to the southeast corner of parcel 1. From here, parcel 2 is a ½ mile north and parcel 5 is a ½ mile south. Continue east a ½ mile and this will bring you to the southwest corner of parcel 3 and the northwest corner of parcel 4.



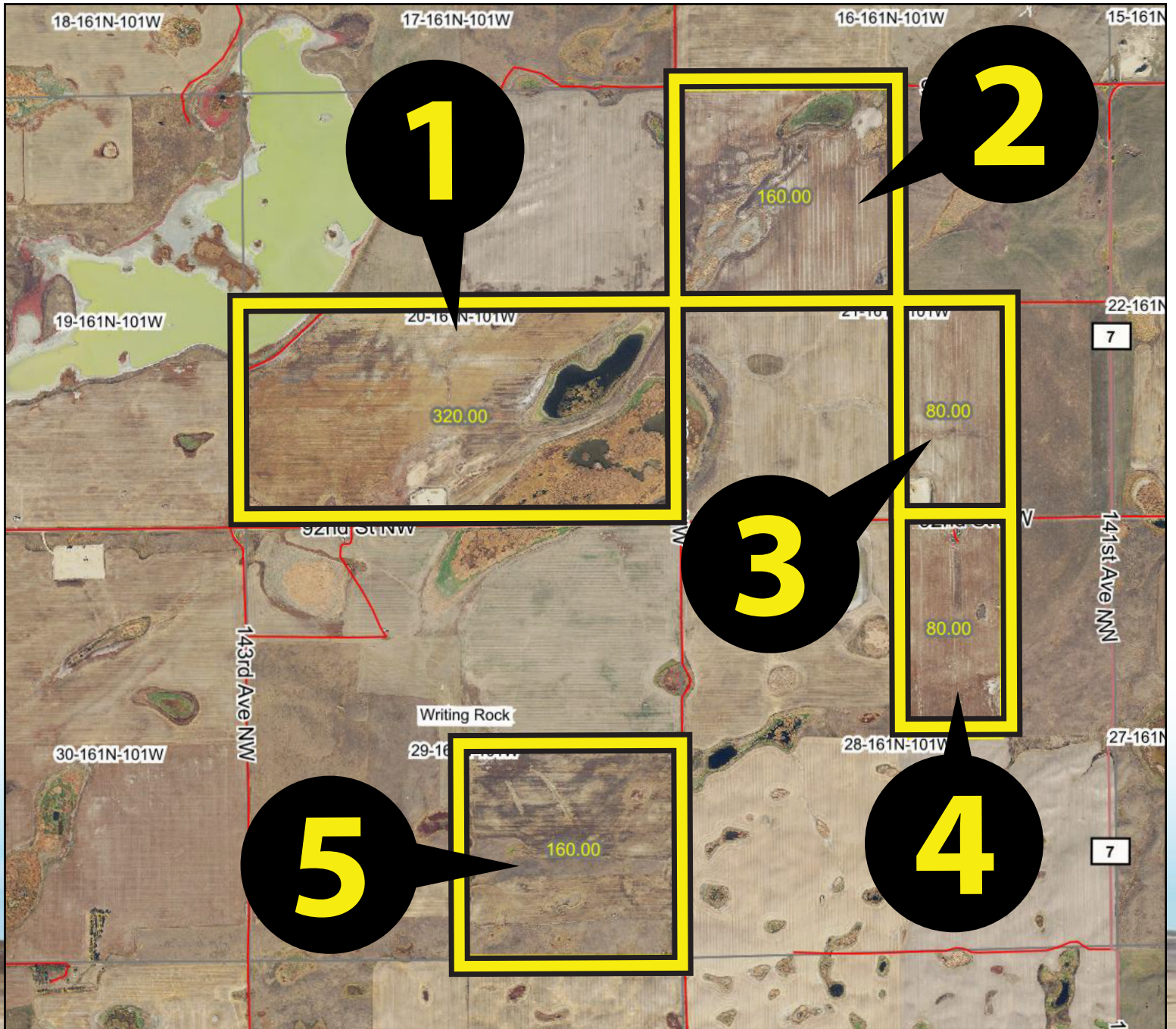
**Bob Pifer • 701.371.8538 or [bob@pifers.com](mailto:bob@pifers.com)**

**Pifer's**

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



# OVERALL PROPERTY





# PARCEL 1

**Acres:** 320 +/-

**Legal:** SW¼ & SE¼ 20-161-101

**Crop Acres:** 211.69 +/-

**Taxes (2023):** \$1,770.91

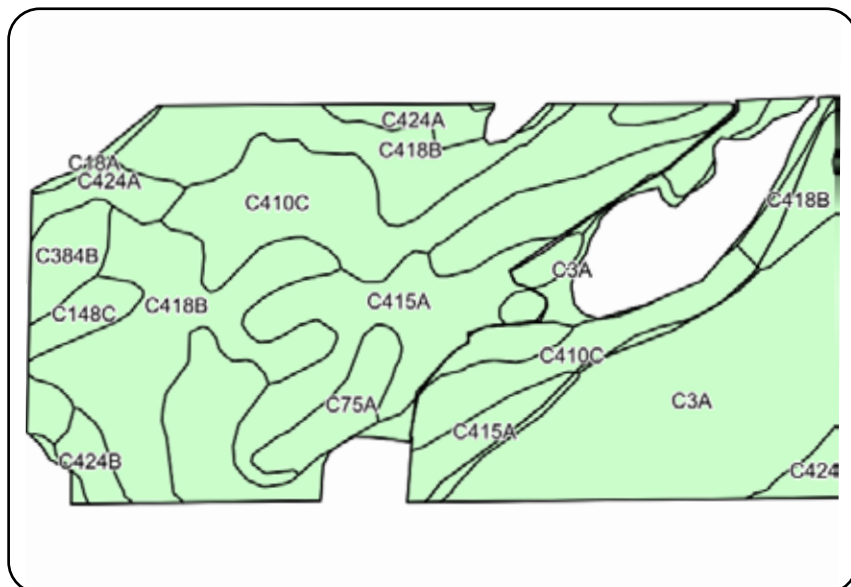
This parcel features 211.69 +/- total crop acres, with 180 +/- acres featuring an SPI of 70. This parcel has an oil well site and a perpetual USFW wetland easement.



# PARCEL 1

## \*\*PARCELS 1-4 COMBINED\*\*

Crop	Base Acres	Yield
Wheat	232.4	27 bu.
Oats	60.1	46 bu.
Barley	46.9	34 bu.
<b>Total Base Acres: 339.4</b>		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C418B	Tansem-Sakakawea loams, 2 to 6 percent slopes	76.90	27.6%	Ile	78
C3A	Parnell silty clay loam, 0 to 1 percent slopes	63.45	22.8%	Vw	20
C410C	Sakakawea-Tansem loams, 6 to 9 percent slopes	61.39	22.1%	IVe	56
C415A	Tansem loam, 0 to 2 percent slopes	38.32	13.8%	IIc	83
C424A	Minot silty clay, 0 to 2 percent slopes	12.61	4.5%	IIIs	84
C75A	Vallers loam, moderately saline, 0 to 1 percent slopes	7.68	2.8%	IVw	37
C148C	Williams-Zahl-Parnell complex, 0 to 9 percent slopes	6.72	2.4%	IVe	51
C384B	Dooley-Zahl complex, 3 to 6 percent slopes	6.44	2.3%	IIIe	64
C424B	Minot silty clay, 2 to 6 percent slopes	3.52	1.3%	Ile	78
C18A	McKenzie silty clay loam, strongly saline, 0 to 1 percent slopes	1.09	0.4%	VIIIIs	5
<b>Weighted Average</b>					<b>58.5</b>



# PARCEL 2

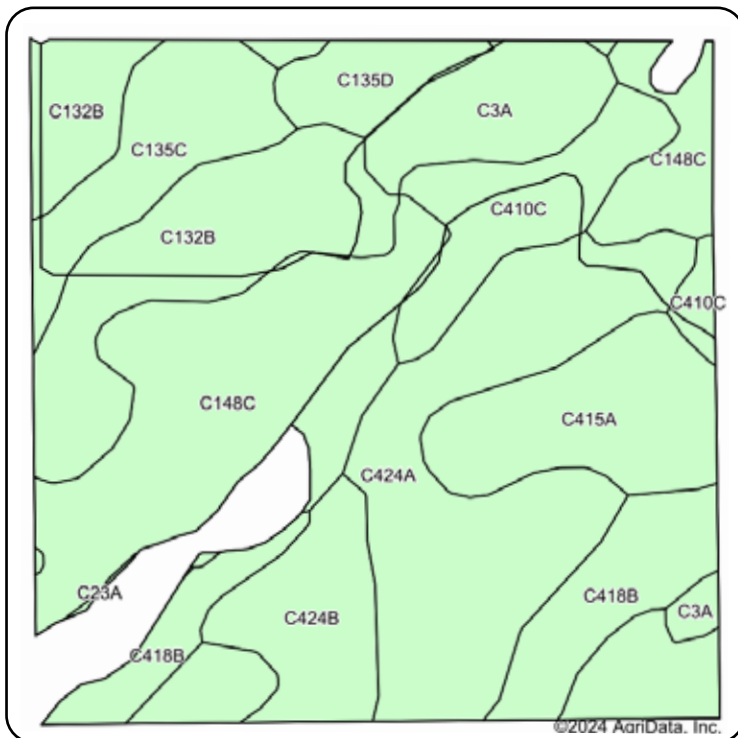
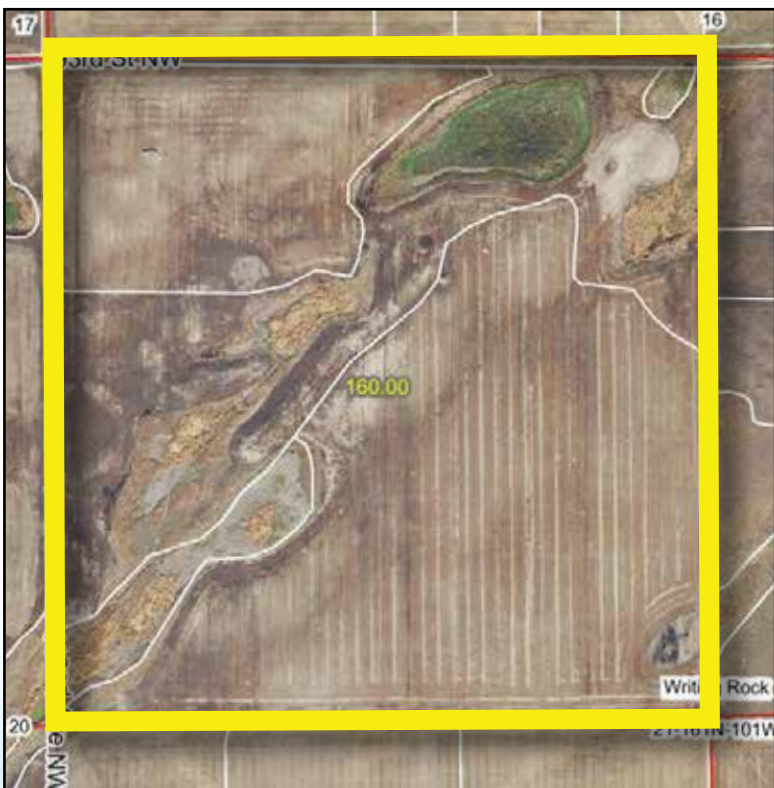
Acres: 160 +/-

Legal: NW¼ 21-161-101

Crop Acres: 151.6 +/-

Taxes (2023): \$870.53

This parcel features 151.6 +/- total crop acres with 127 +/- acres boasting an SPI of 71.3.



<b>**PARCELS 1-4 COMBINED**</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
<b>Wheat</b>	<b>232.4</b>	<b>27 bu.</b>
<b>Oats</b>	<b>60.1</b>	<b>46 bu.</b>
<b>Barley</b>	<b>46.9</b>	<b>34 bu.</b>
<b>Total Base Acres: 339.4</b>		

<b>Code</b>	<b>Soil Description</b>	<b>Acres</b>	<b>Percent of field</b>	<b>Non-Irr Class *c</b>	<b>Productivity Index</b>
C424A	Minot silty clay, 0 to 2 percent slopes	33.20	21.8%	IIIs	84
C148C	Williams-Zahl-Parnell complex, 0 to 9 percent slopes	29.68	19.6%	IVe	51
C132B	Williams-Zahl loams, 3 to 6 percent slopes	21.94	14.5%	IIe	76
C415A	Tansem loam, 0 to 2 percent slopes	12.39	8.2%	IIc	83
C418B	Tansem-Sakakawea loams, 2 to 6 percent slopes	11.94	7.9%	IIe	78
C410C	Sakakawea-Tansem loams, 6 to 9 percent slopes	10.59	7.0%	IVe	56
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	9.60	6.3%	IVe	56
C424B	Minot silty clay, 2 to 6 percent slopes	8.99	5.9%	IIe	78
C3A	Parnell silty clay loam, 0 to 1 percent slopes	8.72	5.8%	Vw	20
C135D	Zahl-Williams loams, 9 to 15 percent slopes	4.44	2.9%	VIe	43
C23A	Vallers, moderately saline-Parnell complex, 0 to 1 percent slopes	0.11	0.1%	IVw	35
<b>Weighted Average</b>					<b>66.8</b>

# PARCEL 3

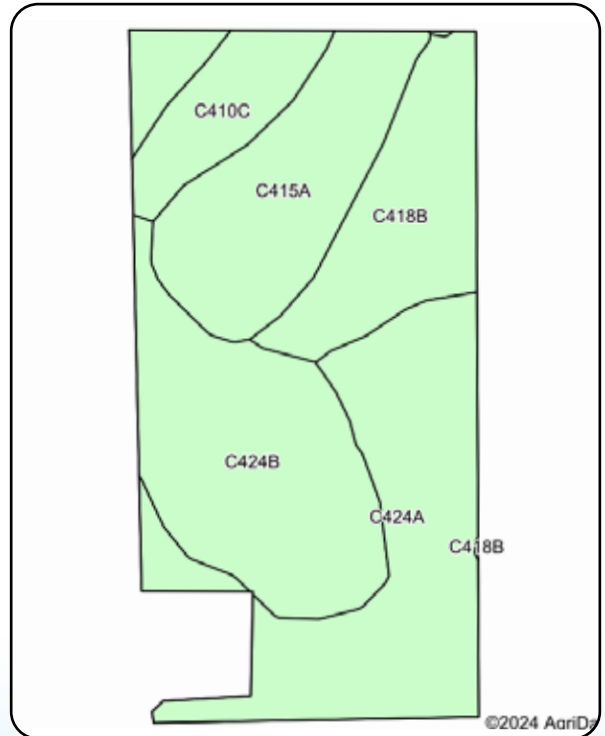
**Acres:** 80 +/-

**Legal:** W½SE¼ 21-161-101

**Crop Acres:** 74.01 +/-

**Taxes (2023):** \$548.62

This parcel features 74.01 +/- acres of excellent cropland with an SPI of 79.1. There is a current oil well site on this parcel.



<b>** PARCELS 1-4 COMBINED **</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
<b>Wheat</b>	<b>232.4</b>	<b>27 bu.</b>
<b>Oats</b>	<b>60.1</b>	<b>46 bu.</b>
<b>Barley</b>	<b>46.9</b>	<b>34 bu.</b>
<b>Total Base Acres: 339.4</b>		

<b>Code</b>	<b>Soil Description</b>	<b>Acres</b>	<b>Percent of field</b>	<b>Non-Irr Class *c</b>	<b>Productivity Index</b>
C424A	Minot silty clay, 0 to 2 percent slopes	23.71	32.3%	IIIs	84
C424B	Minot silty clay, 2 to 6 percent slopes	18.76	25.6%	IIe	78
C415A	Tanslem loam, 0 to 2 percent slopes	13.62	18.6%	IIc	83
C418B	Tanslem-Sakakawea loams, 2 to 6 percent slopes	11.42	15.6%	IIe	78
C410C	Sakakawea-Tanslem loams, 6 to 9 percent slopes	5.81	7.9%	IVe	56
<b>Weighted Average</b>					<b>79.1</b>

# PARCEL 4

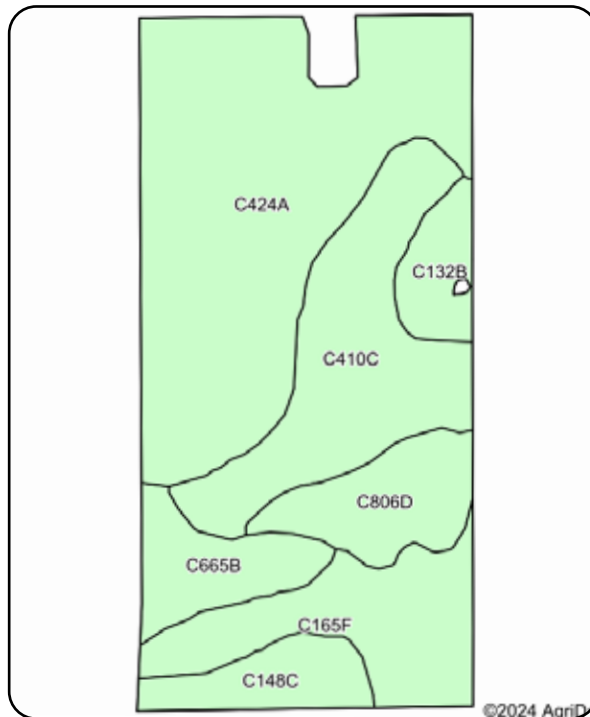
**Acres:** 80 +/-

**Legal:** W½NE¼ 28-161-101

**Crop Acres:** 75.01 +/-

**Taxes (2023):** \$392.82

This parcel features 75.01 +/- acres of excellent cropland with an SPI of 62.8 with the majority boasting an SPI of 84.



<b>**PARCELS 1-4 COMBINED**</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
<b>Wheat</b>	<b>232.4</b>	<b>27 bu.</b>
<b>Oats</b>	<b>60.1</b>	<b>46 bu.</b>
<b>Barley</b>	<b>46.9</b>	<b>34 bu.</b>
<b>Total Base Acres: 339.4</b>		

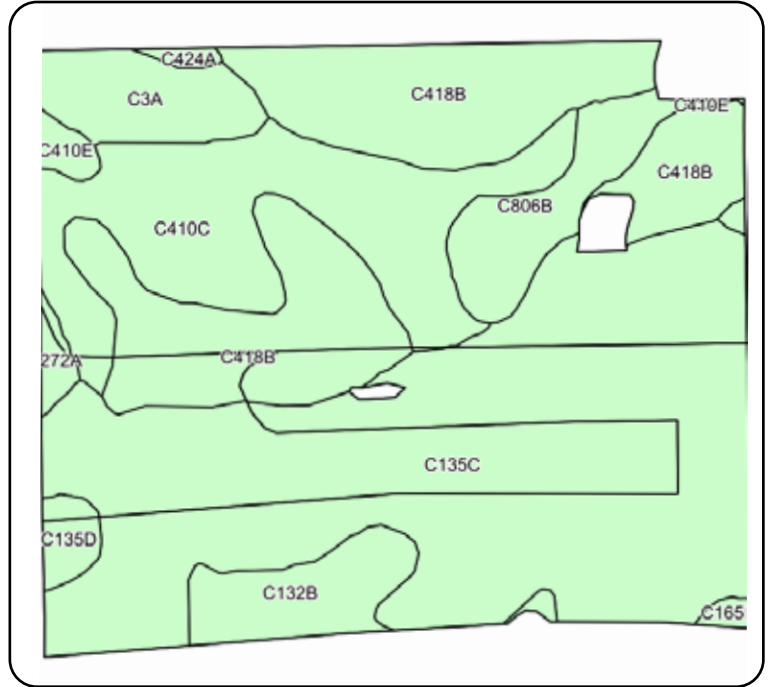
<b>Code</b>	<b>Soil Description</b>	<b>Acres</b>	<b>Percent of field</b>	<b>Non-Irr Class *c</b>	<b>Productivity Index</b>
C424A	Minot silty clay, 0 to 2 percent slopes	31.90	42.5%	IIIs	84
C410C	Sakakawea-Tanslem loams, 6 to 9 percent slopes	14.93	19.9%	IVe	56
C165F	Zahl-Max-Parnell complex, 0 to 35 percent slopes	9.87	13.2%	VIIe	30
C806D	Appam-Wabek complex, 6 to 15 percent slopes	6.02	8.0%	VIe	26
C665B	Noonan-Niobell-Williams loams, 0 to 6 percent slopes	5.02	6.7%	IVe	58
C148C	Williams-Zahl-Parnell complex, 0 to 9 percent slopes	4.11	5.5%	IVe	51
C132B	Williams-Zahl loams, 3 to 6 percent slopes	3.16	4.2%	IIe	76
<b>Weighted Average</b>					<b>62.8</b>



# PARCEL 5

**Acres:** 160 +/-  
**Legal:** SE¼ 29-161-101  
**Crop Acres:** 129.82 +/-  
**Grass Acres:** 29.27 +/-  
**Taxes (2023):** \$724.04

This parcel features 129.82 +/- acres of excellent cropland with an SPI of 58.7.



Crop	Base Acres	Yield
Wheat	51.3	27 bu.
Oats	13.3	46 bu.
Barley	10.4	34 bu.
<b>Total Base Acres: 75.0</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	58.73	45.1%	IVe	56
C418B	Tansem-Sakakawea loams, 2 to 6 percent slopes	29.30	22.6%	IIe	78
C410C	Sakakawea-Tansem loams, 6 to 9 percent slopes	20.21	15.6%	IVe	56
C806B	Appam-Wabek complex, 2 to 6 percent slopes	5.98	4.6%	IIIe	39
C132B	Williams-Zahl loams, 3 to 6 percent slopes	5.68	4.4%	IIe	76
C3A	Parnell silty clay loam, 0 to 1 percent slopes	5.54	4.3%	Vw	20
C135D	Zahl-Williams loams, 9 to 15 percent slopes	1.44	1.1%	VIe	43
C410E	Sakakawea-Tansem loams, 9 to 25 percent slopes	1.02	0.8%	VIe	39
C272A	Hamerly-Tonka complex, 0 to 3 percent slopes	0.88	0.7%	IIe	62
C165F	Zahl-Max-Parnell complex, 0 to 35 percent slopes	0.61	0.5%	VIIe	30
C424A	Minot silty clay, 0 to 2 percent slopes	0.39	0.3%	IIIs	84
<b>Weighted Average</b>					<b>59.2</b>

# 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 3/14/25. 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 March 14, 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, Bob Pifer, ND #905.

# Pifer's

# 25 YEARS 25

est. 2000



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