

**850.41 +/- Acres • Morton County, ND**

# **LAND AUCTION**

***Thursday, October 10, 2024 – 1:30 p.m.***

***Location: Holiday Inn • Bismarck, ND***



***OWNER: Vogel Trust***



**Pifer's**

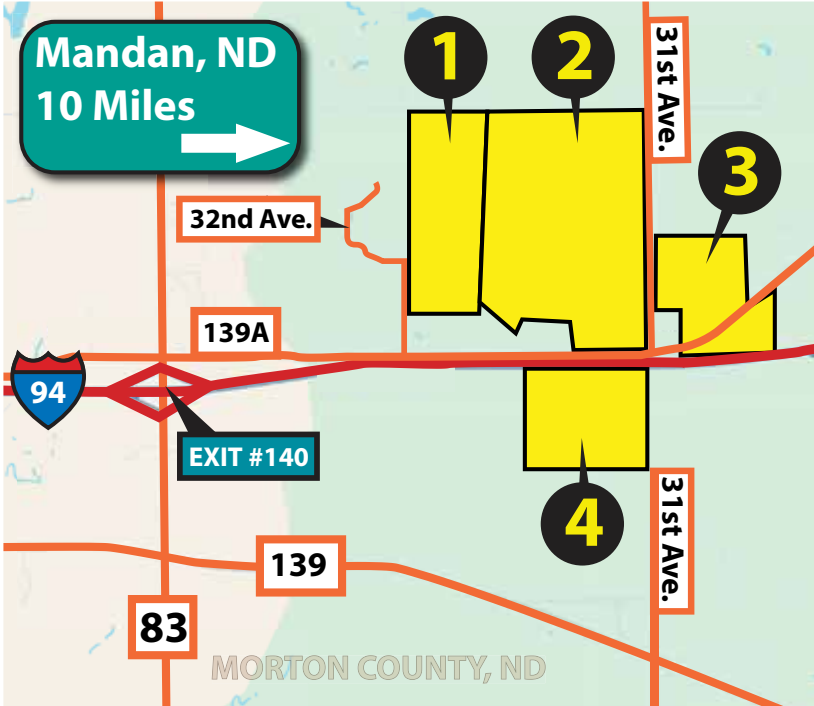
**877.700.4099**

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



# AUCTION NOTE

Now offering prime real estate featuring productive cropland with convenient interstate frontage just 10 miles from Mandan, ND. In addition to highly productive cropland, there are two parcels of native grass pasture. This versatile property offers a perfect blend of agricultural productivity and residential comfort, making it an excellent investment for farming operations, or rural living.



## DRIVING DIRECTIONS

From I-94 (Exit #147) go north and then west on County Rd. 139A for 4.5 miles, this brings you to the east side of the cropland. Continue for one mile to the farmstead.

From I-94 (Exit #140) turn east on County Rd. 139A and travel 1 mile to the southwest corner of the property.

**Parcel 4:** Take I-94 Exit #140, travel south  $\frac{3}{4}$  miles to County Rd. 139, then east 2 miles to 31st Ave., turn north and travel  $\frac{3}{4}$  miles to the southeast corner of the quarter.

## CONTACT



**Alan Butts**

701.400.8858 • alanb@pifers.com

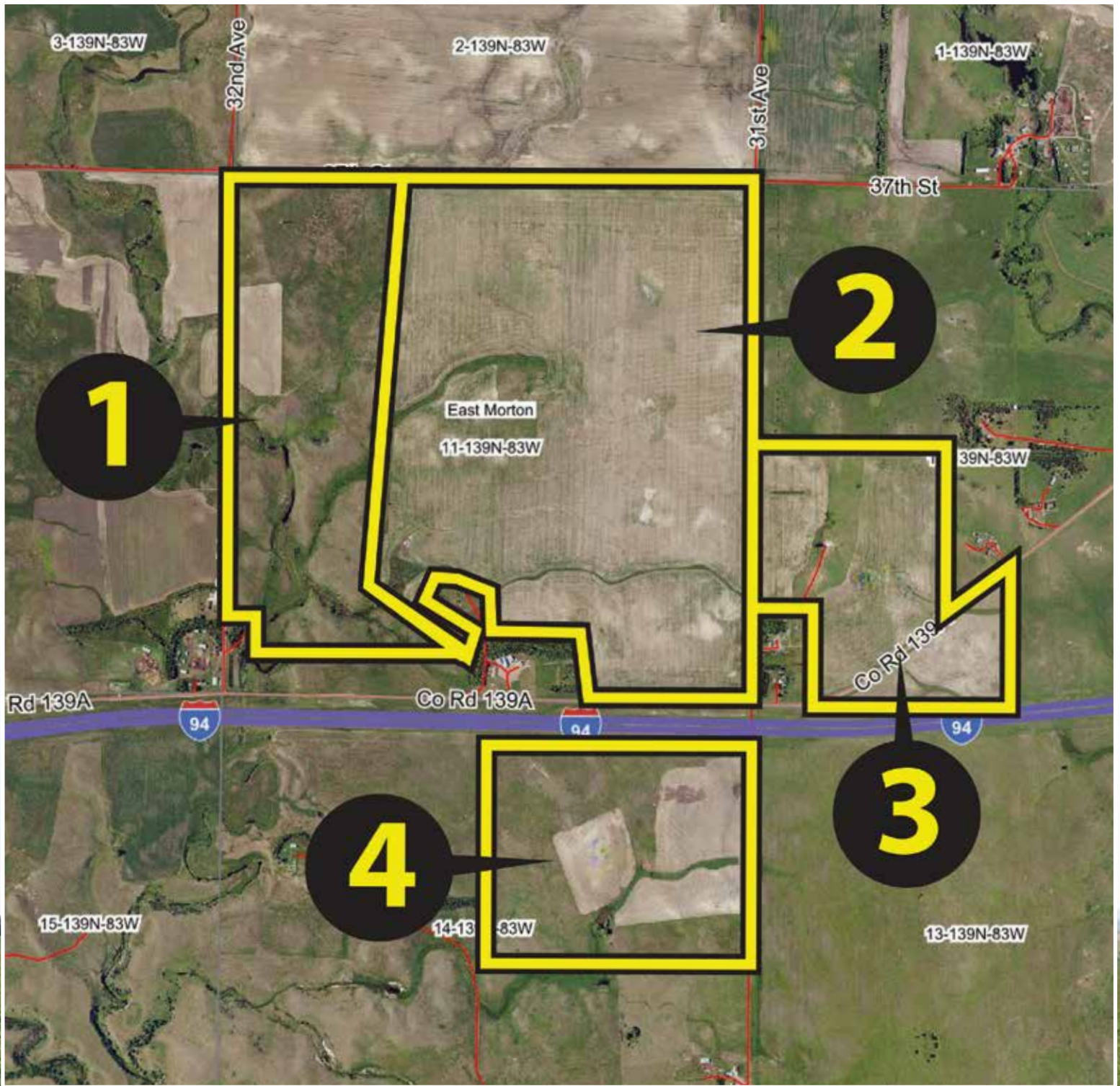


**Abbey Messer**

701.202.4646 • amesser@pifers.com



# OVERALL PROPERTY





# PARCEL 1 INFORMATION

**Acres:** 181.55 +/-  
**Legal:** Outlot A & B Less Auditors Lot A, Less White Oak Ranch Subdv. Section 11-139-83  
**Crop Acres:** 13.42 +/-  
**Pasture Acres:** 165.93 +/- (Estimate)  
**Taxes (2023):** \$816.65 (Estimate... Pending Morton County Tax Equalization)

Parcel 1 features 165.93 +/- acres of native grass, and 13.42 +/- acres of cropland with easy access off of County Rd. 139A. This versatile property offers a perfect blend of agricultural productivity making it an excellent investment for farming operations and livestock management. Subject to an access easement with Mor Gran Sou Electric Company to Maintain Transmission Lines.

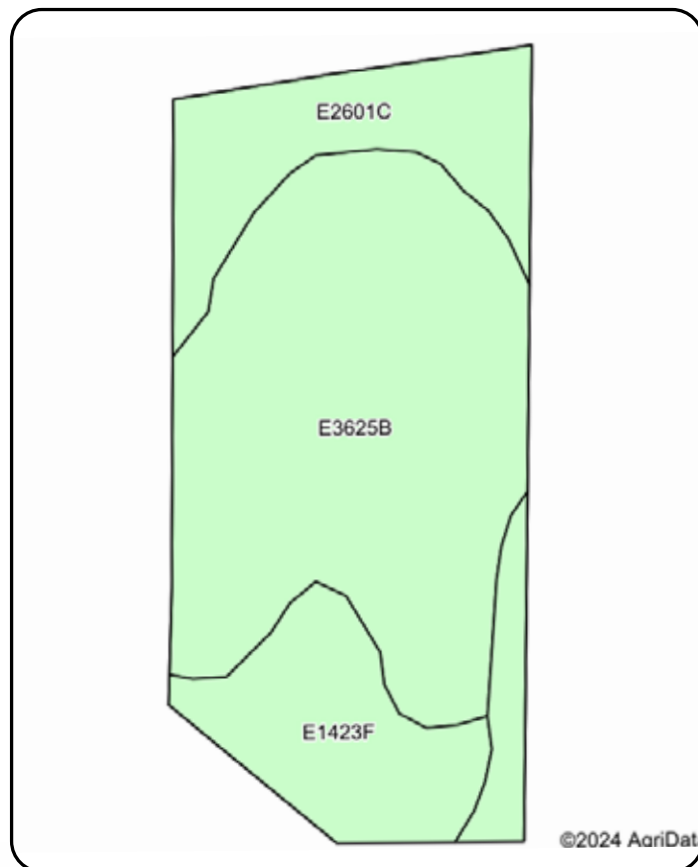


# PARCEL 1 INFORMATION

<b>**ALL PARCELS COMBINED**</b>		
<b>Tract #14516 &amp; #14517</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
<b>Wheat</b>	<b>26.71</b>	<b>30 bu.</b>
<b>Corn</b>	<b>116.35</b>	<b>84 bu.</b>
<b>Sunflowers</b>	<b>116.35</b>	<b>1,791 lbs.</b>
<b>Total Base Acres: 465.38</b>		

<b>**ALL PARCELS COMBINED**</b>		
<b>Tract #13526</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
<b>Wheat</b>	<b>22.8</b>	<b>21 bu.</b>
<b>Oats</b>	<b>0.4</b>	<b>37 bu.</b>
<b>Barley</b>	<b>1.0</b>	<b>33 bu.</b>
<b>Total Base Acres: 24.2</b>		

<b>**ALL PARCELS COMBINED**</b>		
<b>Tract #4967</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
<b>Wheat</b>	<b>29.96</b>	<b>20 bu.</b>
<b>Corn</b>	<b>14.98</b>	<b>81 bu.</b>
<b>Sunflowers</b>	<b>14.98</b>	<b>1,791 lbs.</b>
<b>Total Base Acres: 59.92</b>		



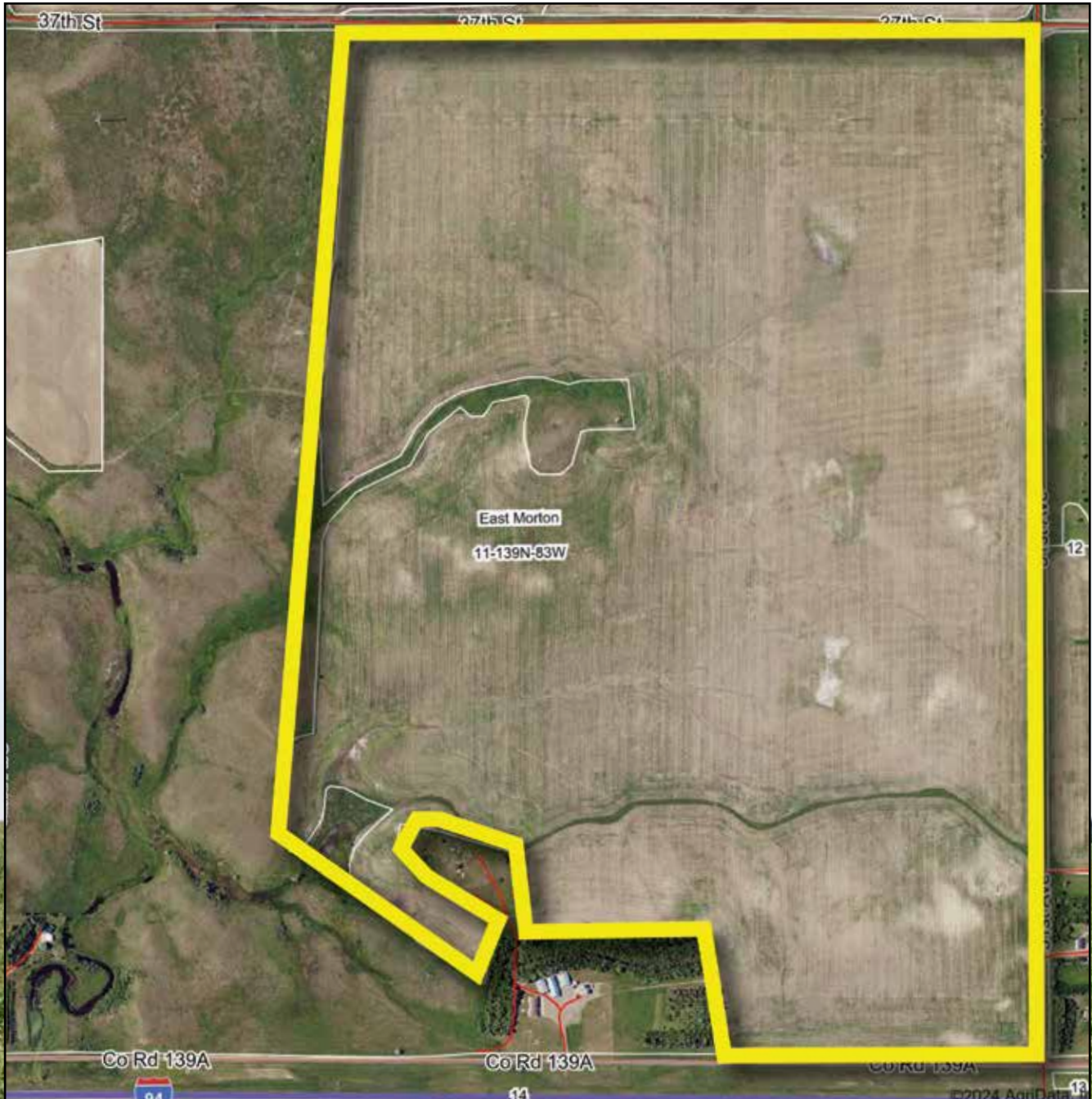
<b>Code</b>	<b>Soil Description</b>	<b>Acres</b>	<b>Percent of field</b>	<b>Non-Irr Class *c</b>	<b>Productivity Index</b>
E3625B	Williams-Reeder loams, 3 to 6 percent slopes	8.11	60.4%	Ile	85
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	3.02	22.5%	IIIe	53
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	2.29	17.1%	VIIe	22
<b>Weighted Average</b>					<b>67</b>



# PARCEL 2 INFORMATION

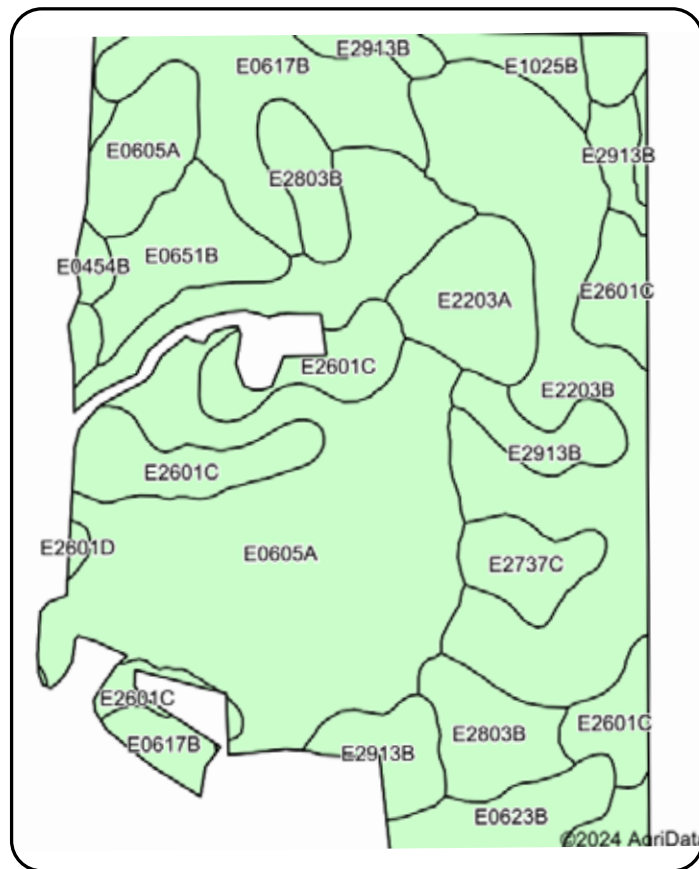
**Acres:** 405 +/-  
**Legal:** All Less Parcel 1, Less Outlot A & B in Section 11-139-83  
**Crop Acres:** 394.37 +/-  
**Taxes (2023):** \$2,242.00 (Estimate... Pending Morton County Tax Equalization)

Parcel 2 features a large parcel of nearly all cropland, highly productive soils, making it perfect for a wide range of crops such as small grains, corn, soybeans, or canola. Easy Access off of County Rd 139A. This parcel is subject to an access easement with Mor Gran Sou Electric Company to Maintain Transmission Lines.



# PARCEL 2 INFORMATION

<b>**ALL PARCELS COMBINED**</b>		
<b>Tract #14516 &amp; #14517</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
<b>Wheat</b>	<b>26.71</b>	<b>30 bu.</b>
<b>Corn</b>	<b>116.35</b>	<b>84 bu.</b>
<b>Sunflowers</b>	<b>116.35</b>	<b>1,791 lbs.</b>
<b>Total Base Acres: 465.38</b>		
<b>**ALL PARCELS COMBINED**</b>		
<b>Tract #13526</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
<b>Wheat</b>	<b>22.8</b>	<b>21 bu.</b>
<b>Oats</b>	<b>0.4</b>	<b>37 bu.</b>
<b>Barley</b>	<b>1.0</b>	<b>33 bu.</b>
<b>Total Base Acres: 24.2</b>		
<b>**ALL PARCELS COMBINED**</b>		
<b>Tract #4967</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
<b>Wheat</b>	<b>29.96</b>	<b>20 bu.</b>
<b>Corn</b>	<b>14.98</b>	<b>81 bu.</b>
<b>Sunflowers</b>	<b>14.98</b>	<b>1,791 lbs.</b>
<b>Total Base Acres: 59.92</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>
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	132.91	33.5%	IIs	82
E2203B	Farland silt loam, 2 to 6 percent slopes	68.70	17.3%	IIe	86
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	42.44	10.7%	IIIe	53
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	33.53	8.5%	IIe	65
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	24.77	6.2%	IIIe	67
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	20.65	5.2%	IIe	76
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	16.75	4.2%	IIe	51
E2203A	Farland silt loam, 0 to 2 percent slopes	16.34	4.1%	IIc	89
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	12.99	3.3%	IVe	53
E0623B	Grail-Belfield clay loams, 2 to 6 percent slopes	12.49	3.1%	IIe	79
E1025B	Regent-Wyola silty clay loams, 3 to 6 percent slopes	6.55	1.7%	IIe	79
E2987B	Sen-Chama silt loams, 3 to 6 percent slopes	4.18	1.1%	IIe	76
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	3.61	0.9%	IVs	35
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	0.80	0.2%	IVe	40
<b>Weighted Average</b>					<b>74.2</b>



# PARCEL 3 INFORMATION

<b>Acres:</b>	122.71 +/-
<b>Legal:</b>	SW¼ Less Lots A-B-C-D & Less 3.99 A Rd & Less 1.32 A I-G-94 in 12-139-83
<b>Crop Acres:</b>	99.87 +/-
<b>Pasture/Habitat Acres:</b>	22.84 +/-
<b>Taxes (2023):</b>	\$436.71

Parcel 3 features productive cropland with frontage along I-94 and County Rd. 139A, making it a perfect parcel for agricultural or commercial usage. This parcel also contains a township water tower and is subject to an access easement.



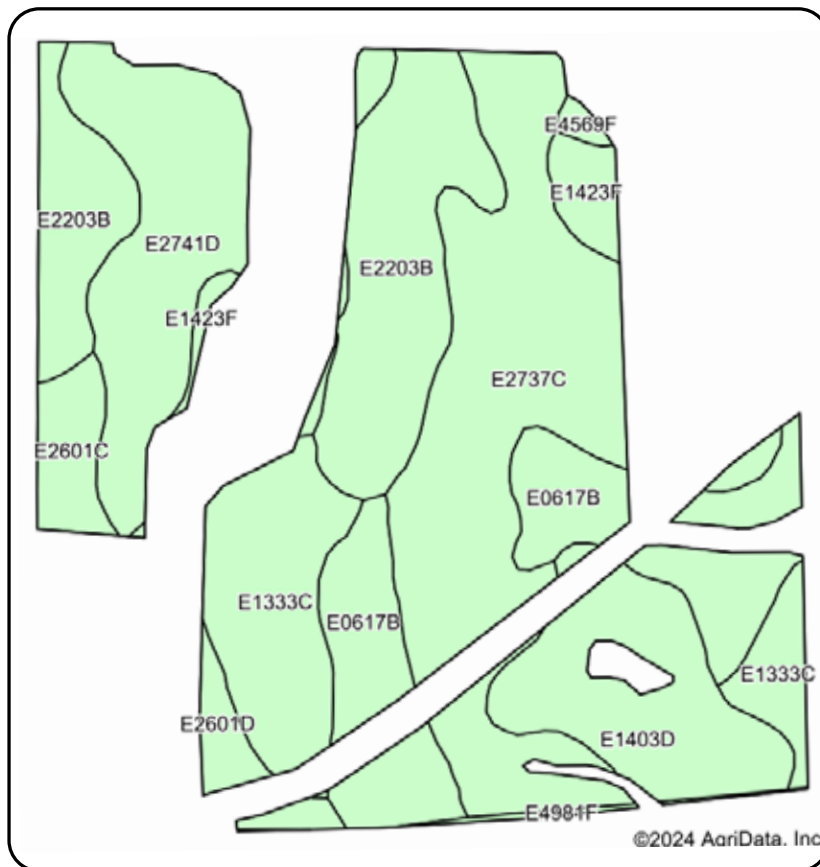


# PARCEL 3 INFORMATION

<b>**ALL PARCELS COMBINED**</b>		
<b>Tract #14516 &amp; #14517</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
<b>Wheat</b>	<b>26.71</b>	<b>30 bu.</b>
<b>Corn</b>	<b>116.35</b>	<b>84 bu.</b>
<b>Sunflowers</b>	<b>116.35</b>	<b>1,791 lbs.</b>
<b>Total Base Acres: 465.38</b>		

<b>**ALL PARCELS COMBINED**</b>		
<b>Tract #13526</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
<b>Wheat</b>	<b>22.8</b>	<b>21 bu.</b>
<b>Oats</b>	<b>0.4</b>	<b>37 bu.</b>
<b>Barley</b>	<b>1.0</b>	<b>33 bu.</b>
<b>Total Base Acres: 24.2</b>		

<b>**ALL PARCELS COMBINED**</b>		
<b>Tract #4967</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
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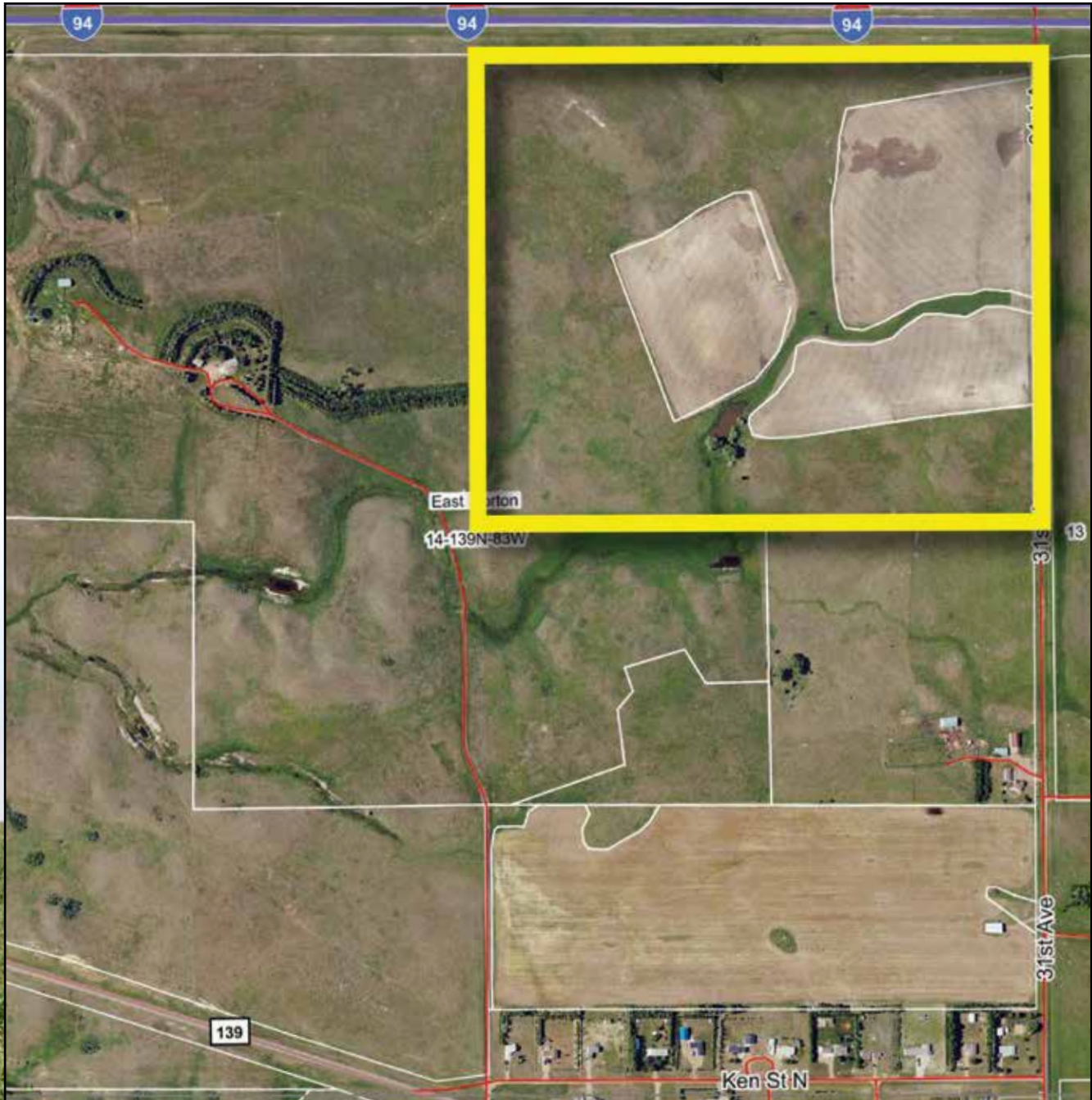
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E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	24.99	25.0%	IVe	53
E2203B	Farland silt loam, 2 to 6 percent slopes	17.48	17.5%	IIe	86
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	13.93	13.9%	IIe	65
E2741D	Cabba-Chama-Sen silt loams, 9 to 15 percent slopes	13.64	13.7%	VIe	36
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	11.51	11.5%	IVe	40
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	10.11	10.1%	VIe	26
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	2.80	2.8%	IIIe	53
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	2.45	2.5%	VIIe	22
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	2.15	2.2%	IVe	40
E4981F	Orthents-Urban land, highway complex, 0 to 35 percent slopes	0.41	0.4%	VIe	26
E4569F	Wabek-Cabba-Shambo complex, 6 to 35 percent slopes	0.40	0.4%	VIIe	26
<b>Weighted Average</b>					<b>52.6</b>



# PARCEL 4 INFORMATION

**Acres:** 135.79 +/-  
**Legal:** NE¼ 14-139-83  
**Crop Acres:** 47.08 +/-  
**Pasture Acres:** 88.24 +/-  
**Taxes (2023):** \$539.25

This parcel features an excellent mix of pasture and cropland with access ½ mile off County Rd. 139.



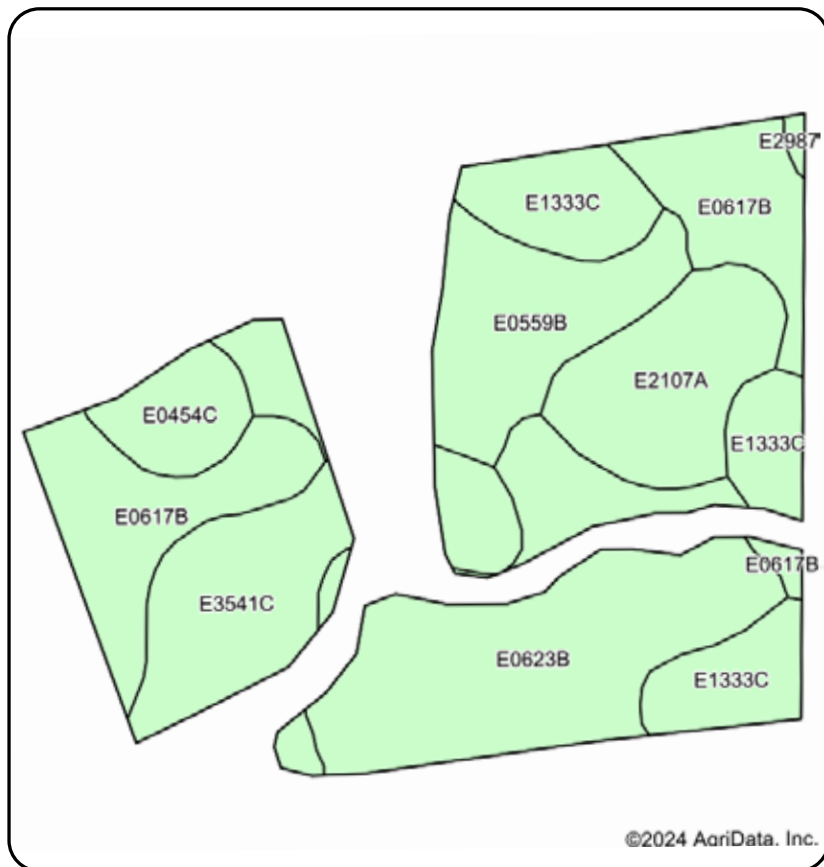


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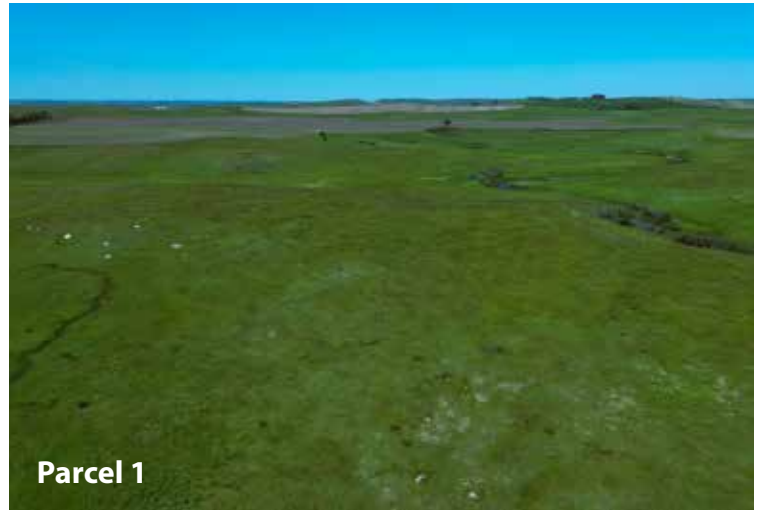


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<b>Code</b>	<b>Soil Description</b>	<b>Acres</b>	<b>Percent of field</b>	<b>Non-Irr Class *c</b>	<b>Productivity Index</b>
E0623B	Grail-Belfield clay loams, 2 to 6 percent slopes	12.14	25.7%	Ile	79
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	8.50	18.1%	Ile	65
E3541C	Williams-Zahl loams, 6 to 9 percent slopes	6.57	14.0%	IIle	60
E0559B	Dogtooth-Janesburg complex, 0 to 6 percent slopes	6.30	13.4%	VIIs	26
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	6.16	13.1%	IVe	40
E2107A	Arnegard loam, 0 to 2 percent slopes	5.14	10.9%	IIc	97
E0454C	Daglum-Rhoades complex, 6 to 9 percent slopes	2.12	4.5%	VIIs	28
E2987B	Sen-Chama silt loams, 3 to 6 percent slopes	0.15	0.3%	Ile	76
<b>Weighted Average</b>					<b>61.3</b>



# 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 11/25/24. 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 November 25, 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.





# TERMS & CONDITIONS

## 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



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