

1,218 +/- Acres • Nelson & Ramsey Counties, ND

LAND AUCTION

Tuesday, November 13, 2024 – 10:00 a.m.

Location: Lakota Civic Center • Lakota, ND

OWNER: Washington County Community Foundation 501 (C) (3)



Pifer's

877.700.4099

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AUCTION NOTE

This auction consists of productive farmland in both Nelson and Ramsey Counties, ND. Offered in 3 parcels, it consists of very productive farmland. Parcel 3 includes Conservation Reserve Program (CRP) acres that offer excellent annual payments!

CONTACT



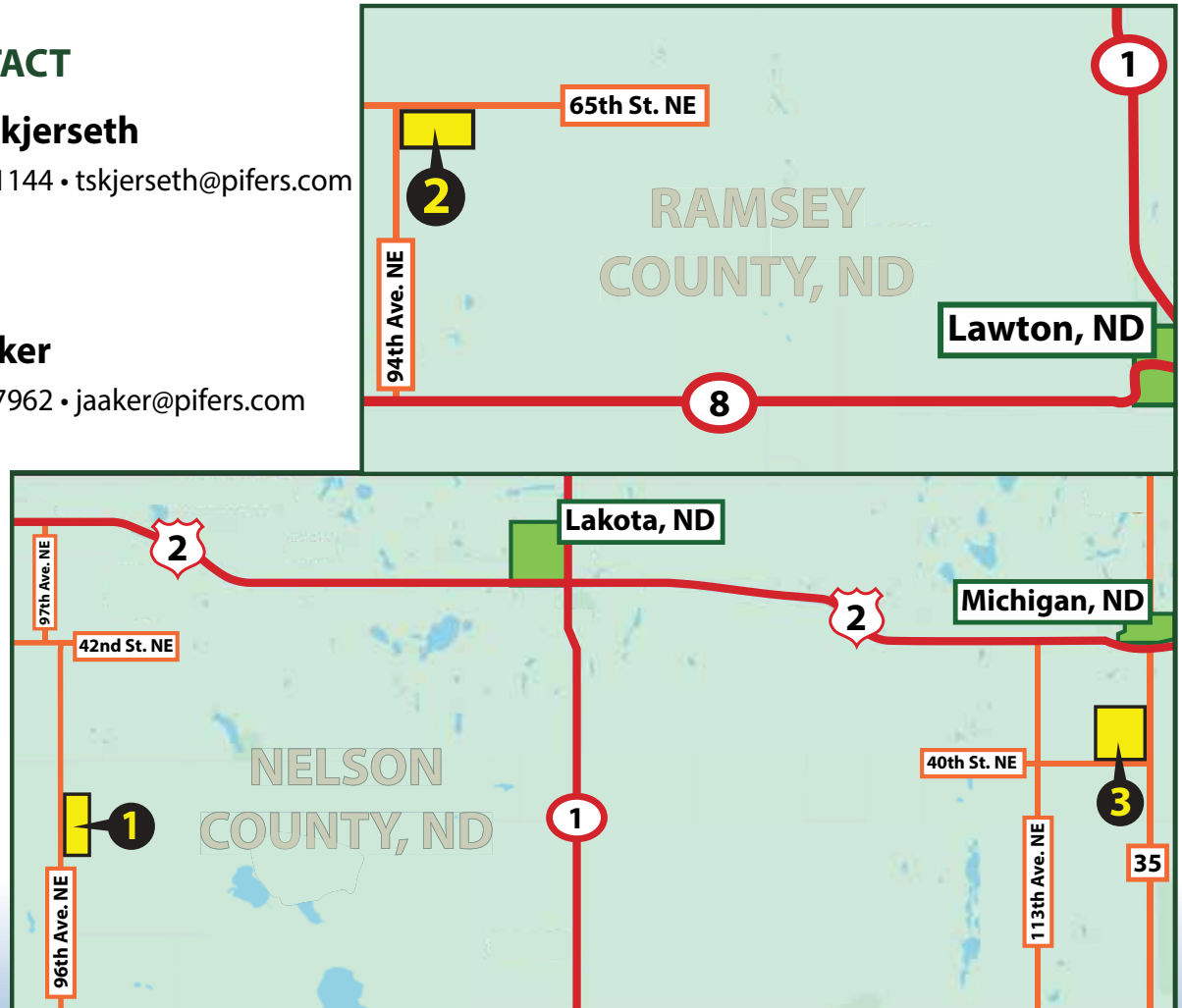
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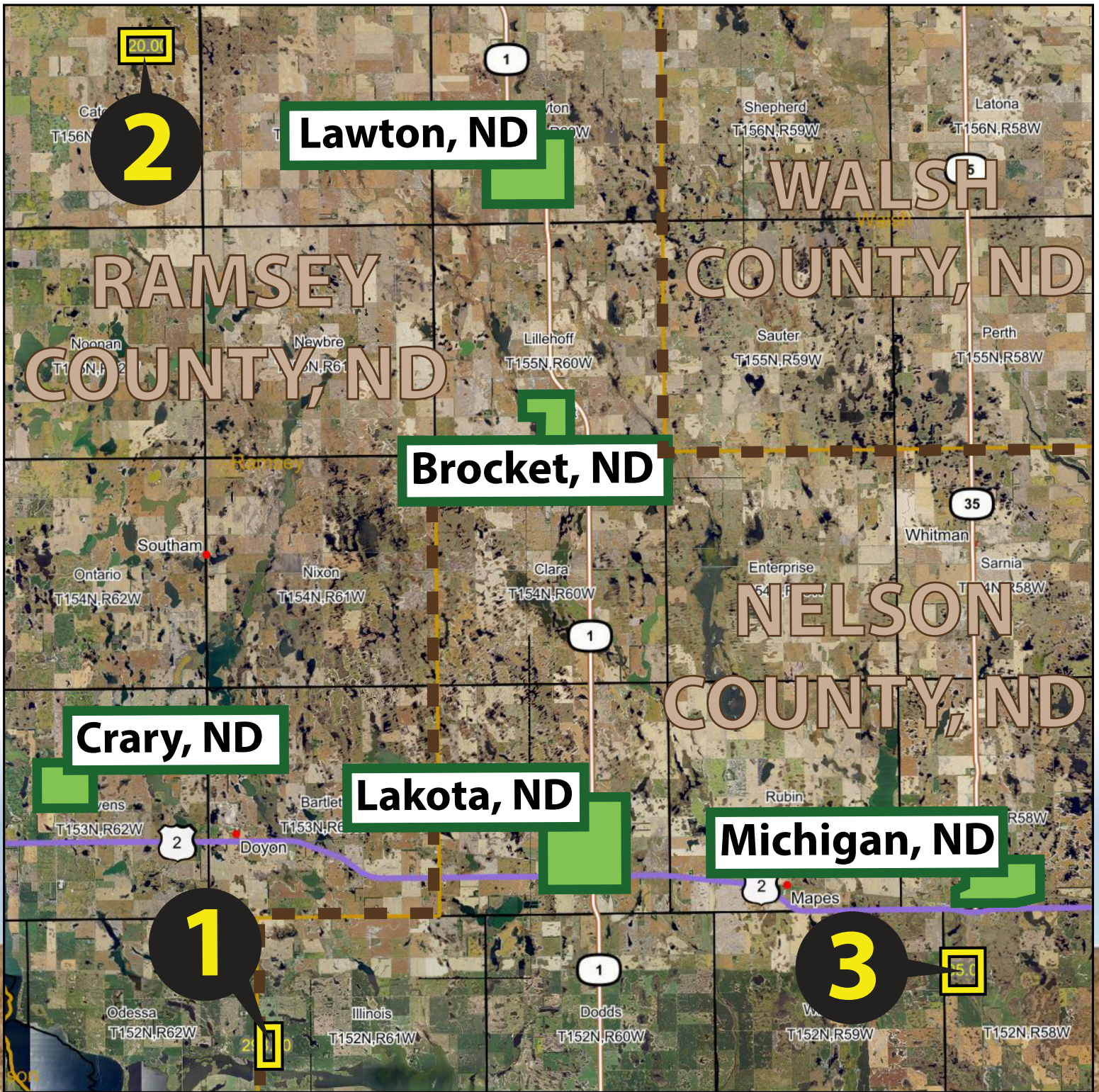


Jim Aaker

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OVERALL PROPERTY



PARCEL 1 • NELSON COUNTY

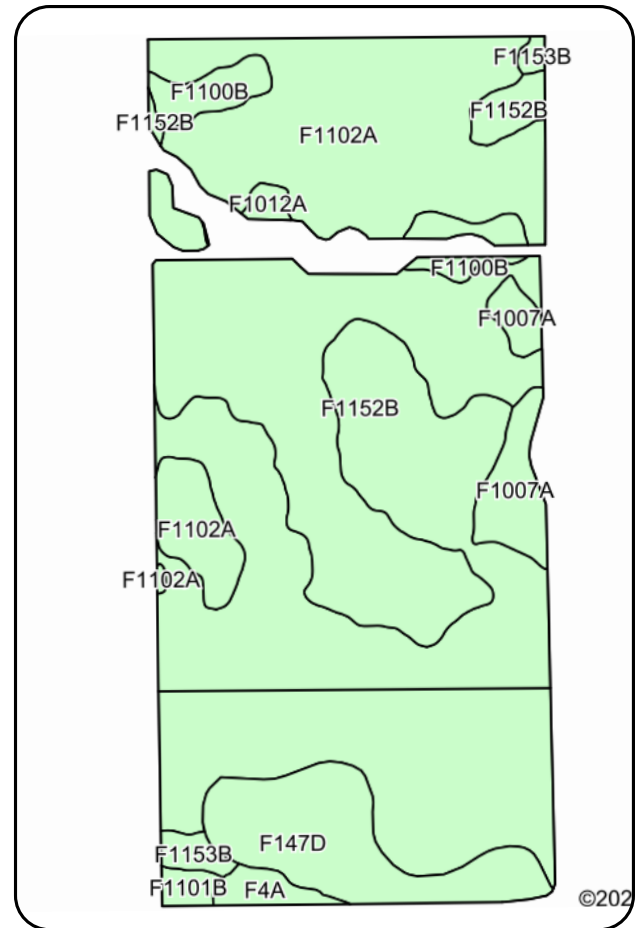
Acres: 293 +/-
Legal: S½SW¼ in 18-152-61, NW¼ & N½SW¼ in 19-152-61 (Illinois Township)
Crop Acres: 272.59 +/-
Taxes (2023): \$2,456.61

This parcel features 262 +/- crop acres. This parcel is subject to a US Fish & Wildlife Easement only in the NW¼ & N½SW¼.



PARCEL 1 • NELSON COUNTY

Crop	Base Acres	Yield
Wheat	101.03	51 bu.
Corn	82.9	119 bu.
Soybeans	76.06	39 bu.
Barley	13.43	68 bu.
Total Base Acres: 273.42		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	117.05	42.6%	Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	112.07	40.8%	Ile	77
F147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	21.06	7.7%	Vle	46
F1007A	Tonka-Vallers complex, 0 to 2 percent slopes	8.70	3.2%	IVw	48
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	7.51	2.7%	IVe	63
F4A	Southam silty clay loam, 0 to 1 percent slopes	2.72	1.0%	VIIIw	10
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	2.66	1.0%	Ile	82
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	1.66	0.6%	Ile	73
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	1.16	0.4%	Vw	33
Weighted Average					70.4

PARCEL 2 • RAMSEY COUNTY

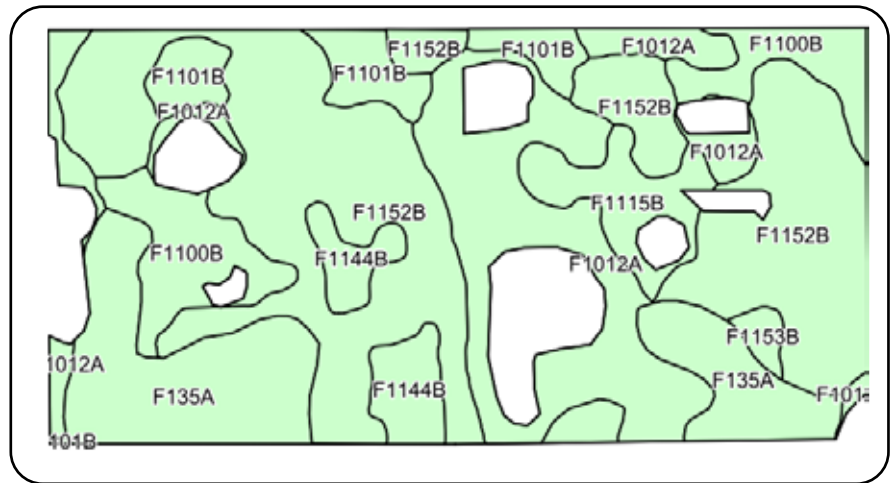
Acres: 320 +/-
Legal: N½ 11-156-62 (Cato Township)
Crop Acres: 281.29 +/-
Taxes (2023): \$2,489.64

This property features 281.29 +/- crop acres. This property is subject to a US Fish & Wildlife Easement.



PARCEL 2 • RAMSEY COUNTY

Crop	Base Acres	Yield
Wheat	146.3	48 bu.
Soybeans	134.4	32 bu.
Total Base Acres: 280.7		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	114.65	40.9%	Ile	77
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	54.95	19.5%	Vw	33
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	47.11	16.7%	Ile	75
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	23.75	8.4%	IVe	63
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	14.91	5.3%	Ile	73
F1115B	Parnell-Hamerly-Vallers, saline, complex, 0 to 4 percent slopes	12.15	4.3%	Vw	51
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	11.68	4.2%	Ile	71
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	2.09	0.7%	Ile	82
Weighted Average					65.3

PARCEL 3 • NELSON COUNTY

Acres: 605 +/-

Legal: All in 7-152-58 (Michigan 'S' Township)

Crop Acres: 211.12 +/-

CRP Acres: 342.45 +/-

23.37 acres @ \$72.88/acre - \$1,703.00/annually – Expires: 09/30/2032

232.19 acres @ \$89.46/acre - \$20,772.00/annually – Expires: 09/30/2032

86.89 acres @ \$49.57/acre - \$4,307.00/annually – Expires: 09/30/2033

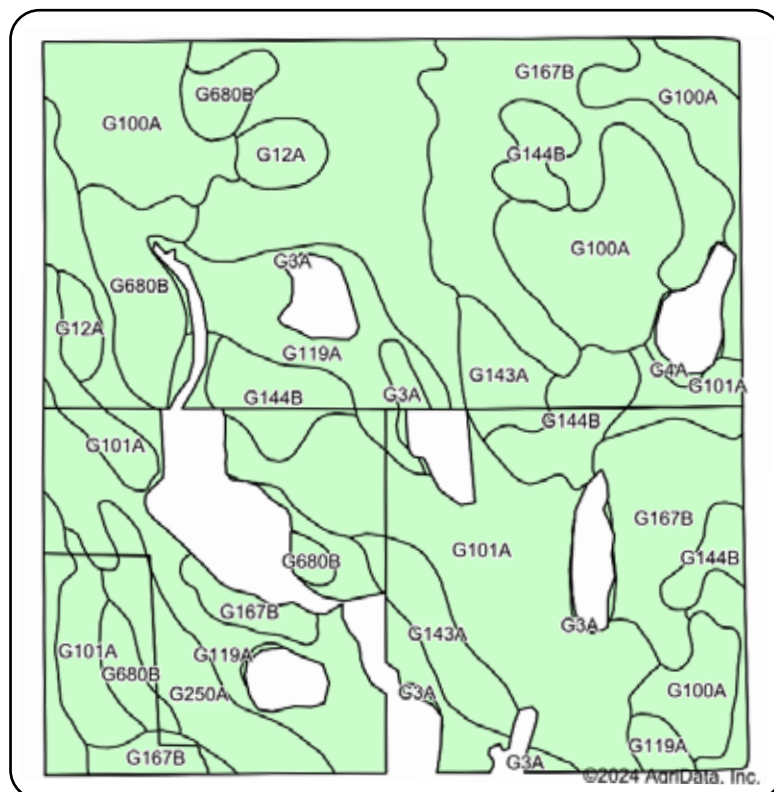
Taxes (2023): \$5,269.66

This parcel features 211.12 +/- crop acres and 342.45 +/- CRP acres with strong annual payments! This parcel is subject to a US Fish & Wildlife Easement only in the SW¼.



PARCEL 3 • NELSON COUNTY

Crop	Base Acres	Yield
Wheat	58.15	29 bu.
Corn	58.15	52 bu.
Soybeans	42.21	22 bu.
Canola	51.8	1,190 lbs.
Total Base Acres: 210.31		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	153.37	28.5%	Ile	77
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	89.51	16.6%	Ile	64
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	88.33	16.3%	Ile	73
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	81.37	15.0%	IVw	45
G144B	Barnes-Buse loams, 3 to 6 percent slopes	37.58	6.9%	IIIle	69
G680B	Barnes-Sioux complex, 1 to 6 percent slopes	31.75	5.9%	Ile	63
G143A	Barnes-Svea loams, 0 to 3 percent slopes	22.96	4.2%	IIc	85
G250A	Divide loam, 0 to 2 percent slopes	20.10	3.7%	IIs	58
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	10.34	1.9%	IVw	31
G3A	Parnell silty clay loam, 0 to 1 percent slopes	3.78	0.7%	Vw	25
G4A	Southam silty clay loam, 0 to 1 percent slopes	1.68	0.3%	VIIIw	9
Weighted Average					66.2

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 12/30/24. 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 30, 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.

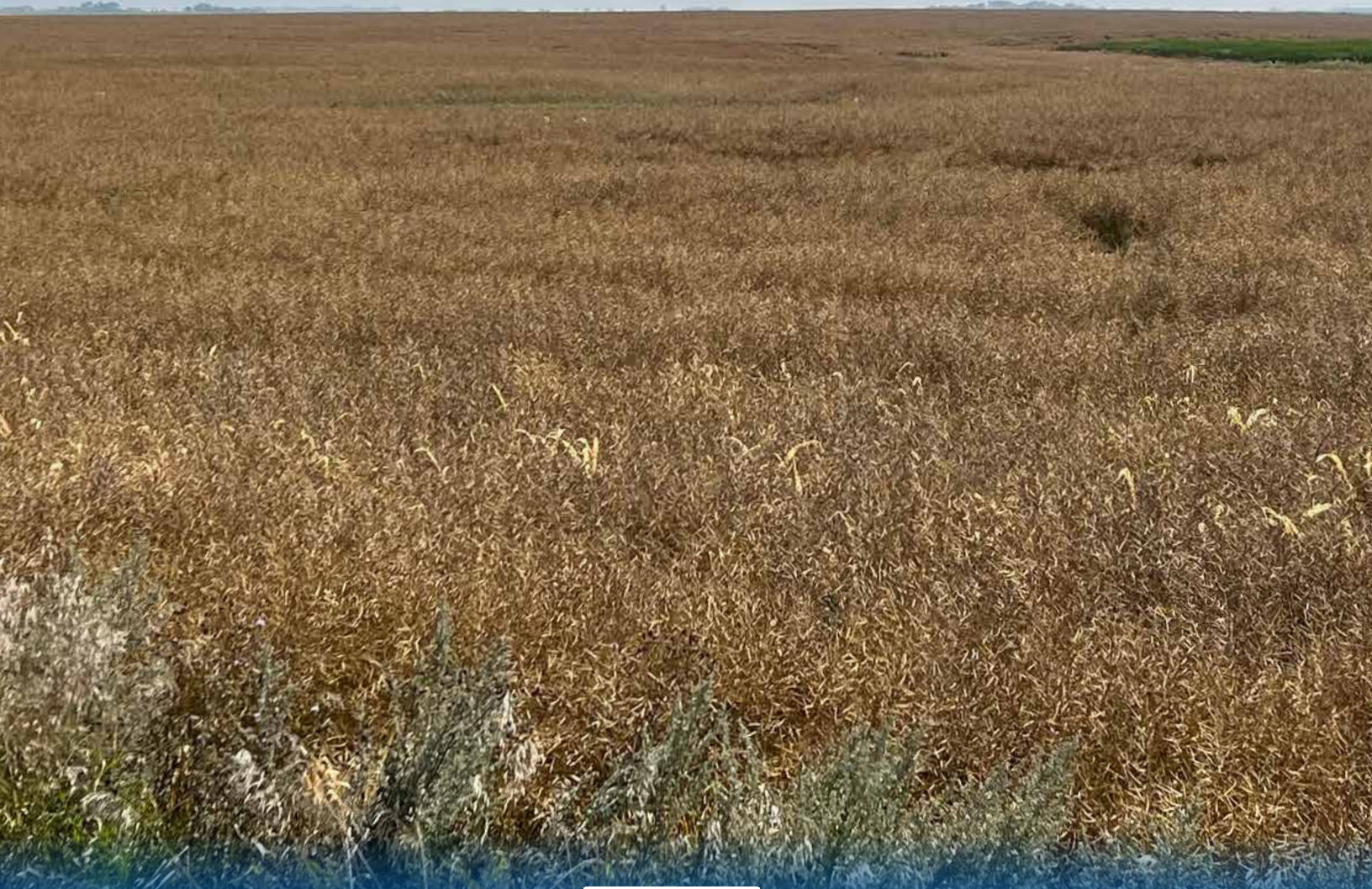
Announcements made by the Auctioneer, Kevin D. Pifer of Pifer's Auction & Realty, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

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



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