

Farmland Auction

25
YEARS
est. 2000

551.86 +/- Acres • Wilkin County, MN

Wednesday, March 12, 2025 – 10:00 a.m.

NDSCS Campus • Wahpeton, ND

OWNER: Mark D. Yaggie Children's Trust



Pifer's

877.700.4099

www.pifers.com

INTRODUCTION

Auction Note: This is highly productive cropland in Wilkin County with incredibly productive soils, mostly Gilby Loam, Wheatville Loam, Antler Clay Loam and Doran Clay Loam. The Soil Productivity Indexes (SPI) are mostly in the 84-91 range. This cropland is available for the 2025 crop year. This property is subject to prior sale.



Driving Directions

Parcel 1: Near Rothsay, MN, at the intersection of County Rd. #26 & County Rd. #9, proceed east 3.5 miles on 190th St. to the northwest corner of the parcel.

Parcels 2 & 3: From Doran, MN, proceed 2 miles southeast on County Rd. #9, then $\frac{3}{4}$ of a mile east on 420th St. to the northwest corner of parcels 2 & 3.

Parcel 4: South of Doran, MN, at the intersection of County Rd. #9 and County Rd. #6, proceed 2.5 miles east on 430th St. to the southwest corner of the parcel.

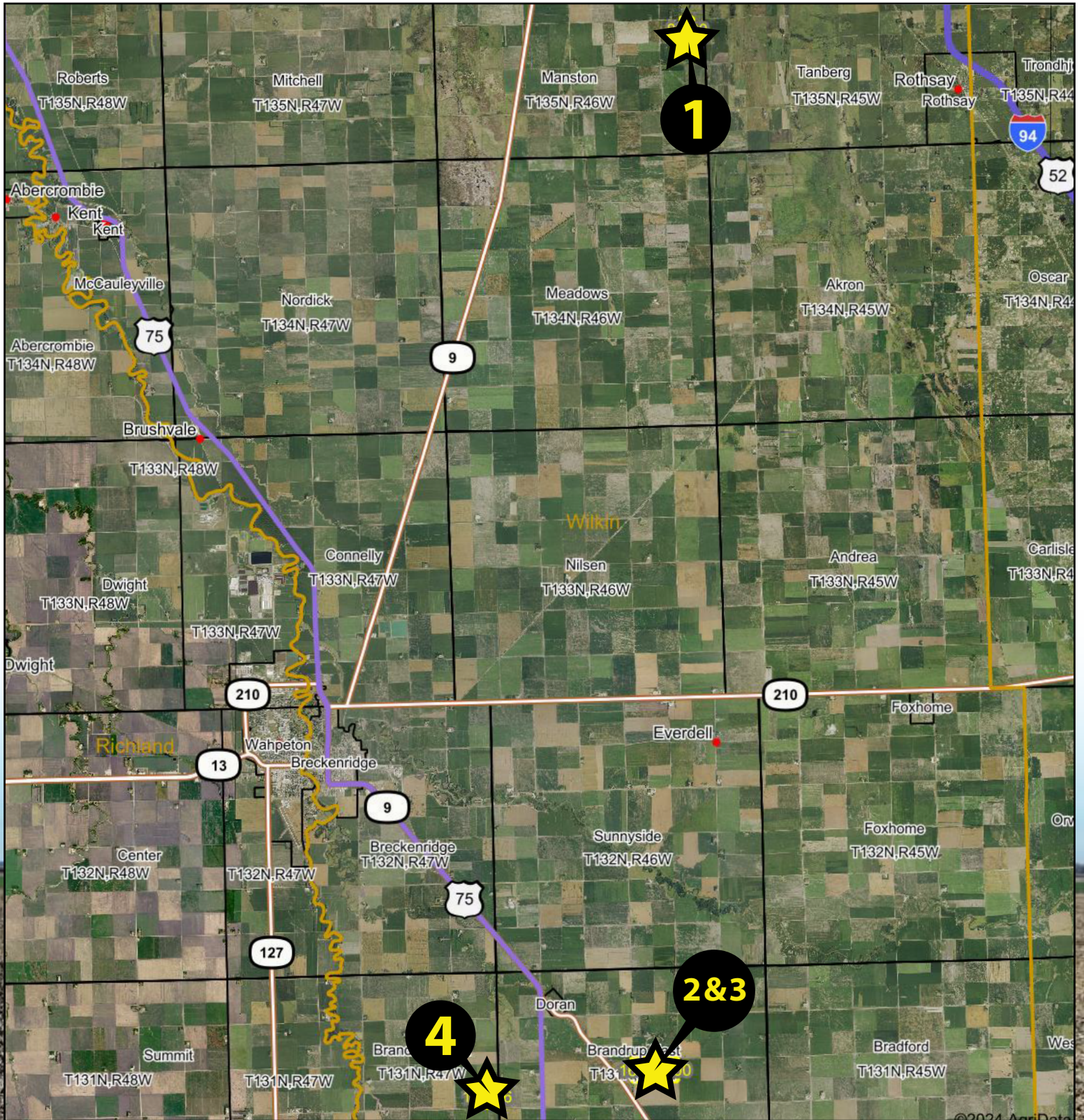


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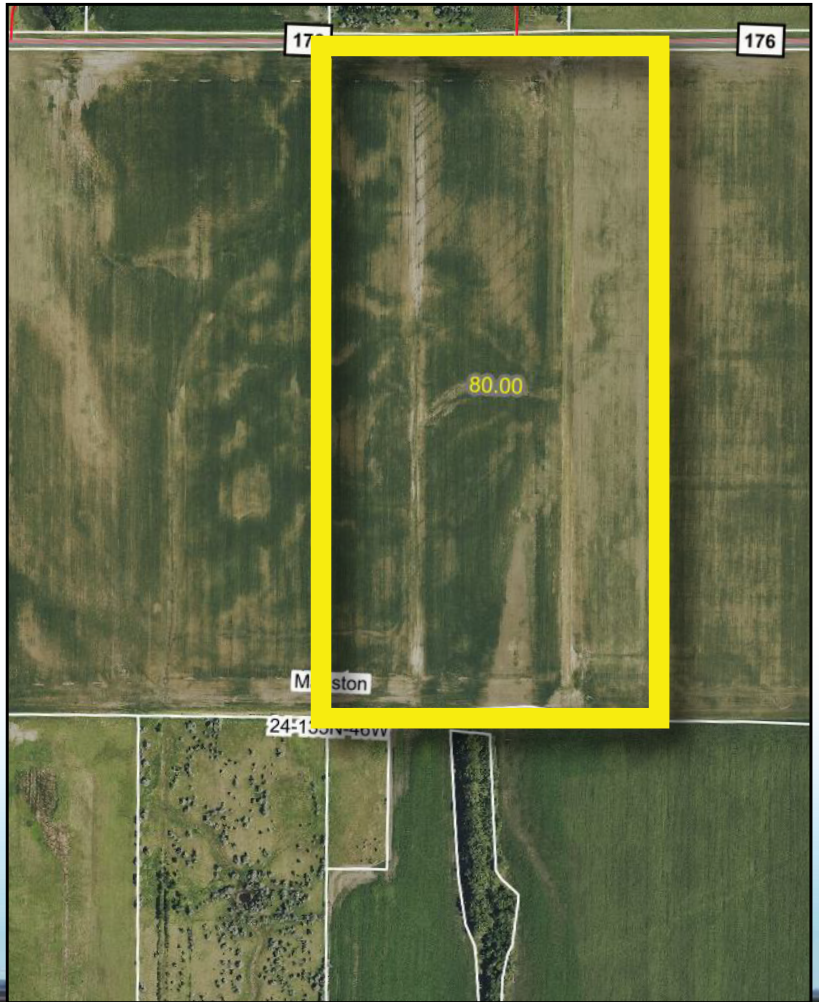
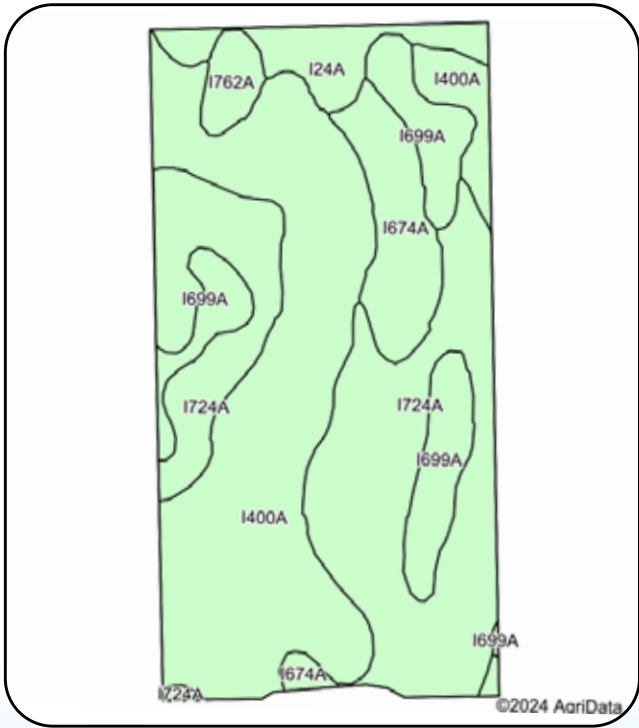
OVERALL PROPERTY



PARCEL 1

Acres: 80 +/-
 Legal: W½NE¼ 24-135-46
 FSA Crop Acres: 78.7 +/-
 Taxes (2024): \$1,998.00

This is a spectacular parcel featuring mostly Gilby Loam soils with an SPI of 83.6.



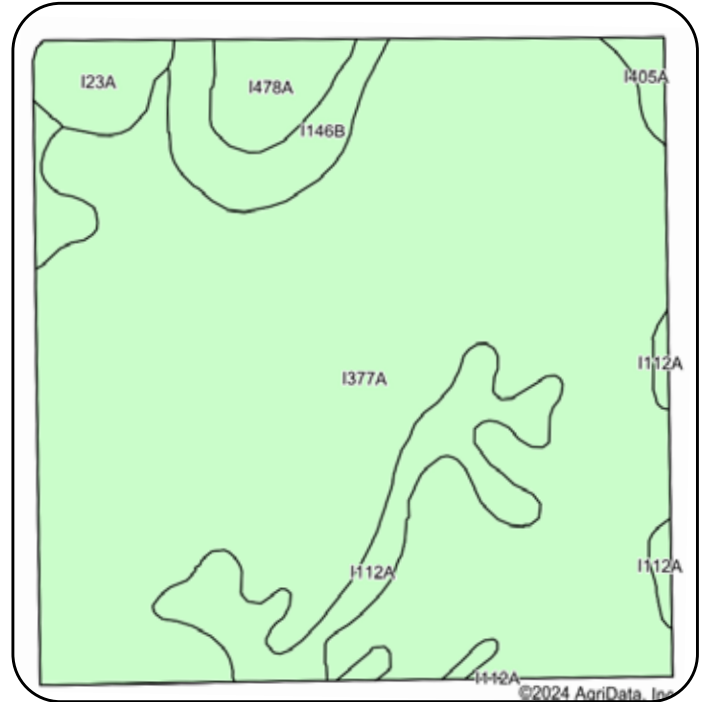
Crop	Base Acres	Yield
Wheat	16.03	41 bu.
Corn	20.1	124 bu.
Soybeans	17.43	32 bu.
Total Base Acres: 53.56		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I400A	Gilby loam, 0 to 2 percent slopes	31.05	39.5%	Ile	89
I724A	Elmville fine sandy loam, 0 to 2 percent slopes	27.11	34.4%	IIle	86
I699A	Rockwell loam, 0 to 1 percent slopes	8.62	11.0%	IIlw	87
I674A	Lohnes sandy loam, 0 to 2 percent slopes	6.16	7.8%	IIIle	37
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	4.08	5.2%	IIls	88
I762A	Vallers loam, lake plain, 0 to 1 percent slopes	1.68	2.1%	IIlw	90
Weighted Average					83.6

PARCEL 2

Acres: 160 +/-
 Legal: NW¼ 15-131-46
 FSA Crop Acres: 154.75 +/- (Estimate)
 Taxes (2024): \$4,637.00

This is highly productive cropland with an SPI of 85.8, mostly Wheatville Silt Loam and Antler Clay Loam soils.



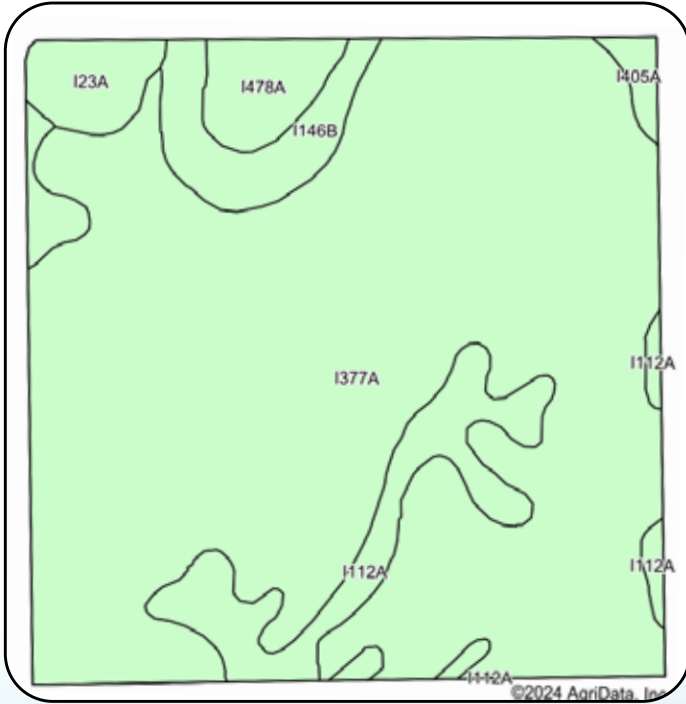
** PARCELS 2 & 3 COMBINED **		
Crop	Base Acres	Yield
Wheat	63.67	41 bu.
Corn	79.84	124 bu.
Soybeans	69.23	32 bu.
Total Base Acres: 212.74		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I377A	Wheatville silt loam, 0 to 2 percent slopes	124.24	80.3%	Ile	89
I112A	Augsburg very fine sandy loam, 0 to 1 percent slopes	12.57	8.1%	IIw	90
I146B	Lamoure-Fluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	6.43	4.2%	IIw	20
I478A	Lamoure silty clay loam, 0 to 1 percent slopes, occasionally flooded	6.24	4.0%	IIw	78
I23A	Glyndon very fine sandy loam, 0 to 2 percent slopes	4.04	2.6%	Ile	89
I405A	Antler clay loam, 0 to 2 percent slopes	1.23	0.8%	Ile	89
Weighted Average					85.8

PARCEL 3

Acres: 160 +/-
 Legal: NE¼ 15-131-46
 FSA Crop Acres: 158.2 +/- (Estimate)
 Taxes (2024): \$4,637.00

This is highly productive cropland with an SPI of 89.1, mostly Wheatville Silt Loam and Antler Clay Loam soils.



PARCELS 2 & 3 COMBINED		
Crop	Base Acres	Yield
Wheat	63.67	41 bu.
Corn	79.84	124 bu.
Soybeans	69.23	32 bu.
Total Base Acres: 212.74		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I405A	Antler clay loam, 0 to 2 percent slopes	72.77	46.0%	Ile	89
I377A	Wheatville silt loam, 0 to 2 percent slopes	62.70	39.6%	Ile	89
I112A	Augsburg very fine sandy loam, 0 to 1 percent slopes	22.73	14.4%	IIw	90
Weighted Average					89.1

PARCEL 4

Acres: 151.86 +/-
Legal: SE¼ Less Farmstead 13-131-47
FSA Crop Acres: 149.55 +/-
Taxes (2024): \$4,618.00

This is highly productive cropland with an SPI of 91.6, mostly Antler Clay Loam and Doran Clay Loam soils.



Crop	Base Acres	Yield
Wheat	16.03	41 bu.
Corn	20.1	124 bu.
Soybeans	17.43	32 bu.
Total Base Acres: 53.56		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I405A	Antler clay loam, 0 to 2 percent slopes	85.22	57.0%	Ile	89
I243A	Doran clay loam, 0 to 2 percent slopes	47.65	31.9%	IIc	98
I397A	Antler-Mustinka complex, 0 to 2 percent slopes	9.32	6.2%	Ile	88
I414A	Mustinka silty clay loam, 0 to 1 percent slopes	7.36	4.9%	IIw	85
Weighted Average					91.6

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 4/28/25. 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 April 28, 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.



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, MN #14-106. Subject to prior sale.



Pifer's

25 YEARS 25

est. 2000

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