

Farmland Auction

25
YEARS
est. 2000

160 Acres • Burleigh County, ND

Wednesday, May 14, 2025 – 10:00 a.m.

Baymont Inn & Suites • Mandan, ND

OWNER: Virgil Broehl Estate



Pifer's

701.475.7653

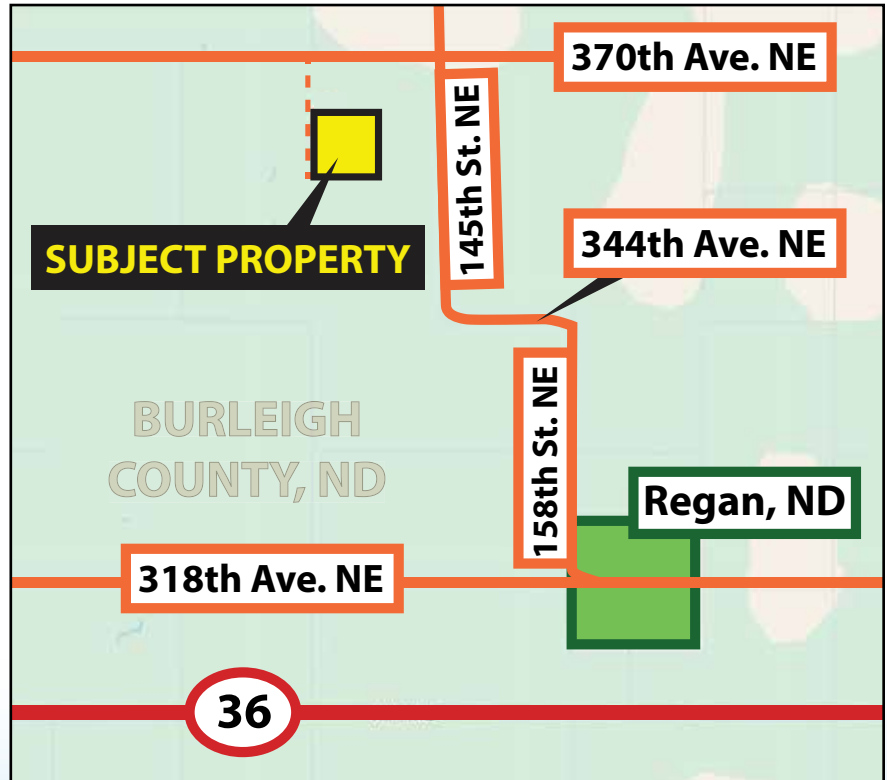
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INTRODUCTION

Auction Note: Pifer's Auction & Realty is pleased to offer this quarter section of quality cropland in Burleigh County, ND. This highly productive farmland features 149.94 +/- crop acres, with mostly all class II and class III soils and boasts an average SPI (Soil Productivity Index) of 79.5! The property is situated just northwest of Regan, ND, in a highly regarded agricultural area known for its fertile soil and high-yielding crops. This is a must consideration for farmers and investors. This farmland has a lease in place for 2025; the buyer will receive the entire 2025 cash rent lease. The lease expires at the end of the 2025 crop year.

Driving Directions

From Regan, ND, go a half mile west on 318th Ave. NE and follow the curve north onto 158th St. NE. Go 2 miles north on 158th St. NE to 344th Ave. NE. Go 1 mile west on 344th Ave. NE to 145th St. NE. Go 2 miles north on 145th St. NE to 370th Ave. NE. Go 1 mile west on 370th Ave. NE to 132nd St. NE (section line road). Go a half mile south on 132nd St. NE (section line road) to the northwest corner of the property.



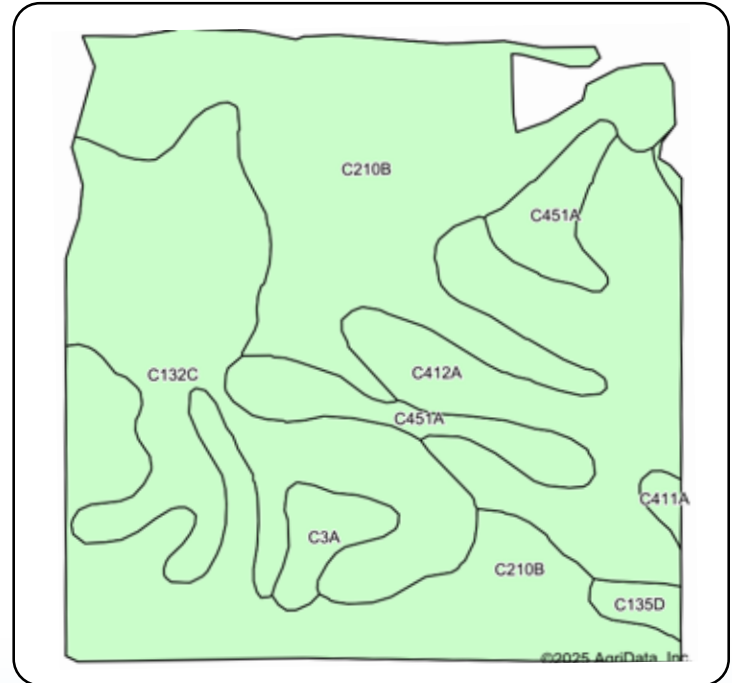
Darin Peterson • 701.220.5396 or darin@pifers.com

Pifer's

510 7th St. NW • Steele, ND 58482

PROPERTY INFORMATION

Acres: 160 +/-
Legal: SW¼ 16-143-78
Crop Acres: 149.94 +/-
Taxes (2024): \$1,042.36



Crop	Base Acres	Yield
Wheat	61.7	44 bu.
Corn	31.82	109 bu.
Sunflowers	31.82	1,876 lbs.
Total Base Acres: 115.34		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	70.71	47.2%	Ile	83
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	34.51	23.0%	IIle	61
C412A	Roseglen silt loam, 0 to 2 percent slopes	28.60	19.1%	IIc	95
C451A	Arnegard loam, 0 to 2 percent slopes	10.24	6.8%	IIc	98
C3A	Parnell silty clay loam, 0 to 1 percent slopes	3.27	2.2%	Vw	20
C135D	Zahl-Williams loams, 9 to 15 percent slopes	1.53	1.0%	VIle	43
C411A	Makoti silty clay loam, 0 to 2 percent slopes	1.08	0.7%	IIc	91
Weighted Average					79.5

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 6/30/25. 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 June 30 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. 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.

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