

Farmland Auction

25
YEARS
est. 2000

639.11 Acres • Oliver County, ND

Thursday, March 13, 2025 – 4:00 p.m.

Baymont Inn & Suites • Mandan, ND



OWNER: Brenda Kessler



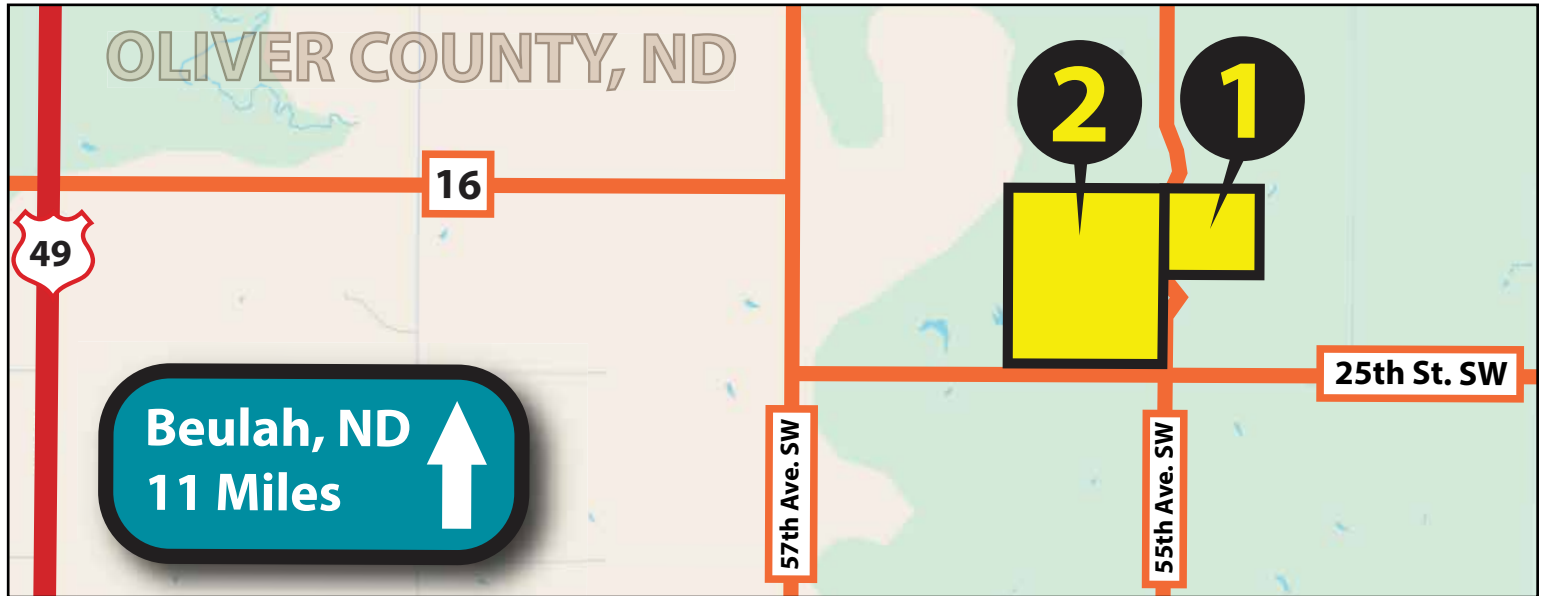
Pifer's

877.700.4099

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INTRODUCTION

Auction Note: This is highly productive cropland and pastureland in central North Dakota in Oliver County. The cropland has a diverse soil productivity profile including Williams-Bowbells, Grail-Wyola silty clay and Regent-Wyola silty soils. What's more, the pastureland has a Southwest Water tap and is highly productive with native grasses. The water and grasses provide exceptional wildlife habitat. This farmland is available for 2025.



Driving Directions: From Beulah, ND, go south on Hwy. #49 for 11 miles to County Rd. #16. Go east on County Rd. #16 for 4 miles to 57th Ave. SW. Go south on 57th Ave. SW for 1 mile to 25th St. SW. Go east on 25th St. SW for 2 miles. This will put you at the SE corner of parcel 2. Parcel 1 is 0.5 miles north from parcel 2 on 55th Ave. SW.



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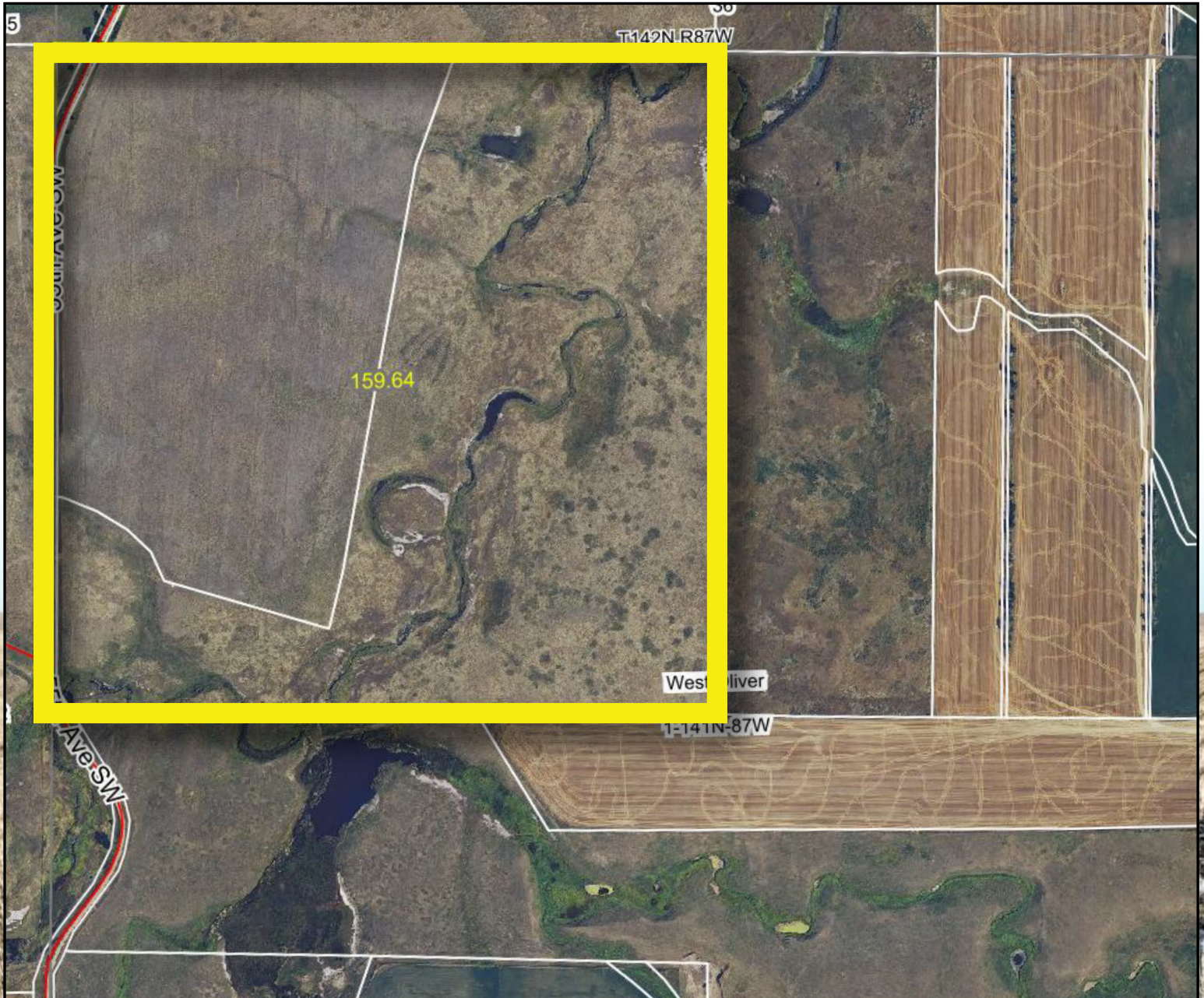
OVERALL PROPERTY



PARCEL 1

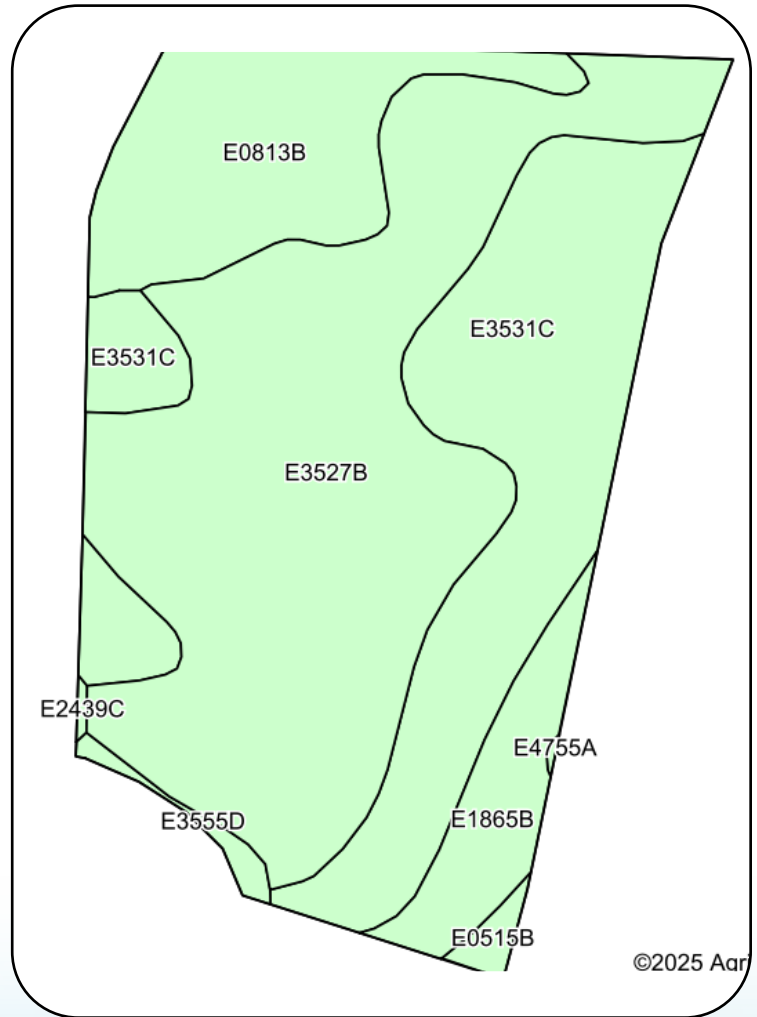
Acres: 159.64 +/-
Legal: NW¼ 1-141-87
FSA Crop Acres: 63.28 +/-
Pasture Acres: 92.86 +/-
Taxes (2024): \$404.72

This parcel features exceptional cropland with Williams-Bowbells soils with a Soil Productivity Index (SPI) of 78.5. The water and grassland provide excellent pastureland and wildlife habitat.



PARCEL 1

PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	172.1	33 bu.
Oats	38.0	106 bu.
Barley	2.8	59 bu.
Total Base Acres: 212.9		

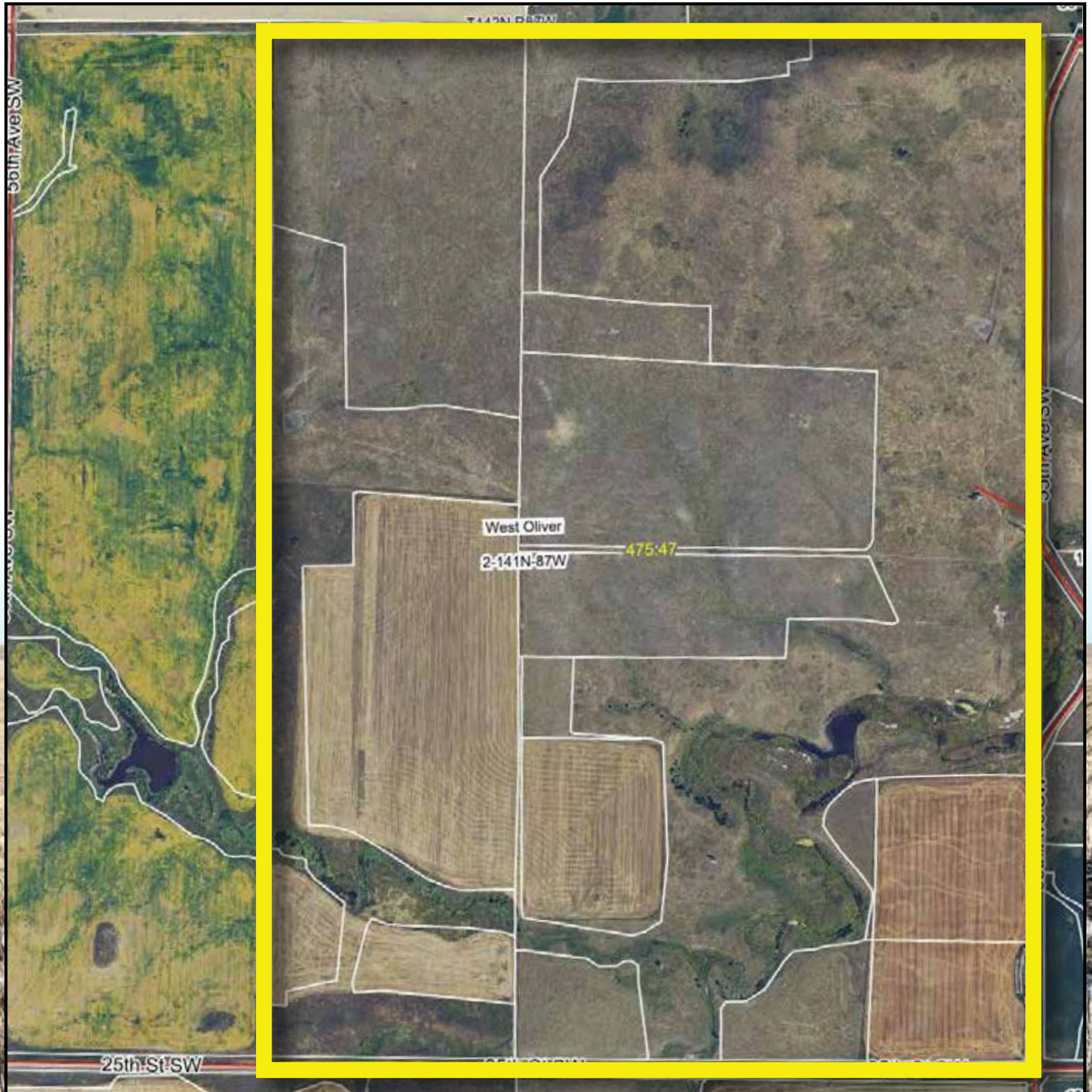


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3527B	Williams-Bowbells loams, 3 to 6 percent slopes	30.37	47.9%	Ile	84
E3531C	Williams loam, 6 to 9 percent slopes	18.64	29.5%	IIle	69
E0813B	Grail-Wyola silty clay loams, 2 to 6 percent slopes	9.37	14.8%	Ile	89
E1865B	Tally-Parshall fine sandy loams, 2 to 6 percent slopes	3.77	6.0%	IIle	67
E3555D	Zahl-Williams loams, 9 to 15 percent slopes	0.56	0.9%	Vle	44
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	0.49	0.8%	VIls	29
E2439C	Sen-Janesburg silt loams, 6 to 9 percent slopes	0.08	0.1%	IIle	37
Weighted Average					78.5

PARCEL 2

Acres: 479.47 +/-
Legal: E½ & E½W½ 2-141-87
FSA Crop Acres: 247.96 +/-
Pasture Acres: 226.64 +/-
Taxes (2024): \$1,361.19

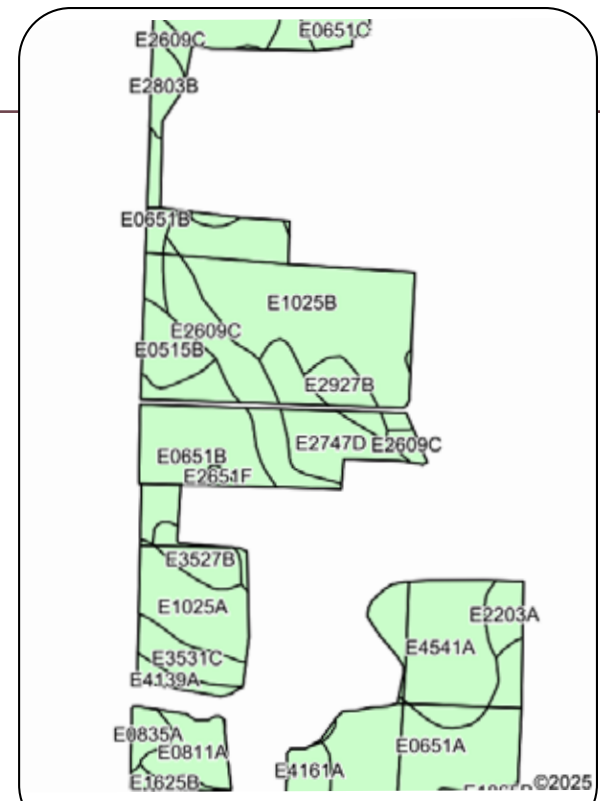
This is highly productive cropland with a strong cropping history, exceptional pastureland with a Southwest Water tap, and hunting land.



PARCEL 2

PARCELS 1 & 2 COMBINED

Crop	Base Acres	Yield
Wheat	172.1	33 bu.
Oats	38.0	106 bu.
Barley	2.8	59 bu.
Total Base Acres: 212.9		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1025B	Regent-Wyola silty clay loams, 3 to 6 percent slopes	26.49	19.0%	Ile	79
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	20.16	14.4%	Ile	51
E0651A	Regent-Janesburg complex, 0 to 3 percent slopes	17.23	12.3%	Ils	54
E4541A	Bowdle-Lehr loams, 0 to 2 percent slopes	14.51	10.3%	Ils	53
E2609C	Amor-Werner-Farnuf loams, 6 to 9 percent slopes	11.08	7.9%	Ille	56
E1025A	Regent-Wyola silty clay loams, 0 to 3 percent slopes	8.02	5.7%	Ils	84
E2747D	Werner-Chama-Sen silt loams, 9 to 15 percent slopes	7.78	5.5%	Vle	38
E0811A	Grail silty clay loam, 0 to 2 percent slopes	4.70	3.3%	Ilc	96
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	3.99	2.8%	Vls	29
E3531C	Williams loam, 6 to 9 percent slopes	3.81	2.7%	Ille	69
E3527B	Williams-Bowbells loams, 3 to 6 percent slopes	3.18	2.3%	Ile	84
E2927B	Morton-Farland silt loams, 3 to 6 percent slopes	3.10	2.2%	Ile	77
E2203A	Farland silt loam, 0 to 2 percent slopes	2.43	1.7%	Ilc	89
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	2.15	1.5%	Ile	76
E4161A	Straw loam, 0 to 2 percent slopes, rarely flooded	2.05	1.5%	Ile	88
E0651C	Regent-Janesburg complex, 6 to 9 percent slopes	1.94	1.4%	Ille	40
E0835A	Wyola-Grail silty clay loams, 0 to 2 percent slopes	1.82	1.3%	Ilc	90
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	1.63	1.2%	Vlw	43
E2651F	Werner-Amor-Arnegard loams, 9 to 50 percent slopes	1.33	0.9%	Vle	25
E0813B	Grail-Wyola silty clay loams, 2 to 6 percent slopes	1.19	0.8%	Ile	89
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	1.13	0.8%	Ille	63
E1865B	Tally-Parshall fine sandy loams, 2 to 6 percent slopes	0.66	0.5%	Ille	67
Weighted Average					63.2

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 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. 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.

877.700.4099



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