

Farmland Auction

25
YEARS
est. 2000

623.01 Acres • Wells County, ND

Wednesday, April 9, 2025 – 2:00 p.m.

Cobblestone Inn & Suites • Harvey, ND

OWNER: Neil Thormodsgaard Sr.



Pifer's

701.475.7653

www.pifers.com

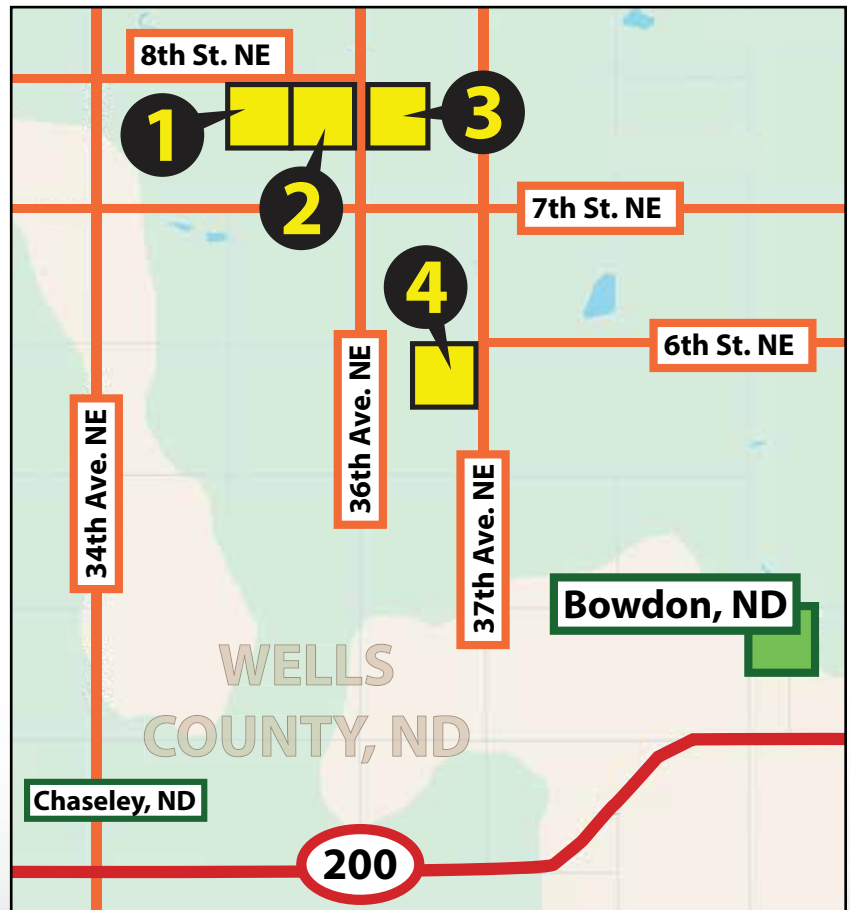
INTRODUCTION

Auction Note: This exceptional 623.01 +/- acre property in Wells County presents a rare opportunity to acquire highly productive crop and pastureland. Offered in four parcels, with three quarters of cropland being contiguous, this property is ideal for cultivating corn, wheat, sunflowers, and soybeans. The pastureland offers outstanding grazing potential, complemented by reliable water sources. Available for the 2025 crop year, the property will be sold at a live auction with options for internet and phone bidding. Don't miss this opportunity to secure prime agricultural land!

Driving Directions

Parcels 1 – 3: From Bowdon, ND, go north on 39th Ave. NE for 3 miles to 7th St. NE. Go west on 7th St. NE for 3 miles to 36th Ave. NE. Go north on 36th Ave. NE for one mile. Here you will be at the northeast corner of parcel 2 and the northwest corner of parcel 3. Go west on 8th St. NE for a half mile to the northeast corner of parcel 1.

Parcel 4: From Bowdon, ND, go north on 39th Ave. NE for 2 miles to 6th St. NE. Go west on 6th St. NE for 2 miles. Here you will be at the northeast corner of parcel 4.

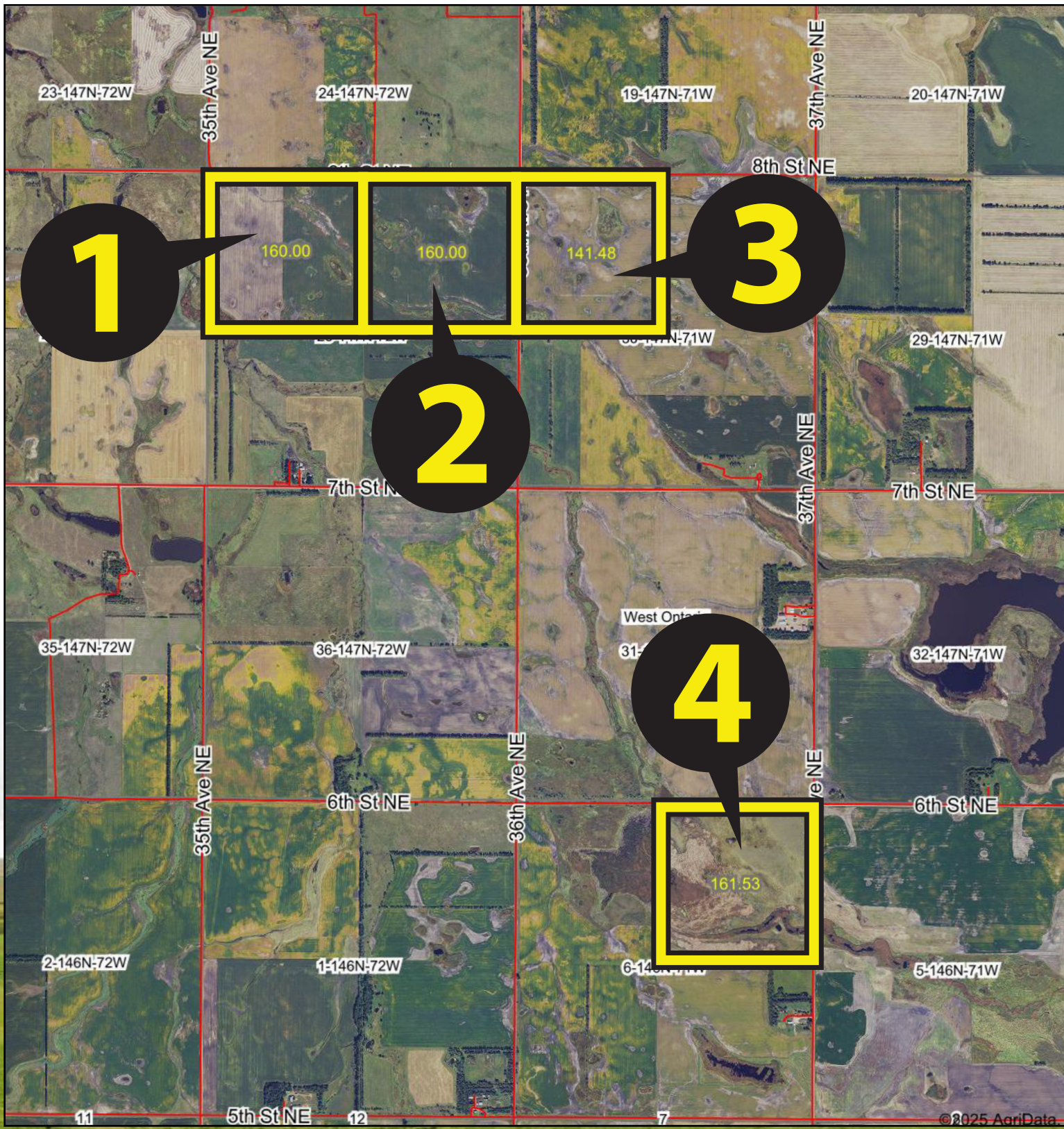


Darin Peterson • 701.220.5396 or darin@pifers.com

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510 7th St. NW • Steele, ND 58482

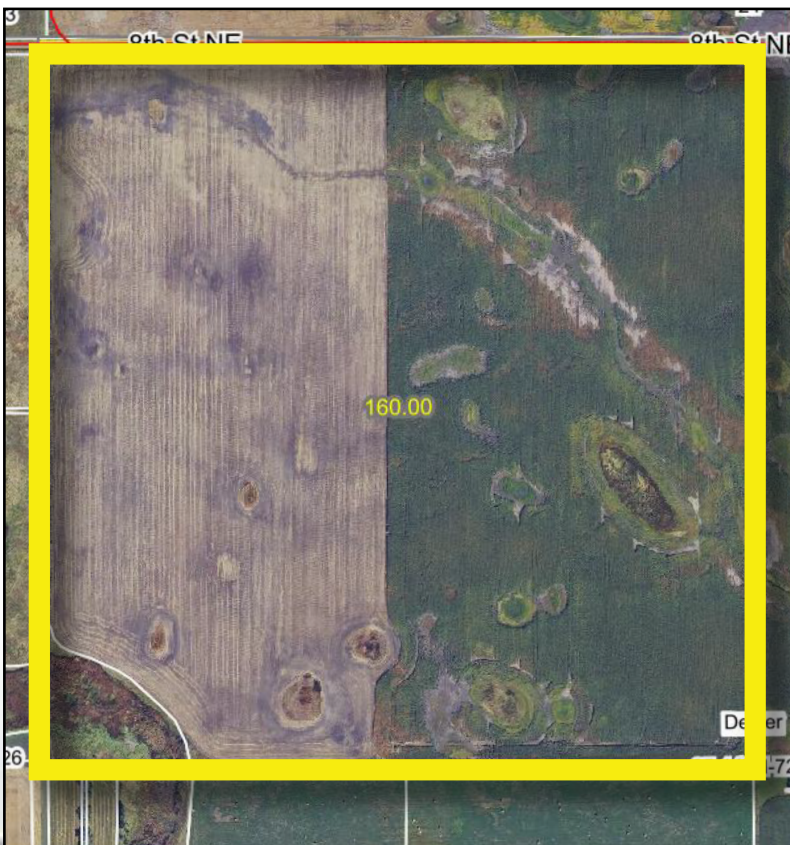
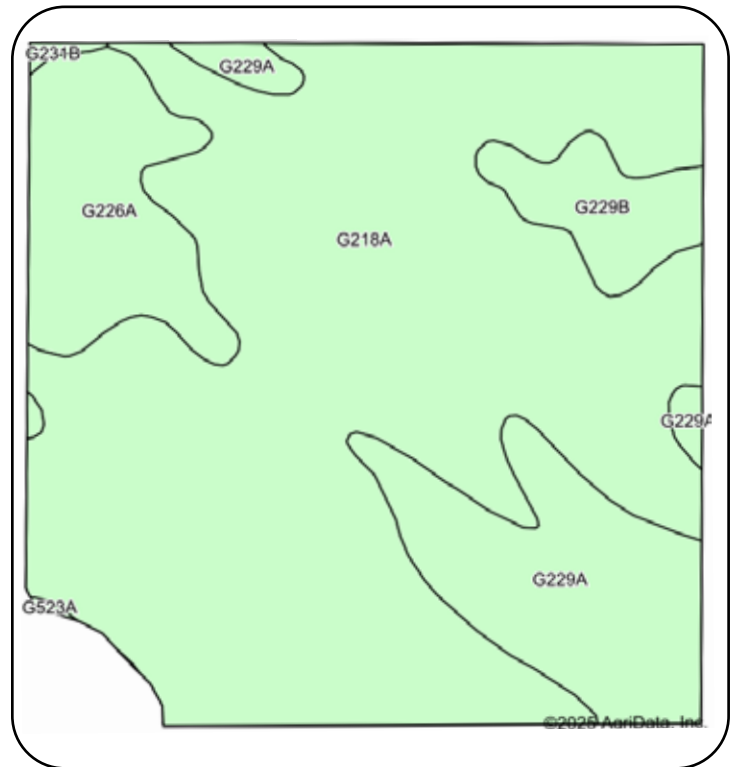
OVERALL PROPERTY



PARCEL 1

Acres: 160 +/-
 Legal: NW¼ 25-147-72
 FSA Crop Acres: 151.22 +/-
 Taxes (2024): \$1,230.65

Parcel 1 offers 151.22 +/- strong producing crop acres with an average Soil Productivity Index (SPI) of 64.1. Also, 80 lbs. of MEZ fertilizer was applied to this quarter section in the fall of 2024.



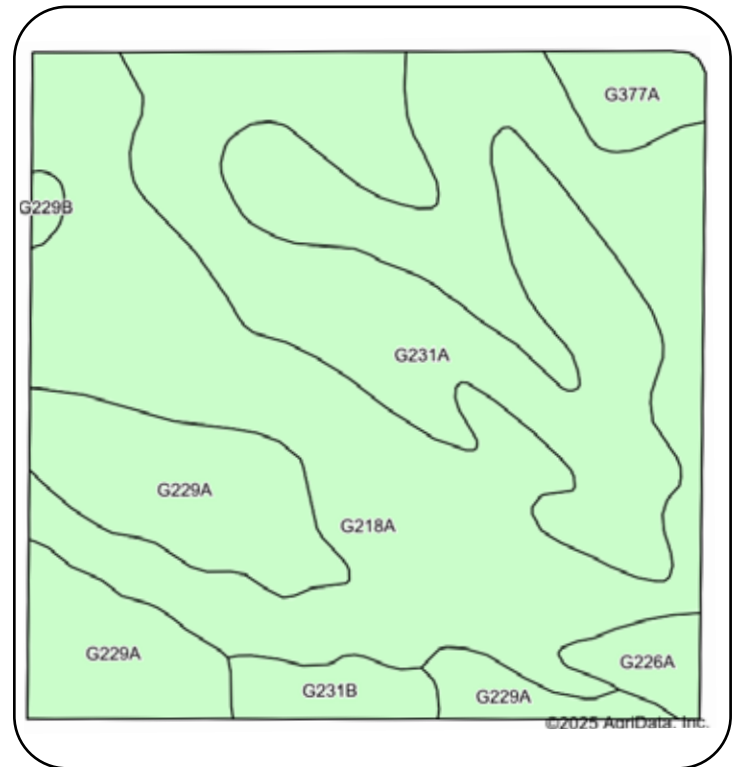
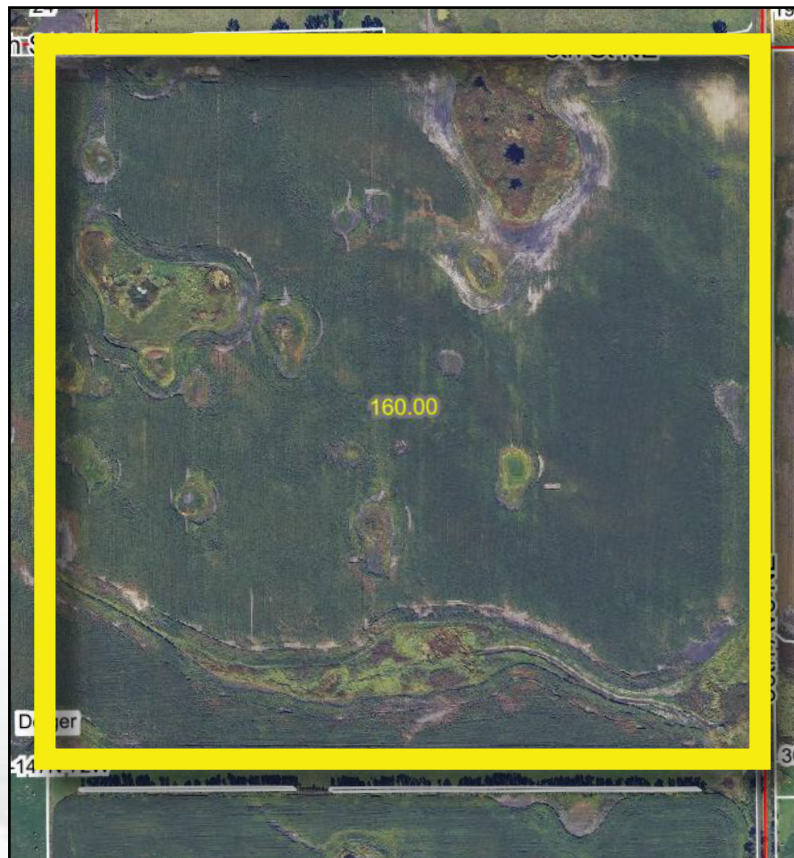
COMBINED WITH PARCEL 2		
Crop	Base Acres	Yield
Wheat	84.52	50 bu.
Corn	70.23	115 bu.
Sunflowers	4.88	1,136 lbs.
Soybeans	71.53	30 bu.
Barley	12.72	64 bu.
Dry Peas	8.95	2,588 lbs.
Total Base Acres: 252.83		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G218A	Emrick-Larson loams, 0 to 3 percent slopes	107.83	71.3%	Ile	63
G229A	Heimdal-Emrick loams, 0 to 3 percent slopes	21.12	14.0%	Ile	79
G226A	Uranda-Larson loams, 0 to 3 percent slopes	15.11	10.0%	VIIs	48
G229B	Heimdal-Emrick loams, 3 to 6 percent slopes	6.70	4.4%	Ile	72
G231B	Embden-Heimdal complex, 3 to 6 percent slopes	0.34	0.2%	IIIle	68
G523A	Low-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.12	0.1%	VIW	21
Weighted Average					64.1

PARCEL 2

Acres: 160 +/-
 Legal: NE¼ 25-147-72
 FSA Crop Acres: 157.69 +/-
 Taxes (2024): \$1,326.24

Parcel 2 offers 157.69 +/- strong producing crop acres with an SPI of 67.9. Also, 80 lbs. of MEZ fertilizer was applied to this quarter section in the fall of 2024.



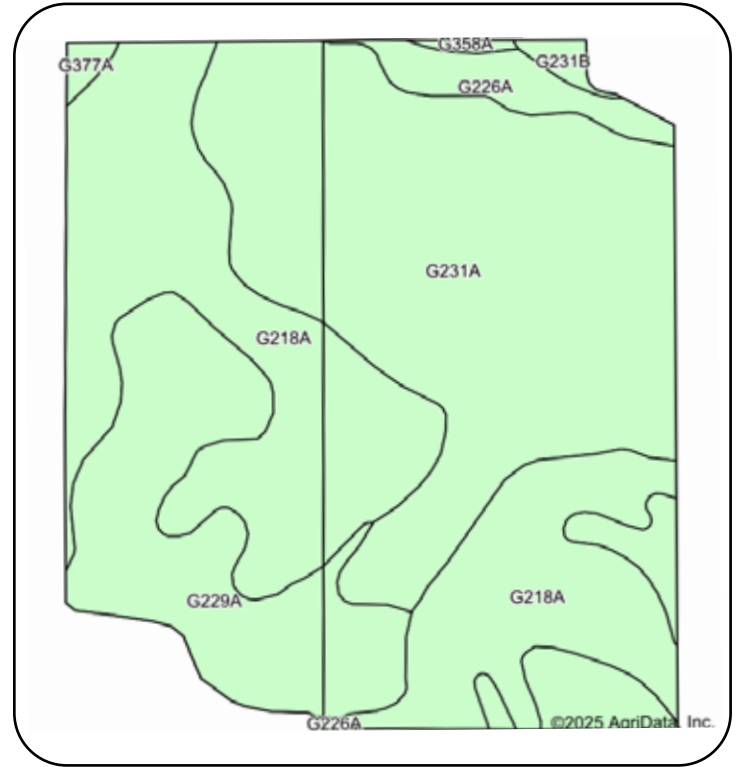
COMBINED WITH PARCEL 1		
Crop	Base Acres	Yield
Wheat	84.52	50 bu.
Corn	70.23	115 bu.
Sunflowers	4.88	1,136 lbs.
Soybeans	71.53	30 bu.
Barley	12.72	64 bu.
Dry Peas	8.95	2,588 lbs.
Total Base Acres: 252.83		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G218A	Emrick-Larson loams, 0 to 3 percent slopes	78.95	50.1%	Ile	63
G231A	Embden-Heimdal complex, 0 to 3 percent slopes	41.00	26.0%	IIle	72
G229A	Heimdal-Emrick loams, 0 to 3 percent slopes	25.39	16.1%	Ile	79
G377A	Embden-Egeland fine sandy loams, 0 to 2 percent slopes	4.24	2.7%	IIle	69
G231B	Embden-Heimdal complex, 3 to 6 percent slopes	4.11	2.6%	IIle	68
G226A	Uranda-Larson loams, 0 to 3 percent slopes	3.30	2.1%	VIIs	48
G229B	Heimdal-Emrick loams, 3 to 6 percent slopes	0.70	0.4%	Ile	72
Weighted Average					67.9

PARCEL 3

Acres: 141.48 +/-
Legal: Lots 1-2 & E½NW¼ 30-147-71
FSA Crop Acres: 134.17 +/-
Taxes (2024): \$1,059.08

Parcel 3 offers 134.17 +/- strong producing crop acres with an SPI of 69.1.



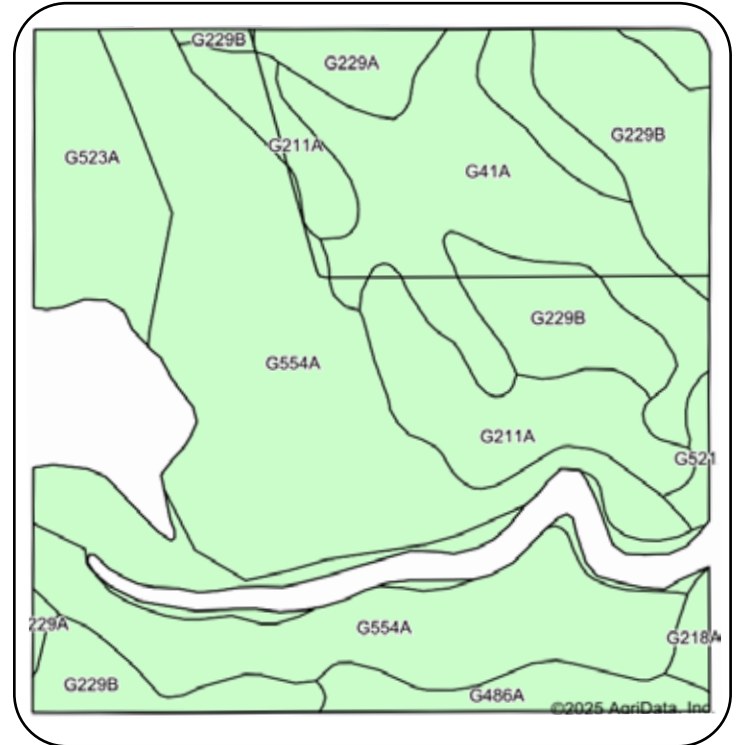
Crop	Base Acres	Yield
Wheat	37.37	50 bu.
Corn	31.05	115 bu.
Sunflowers	2.15	1,136 lbs.
Soybeans	31.63	30 bu.
Barley	5.63	64 bu.
Dry Peas	3.97	2,588 lbs.
Total Base Acres: 111.8		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G231A	Embden-Heimdal complex, 0 to 3 percent slopes	58.29	43.3%	IIIe	72
G218A	Emrick-Larson loams, 0 to 3 percent slopes	47.37	35.3%	Ile	63
G229A	Heimdal-Emrick loams, 0 to 3 percent slopes	22.48	16.8%	Ile	79
G226A	Uranda-Larson loams, 0 to 3 percent slopes	4.23	3.2%	VIIs	48
G231B	Embden-Heimdal complex, 3 to 6 percent slopes	0.80	0.6%	IIIe	68
G377A	Embden-Egeland fine sandy loams, 0 to 2 percent slopes	0.64	0.5%	IIIe	69
G358A	Letcher fine sandy loam, 0 to 2 percent slopes	0.36	0.3%	IVs	47
Weighted Average					69.1

PARCEL 4

Acres: 161.53 +/-
Legal: S½NE¼ & Lots 1-2 EX SW .037 A 6-146-71
FSA Crop Acres: 142.48 +/- (Currently in Pasture)
Taxes (2024): \$797.56

Parcel 4 offers 161.53 +/- acres of lush pasture and hayland that provides excellent grazing for livestock all enclosed with a new 3-wire electric perimeter fence. The cattail draws and native grasses also provide excellent habitat for pheasants and white-tailed deer.



Crop	Base Acres	Yield
Wheat	48.13	31 bu.
Corn	27.84	55 bu.
Soybeans	10.23	21 bu.
Total Base Acres: 86.2		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G554A	Harriet loam, 0 to 1 percent slopes, occasionally flooded	53.64	37.6%	VI _s	21
G41A	Borup loam, 0 to 1 percent slopes	21.14	14.8%	IV _w	45
G229B	Heimdal-Emrick loams, 3 to 6 percent slopes	20.24	14.2%	I _{le}	72
G523A	Low-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	18.12	12.7%	VI _w	21
G211A	Fram-Wyard loams, 0 to 3 percent slopes	14.34	10.1%	I _{le}	77
G229A	Heimdal-Emrick loams, 0 to 3 percent slopes	7.93	5.6%	I _{le}	79
G486A	Gardena-Eckman loams, 0 to 2 percent slopes	4.79	3.4%	I _{le}	89
G521A	Low loam, 0 to 1 percent slopes, occasionally flooded	1.16	0.8%	IV _w	41
G218A	Emrick-Larson loams, 0 to 3 percent slopes	1.12	0.8%	I _{le}	63
Weighted Average					43.4

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 5/27/25. 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 May 27, 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.

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.

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