

Farmland Auction

25
YEARS
est. 2000

394.89 Acres • Clay County, MN

Tuesday, March 11, 2025 – 1:00 p.m.

Courtyard by Marriott • Moorhead, MN

OWNER: Vernon Nelson Estate



Pifer's

877.477.3105

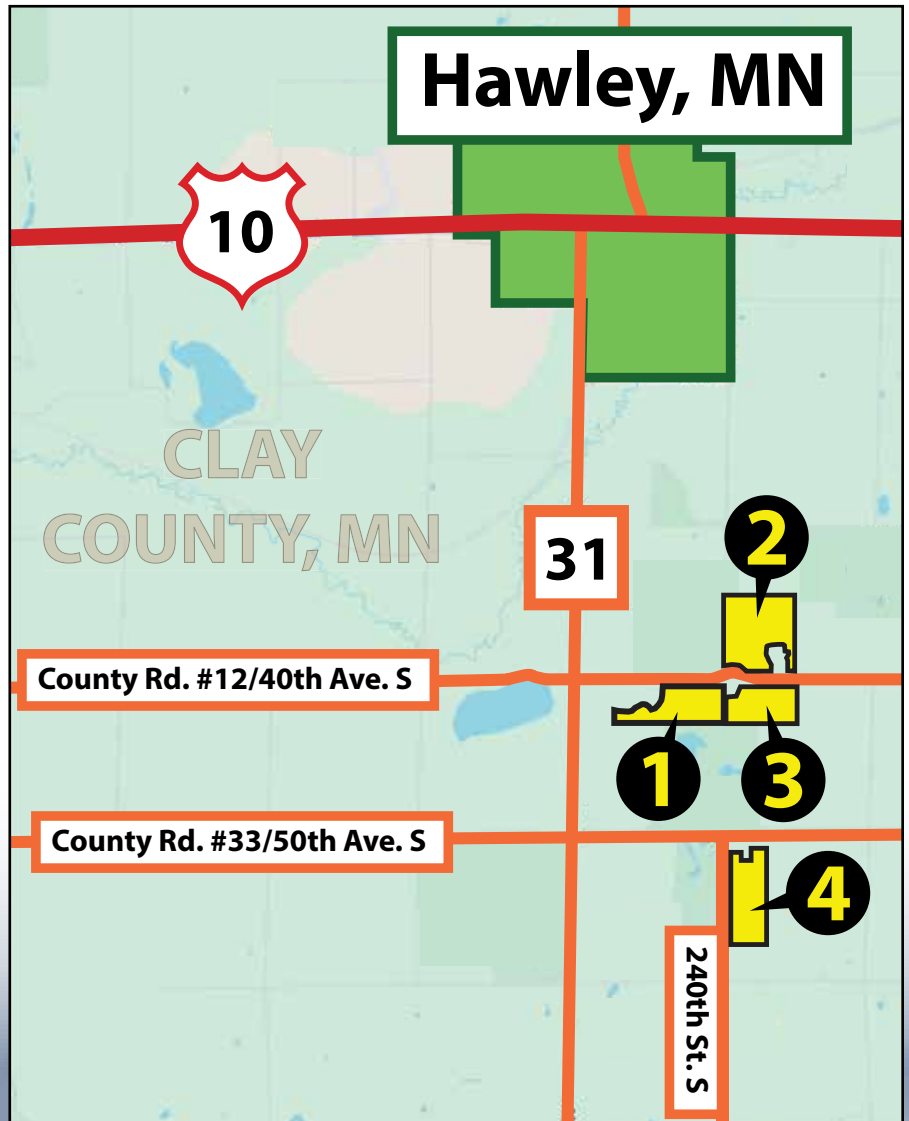
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INTRODUCTION

Auction Note: This Clay County, MN property features 394.89 +/- acres with exceptional cropland for corn, wheat and soybeans south of Hawley in Eglon and Hawley Townships. This property has a fantastic Soil Productivity Index (SPI) with the majority of the soils ranging between 75-95! Available for 2025 crop season! This is a live auction with internet and phone bidding available.

Driving Directions

From Hawley, MN at US Hwy. #10 & County Rd. #31, go south 3 miles and then go east 1 mile on County Rd. #12/40th Ave. S. This will bring you to the northeast corner of parcel 1, southwest corner of parcel 2. Continue east 0.125 mile. This will bring you to the northwest corner of parcel 3. Go back to 240th St. S and go 1.5 miles south. This will bring you to the northwest corner of parcel 4.

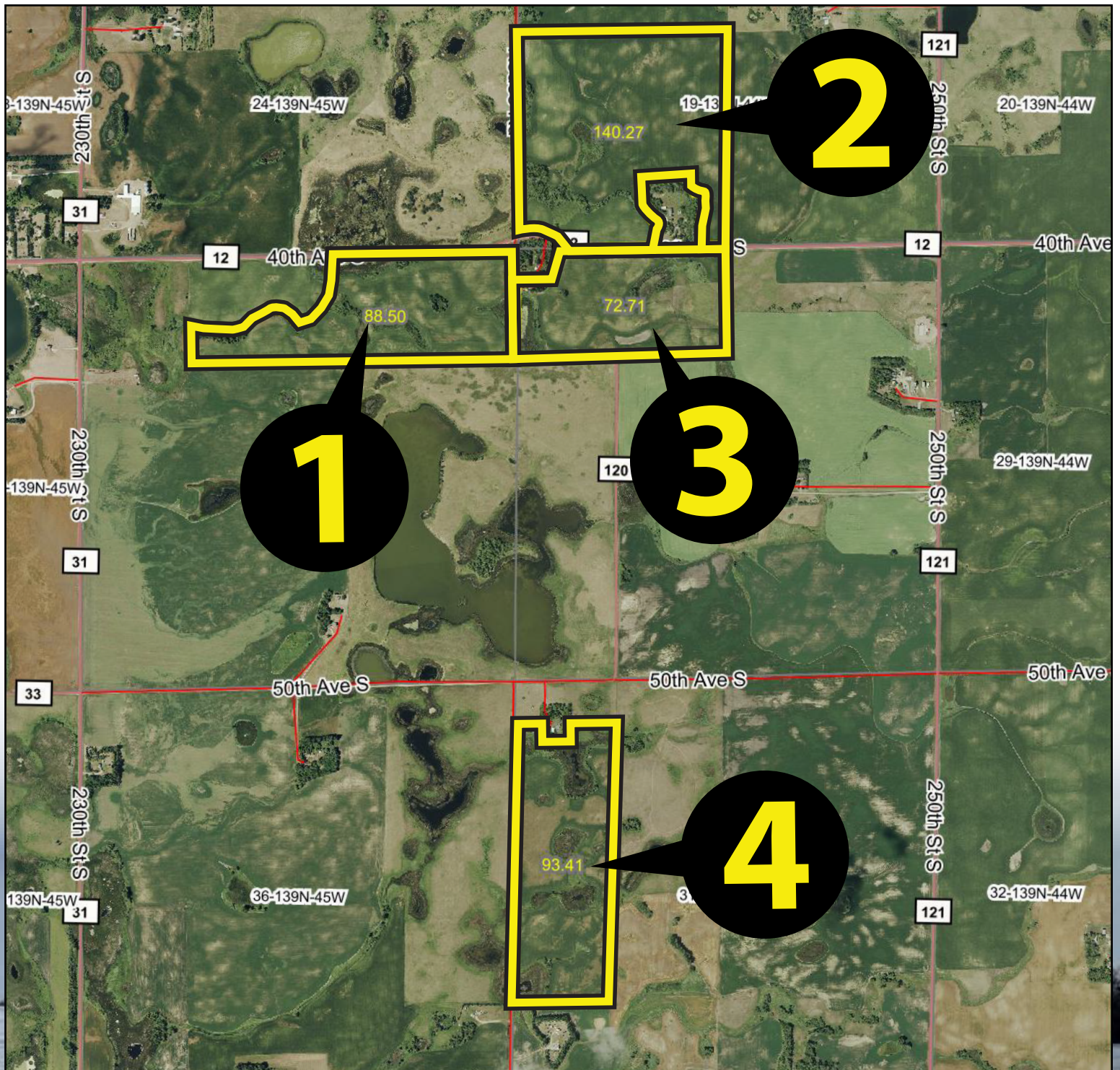


Bob Pifer • 701.371.8538 or bob@pifers.com

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OVERALL PROPERTY



PARCEL 1

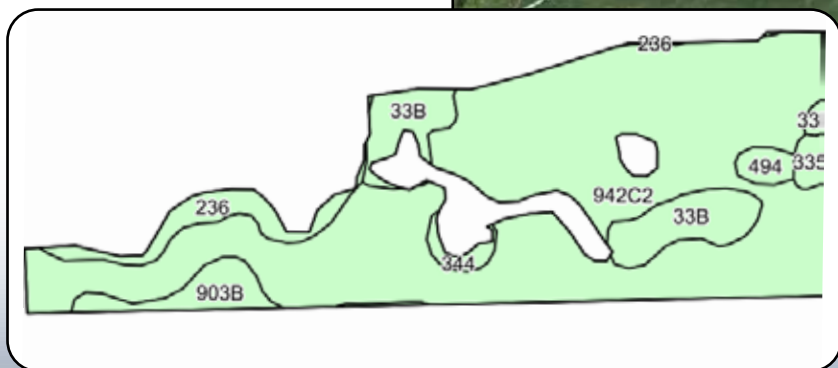
Acres: 88.5 +/-

Legal: N½NE¼ & NE¼NW¼ Less PT NW¼NE¼ & PT NE¼NW¼ Beg N½ Cor: W1341.93', S599.74' and W 74.82'
To POB 25-139-45

Crop Acres: 75.02 +/-

Taxes (2025): \$1,247.00 (Estimate)

This parcel offers 75.02 +/- acres of exceptional cropland with an SPI of 78 with the majority of the soils between 74 & 96 SPI. The total acres, crop acres & boundaries have been adjusted. Approximately 13.19 +/- acres north of the ravine on the west end have been taken off the auction.



****INCLUDES ACREAGE NOT FOR SALE****

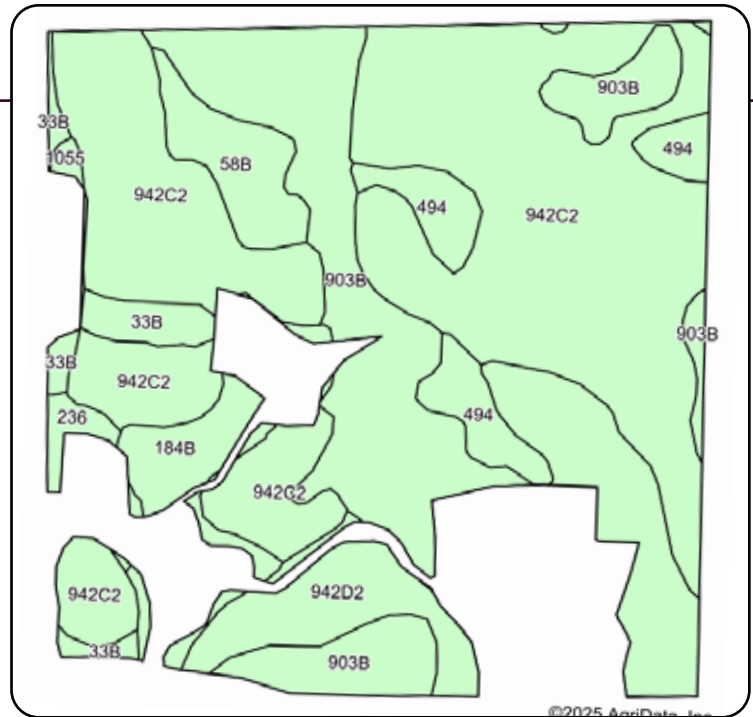
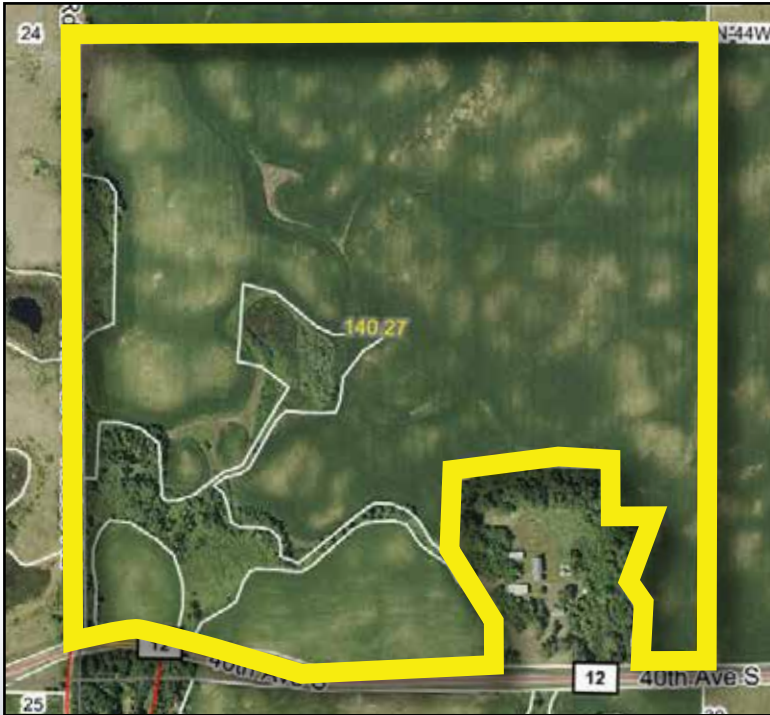
Crop	Base Acres	Yield
Wheat	27.22	47 bu.
Soybeans	72.68	30 bu.
Total Base Acres: 99.9		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	58.10	77.7%	IVe	74
33B	Hokans-Svea complex, 1 to 4 percent slopes	7.21	9.7%	Ile	96
236	Vallers clay loam, 0 to 2 percent slopes	3.63	4.9%	IIw	90
903B	Hokans-Buse complex, 2 to 6 percent slopes	3.00	4.0%	Ile	89
494	Darnen loam, 1 to 6 percent slopes	1.05	1.4%	Ile	99
335	Urness mucky silty clay loam, occasionally ponded, 0 to 1 percent slopes	0.87	1.2%	IIIw	69
344	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	0.85	1.1%	IIIw	88
Weighted Average					78

PARCEL 2

Acres: 140.27 +/-
Legal: SW¼ Less 14.73 Acres Farmstead 19-139-44
Crop Acres: 121.09 +/-
Taxes (2025): \$3,842.00

This parcel offers 121.09 +/- acres of exceptional cropland with an SPI of 80.8 with the majority of the soils between 80 & 89 SPI.



Crop	Base Acres	Yield
Wheat	27.66	47 bu.
Soybeans	73.84	30 bu.
Total Base Acres: 101.5		

****INCLUDES PART OF PARCEL 3****

Crop	Base Acres	Yield
Wheat	19.9	35 bu.
Soybeans	40.62	25 bu.
Total Base Acres: 60.52		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	60.52	49.3%	IVe	74
903B	Hokans-Buse complex, 2 to 6 percent slopes	35.03	28.5%	Ile	89
942D2	Langhei-Barnes, moderately eroded, complex, 12 to 20 percent slopes	6.66	5.4%	IVe	60
494	Darnen loam, 1 to 6 percent slopes	6.11	5.0%	Ile	99
184B	Balaton-Hamerly complex, 1 to 4 percent slopes	5.01	4.1%	Ils	89
58B	Kittson loam, 1 to 5 percent slopes	4.62	3.8%	Ile	99
33B	Hokans-Svea complex, 1 to 4 percent slopes	3.23	2.6%	Ile	96
236	Vallers clay loam, 0 to 2 percent slopes	1.19	1.0%	IIw	90
1055	Quam, Cathro, and Urness soils, frequently ponded, 0 to 1 percent slopes	0.42	0.3%	VIIIw	5
Weighted Average					80.8

PARCEL 3

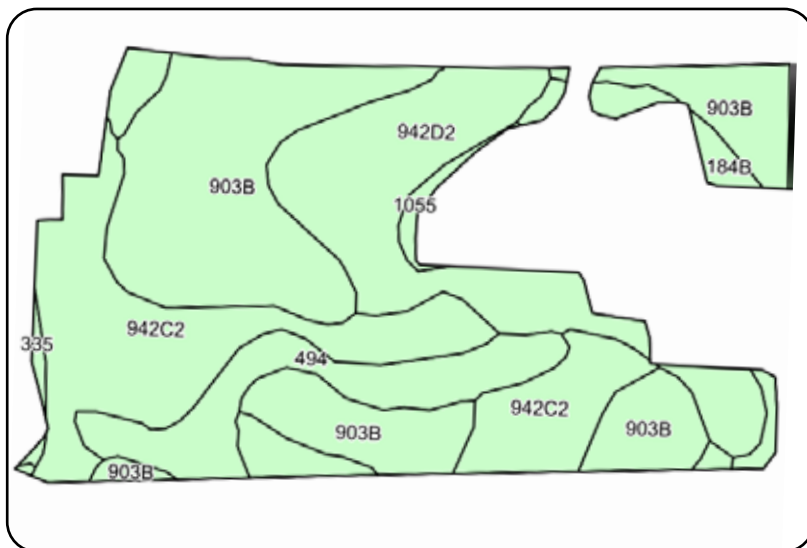
Acres: 72.71 +/-

Legal: N½NW¼ Less 4.56 Acres 30-139-44

Crop Acres: 50.22 +/-

Taxes (2025): \$948.00

This parcel offers 50.22 +/- acres of exceptional cropland with an SPI of 78.9 with the majority of the soils at an SPI of 89.



****INCLUDES PART OF PARCEL 2****

Crop	Base Acres	Yield
Wheat	19.9	35 bu.
Soybeans	40.62	25 bu.
Total Base Acres: 60.52		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
903B	Hokans-Buse complex, 2 to 6 percent slopes	19.55	36.9%	Ile	89
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	14.41	27.1%	IVe	74
942D2	Langhei-Barnes, moderately eroded, complex, 12 to 20 percent slopes	11.37	21.4%	IVe	60
494	Darnen loam, 1 to 6 percent slopes	5.42	10.2%	Ile	99
184B	Balaton-Hamerly complex, 1 to 4 percent slopes	1.61	3.0%	Ils	89
1055	Quam, Cathro, and Urness soils, frequently ponded, 0 to 1 percent slopes	0.48	0.9%	VIIIw	5
335	Urness mucky silty clay loam, occasionally ponded, 0 to 1 percent slopes	0.28	0.5%	IIIw	69
Weighted Average					78.9

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PARCEL 4

Acres: 93.41 +/-

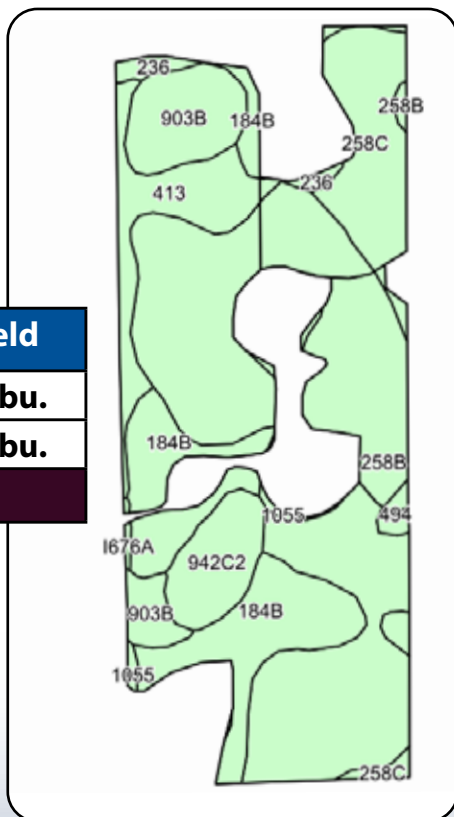
Legal: NW¼SW¼ & W½NW¼ Less Tracts in NW¼NW¼ 31-139-44

Crop Acres: 66.16 +/-

Taxes (2025): \$924.00

This parcel offers 66.16 +/- acres of cropland with an SPI of 50.3.

Crop	Base Acres	Yield
Wheat	20.47	35 bu.
Soybeans	41.78	25 bu.
Total Base Acres: 62.25		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
258B	Sandberg sandy loam, 1 to 6 percent slopes	32.46	47.8%	IVs	IVs	32
184B	Balaton-Hamerly complex, 1 to 4 percent slopes	11.62	17.1%	IIIs		89
258C	Sandberg sandy loam, 2 to 12 percent slopes	7.20	10.6%	VIIs	VIIs	30
903B	Hokans-Buse complex, 2 to 6 percent slopes	5.51	8.1%	IIe		89
413	Osakis loam, 0 to 2 percent slopes	5.30	7.8%	IIIs	IIIs	45
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	3.70	5.5%	IVe		74
236	Vallers clay loam, 0 to 2 percent slopes	0.93	1.4%	IIw		90
1055	Quam, Cathro, and Urness soils, frequently ponded, 0 to 1 percent slopes	0.54	0.8%	VIIIw		5
494	Darnen loam, 1 to 6 percent slopes	0.46	0.7%	IIe		99
1676A	Syrene sandy clay loam, 0 to 2 percent slopes	0.14	0.2%	IVw		40
Weighted Average						50.5

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 4/25/25. 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 25, 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, MN #14-106.

877.477.3105



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