

Farmland Auction

25
YEARS
est. 2000

685.81 Acres • Burke County, ND

Wednesday, June 18, 2025 – 4:00 p.m. (CT)

Sleep Inn & Suites • Minot, ND

***OWNERS: Mike, Kent and Keith Melby, Debra Veik,
Barb Bosch, Anita Tharnish & Janette McCollum***



Pifer's

877.477.3105

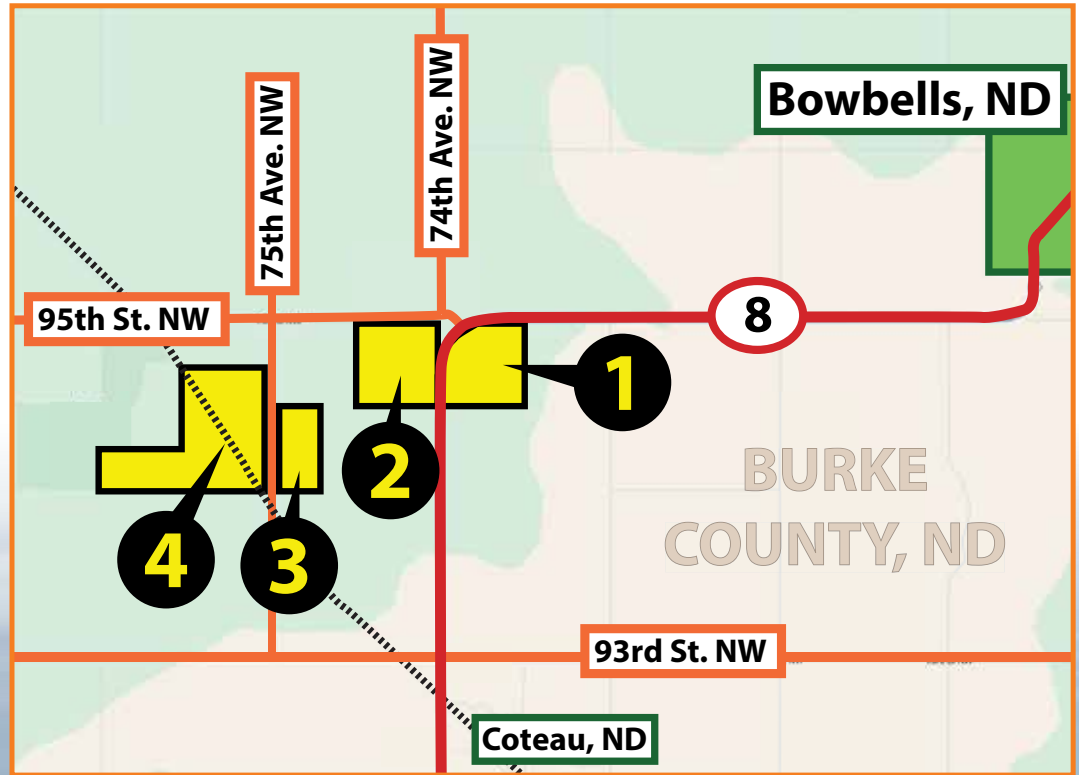
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INTRODUCTION

Auction Note: This property, west of Bowbells, ND, features productive crop and pastureland and will be offered in four parcels. The crop acres have been used as hayland the past 10+ years, however they are very suitable for growing wheat, canola, sunflowers, soybeans, and corn. The pasture offers excellent grazing and water sources. There are good Soil Productivity Index (SPI) numbers that dominate many of the cropland acres. This is a rare opportunity in Burke County to expand your operation or investment portfolio with productive crop, grass, and hunting land! IMMEDIATE POSSESSION! Online and phone bidding available.

Driving Directions

From Bowbells, ND, go west four miles on State Hwy. #8. This will bring you to the northwest corner of parcel 1 and northeast corner of parcel 2. From here go west one mile on 95th St. NW and then one mile south. This will bring you to the southwest corner of parcel 3 and the southeast corner of parcel 4.

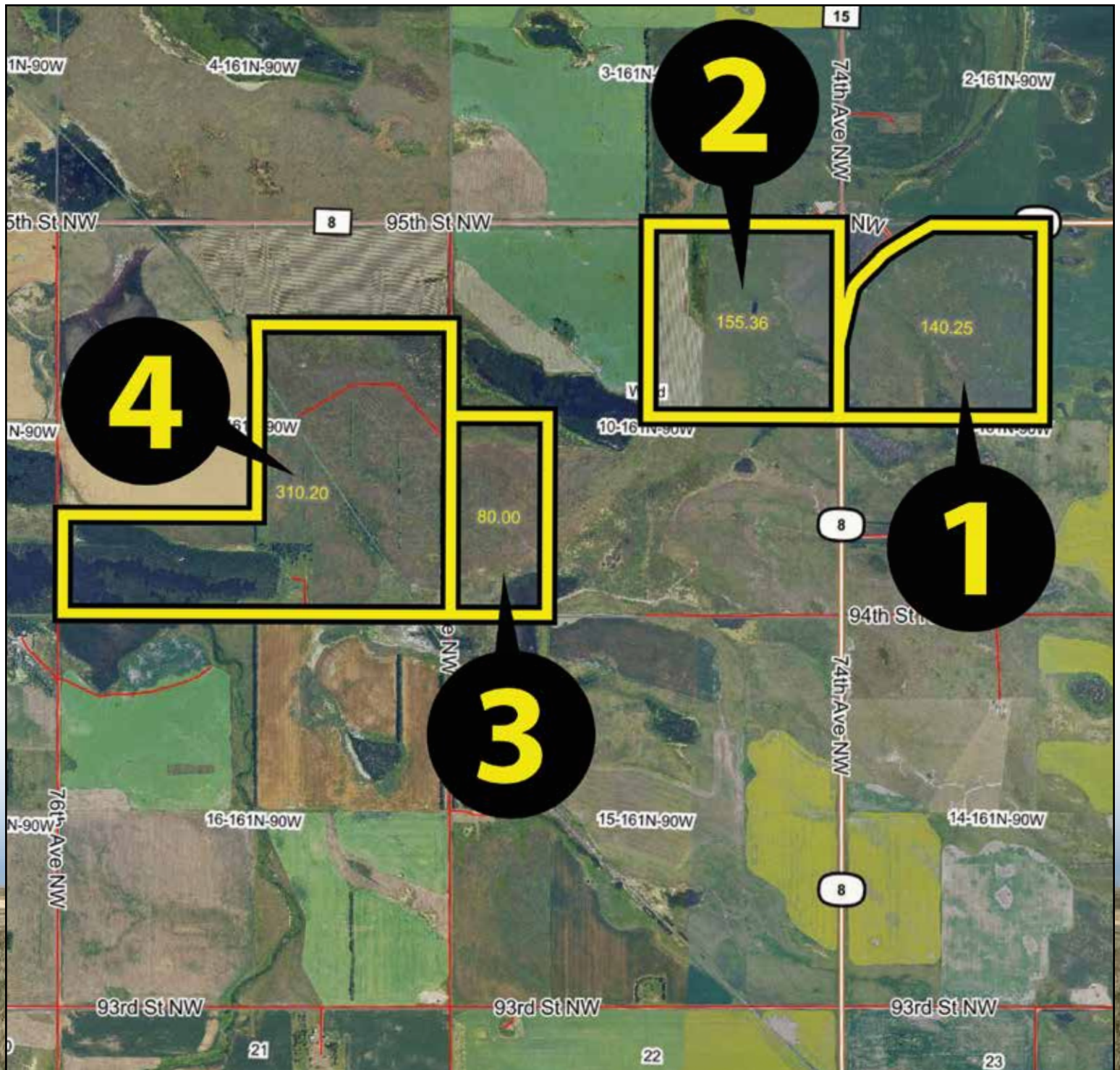


Bob Pifer • 701.371.8538 or bob@pifers.com

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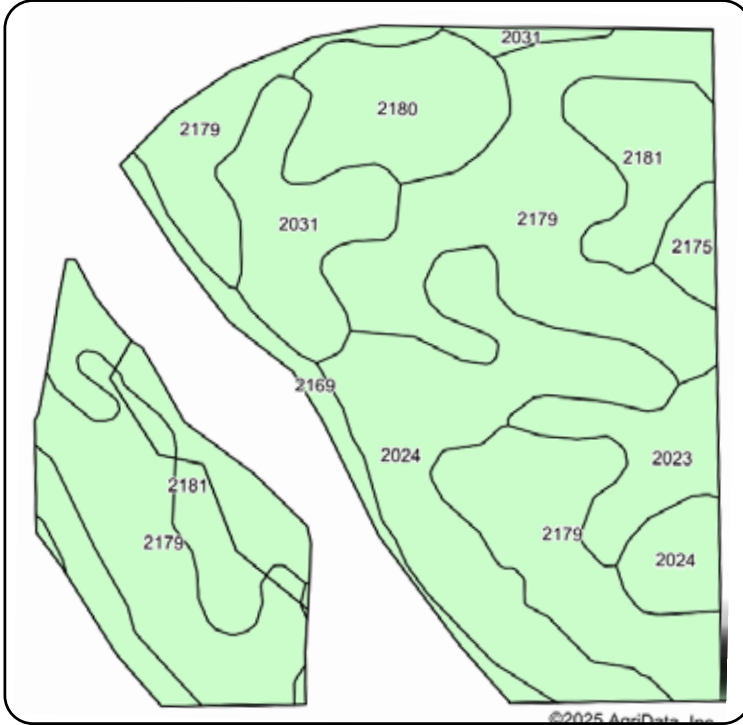
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OVERALL PROPERTY



PARCEL 1

Acres: 140.25 +/-
Legal: NW¼ 11-161-90
FSA Crop Acres: 114.76 +/-
Grass/Habitat Acres: 28.04 +/-
Taxes (2024): \$441.09



PARCELS 1 & 2 COMBINED

Crop	Base Acres	Yield
Wheat	56.4	25 bu.
Oats	13.7	45 bu.
Barley	53.2	31 bu.
Total Base Acres: 123.3		



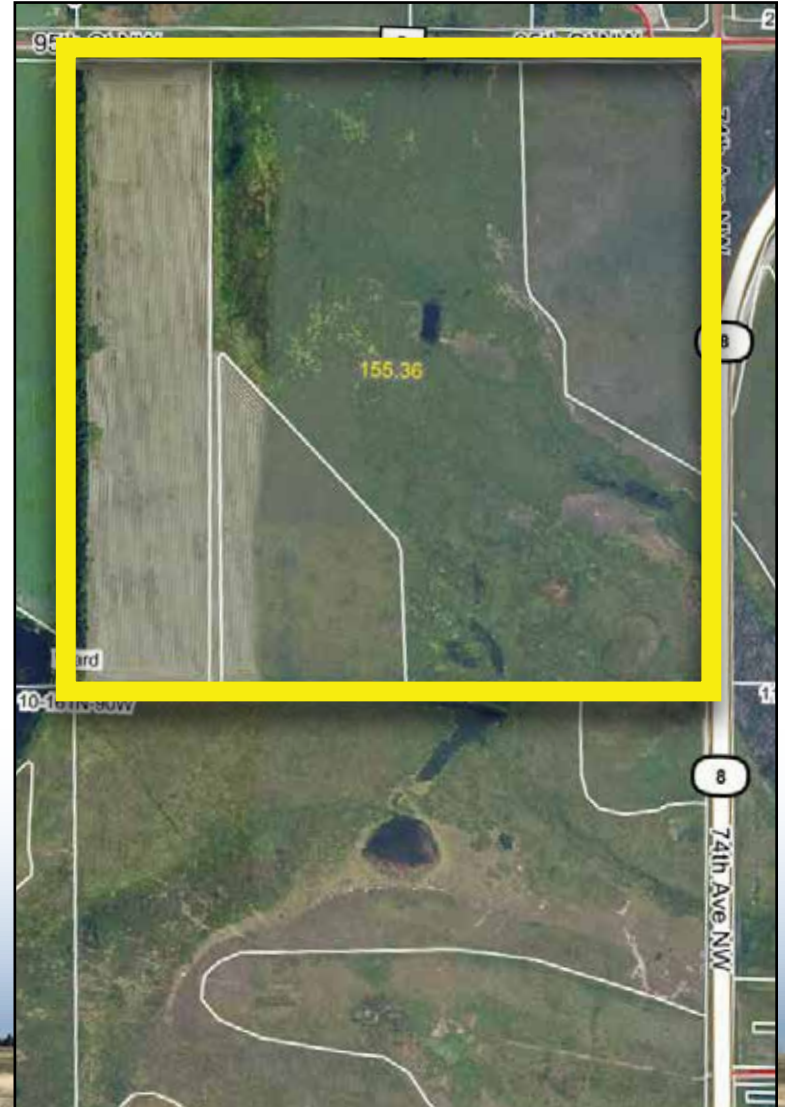
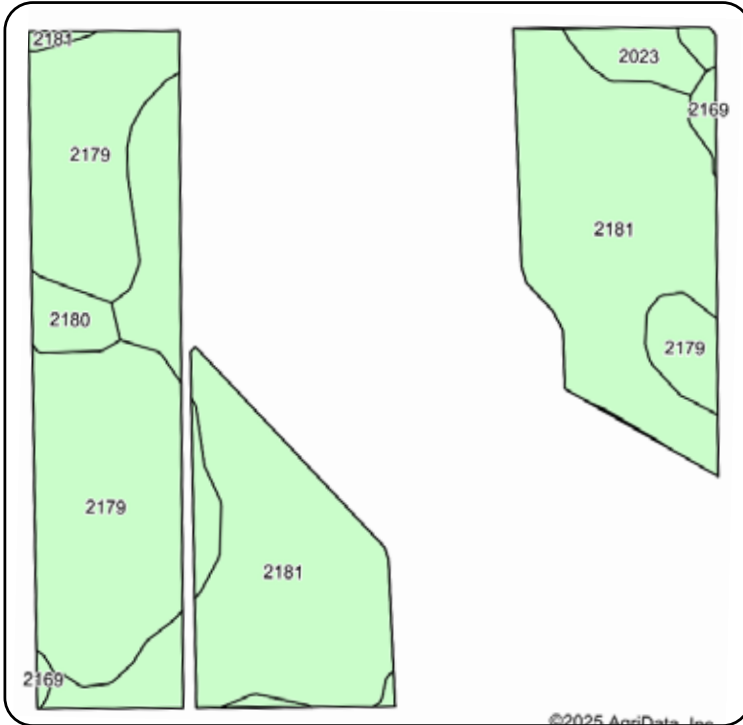
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
2179	Noonan-Niobell loams, 0 to 6 percent slopes	49.30	41.3%	IVs	57
2024	Williams-Niobell loams, 3 to 6 percent slopes	22.12	18.6%	Ile	76
2181	Miranda-Noonan loams, 0 to 3 percent slopes	18.16	15.2%	VIIs	44
2031	Williams-Zahl loams, 3 to 6 percent slopes	9.37	7.9%	Ile	76
2180	Niobell-Noonan-Tonka complex, 0 to 3 percent slopes	8.62	7.2%	IIIs	67
2023	Williams-Niobell loams, 0 to 3 percent slopes	5.90	5.0%	IIc	80
2169	Harriet, Regan, and Stirum soils, 0 to 2 percent slopes	4.01	3.4%	VIIs	37
2175	Zahl-Williams loams, 6 to 9 percent slopes	1.71	1.4%	IVe	60
Weighted Average					61.3

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PARCEL 2

Acres: 155.36 +/-
 Legal: NE¼ 10-161-90
 FSA Crop Acres: 74.12 +/-
 Pasture Acres: 78.06 +/-
 Taxes (2024): \$322.28

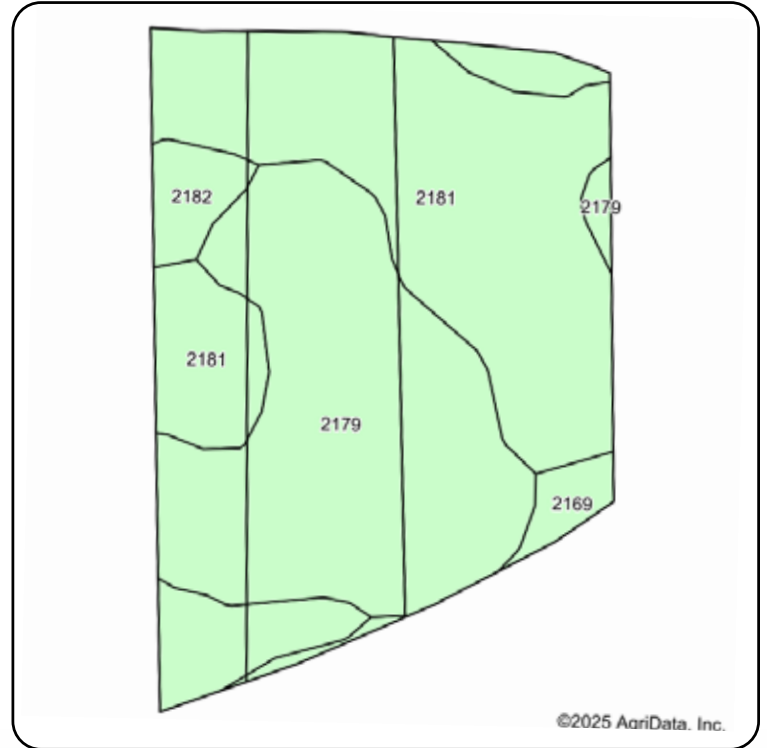


PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	56.4	25 bu.
Oats	13.7	45 bu.
Barley	53.2	31 bu.
Total Base Acres: 123.3		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
2181	Miranda-Noonan loams, 0 to 3 percent slopes	41.72	56.3%	VIIs	44
2179	Noonan-Niobell loams, 0 to 6 percent slopes	27.49	37.1%	IVIs	57
2023	Williams-Niobell loams, 0 to 3 percent slopes	2.03	2.7%	IIc	80
2180	Niobell-Noonan-Tonka complex, 0 to 3 percent slopes	1.70	2.3%	IIIs	67
2169	Harriet, Regan, and Stirum soils, 0 to 2 percent slopes	1.18	1.6%	VIIs	37
Weighted Average					50.2

PARCEL 3

Acres: 80 +/-
 Legal: W½SW¼ 10-161-90
 FSA Crop Acres: 48.1 +/-
 Grass/Habitat Acres: 31.06 +/-
 Taxes (2024): \$172.42



****PARCELS 3 & 4 COMBINED****

Includes Acreage Not For Sale

Crop	Base Acres	Yield
Wheat	79.5	25 bu.
Oats	19.4	45 bu.
Barley	75.0	31 bu.
Total Base Acres: 176.9		

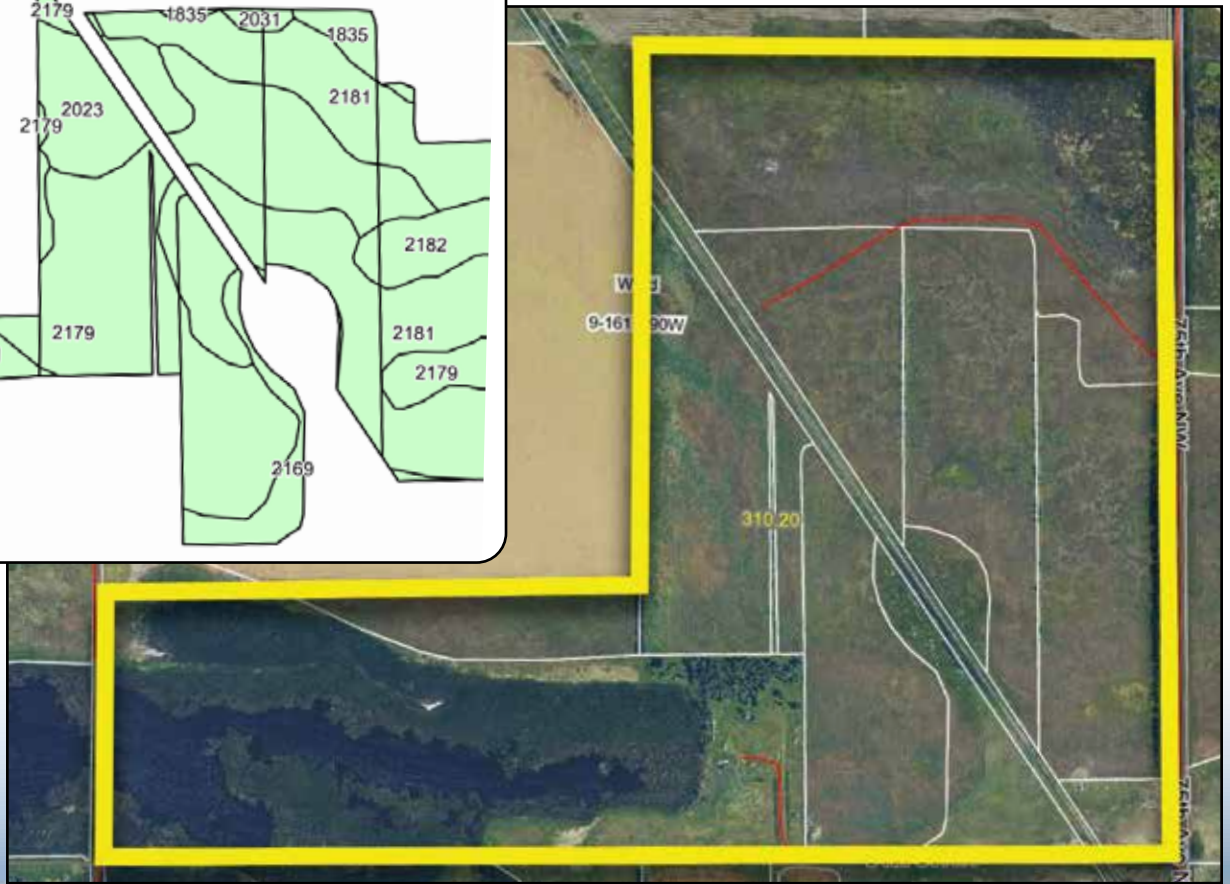
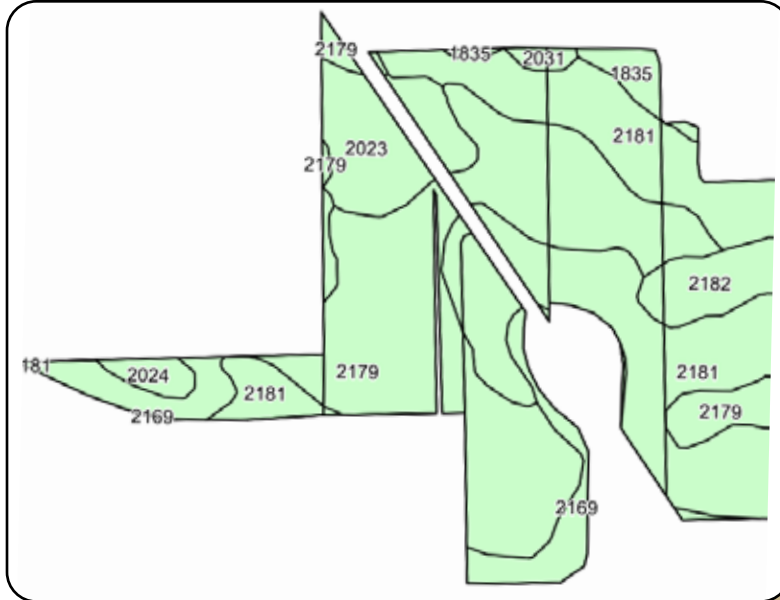
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
2181	Miranda-Noonan loams, 0 to 3 percent slopes	24.05	50.0%	VIIs	44
2179	Noonan-Niobell loams, 0 to 6 percent slopes	20.17	41.9%	IVIs	57
2169	Harriet, Regan, and Stirum soils, 0 to 2 percent slopes	2.29	4.8%	VIIs	37
2182	Portal-Lihen fine sandy loams, 0 to 2 percent slopes	1.59	3.3%	IVIs	51
Weighted Average					49.3

PARCEL 4

Acres:	310.2 +/-
Legal:	SE¼ & S½NE¼ & S½SW ¼ 9-161-90
FSA Crop Acres:	135.18 +/-
Grass/Habitat Acres:	171.91 +/-
Taxes (2024):	\$713.94

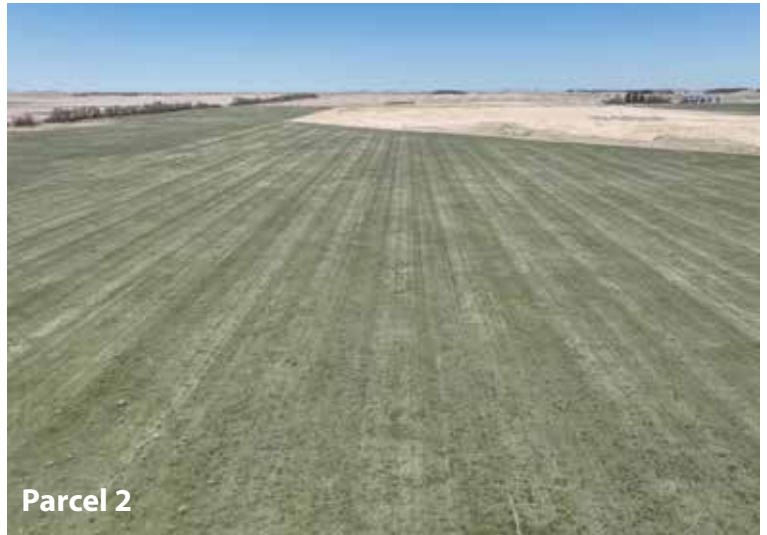
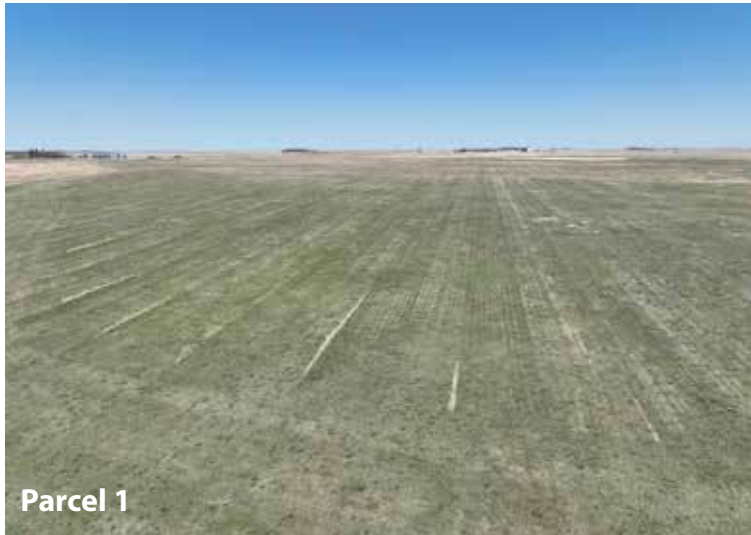
This parcel has productive cropland and fantastic wildlife habitat for deer, waterfowl, upland birds, and small game. There is a pipeline and railroad easement on this parcel.

PARCELS 3 & 4 COMBINED		
<i>Includes Acreage Not For Sale</i>		
Crop	Base Acres	Yield
Wheat	79.5	25 bu.
Oats	19.4	45 bu.
Barley	75.0	31 bu.
Total Base Acres: 176.9		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
2179	Noonan-Niobell loams, 0 to 6 percent slopes	58.28	41.9%	IVs	57
2181	Miranda-Noonan loams, 0 to 3 percent slopes	51.21	36.8%	VIIs	44
2023	Williams-Niobell loams, 0 to 3 percent slopes	11.16	8.0%	IIc	80
2169	Harriet, Regan, and Stirum soils, 0 to 2 percent slopes	5.98	4.3%	VIIs	37
2182	Portal-Lihen fine sandy loams, 0 to 2 percent slopes	5.98	4.3%	IVs	51
1835	Tonka silt loam, 0 to 1 percent slopes	2.78	2.0%	IIw	81
2024	Williams-Niobell loams, 3 to 6 percent slopes	2.74	2.0%	IIe	76
2031	Williams-Zahl loams, 3 to 6 percent slopes	0.97	0.7%	IIe	76
Weighted Average					53.9

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 8/4/25. 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 August 4, 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, Bob Pifer, ND #905.



Pifer's

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