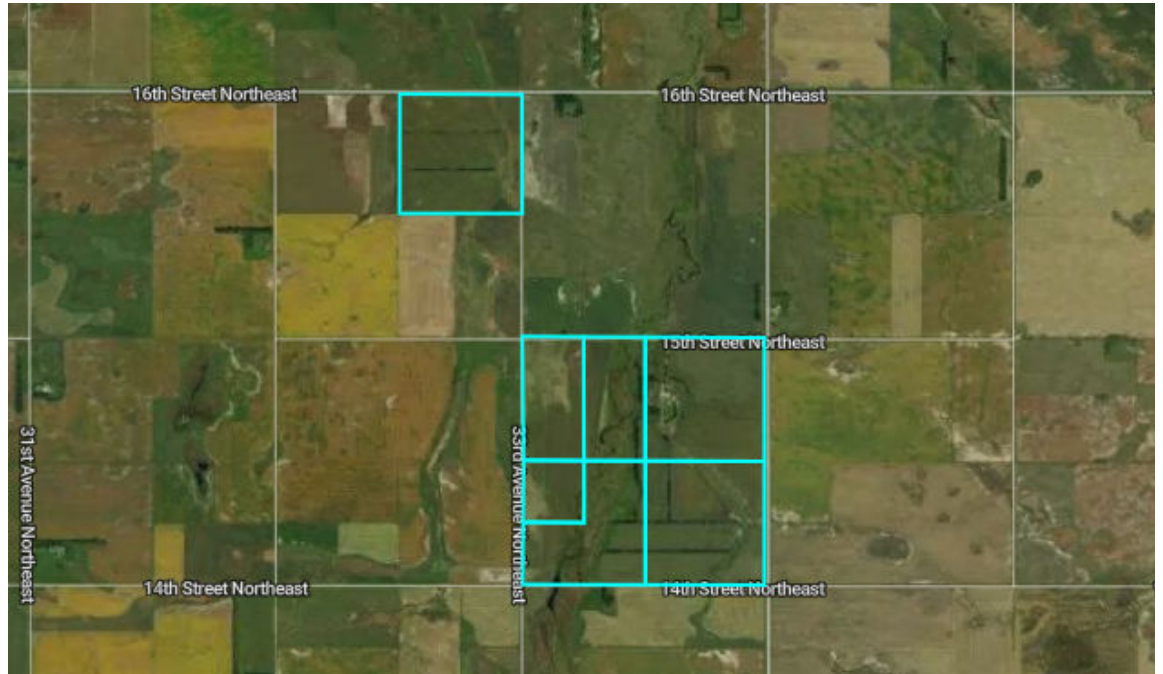


Steve Link  
Broker

Pifer's  
AUCTION & REALTY  
*and Land Management*

Wells County, ND



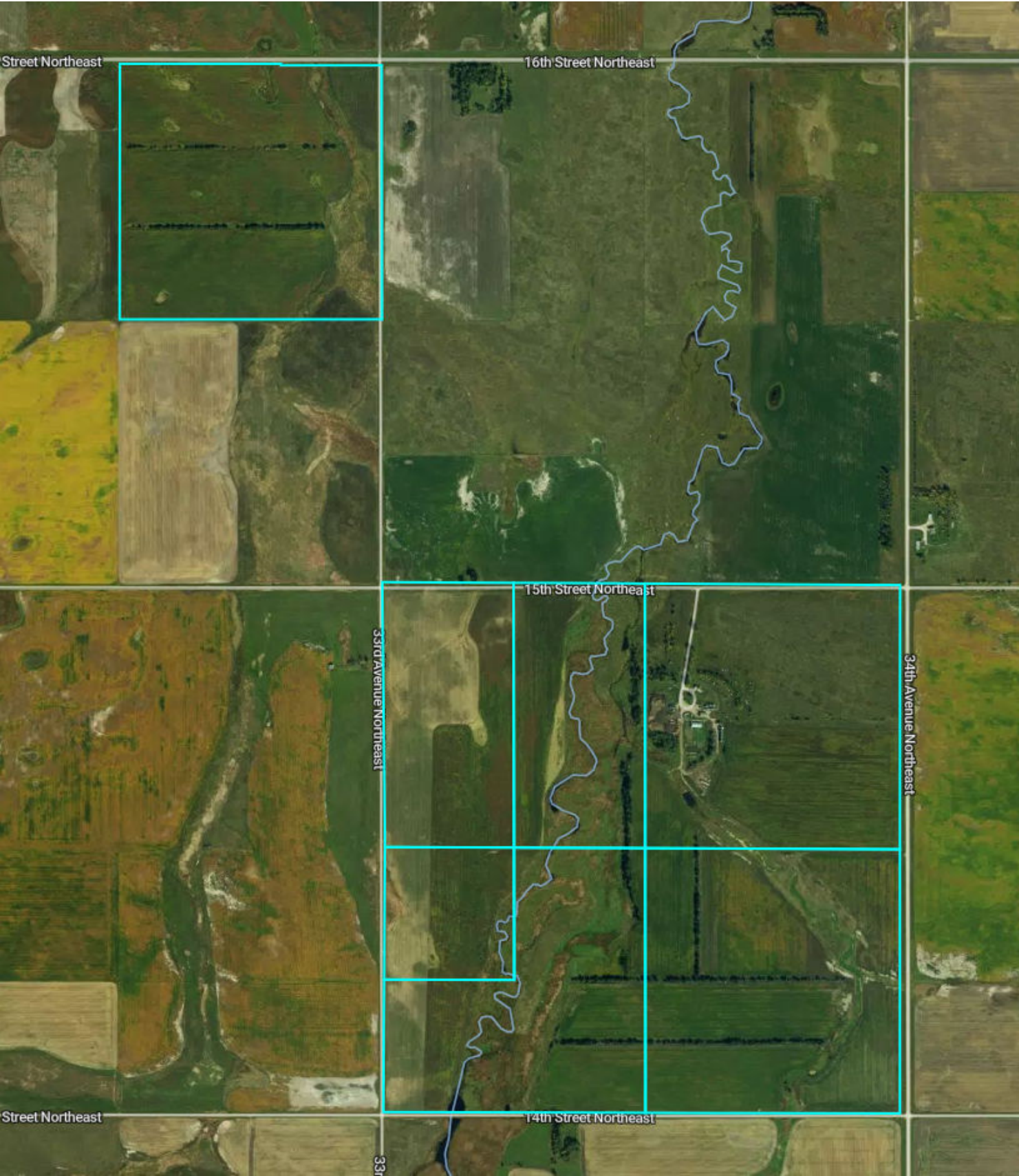
**Pifer's Auction & Realty**

7013619985

# Property Overview

Wells County, ND

782.7 Acres, 7 Boundaries



# Property Overview - Parcel

Wells County, ND

79.30 Acres, Boundary 1 of 7

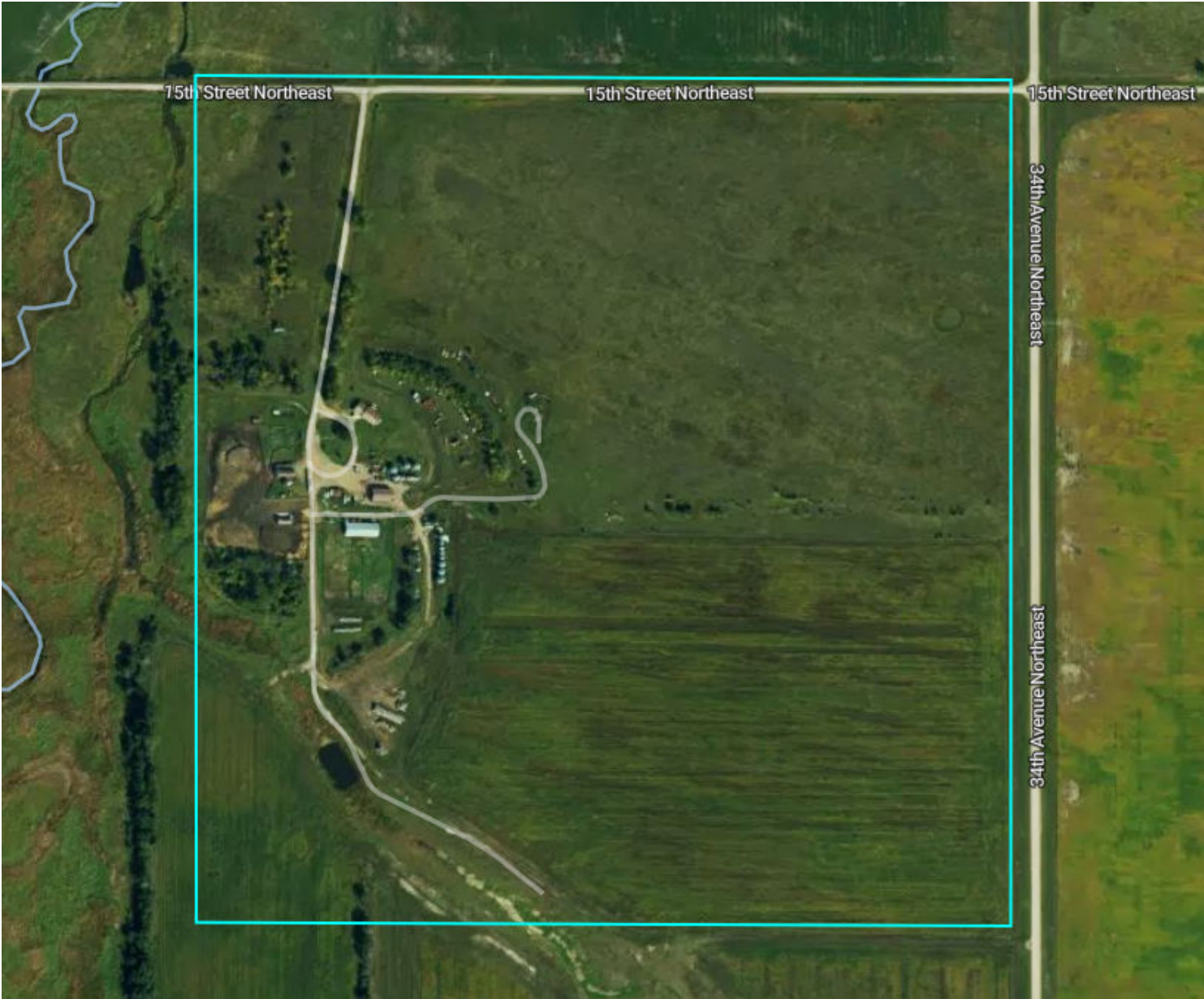


|                                        |                                 |                                                   |                            |
|----------------------------------------|---------------------------------|---------------------------------------------------|----------------------------|
| Wells County, ND<br>Township: 148N     | Locations<br>22 148N 72W        | Courthouse Acres<br>80                            | Parcel #<br>28133000       |
| Owner 1<br>LARRY FANDRICH              | Owner 2<br>FAY FANDRICH         | Owner Address<br>1572 US-52 FESSENDEN<br>ND 58438 | Property Address<br>-      |
| Total Assessed Value<br>\$27,900       | Assessed Land Value<br>\$27,900 | Assessed Improvement<br>-                         | Assessed Land Year<br>2025 |
| County Use Description<br>AGRICULTURAL | Legal Description<br>W2NW4      |                                                   |                            |

# Property Overview - Parcel

Wells County, ND

155.27 Acres, Boundary 2 of 7



|                                        |                                 |                                                   |                            |
|----------------------------------------|---------------------------------|---------------------------------------------------|----------------------------|
| Wells County, ND<br>Township: 148N     | Locations<br>22 148N 72W        | Courthouse Acres<br>157.49                        | Parcel #<br>28131000       |
| Owner 1<br>LARRY FANDRICH              | Owner 2<br>FAY FANDRICH         | Owner Address<br>1572 US-52 FESSENDEN<br>ND 58438 | Property Address<br>-      |
| Total Assessed Value<br>\$35,300       | Assessed Land Value<br>\$35,300 | Assessed Improvement<br>-                         | Assessed Land Year<br>2025 |
| County Use Description<br>AGRICULTURAL | Legal Description<br>NE4 EX RD  |                                                   |                            |

# Property Overview - Parcel

Wells County, ND

155.11 Acres, Boundary 3 of 7



**Wells County, ND**  
Township: 148N

**Locations**  
22 148N 72W

**Courthouse Acres**  
157.49

**Parcel #**  
28136000

**Owner 1**  
LARRY FANDRICH

**Owner 2**  
FAY FANDRICH

**Owner Address**  
1572 US-52 FESSENDEN  
ND 58438

**Property Address**  
-

**Total Assessed Value**  
\$66,750

**Assessed Land Value**  
\$66,750

**Assessed Improvement**  
-

**Assessed Land Year**  
2025

**County Use Description**  
AGRICULTURAL

**Legal Description**  
SE4 EX RD

# Property Overview - Parcel

Wells County, ND

39.51 Acres, Boundary 4 of 7

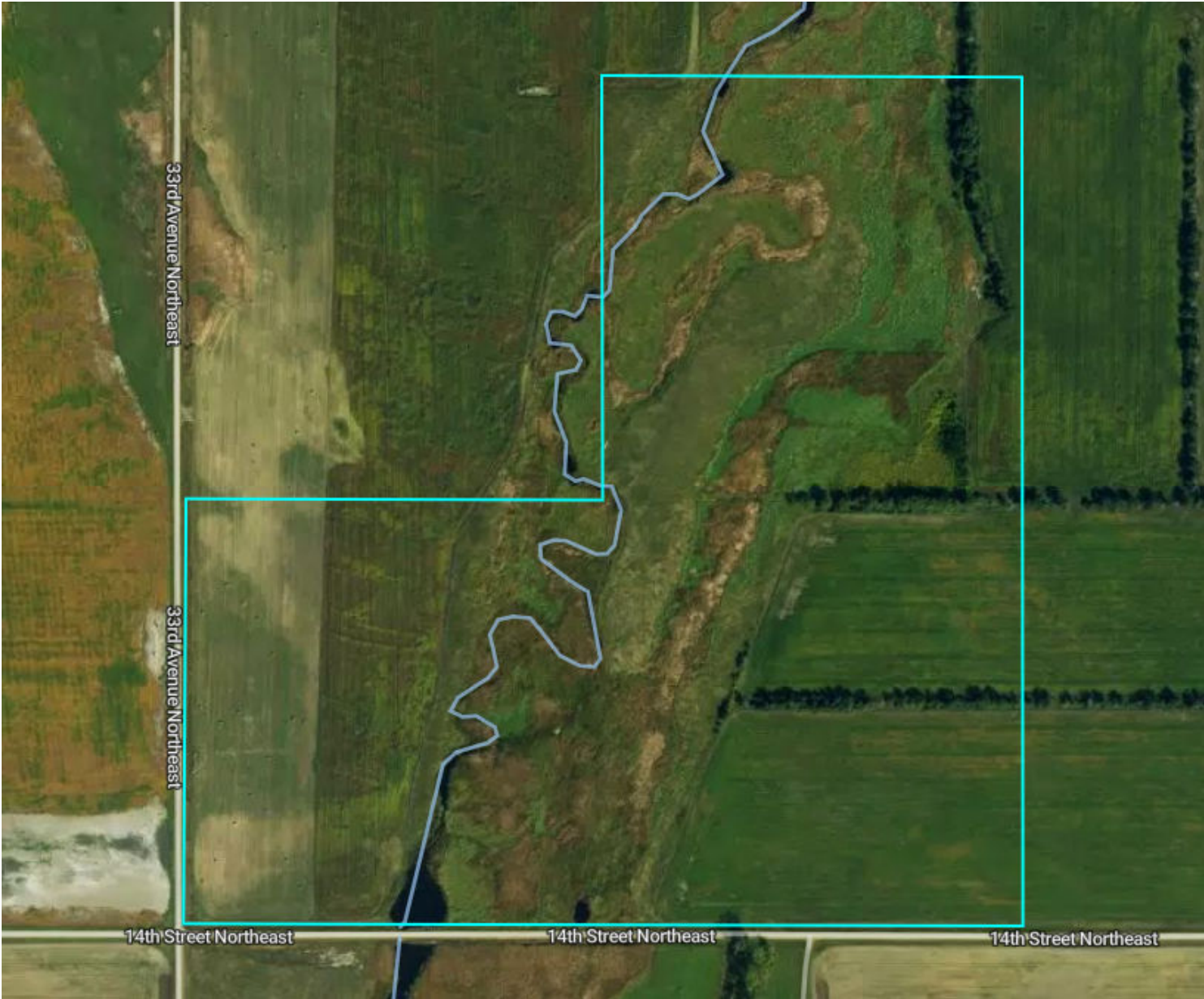


|                                               |                                        |                                                          |                                   |
|-----------------------------------------------|----------------------------------------|----------------------------------------------------------|-----------------------------------|
| <b>Wells County, ND</b><br>Township: 148N     | <b>Locations</b><br>22 148N 72W        | <b>Courthouse Acres</b><br>40                            | <b>Parcel #</b><br>28135000       |
| <b>Owner 1</b><br>LARRY FANDRICH              | <b>Owner 2</b><br>FAY FANDRICH         | <b>Owner Address</b><br>1572 US-52 FESSENDEN<br>ND 58438 | <b>Property Address</b><br>-      |
| <b>Total Assessed Value</b><br>\$15,300       | <b>Assessed Land Value</b><br>\$15,300 | <b>Assessed Improvement</b><br>-                         | <b>Assessed Land Year</b><br>2025 |
| <b>County Use Description</b><br>AGRICULTURAL |                                        | <b>Legal Description</b><br>NW4SW4                       |                                   |

# Property Overview - Parcel

Wells County, ND

119.75 Acres, Boundary 5 of 7



|                                        |                                   |                                                   |                            |
|----------------------------------------|-----------------------------------|---------------------------------------------------|----------------------------|
| Wells County, ND<br>Township: 148N     | Locations<br>22 148N 72W          | Courthouse Acres<br>120                           | Parcel #<br>28134000       |
| Owner 1<br>LARRY FANDRICH              | Owner 2<br>FAY FANDRICH           | Owner Address<br>1572 US-52 FESSENDEN<br>ND 58438 | Property Address<br>-      |
| Total Assessed Value<br>\$31,350       | Assessed Land Value<br>\$31,350   | Assessed Improvement<br>-                         | Assessed Land Year<br>2025 |
| County Use Description<br>AGRICULTURAL | Legal Description<br>S2SW4 NE4SW4 |                                                   |                            |

# Property Overview - Parcel

Wells County, ND

153.77 Acres, Boundary 6 of 7

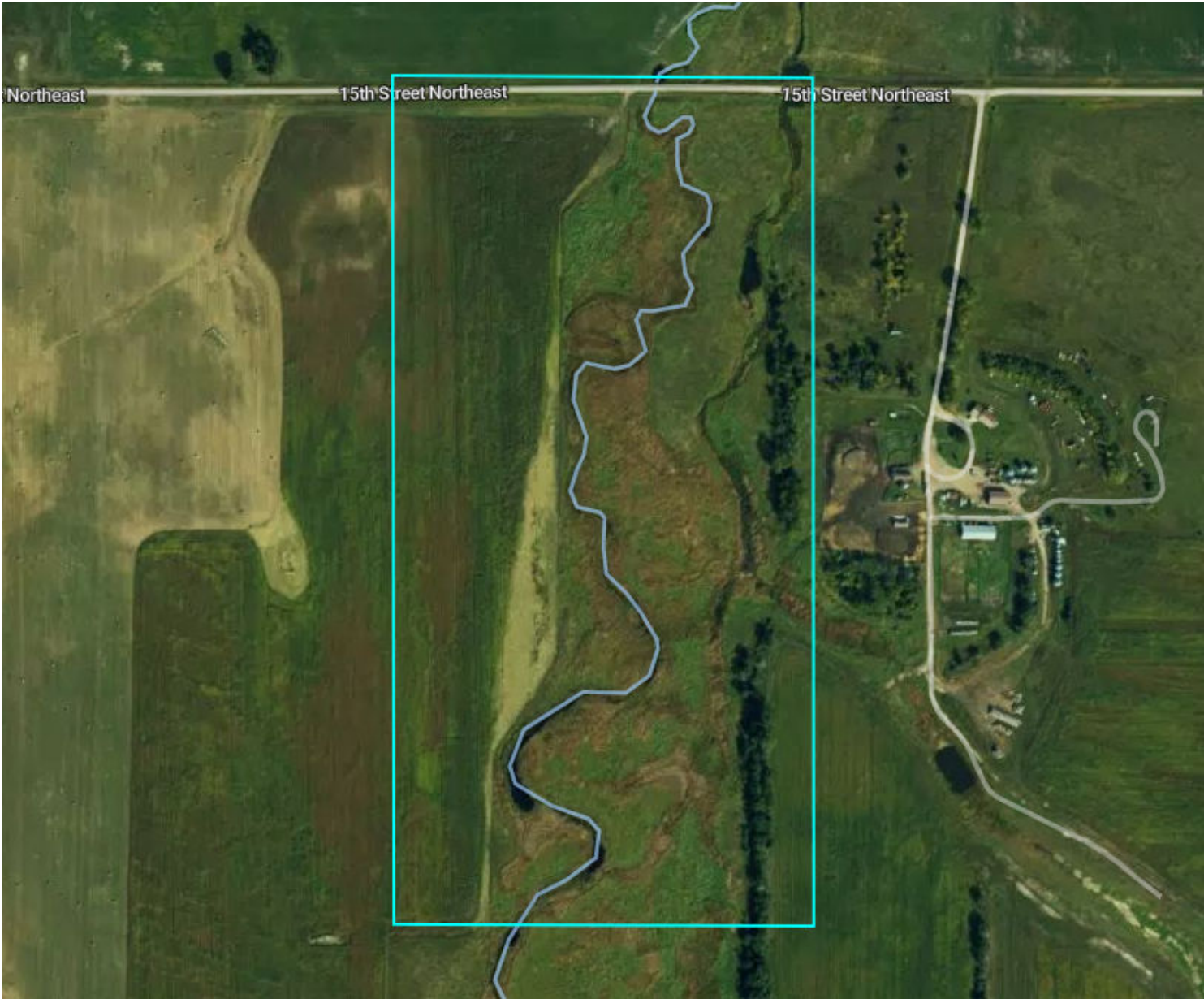


|                                        |                                 |                                                   |                            |
|----------------------------------------|---------------------------------|---------------------------------------------------|----------------------------|
| Wells County, ND<br>Township: 148N     | Locations<br>16 148N 72W        | Courthouse Acres<br>157.14                        | Parcel #<br>28095000       |
| Owner 1<br>LARRY J FANDRICH            | Owner 2<br>FAY H FANDRICH       | Owner Address<br>1572 US-52 FESSENDEN<br>ND 58438 | Property Address<br>-      |
| Total Assessed Value<br>\$62,050       | Assessed Land Value<br>\$62,050 | Assessed Improvement<br>-                         | Assessed Land Year<br>2025 |
| County Use Description<br>AGRICULTURAL | Legal Description<br>NE4 EX HWY |                                                   |                            |

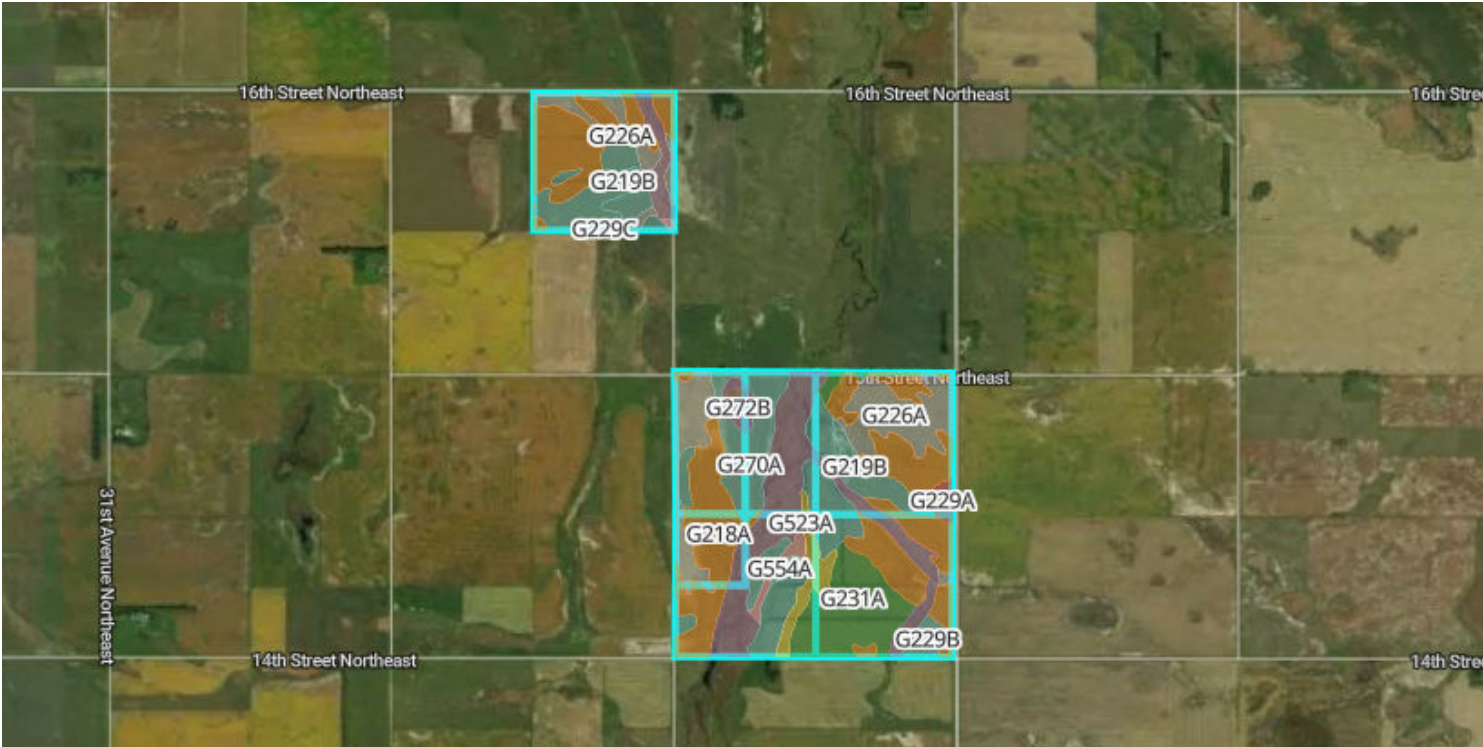
# Property Overview - Parcel

Wells County, ND

80.00 Acres, Boundary 7 of 7



|                                        |                                 |                                                   |                            |
|----------------------------------------|---------------------------------|---------------------------------------------------|----------------------------|
| Wells County, ND<br>Township: 148N     | Locations<br>22 148N 72W        | Courthouse Acres<br>80                            | Parcel #<br>28132000       |
| Owner 1<br>LARRY FANDRICH              | Owner 2<br>FAY FANDRICH         | Owner Address<br>1572 US-52 FESSENDEN<br>ND 58438 | Property Address<br>-      |
| Total Assessed Value<br>\$12,950       | Assessed Land Value<br>\$12,950 | Assessed Improvement<br>-                         | Assessed Land Year<br>2025 |
| County Use Description<br>AGRICULTURAL | Legal Description<br>E2NW4      |                                                   |                            |



|   | Code   | Soil Description                                       | % of Selection | Acres | Non-IRR Class | IRR Class | State Score (CPI) | NCCPI |
|---|--------|--------------------------------------------------------|----------------|-------|---------------|-----------|-------------------|-------|
| ● | G21... | Emrick-Larson loams, 0 to 3 percent slopes             | 29.0%          | 226.7 | 2e            | --        | 63                | 57.6  |
| ● | G52... | Lowe-Fluvaquents, channeled complex, 0 to 2 percent... | 15.4%          | 120.6 | 6w            | --        | 20.7              | 17.9  |
| ● | G27... | Arvilla sandy loam, 0 to 2 percent slopes              | 14.6%          | 114   | 3e            | --        | 40.45             | 34.7  |
| ● | G22... | Uranda-Larson loams, 0 to 3 percent slopes             | 13.6%          | 106.8 | 6s            | --        | 47.84             | 43.8  |
| ● | G23... | Embden-Heimdal complex, 0 to 3 percent slopes          | 8.5%           | 66.8  | 3e            | --        | 71.85             | 55.3  |

# Soils

Wells County, ND

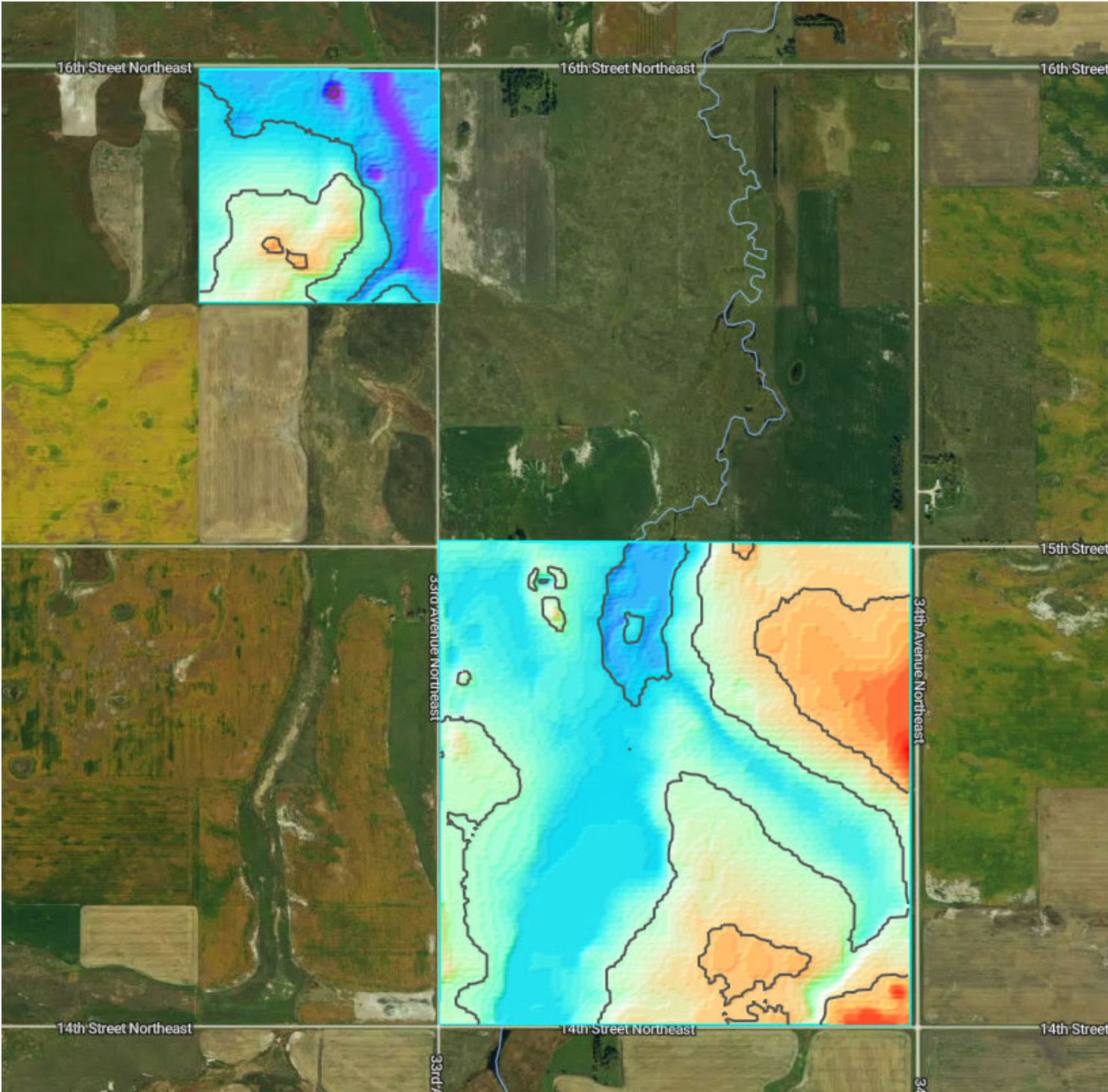
782.7 Acres, 7 Boundaries

|   | Code   | Soil Description                                              | % of Selection | Acres | Non-IRR Class | IRR Class | State Score (CPI) | NCCPI |
|---|--------|---------------------------------------------------------------|----------------|-------|---------------|-----------|-------------------|-------|
| ● | G21... | Heimdal-Larson loams, 3 to 6 percent slopes                   | 7.5%           | 58.9  | 2e            | --        | 59.04             | 53.8  |
| ● | G22... | Heimdal-Emrick loams, 3 to 6 percent slopes                   | 4.7%           | 36.6  | 2e            | --        | 72.03             | 54.7  |
| ● | G23... | Embden-Heimdal complex, 3 to 6 percent slopes                 | 2.5%           | 19.8  | 3e            | --        | 68.37             | 54.7  |
| ● | G55... | Harriet loam, 0 to 1 percent slopes, occasionally flooded     | 1.0%           | 8.2   | 6s            | --        | 8.05              | 27.6  |
| ● | G27... | Arvilla-Sioux complex, 2 to 6 percent slopes                  | 0.9%           | 7     | 3e            | --        | 35.69             | 32.2  |
| ● | G22... | Heimdal-Emrick loams, 0 to 3 percent slopes                   | 0.8%           | 6.3   | 2e            | --        | 79.11             | 55.4  |
| ● | G22... | Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes          | 0.5%           | 3.9   | 4e            | --        | 54.03             | 47.5  |
| ● | G25... | Divide loam, 0 to 2 percent slopes                            | 0.5%           | 3.8   | 2s            | --        | 51.3              | 41    |
| ● | G65... | Udarents loamy, abandoned gravel pits, 0 to 25 percent slopes | 0.4%           | 3.3   | 8s            | --        | 14.05             | 47.2  |

Elevation

Wells County, ND

782.7 Acres, 7 Boundaries



1,609.1 feet

1,649.1 feet

Source: USGS 3 Meter Dem

Interval: 10 feet

Range: 40 feet

Min: 1609.1 feet

Max: 1649.1 feet

Slope: 1.3%

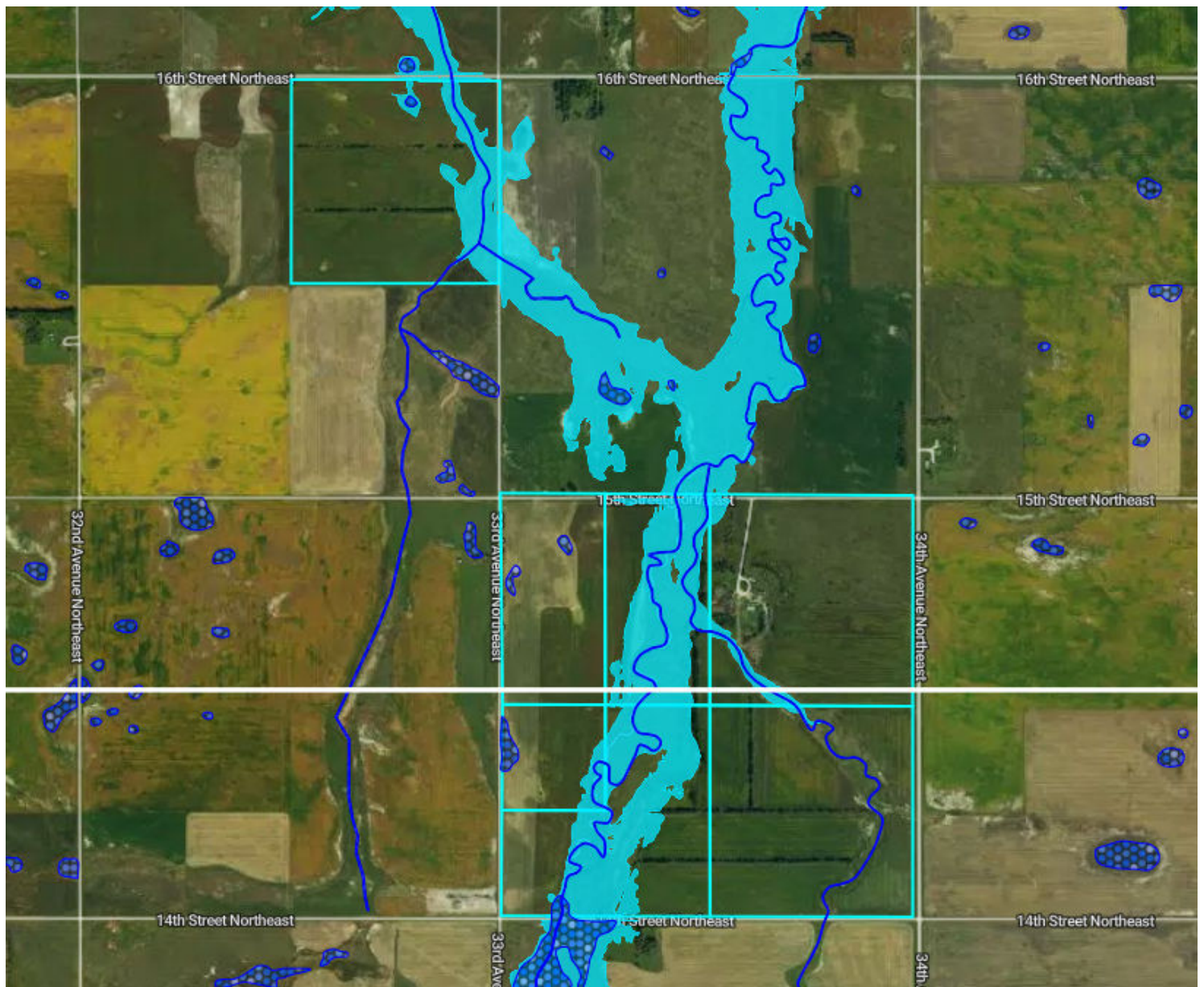
0

Max: 14.8%

# Flood (FEMA Report)

Wells County, ND

782.7 Acres, 7 Boundaries



## Flood Zone Hazard

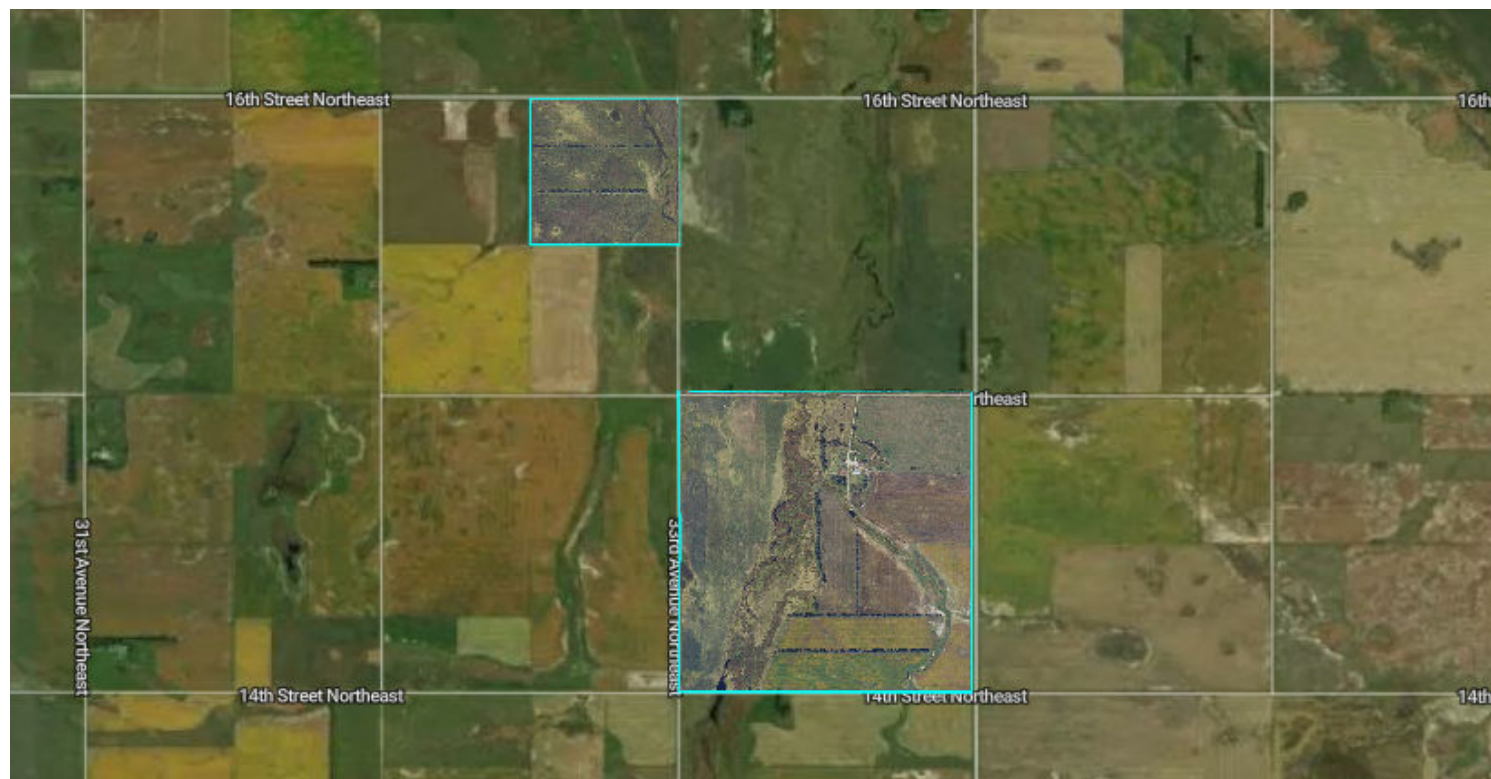
- 0.2% annual flood hazard
- 1% annual flood hazard
- Future 1% annual flood hazard
- Increased risk due to levee
- Reduced risk due to levee
- Regulatory Floodway
- Special Floodway
- Wetlands

# Historical Imagery

Wells County, ND

782.7 Acres, 7 Boundaries

2024



2023

