

147.76 +/- Acres • Clay County, MN

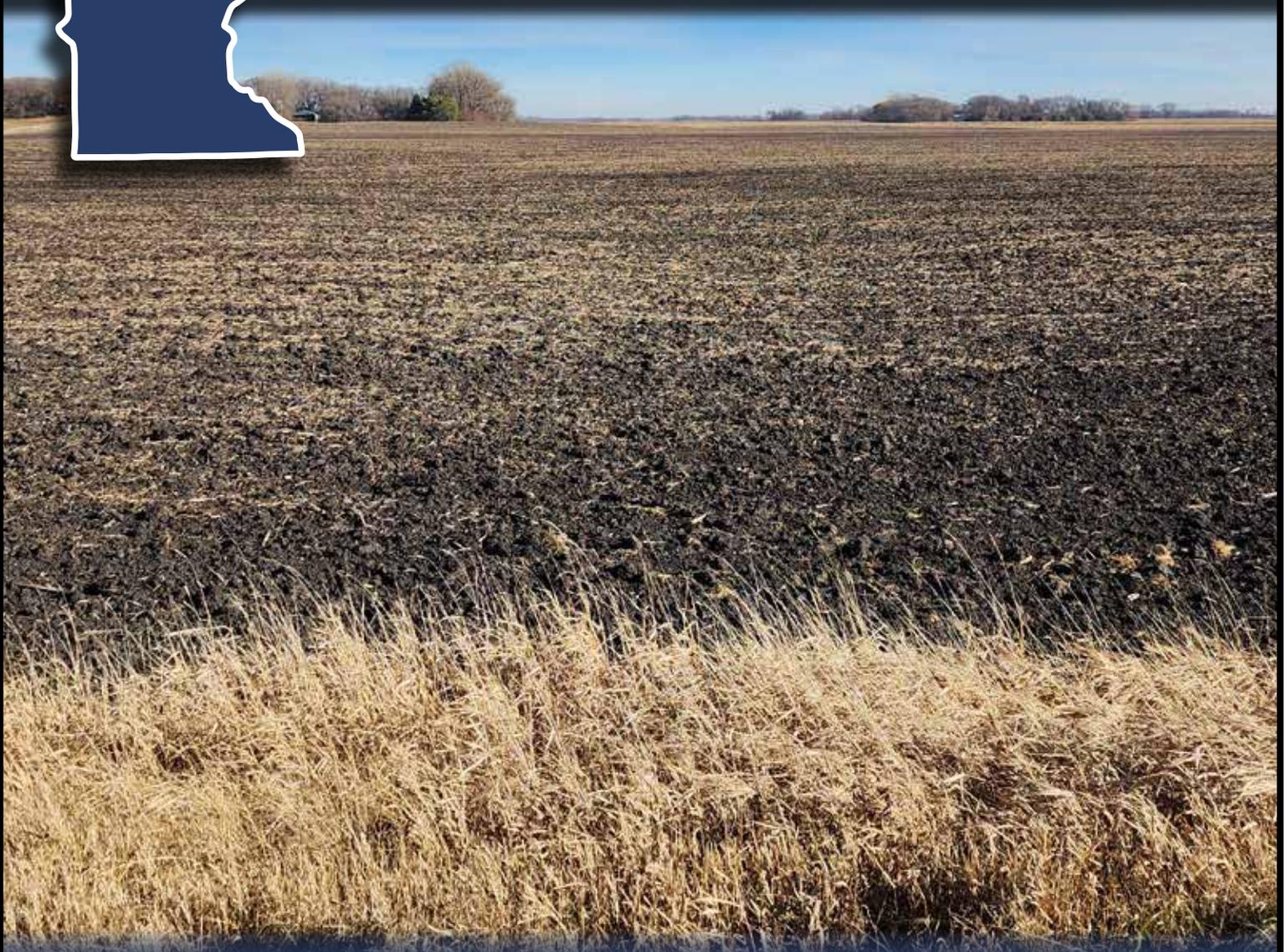
LAND AUCTION



Ulen, MN

Wednesday, December 7, 2022 – 12:00 p.m.

LOCATION: Courtyard by Marriott • Moorhead, MN



OWNER: Gordon D. Berg

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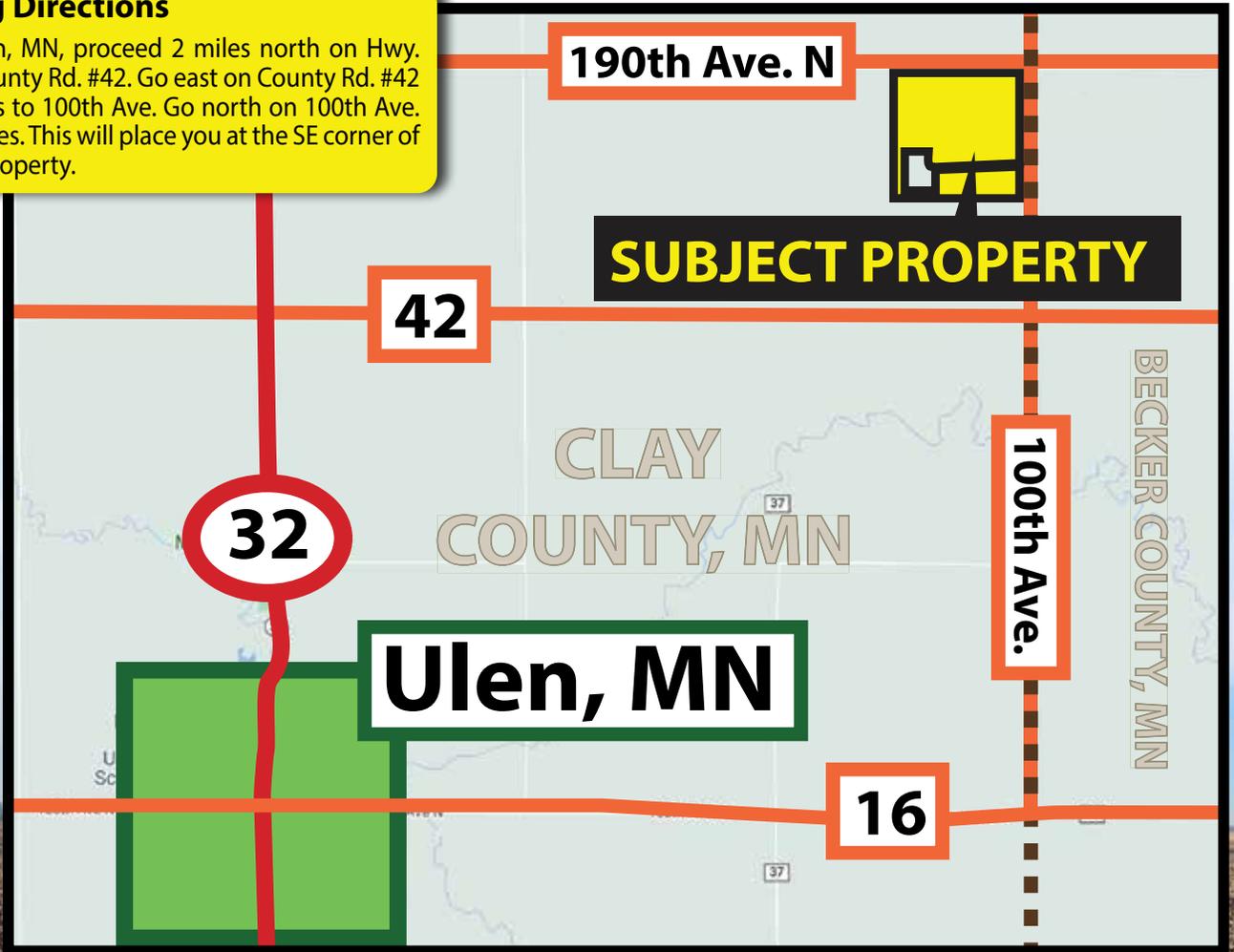
877.700.4099

General Information

AUCTION NOTE: This property is some of the best of the best, with exceptional cropland in Ulen Township.. This cropland features mostly Class II Soils with a Soil Productivity Index (SPI) of 88.2. This land has a tremendous rental history and is under a very acceptable cash rent lease for the 2023 crop year. New owner will take assignment of the 2023 rental contract. This cropland has excellent natural drainage. This is a live auction with internet bidding available. Property is subject to sale prior to the auction. See agent for details relating to availability for prior sale as well as the 2022 and 2023 rent details.

Driving Directions

From Ulen, MN, proceed 2 miles north on Hwy. #32 to County Rd. #42. Go east on County Rd. #42 for 3 miles to 100th Ave. Go north on 100th Ave. for 0.5 miles. This will place you at the SE corner of subject property.



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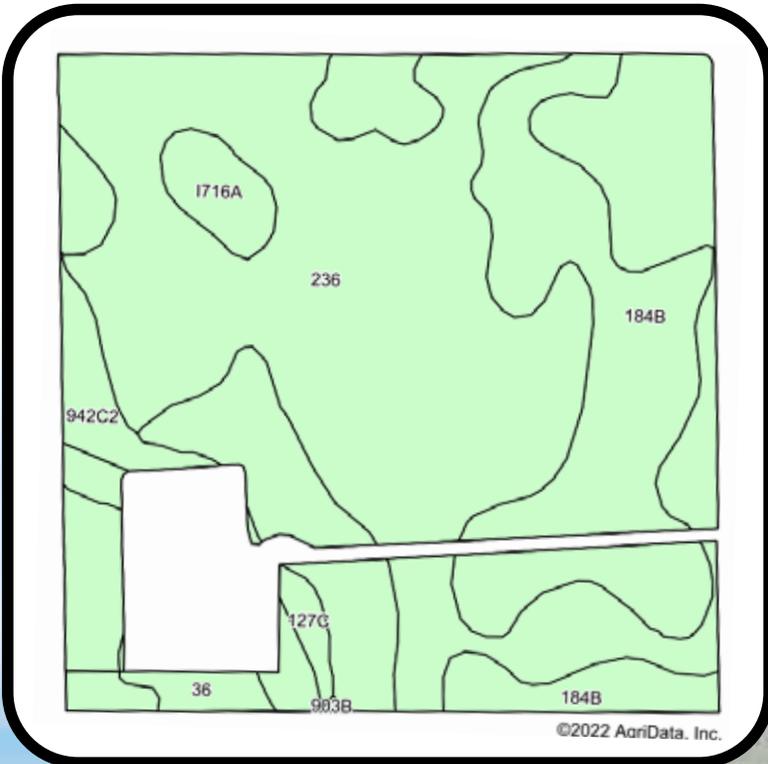
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1506 29th Ave. S • Moorhead, MN 56560

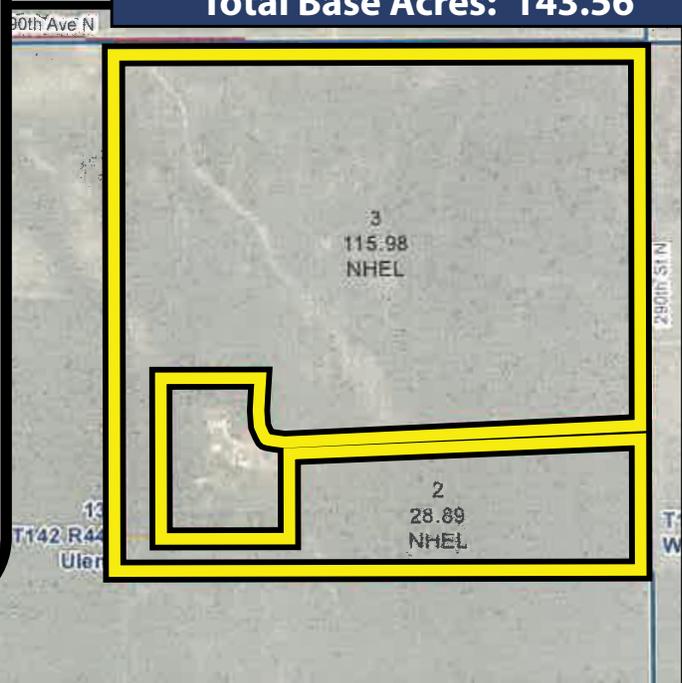
Property Information

Acres: 147.76 +/-
Legal: NE¼ Less 12.24 Ac Tract 13-142-44
Crop Acres: 144.87 +/-
Taxes (2022): \$4,202.00 (Tax Parcel # 29.013.1000)

This is exceptional cropland with a strong cropping history, with above average yield potential for high all crops but especially for soybeans, corn, sugarbeets. Property has mostly Class II soils and a SPI of 88.2 with 92.77% of the farm having a SPI above 89.



Crop	Base Acres	Yield
Corn	68.65	129 bu.
Soybeans	74.91	34 bu.
Total Base Acres:		143.56



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
236	Vallers clay loam, 0 to 2 percent slopes	79.90	55.5%	IIw	90
184B	Balaton-Hamerly complex, 1 to 4 percent slopes	51.63	35.8%	IIs	89
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	5.93	4.1%	IVe	74
I716A	Arveson clay loam, 0 to 1 percent slopes	3.43	2.4%	IIIw	74
36	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	1.79	1.2%	IIw	92
127C	Sverdrup sandy loam, 6 to 12 percent slopes	1.30	0.9%	IVe	40
903B	Hokans-Buse complex, 2 to 6 percent slopes	0.06	0.0%	Ile	89
Weighted Average					88.2

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 1/23/2023. 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 January 23, 2023, 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 Company.

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. Subject to prior sale.