

1,152 +/- Acres - Bottineau County, ND

Pifer's **LAND AUCTION**



Monday, October 29, 2018 – 6:00 p.m.

AUCTION LOCATION: Cobblestone Inn & Suites - Bottineau, ND

Owner: Carlson Family

EXCEPTIONAL CROP & HUNTING LAND NEAR BOTTINEAU, ND!



Pifer's
LAND AUCTIONS

www.pifers.com

877.700.4099

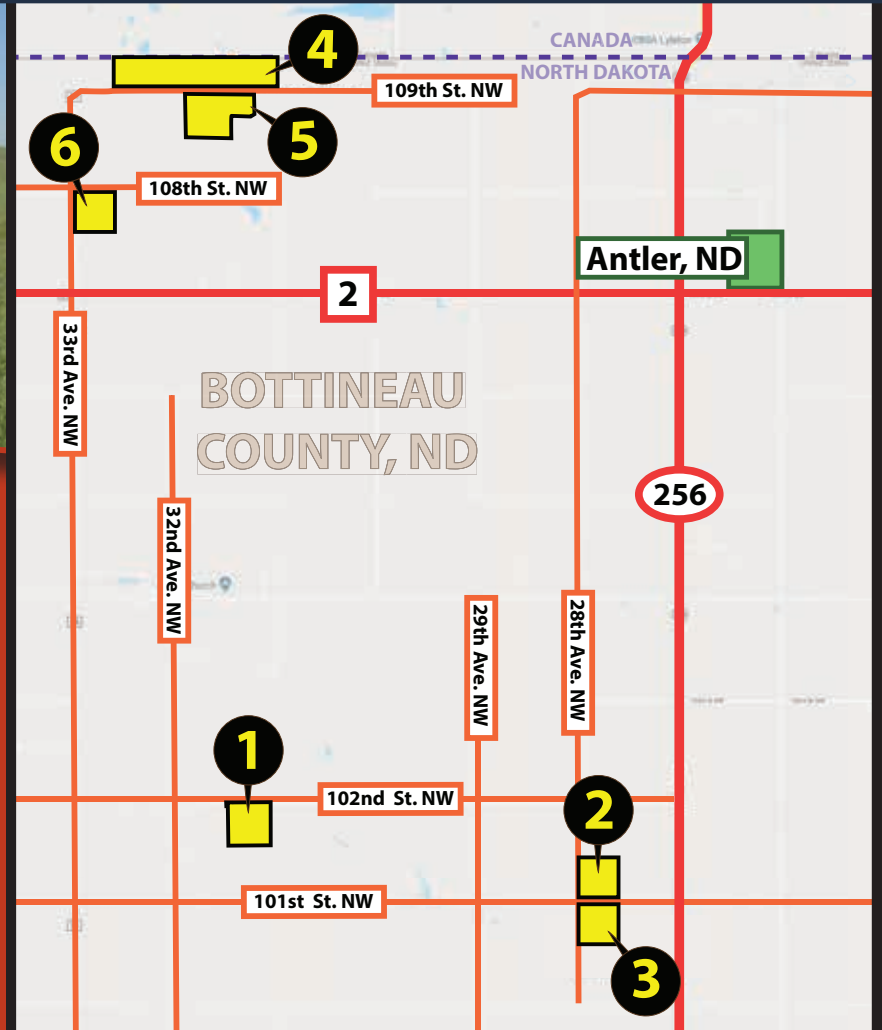
General Information

Auction Note: The Carlson Family Farm will be the most highly productive crop farm in Bottineau County to be on the market in 2018! What's more, this generational farm has exceptional water and grass waterways creating incredible habitat for wildlife.

This is a remarkable farm with notable productivity and a strong cropping history. You will not want to miss the opportunity to purchase part or all of this farm highlighted by 1,067.13 +/- acres of cropland with Soil Productivity Indexes (SPI) mostly in the 70 and 80s. Most of the cropland is planted to canola in 2018 and will be available to the buyer(s) in 2019.



Parcel 4



Driving Directions:

Parcels 1-3: From Antler, ND drive 5 miles south on US Hwy #256 to 102nd St. NW. Go west 4 miles on 102nd St. to 31st Ave NW. This will bring you to the northeast corner of Parcel 1. Parcels 2 & 3 are one mile south of 102nd St. NW on 28th Ave NW.

Parcels 4-6: From Antler, ND drive 6 miles west on ND Hwy #2 to 33rd Ave NW. Go 2 miles north on 33rd Ave NW to 109th St. NW. Proceed ½ mile east on 109th St. NW. This will bring you to the south side of Parcel 4. Parcel 5 is directly south of Parcel 4. Parcel 6 is one mile north of US Hwy #2 on 33rd Ave NW.



Contact:

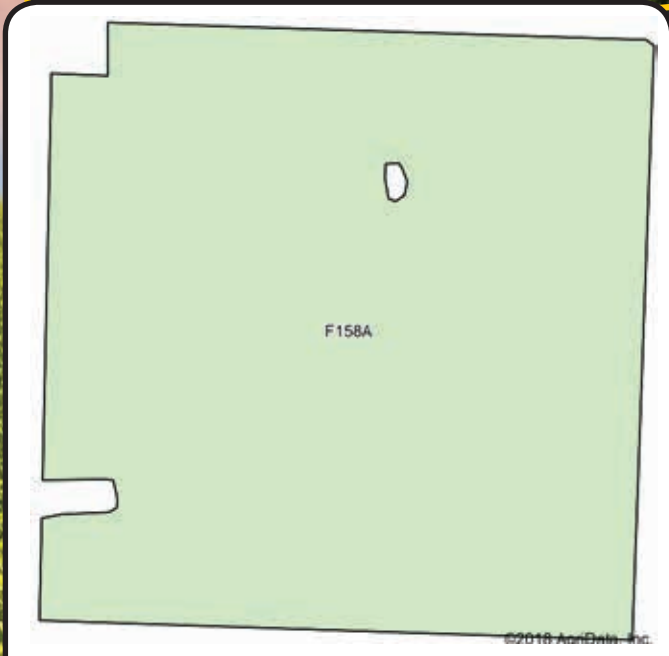
Kevin Pifer
701.238.5810
kpifer@pifers.com



Parcel 1

Acres: 159 +/-
Legal: Lots 1 & 2 and
 S½ 2-162-83
Cropland Acres: 155.11 +/-
Taxes & Specials (2017): \$1,244.33

This parcel features 155.11 +/- acres of exceptional cropland with an SPI of 80.



**EXCEPTIONAL
CROPLAND WITH A
SOIL PRODUCTIVITY
INDEX OF 80!**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	155.11	100.0%	IIc	80
Weighted Average					80

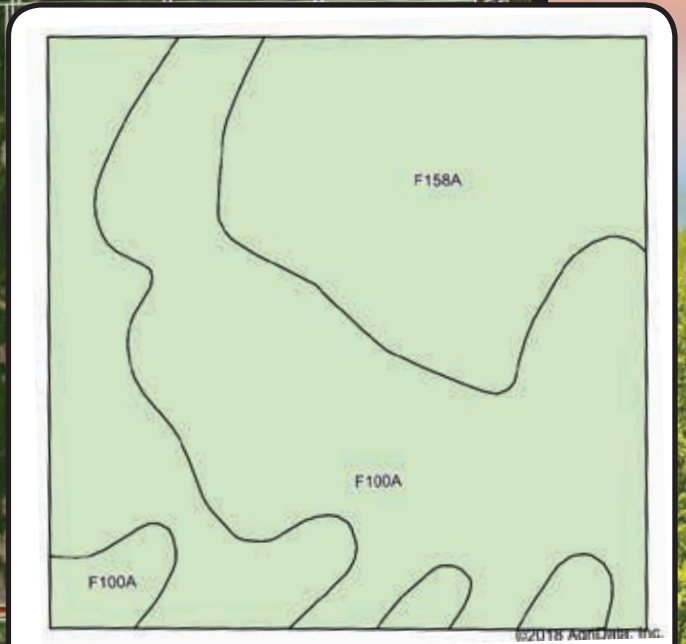
Parcel 2

Acres: 160 +/-
Legal: SW¼ 4-162-82
Cropland Acres: 157.54 +/-
Taxes & Specials (2017): \$1,070.55

This parcel features 157.54 +/- cropland acres with an SPI of 72.5.



**PRODUCTIVE
PARCEL WITH A SOIL
PRODUCTIVITY INDEX
OF 72.5!**



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	83.61	53.1%	IIc	80
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	73.93	46.9%	IIe	64
Weighted Average					72.5

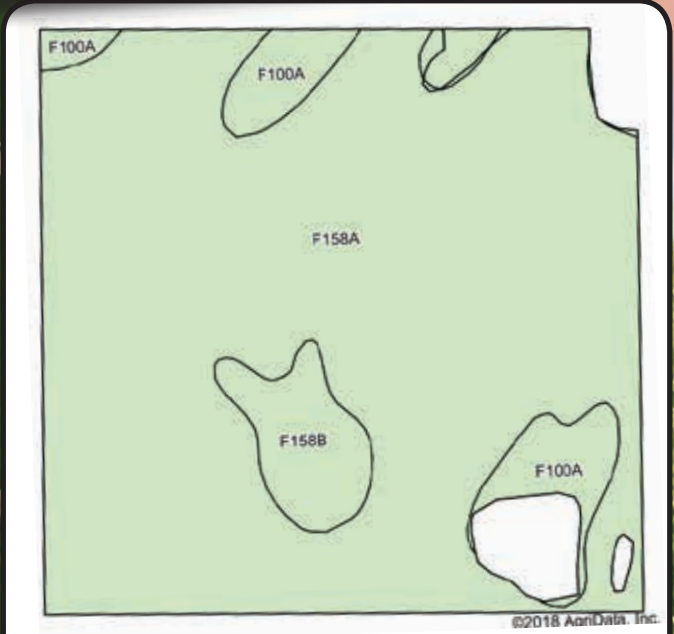
Parcel 3

Acres: 160 +/-
Legal: NW¼ 9-162-82
Cropland Acres: 153.9 +/-
Taxes & Specials (2017): \$1,120.60

This parcel features 153.9 +/- acres of excellent with an SPI of 78.6.



**EXCELLENT
CROPLAND WITH A
SOIL PRODUCTIVITY
INDEX OF 78.6!**



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	134.50	87.6%	IIc	80
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	11.32	7.4%	IIe	64
F158B	Hamlet-Souris-Tonka complex, 0 to 5 percent slopes	7.68	5.0%	IIe	76
Weighted Average					78.6

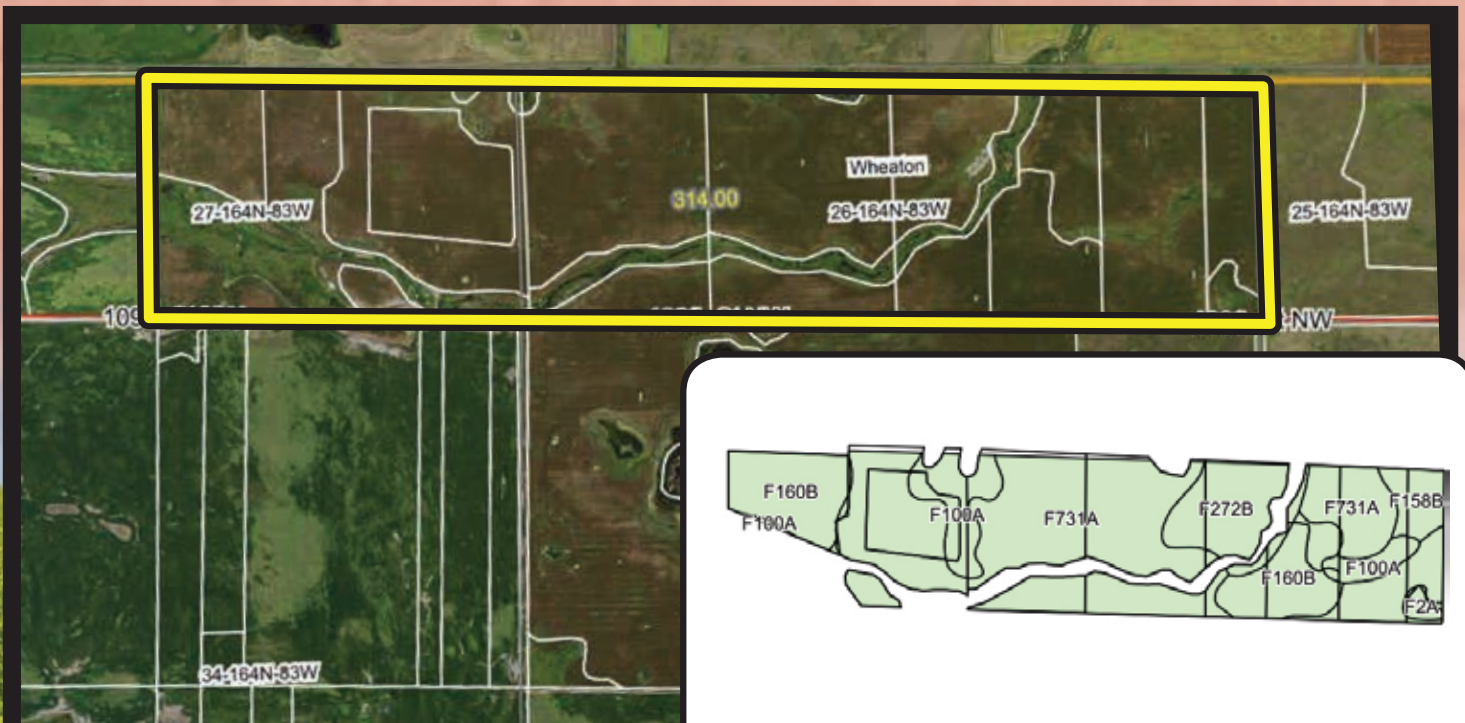
Parcel 4

Acres: 314.05 +/-
Legal: Lots 1, 2, 3 & 4 in 26-164-83 and Lots 1 & 2 in 27-164-83
Cropland Acres: 294.18 +/-
Taxes (2017): \$1,467.29

This parcel features 294.18 +/- acres of cropland with an SPI of 71.4 and 20 acres of excellent wildlife habitat. A grass waterway runs through the middle of Section 26 providing drainage and exceptional habitat and water for wildlife.



GOOD CROPLAND & FANTASTIC HUNTING!

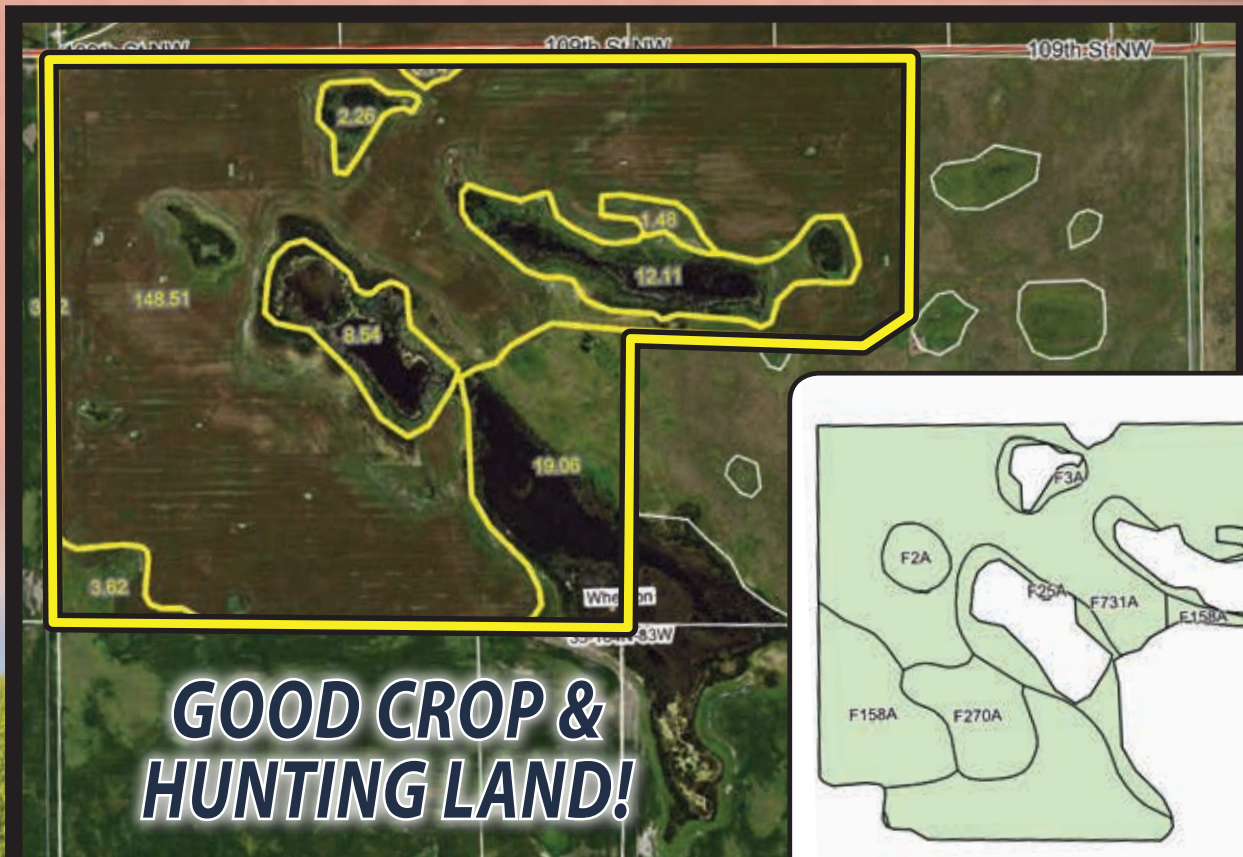


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F731A	Swenoda fine sandy loam, 0 to 3 percent slopes	155.76	58.6%	IIIe	76
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	47.53	17.9%	Ile	81
F272B	Arvilla-Sioux complex, 2 to 6 percent slopes	27.06	10.2%	IIIe	36
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	22.98	8.6%	Ile	64
F158B	Hamlet-Souris-Tonka complex, 0 to 5 percent slopes	9.80	3.7%	Ile	76
F2A	Tonka silt loam, 0 to 1 percent slopes	2.66	1.0%	IVw	42
Weighted Average					71.4

Parcel 5

Acres: 200 +/-
Legal: NW¼ & NW¼NE¼
 35-164-83
Cropland Acres: 149.99 +/-
Taxes (2017): \$842.58

This parcel features 149.99 +/- acres of good cropland with an SPI of 68.8. This parcel has excellent water and wildlife habitat.



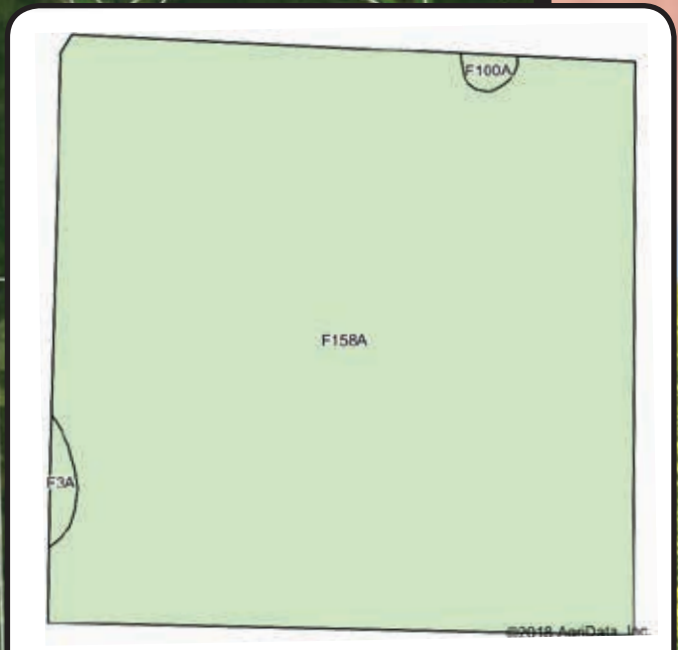
GOOD CROP & HUNTING LAND!

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F731A	Swenoda fine sandy loam, 0 to 3 percent slopes	103.32	68.9%	IIIe	76
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	16.95	11.3%	IIc	80
F270A	Arvilla sandy loam, 0 to 2 percent slopes	9.60	6.4%	IIIe	41
F25A	Marysland loam, 0 to 1 percent slopes	8.99	6.0%	IVw	33
F38A	Arveson fine sandy loam, 0 to 1 percent slopes	4.81	3.2%	IVw	32
F2A	Tonka silt loam, 0 to 1 percent slopes	3.33	2.2%	IVw	42
F3A	Parnell silty clay loam, 0 to 1 percent slopes	2.17	1.4%	Vw	25
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	0.82	0.5%	Ile	81
Weighted Average					68.8

Parcel 6

Acres: 158.94 +/-
Legal: NW¼ 3-163-83
Cropland Acres: 156.41 +/-
Taxes (2017): \$859.91

This parcel features 156.41 +/- acres of excellent cropland with an SPI of 79.5.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F158A	Hamlet-Souris-Tonka complex, 0 to 3 percent slopes	154.50	98.8%	IIc	80
F3A	Parnell silty clay loam, 0 to 1 percent slopes	1.14	0.7%	Vw	25
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	0.77	0.5%	Ile	64
Weighted Average					79.5

Base Acres & Yields

Parcel 1		
Crop	Base Acres	Yield
Wheat	76.09	45 bu.
Flax	7.1	13 bu.
Sunflowers	7.5	1,402 lbs.
Barley	17.8	55 bu.
Canola	33.2	1,116 lbs.
Crambe	4.0	856 lbs.
Total Base Acres: 146.5		

Parcels 2 & 3		
Crop	Base Acres	Yield
Wheat	154.8	45 bu.
Flax	14.2	13 bu.
Sunflowers	15.3	1,402 lbs.
Barley	35.9	55 bu.
Canola	66.8	1,116 lbs.
Crambe	8.1	856 lbs.
Dry Peas	1.3	1,324 lbs.
Total Base Acres: 296.4		

Parcel 4		
Crop	Base Acres	Yield
Wheat	98.07	46 bu.
Sunflowers	47.47	1,154 lbs.
Canola	44.36	1,099 lbs.
Total Base Acres: 189.9		

Parcel 5		
Crop	Base Acres	Yield
Wheat	76.5	45 bu.
Flax	7.0	13 bu.
Sunflowers	7.5	1,402 lbs.
Barley	17.8	55 bu.
Canola	33.0	1,116 lbs.
Crambe	4.0	856 lbs.
Total Base Acres: 145.8		

Parcel 6		
Crop	Base Acres	Yield
Wheat	77.9	45 bu.
Flax	7.1	13 bu.
Sunflowers	7.6	1,402 lbs.
Barley	18.1	55 bu.
Canola	33.6	1,116 lbs.
Crambe	4.1	856 lbs.
Total Base Acres: 148.4		



Property Photos



Parcel 6



Parcel 1



Parcel 4



Parcel 2



Parcel 3

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 \$5,000 for each parcel 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 North Dakota 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 12/10/18. 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 North Dakota 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 December 10, 2018, 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 Company 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 Company, 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. **SUBSURFACE MINERALS ARE NOT INCLUDED.**

This sale is managed by Pifer's Auction & Realty, Kevin Pifer, ND #715.

Pifer's

AUCTION & REALTY

1506 29th Ave South

Moorhead, MN 56560

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