

391 +/- Acres • Sheridan & Pierce Counties, ND

# LAND AUCTION



**Wednesday, November 9, 2022 – 10:00 a.m.**

**LOCATION: Cobblestone Inn & Suites • Harvey, ND**



**OWNERS: Diane Hase, Kathleen Hase, Leah Jans & Belinda Jans**

**Pifer's**  
LAND AUCTIONS

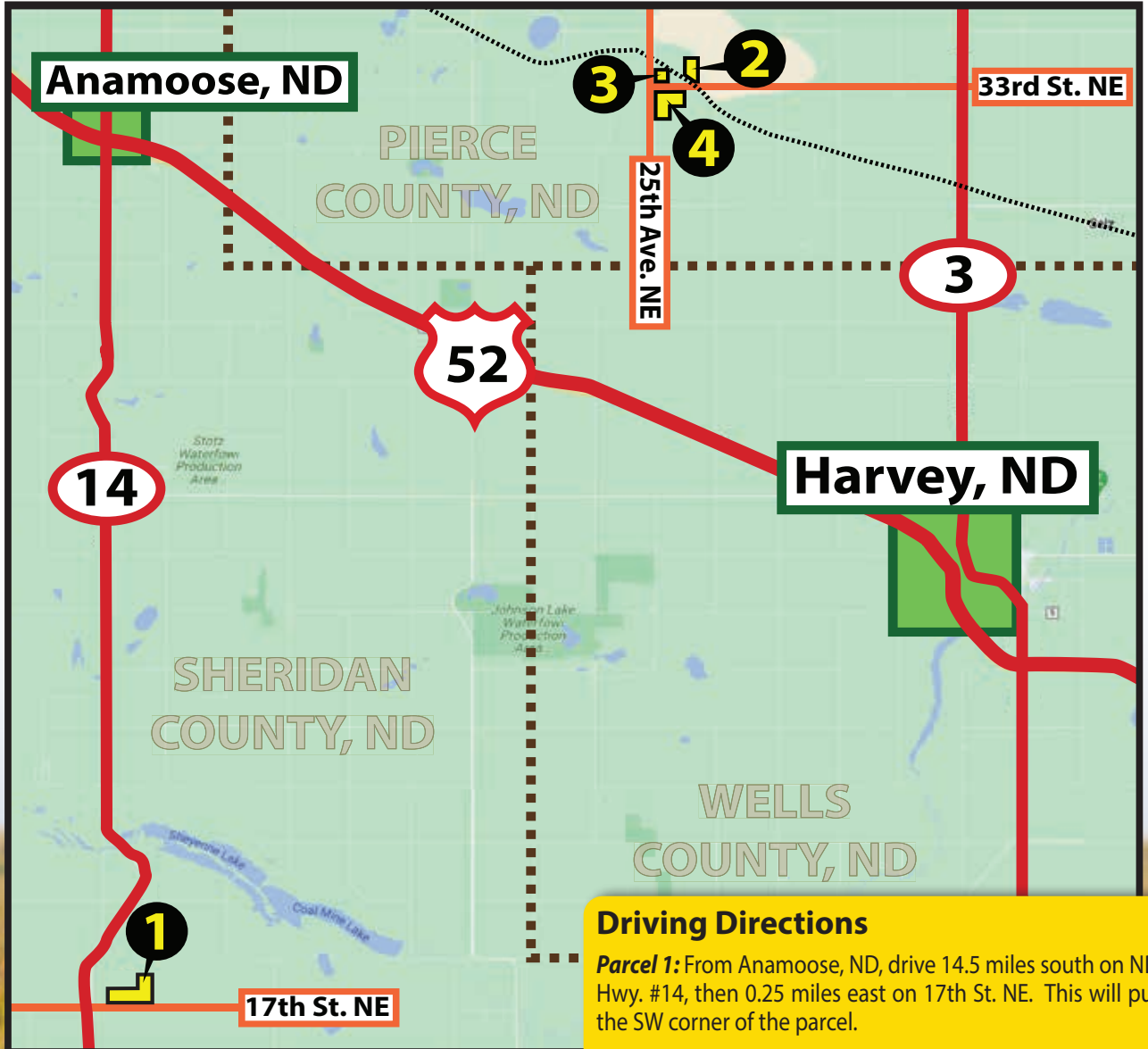


[www.pifers.com](http://www.pifers.com)

877.700.4099

# General Information

**AUCTION NOTE:** This property features 314.03 +/- crop acres with great access and good Soil Productivity Indexes (SPI) ranging from 67.4 to 71.7. In addition to the highly productive soils, the Pierce County parcels offer excellent hunting opportunities with hay and pasture acres. Sellers will reserve all sub surface minerals.



## Driving Directions

**Parcel 1:** From Anamoose, ND, drive 14.5 miles south on ND Hwy. #14, then 0.25 miles east on 17th St. NE. This will put you at the SW corner of the parcel.

**Parcel 2:** From Harvey, ND, drive 8 miles north on ND Hwy. #3, then 4.25 miles west 33rd St. NE. This will put you at the SE corner of the parcel.

**Parcel 3:** From Harvey, ND, drive 8 miles north on ND Hwy. #3, then 4.75 miles west on 33rd St. NE. This will put you at the SE corner of the parcel.

**Parcel 4:** From Harvey, ND, drive 8 miles north on ND Hwy. #3, then 4.5 miles west on 33rd St. NE. This will put you at the NE corner of the parcel.

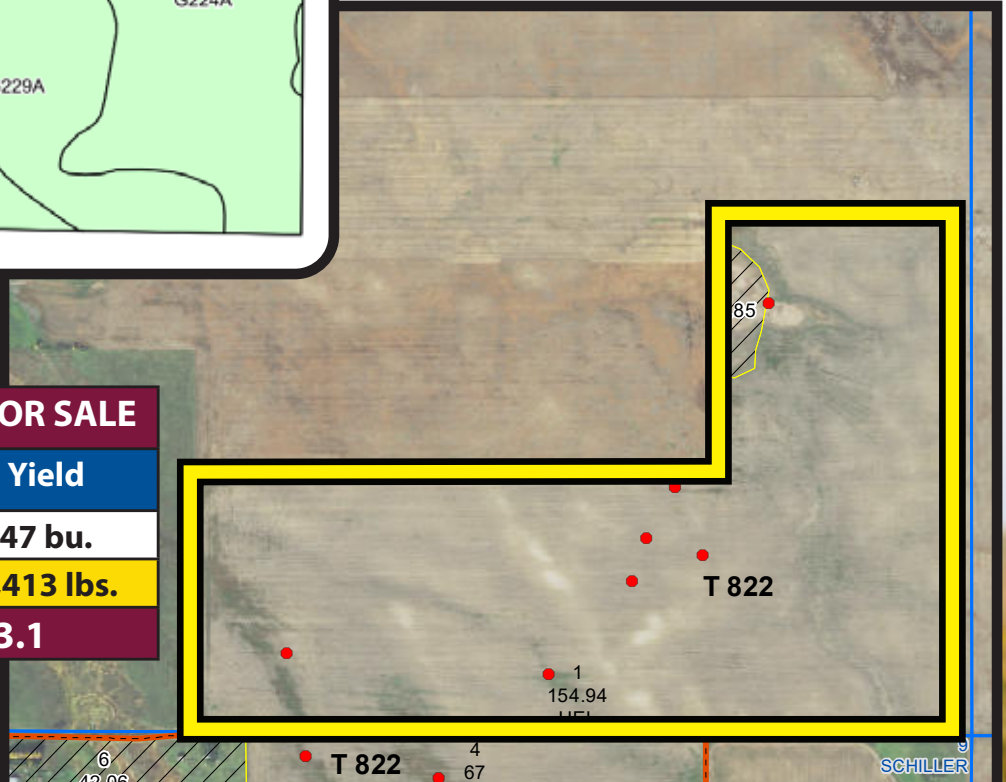
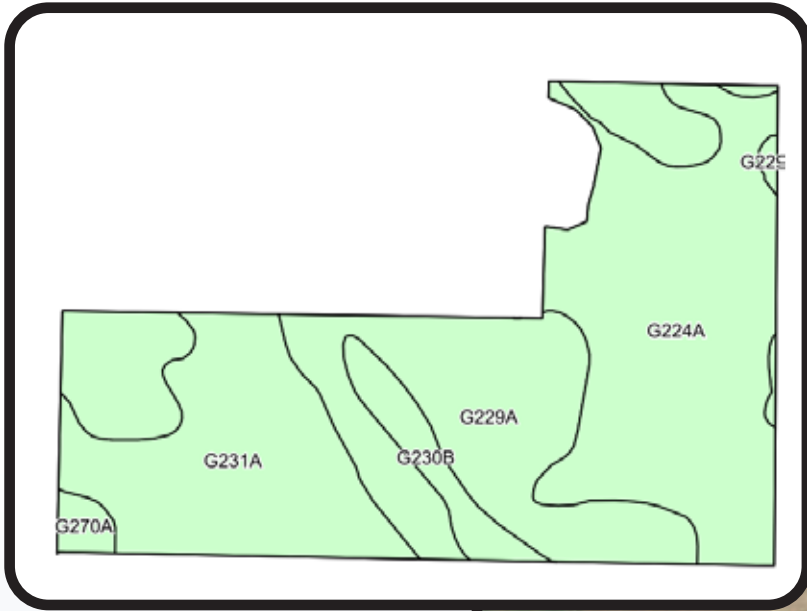


**John Stober**  
701.426.8834  
jstober@pifers.com



# Parcel 1

**Acres:** 160 +/-  
**Legal:** E½SE¼, SW¼SE¼ & SE¼SW¼ 4-148-75  
**Crop Acres:** 154.94 +/-  
**Taxes (2021):** \$867.05

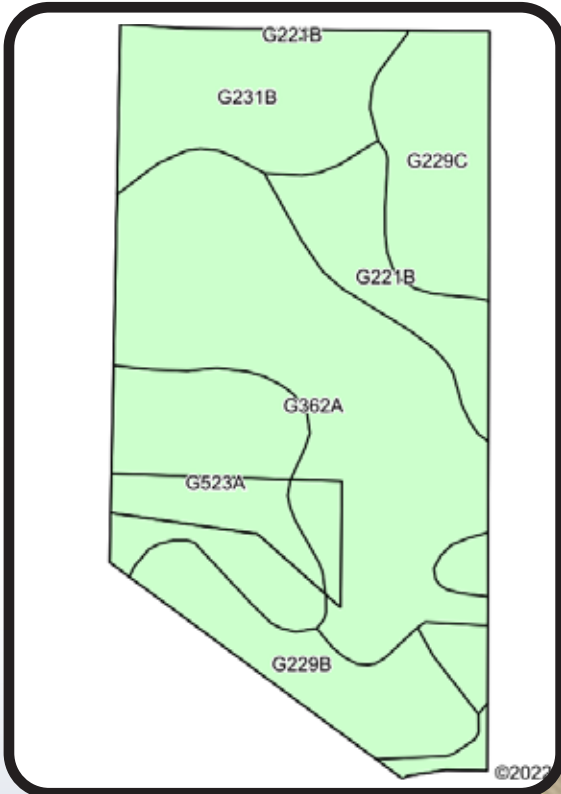


INCLUDES ACREAGE NOT FOR SALE		
Crop	Base Acres	Yield
Wheat	259.2	47 bu.
Sunflowers	3.9	1,413 lbs.
<b>Total Base Acres: 263.1</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G224A	Cathay-Larson loams, 0 to 3 percent slopes	56.74	36.6%	IIs	67
G229A	Heimdal-Emrick loams, 0 to 3 percent slopes	54.00	34.9%	Ile	79
G231A	Embden-Heimdal complex, 0 to 3 percent slopes	35.26	22.8%	IIle	72
G230B	Heimdal-Esmond loams, 3 to 6 percent slopes	6.84	4.4%	IIIle	63
G270A	Arvilla sandy loam, 0 to 2 percent slopes	2.10	1.4%	IIle	40
<b>Weighted Average</b>					<b>71.8</b>

# Parcel 2

**Acres:** 72.11 +/-  
**Legal:** W½SE¼ Less 9 A Rt/W 17-151-73  
**Crop Acres:** 35.73 +/-  
**Pasture/Hay Acres:** 36.38 +/-  
**Taxes (2021):** \$252.65 (Estimate)



PARCELS 2-4 COMBINED		
Crop	Base Acres	Yield
Wheat	102.78	36 bu.
Sunflowers	17.31	990 lbs.
Barley	36.79	61 bu.
Canola	20.32	1,654 lbs.
<b>Total Base Acres: 177.2</b>		

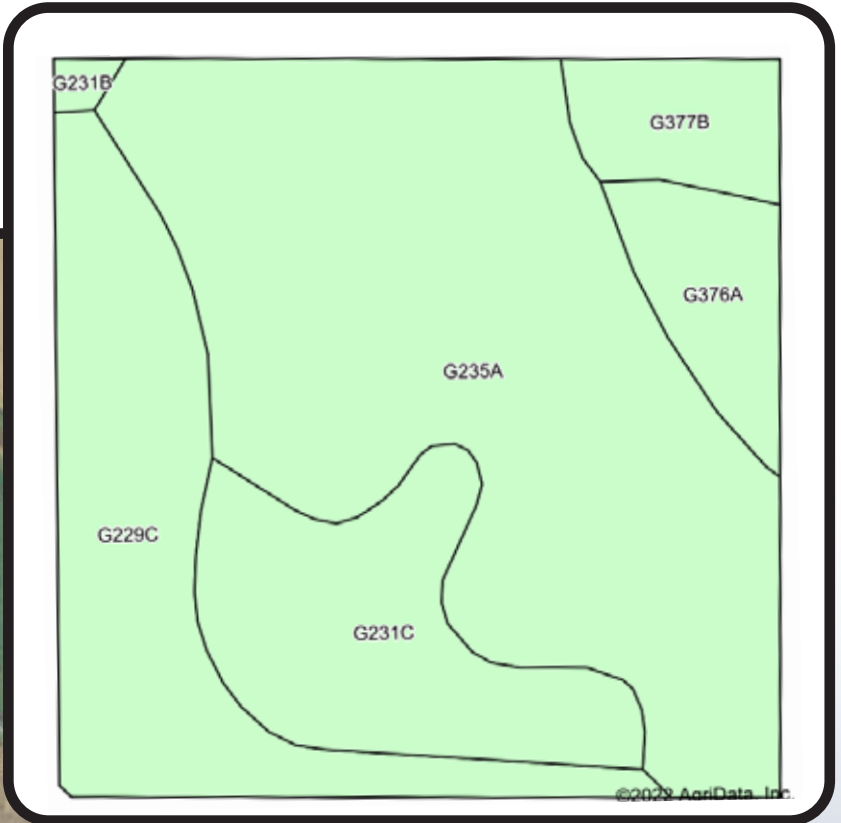


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G362A	Stirum-Arveson, saline fine sandy loams, 0 to 1 percent slopes	26.41	36.6%	Vls	23
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	12.32	17.1%	VIw	21
G231B	Embden-Heimdal complex, 3 to 6 percent slopes	10.20	14.1%	IIIe	68
G229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	7.90	11.0%	IVe	54
G221B	Heimdal-Cathay loams, 3 to 6 percent slopes	7.68	10.7%	Ile	68
G229B	Heimdal-Emrick loams, 3 to 6 percent slopes	7.60	10.5%	Ile	72
<b>Weighted Average</b>					<b>42.4</b>

# Parcel 3

**Acres:** 38.89 +/-  
**Legal:** SW¼SW¼ 17-151-73  
**Crop Acres:** 38.89 +/-  
**Taxes (2021):** \$288.45 (Estimate)

PARCELS 2-4 COMBINED		
Crop	Base Acres	Yield
Wheat	102.78	36 bu.
Sunflowers	17.31	990 lbs.
Barley	36.79	61 bu.
Canola	20.32	1,654 lbs.
<b>Total Base Acres: 177.2</b>		

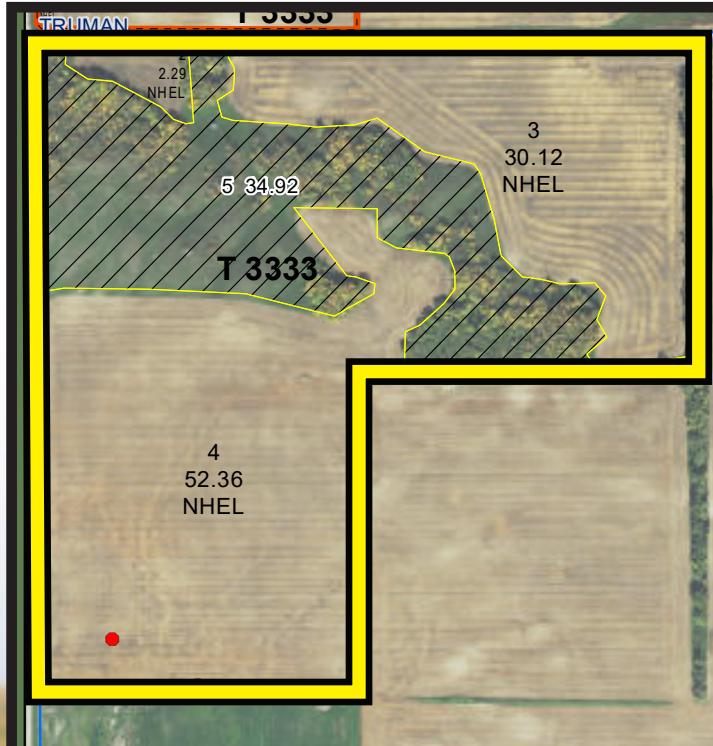
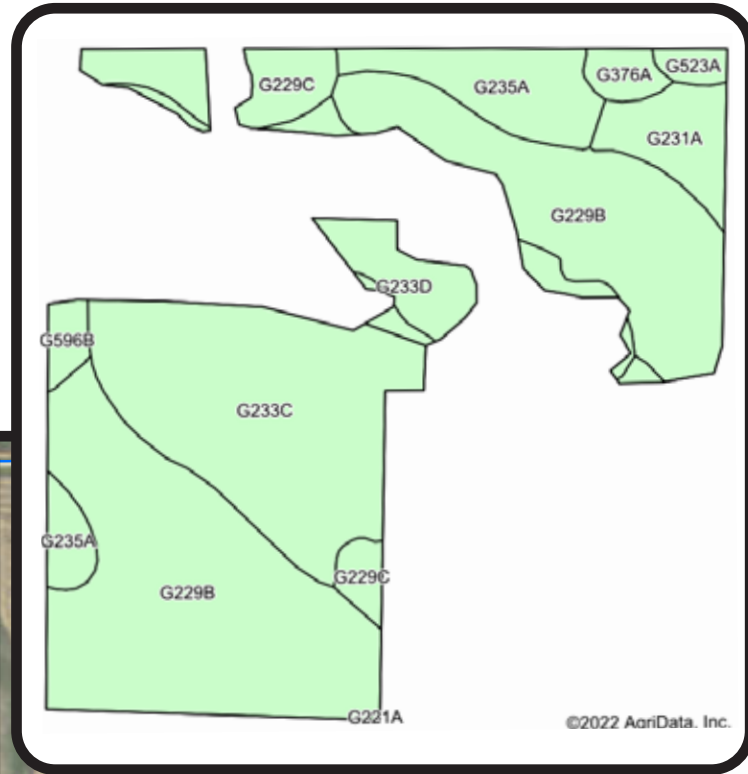


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G235A	Emrick loam, 0 to 3 percent slopes	20.17	52.3%	Ile	86
G229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	8.15	21.1%	IVe	54
G231C	Heimdal-Embden-Esmond complex, 6 to 9 percent slopes	5.92	15.3%	IVe	53
G376A	Embden fine sandy loam, 0 to 2 percent slopes	2.22	5.8%	IIle	69
G377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	1.92	5.0%	IIle	63
G231B	Embden-Heimdal complex, 3 to 6 percent slopes	0.21	0.5%	IIle	68
<b>Weighted Average</b>					<b>72</b>



# Parcel 4

**Acres:** 120 +/-  
**Legal:** N½NW¼ & SW¼NW¼ 20-151-73  
**Crop Acres:** 84.77 +/-  
**Pasture/Hay Acres:** 34.92 +/-  
**Taxes (2021):** \$542.68



PARCELS 2-4 COMBINED		
Crop	Base Acres	Yield
Wheat	102.78	36 bu.
Sunflowers	17.31	990 lbs.
Barley	36.79	61 bu.
Canola	20.32	1,654 lbs.
<b>Total Base Acres: 177.2</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G229B	Heimdal-Emrick loams, 3 to 6 percent slopes	39.53	46.6%	Ile	72
G233C	Esmond-Heimdal-Darnen loams, 3 to 9 percent slopes	21.10	24.9%	IVe	61
G235A	Emrick loam, 0 to 3 percent slopes	6.82	8.0%	Ile	86
G229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	5.27	6.2%	IVe	54
G233D	Esmond-Heimdal-Darnen loams, 6 to 15 percent slopes	4.97	5.9%	Vle	46
G231A	Embden-Heimdal complex, 0 to 3 percent slopes	3.88	4.6%	IIIe	72
G376A	Embden fine sandy loam, 0 to 2 percent slopes	1.29	1.5%	IIIe	69
G596B	Darnen loam, 2 to 6 percent slopes	1.08	1.3%	Ile	89
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.83	1.0%	VIw	21

**Weighted Average 67.4**



# 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. If bidder has not purchased land through Pifer's Auction & Realty, bidder is required to show proof of funds.

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 12/27/2022. 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 December 27, 2022, 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.

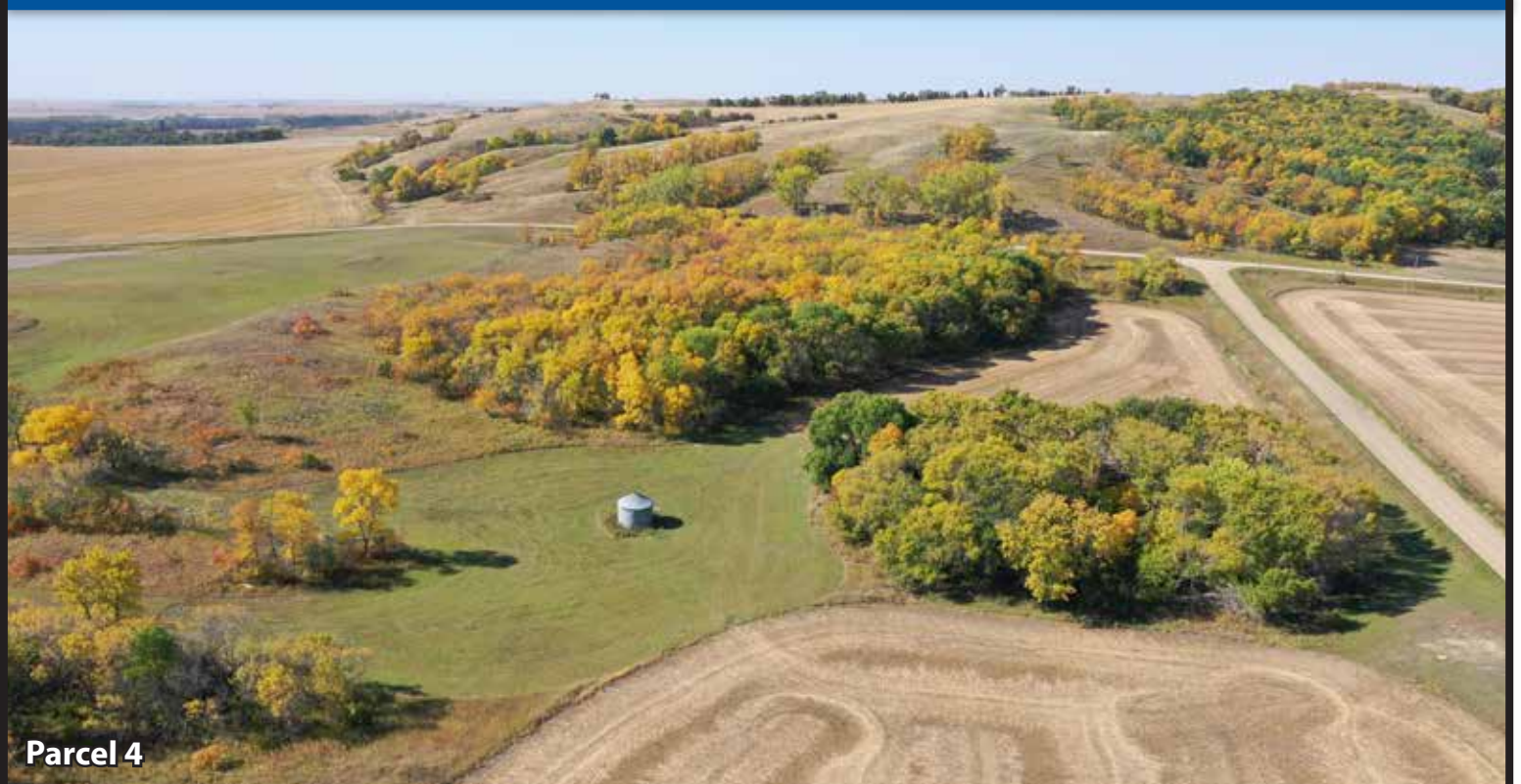
This sale is managed by Pifer's Auction & Realty, Kevin Pifer, ND #715.





Parcel 3

# Pifer's



Parcel 4

**Pifer's**  
LAND AUCTIONS



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