503.73 +/- Acres • Bottineau County, ND

LAND AUCTION

Wednesday, December 14, 2022 – 10:00 a.m.

LOCATION: Sleep Inn & Suites Conference Center • Minot, ND

OWNER: Private Party

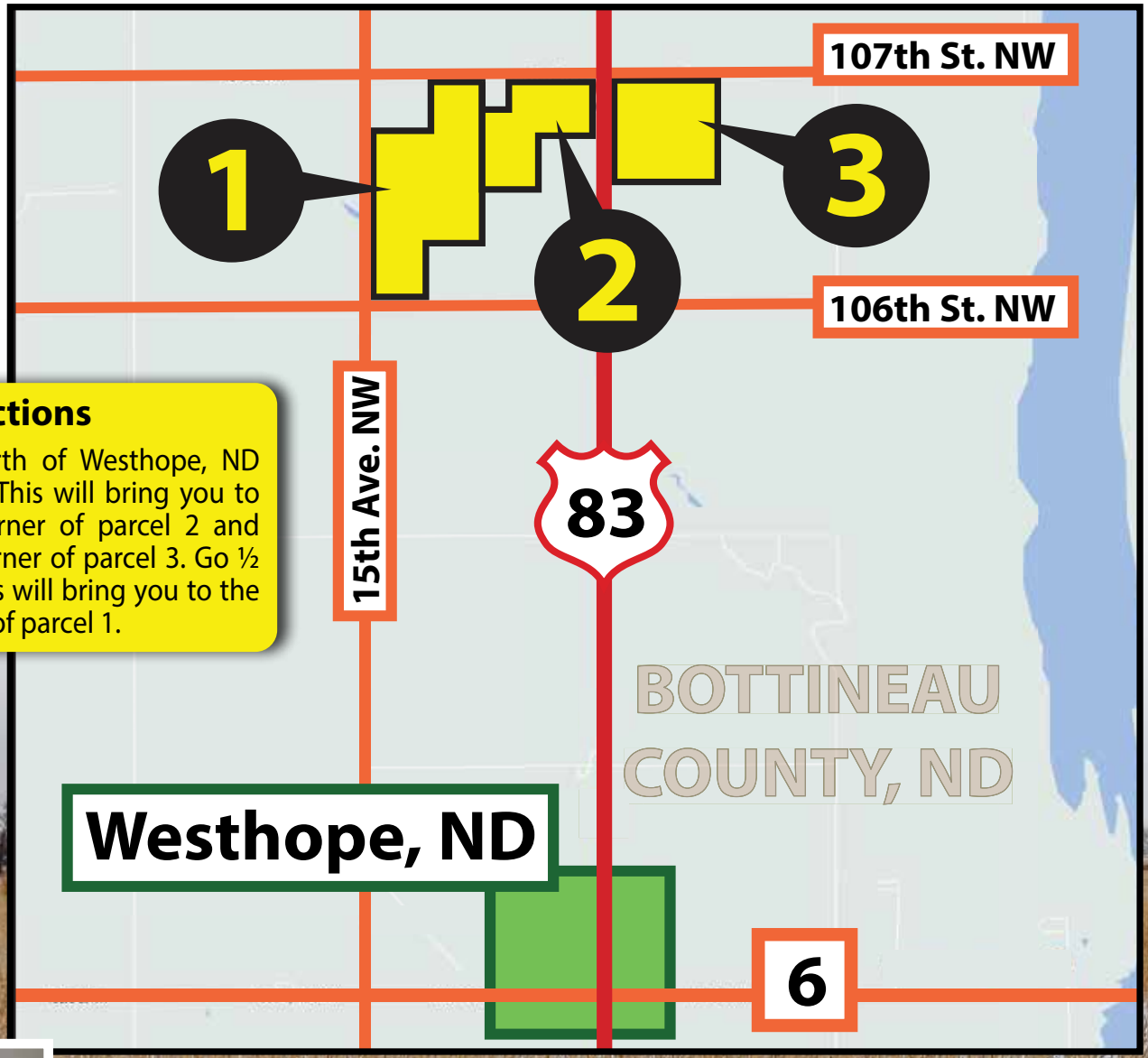
Pifer's LAND AUCTIONS

www.pifers.com

877.477.3105

General Information

AUCTION NOTE: Bottineau County land in Richburg Township features productive crop and pasture land to be offered in three parcels. Cropland features 415.04 +/- crop acres suitable for growing canola, wheat, sunflowers and soybeans. Pastureland has good quality grasses throughout. Bonus, there is fantastic hunting habitat for deer and small game! Excellent access off US Hwy. #83 a few miles north of Westhope, ND. This is a rare opportunity in Bottineau County to expand your operation or investment portfolio with highly productive crop and pastureland!

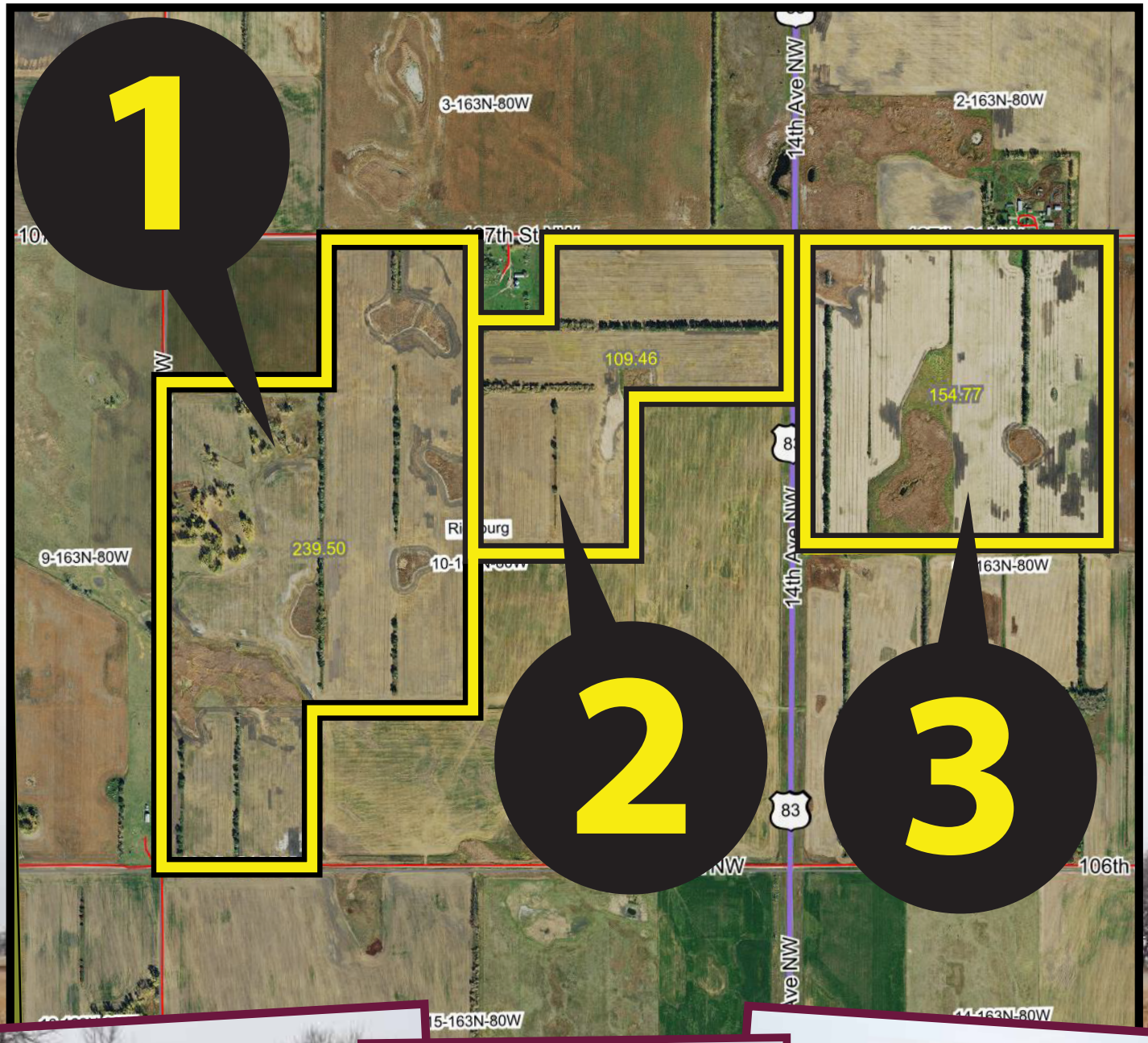


Driving Directions

Go 3.5 miles north of Westhope, ND on US Hwy. #83. This will bring you to the northeast corner of parcel 2 and the northwest corner of parcel 3. Go ½ mile west and this will bring you to the northeast corner of parcel 1.

Bob Pifer
701.371.8538
bob@pifers.com

Overall Property



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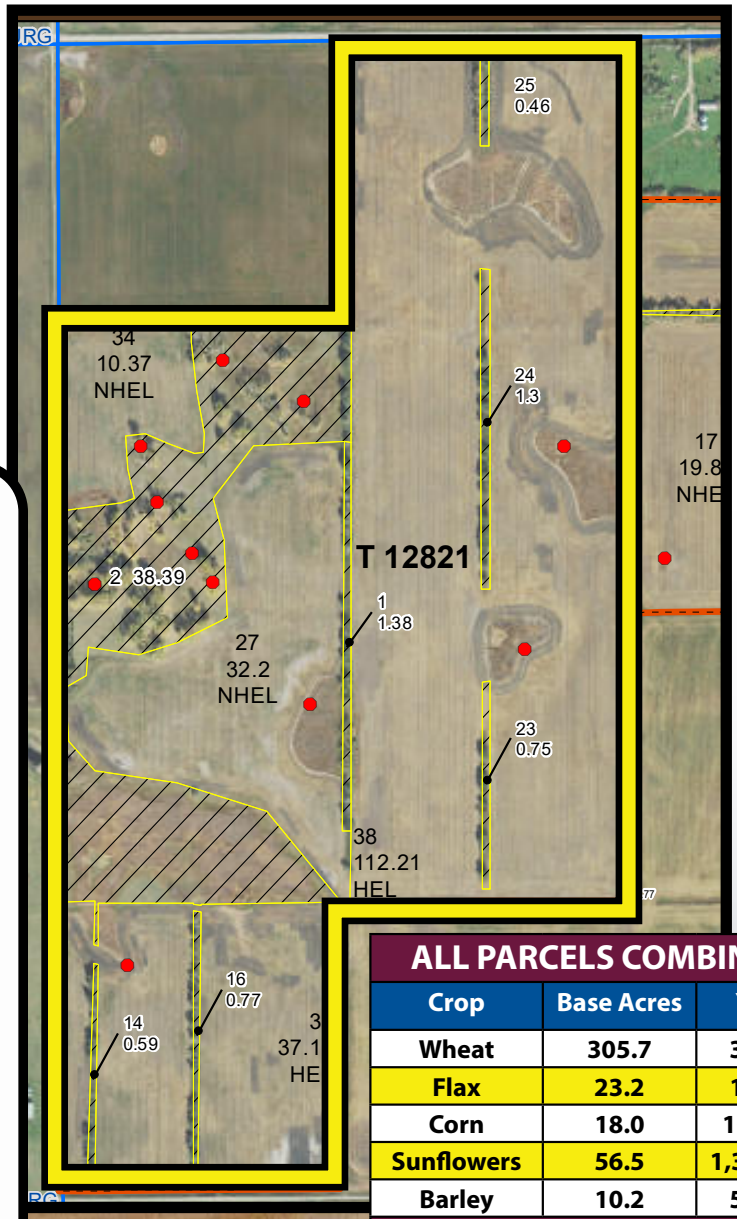
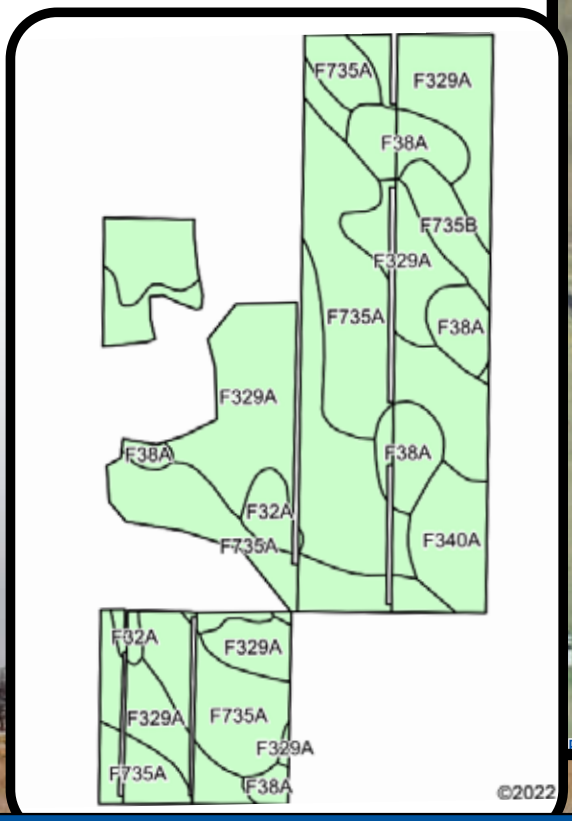
Parcel 1

Acres: 239.5 +/-
Legal: NE¼NW¼ & S½NW¼ & N½SW¼ & SW¼SW¼ 10-163-80
Crop Acres: 191.89 +/-
Pasture/Habitat Acres: 38.39 +/-
Taxes & Specials (2021): $1,486.33

The 239.5 +/- acres includes excellent cropland and pastureland. Pasture and shelter belts offer excellent habitat for deer, upland birds and small game.





ALL PARCELS COMBINED

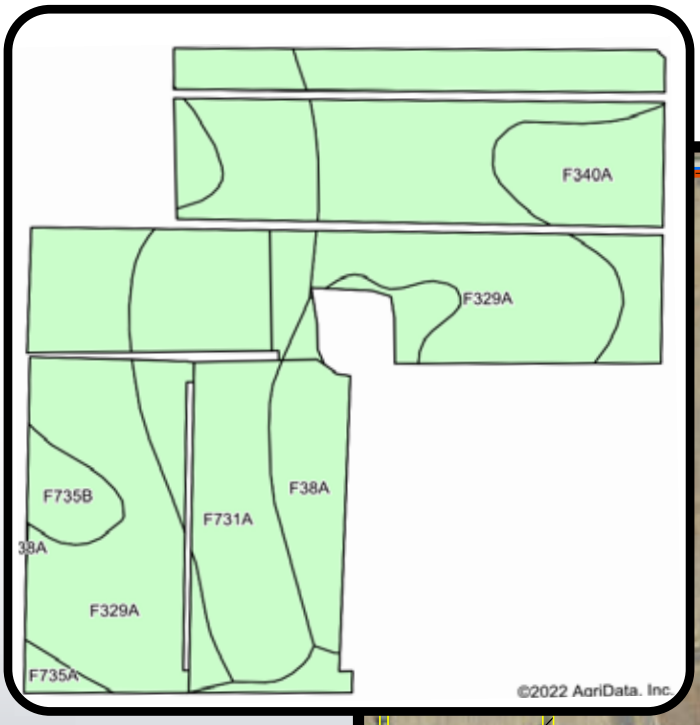
Crop	Base Acres	Yield
Wheat	305.7	30 bu.
Flax	23.2	18 bu.
Corn	18.0	105 bu.
Sunflowers	56.5	1,311 lbs.
Barley	10.2	57 bu.
Total Base Acres: 413.6		

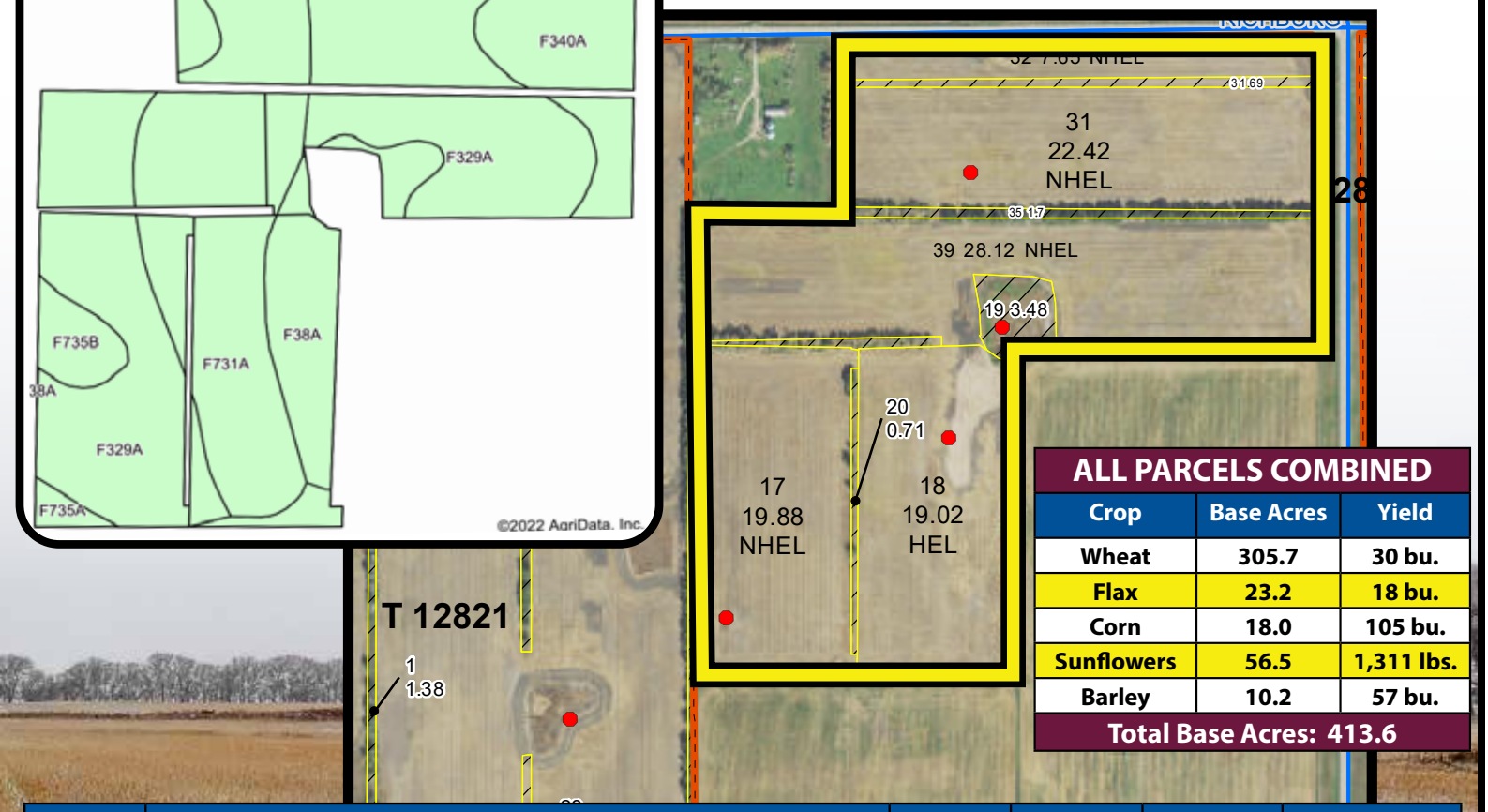
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	76.16	39.7%	IIIe	60
F735A	Towner loamy fine sand, 0 to 3 percent slopes	74.67	38.9%	IVe	55
F38A	Arveson fine sandy loam, 0 to 1 percent slopes	19.89	10.4%	IVw	32
F340A	Ulen loamy fine sand, 0 to 2 percent slopes	9.84	5.1%	IVe	49
F735B	Towner-Dickey loamy fine sands, 3 to 6 percent slopes	5.70	3.0%	IVe	51
F32A	Fossum fine sandy loam, 0 to 1 percent slopes, frequently ponded	5.63	2.9%	Vw	21
			Weighted Average		**53.2**

Parcel 2

Acres: 109.46 +/-
Legal: N½NE¼ Less Outlot 1 & SW¼NE¼ 10-163-80
Crop Acres: 97.09 +/-
Habitat Acres: 5.09 +/-
Taxes & Specials (2021): $693.94

The 109.46 +/- acres includes 97.09 +/- acres of cropland. Shelter belts and other habitat along with an old stock pond offer excellent hunting for deer and small game.





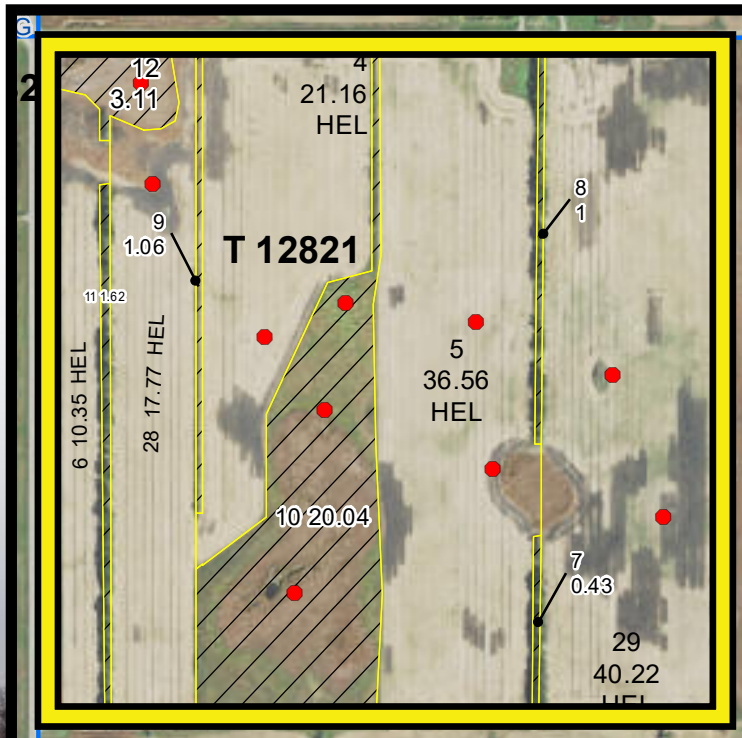
ALL PARCELS COMBINED		
Crop	**Base Acres**	**Yield**
Wheat	305.7	30 bu.
Flax	23.2	18 bu.
Corn	18.0	105 bu.
Sunflowers	56.5	1,311 lbs.
Barley	10.2	57 bu.
Total Base Acres: 413.6		

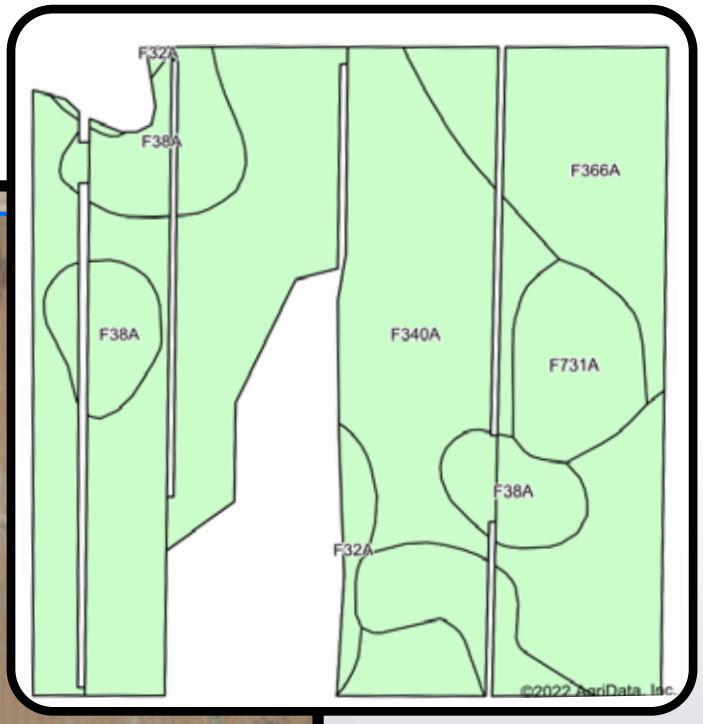
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	47.69	49.1%	IIIe	60
F731A	Swenoda fine sandy loam, 0 to 3 percent slopes	27.22	28.0%	IIIe	76
F340A	Ulen loamy fine sand, 0 to 2 percent slopes	9.83	10.1%	IVe	49
F38A	Arveson fine sandy loam, 0 to 1 percent slopes	8.75	9.0%	IVw	32
F735B	Towner-Dickey loamy fine sands, 3 to 6 percent slopes	2.74	2.8%	IVe	51
F735A	Towner loamy fine sand, 0 to 3 percent slopes	0.86	0.9%	IVe	55
				Weighted Average	**60.6**

Parcel 3

Acres: 154.77 +/-
Legal: NW¼ 11-163-80
Crop Acres: 126.06 +/-
Habitat Acres: 27.26 +/-
Taxes & Specials (2021): $675.78

The 154.77 +/- acres includes 126.06 +/- acres of cropland. Excellent habitat for wildlife with shelter belts and wetland areas.





ALL PARCELS COMBINED

Crop	Base Acres	Yield
Wheat	305.7	30 bu.
Flax	23.2	18 bu.
Corn	18.0	105 bu.
Sunflowers	56.5	1,311 lbs.
Barley	10.2	57 bu.
Total Base Acres: 413.6		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F340A	Ulen loamy fine sand, 0 to 2 percent slopes	76.82	60.9%	IVe	49
F366A	Hecla loamy fine sand, 0 to 2 percent slopes	22.98	18.2%	IVe	53
F38A	Arveson fine sandy loam, 0 to 1 percent slopes	15.83	12.6%	IVw	32
F731A	Swenoda fine sandy loam, 0 to 3 percent slopes	7.94	6.3%	IIIe	76
F32A	Fossum fine sandy loam, 0 to 1 percent slopes, frequently ponded	2.49	2.0%	Vw	21
				Weighted Average	**48.7**

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 1/30/2023. 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 30, 2023, or the Purchaser will be in default and the earnst 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 1

Pifer's

Parcel 2

Pifer's
LAND AUCTIONS

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