

**1,113.73 +/- Acres • Kidder County, ND**

# **LAND AUCTION**

***Thursday, June 6, 2024 – 10:00 a.m.***

***Location: Auction Center of North America • Steele, ND***



***OWNERS: Michael A & Tricia L Schlegel***



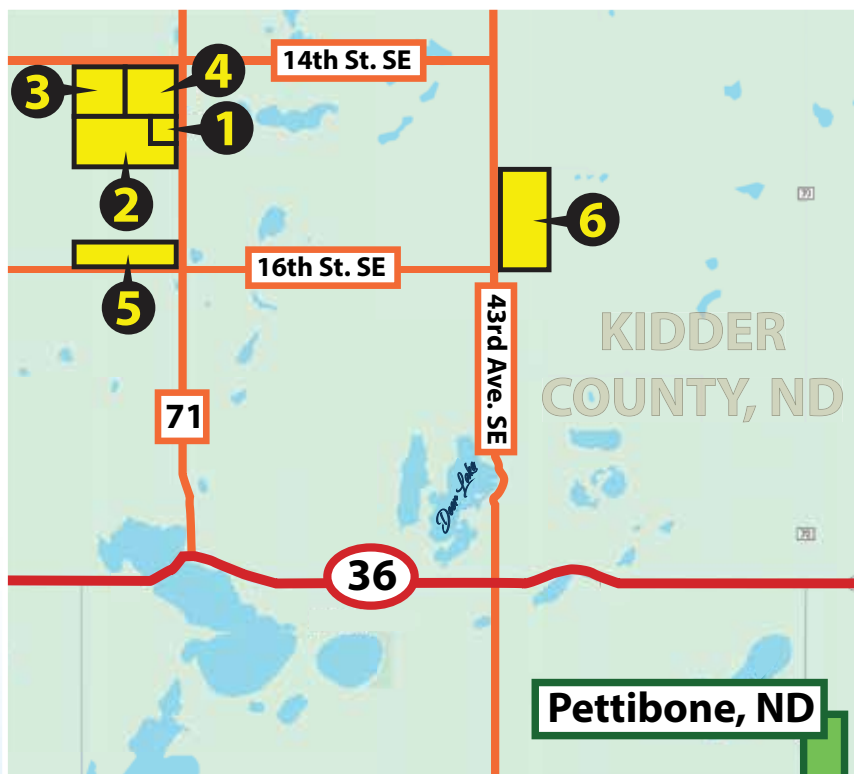
**Pifer's**  
LAND AUCTIONS

**877.700.4099**

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

# AUCTION NOTE

Welcome to the premier Schlegel Land Auction featuring 1,113.73 +/- acres of prime ranch land in Kidder County, ND. This auction presents an opportunity to acquire extensive grass ranch properties known for superior grass quality—key to any thriving ranch operation. Highlighting this auction is the option to purchase the headquarters, which includes an impressively updated main house, a pole shed, and a shop, creating a self-sustaining operation ready for your cattle. Additionally, the properties offer exceptional waterfowl, deer, and upland game hunting opportunities, enhancing the allure for those seeking both a premier ranch and recreational paradise. Each parcel features enhancements like quality fencing and water sources, designed to cater to the highest standards of ranch management. Don't miss the chance to own some of the best grass ranch lands at this live auction, with online bidding.



## DRIVING DIRECTIONS

From the intersection of Hwy. #36 and County Rd. #71 between Robinson, ND and Pettibone, ND, go 4 miles north and the property is on the west side of the road.

## CONTACT

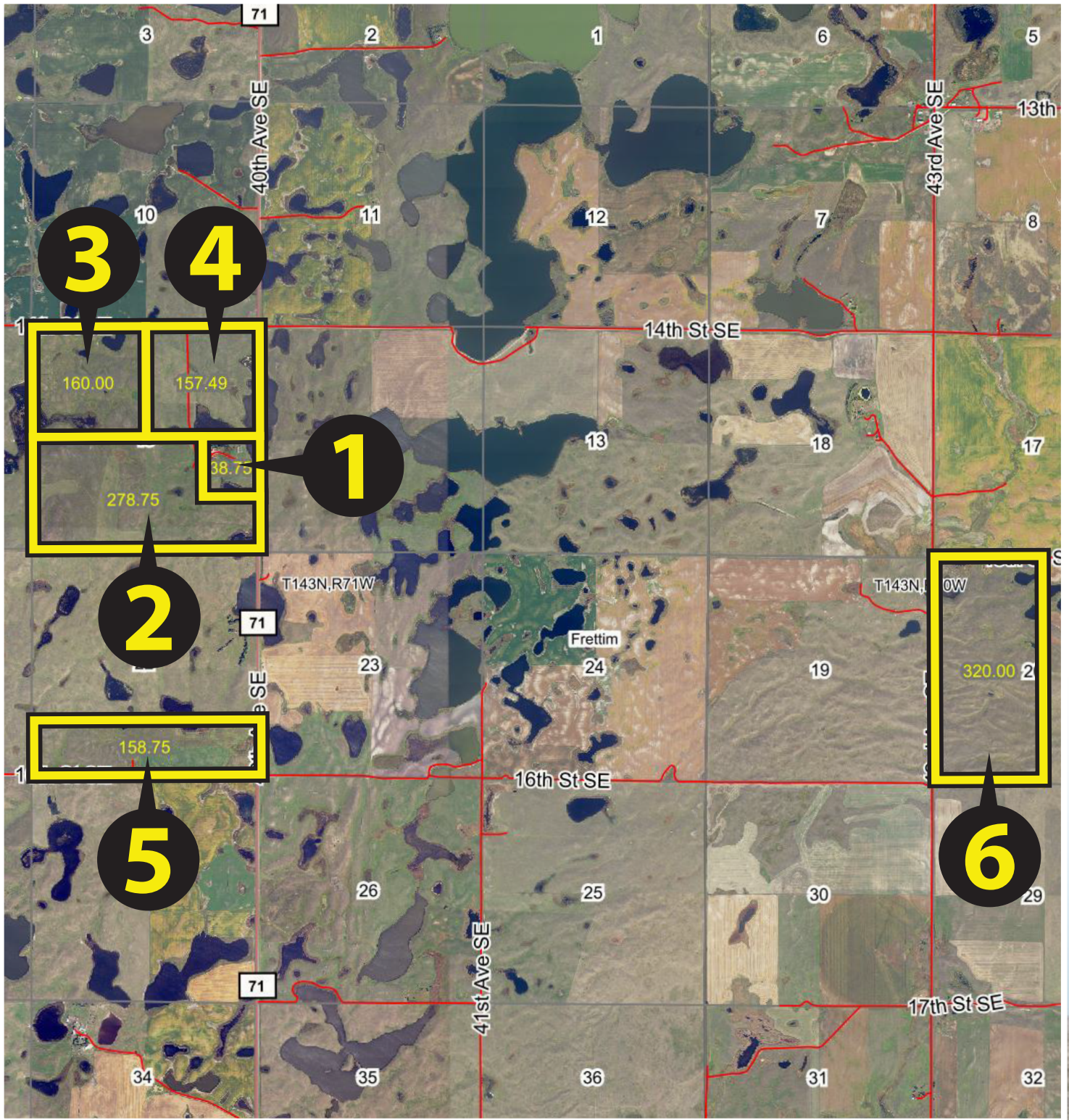


**Steve Link**

701.361.9985 • [stlink@pifers.com](mailto:stlink@pifers.com)



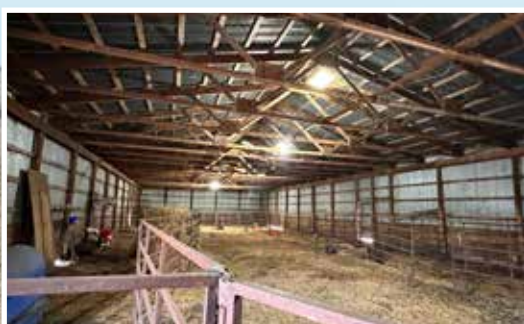
# OVERALL PROPERTY



# PARCEL 1

**Acres:** 38.75 +/-  
**Legal:** NE¼SE¼ 15-143-71  
**Pasture Acres:** 25 +/-  
**Taxes (2023):** \$75.00 (Estimate)

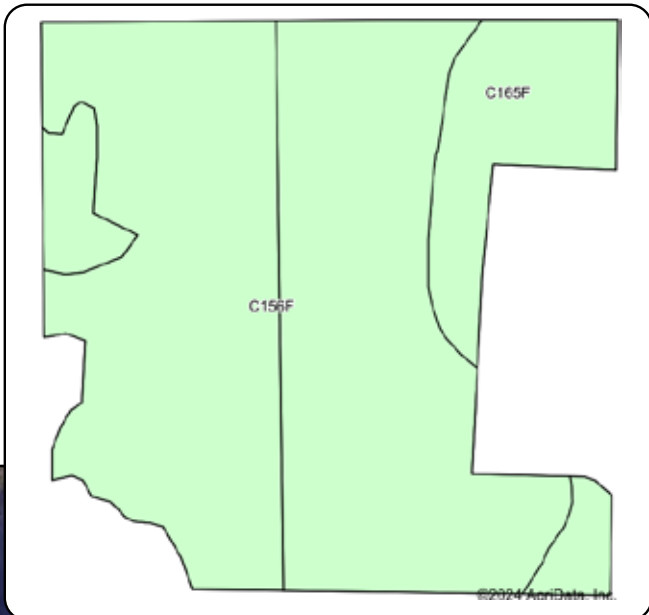
Parcel 1 features a 38.75 +/- acre farmstead that serves as a model of modern rural living. The centerpiece is a renovated main house boasting three bedrooms and one bathroom, complete with custom finishes throughout. Key updates include a new open-concept kitchen with a large island featuring quartz countertops, Wood Harbor custom cabinetry, and top-of-the-line appliances including a Beko Dual Fuel Range and a cabinet-faced Subzero refrigerator. Additional comforts include very reliable fiber optics connectivity, a Master Spa hot tub overlooking the pond, efficient hot water heating and a back-up Generac generator with its own propane tank. The property also includes a spacious garage with poly flooring, steel-lined panels, and in-floor heating, alongside Garage Logic cabinets. Additional structures include a 40' x 70' shop and a 42' x 120' pole building, complemented by a well. The pasture area is under a grassland easement, and there is no fencing along the 40 lines. Optional purchases for the buyer include free-standing gates, feeders, and panels.



# PARCEL 2

**Acres:** 278.75 +/-  
**Legal:** SW¼ & NW¼SE¼& S½SE¼ 15-143-71  
**Crop Acres:** 124.83 +/- (SW¼ all in grass but not subject to a grassland easement)  
**Pasture Acres:** 278 +/- (Including the cropland that is seeded to grass)  
**Taxes (2023):** \$551.41

This parcel consists of the S½ excluding the 38.75 +/- acre farmstead. The SW¼ offers potential for conservation programs or conversion to cropland, as it has no grassland or wetland easements. The SE¼ is subject to a grassland easement and there are no fencing on the 40 lines. The land features ample grass as there has been minimal grazing and includes a solar well and tank on the boundary between parcels 2 and 3. If separate buyers, a shared use agreement will ensure equitable maintenance and use expenses for parcels 1 and 3.



Crop	Base Acres	Yield
Wheat	41.0	27 bu.
Barley	24.2	36 bu.
<b>Total Base Acres: 65.2</b>		

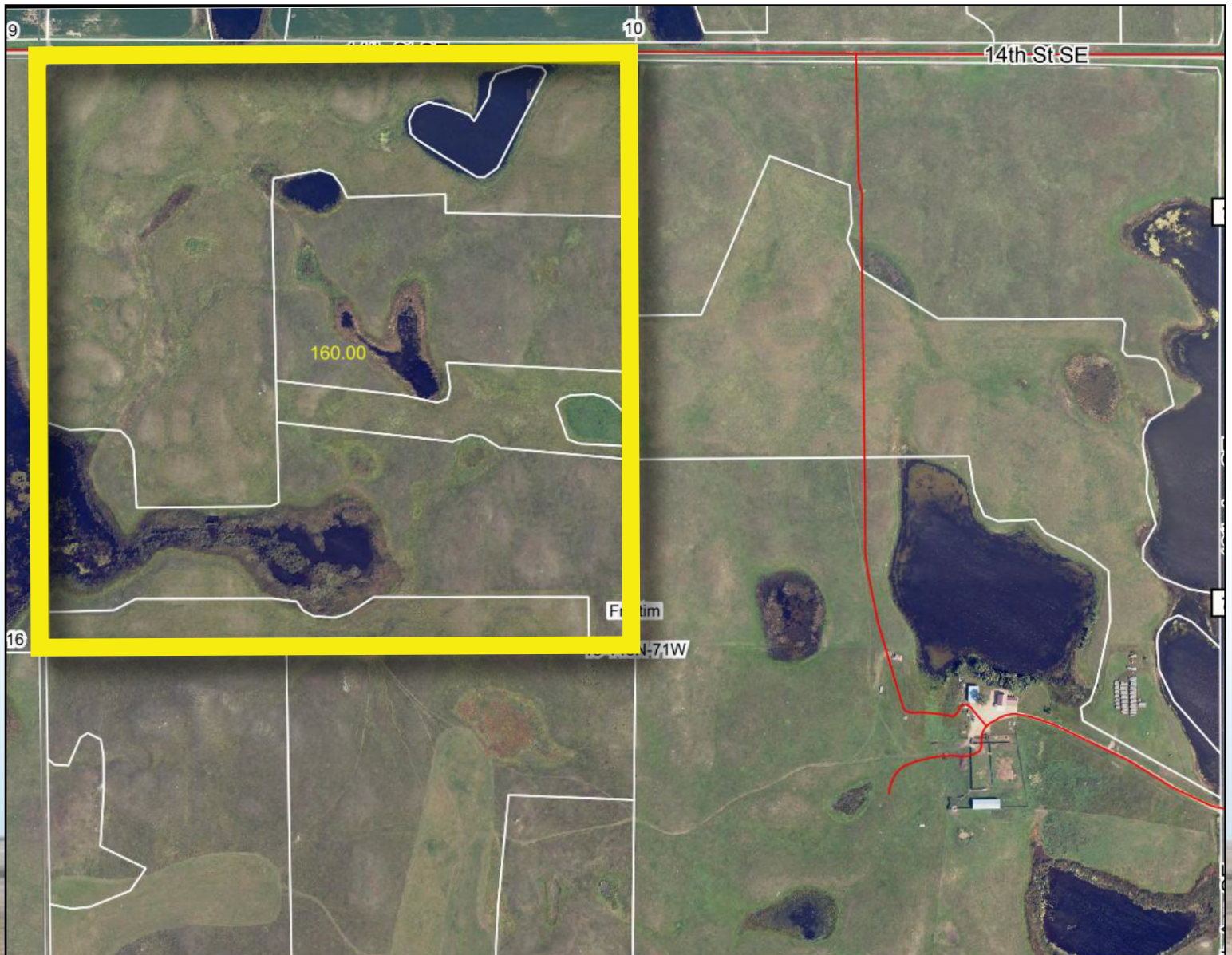


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	109.75	84.8%	VIIe	36
C165F	Zahl-Max-Parnell complex, 0 to 35 percent slopes	19.61	15.2%	VIIe	30
<b>Weighted Average</b>					<b>35.1</b>

# PARCEL 3

**Acres:** 160 +/-  
**Legal:** NW¼ 15-143-71  
**Pasture Acres:** 160 +/-  
**Taxes (2023):** \$608.59

This parcel features ample grass as there has been minimal grazing and includes a solar well and tank on the boundary between parcels 2 and 3. If separate buyers, a shared use agreement will ensure equitable maintenance and use expenses for parcels 1 and 3. This parcel is subject to a grassland easement and has perimeter fencing on all four sides.



# PARCEL 4

**Acres:** 157.49 +/-  
**Legal:** NE¼ Less 2.51 acre R/W 15-143-71  
**Pasture Acres:** 157 +/-  
**Taxes (2023):** \$498.25

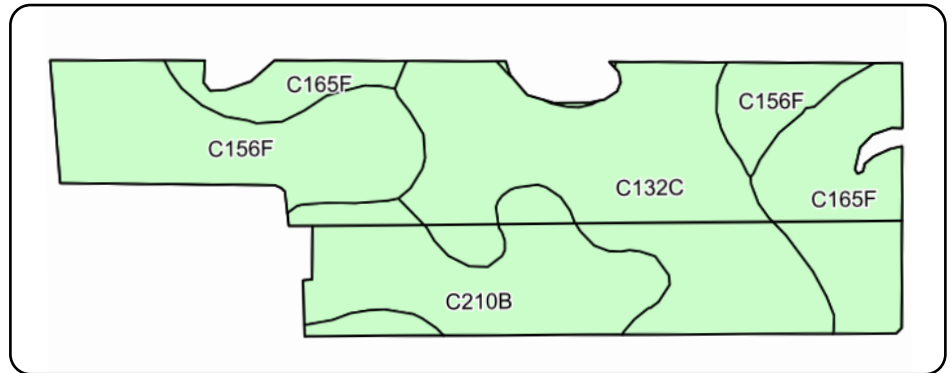
This parcel features quality grass and ample surface water for livestock. This parcel is subject to a grassland easement and has quality perimeter fencing on all four sides.



# PARCEL 5

**Acres:** 158.75 +/-  
**Legal:** S½S½ Less 1.25 Acre R/W 22-143-71  
**Crop Acres:** 90.68 +/- (All in grass but not subject to a grassland easement)  
**Pasture Acres:** 158 +/- (Including the cropland that is seeded to grass)  
**Taxes (2023):** \$602.71

This parcel is ¾ of mile south of the full section and is a wonderful mix of hayland and pasture with a quality perimeter fence. This parcel offers potential for conservation programs or conversion to cropland, as it has no grassland or wetland easements. The land features ample grass as there has been minimal grazing and includes a solar well and tank.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	34.05	37.5%	IIIe	61
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	21.78	24.0%	VIIe	36
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	17.64	19.5%	IIe	83
C165F	Zahl-Max-Parnell complex, 0 to 35 percent slopes	17.21	19.0%	VIIe	30
<b>Weighted Average</b>					<b>53.4</b>



# PARCEL 6

**Acres:** 320 +/-  
**Legal:** W½ 20-143-70  
**Pasture Acres:** 320 +/-  
**Taxes (2023):** \$719.15

This parcel features quality grass and ample surface water for livestock along with a dugout. This parcel is subject to a grassland easement and has a rural water tap ready for an improved water supply. The land features ample grass as there has been minimal grazing with perimeter fencing. The owners have purchased additional fencing materials to improve the current fence. Website updates and sale day announcements will be made of any improvements made to the property.



# PROPERTY PHOTOS



# 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 7/22/24. 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 July 22, 2024, 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 & Realty.

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.

# Pifer's

## LAND AUCTIONS



877.700.4099



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