

320 +/- Acres • Burke County, ND

Pifer's

LAND AUCTION



Wednesday, April 29, 2020 – 3:30 p.m. (CT)

AUCTION LOCATION: Moose Lodge - 111 Central Ave W - Crosby, ND

OWNER: Estate of Duane Skluzacek, Linda Kerber PR

Good cropland and access!



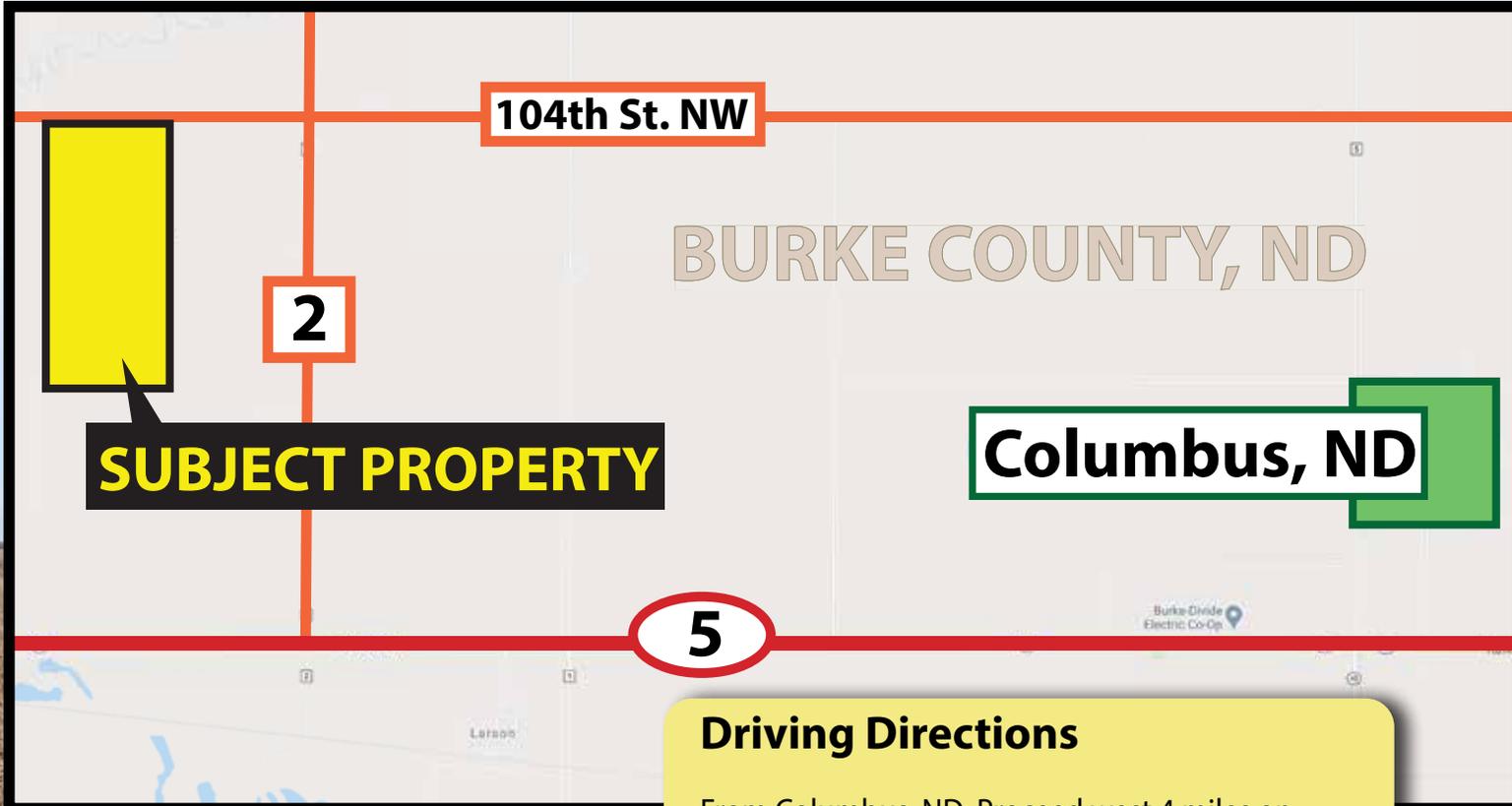
Pifer's
LAND AUCTIONS

www.pifers.com

877.700.4099

General Information

This is exceptional cropland in Burke County, ND featuring a high percentage of cropland with excellent access. The property consists of 320 +/- acres, 305.33 +/- FSA crop acres with an abandoned farmstead. The property is in Burke county in northwestern North Dakota. Agriculture and oil production are the two main industries in this area. The property is 1 mile from a hard surface road and can be accessed by gravel roads. Approximately 95% of the property is considered cropland dominated by Miranda-Noonan loams, Noonan-Niobell loams, and Hamery Tonka Complex Soils. The overall Soil Productivity Index is 55.3 with the terrain fairly level to gently sloping. Small grain, canola, flax, field peas, soybeans, sunflowers, and edible beans tend to grow well in this area and on land with this profile. There are no wildlife easements or major restrictions. This property is an excellent opportunity to add to a grain and row crop production farm or as an investment.



Driving Directions

From Columbus, ND: Proceed west 4 miles on County Rd. #5 to County Rd. #2 (99th Ave. NW), then north 1 mile on County Rd. #2 to 104th St. NW, then west ½ mile to the NE corner of property.

Contact



Steve Link
701.361.9985
stlink@pifers.com

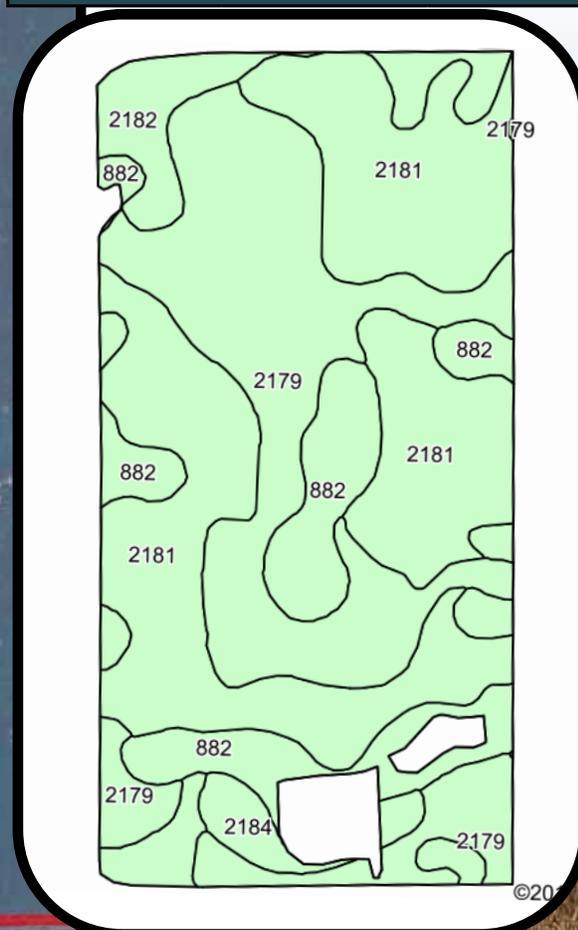


Property Information • Forthun Township

Acres: 320 +/-
Legal: NW¼ & SW¼ 28-163-94
Crop Acres: 305.33 +/- (This property is subject to a 2020 lease. Buyer will be credited \$5,250 at close for second half rent)
Taxes (2019): \$1,270.58



Crop	Base Acres	Yield
Wheat	77.2	23 bu.
Oats	30.1	45 bu.
Barley	86.3	33 bu.
Total Base Acres: 193.6		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
2181	Miranda-Noonan loams, 0 to 3 percent slopes	131.46	43.9%	VIs	44
2179	Noonan-Niobell loams, 0 to 6 percent slopes	97.89	32.7%	IVs	57
882	Hamerly-Tonka complex, 0 to 3 percent slopes	45.84	15.3%	IIw	83
2182	Portal-Lihen fine sandy loams, 0 to 2 percent slopes	17.55	5.9%	IVs	51
2184	Williams-Zahl complex, 3 to 6 percent slopes	7.02	2.3%	IIIe	71
Weighted Average					55.3

Terms and 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 6/15/20. 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 June 15, 2020, 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.

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