

400 +/- Acres - Nelson County, ND

# Pifer's **LAND AUCTION**



**Wednesday, August 14, 2019 – 10:00 a.m.**

**AUCTION LOCATION: Lakota Community Center - Lakota, ND**

**Owner: Gerald Meyer**

***Great Conservation Reserve Program (CRP) Land!***



**Pifer's**  
LAND AUCTIONS

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

877.700.4099



# General Information

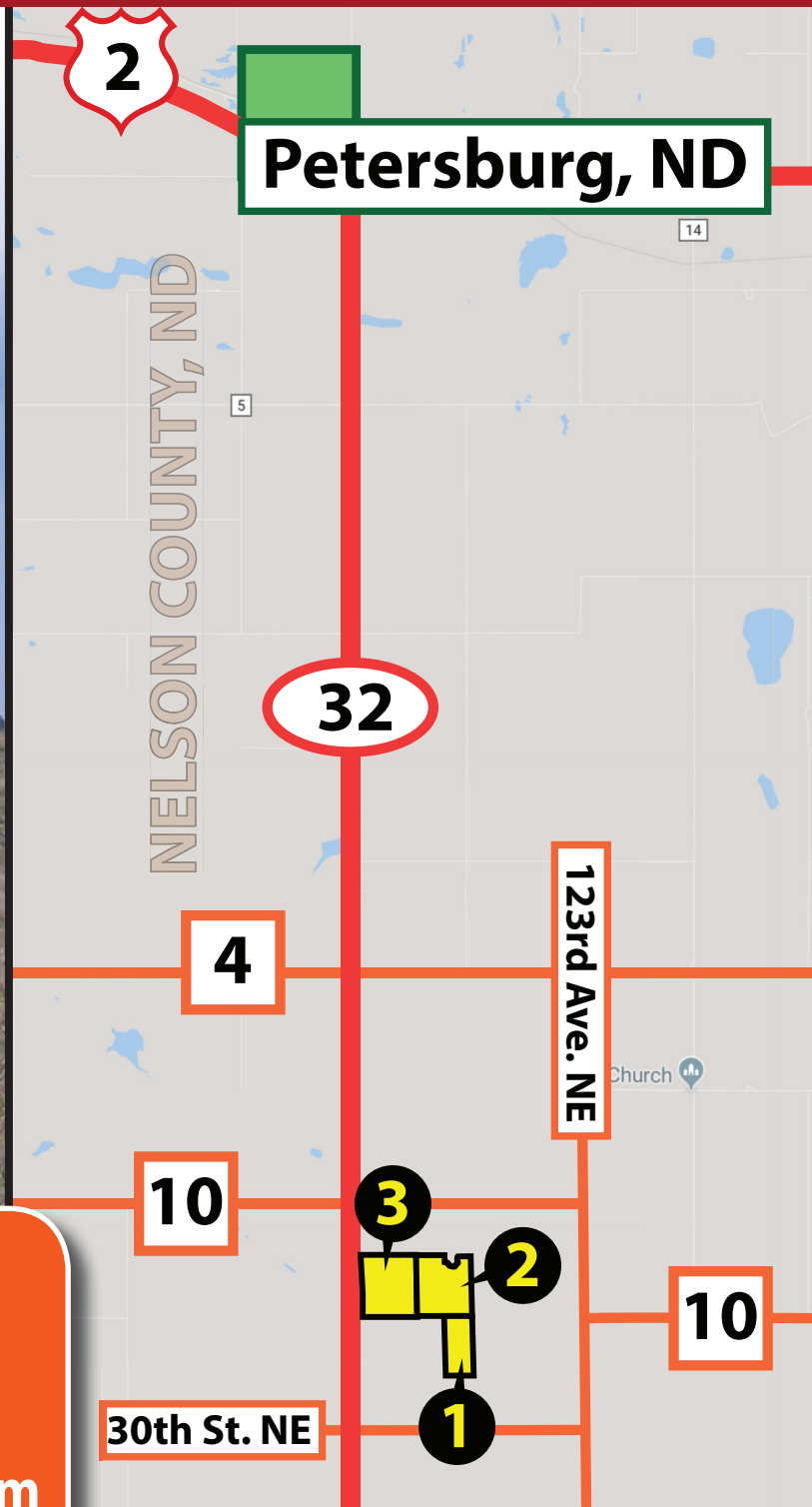
**Auction Note:** This property features 400 +/- acres with 262.5 +/- acres of Conservation Reserve Program (CRP) and 38.71 +/- acres of cropland south of Petersburg, ND and will be offered in three parcels. Property has good access off of ND Hwy. #32.

## Driving Directions

From Petersburg, ND proceed south 10 miles on ND Hwy. #32. This will bring you to the southwest corner of Parcel 3.

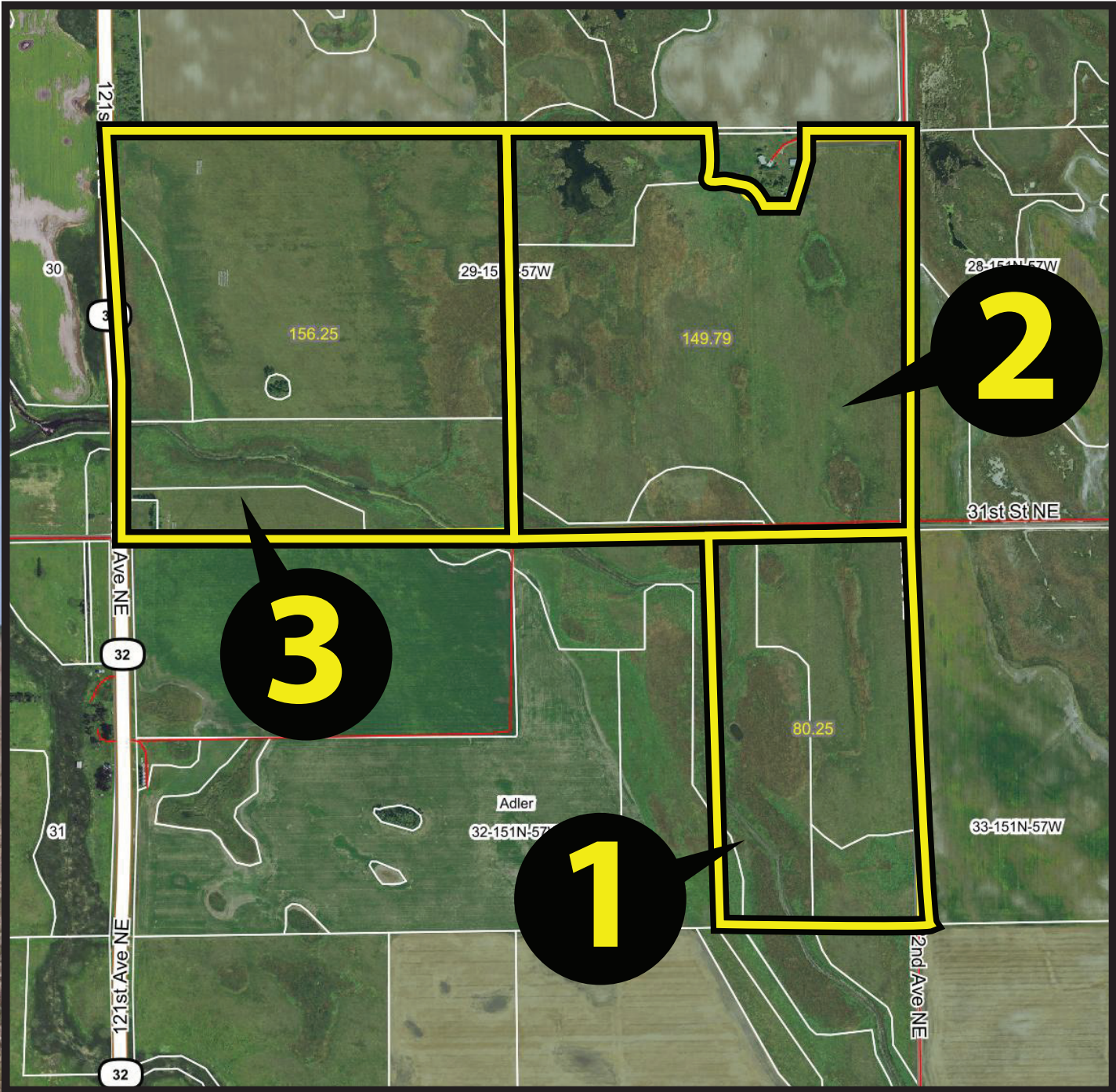


**Contact**  
**Jim Aaker**  
**701.740.7962**  
**jaaker@pifers.com**





# Property Information

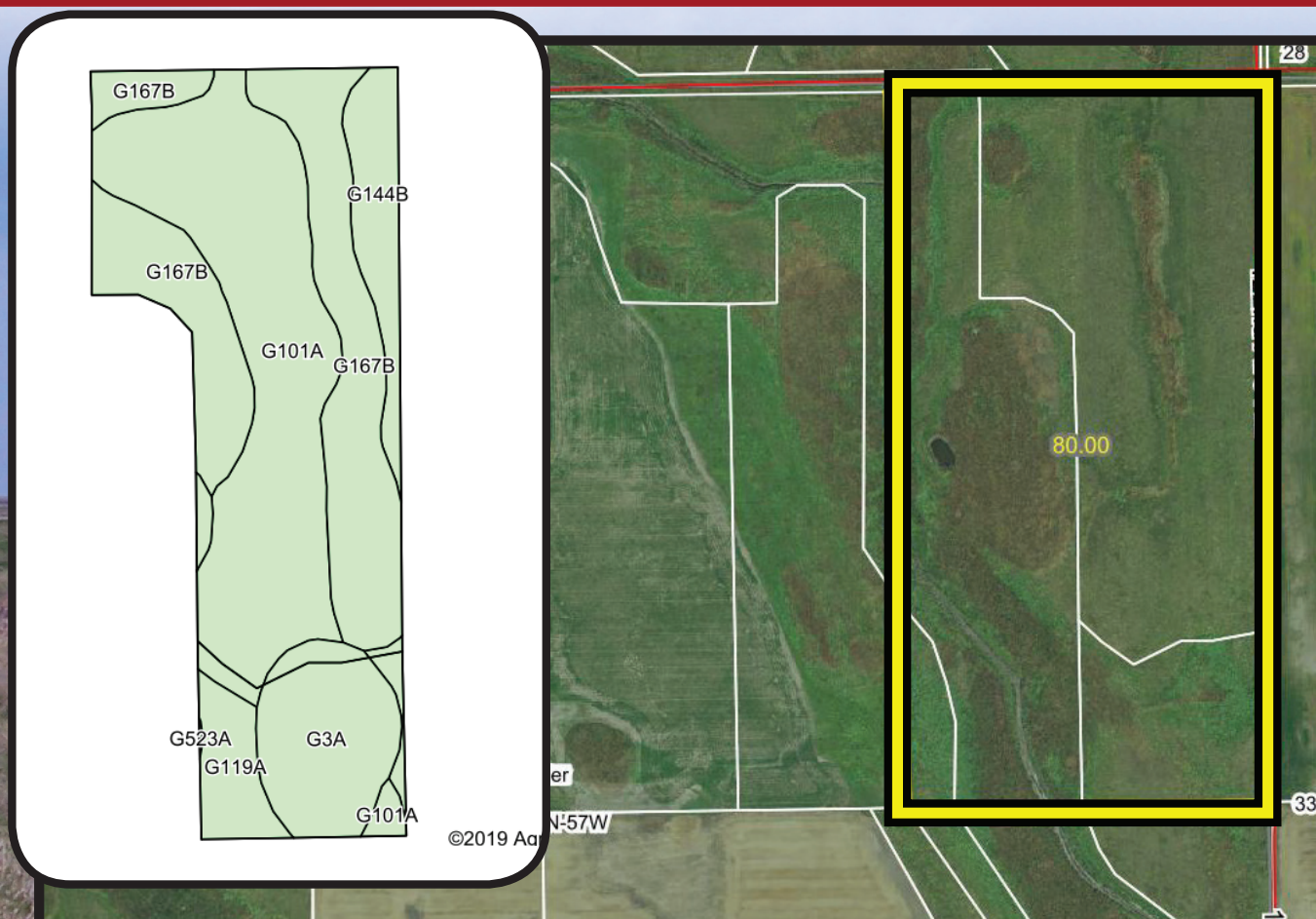




# Parcel 1

**Acres:** 80 +/-  
**Legal:** E½NE¼ 32-151-57  
**Crop Acres:** 9.32 +/-  
**CRP Acres:** 40.91 +/- acres @ \$35.85/acre = \$1,467.00 Annually - Expires: 9/2025  
**Taxes & Specials (2018):** \$482.95 includes \$40.00 in Specials

This parcel features 40.91 +/- acres of CRP with 9.32 +/- acres of cropland and the remaining acres in grass. Grassland could potentially be converted to additional cropland.



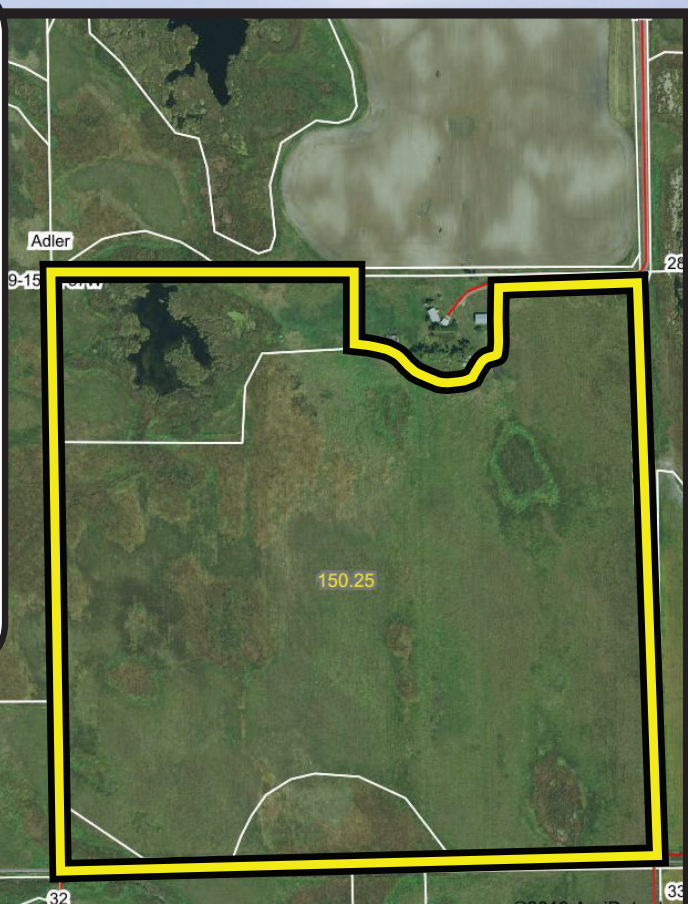
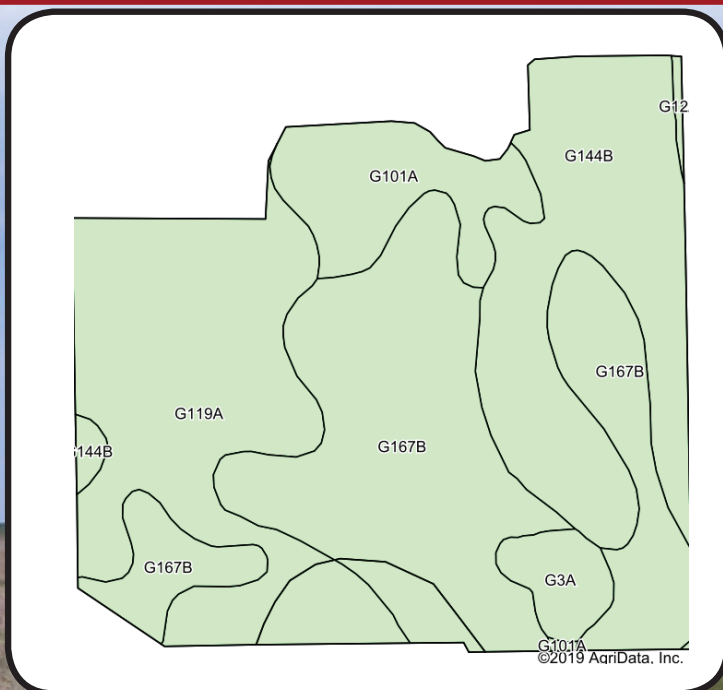
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	19.40	40.5%	Ile	77
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	15.49	32.3%	Ile	73
G3A	Parnell silty clay loam, 0 to 1 percent slopes	6.09	12.7%	Vw	25
G144B	Barnes-Buse loams, 3 to 6 percent slopes	4.14	8.6%	IIle	69
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	2.81	5.9%	IVw	45
<b>Weighted Average</b>					<b>66.5</b>



# Parcel 2

**Acres:** 160 +/- acres Less +/- Acre Farmstead (To Be Surveyed)  
**Legal:** SE¼ 29-151-57 Less 10 +/- Acre Farmstead (To Be Surveyed)  
**Crop Acres:** 5.83 +/-  
**CRP Acres:** 124.73 +/- acres @ \$35.85/acre = \$4,472.00 Annually - Expires: 9/2025  
**Taxes & Specials (2018):** \$1,425.50 includes \$79.50 in Specials

This parcel features 124.73 +/- acres of CRP and 5.83 +/- acres of cropland with the remaining acres in grassland. Grassland could potentially be converted to additional cropland. The 10 +/- acre farmstead is not included in this parcel and will be surveyed out. Final acres of this parcel TBD.



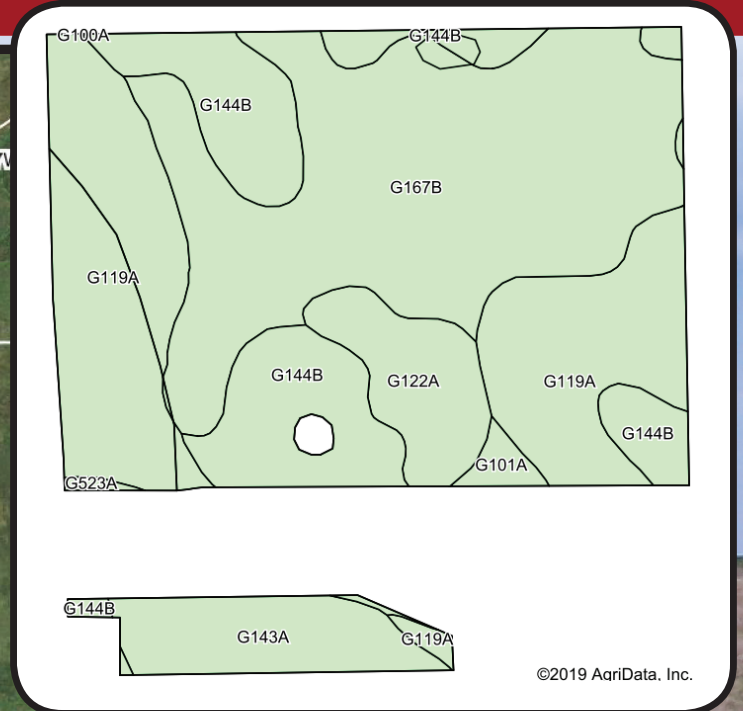
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	49.68	38.1%	Ile	73
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	35.69	27.3%	IVw	45
G144B	Barnes-Buse loams, 3 to 6 percent slopes	29.84	22.9%	IIle	69
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	11.22	8.6%	Ile	77
G3A	Parnell silty clay loam, 0 to 1 percent slopes	3.76	2.9%	Vw	25
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	0.37	0.3%	IVw	31
<b>Weighted Average</b>					<b>63.3</b>



# Parcel 3

**Acres:** 160 +/-  
**Legal:** SW¼ 29-151-57  
**Crop Acres:** 23.56 +/-  
**CRP Acres:** 96.92 +/- acres @ \$56.72 = \$5,497.00 Annually - Expires: 9/2030  
**Taxes & Specials (2018):** \$981.19 that includes \$77.35 in Specials

This parcels features 96.92 +/- acres of CRP and 23.56 +/- acres of cropland with excellent access off of ND Hwy. #32. The remaining acres in this parcel is grass. Grassland could potentially be converted to additional cropland.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	46.70	38.8%	Ile	73
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	34.86	28.9%	IVw	45
G144B	Barnes-Buse loams, 3 to 6 percent slopes	21.17	17.6%	IIIe	69
G143A	Barnes-Svea loams, 0 to 3 percent slopes	8.39	7.0%	IIc	85
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	7.76	6.4%	IIc	79
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	1.17	1.0%	Ile	77
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.44	0.4%	VIw	21
<b>Weighted Average</b>					<b>65.3</b>



# 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 9/23/19. 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 September 23, 2019, 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 & Realty, Kevin Pifer, ND #715.





# Pifer's



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