

1,505.3 +/- Acres • Logan County, ND

LAND AUCTION

Thursday, September 29, 2022 – 11:00 a.m.

LOCATION: American Legion Hall • Napoleon, ND

Napoleon, ND



OWNER: Lena Schuler Family Partnership

Pifer's
LAND AUCTIONS

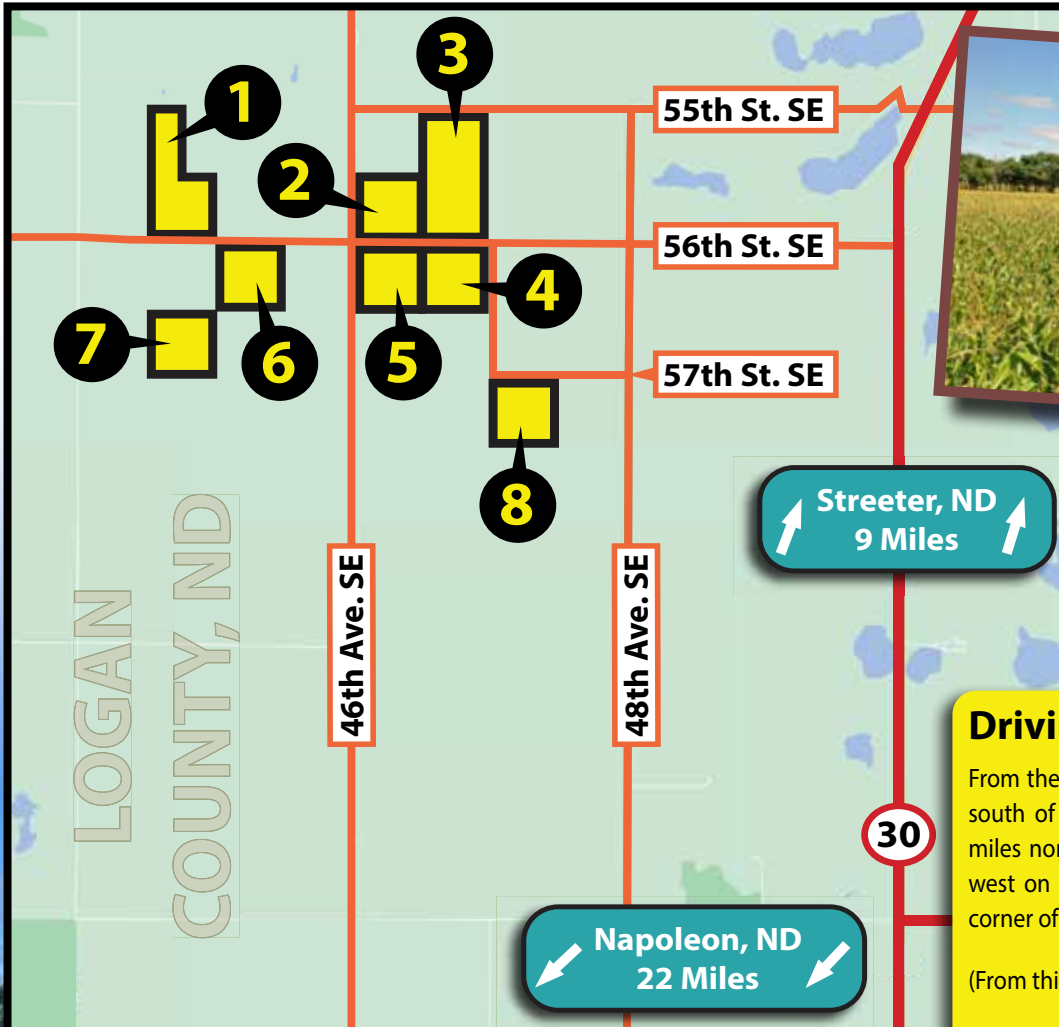


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701.475.7653

General Information

AUCTION NOTE: The Schuler family land offering features 1,505.3 +/- acres of highly sought after and productive farmland and pastureland in Logan County. Offered in eight parcels, this multi-generational farm boasts flat-lying cropland suitable for growing commodities typical of the area, including corn, soybeans, canola, wheat and barley. The property also has future irrigation potential. The pastureland offers lush native grasses, solid perimeter fences and adequate water sources. In addition to the agricultural opportunity, the area is well known for its healthy duck, pheasant and deer populations. This is an outstanding opportunity for farmers and investors to add to one's operation or portfolio.



Driving Directions

From the intersection of ND Hwy. #30 and ND Hwy. #34 south of Streeter, ND and east of Napoleon, ND, go 6 miles north on ND Hwy. #30 to 56th St. SE. Go 3 miles west on 56th St. SE. Here you will be at the northeast corner of parcel 4 and the south east corner of parcel 3.

(From this location to other parcels)

To Parcel 8: Go 1 mile south on 47th Ave. SE. Here you will be at the northwest corner of parcel 8.

To Parcels 2 & 5: Go .5 mile west on 56th St. SE. Here you will be at the northeast corner of parcel 5 and the southeast corner of parcel 2.

To Parcels 1, 6, & 7: Go 2 miles west on 56th St. SE. Here you will be at the northwest corner of parcel 6 and the southeast corner of parcel 1. Go .5 mile south on 45th Ave. SE to the northeast corner of parcel 7.

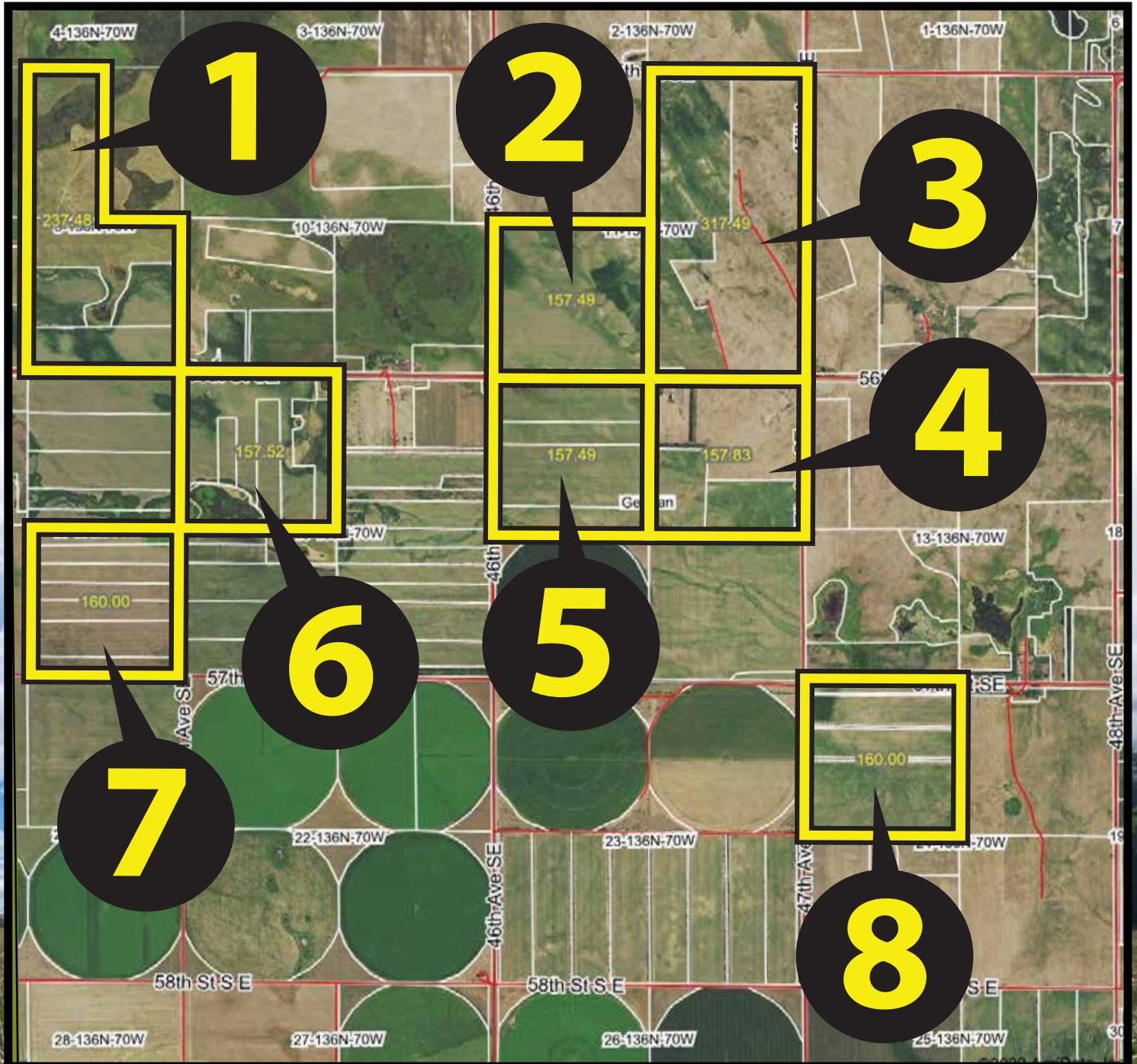


Darin Peterson
701.220.5396
darin@pifers.com

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LAND AUCTIONS

510 7th St. NW • Steele, ND 58482

Overall Property



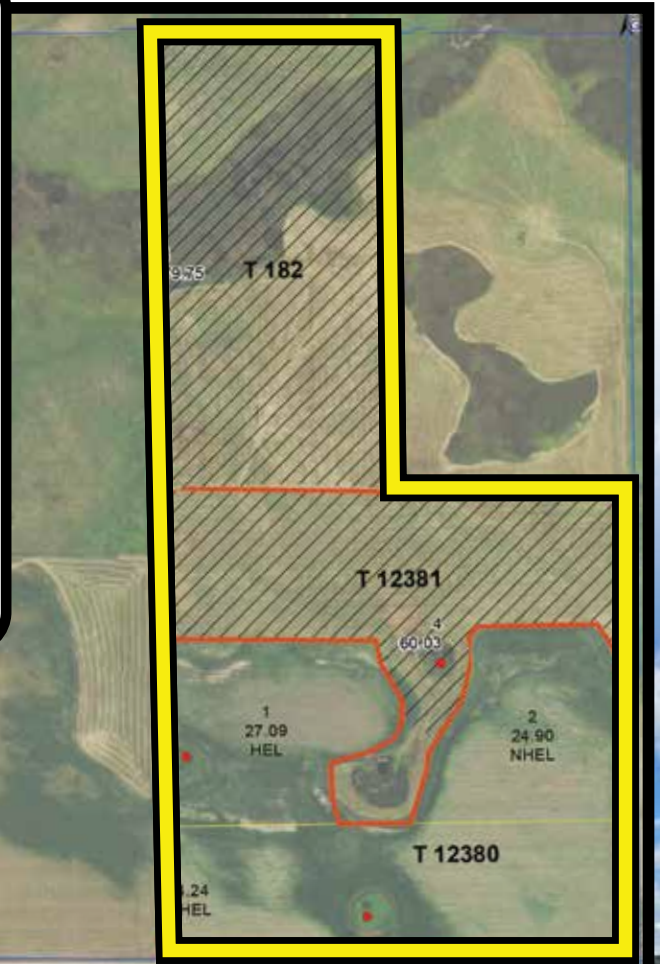
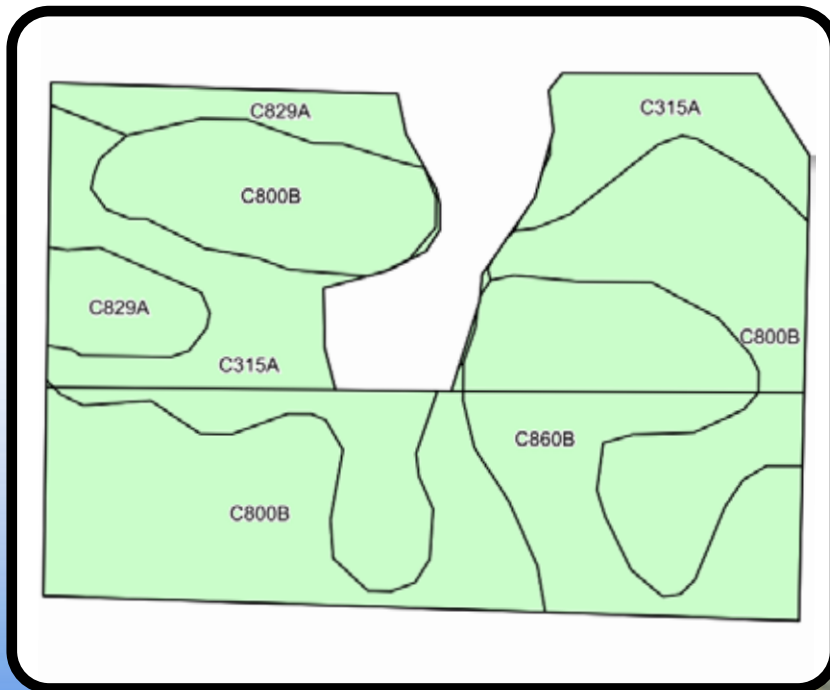
Parcel 1

Acres: 237.48 +/-
Legal: SE¼ & W½NE¼ 9-136-70
Crop Acres: 96.23 +/-
Pasture Acres: 139.78 +/-
Taxes (2021): \$562.98

*Crop Lease: \$51.00/acre through Nov. 1, 2024 **This lease increases to \$52.00/acre in 2023***

Pasture Lease: \$20.00/acre through Nov. 1, 2022

This parcel features gentle rolling cropland with good access off 56th St. SE. This parcel is subject to land owner/tenant lease.



Crop	Base Acres	Yield
Wheat	67.8	17 bu.
Total Base Acres: 67.8		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C800B	Appam sandy loam, 2 to 6 percent slopes	46.44	48.3%	IIIe	38
C315A	Karlsruhe coarse sandy loam, 0 to 2 percent slopes	22.27	23.1%	IIIe	53
C860B	Schaller loamy sand, 0 to 6 percent slopes	19.35	20.1%	IVe	30
C829A	Marysland loam, 0 to 1 percent slopes	8.17	8.5%	IVw	37
Weighted Average					39.8

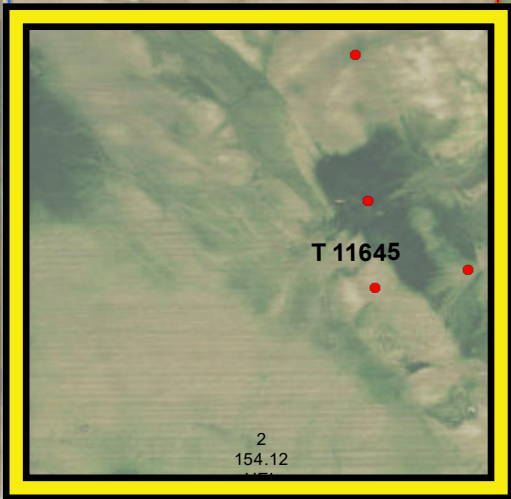
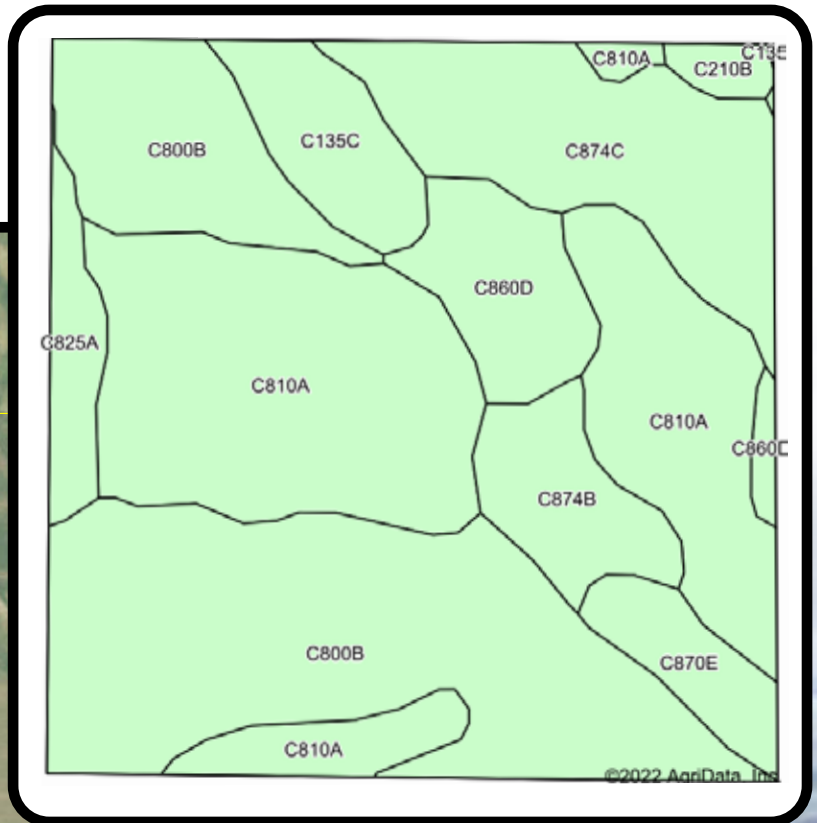
Parcel 2

Acres: 157.49 +/-
Legal: SW¼ 11-136-70
Crop Acres: 154.12 +/-
Taxes (2021): \$705.20

Crop Lease: \$61.00/acre through Nov. 1, 2024
****This lease increases to \$62.00/acre in 2024****

This parcel features productive cropland with good access. This parcel is subject to land owner/tenant lease.

PARCELS 2-5 COMBINED		
Crop	Base Acres	Yield
Wheat	173.4	28 bu.
Oats	13.9	41 bu.
Corn	49.9	73 bu.
Barley	77.1	38 bu.
Total Base Acres: 314.3		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C800B	Appam sandy loam, 2 to 6 percent slopes	52.28	33.2%	IIIe	38
C810A	Bowdle loam, 0 to 2 percent slopes	49.75	31.6%	IIIs	57
C874C	Wabek-Appam complex, 6 to 9 percent slopes	19.57	12.4%	VI s	26
C860D	Schaller loamy sand, 6 to 15 percent slopes	9.54	6.1%	VI e	20
C874B	Wabek-Appam complex, 2 to 6 percent slopes	7.75	4.9%	VI s	32
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	7.34	4.7%	IV e	56
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	5.17	3.3%	VII s	23
C825A	Divide loam, 0 to 2 percent slopes	4.60	2.9%	II s	62
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	1.49	0.9%	II e	83
Weighted Average					42.6

Parcel 3

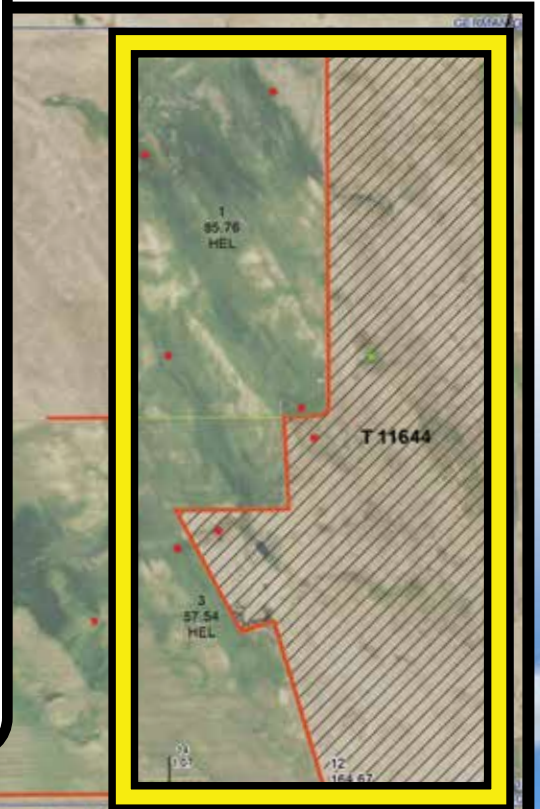
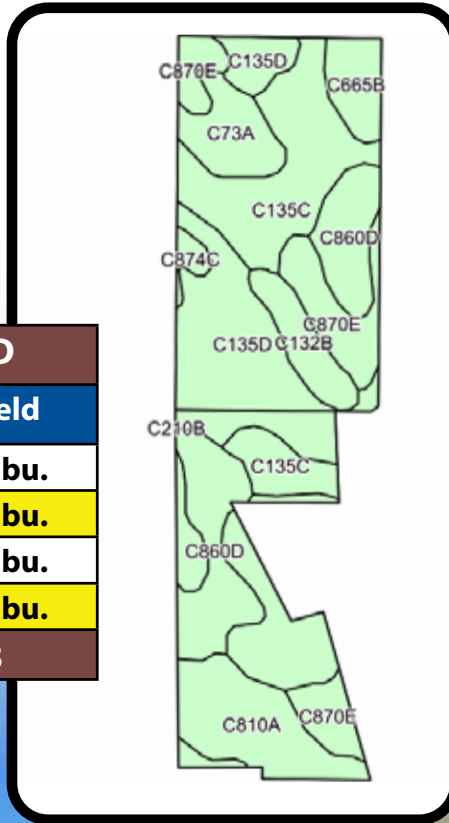
Acres: 317.49 +/-
Legal: E½ 11-136-70
Crop Acres: 143.3 +/-
Pasture Acres: 164.67 +/-
Taxes (2021): \$1,283.78

Crop Lease: \$61.00/acre through Nov. 1, 2024 ****This lease increases to \$62.00/acre in 2024****

Pasture Lease: \$26.00/acre through Nov. 1, 2023 ****This lease increases by \$0.50/acre per year****

This diverse parcel offers lush pastureland with good fencing and productive cropland. This parcel is subject to land owner/tenant lease.

PARCELS 2-5 COMBINED		
Crop	Base Acres	Yield
Wheat	173.4	28 bu.
Oats	13.9	41 bu.
Corn	49.9	73 bu.
Barley	77.1	38 bu.
Total Base Acres: 314.3		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C800B	Appam sandy loam, 2 to 6 percent slopes	52.28	33.2%	IIIe	38
C810A	Bowdle loam, 0 to 2 percent slopes	49.75	31.6%	IIIs	57
C874C	Wabek-Appam complex, 6 to 9 percent slopes	19.57	12.4%	VIIs	26
C860D	Schaller loamy sand, 6 to 15 percent slopes	9.54	6.1%	VIe	20
C874B	Wabek-Appam complex, 2 to 6 percent slopes	7.75	4.9%	VIIs	32
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	7.34	4.7%	IVe	56
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	5.17	3.3%	VIIIs	23
C825A	Divide loam, 0 to 2 percent slopes	4.60	2.9%	IIIs	62
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	1.49	0.9%	IIe	83
Weighted Average					42.6

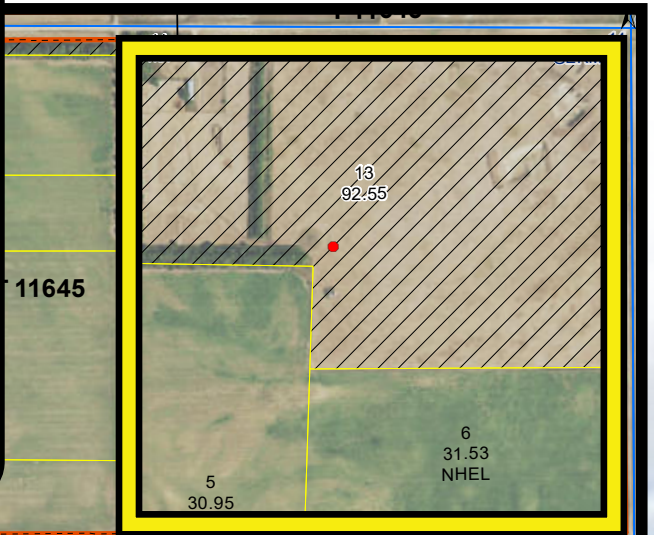
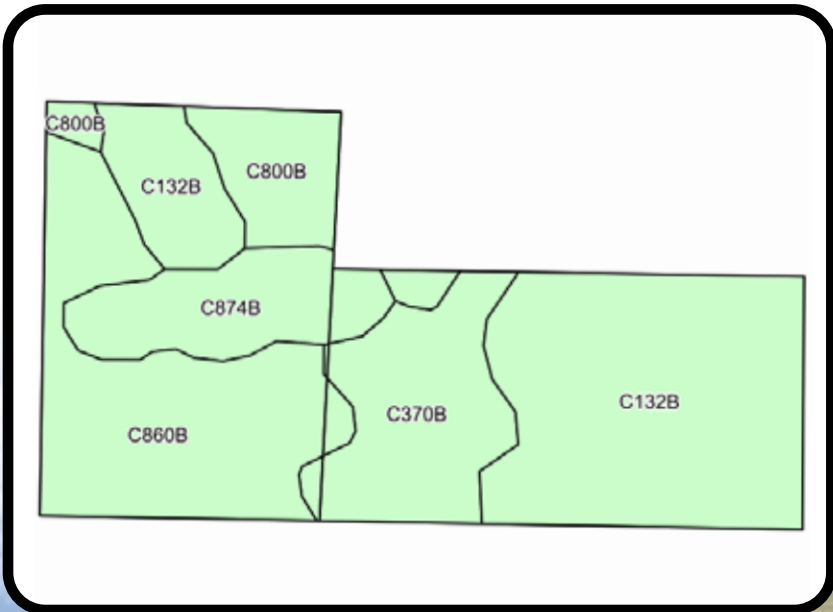
Parcel 4

Acres: 157.83 +/-
Legal: NE¼ 14-136-70
Crop Acres: 62.48 +/-
Pasture/Farmstead Acres: 88.15 +/-
Taxes (2021): \$819.13

*Crop Lease: \$54.00/acre through Nov. 1, 2024 **This lease increases to \$55.00/acre in 2024***

Pasture Lease: \$25.00/acre through Nov. 1, 2024

This parcel offers it all. Flat-lying cropland, productive pastureland, and a private farmstead setting with electricity and a Quonset with a concrete floor. This parcel is subject to land owner/tenant lease.



PARCELS 2-5 COMBINED		
Crop	Base Acres	Yield
Wheat	173.4	28 bu.
Oats	13.9	41 bu.
Corn	49.9	73 bu.
Barley	77.1	38 bu.
Total Base Acres: 314.3		

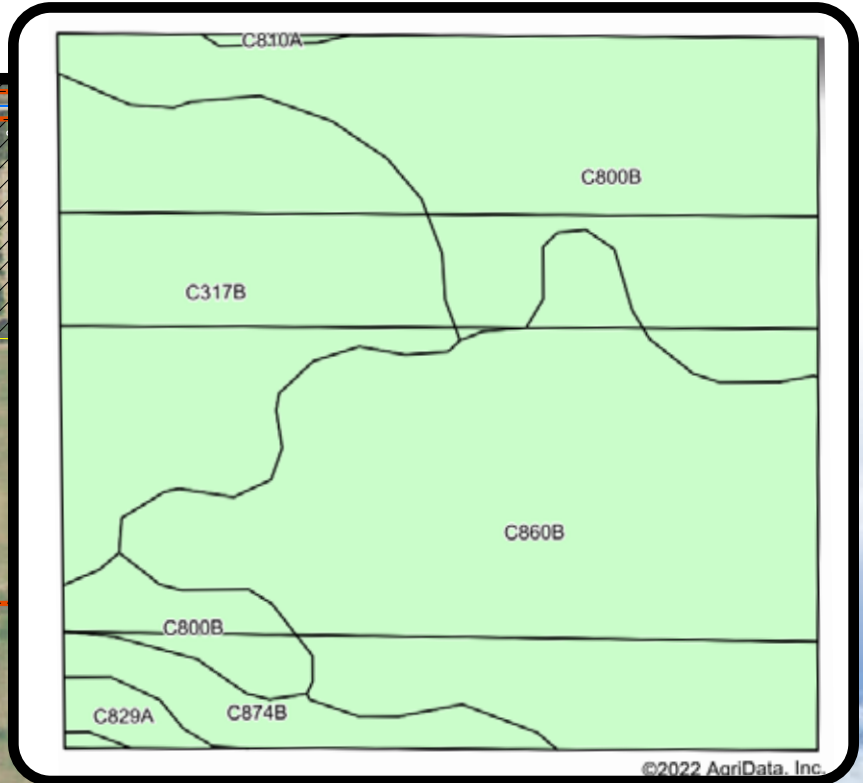
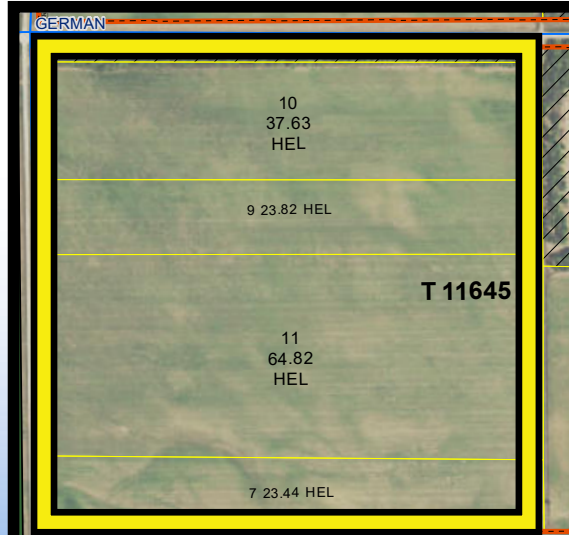
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132B	Williams-Zahl loams, 3 to 6 percent slopes	24.59	39.4%	Ile	76
C860B	Schaller loamy sand, 0 to 6 percent slopes	16.05	25.7%	IVe	30
C370B	Krem-Lihen loamy fine sands, 0 to 6 percent slopes	9.56	15.3%	IVe	50
C874B	Wabek-Appam complex, 2 to 6 percent slopes	6.91	11.1%	VIIs	32
C800B	Appam sandy loam, 2 to 6 percent slopes	5.37	8.6%	IIIe	38
Weighted Average					52.1

Parcel 5

Acres: 157.49 +/-
Legal: NW¼ 14-136-70
Crop Acres: 149.71 +/-
Taxes (2021): \$555.20

Crop Lease: \$54.00/acre through Nov. 1, 2024
****This lease increases to \$55.00/acre in 2024****

This parcel features cropland in which you can farm every acre it has to offer. This parcel is subject to land owner/tenant lease.



PARCELS 2-4 COMBINED		
Crop	Base Acres	Yield
Wheat	173.4	28 bu.
Oats	13.9	41 bu.
Corn	49.9	73 bu.
Barley	77.1	38 bu.
Total Base Acres: 314.3		

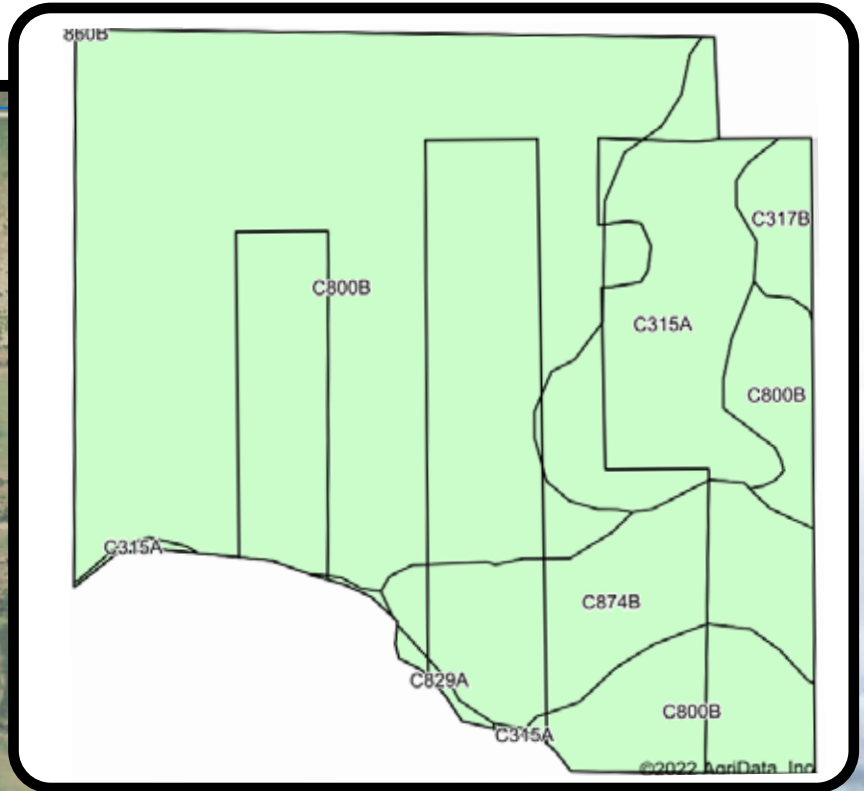
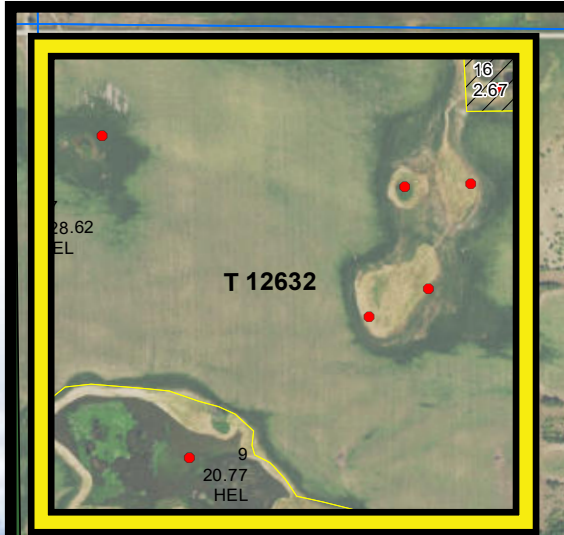
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C860B	Schaller loamy sand, 0 to 6 percent slopes	62.20	41.5%	IVe	30
C800B	Appam sandy loam, 2 to 6 percent slopes	44.20	29.5%	IIIe	38
C317B	Lihen-Telfer loamy fine sands, 0 to 6 percent slopes	34.91	23.3%	IVe	44
C874B	Wabek-Appam complex, 2 to 6 percent slopes	6.21	4.1%	VIIs	32
C829A	Marysland loam, 0 to 1 percent slopes	1.85	1.2%	IVw	37
C810A	Bowdle loam, 0 to 2 percent slopes	0.34	0.2%	IIIIs	57
Weighted Average					35.9

Parcel 6

Acres: 157.52 +/-
Legal: NW¼ 15-136-70
Crop Acres: 128.62 +/-
Taxes (2021): \$575.63

Crop Lease: \$35.00/acre through Nov. 1, 2024

This parcel features cropland with an average SPI of 39.5. This parcel is subject to land owner/tenant lease.



Crop	Base Acres	Yield
Wheat	9.52	38 bu.
Oats	8.88	46 bu.
Corn	43.71	70 bu.
Barley	5.54	31 bu.

Total Base Acres: 67.65

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C800B	Appam sandy loam, 2 to 6 percent slopes	90.94	70.7%	IIIe	38
C315A	Karlsruhe coarse sandy loam, 0 to 2 percent slopes	17.97	14.0%	IIIe	53
C874B	Wabek-Appam complex, 2 to 6 percent slopes	16.30	12.7%	VIIs	32
C317B	Lihen-Telfer loamy fine sands, 0 to 6 percent slopes	2.77	2.2%	IVe	44
C829A	Marysland loam, 0 to 1 percent slopes	0.63	0.5%	IVw	37

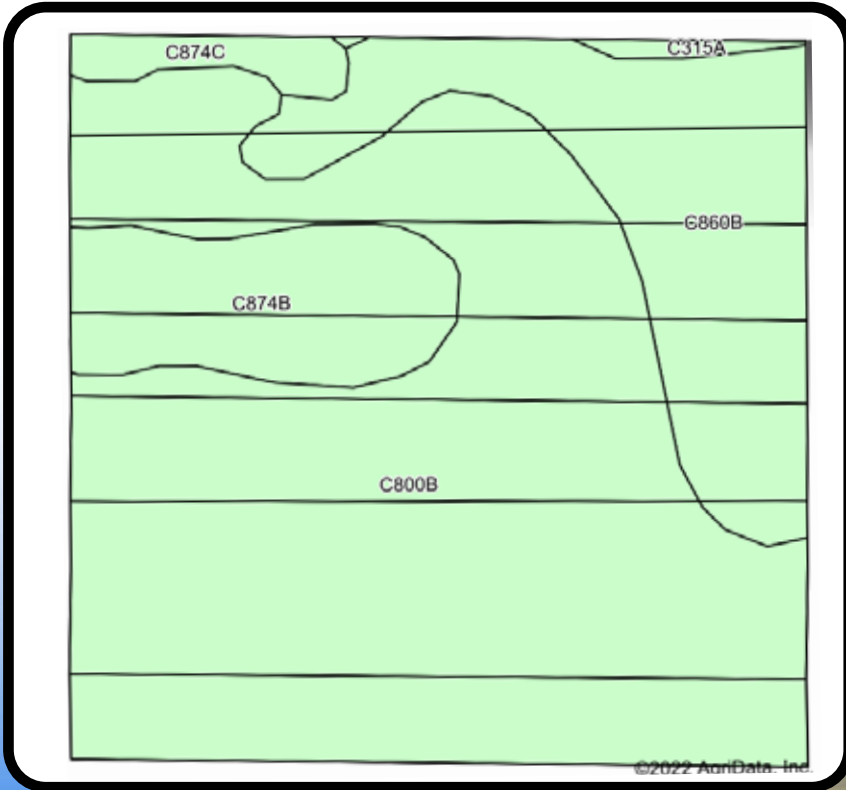
Weighted Average 39.5

Parcel 7

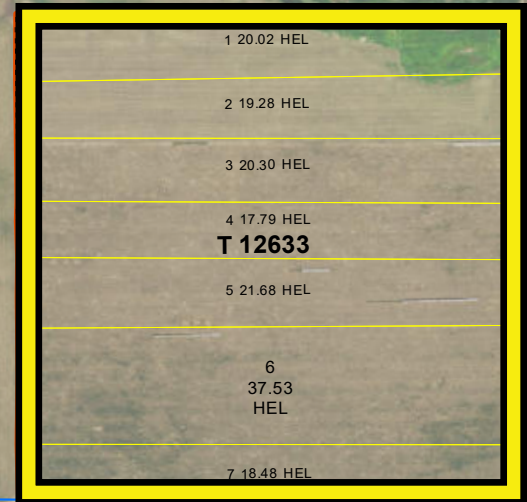
Acres: 160 +/-
Legal: SE¼ 16-136-70
Crop Acres: 155.08 +/-
Taxes (2021): \$597.08

*Hay Lease: \$37.00/acre through Nov. 1, 2022 **This lease increases by \$1.00/acre per year***

This parcel features 160 +/- acres that is currently being used as hayland. This parcel is subject to land owner/tenant lease.



Crop	Base Acres	Yield
Wheat	9.88	38 bu.
Oats	9.22	46 bu.
Corn	45.37	70 bu.
Barley	5.76	31 bu.
Total Base Acres: 70.23		



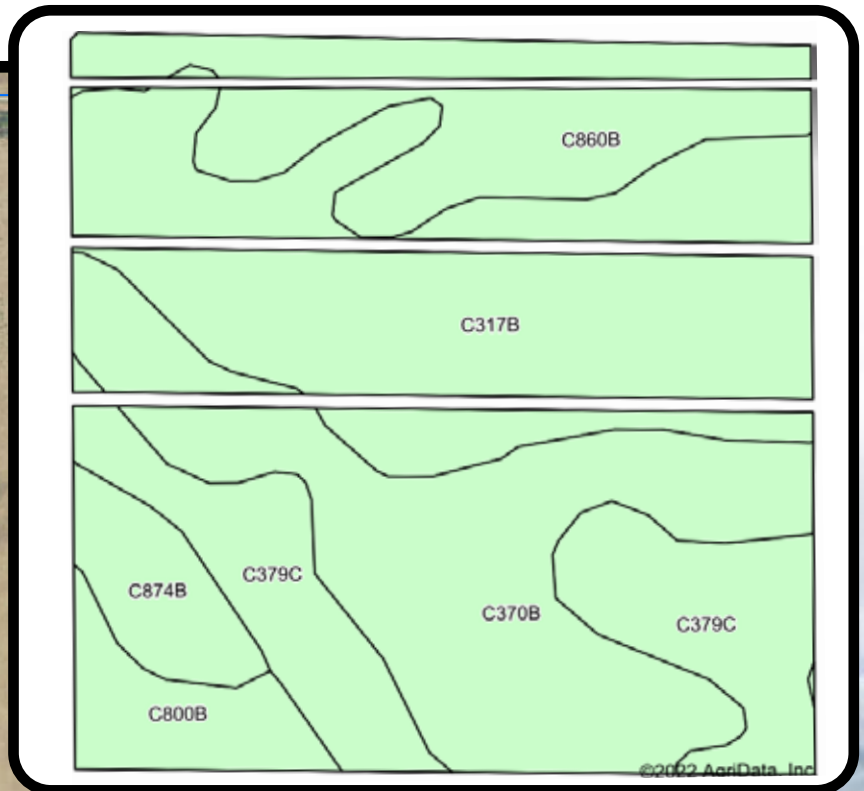
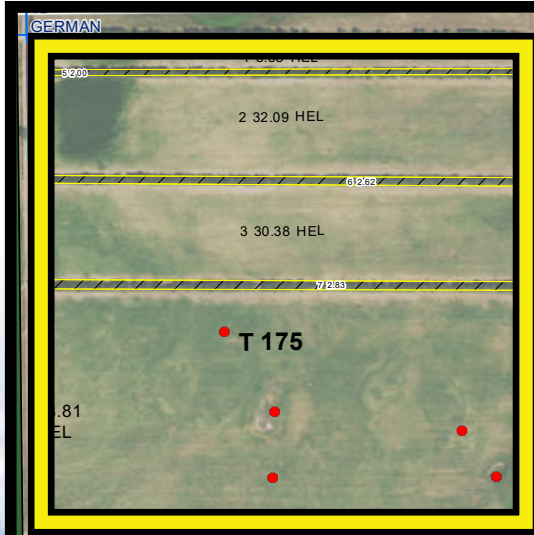
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C800B	Appam sandy loam, 2 to 6 percent slopes	103.41	66.7%	IIIe	38
C860B	Schaller loamy sand, 0 to 6 percent slopes	31.21	20.1%	IVe	30
C874B	Wabek-Appam complex, 2 to 6 percent slopes	15.98	10.3%	VI s	32
C874C	Wabek-Appam complex, 6 to 9 percent slopes	3.52	2.3%	VI s	26
C315A	Karlsruhe coarse sandy loam, 0 to 2 percent slopes	0.96	0.6%	IIIe	53
Weighted Average					35.6

Parcel 8

Acres: 160 +/-
Legal: NW¼ 24-136-70
Crop Acres: 147.66 +/-
Taxes (2021): \$687.66

Crop Lease: \$36.00/acre through Nov. 1, 2024

This parcel features cropland along with 3- half mile long shelter belts that provide excellent wildlife habitat. This parcel is subject to land owner/tenant lease.



Crop	Base Acres	Yield
Wheat	43.8	28 bu.
Oats	5.1	41 bu.
Barley	28.0	38 bu.
Total Base Acres: 76.9		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C317B	Lihen-Telfer loamy fine sands, 0 to 6 percent slopes	48.85	33.1%	IVe	44
C370B	Krem-Lihen loamy fine sands, 0 to 6 percent slopes	37.75	25.6%	IVe	50
C379C	Krem-Lihen-Zahl complex, 0 to 9 percent slopes	24.09	16.3%	IVe	44
C860B	Schaller loamy sand, 0 to 6 percent slopes	23.10	15.6%	IVe	30
C800B	Appam sandy loam, 2 to 6 percent slopes	7.22	4.9%	IIIe	38
C874B	Wabek-Appam complex, 2 to 6 percent slopes	6.65	4.5%	VIIs	32
Weighted Average					42.5

Online Bidding Instructions

Pifer's

September 01, 2021

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1,505.3 +/- Acres • Logan County, ND

Thursday, September 29, 2022 – 11:00 a.m.

Auction Location: American Legion Hall - Napoleon, ND

Auction Note: The Schuler family land offering features 1,505.3 +/- acres of highly sought after and productive farmland and pastureland in Logan County.

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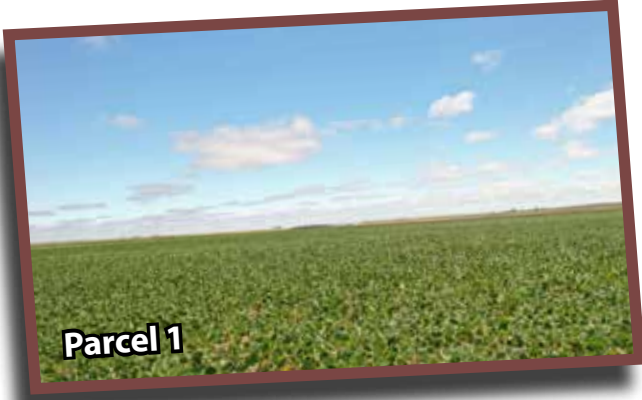
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Property Photos



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 11/14/2022. 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 November 14, 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 & 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.



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LAND AUCTIONS



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