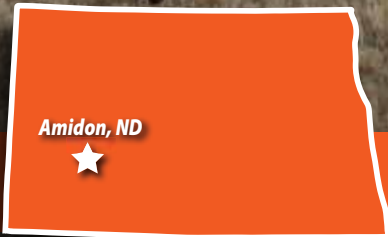
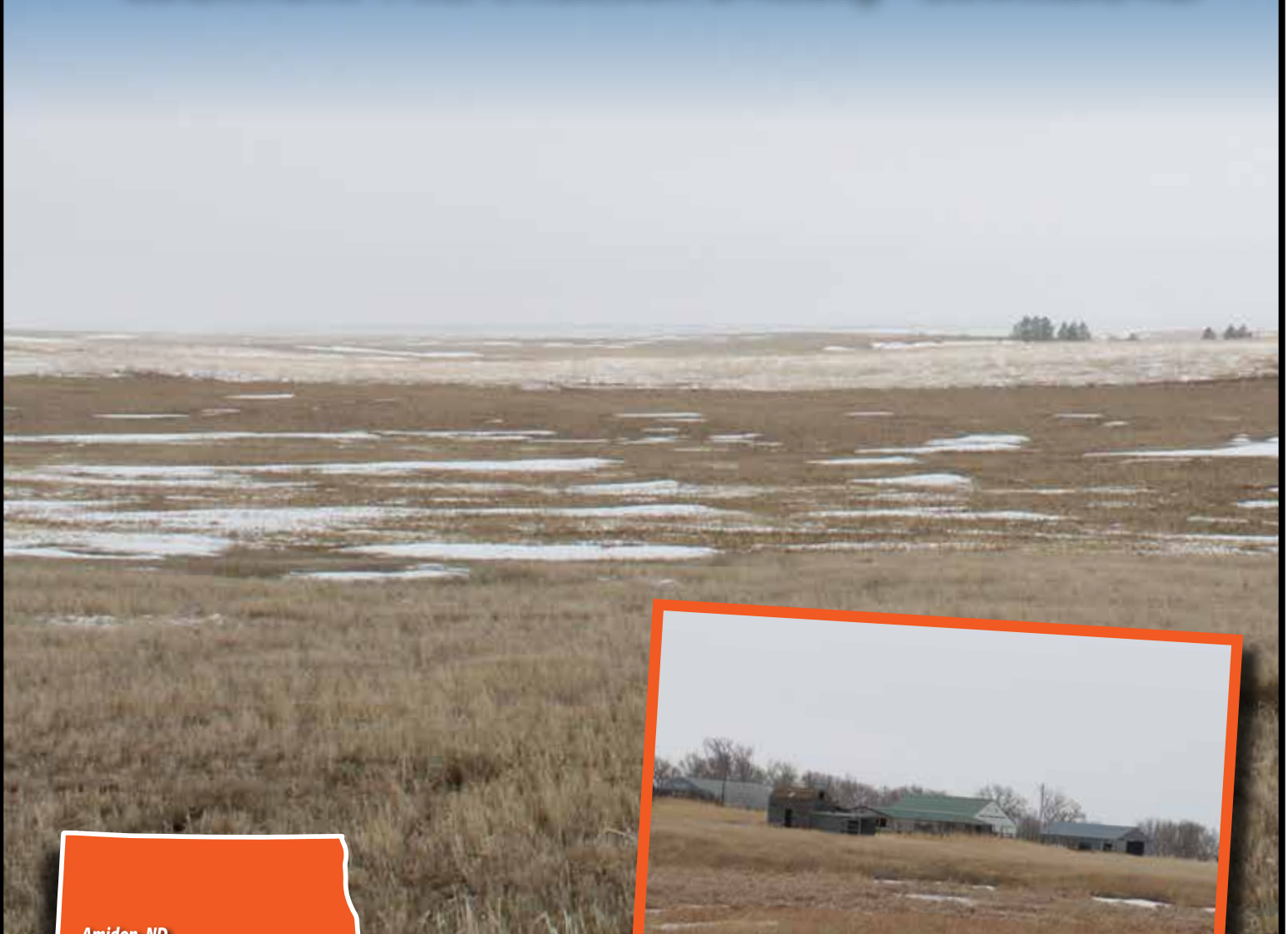


640 +/- Acres • Slope County, ND

LAND AUCTION

Tuesday, May 16, 2023 – 5:00 p.m. (MT)

LOCATION: Pifer's Auction & Realty • Bowman, ND



Amidon, ND



OWNER: John A. Olheiser, LLP

Pifer's
LAND AUCTIONS

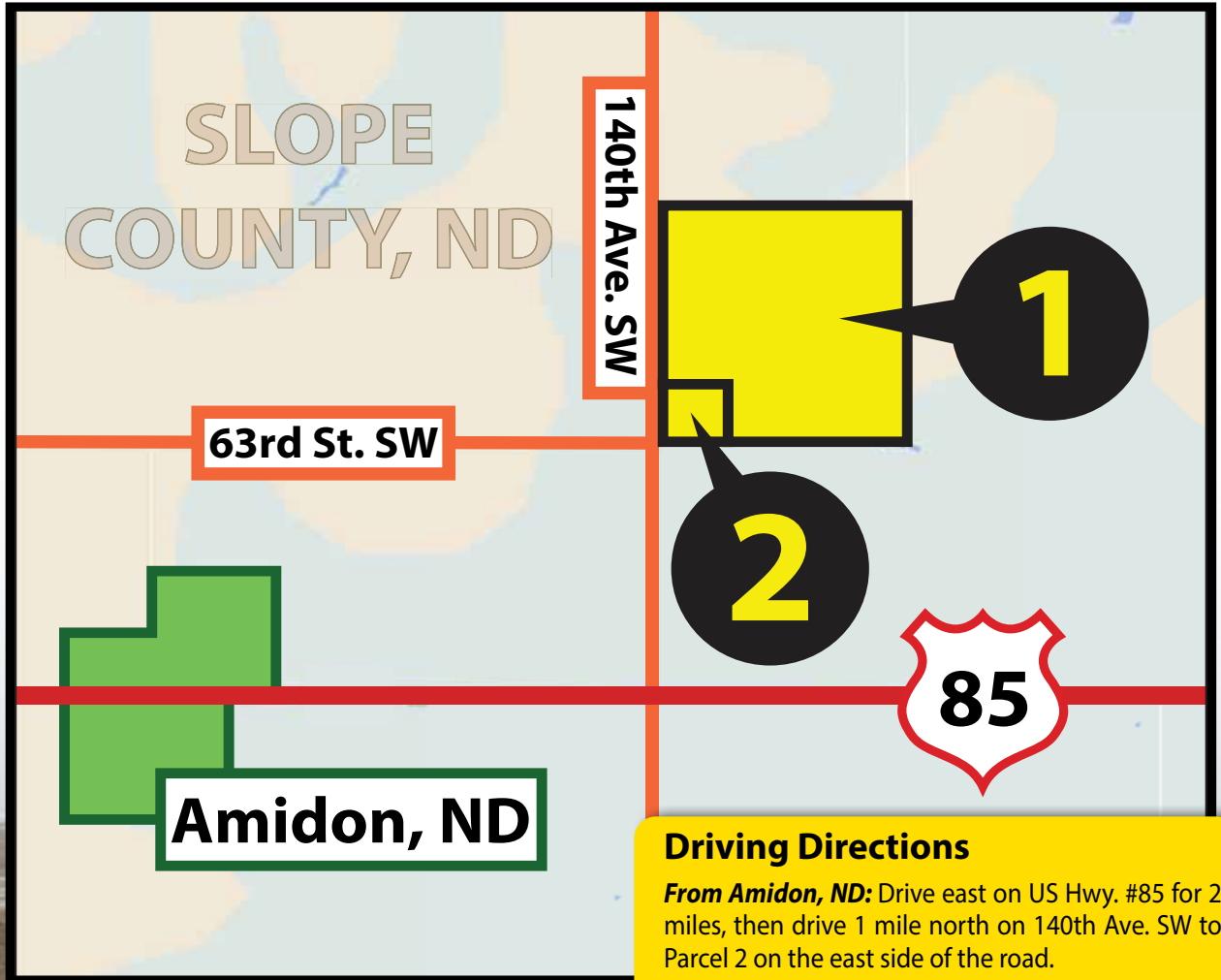


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701.523.7366

General Information

AUCTION NOTE: The Olheiser family property near Amidon, ND is a tremendously balanced property that offers something for everyone. This property consists of a full section of land that is situated 3 miles northeast of Amidon or 25 miles north of Bowman. In addition to the productive cropland around the perimeter of this section, this property also features a lush pasture and a winding creek that wraps around the farmstead and flows through the south half of this section.



Driving Directions

From Amidon, ND: Drive east on US Hwy. #85 for 2 miles, then drive 1 mile north on 140th Ave. SW to Parcel 2 on the east side of the road.

From Bowman, ND: Drive north on US Hwy. #85 for 25 miles to 140th Ave. SW, then drive 1 mile north to the property on the east side of the road.

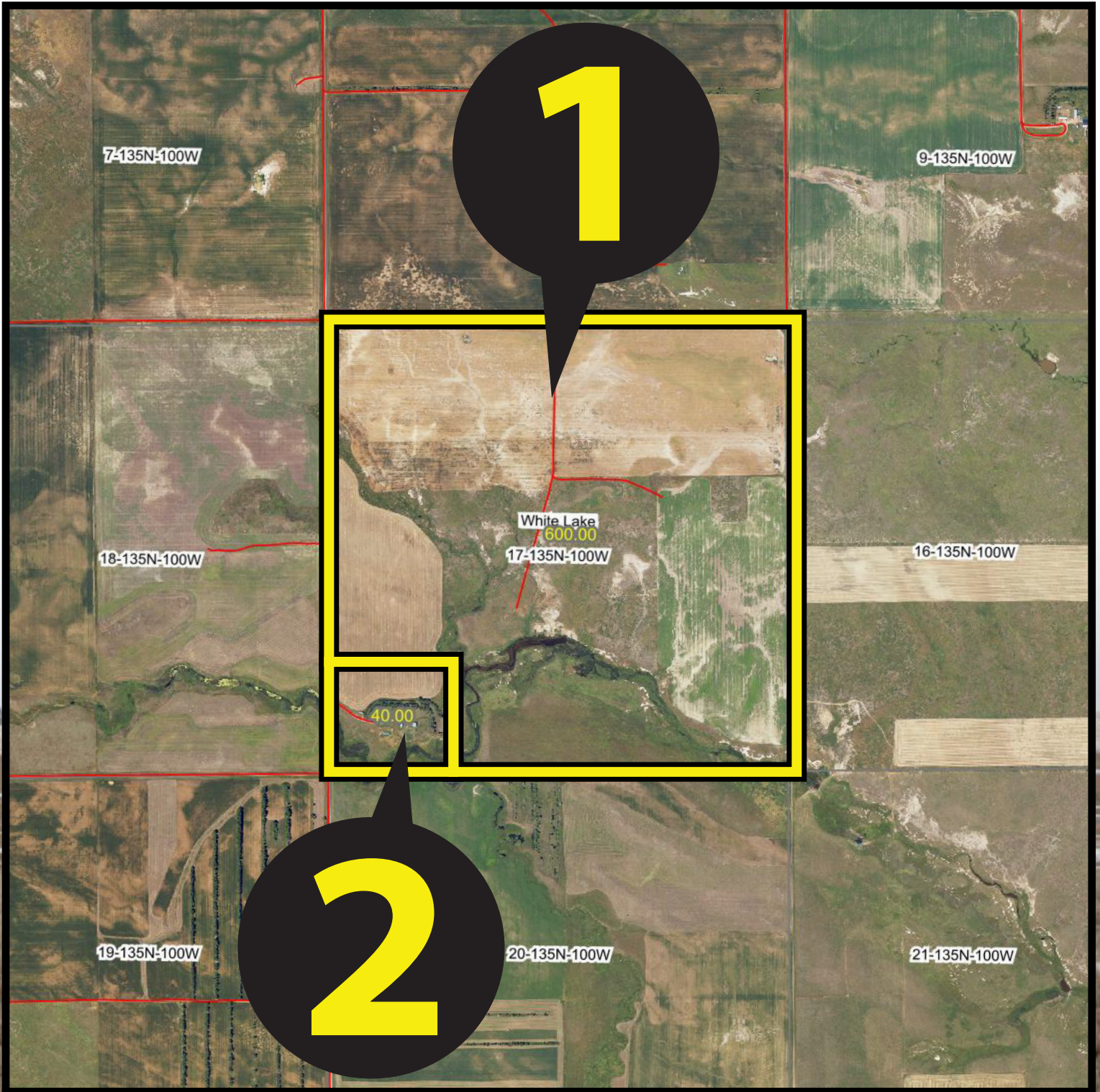


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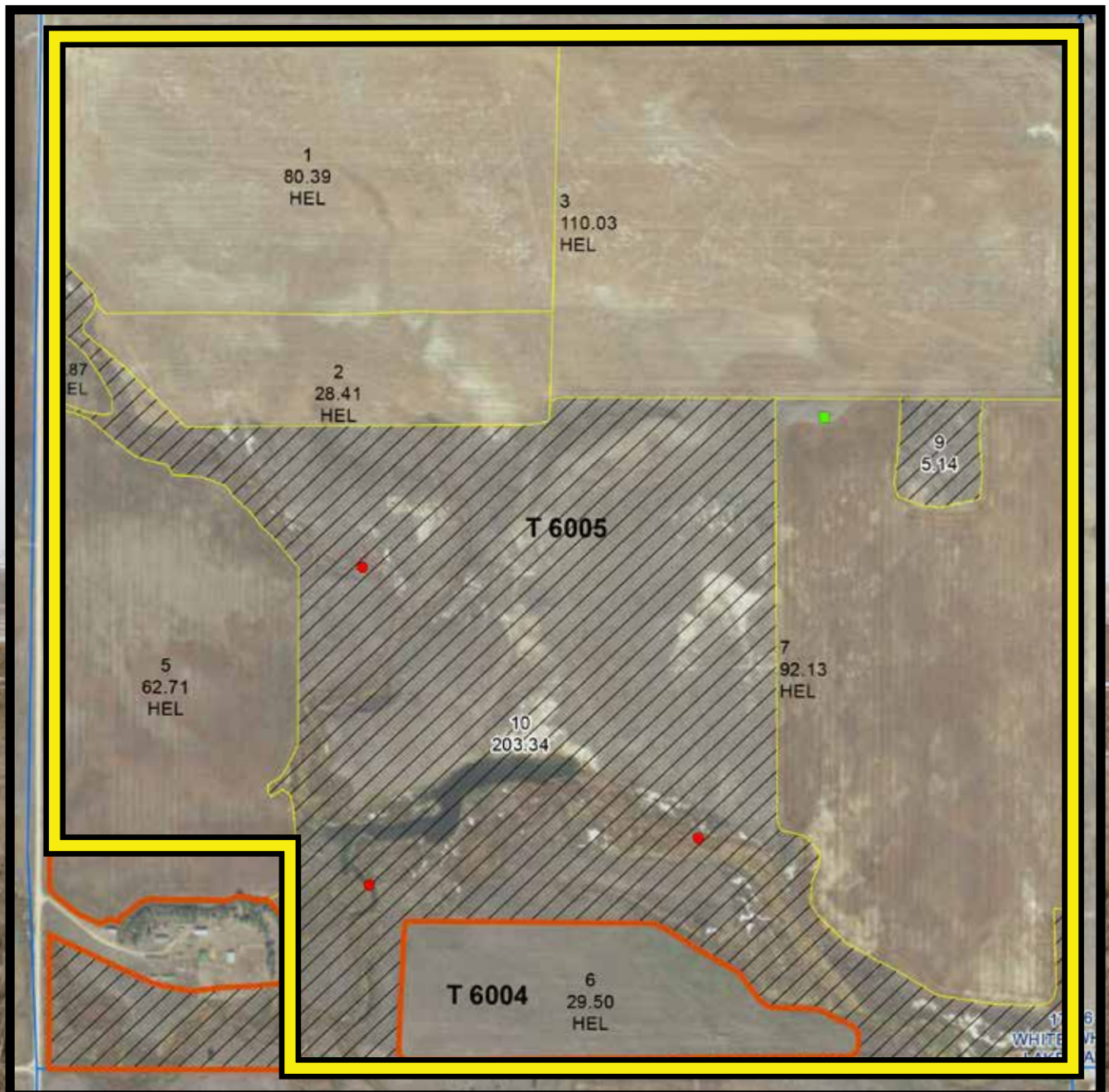
Overall Property



Parcel 1 FSA Map

Acres: 600 +/-
Legal: N $\frac{1}{2}$, SE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ & SE $\frac{1}{4}$ SW $\frac{1}{4}$ 17-135-100
Crop Acres: 362.28 +/- Acres (Estimated)
Taxes (2022): \$1,905.35 (Combined with Parcel 2)

This is an incredibly well-balanced section of land offering good cropland that surrounds a productive central grazing pasture. The winding creek draws that wrap around the farmstead of Parcel 2, traverse through the southern half of this property providing habitat and water for livestock and wildlife.



Parcel 1 Soils Map

PARCELS 1 & 2 COMBINED (TRACT #6005)

Crop	Base Acres	Yield
Wheat	153.35	27 bu.
Barley	22.62	36 bu.
Dry Peas	40.93	1,506 lbs.

Total Base Acres: 216.9

TRACT #6004

Crop	Base Acres	Yield
Wheat	10.8	24 bu.
Oats	3.6	43 bu.
Barley	2.7	36 bu.

Total Base Acres: 17.1

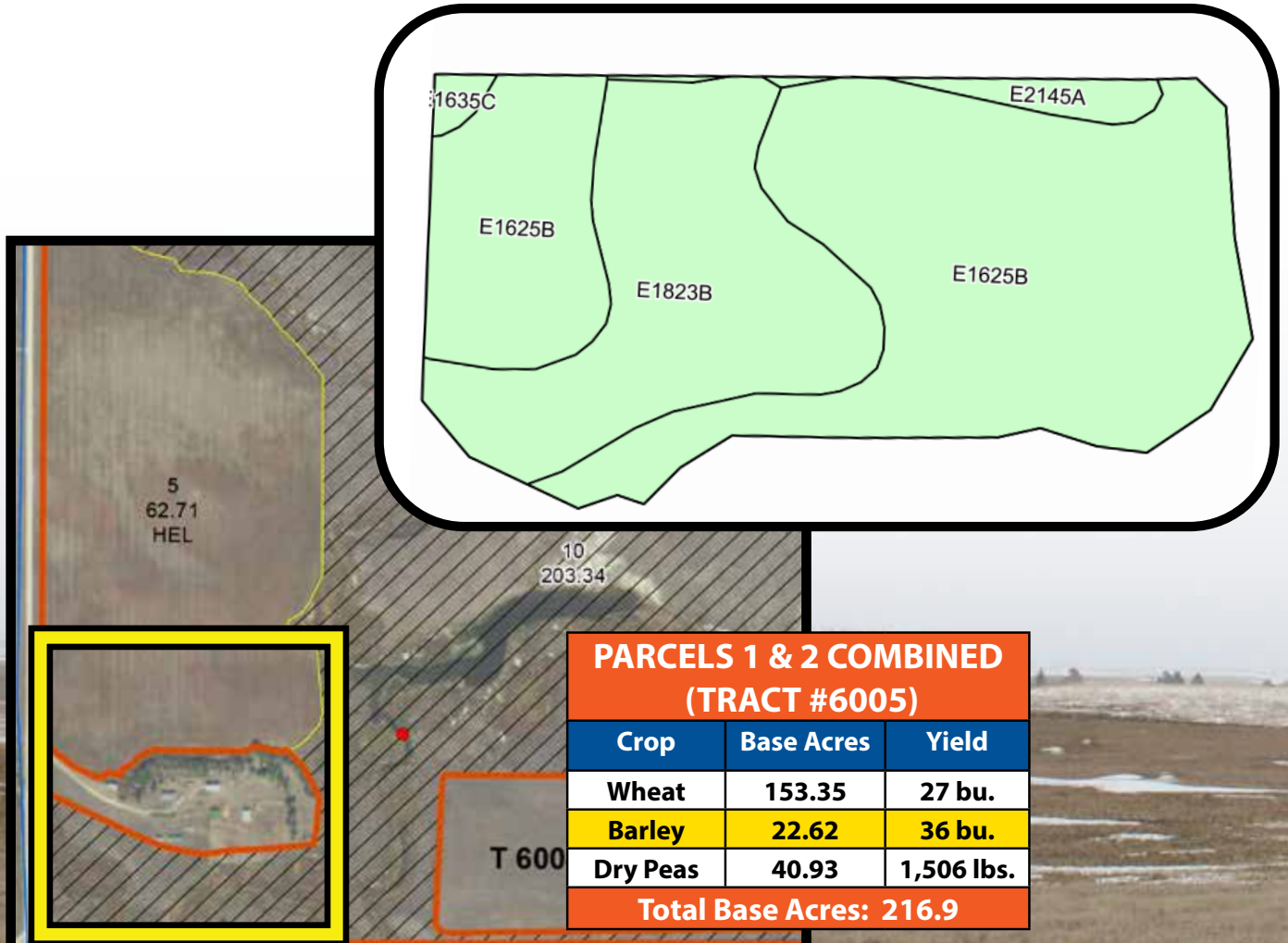


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	184.87	47.5%	Vls	29
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	19.56	5.0%	IVs	35
E0454C	Daglum-Rhoades complex, 6 to 9 percent slopes	16.36	4.2%	Vls	28
E2969C	Sen silt loam, 6 to 9 percent slopes	14.36	3.7%	IIIe	60
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	13.77	3.5%	Ile	51
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	12.54	3.2%	IIIe	63
E2439B	Sen-Janesburg silt loams, 3 to 6 percent slopes	12.47	3.2%	Ile	48
E1863A	Tally fine sandy loam, 0 to 2 percent slopes	12.29	3.2%	IIIe	67
E0431B	Daglum fine sandy loam, 0 to 6 percent slopes	11.75	3.0%	IVs	37
E0634A	Lawther-Daglum complex, 0 to 2 percent slopes	10.58	2.7%	Ils	67
E1875B	Telfer loamy fine sand, 0 to 6 percent slopes	10.26	2.6%	IVe	40
E0931C	Wayden-Moreau silty clays, 3 to 9 percent slopes	10.09	2.6%	Vls	35
E0651A	Regent-Janesburg complex, 0 to 3 percent slopes	10.02	2.6%	Ils	54
E0403A	Belfield-Daglum-Farland silt loams, 0 to 2 percent slopes	6.39	1.6%	Ils	66
E4005A	Harriet loam, 0 to 2 percent slopes, occasionally flooded	6.18	1.6%	Vls	27
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	5.87	1.5%	IIIe	61
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	5.76	1.5%	Vle	32
E2145A	Shambo loam, 0 to 2 percent slopes	4.56	1.2%	IIc	87
E2439A	Sen-Janesburg silt loams, 0 to 3 percent slopes	4.00	1.0%	Ils	52
E1823B	Parshall fine sandy loam, 2 to 6 percent slopes	3.94	1.0%	IIIe	66
E4729A	Heil silty clay loam, 0 to 1 percent slopes	2.80	0.7%	Vls	35
E2439C	Sen-Janesburg silt loams, 6 to 9 percent slopes	2.54	0.7%	IIIe	37
E1823A	Parshall fine sandy loam, 0 to 2 percent slopes	2.48	0.6%	IIIe	71
E3107F	Cabba-Badland complex, 6 to 70 percent slopes	2.31	0.6%	VIIe	13
E1875D	Telfer loamy fine sand, 6 to 15 percent slopes	1.69	0.4%	Vle	27
E0403B	Belfield-Daglum-Farland silt loams, 2 to 6 percent slopes	1.08	0.3%	Ile	64
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	0.21	0.1%	IVe	51
E4561F	Manning-Schaller-Wabek complex, 6 to 35 percent slopes	0.07	0.0%	IVe	26
Weighted Average					39.2

Parcel 2 FSA Map

Acres: 40 +/-
Legal: SW¼SW¼ 17-135-100
Crop Acres: 13.25 +/- (Estimated)
Taxes (2022): \$1,905.35 (Combined with Parcel 1)

This 40 +/- acre parcel features a modest farmstead that lays in the southwest corner of this section. Parcel 2 has excellent access as it sits only one mile north of US Hw. #85 and only 3 miles from Amidon, ND. The balance of this parcel is highlighted by a winding creek that flows through the pasture and productive cropland that wraps around the mature tree rows that surround the farmstead.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	11.12	66.7%	IIIe	63
E1823B	Parshall fine sandy loam, 2 to 6 percent slopes	4.93	29.6%	IIIe	66
E2145A	Shambo loam, 0 to 2 percent slopes	0.47	2.8%	IIc	87
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	0.15	0.9%	IVe	51
Weighted Average					64.5

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 6/30/2023. 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 June 20, 2023, 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 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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