

1,620.44 +/- Acres • McIntosh County, ND

LAND AUCTION

Monday, October 2, 2023 – 10:00 a.m.

LOCATION: American Legion Club • Ashley, ND



Venturia, ND



OWNER: NDCF & Additional Private Owners

Pifer's
LAND AUCTIONS

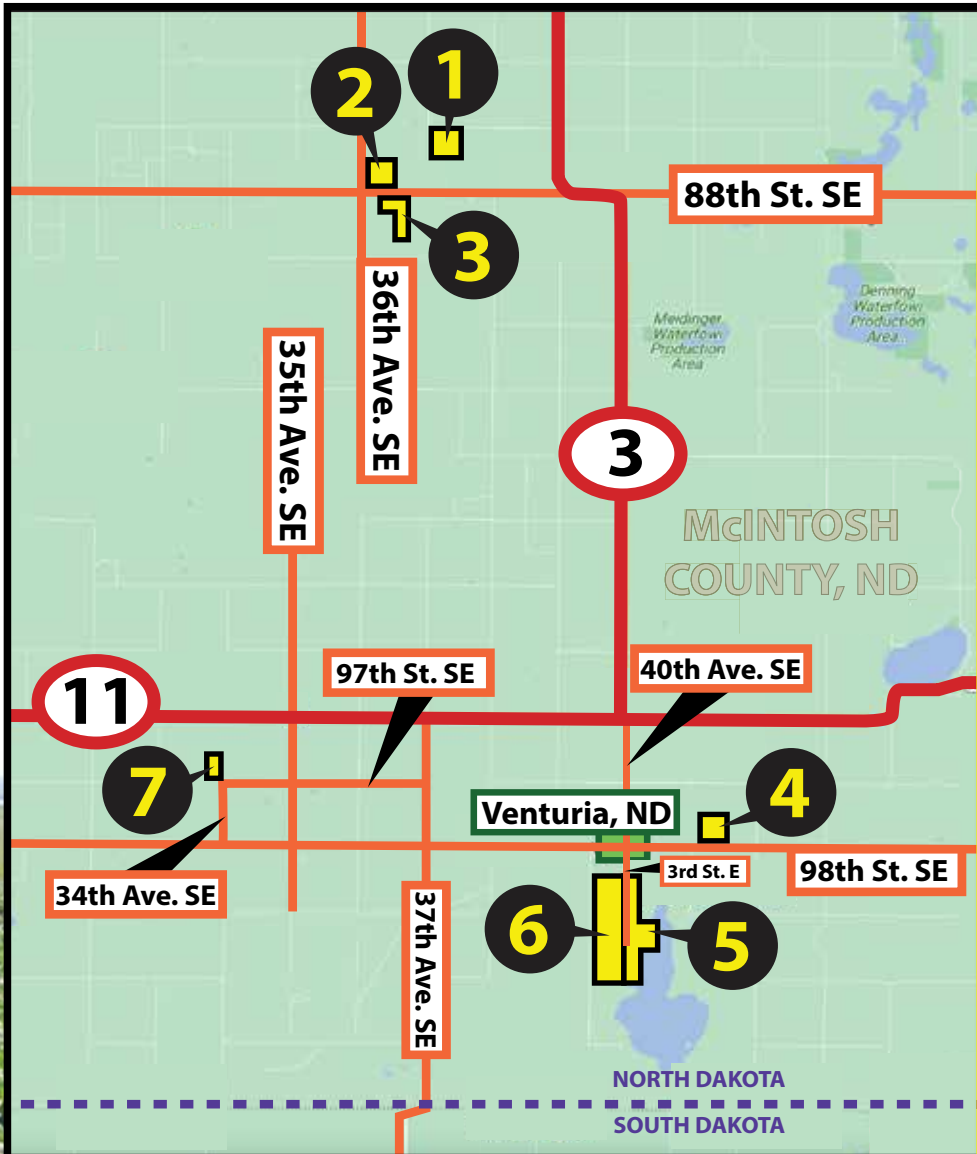


www.pifers.com

877.700.4099

General Information

AUCTION NOTE: This auction of 1,620 +/- acres is near Venturia and Wishek, ND. This property near the North Dakota-South Dakota border is where the Drift Prairie transitions to the Missouri Coteau region. The area consists of gently rolling terrain, with good quality soils, and includes some small potholes and larger bodies of water. These 7 parcels varying in size are diverse with a mix of quality cropland, pasture and open water!



Driving Directions

Parcel 1: From the intersection of Hwy. #13 and Hwy. #3 on the west side of Wishek, travel 7 miles south to 87th St. SE, then west 1.5 mile to the northeast corner of parcel 1. From intersection of Hwy. #3 and Hwy. #11, just to the north of Venturia, ND, travel 10 miles north on Hwy. #3, to 87th St. SE, then west 1.5 mile to the northeast corner of parcel 1.

Parcels 2 & 3: From the intersection of Hwy. #13 and Hwy. #3 on the west side of Wishek, travel 8 miles south to 88th St. SE, then west 2.5 miles to the southeast corner of parcel 2, parcel 3 is across the road to the south. From intersection of Hwy. #3 and Hwy. #11, just to the north of Venturia, ND, travel 9 miles north on Hwy. #3 miles to 88th St. SE, west 2.5 miles to the southeast corner of parcel 2, parcel 3 is across the road to the south.

Parcel 4: From the intersection of Hwy. #13 and Hwy. #3 on the west side of Wishek, travel 8 miles south, Hwy. #3 curves east for 1 mile then back south, continue for 8 miles, cross Hwy. #11 then 1 more mile to 98 St. SE, turn and travel east for 1 mile to the southwest corner of parcel 4. From intersection of Hwy. #3 and Hwy. #11, just to the north of Venturia, ND travel 1 south to 98 St. SE, turn and travel east for 1 mile to the southwest corner of parcel 4.

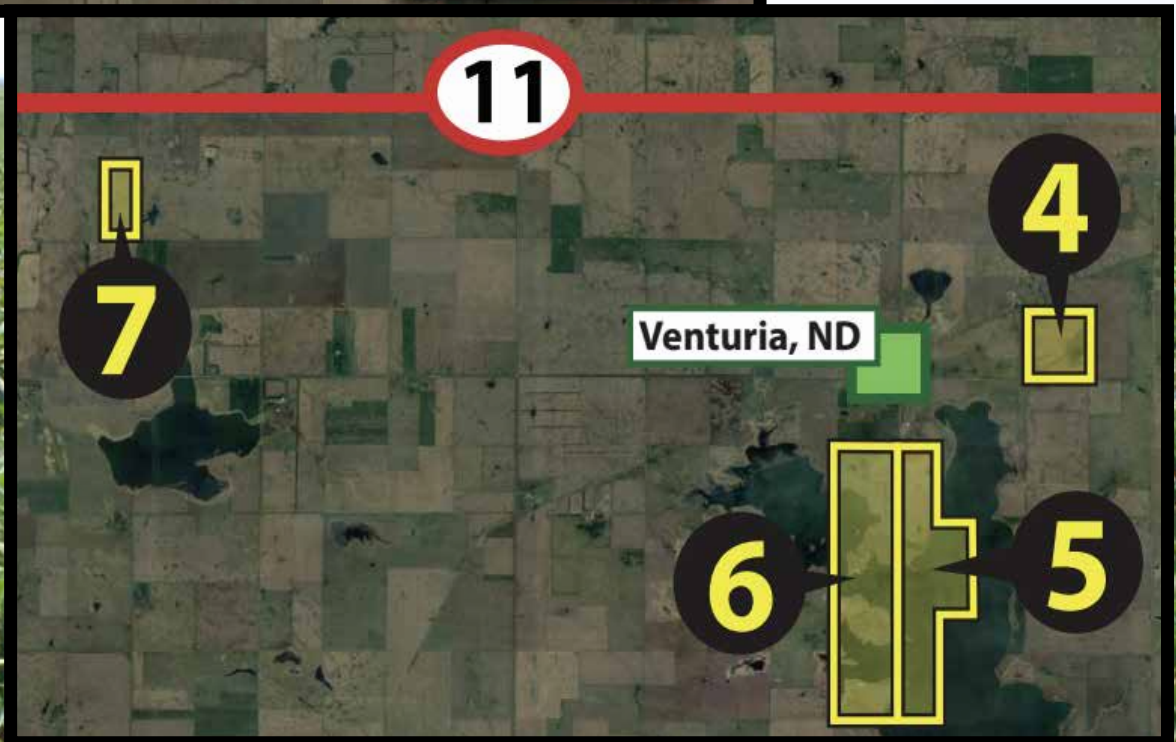
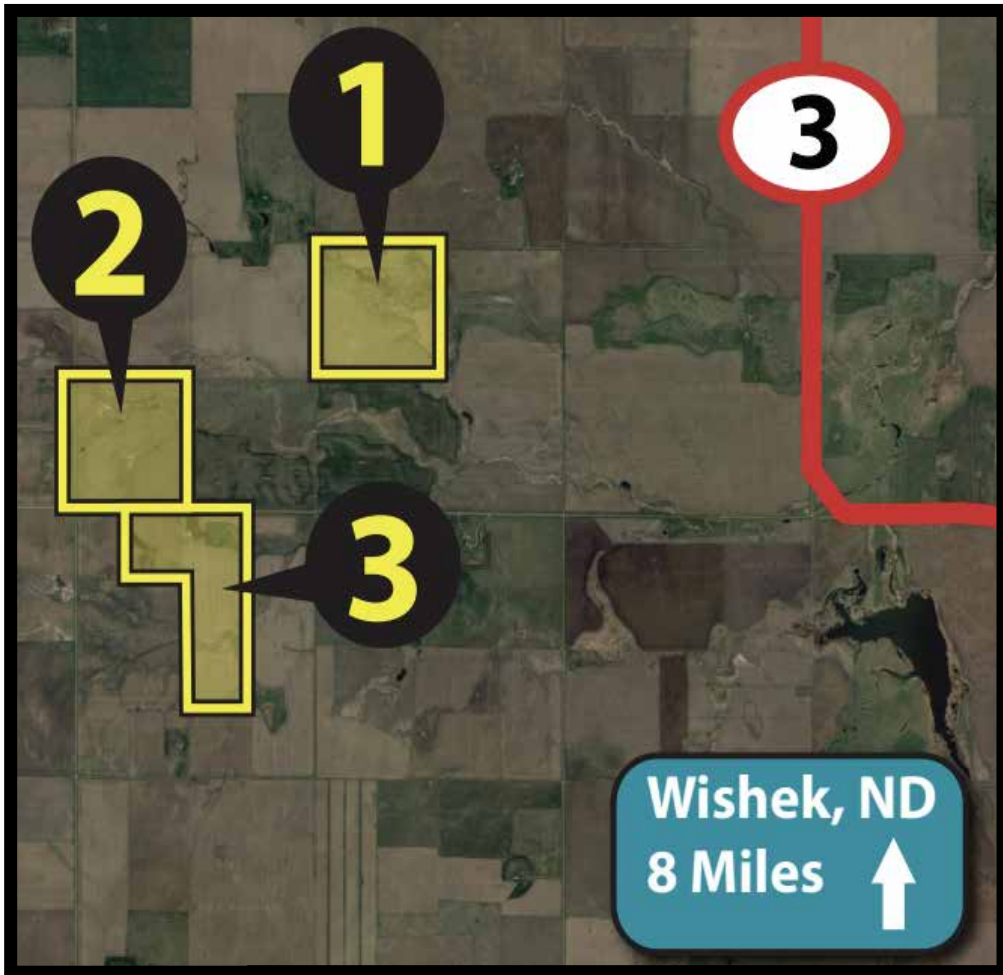
Parcels 5 & 6: From the intersection of Hwy. #3 and Hwy. #11 travel south on 40th Ave. SE for 1.75 miles, then it changes to 3rd St. E on the east side of Venturia, continue for 0.75 miles to the northwest corner of parcel 5 and the northeast corner of parcel 6.

Parcel 7: From the intersection of Hwy. #3 and Hwy. #11 travel west 6 miles to 35th Ave. SE, then south 2 miles to 96th St. SE, west 1 mile, then north on 34th St. SE, section line, to the southeast corner of parcel 7 (there is no access directly off of Hwy. #11).



Alan Butts
701.400.8858
alanb@pifers.com

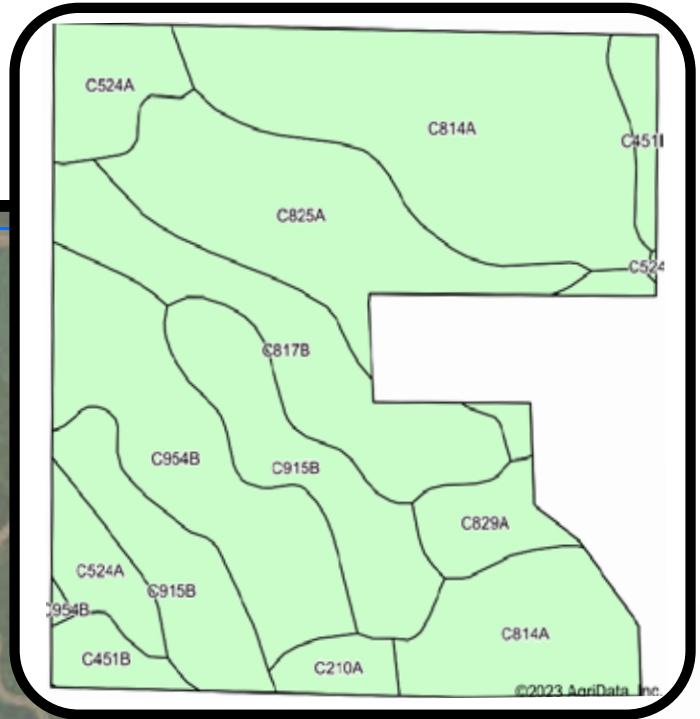
Overall Property



Parcel 1

Acres: 160 +/-
Legal: NW¼ 20-131-71
Crop Acres: 137.01 +/-
Taxes (2022): \$929.81

This parcel in Moscow Township features mainly Class II and III soils, with a Soil Productivity Index (SPI) of 63. This parcel also has a non-farmed grass area that makes up part of the parcel.
Not subject to a US Fish & Wildlife Easement on this parcel.



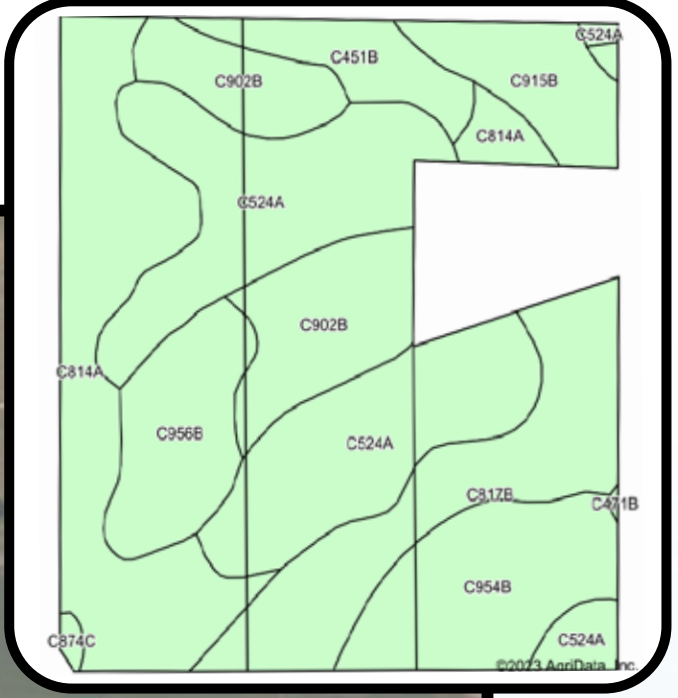
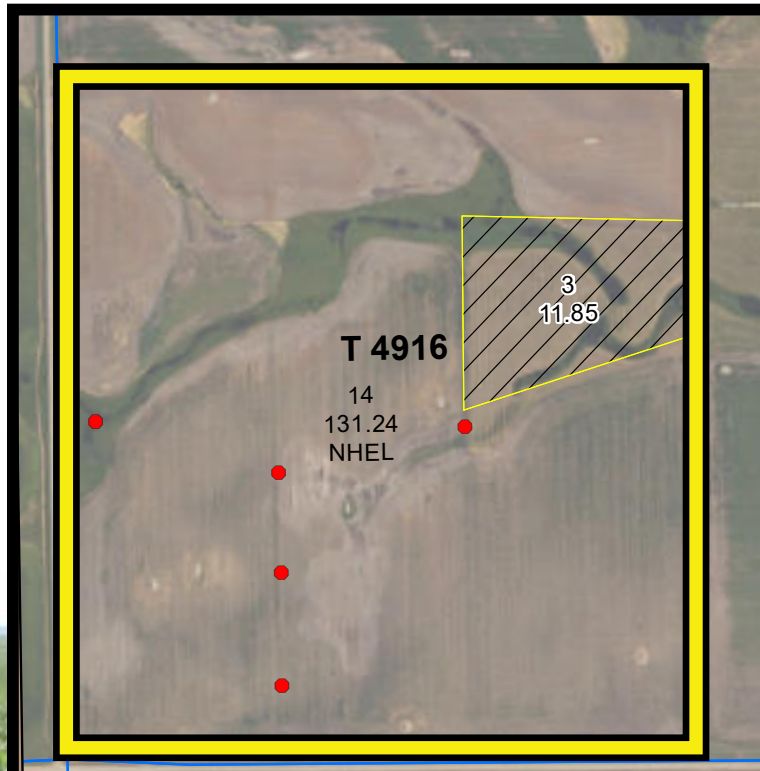
Crop	Base Acres	Yield
Wheat	63.21	47 bu.
Corn	34.09	117 bu.
Sunflowers	26.7	1,393 lbs.
Total Base Acres: 124.0		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C814A	Bowdle-Lehr loams, 0 to 2 percent slopes	40.45	29.5%	IIIs	52
C915B	Reeder-Arnegard loams, 3 to 6 percent slopes	20.34	14.8%	Ile	81
C825A	Divide loam, 0 to 2 percent slopes	19.72	14.4%	IIs	62
C954B	Regent-Savage silty clay loams, 3 to 6 percent slopes	18.22	13.3%	Ile	81
C817B	Lehr-Bowdle loams, 2 to 6 percent slopes	15.33	11.2%	IIle	50
C524A	Daglum-Belfield complex, 0 to 2 percent slopes	9.92	7.2%	IVs	52
C451B	Arnegard loam, 2 to 6 percent slopes	5.28	3.9%	Ile	93
C829A	Marysland loam, 0 to 1 percent slopes	5.19	3.8%	IVw	37
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	2.56	1.9%	IIc	86
Weighted Average					63

Parcel 2

Acres: 145.49 +/-
Legal: SW¼ 19-131-71
Crop Acres: 131.24 +/-
Taxes (2022): \$917.28

This parcel in Moscow Township features mainly Class II and III soils, with an SPI of 60.5. This parcel also has a non-farmed grass area that makes up part of the parcel.
Not subject to a US Fish & Wildlife Easement on this parcel.



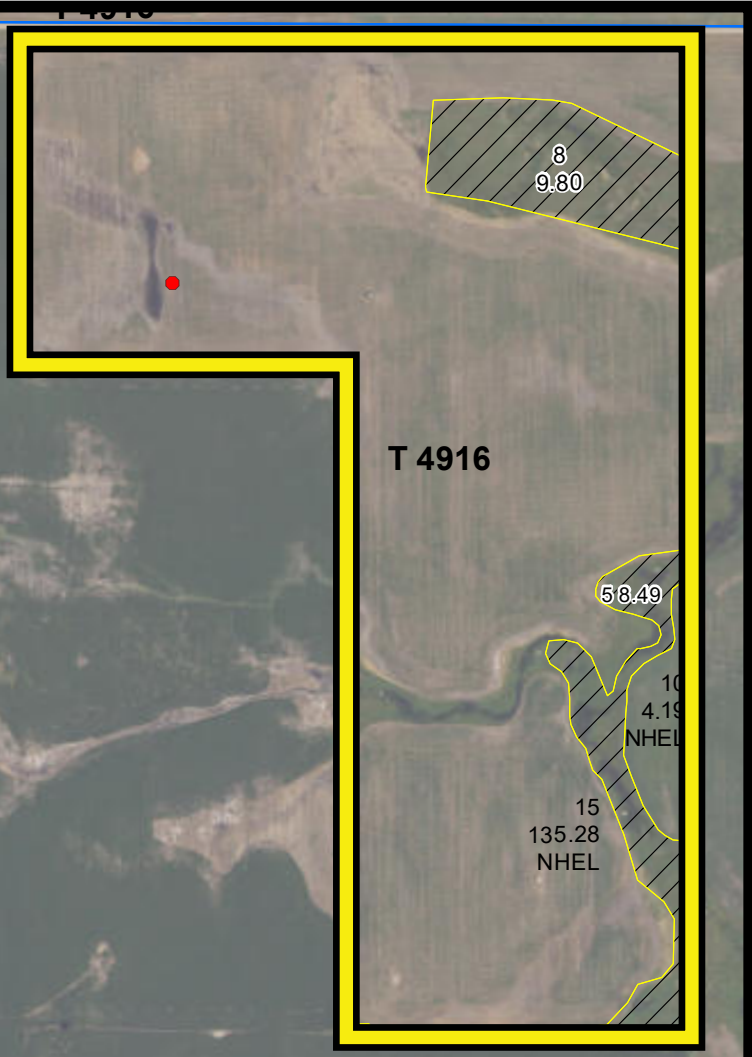
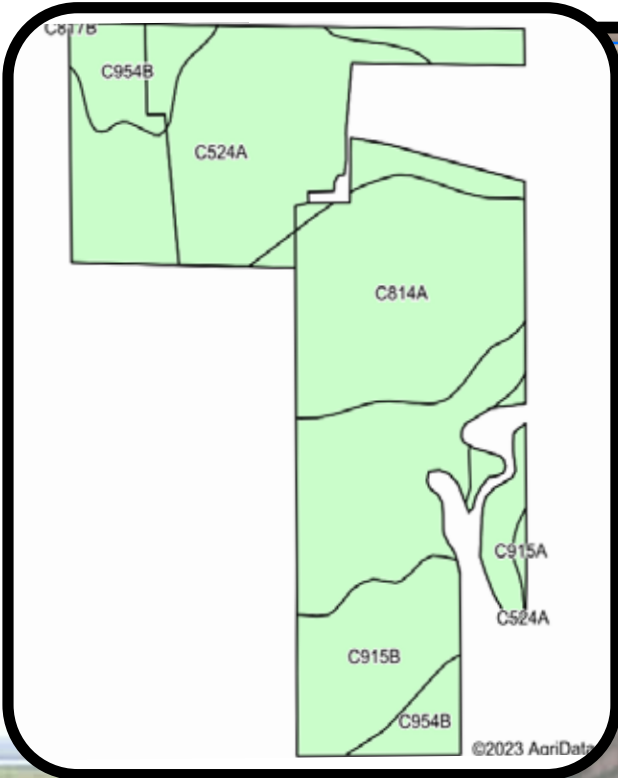
PARCELS 2 & 3 COMBINED		
Crop	Base Acres	Yield
Wheat	67.7	44 bu.
Corn	97.41	107 bu.
Soybeans	97.39	28 bu.
Total Base Acres: 262.5		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C524A	Daglum-Belfield complex, 0 to 2 percent slopes	36.39	27.7%	IVs	52
C814A	Bowdle-Lehr loams, 0 to 2 percent slopes	25.20	19.2%	IIIs	52
C817B	Lehr-Bowdle loams, 2 to 6 percent slopes	17.34	13.2%	IIle	50
C902B	Amor-Cabba loams, 3 to 6 percent slopes	15.58	11.9%	Ile	69
C954B	Regent-Savage silty clay loams, 3 to 6 percent slopes	13.54	10.3%	Ile	81
C956B	Vebar fine sandy loam, 3 to 6 percent slopes	10.07	7.7%	IIle	59
C915B	Reeder-Arnegard loams, 3 to 6 percent slopes	7.02	5.3%	Ile	81
C451B	Arnegard loam, 2 to 6 percent slopes	5.61	4.3%	Ile	93
C874C	Wabek-Appam complex, 6 to 9 percent slopes	0.42	0.3%	VIIs	26
C471B	Grail silty clay loam, 2 to 6 percent slopes	0.08	0.1%	Ile	91
Weighted Average					60.5

Parcel 3

Acres: 157.46 +/-
Legal: W½NE¼, NE¼NW¼ & NW¼SE¼ 30-131-71
Crop Acres: 139.47 +/-
Taxes (2022): \$913.04

This parcel in Moscow Township features mainly Class II and III soils, with an SPI of 58.1. This parcel also has a non-farmed grass area that makes up part of the parcel.
Not subject to a US Fish & Wildlife Easement on this parcel.



PARCELS 2 & 3 COMBINED		
Crop	Base Acres	Yield
Wheat	67.7	44 bu.
Corn	97.41	107 bu.
Soybeans	97.39	28 bu.
Total Base Acres: 262.5		

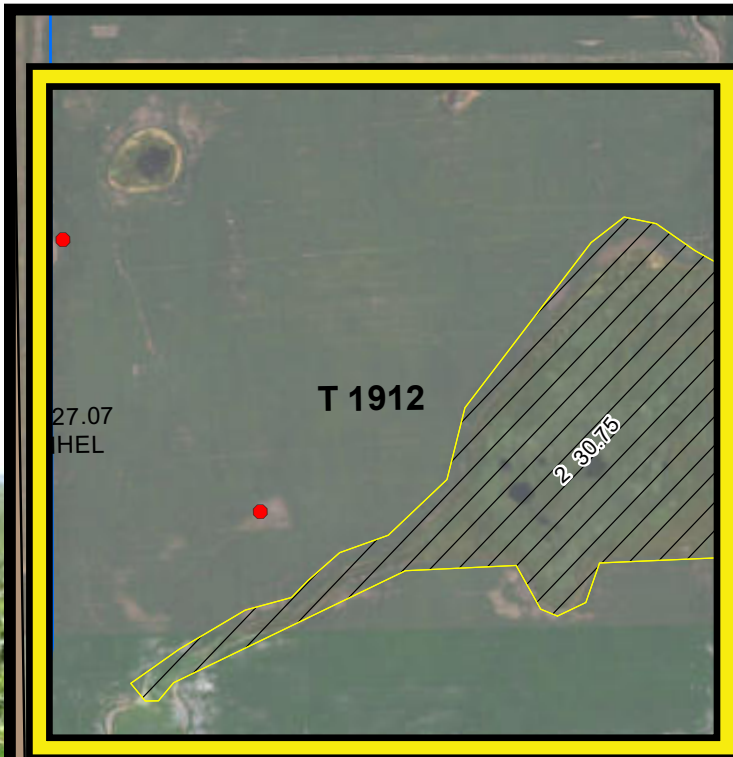
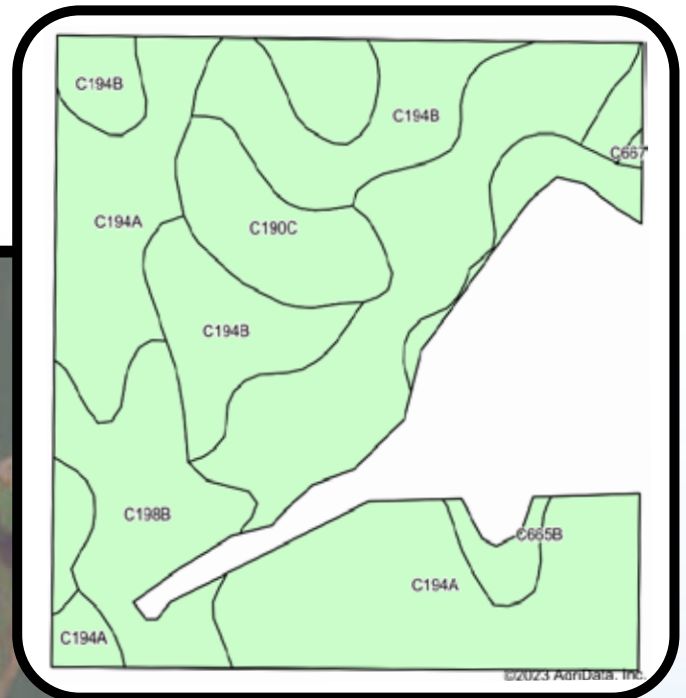
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C524A	Daglum-Belfield complex, 0 to 2 percent slopes	63.21	47.7%	IVs	52
C814A	Bowdle-Lehr loams, 0 to 2 percent slopes	32.67	24.7%	IIIs	52
C915B	Reeder-Arnegard loams, 3 to 6 percent slopes	15.85	12.0%	Ile	81
C954B	Regent-Savage silty clay loams, 3 to 6 percent slopes	15.45	11.7%	Ile	81
C584A	Harriet loam, 0 to 2 percent slopes	4.75	3.6%	VIIs	26
C915A	Reeder-Arnegard loams, 0 to 3 percent slopes	0.55	0.4%	IIIs	86
Weighted Average					58.1

Parcel 4

Acres: 157.49 +/-
Legal: SW¼ 12-129-71
Crop Acres: 127.07 +/-
Taxes (2022): \$1,135.93

Parcel 4 in Johnstown Township consists of 127 acres of mainly Class II & III soils with an SPI of 75.1. The balance of the parcel consists of non-farmed grass acres.

Easements: *Kulm Wetland Management District, ND Wildlife Management Area – Limited, Kulm Wetland Management District – Limited, and Dakota Grassland Conservation Area.*



Crop	Base Acres	Yield
Wheat	47.31	33 bu.
Corn	10.99	116 bu.
Soybeans	57.24	26 bu.
Total Base Acres: 115.54		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C194A	Bearpaw-Zeeland loams, 0 to 3 percent slopes	68.19	53.7%	Ile	80
C194B	Bearpaw-Zeeland loams, 3 to 6 percent slopes	27.25	21.4%	Ile	76
C198B	Bearpaw-Noonan loams, 0 to 6 percent slopes	15.27	12.0%	Ils	67
C190C	Bearpaw loam, 6 to 9 percent slopes	9.58	7.5%	IIle	62
C665B	Noonan-Niobell-Williams loams, 0 to 6 percent slopes	6.55	5.2%	IVe	58
C667B	Williams-Niobell loams, 3 to 6 percent slopes	0.23	0.2%	Ile	77
Weighted Average					75.1

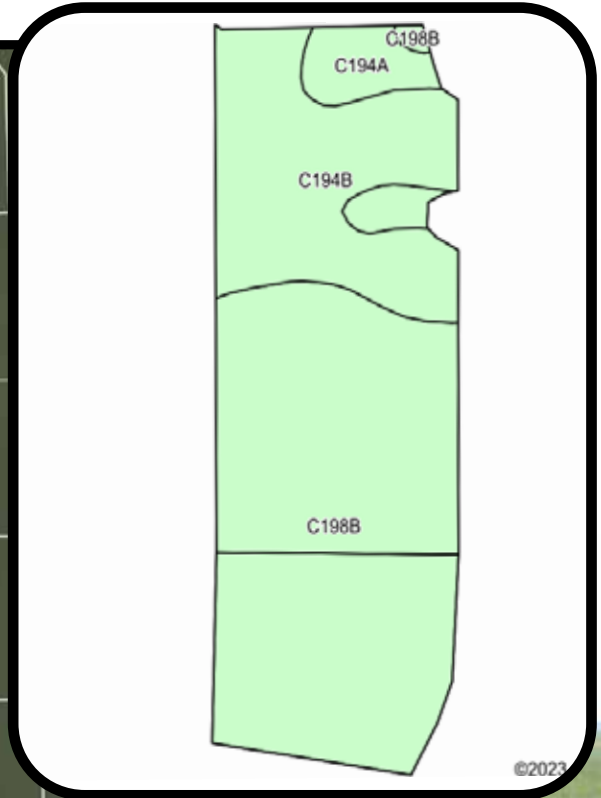
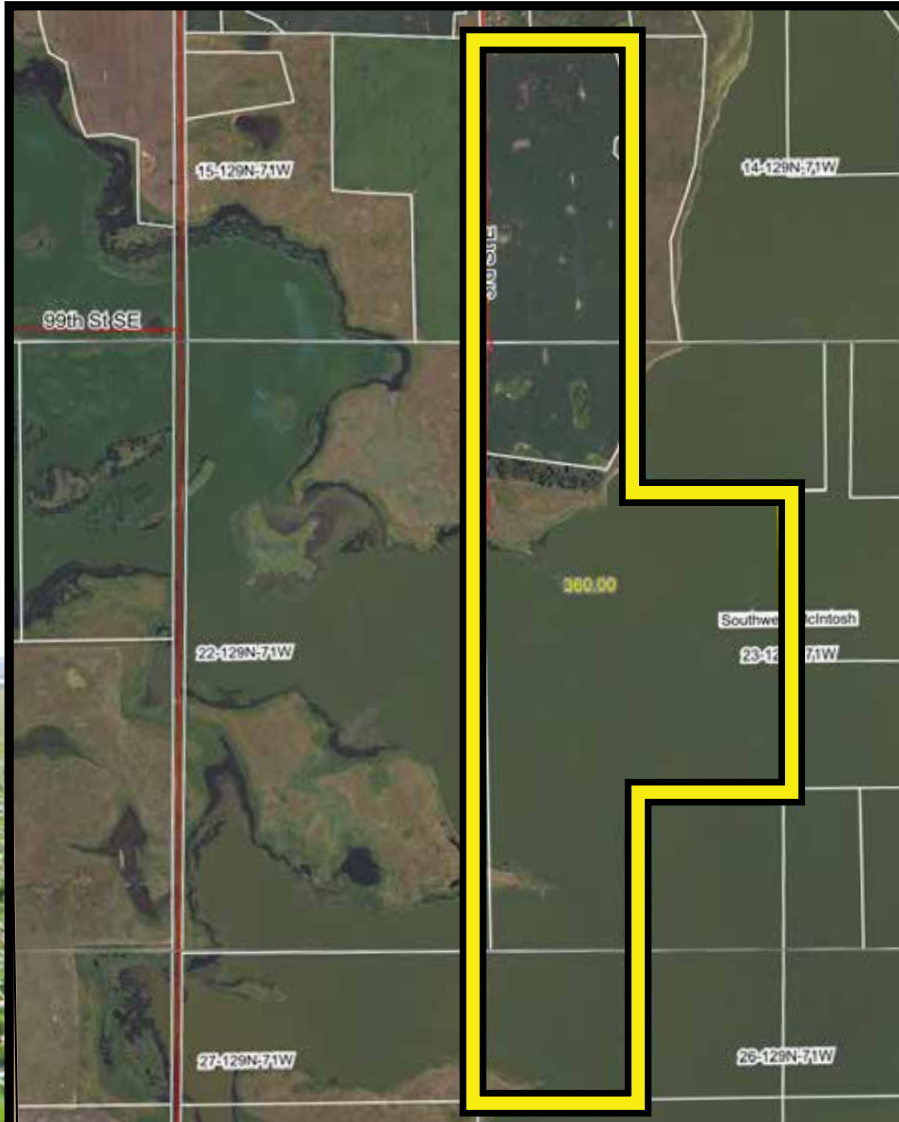
Parcel 5

Acres: 360 +/-
Legal: W½SW¼(b) 14-129-71, S½NW¼, NW¼NW¼, W½SW¼ and NE¼SW¼ 23-129-71 & NW¼NW¼ 26-129-71

Crop Acres: 106.67 +/-
Taxes (2022): \$1,045.10

Parcel 5 consists of 106 acres of quality cropland with an SPI of 70.5. The remaining balance includes pasture and open water.

Easements: Kulm Wetland Management District – Wetland, ND Wildlife Management Area, ND Wildlife Management Area, and Dakota Grassland Conservation Area.



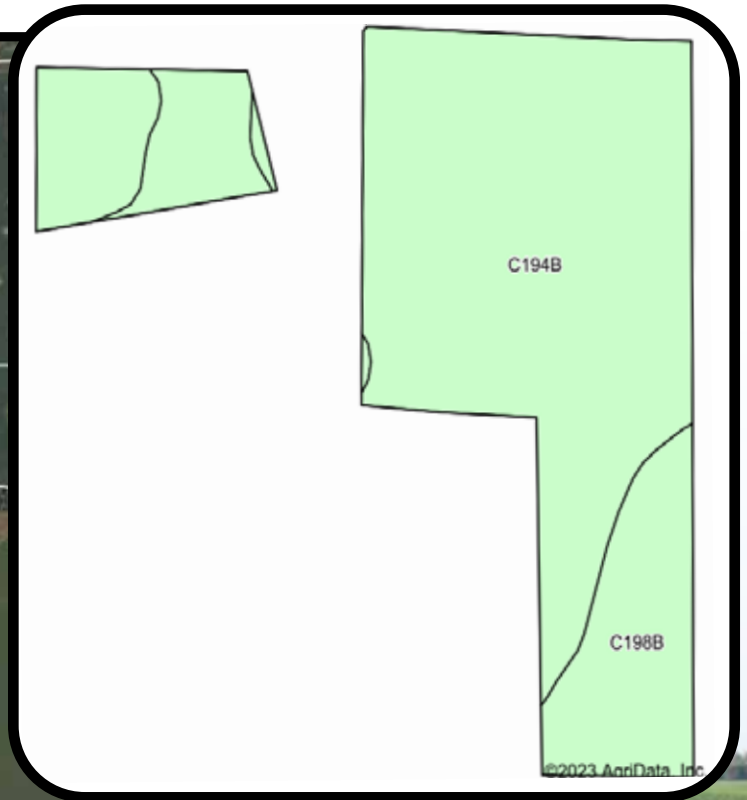
PARCELS 5 & 6 COMBINED		
Crop	Base Acres	Yield
Wheat	65.18	33 bu.
Corn	15.13	116 bu.
Soybeans	78.85	26 bu.
Total Base Acres: 159.16		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C198B	Bearpaw-Noonan loams, 0 to 6 percent slopes	69.42	64.2%	Ils	67
C194B	Bearpaw-Zeeland loams, 3 to 6 percent slopes	31.38	29.0%	Ile	76
C194A	Bearpaw-Zeeland loams, 0 to 3 percent slopes	7.37	6.8%	Ile	80
Weighted Average					70.5

Parcel 6

Acres: 560 +/-
Legal: SE¼(B) 15-129-71, NE¼(B) , SE¼(B) 22-129-71 & N½NE¼ 27-129-71
Crop Acres: 68.34 +/-
Pasture Acres: 160 +/- (Estimate)
Taxes (2022): \$1,889.51

Parcel 6 consists of quality cropland with an SPI of 73.9. The remaining balance includes pasture and open water.
Easements: *Kulm Wetland Management District – Wetland, ND Wildlife Management Area, Kulm Wetland Management District – Limited, and Dakota Grassland Conservation Area.*



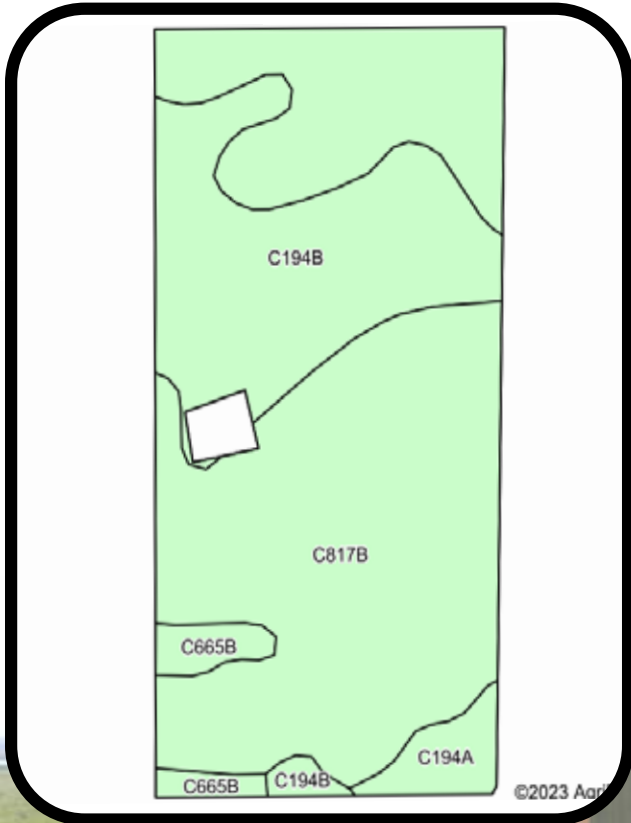
PARCELS 5 & 6 COMBINED		
Crop	Base Acres	Yield
Wheat	65.18	33 bu.
Corn	15.13	116 bu.
Soybeans	78.85	26 bu.
Total Base Acres: 159.16		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C194B	Bearpaw-Zeeland loams, 3 to 6 percent slopes	52.23	76.4%	Ile	76
C198B	Bearpaw-Noonan loams, 0 to 6 percent slopes	16.11	23.6%	Ils	67
Weighted Average					73.9

Parcel 7

Acres: 80 +/-
Legal: E½SE¼ 3-129-72
Crop Acres: 78.02 +/-
Taxes (2022): \$549.48

Parcel 7 consists of 78 +/- crop acres with an SPI of 58.2. Access is the east section line between sections 10 & 11. Not subject to a US Fish & Wildlife Easement on this parcel.



Crop	Base Acres	Yield
Wheat	78.0	20 bu.
Total Base Acres: 78.0		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C817B	Lehr-Bowdle loams, 2 to 6 percent slopes	53.19	66.7%	IIIe	50
C194B	Bearpaw-Zeeland loams, 3 to 6 percent slopes	21.49	27.0%	IIe	76
C194A	Bearpaw-Zeeland loams, 0 to 3 percent slopes	2.64	3.3%	IIe	80
C665B	Noonan-Niobell-Williams loams, 0 to 6 percent slopes	2.39	3.0%	IVe	58
Weighted Average					58.2

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 11/16/2023. 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 November 16, 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 purchaser 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 seller 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, Purchaser 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 5

Pifer's



Parcel 6

Pifer's
LAND AUCTIONS



877.700.4099
www.pifers.com