

# Farmland Auction

**25**  
YEARS  
est. 2000

**400 Acres • Divide County, ND**

**Wednesday, April 16, 2025 – 11:00 a.m. (CT)**

**Moose Lodge • Crosby, ND**

***OWNERS: Matt & Jennifer Jensen***

STOCK PHOTO



**Pifer's**

**877.477.3105**

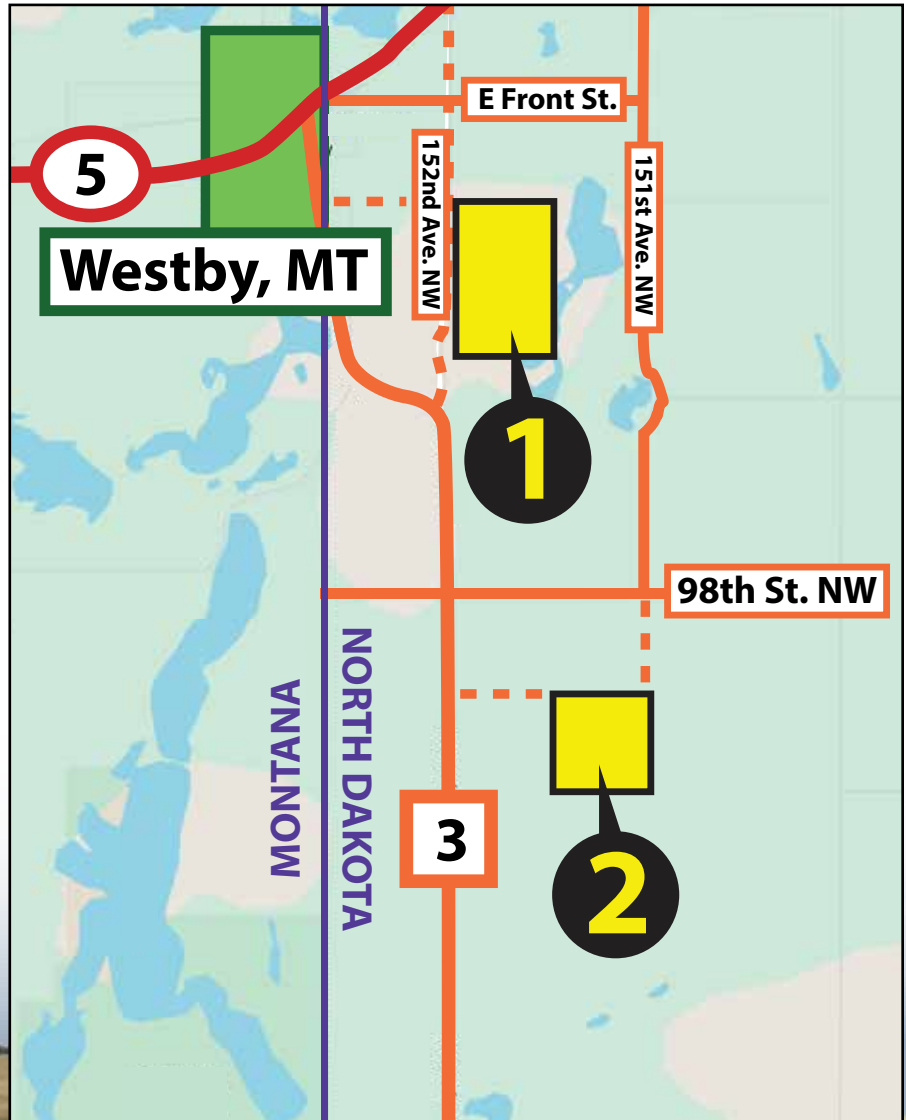
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# INTRODUCTION

**Auction Note:** This Divide County land features 400 +/- acres which include cropland and CRP (Conservation Reserve Program). Cropland has a good cropping history with soils suitable for wheat, canola, and soybeans. Parcel 2 has combination of cropland with 79.53 +/- acres of CRP land. Current landlord tenant lease through 2026. This is a live auction with internet and phone bidding available.

## Driving Directions

From Westby, MT, go east ½ mile on E Front St. and go south ½ mile on field road. This will bring to the northwest corner of parcel 1. Back on Front St. go east 1 mile to 151st Ave. NW and then go south three miles. This will bring you to the northeast corner of parcel 2.

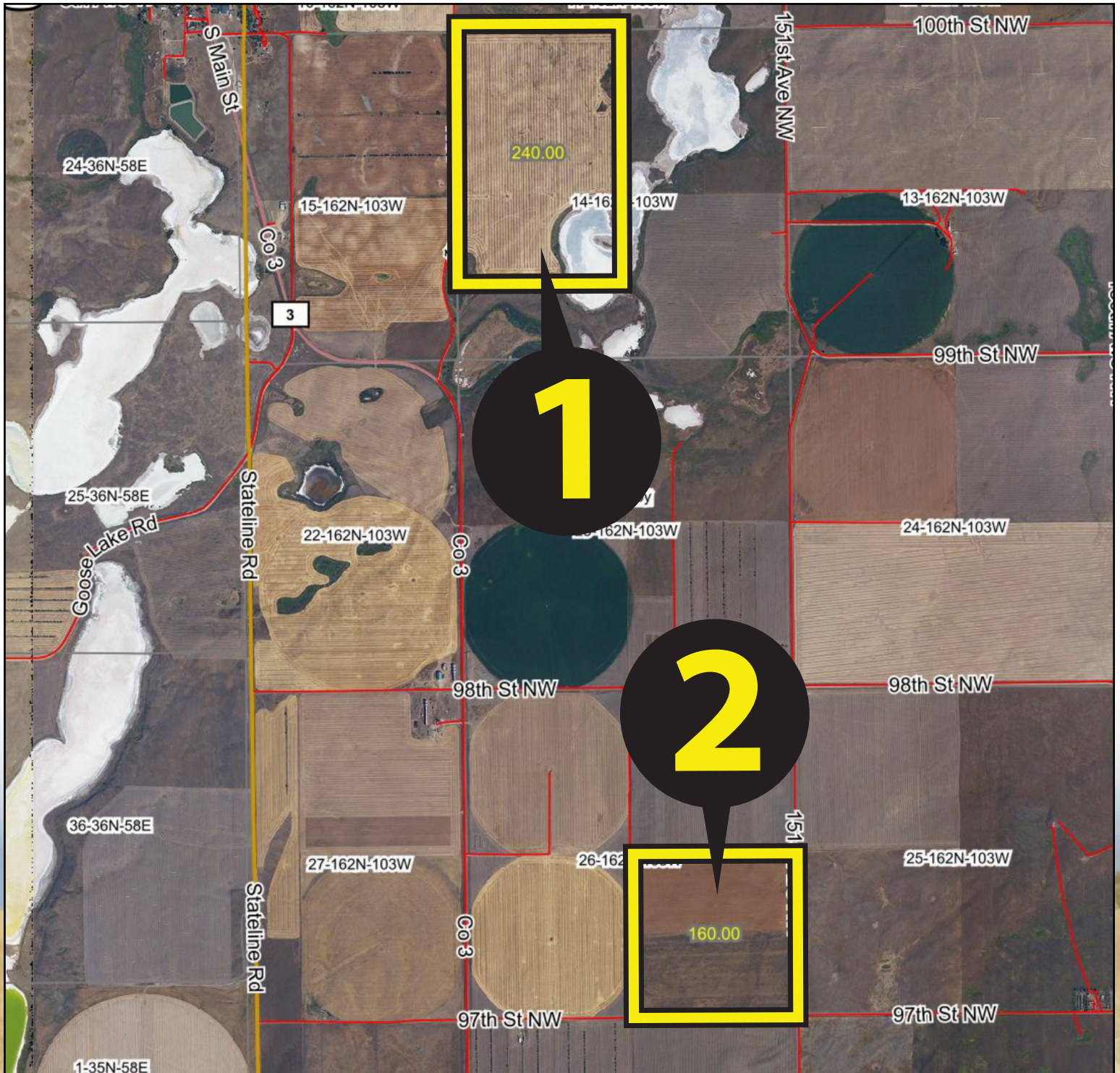


**Bob Pifer • 701.371.8538 or [bob@pifers.com](mailto:bob@pifers.com)**

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# OVERALL PROPERTY



# PARCEL 1

**Acres:** 240 +/-

**Legal:** NW¼ & N½SW¼ 14-162-103

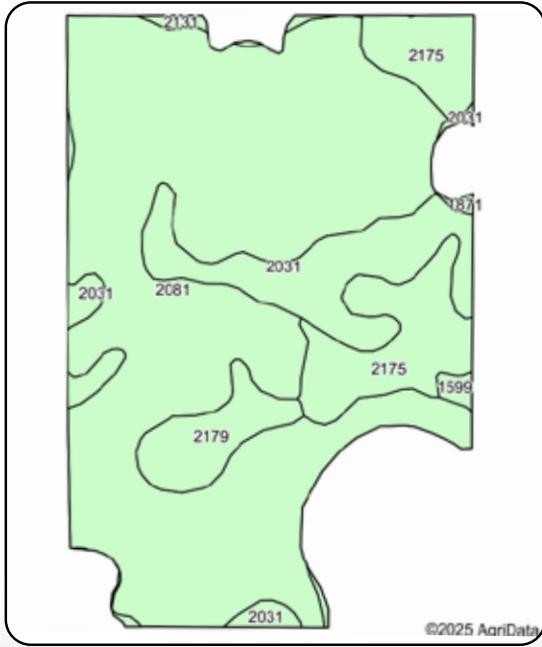
**Crop Acres:** 203.59 +/-

**PLOTS Acres:** 36.1 +/- Acres Idle Habitat at \$13.00/Acre, \$469.30 Total - Payment on November 25 - Expires March 2026

**PLOTS Acres:** 204.09 +/- Acres Cropland at \$1.00/Acre - \$204.90 Total Payment on November 25 - Expires March 2026

**Taxes (2024):** \$961.53

This parcel offers 203.59 +/- acres of good cropland. Current North Dakota Game & Fish PLOTS in place and according to the ND Game & Fish the buyer may have the option to continue after expiration.



Crop	Base Acres	Yield
<b>Wheat</b>	<b>76.4</b>	<b>21 bu.</b>
<b>Oats</b>	<b>31.8</b>	<b>42 bu.</b>
<b>Barley</b>	<b>25.5</b>	<b>28 bu.</b>
<b>Total Base Acres: 133.7</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
2081	Zahl-Williams loams, 9 to 15 percent slopes	142.55	70.0%	Vle	45
2031	Williams-Zahl loams, 3 to 6 percent slopes	24.42	12.0%	Ile	76
2175	Zahl-Williams loams, 6 to 9 percent slopes	24.12	11.8%	IVe	60
2179	Noonan-Niobell loams, 0 to 6 percent slopes	9.15	4.5%	IVs	57
1599	Salt flats	1.55	0.8%	VIII s	7
2131	Zahl-Williams-Parnell complex, 0 to 35 percent slopes	1.33	0.7%	VIIe	34
1871	Vallers loam, saline, 0 to 1 percent slopes	0.47	0.2%	III s	42
<b>Weighted Average</b>					<b>50.7</b>

# PARCEL 2

**Acres:** 160 +/-

**Legal:** SE¼ 26-162-103

**Crop Acres:** 79.5 +/-

**CRP Acres:** 79.53 +/- Acres @ \$15/ac. - \$1,193.00/annually – Expires: 9-30-2030

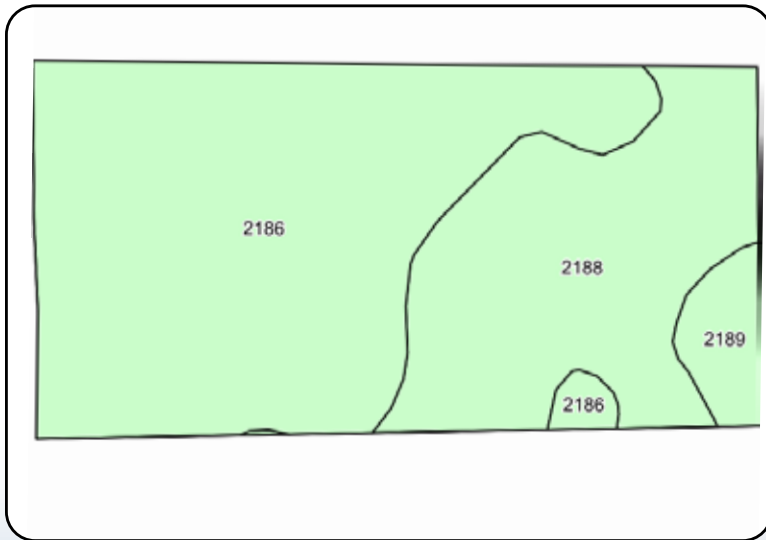
**PLOTS Acres:** N½ 2.6 Acres Idle Habitat at \$13.00/Acre, \$33.80 Total - Payment on November 25 - Expires March 2026

**PLOTS Acres:** N½ 77.9 Acres Cropland at \$1.00/Acre - \$77.90 Total Payment on November 25 - Expires March 2026

**PLOTS Acres:** S½ 80 Acres Cropland at \$35.90/Acre - \$2,872.00 Total Payment on March 25 - Expires December 2028

**Taxes (2024):** \$565.73

This parcel offers 79.5 +/- acres of good cropland on the north half and 79.53 of CRP acres on the south half. Current North Dakota Game & Fish PLOTS in place and according to the ND Game & Fish the buyer may have the option to continue after expiration. South half PLOTS may have a generous payment increase if there is a renewal.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
2186	Lehr-Wabek loams, 0 to 2 percent slopes	49.53	62.3%	IIIs	46
2188	Wabek-Lehr-Appam complex, 0 to 6 percent slopes	26.53	33.4%	VIs	33
2189	Wabek-Appam complex, 6 to 35 percent slopes	3.44	4.3%	VIIIs	19
<b>Weighted Average</b>					<b>40.5</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 6/2/25. 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 2, 2025, 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.



# TERMS & CONDITIONS

## 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, Bob Pifer, ND #905.



# Pifer's

# 25

YEARS

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