

Farmland Auction

25
YEARS
est. 2000

461.67 Acres • Kidder & Stutsman Counties, ND

Monday, April 14, 2025 – 2:00 p.m.

Pifer's Auction Center of North America • Steele, ND

OWNERS: Mitchell & Lynett Schulz & David Schulz



Pifer's

877.700.4099

www.pifers.com

INTRODUCTION

Auction Note: This auction features 461.67 +/- acres in Kidder & Stutsman Counties, North Dakota. Parcel 1, in Stutsman County, features highly productive cropland with great access and a Soil Productivity Index of 76.9. Parcel 2 is a sportsman's paradise, featuring not only productive farmland but also tremendous hunting & fishing opportunities! This secluded property has had minimal hunting pressure and has been stocked with fish species via both by ND Game & Fish and private. Access will be provided to parcel 2 via adjoining land owned by the Schulz family. Don't miss this opportunity to expand your farming operation or sportsman interests! Parcel 2 is subject to a wetland easement.

Driving Directions

Parcel 1

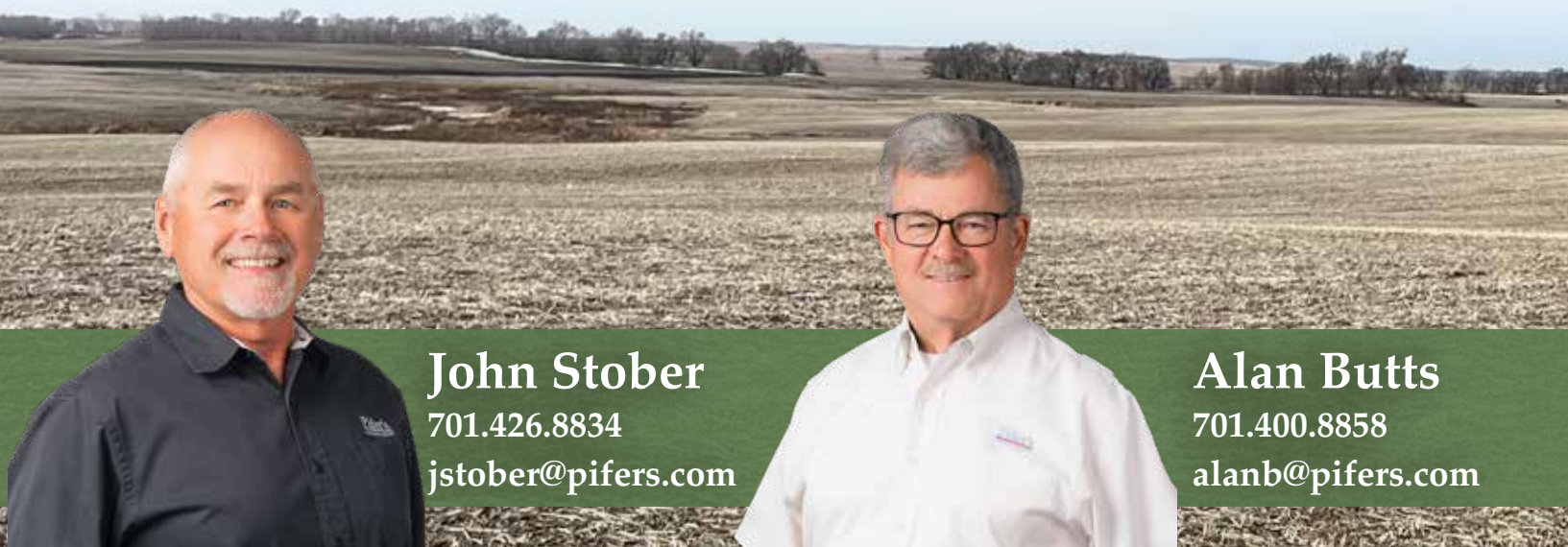
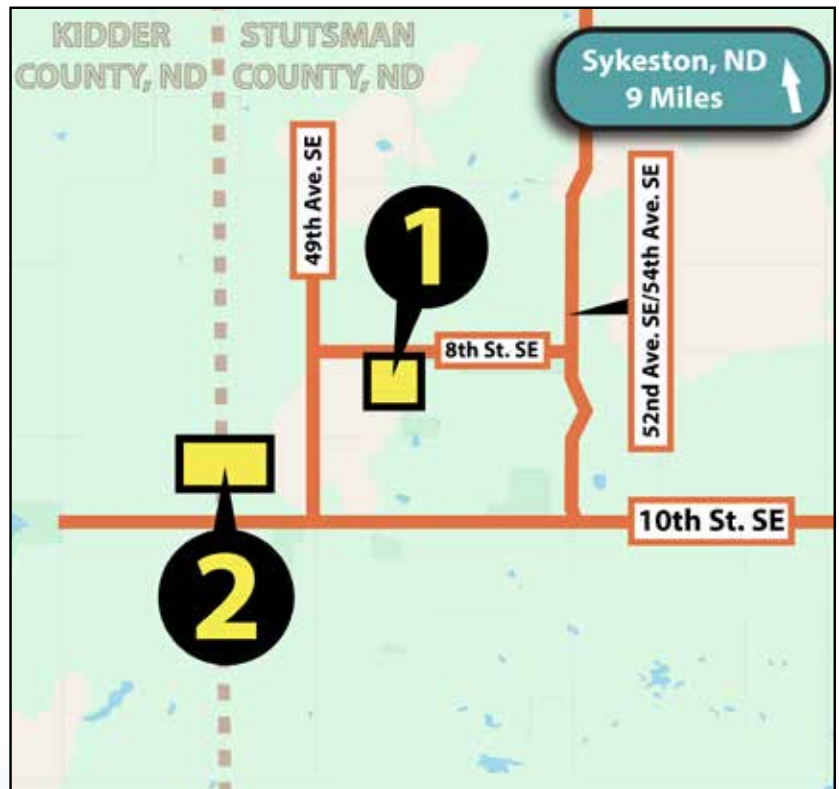
From Sykeston, ND, travel 9 miles south on 54th Ave. SW, then 3 miles west on 6th St. SE, then 2 miles south on 49th Ave. SE, then ½ a mile east on 8th St. SE. This will put you at the northwest corner of Parcel 1.

From Woodworth, ND, travel 9 miles north on 56th Ave. SE, then 7 miles west on 10th St. SE (County Rd. #44), then 2 miles north on 49th Ave. SE, then ½ a mile east on 8th St. SE to the northwest corner of Parcel 1

Parcel 2

From Sykeston, ND, travel 9 miles south on 54th Ave. SW, then 3 miles west on 6th St. SE, then 3 miles south on 49th Ave. SE, then ½ a mile west. This will put you at the northeast corner of Parcel 2.

From Woodworth, ND, travel 9 miles north on 56th Ave. SE, then 7 miles west on 10th St. SE (County Rd. #44), then 1 mile north on 49th Ave. SE, then ½ a mile west to the northeast corner of Parcel 2.



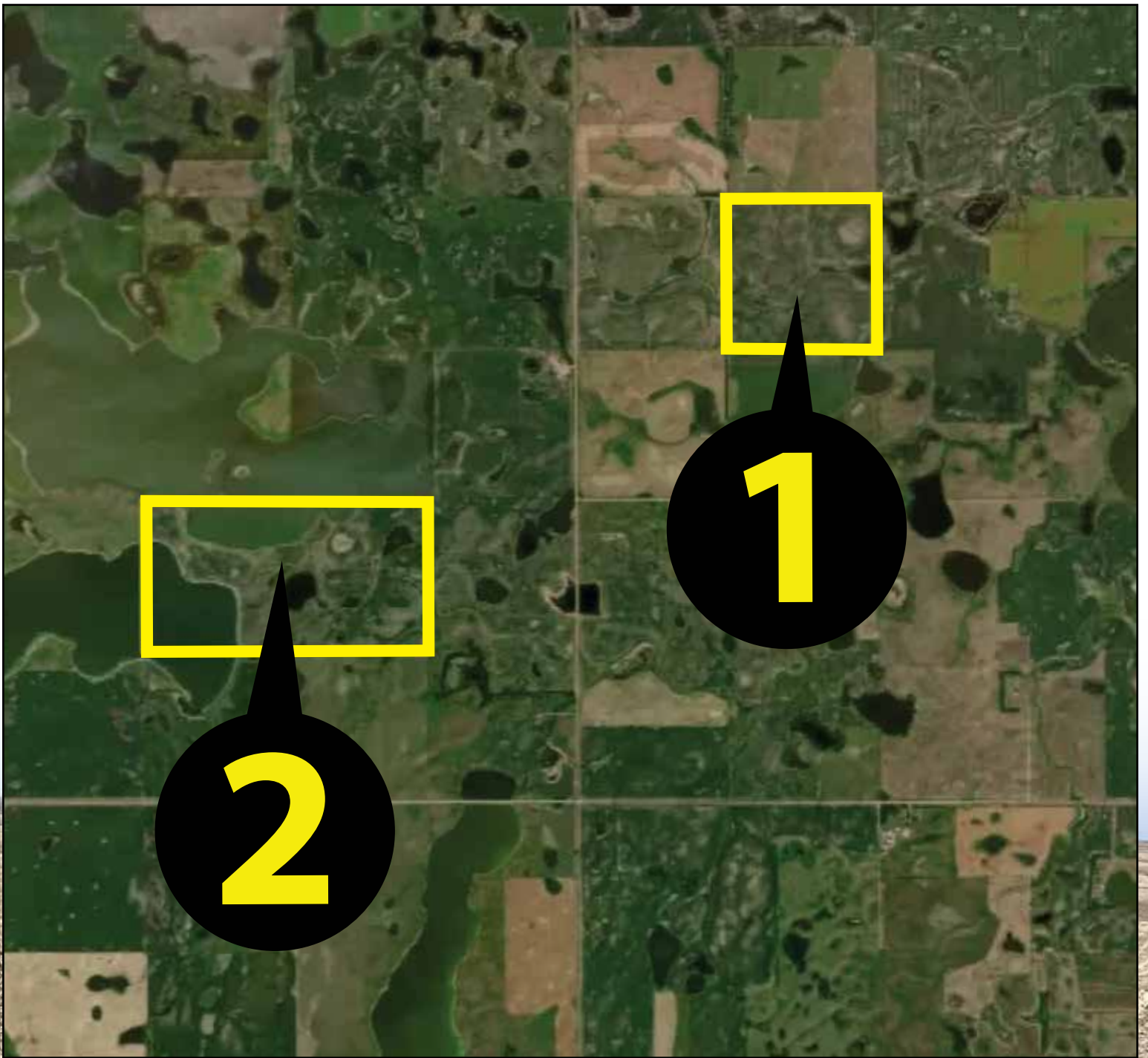
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1506 29th Ave. S • Moorhead, MN 56560

OVERALL MAP



PARCEL 1 • STUTSMAN CO., ND

Acres: 160 +/-

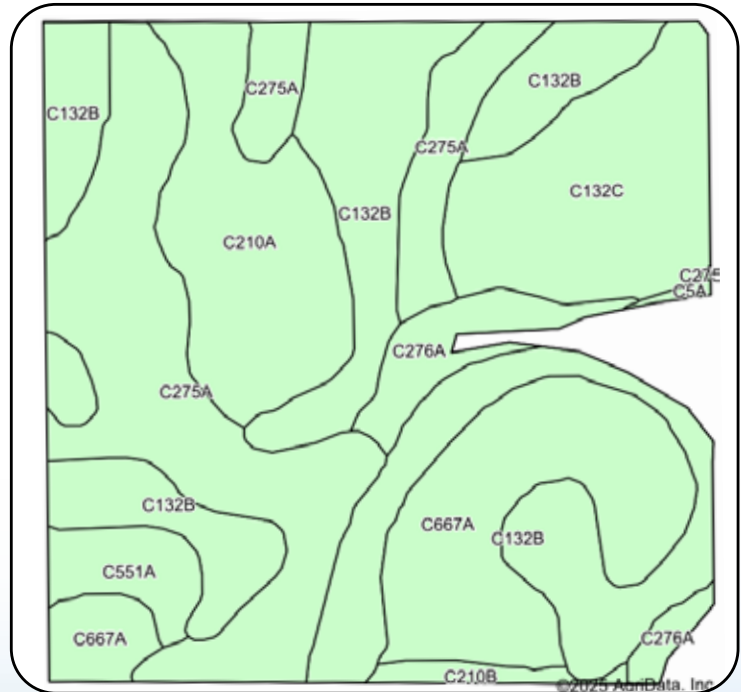
Legal: NE¼ 17-144-69

Crop Acres: 150.93 +/-

Taxes (2024): \$1,902.45

This parcel has good access off 8th St. SE and excellent class II soils with a Soil Productivity Index of 76.9!

| PARCEL 1 | | |
|---------------------------------|------------|---------|
| Crop | Base Acres | Yield |
| Wheat | 47.19 | 35 bu. |
| Corn | 10.64 | 114 bu. |
| Soybeans | 61.75 | 26 bu. |
| Barley | 2.94 | 50 bu. |
| Total Base Acres: 122.52 | | |



| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|------------------|--------------------|
| C132B | Williams-Zahl loams, 3 to 6 percent slopes | 45.55 | 30.2% | Ile | 76 |
| C275A | Hamerly-Bowbells loams, 0 to 3 percent slopes | 34.90 | 23.1% | Ile | 83 |
| C667A | Williams-Niobell loams, 0 to 3 percent slopes | 22.35 | 14.8% | IIc | 81 |
| C132C | Williams-Zahl-Zahill complex, 6 to 9 percent slopes | 18.22 | 12.1% | IIIe | 61 |
| C210A | Williams-Bowbells loams, 0 to 3 percent slopes | 17.66 | 11.7% | IIc | 86 |
| C276A | Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes | 6.16 | 4.1% | IIw | 58 |
| C551A | Hamerly-Niobell loams, 0 to 3 percent slopes | 4.26 | 2.8% | Ile | 77 |
| C210B | Williams-Bowbells loams, 3 to 6 percent slopes | 1.54 | 1.0% | Ile | 83 |
| C5A | Southam silty clay loam, 0 to 1 percent slopes | 0.29 | 0.2% | VIIIw | 5 |
| Weighted Average | | | | | 76.9 |

PARCEL 2 • KIDDER & STUTSMAN CO., ND

Acres: 301.67 +/-

Legal: N½NE¼ Less 6.11 Acre Farmstead, NW¼SE¼,
NE¼SW¼SE¼NW¼ & SW¼NE¼ 10-151-73

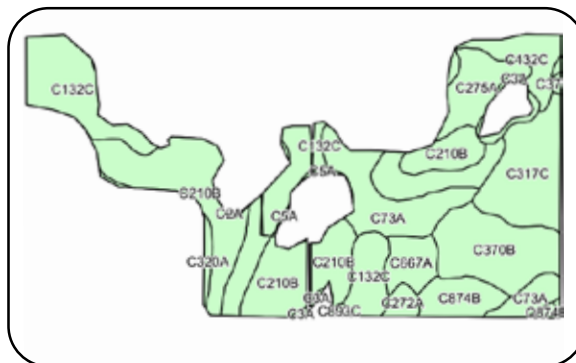
FSA Crop Acres: 149 +/- (95 Acres Seeded in 2024 Due to Wet Acres)

Recreational Acres: 152.67 +/-

Taxes (2024): \$1,485.76

| PARCEL 2 | | |
|--------------------------------|------------|--------|
| Crop | Base Acres | Yield |
| Wheat | 230.5 | 30 bu. |
| Oats | 11.80 | 50 bu. |
| Corn | 29.90 | 58 bu. |
| Barley | 59.60 | 41 bu. |
| Total Base Acres: 331.8 | | |

This parcel has approximately 149 FSA crop acres with good soils, and the remainder is wetlands providing excellent waterfowl hunting opportunities. Due to limited access, the parcel has had little hunting pressure making it an ideal location to own and manage to suit your sportsman's needs.



| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|---|-------|------------------|------------------|--------------------|
| C210B | Williams-Bowbells loams, 3 to 6 percent slopes | 24.57 | 16.6% | Ile | 83 |
| C132C | Williams-Zahl-Zahill complex, 6 to 9 percent slopes | 22.12 | 14.9% | IIle | 61 |
| C73A | Hamerly-Vallers loams, moderately saline, 0 to 3 percent slopes | 16.10 | 10.8% | IIIs | 40 |
| C370B | Krem-Lihen loamy fine sands, 0 to 6 percent slopes | 15.86 | 10.7% | IVe | 50 |
| C317C | Lihen-Telfer loamy fine sands, 6 to 9 percent slopes | 14.80 | 10.0% | IVe | 35 |
| C275A | Hamerly-Bowbells loams, 0 to 3 percent slopes | 14.50 | 9.8% | Ile | 83 |
| C132C | Williams-Zahl-Zahill complex, 6 to 9 percent slopes | 12.80 | 8.6% | IIle | 61 |
| C210B | Williams-Bowbells loams, 3 to 6 percent slopes | 10.35 | 7.0% | Ile | 83 |
| C874B | Wabek-Appam complex, 2 to 6 percent slopes | 6.32 | 4.3% | VIIs | 32 |
| C667A | Williams-Niobell loams, 0 to 3 percent slopes | 4.96 | 3.3% | IIc | 81 |
| C272A | Hamerly-Tonka complex, 0 to 3 percent slopes | 1.75 | 1.2% | Ile | 62 |
| C3A | Parnell silty clay loam, 0 to 1 percent slopes | 1.65 | 1.1% | Vw | 20 |
| C320A | Minnewaukan-Stirum complex, 0 to 2 percent slopes | 1.35 | 0.9% | IVw | 25 |
| C893C | Williams-Wabek complex, 2 to 9 percent slopes | 0.32 | 0.2% | IIle | 53 |
| C5A | Southam silty clay loam, 0 to 1 percent slopes | 0.27 | 0.2% | VIIIw | 5 |
| C5A | Southam silty clay loam, 0 to 1 percent slopes | 0.22 | 0.1% | VIIIw | 5 |
| C3A | Parnell silty clay loam, 0 to 1 percent slopes | 0.22 | 0.1% | Vw | 20 |
| C132B | Williams-Zahl loams, 3 to 6 percent slopes | 0.22 | 0.1% | Ile | 76 |
| C2A | Tonka silt loam, 0 to 1 percent slopes | 0.13 | 0.1% | IVw | 45 |
| Weighted Average | | | | | 60.7 |

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 2/24/25. 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 February 24, 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.

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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