

257.3 +/- Acres • Otter Tail County, MN

LAND AUCTION

Tuesday, September 29, 2020 – 10:00 a.m.

Auction Location: Courtyard by Marriott • Moorhead, MN



Strong Producing Cropland with Good Access!



OWNERS: Russell &
Tammy Bjerkness

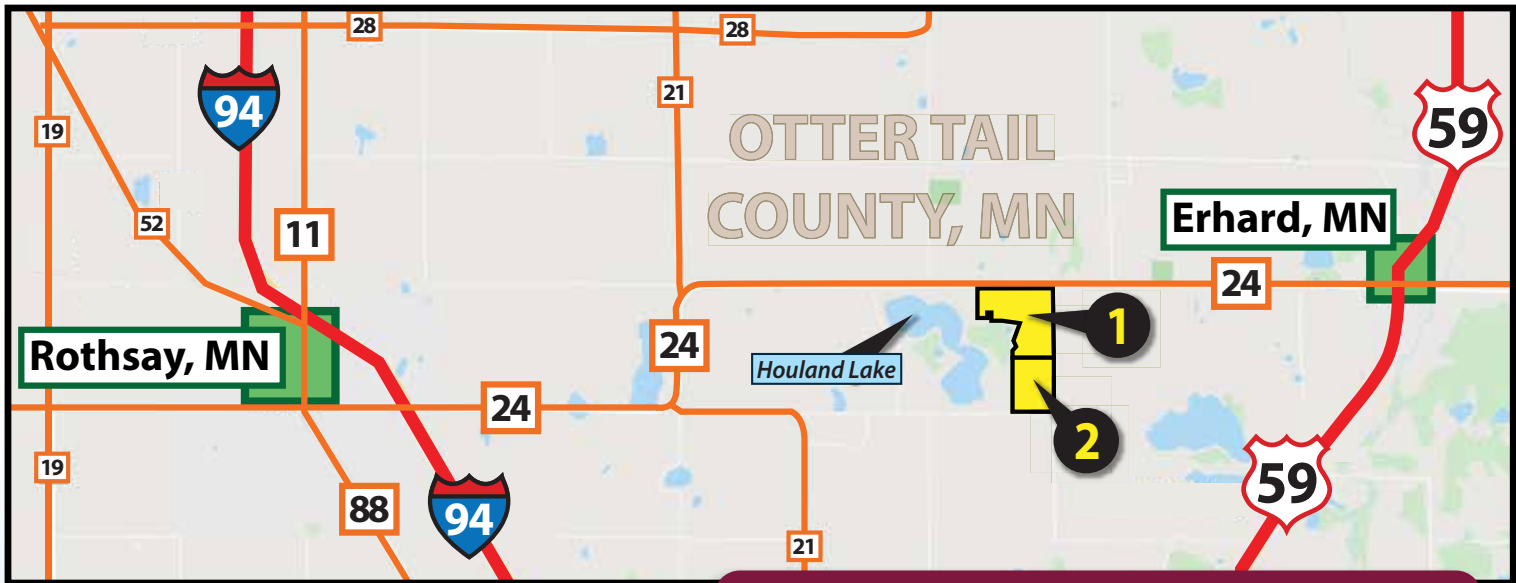
Pifer's
LAND AUCTIONS

www.pifers.com

877.700.4099

General Information

AUCTION NOTE: This is good cropland in Otter Tail County, Minnesota featuring 221.17 +/- acres of cropland with a strong cropping history. The cropland has consistently good soils with excellent diversity. Wheat is planted to all the cropland in 2020. The 2019 crop was soybeans.



Driving Directions

From the intersection of County Roads #88 and #24 in Rothsay, MN, proceed 3 miles east on County Rd. #24, as the county road goes north it turns into County Rd. #21 (one mile), then continue east another 2 ¼ miles to the northwestern corner of parcel one.



Kevin Pifer
701.238.5810
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1506 29th Ave. S • Moorhead, MN 56560

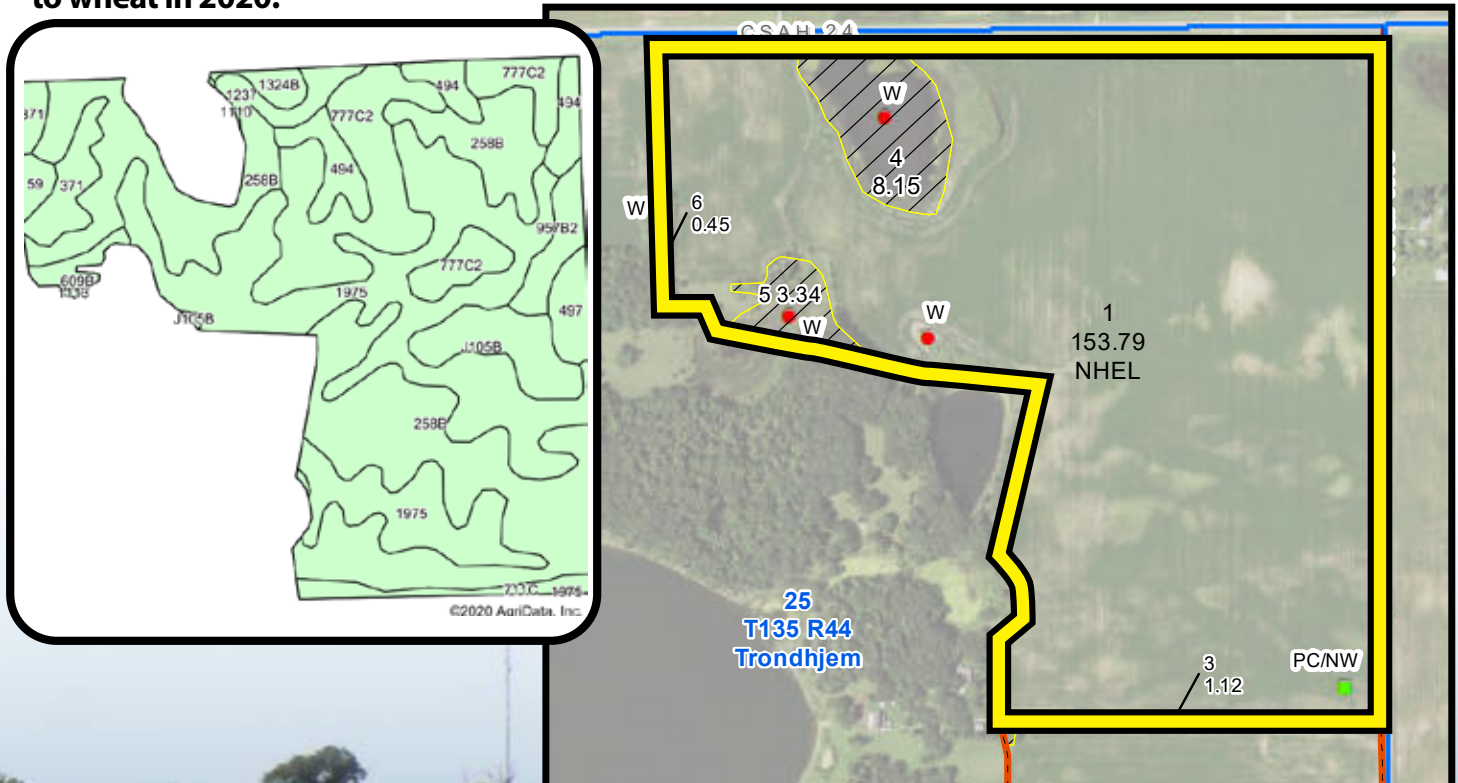
Overall Property • Trondhjem Township



Parcel 1

Acres: 169.41 +/-
Legal: NE $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ NE $\frac{1}{4}$ & E $\frac{1}{2}$ NE $\frac{1}{4}$ and portion of SE $\frac{1}{4}$ 25-135-44
Crop Acres: 153.79 +/-
Taxes (2019): \$9.40/Acre

This parcel features 153.79 +/- crop acres with a strong cropping history with excellent access. It is planted to wheat in 2020.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
258B	Sandberg sandy loam, 1 to 6 percent slopes	52.56	34.2%	IVs	IVs	32
1975	Oylen sandy loam	44.09	28.7%	IIIIs		50
777C2	Esmond-Sisseton-Heimdal, complex, 2 to 12 percent slopes, moderately eroded	21.40	13.9%	IVe		75
494	Darnen loam, 1 to 6 percent slopes	7.14	4.6%	Ile		99
J105B	Arvilla sandy loam, Till Prairie, 2 to 6 percent slopes	6.60	4.3%	IVs	IVs	38
371	Clontarf sandy loam	5.42	3.5%	IIIIs		62
957B2	Rothsay-Zell complex, 2 to 6 percent slopes, eroded	3.42	2.2%	Ile		86
711C	Arvilla-Sandberg complex, 6 to 12 percent slopes	2.82	1.8%	IVe		32
497	Hantho silt loam	2.80	1.8%	I		98
1237	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	2.72	1.8%	IIlw		92
609B	Dickey loamy fine sand, 1 to 5 percent slopes	1.64	1.1%	IIIe		57
59	Grimstad fine sandy loam	1.50	1.0%	IIIs		88
1324B	Esmond-Heimdal-Sisseton complex, 2 to 6 percent slopes	1.49	1.0%	IIIe		84
1113	Haslie, Seelyeville, and Cathro soils, frequently ponded, 0 to 1 percent slopes	0.11	0.1%	VIIIw		5
1110	Isan-Isan, frequently ponded, complex, 0 to 2 percent slopes	0.08	0.1%	IVw		29
Weighted Average						52.3

Parcel 2

Acres: 87.89 +/-
Legal: E½SE¼ 25-135-44
Crop Acres: 67.38 +/-
Taxes (2019): \$9.40/Acre

This parcel features 67.38 +/- crop acres with a strong cropping history. It is planted to wheat in 2020.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
258B	Sandberg sandy loam, 1 to 6 percent slopes	23.28	33.2%	IVs	IVs	32
1975	Oylen sandy loam	20.96	29.9%	IIIIs		50
258C	Sandberg sandy loam, 2 to 12 percent slopes	18.18	25.9%	VIIs	VIIs	30
711C	Arvilla-Sandberg complex, 6 to 12 percent slopes	3.65	5.2%	IVe		32
371	Clontarf sandy loam	2.57	3.7%	IIIIs		62
J105B	Arvilla sandy loam, Till Prairie, 2 to 6 percent slopes	1.20	1.7%	IVs	IVs	38
1136	Nidaros muck	0.28	0.4%	VIW		15
Weighted Average						38

Base Acres & Yields

PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	48.79	49 bu.
Corn	39.37	131 bu.
Soybeans	77.4	30 bu.
Total Base Acres: 165.56		



Property Photos



Terms and 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 11/13/20. 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 13, 2020, 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 Company 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 Company, 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 Company, Kevin Pifer, MN #14-106.