

Pifer's

LAND AUCTIONS

- *Strong Producing Cropland with High Soils*
- *Excellent Pastureland with Rolling Hills*
- *Great Hunting Opportunities*
- *Beautiful Views of the Missouri River Valley*
- *Online Bidding Available!*

LAND AUCTION

1,274.88 +/- Acres • McLean County, ND

Wednesday, March 31, 2021 – 10:00 a.m.
Holiday Inn - 3903 State St. • Bismarck, ND



***OWNERS: Karla Nelson
& Deborah Nelson***

Pifer's
LAND AUCTIONS

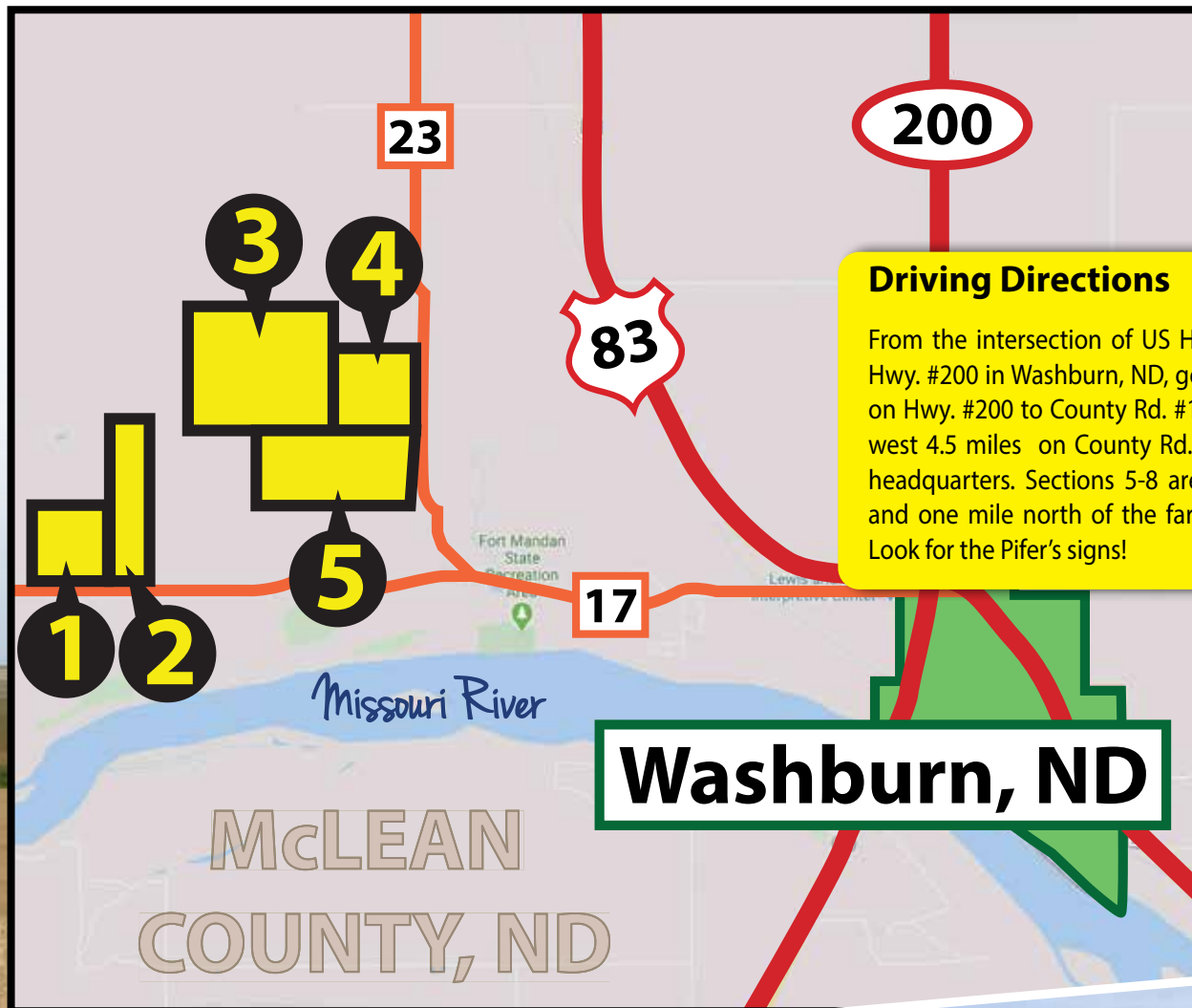
www.pifers.com

877.700.4099

General Information

AUCTION NOTE: This diverse farm, owned by the Nelson Family since 1939, is 1,274.88 +/- acres of highly productive cropland and excellent pastureland with great access north of the Missouri River in McLean County, ND. The 565.45 +/- crop acres offer exceptional soils with an average Soil Productivity Index (SPI) of 72.7!

The 667.79 +/- acres of pastureland highlights remarkable rolling hills, mature trees and notable native grasses for livestock. What's more, this is incredible hunting land! A property of this size and quality does not come around often!



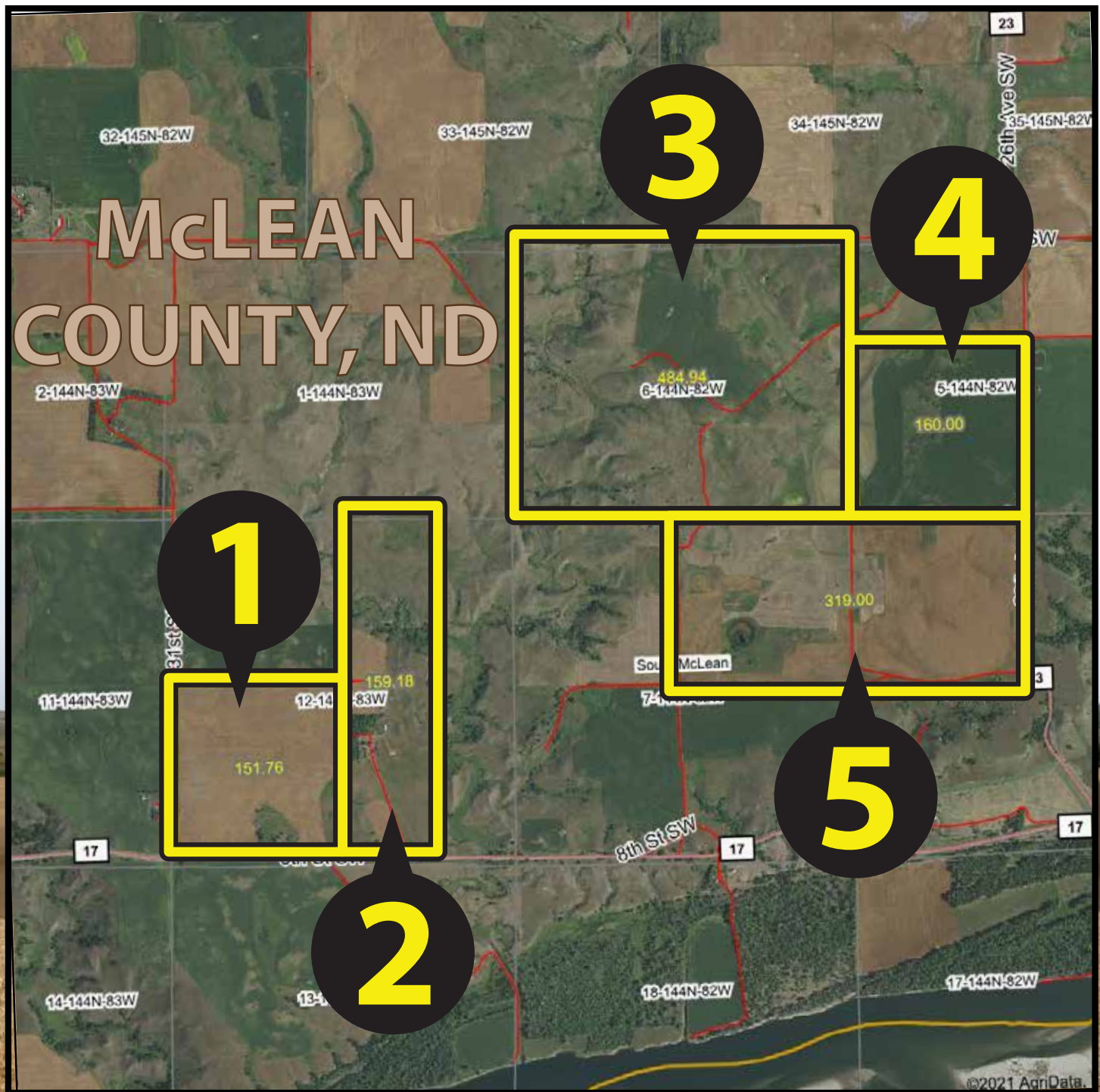
Kevin Pifer
701.238.5810
kpifer@pifers.com



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1506 29th Ave. S • Moorhead, MN 56560

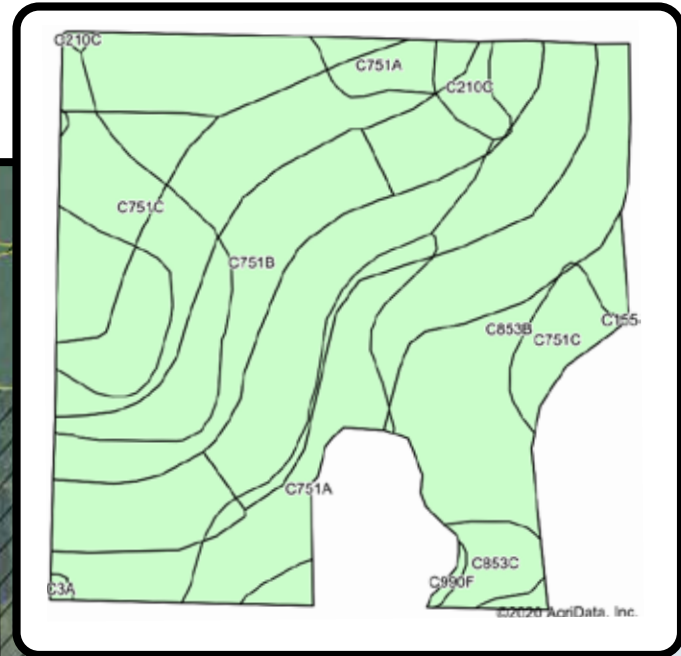
Overall Property



Parcel 1 • Road District 35 Township

Acres: 151.76 +/-
Legal: SW¼ 12-144-83
Crop Acres: 131.31 +/-
Taxes (2019): \$818.63

This parcel features productive cropland with great access off County Rd. #17.



Parcels 1 & 2 Combined

Crop	Base Acres	Yield
Wheat	285.43	38 bu.
Corn	36.86	84 bu.
Sunflowers	50.08	1,730 lbs.
Total Base Acres: 372.37		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C751B	Parshall fine sandy loam, 2 to 6 percent slopes	60.26	45.9%	IIIe	63
C853B	Ruso-Appam complex, 2 to 6 percent slopes	33.02	25.1%	IIIe	39
C751C	Parshall fine sandy loam, 6 to 9 percent slopes	18.10	13.8%	IVe	52
C751A	Parshall fine sandy loam, 0 to 2 percent slopes	13.83	10.5%	IIIe	67
C853C	Ruso-Appam complex, 6 to 9 percent slopes	2.99	2.3%	IVe	32
C210C	Williams-Bowbells loams, 6 to 9 percent slopes	2.55	1.9%	IIIe	66
C990F	Pits, gravel and sand, 0 to 60 percent slopes	0.32	0.2%	VIIIIs	13
C3A	Parnell silty clay loam, 0 to 1 percent slopes	0.24	0.2%	Vw	20
Weighted Average					55

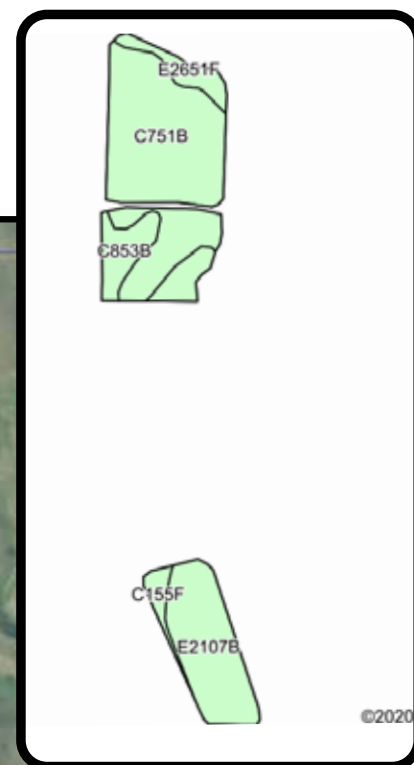
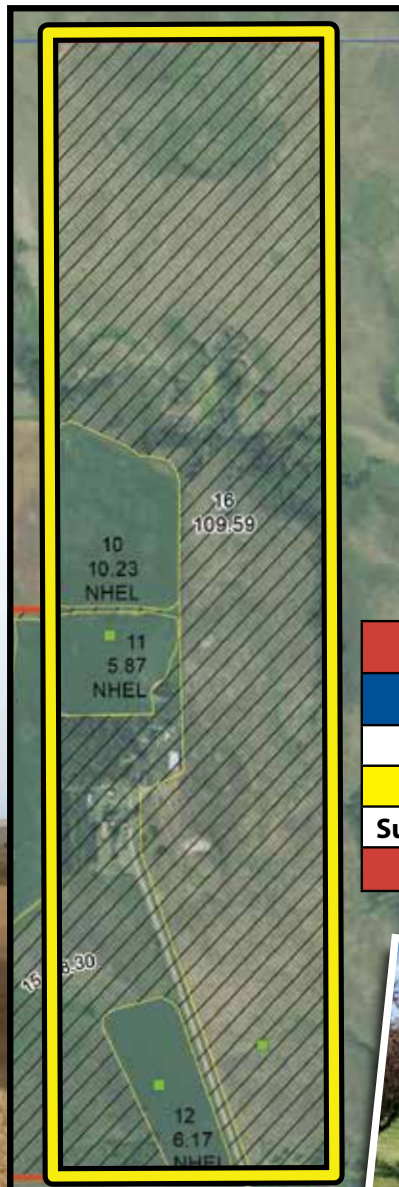
Parcel 2 • Road District 35 Township

Acres: 159.18 +/-
Legal: W½E½ 12-144-83
Crop Acres: 22.27 +/-
Pasture Acres: 147.89 +/-
Taxes (2019): \$852.63

This parcel features productive cropland and rolling pastureland with mature trees. The farm headquarters offers a rambler home with a 2-stall garage, pole shed, grain bin, additional outbuildings and beautiful views of the Missouri River Valley!

Farmstead Information:

Address: 3035 8th St. SW • Washburn, ND 58577
Size: 40' x 30'
Sq. Ft.: 1,200
Upstairs: Kitchen, 2 Bedrooms, 1.5 Baths
Downstairs: Dining Room, Living Room, 2 Non-Conforming Bedrooms, Bathroom & Partial Kitchen
Laundry: Washer & Dryer Excluded
Kitchen: Included - Dishwasher, Fridge & Stove
Garage: 2 Stall – 26' x 26' – Electric Garage Doors
Water: Well – Rural Water to be Available within 50 feet of Property by end of 2020.
Sewer: Private Septic
Cooling: Central Air
Heating: Wood Burning Stove & Propane
Siding: Wood
Roof: Asphalt
Updates: Additional Insulation was added in 2019



Parcels 1 & 2 Combined

Crop	Base Acres	Yield
Wheat	285.43	38 bu.
Corn	36.86	84 bu.
Sunflowers	50.08	1,730 lbs.

Total Base Acres: 372.37

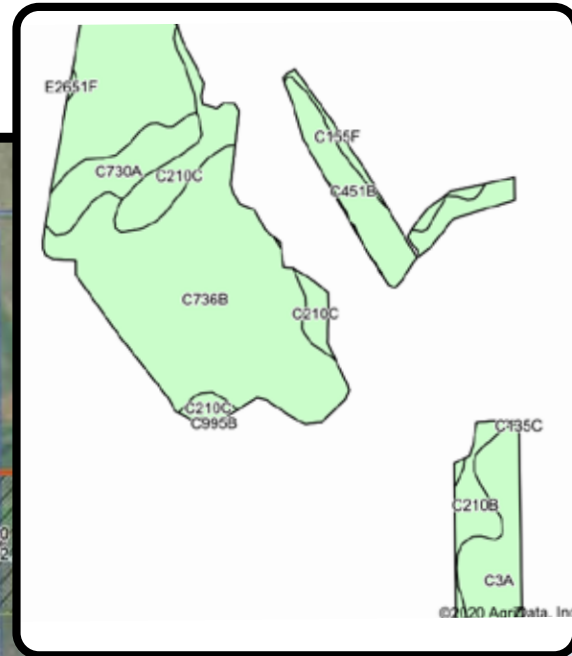
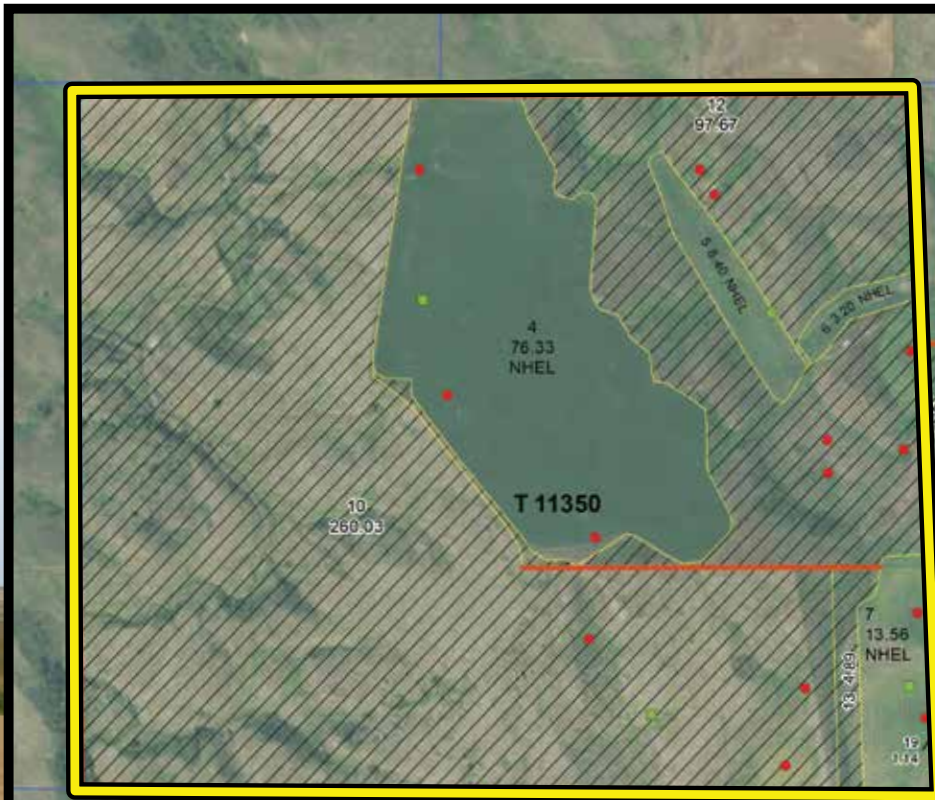


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C751B	Parshall fine sandy loam, 2 to 6 percent slopes	12.06	54.2%	IIIe	63
E2107B	Arnegard loam, 2 to 6 percent slopes	5.49	24.7%	Ile	93
C853B	Ruso-Appam complex, 2 to 6 percent slopes	2.81	12.6%	IIIe	39
E2651F	Werner-Amor-Arnegard loams, 9 to 50 percent slopes	1.24	5.6%	VIe	25
C155F	Zahl-Max-Arnegard loams, 15 to 60 percent slopes	0.67	3.0%	VIIe	25
Weighted Average					64.1

Parcel 3 • Road District 34 Township

Acres: 484.94 +/-
Legal: All in 6-144-82
Crop Acres: 98.29 +/-
Pasture Acres: 362.59 +/-
Taxes (2019): \$2,222.26

This parcel features 362.59 +/- acres of highly productive pastureland and excellent cropland with a SPI of 77.3! The many rolling hills and mature trees offer hunting opportunities!



Parcels 3,4 & 5 Combined

Crop	Base Acres	Yield
Wheat	207.88	38 bu.
Corn	26.85	84 bu.
Sunflowers	36.47	1,730 lbs.

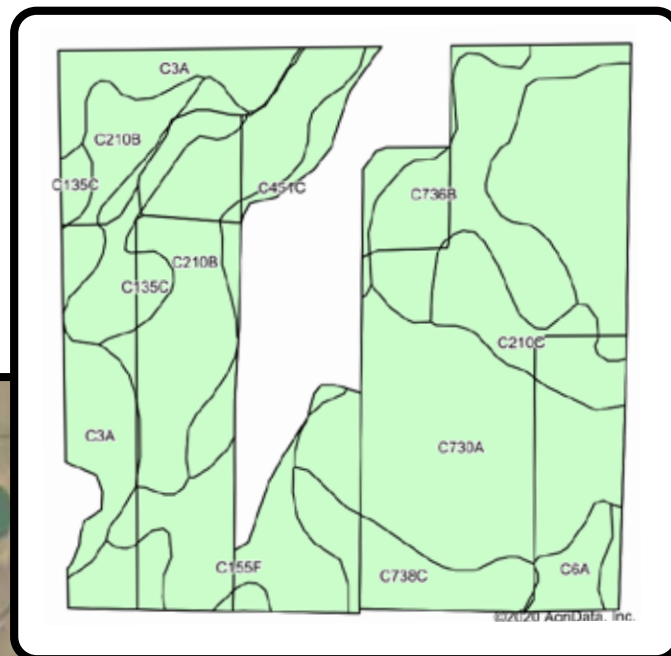
Total Base Acres: 271.2

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C736B	Wilton-Temvik silt loams, 3 to 6 percent slopes	59.86	59.0%	Ile	85
C451B	Arnegard loam, 2 to 6 percent slopes	9.74	9.6%	Ile	93
C3A	Parnell silty clay loam, 0 to 1 percent slopes	9.29	9.2%	Vw	20
C210C	Williams-Bowbells loams, 6 to 9 percent slopes	9.20	9.1%	IIle	66
C730A	Wilton silt loam, 0 to 3 percent slopes	7.07	7.0%	IIc	94
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	4.10	4.0%	Ile	83
C155F	Zahl-Max-Arnegard loams, 15 to 60 percent slopes	2.08	2.0%	VIIe	25
E2651F	Werner-Amor-Arnegard loams, 9 to 50 percent slopes	0.15	0.1%	VIe	25
Weighted Average					77.3

Parcel 4 • Road District 34 Township

Acres: 160 +/-
Legal: SW¼ 5-144-82
Crop Acres: 139.07 +/-
Pasture Acres: 22.23 +/-
Taxes (2019): \$1,083.66

This parcel features excellent cropland with a SPI of 71.3!
 The pastureland features native grasses, rolling hills,
 good grazing land and mature trees providing excellent
 hunting opportunities!



Parcels 3,4 & 5 Combined

Crop	Base Acres	Yield
Wheat	207.88	38 bu.
Corn	26.85	84 bu.
Sunflowers	36.47	1,730 lbs.
Total Base Acres: 271.2		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C730A	Wilton silt loam, 0 to 3 percent slopes	41.74	30.0%	IIc	94
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	26.95	19.4%	Ile	83
C736B	Wilton-Temvik silt loams, 3 to 6 percent slopes	15.33	11.0%	Ile	85
C155F	Zahl-Max-Arnegard loams, 15 to 60 percent slopes	13.30	9.6%	VIIe	25
C3A	Parnell silty clay loam, 0 to 1 percent slopes	11.69	8.4%	Vw	20
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	8.21	5.9%	IVe	56
C210C	Williams-Bowbells loams, 6 to 9 percent slopes	7.54	5.4%	IIIe	66
C738C	Wilton-Williams silt loams, 6 to 9 percent slopes	7.46	5.4%	IIIe	70
C451C	Arnegard loam, 6 to 9 percent slopes	4.08	2.9%	IIIe	73
C6A	Tonka-Parnell complex, 0 to 1 percent slopes	2.77	2.0%	IVw	37
Weighted Average					71.3

Acres:	319 +/-
Legal:	NE¼ 7-144-82 & NW¼ 8-144-82
Crop Acres:	174.51 +/-
Pasture Acres:	135.08 +/-
Taxes (2019):	\$2,101.96



Parcels 3,4 & 5 Combined		
Crop	Base Acres	Yield
Wheat	207.88	38 bu.
Corn	26.85	84 bu.
Sunflowers	36.47	1,730 lbs.
Total Base Acres: 271.2		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C736B	Wilton-Temvik silt loams, 3 to 6 percent slopes	81.66	46.8%	Ile	85
C210C	Williams-Bowbells loams, 6 to 9 percent slopes	18.93	10.8%	IIle	66
C730A	Wilton silt loam, 0 to 3 percent slopes	17.30	9.9%	IIc	94
C451A	Arnegard loam, 0 to 2 percent slopes	17.22	9.9%	IIc	98
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	13.64	7.8%	Ile	83
C738C	Wilton-Williams silt loams, 6 to 9 percent slopes	9.86	5.7%	IIle	70
C135D	Zahl-Williams loams, 9 to 15 percent slopes	8.14	4.7%	VIle	43
C155F	Zahl-Max-Arnegard loams, 15 to 60 percent slopes	7.24	4.1%	VIIle	25
C6A	Tonka-Parnell complex, 0 to 1 percent slopes	0.39	0.2%	IVw	37
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	0.07	0.0%	IVe	56
C457A	Grassna silt loam, 0 to 2 percent slopes	0.06	0.0%	IIc	98
Weighted Average					79.5

Property Photos



Aerial 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 5/17/2021. 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 May 17, 2021, 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, ND #715.



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LAND AUCTIONS



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