

629.55 +/- Acres • Mountrail County, ND

LAND AUCTION



Thursday, February 24, 2022 – 2:00 p.m. (CT)

LOCATION: Sleep Inn & Suites Conference Center • Minot, ND



OWNERS: Anna Van Eeckhout Trust & JJM Trust

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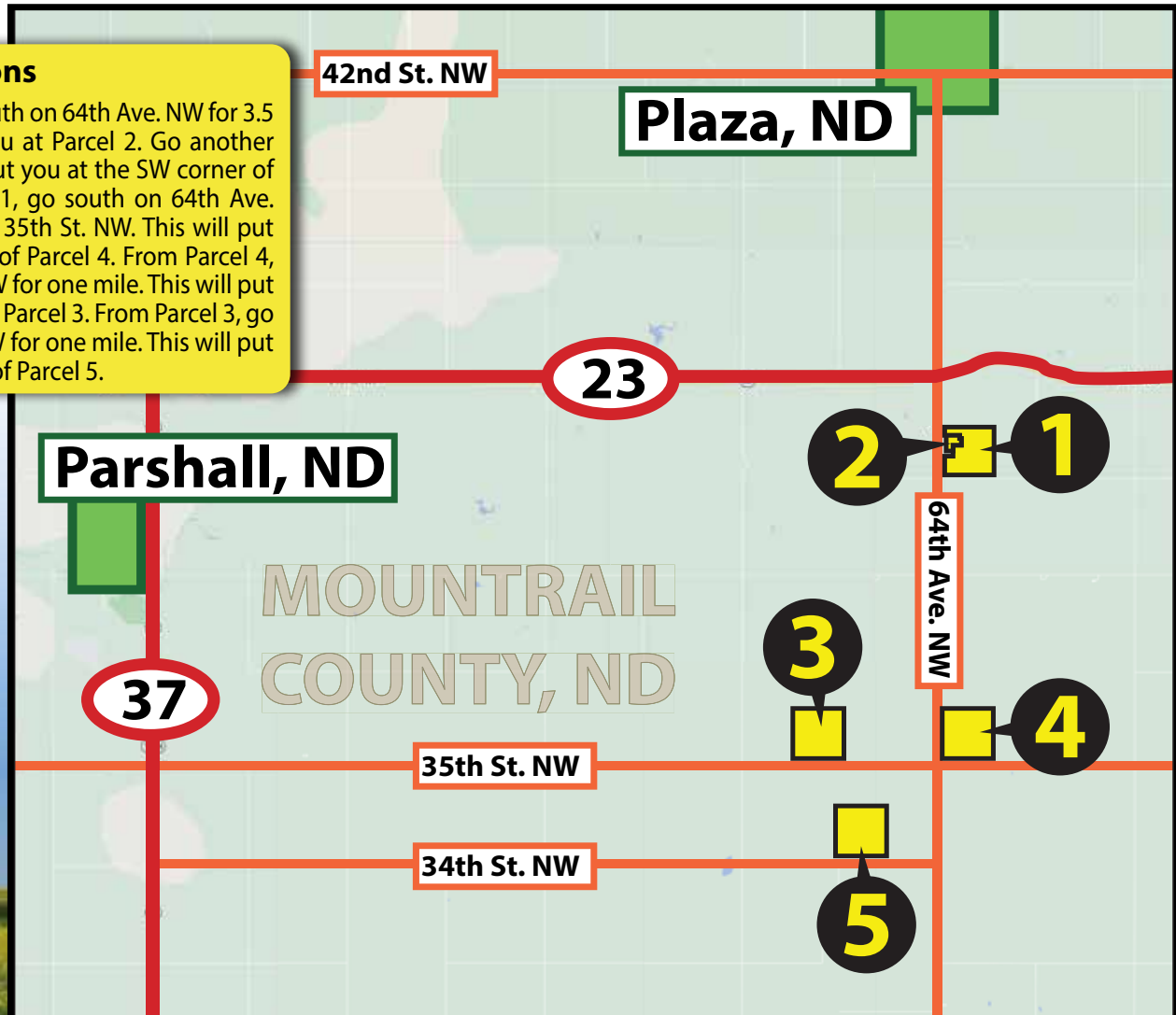
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General Information

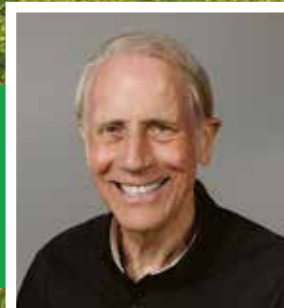
AUCTION NOTE: This property features strong producing cropland, excellent pasture/hunting land and five lots south of Plaza, ND and Hwy. #23. The 527.77 +/- crop acres boast mostly Class II soils including Williams-Bowbells loams and feature strong Soil Productivity Indexes (SPI) in the 80s! The remaining balance of the property offers great grazing and hunting opportunities. These 5 parcels are only a few miles from Great Northern Ag Grain Elevator in Plaza, ND! Sellers to reserve all subsurface minerals. This will be a live auction with online bidding available to all bidders. Bidders may bid in person, online or on the phone.

Driving Directions

From Plaza, ND, go south on 64th Ave. NW for 3.5 miles. This will put you at Parcel 2. Go another ½ mile and this will put you at the SW corner of Parcel 1. From Parcel 1, go south on 64th Ave. NW for three miles to 35th St. NW. This will put you at the SW corner of Parcel 4. From Parcel 4, go west on 35th St. NW for one mile. This will put you at the SE corner of Parcel 3. From Parcel 3, go south on 65th Ave. NW for one mile. This will put you at the SW corner of Parcel 5.

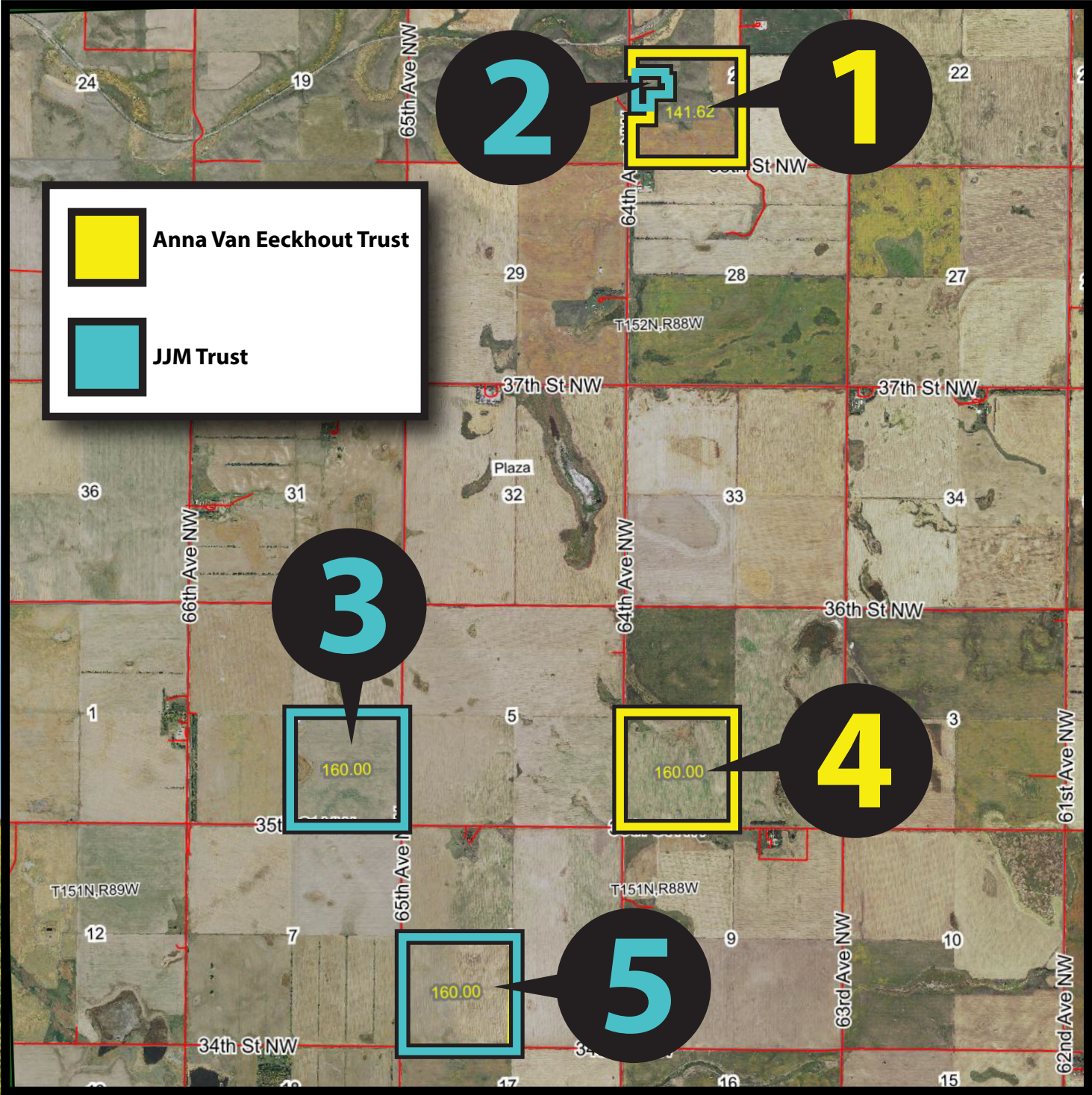


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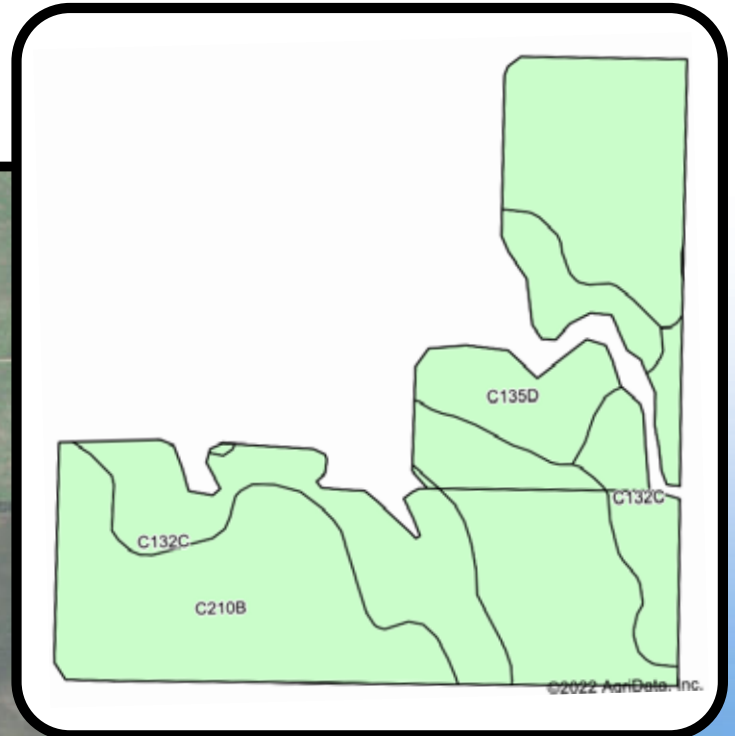
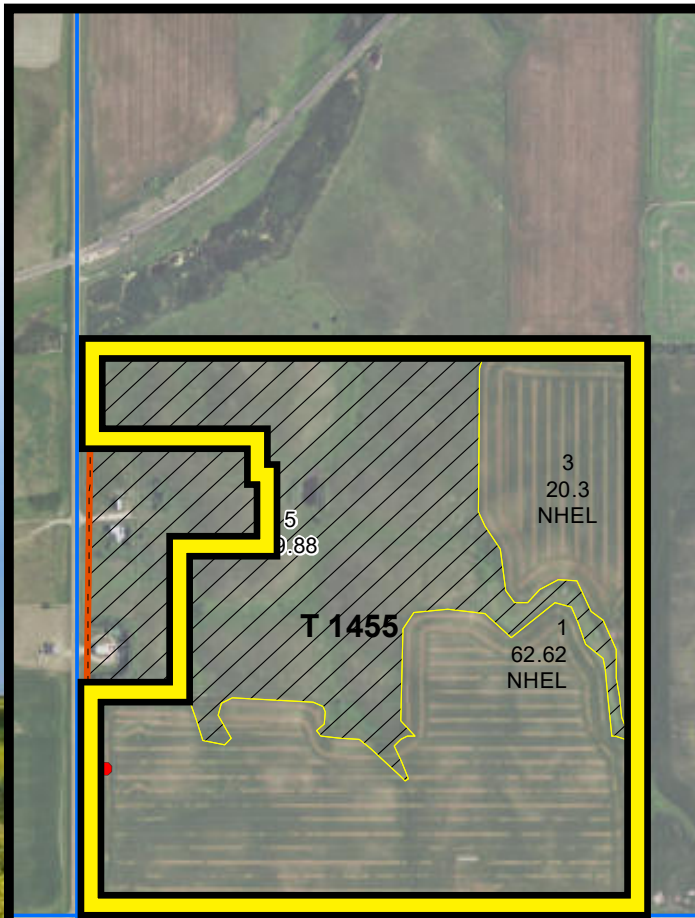
Overall Property



Parcel 1 • Anna Van Eeckhout Trust

Acres: 141.62 +/-
Legal: SW¼ less 17 Ac 21-152-88
Crop Acres: 82.92 +/-
Pasture/Hunting Acres: 58.7 +/-
Taxes (2021): \$589.64

This parcel features 82.92 +/- crop acres with a SPI of 72.7 and mostly Class II soils including Williams-Bowbells loam soils. The remaining 58.7 +/- acres offer excellent grazing and hunting opportunities!



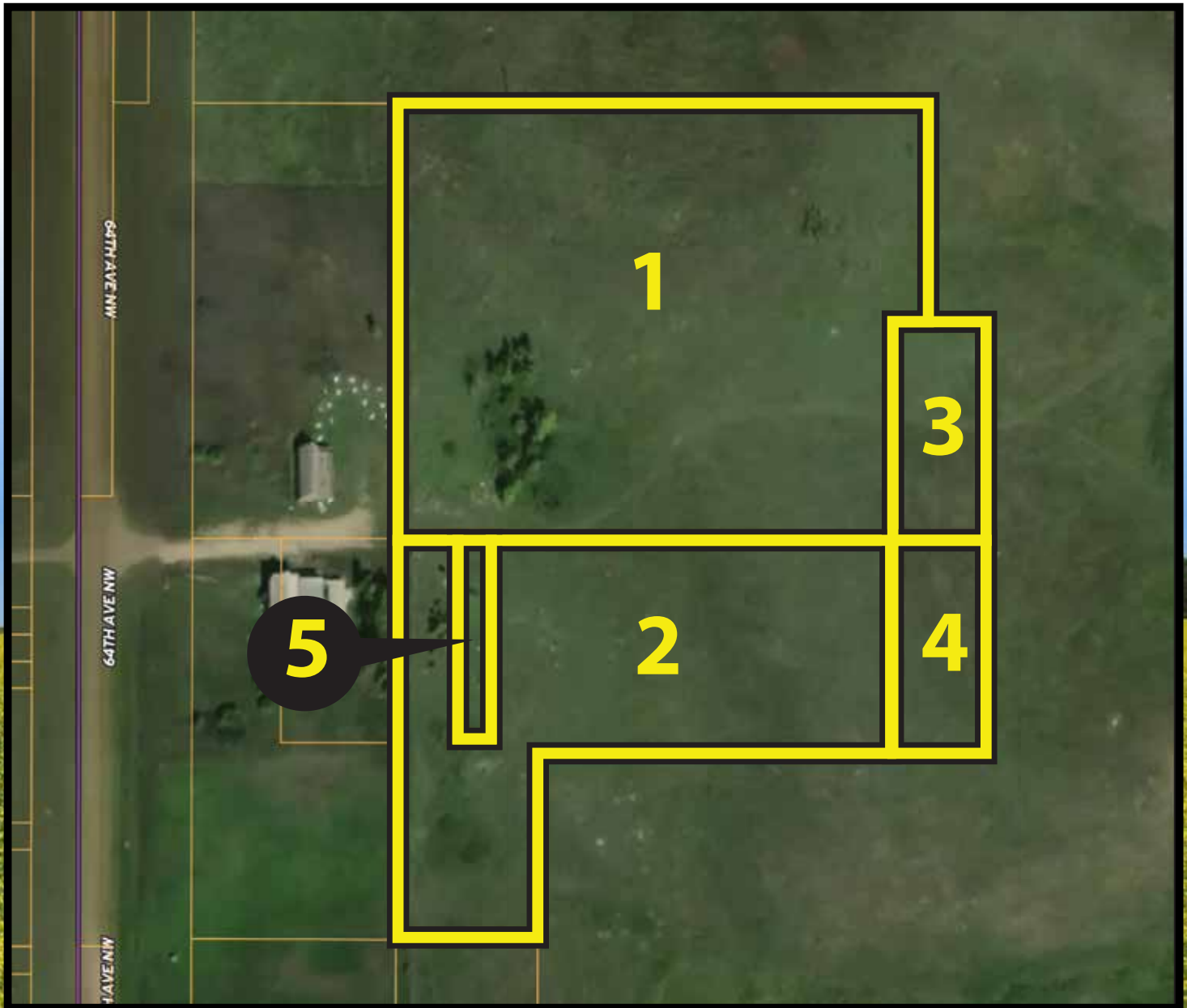
Crop	Base Acres	Yield
Wheat	31.08	53 bu.
Flax	9.76	23 bu.
Canola	15.16	1,931 lbs.
Dry Peas	5.77	2,830 lbs.
Total Base Acres:		61.77

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	52.42	63.2%	Ile	83
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	20.52	24.7%	IIle	61
C135D	Zahl-Williams loams, 9 to 15 percent slopes	9.97	12.0%	Vle	43
Weighted Average					72.7

Parcel 2 • JJM Trust

Acres: 7.93 +/-
Legal: (1) 420016700 Block 2 Lots 1-24 Wabek Village (4.5 acres)
(2) 420017000 Block 5 Lots 1, 2, 3 and 5-18 Wabek Village (2.56 acres)
(3) 420016800 Block 3 Wabek Village (0.38 acres)
(4) 420016900 Block 4 Wabek Village (0.38 acres)
(5) 420017100 Block 5 single lot (0.11 acres)
Taxes (2021): \$32.34

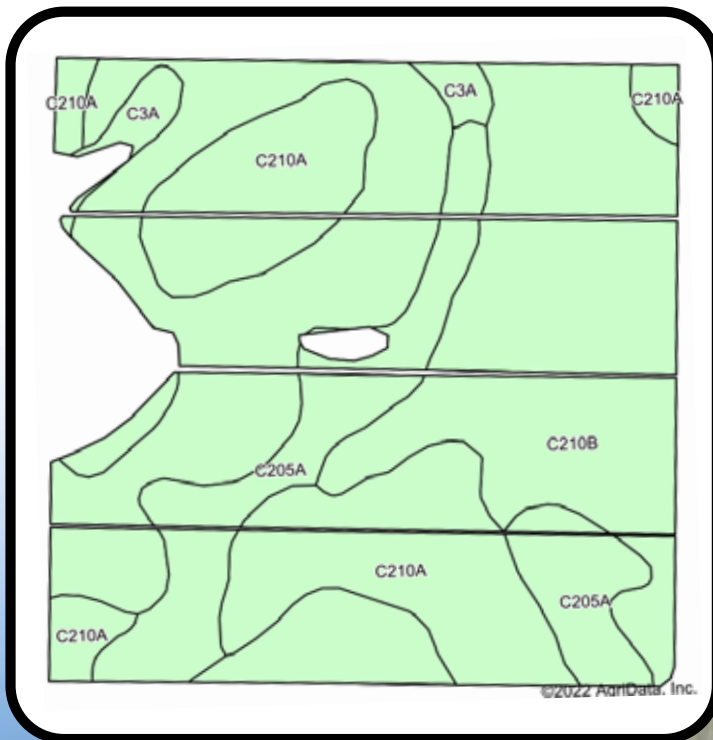
This parcel features 5 total lots with great opportunities to build!



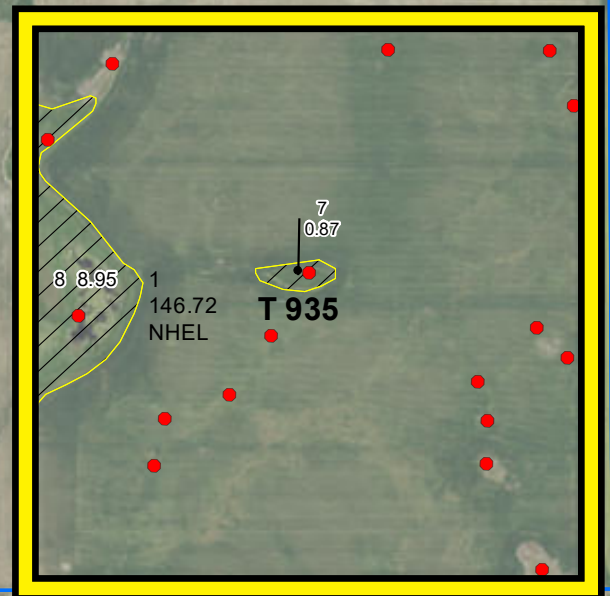
Parcel 3 • JJM Trust

Acres: 160 +/-
Legal: SE¼ 6-151-88
Crop Acres: 146.72 +/-
Taxes (2021): \$818.21

This parcel features 146.72 +/- crop acres with a SPI of 80.6 and mostly Class II soils including Williams-Bowbells loam soils.



Crop	Base Acres	Yield
Wheat	54.15	55 bu.
Barley	12.6	57 bu.
Canola	27.76	1,274 lbs.
Dry Peas	14.18	1,598 lbs.
Total Base Acres: 108.69		



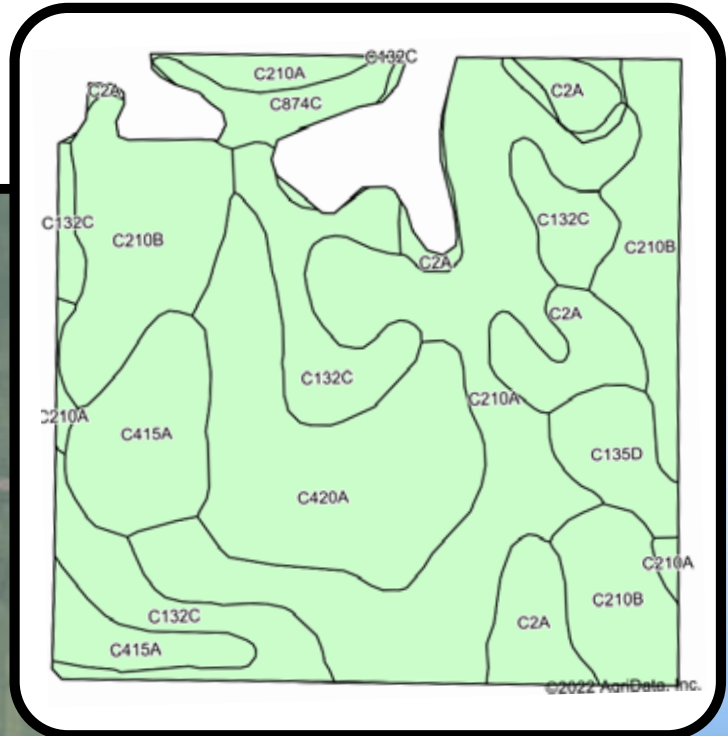
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	83.03	57.5%	Ile	83
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	35.13	24.3%	IIc	86
C205A	Bowbells-Tonka complex, 0 to 3 percent slopes	21.79	15.1%	IIc	75
C3A	Parnell silty clay loam, 0 to 1 percent slopes	4.47	3.1%	Vw	20
Weighted Average					80.6

Parcel 4 • Anna Van Eeckhout Trust

Acres: 160 +/-
Legal: SW¼ 4-151-88
Crop Acres: 145.82 +/-
Taxes (2021): \$953.93

This parcel features 145.82 +/- crop acres with a SPI of 74.7 and mostly Class II soils including Williams-Bowbells loam soils.

Crop	Base Acres	Yield
Wheat	52.45	53 bu.
Flax	16.47	23 bu.
Canola	25.58	1,931 lbs.
Dry Peas	9.73	2,830 lbs.
Total Base Acres: 104.23		

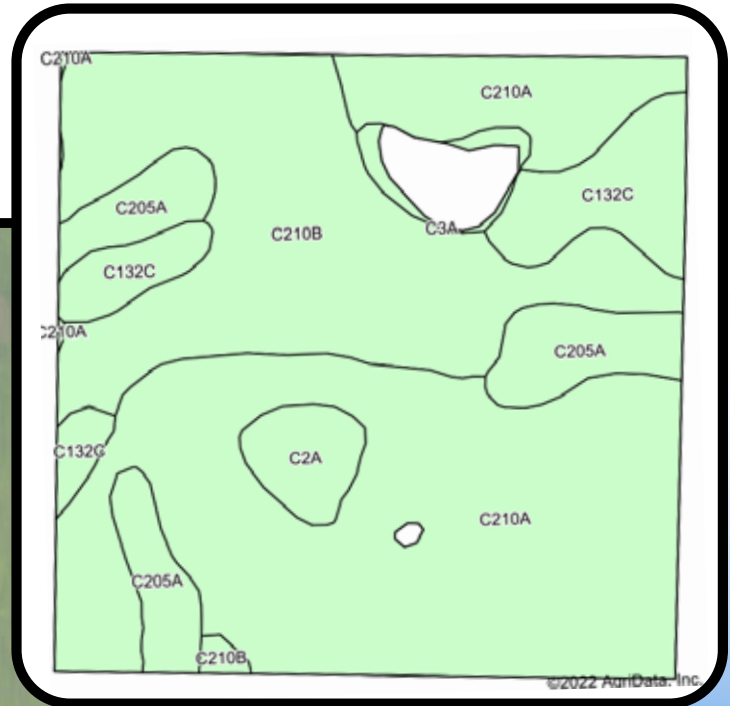
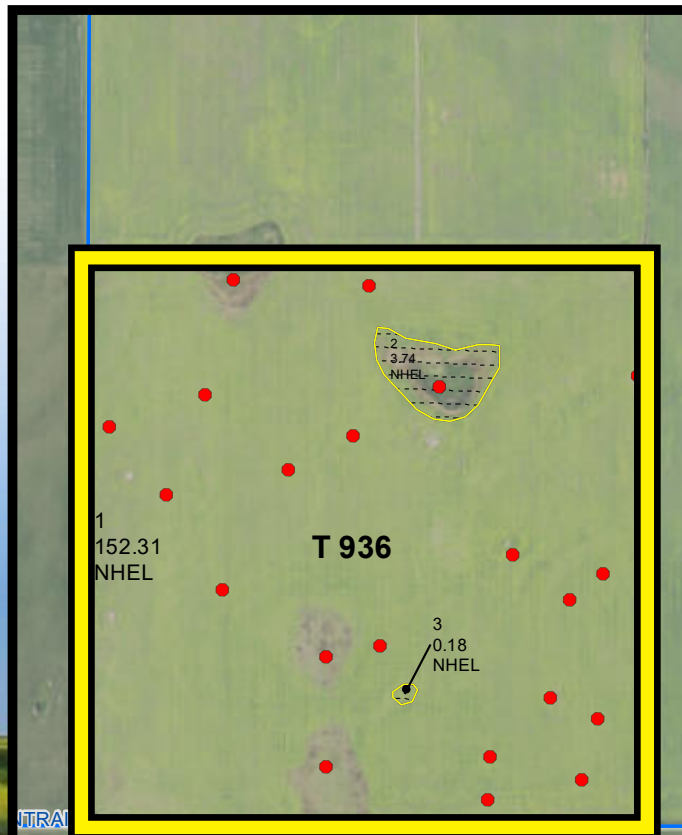


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	36.95	26.0%	IIc	86
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	27.92	19.6%	Ile	83
C420A	Mondamin silty clay loam, 0 to 2 percent slopes	22.97	16.1%	IIIs	84
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	20.34	14.3%	IIIe	61
C415A	Tansem loam, 0 to 2 percent slopes	13.12	9.2%	IIc	83
C2A	Tonka silt loam, 0 to 1 percent slopes	12.60	8.9%	IVw	45
C135D	Zahl-Williams loams, 9 to 15 percent slopes	4.86	3.4%	VIe	43
C874C	Wabek-Appam complex, 6 to 9 percent slopes	3.52	2.5%	VIIs	26
Weighted Average					74.7

Parcel 5 • JJM Trust

Acres: 160 +/-
Legal: SW¼ 8-151-88
Crop Acres: 152.31 +/-
Taxes (2021): \$1,065.80

This parcel features 152.31 +/- crop acres with a SPI of 80.1 and mostly Class II soils including Williams-Bowbells loam soils.



Crop	Base Acres	Yield
Wheat	57.1	55 bu.
Barley	13.28	57 bu.
Canola	29.27	1,274 lbs.
Dry Peas	14.96	1,598 lbs.
Total Base Acres: 114.61		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	75.21	49.4%	IIc	86
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	44.23	29.0%	Ile	83
C205A	Bowbells-Tonka complex, 0 to 3 percent slopes	13.85	9.1%	IIc	75
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	13.14	8.6%	IIIe	61
C2A	Tonka silt loam, 0 to 1 percent slopes	4.36	2.9%	IVw	45
C3A	Parnell silty clay loam, 0 to 1 percent slopes	1.52	1.0%	Vw	20
Weighted Average					80.1

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 4/11/2022. 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 April 11, 2022, 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 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.

Property Photos

Pifer's

September 01, 2021

info@pifers.com

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This property features strong producing cropland, excellent pasture/hunting land and five lots south of Plaza, ND and Hwy. #23. The 527.77 +/- crop acres boast mostly Class II soils including Williams-Bowbells loams and feature strong Soil Productivity Indexes (SPI) in the 80s!

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