

560 +/- Acres • Norman & Polk Counties, MN

LAND AUCTION



Wednesday, September 21, 2022 – 10:00 a.m.

LOCATION: Crookston Inn & Convention Center • Crookston, MN



OWNER: James Hamann Estate

Pifer's
LAND AUCTIONS

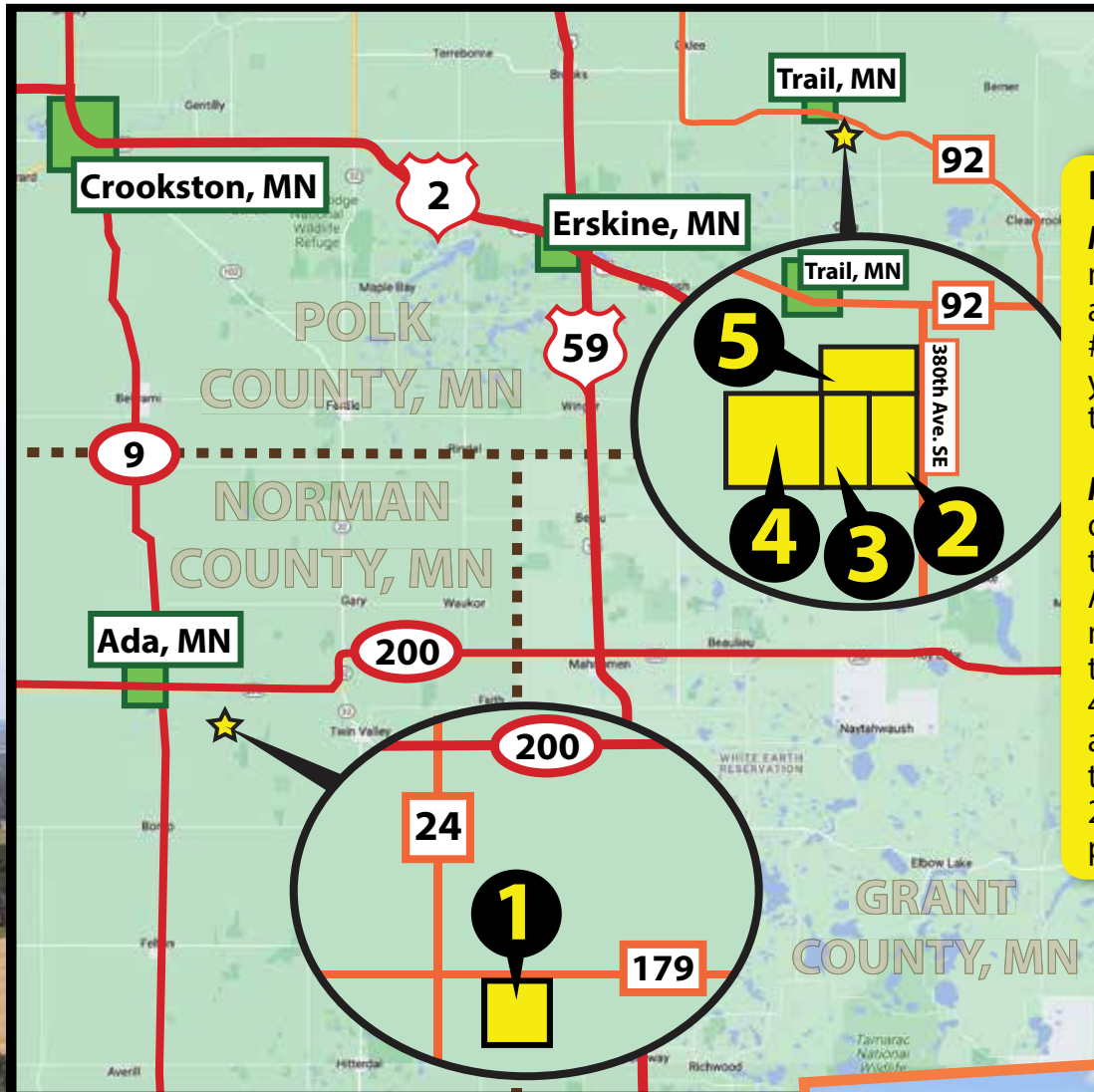


www.pifers.com

877.477.3105

General Information

AUCTION NOTE: This Norman & Polk County properties has it all! This property east of Trail, MN and Ada, MN features 560 +/- acres which includes a beautiful farmstead, highly productive cropland, CRP (Conservation Reserve Program) and hunting land. Both the Ada and Trail cropland have a strong cropping history with fantastic cropland soils throughout with much of the Soil Productivity Indexes (SPI) ranging in the 80s and 90s. Parcel 1 includes a farmstead with a beautiful home, outbuildings and 80 +/- CRP acres. Fantastic habitat for wildlife with deer and upland birds and bear have been spotted on the parcel 1 and 4. Land is to be offered in five parcels. Cropland available for 2023 crop year!



Driving Directions

Parcel 1: From Ada, MN go 2½ miles south on State Hwy. #9 and then 3½ East on County Rd. #179/170th Ave. This will bring you to the northwest corner of the property.

Parcels 2-5: From Trail, MN go one mile east on MN #92 and then go ½ mile south on 380th Ave. SE. This will bring you to the northeast corner of parcel 5 and the southeast corner of parcel 4. Proceed south to 280th St. SE and go ½ west. This bring you to the southwest corner of parcel 2 and the southeast corner of parcel 3.



Bob Pifer
701.371.8538
bob@pifers.com



Parcel 4

Pifer's
LAND AUCTIONS

997 47th Ave., #3 • Grand Forks, ND 58201

Overall Property

**NORMAN
COUNTY, MN**

1
160.00

Parcel 5

**POLK
COUNTY, MN**

Parcel 2

5
80.00

4
160.00

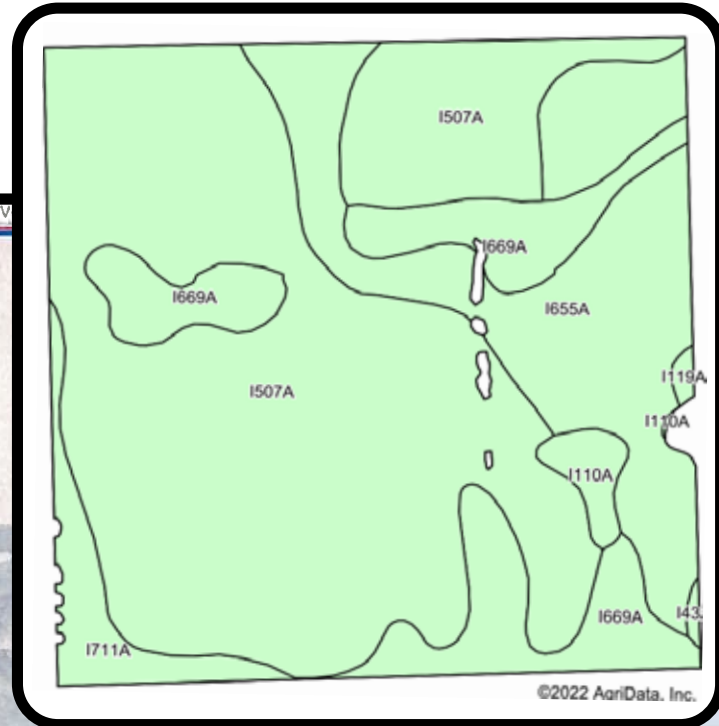
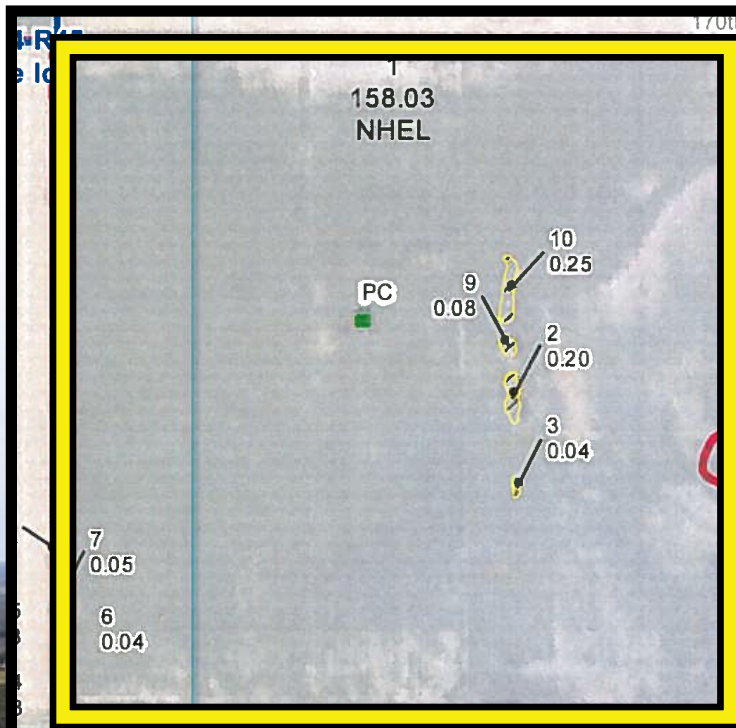
3
80.00

2
80.00

Parcel 1 • Norman County

Acres: 160 +/-
Legal: NW¼ 32-144-45
Crop Acres: 158.03 +/-
Taxes (2022): \$3,628.00

Norman County parcel features 160 +/- acres with 158.03 +/- acres of excellent cropland with an average SPI of 88.9! This parcel is southeast of Ada, MN.



Crop	Base Acres	Yield
Wheat	39.5	62 bu.
Soybeans	118.5	31 bu.
Total Base Acres: 158.0		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I507A	Glyndon loam, 0 to 2 percent slopes	94.71	59.9%	Ile	89
I655A	Wheatville loam, 0 to 2 percent slopes	33.13	21.0%	Ile	90
I669A	Borup-Glyndon loams, 0 to 2 percent slopes	21.20	13.4%	IIw	90
I711A	Glyndon loam, thin surface, 0 to 2 percent slopes	6.09	3.9%	Ile	89
I110A	Augsburg, Borup and Colvin soils, very poorly drained, 0 to 1 percent slopes	2.25	1.4%	IVw	60
I119A	Bearden silty clay loam, 0 to 2 percent slopes	0.39	0.2%	Ile	93
I43A	Mavie fine sandy loam, 0 to 1 percent slopes	0.26	0.2%	IIIw	75
Weighted Average					88.9

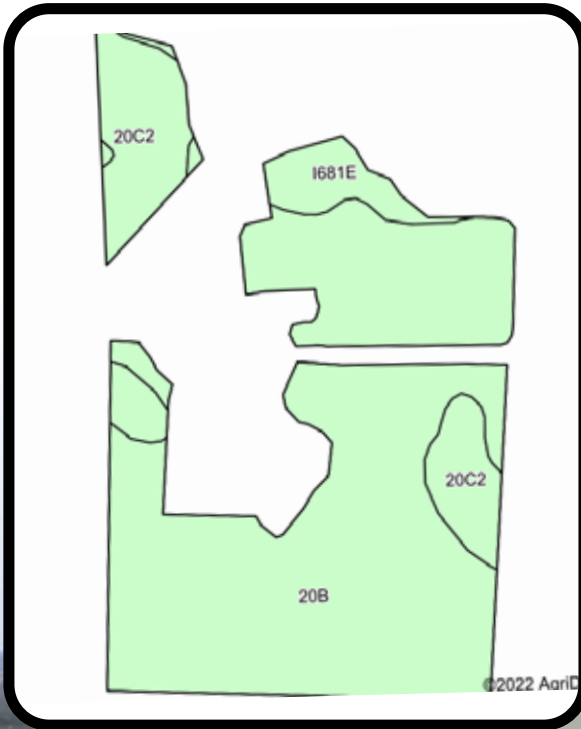
Parcel 1 Photos



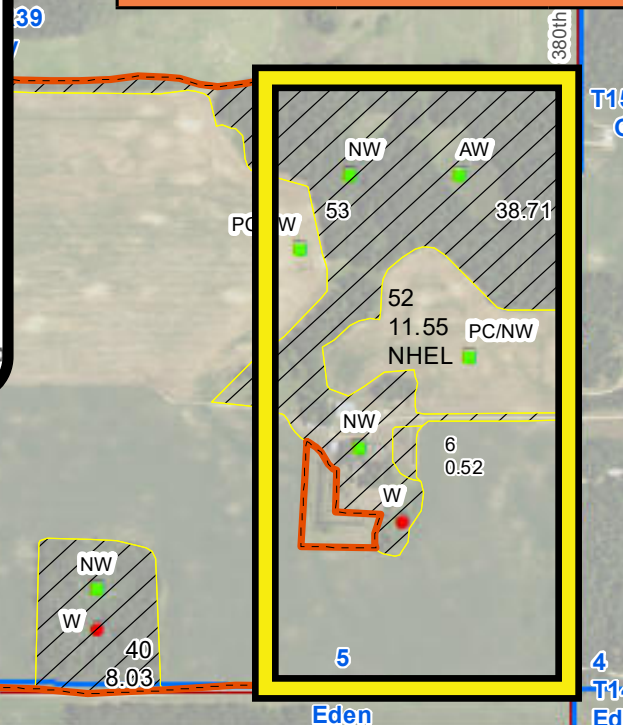
Parcel 2 • Polk County

Acres: 80 +/-
Legal: E½SE¼ 32-150-39
Crop Acres: 41.9 +/-
Taxes (2022): \$1,270.00 (Estimate)

This parcel has it all! Farmstead that includes beautiful home, outbuildings, and variety of trees throughout. Very high SPI of 81.8 on 41.9 acres of cropland! Parcel has fantastic wildlife habitat for deer, bear, small game, and upland birds. Strategic areas for deer stands with forest, open meadows, cropland, and water pond.



Parcels 2-4 Combined		
Crop	Base Acres	Yield
Corn	14.8	100 bu.
Soybeans	40.9	26 bu.
Barley	41.7	52 bu.
Total Base Acres: 206.5		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
20B	Chapett fine sandy loam, 2 to 6 percent slopes	33.80	78.1%	Ile	87
20C2	Chapett fine sandy loam, 6 to 12 percent slopes, eroded	7.21	16.7%	IIle	78
1681E	Sandberg loamy sand, 15 to 25 percent slopes	2.28	5.3%	Vlls	17
Weighted Average					81.8

Parcel 2 • Farmstead Information

Address: 27773 380th Ave. SE • Trail, MN

- Approx. 2,491 sq. ft. Total
- 4 Bedrooms
- 2 Bath
- Walkout Basement
- Propane, Wood, and Electric Baseboard Heat
- Well & Septic System

Please Note: If the square footage of the residence is an important factor to you, the buyer, you should determine or verify the square footage in a manner that makes you comfortable and satisfied with the information.

Outbuildings

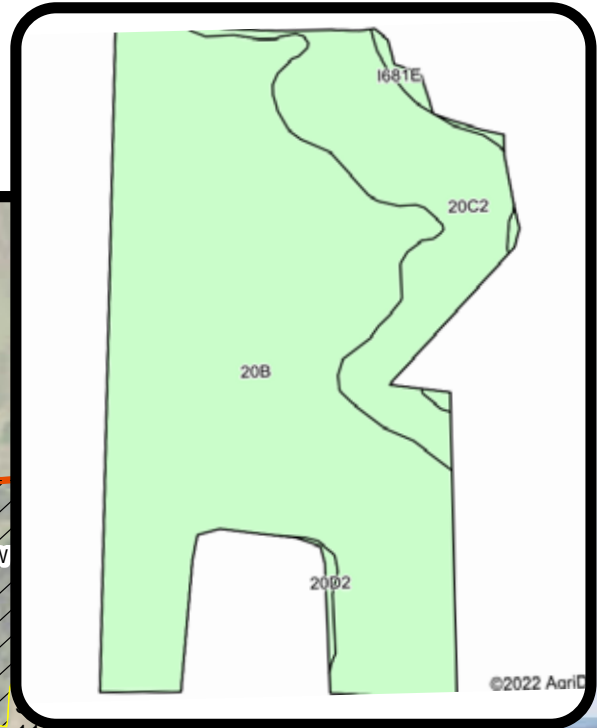
- Detached 2 Car Garage - 30' x 36' - Concrete Floor
- Detached 3 Car Garage Converted from an Old Wooded Grainery - 36' x 22' - Dirt Floor
- 10' x 12' Tool Shed - Concrete Floor
- 40' x 80' Pole Shed with Attached 20' x 80' Lean To - Dirt Floor
- Doors are 22' x 14' & 15' x 14' & 14' x 12' on the Lean To
- 30' x 36' Quonset/Shop - Concrete Floor
- Grain Bins
 - 5 Assorted Sizes with Fans



Parcel 3 • Polk County

Acres: 80 +/-
Legal: W½SE¼ 32-150-39
Crop Acres: 69 +/-
Taxes (2022): \$500.00 (Estimate)

This parcel features 80 +/- acres with 69 +/- acres of excellent cropland with an SPI of 84.4 with much of it at a 87! Fantastic habitat for deer and other small game.



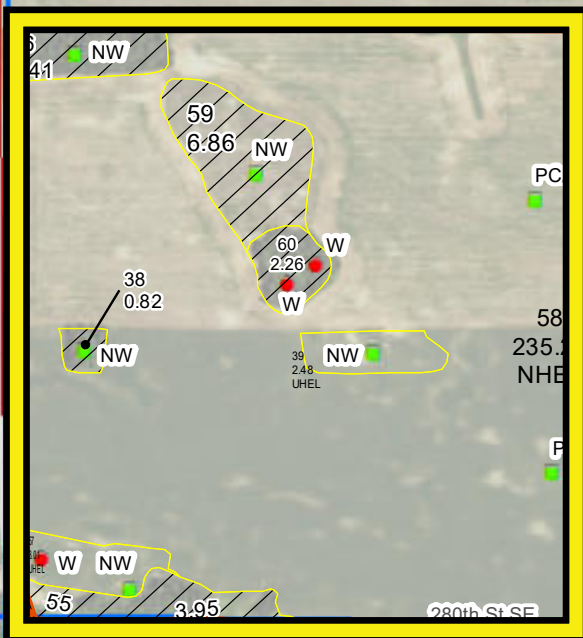
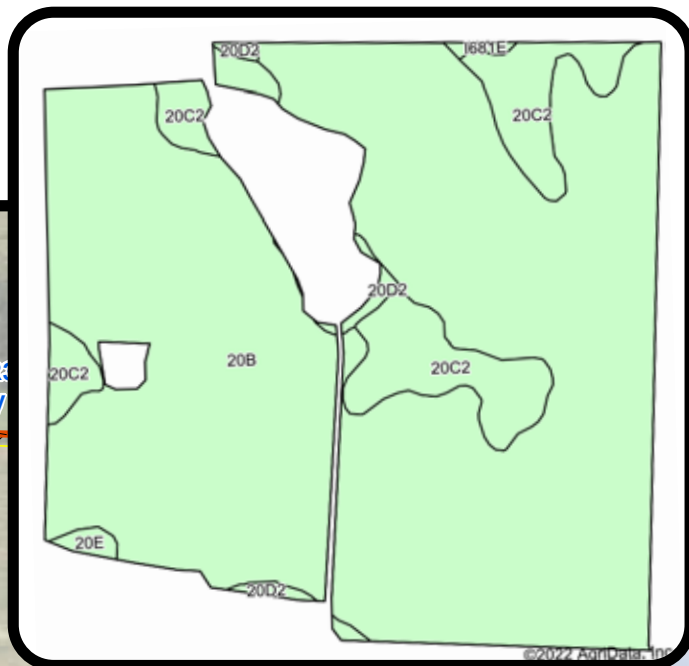
Parcels 2-4 Combined		
Crop	Base Acres	Yield
Corn	14.8	100 bu.
Soybeans	40.9	26 bu.
Barley	41.7	52 bu.
Total Base Acres: 206.5		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
20B	Chapett fine sandy loam, 2 to 6 percent slopes	57.34	78.4%	Ile	87
20C2	Chapett fine sandy loam, 6 to 12 percent slopes, eroded	14.72	20.1%	IIle	78
1681E	Sandberg loamy sand, 15 to 25 percent slopes	0.72	1.0%	Vlls	17
20D2	Chapett fine sandy loam, 12 to 20 percent slopes, eroded	0.36	0.5%	IVe	60
Weighted Average					84.4

Parcel 4 • Polk County

Acres: 160 +/-
Legal: SW¼ 32-150-39
Crop Acres: 146 +/-
Taxes (2022): \$1,000.00 (Estimate)

This parcel features 160 +/- acres with 146 +/- acres of excellent cropland with an SPI 85.2 with much of it at a 87! Fantastic habitat for deer and other small game.



Parcels 2-4 Combined

Crop	Base Acres	Yield
Corn	14.8	100 bu.
Soybeans	40.9	26 bu.
Barley	41.7	52 bu.

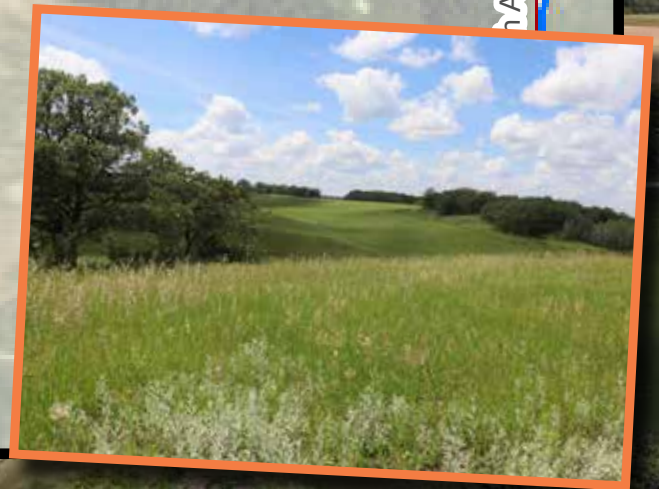
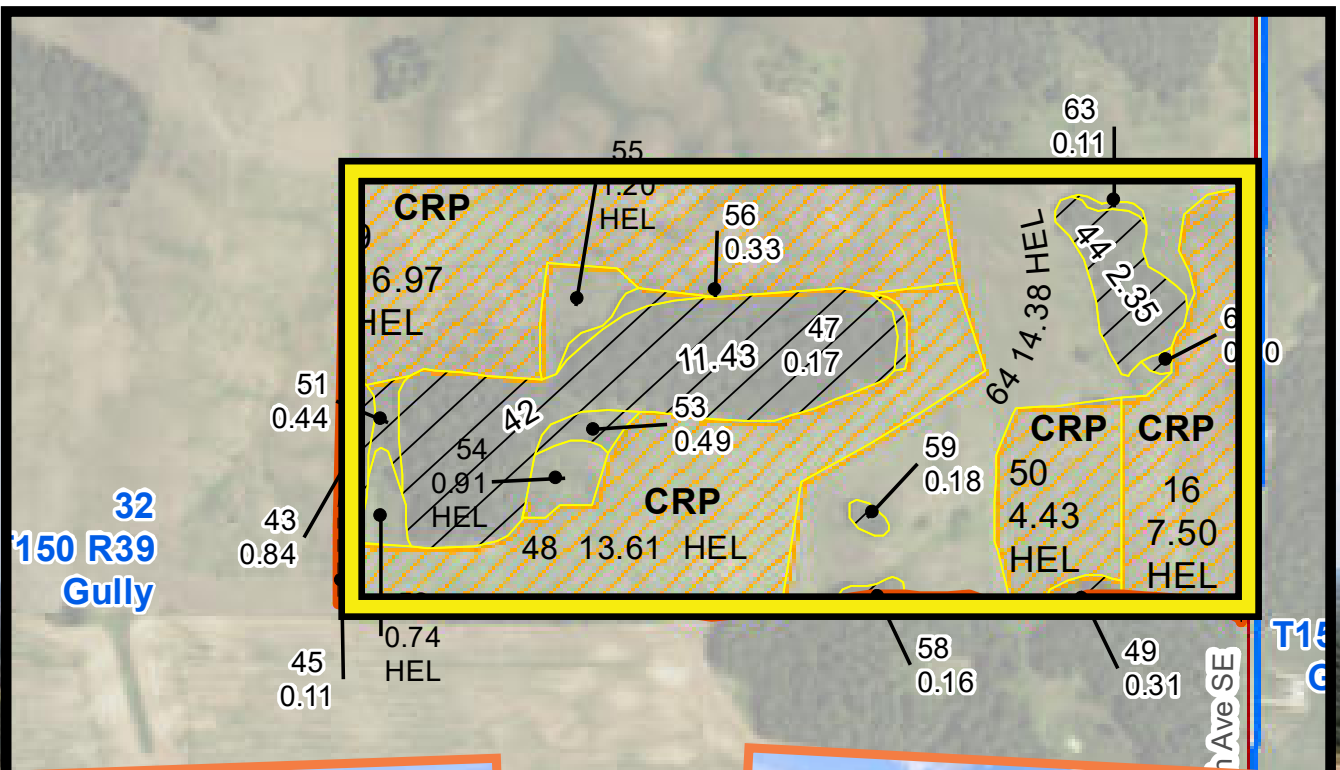
Total Base Acres: 206.5

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
20B	Chapett fine sandy loam, 2 to 6 percent slopes	117.61	87.2%	Ile	87
20C2	Chapett fine sandy loam, 6 to 12 percent slopes, eroded	14.95	11.1%	IIle	78
20D2	Chapett fine sandy loam, 12 to 20 percent slopes, eroded	1.43	1.1%	IVe	60
20E	Chapett fine sandy loam, 20 to 40 percent slopes	0.58	0.4%	Vlle	16
1681E	Sandberg loamy sand, 15 to 25 percent slopes	0.31	0.2%	Vlls	17
Weighted Average					85.2

Parcel 5 • Polk County

Acres: 80 +/-
Legal: S½NE¼ 32-150-39
Crop Acres: 17.23 +/-
CRP Acres: 42.51 acres @ \$49.23/ac. - \$2,093.00/annually – Expires: 9-30-2030
Taxes (2022): \$340.00

This parcel features 80 +/- acres with 17.23 +/- acres of cropland and 42.51 +/- Acres of CRP. Fantastic habitat for wildlife throughout the parcel with rolling hills, wooded areas and open meadows. A variety of trees have been planted on this parcel. Many options for deer stands throughout the parcel.



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 11/7/2022. 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 November 7, 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, MN #14-106.



Parcel 2

Pifer's



Parcel 4

Pifer's
LAND AUCTIONS



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