

2,098.06 +/- ACRES
DUNN COUNTY, ND

Richardton, ND



Friday, October 21, 2022 – 1:00 p.m. (MT)
LOCATION: Roosevelt Grand Dakota Hotel • Dickinson, ND

OWNER: Ray Sigl Estate

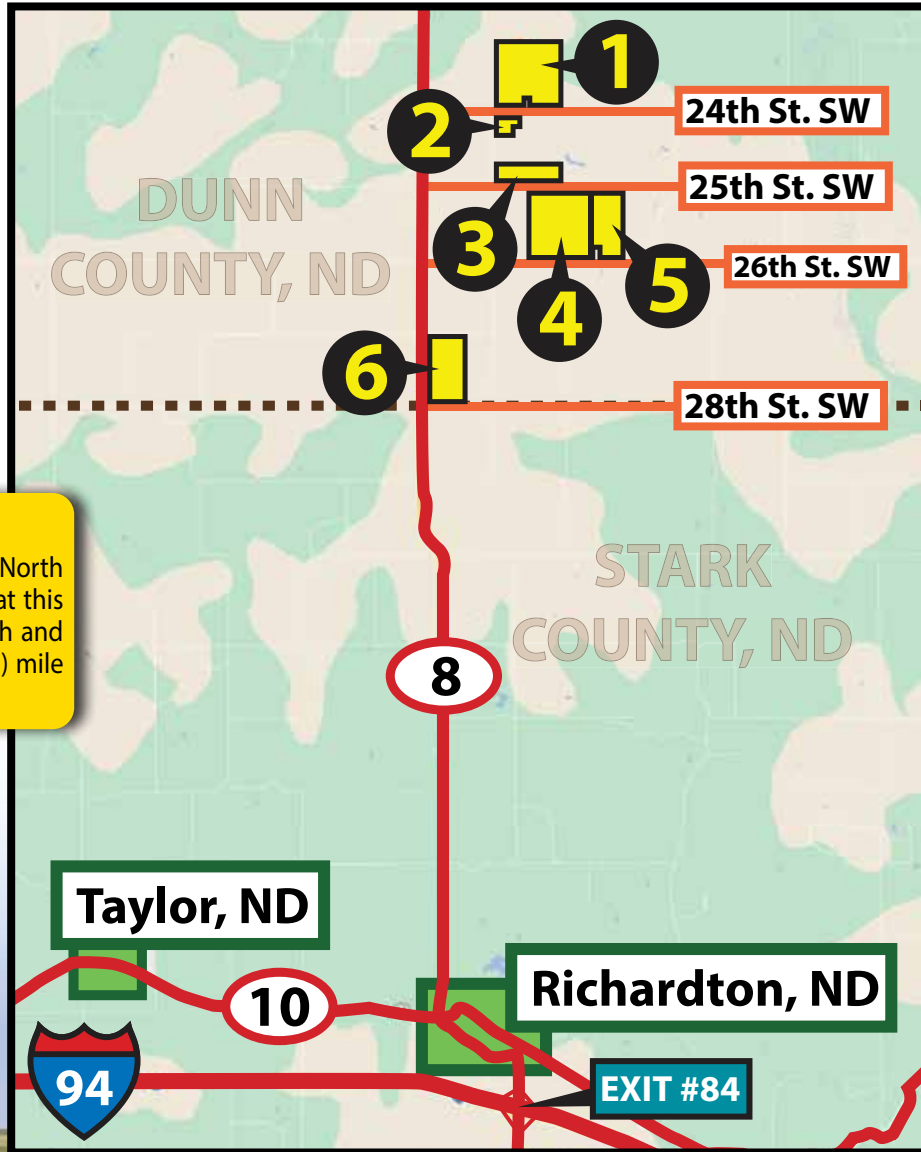


General Information

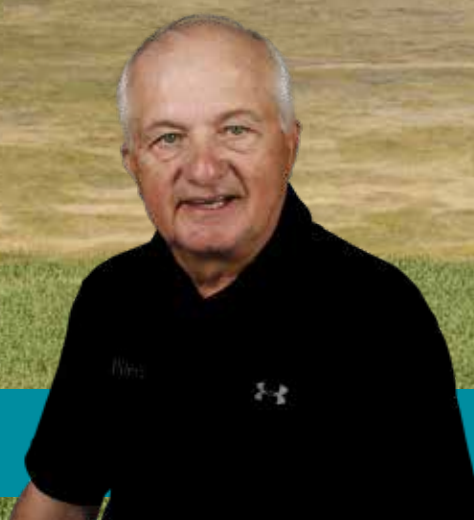
AUCTION NOTE: This is exceptional cropland and pastureland in Dunn County, ND approximately 8-11 miles north of Richardton. The cropland has highly productive soils and the pastureland has a strong mix of native and tame grasses and hayland. This farm has a strong combination of cropland, grazing land and hunting land. There are no farmsteads on the property.

Driving Directions

From Richardton, ND, proceed north on North Dakota Hwy. #8 for 8 miles. The farm begins at this point with the north unit 3 miles further north and east on 24th St. SW. The middle unit is one (1) mile further north and east on 26th St. SW.



Kevin Pifer
701.238.5810

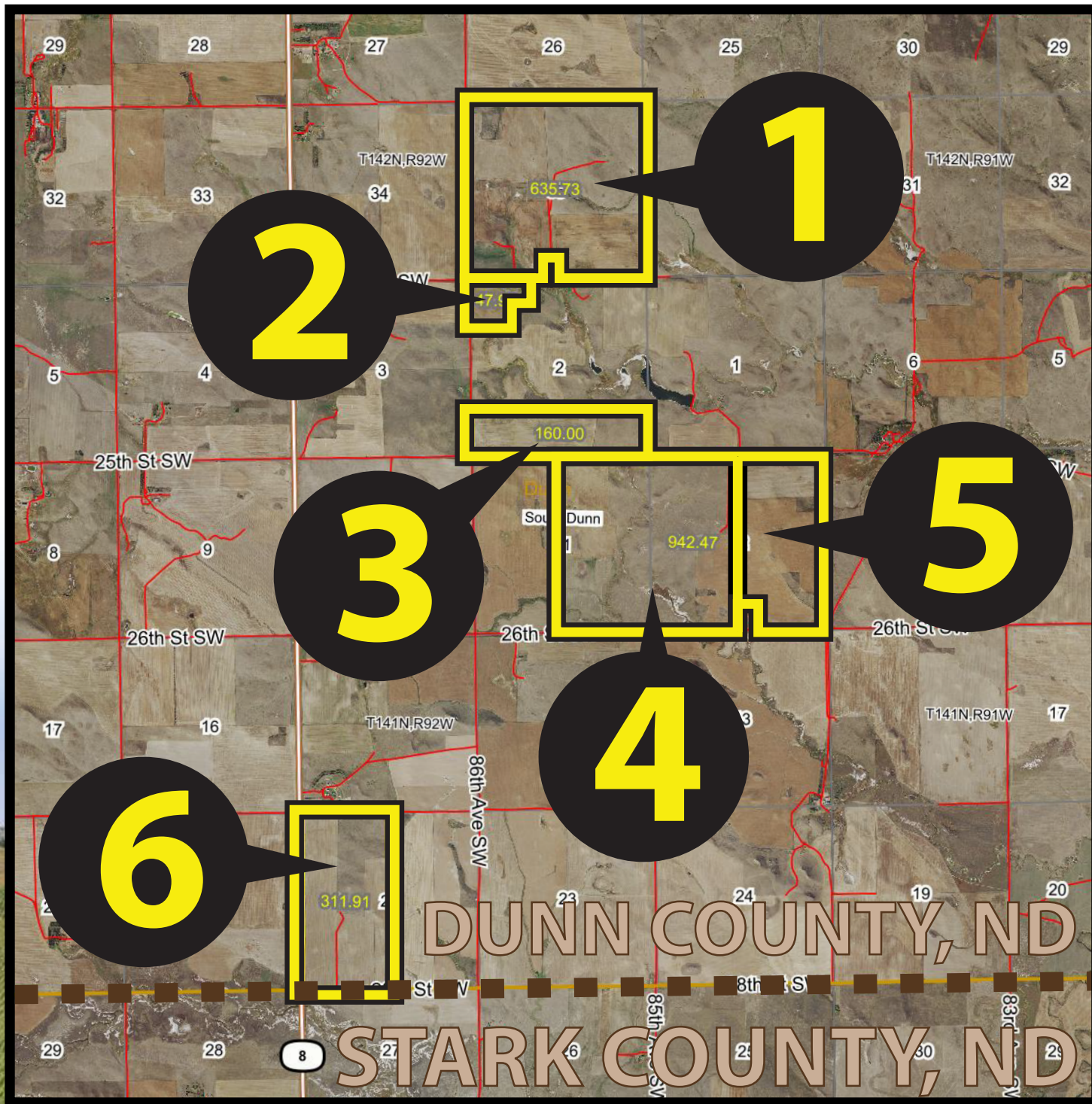


Steve Miller
701.471.3288

Pifer's
LAND AUCTIONS

709 12th St. NE • Bowman, ND 58623

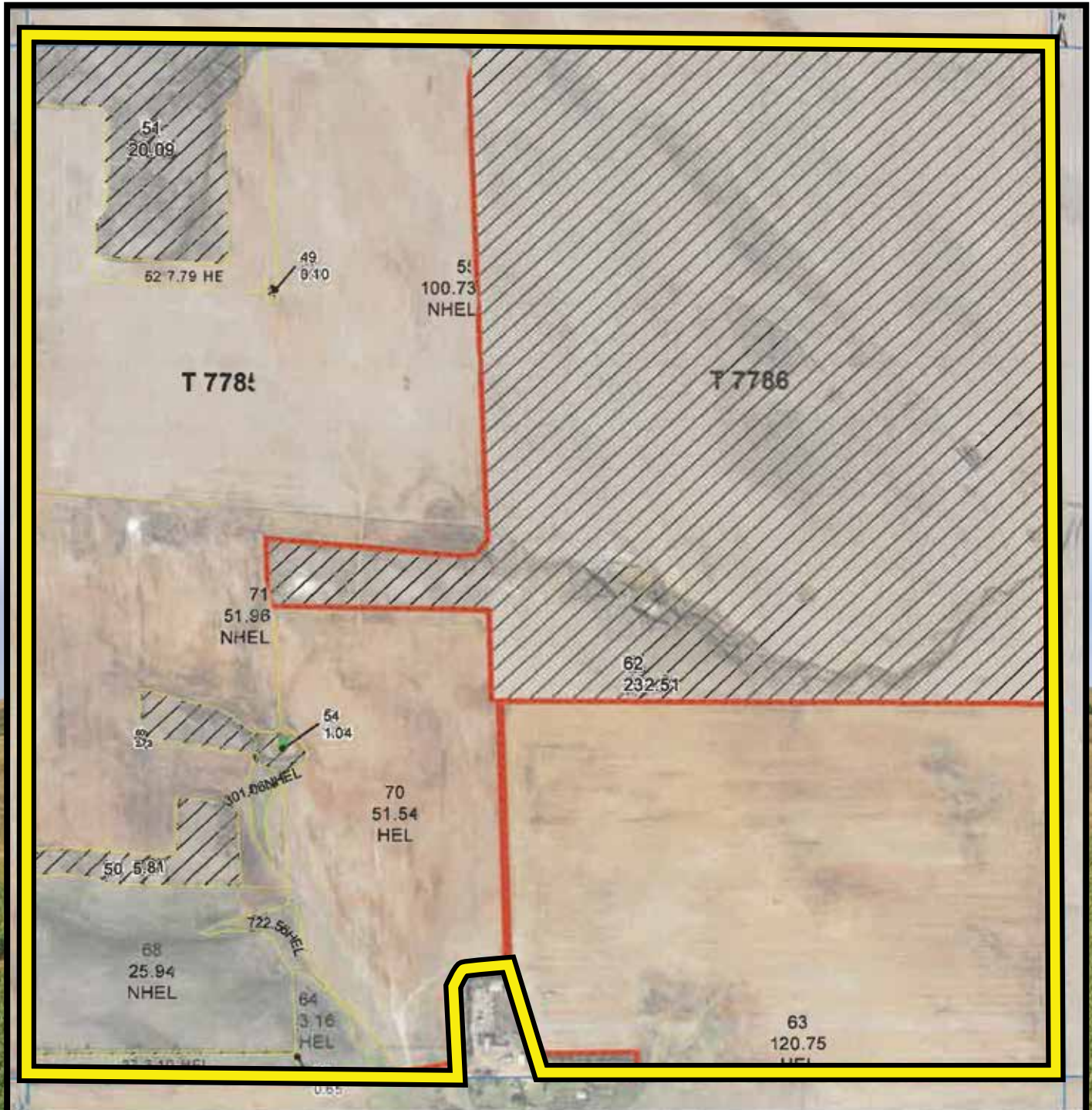
Overall Property



Parcel 1 • Information & FSA Map

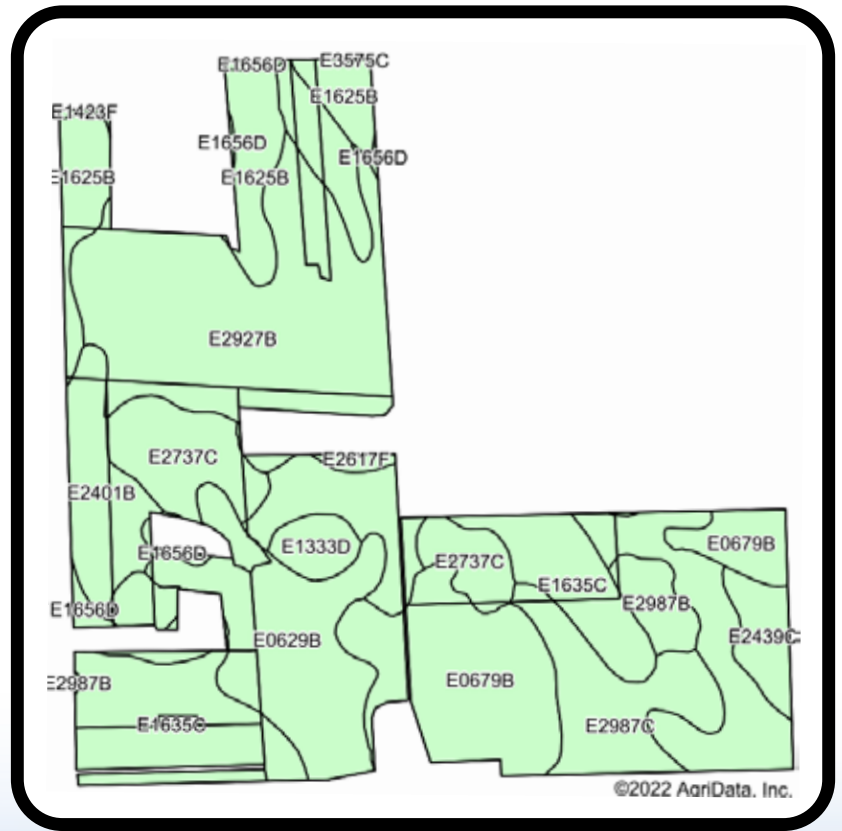
Acres: 635.83 +/-
Legal: Section 35-142-92 Less Farmstead
Crop Acres: 368.59 +/-
Pasture Acres: 232.51 +/-
Taxes (2021): \$1,868.04

This parcel features productive cropland and excellent native grasses for grazing.



Parcel 1 • Soils Map

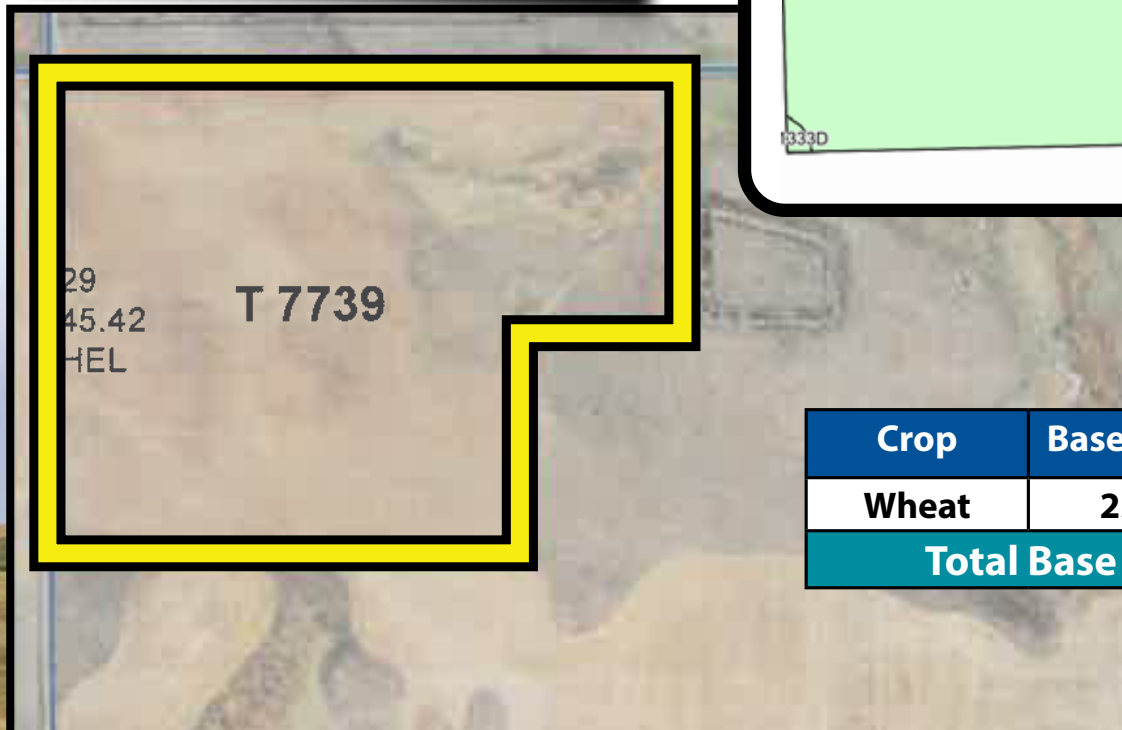
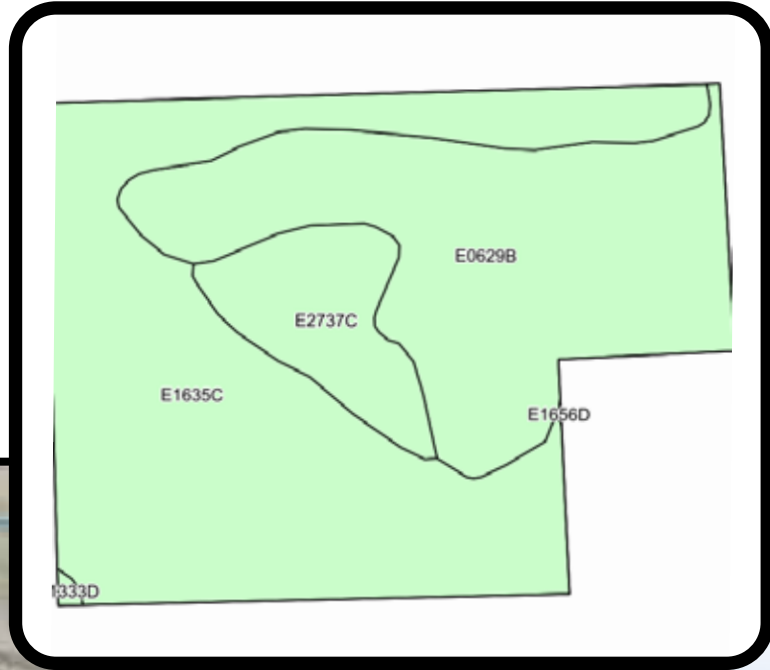
Crop	Base Acres	Yield
Wheat	187.53	24 bu.
Total Base Acres: 187.53		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2927B	Morton-Farland silt loams, 3 to 6 percent slopes	70.73	19.7%	Ile	77
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	61.84	17.2%	IVe	51
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	45.74	12.7%	IVe	50
E0679B	Savage-Daglum complex, 2 to 6 percent slopes	43.74	12.2%	Ile	61
E0629B	Farnuf-Belfield-Rhoades complex, 2 to 6 percent slopes	37.34	10.4%	Ile	69
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	25.52	7.1%	IIIe	63
E2987C	Sen-Chama silt loams, 6 to 9 percent slopes	22.05	6.1%	IIIe	58
E2401B	Belfield-Morton silt loams, 3 to 6 percent slopes	16.91	4.7%	Ile	72
E2107A	Arnegard loam, 0 to 2 percent slopes	8.75	2.4%	IIc	97
E2439C	Sen-Janesburg silt loams, 6 to 9 percent slopes	7.73	2.1%	IIIe	37
E2987B	Sen-Chama silt loams, 3 to 6 percent slopes	6.75	1.9%	Ile	72
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	5.53	1.5%	VIe	32
E1656D	Vebar-Cohagen fine sandy loams, 6 to 15 percent slopes, very stony	4.35	1.2%	VIIs	25
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	2.28	0.6%	VIIe	27
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	0.43	0.1%	VIIe	22
E3575C	Williams loam, 0 to 9 percent slopes, very stony	0.07	0.0%	VIIs	41
Weighted Average					61.8

Parcel 2

Acres: 47.95 +/-
Legal: Lots 2-4 in 2-141-92
Crop Acres: 45.42 +/-
Taxes (2021): \$138.55
 This parcel is all cropland with great access.



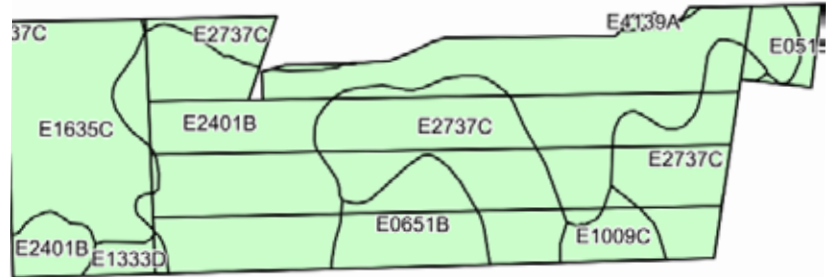
Crop	Base Acres	Yield
Wheat	23.4	24 bu.
Total Base Acres: 23.4		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	24.12	53.1%	IVe	51
E0629B	Farnuf-Belfield-Rhoades complex, 2 to 6 percent slopes	16.87	37.1%	IIe	69
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	4.33	9.5%	IVe	50
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	0.10	0.2%	VIe	32
Weighted Average					57.5

Parcel 3

Acres: 160 +/-
Legal: S½S½ 2-141-92
Crop Acres: 104.17 +/-
Pasture Acres: 43.28 +/-
Taxes (2021): \$427.90

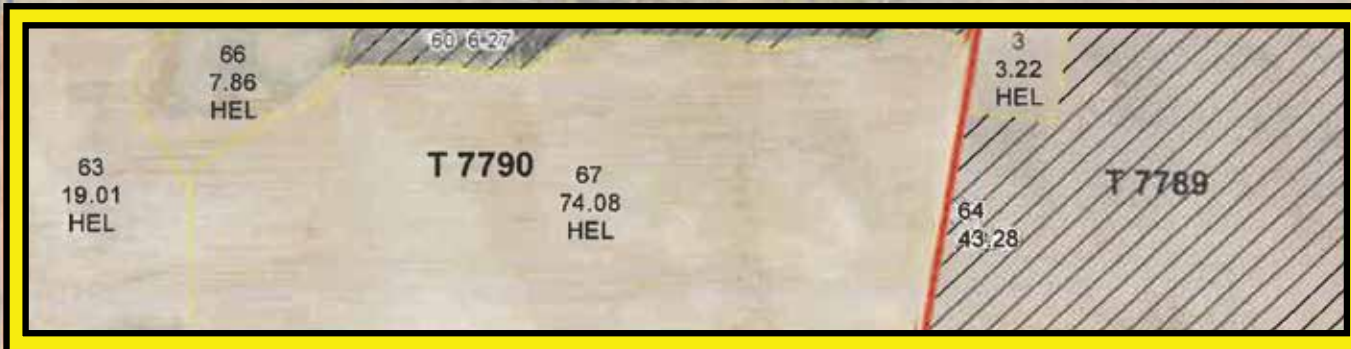
This parcel has excellent cropland and featured an exceptional wheat crop in 2022.



Tract #7789
 (Only 3.22 Acres Included for Parcel 3.
 The Remaining Acreage is Parcel 4)

Crop	Base Acres	Yield
Wheat	58.89	24 bu.
Total Base Acres: 58.89		

Crop	Base Acres	Yield
Wheat	35.99	24 bu.
Total Base Acres: 35.99		

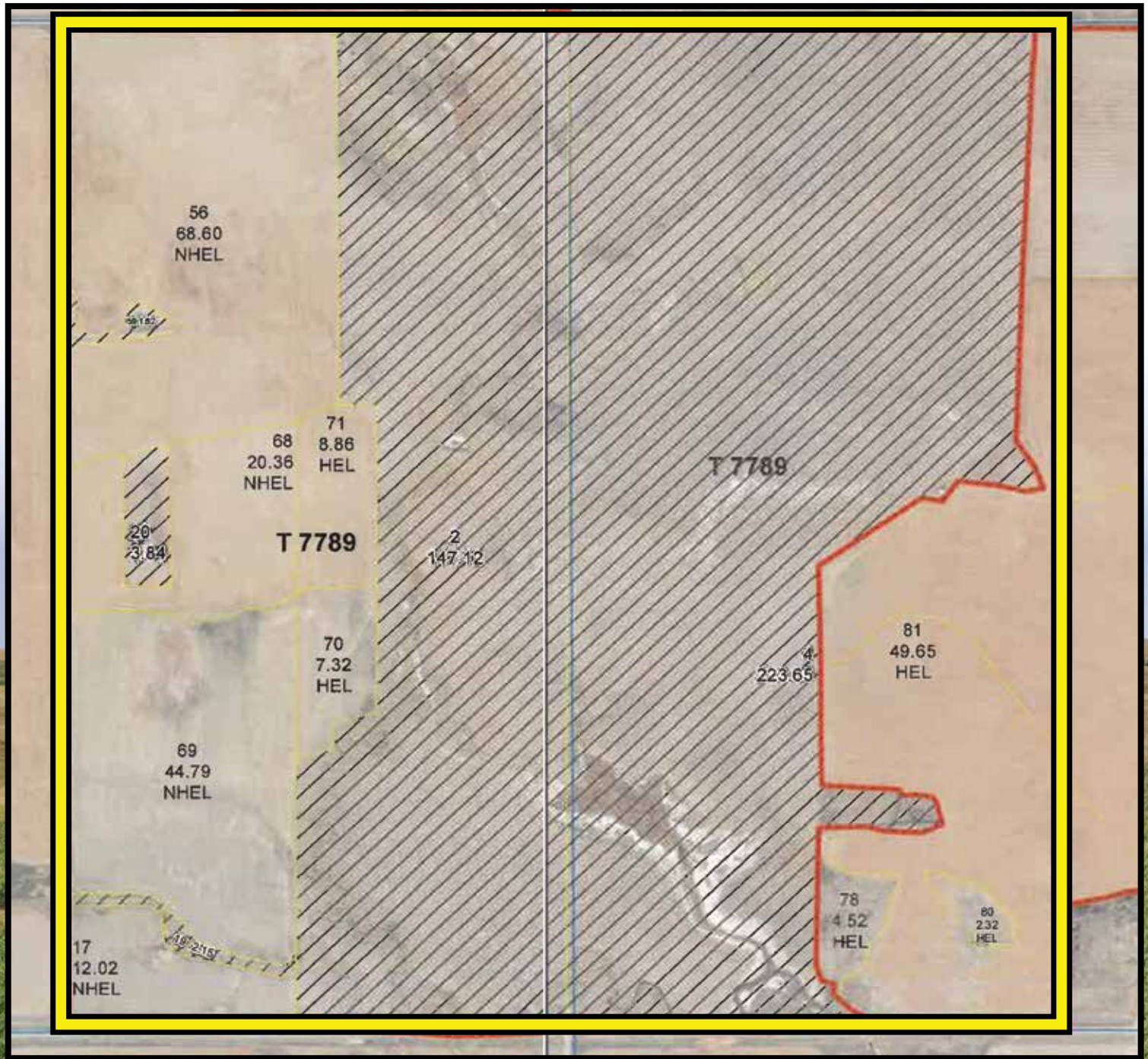


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2401B	Belfield-Morton silt loams, 3 to 6 percent slopes	46.83	45.7%	Ile	72
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	27.10	26.4%	IVe	50
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	15.60	15.2%	IVe	51
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	7.26	7.1%	Ile	51
E1009C	Moreau-Barkof silty clays, 6 to 9 percent slopes	2.86	2.8%	IVe	49
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	1.47	1.4%	Vle	32
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	1.08	1.1%	VIIs	29
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	0.36	0.4%	VIw	43
Weighted Average					59.7

Parcel 4 • Information & FSA Map

Acres: 633.98 +/-
Legal: E½ 11-141-92 Less 2.51 ac & W½ 12-141-92 Less 2.51 ac and 1 ac
Crop Acres: 251.62 +/-
Pasture Acres: 370.77 +/-
Taxes (2021): \$1,465.60

This parcel has productive cropland and an abundance of powerful native grasses.



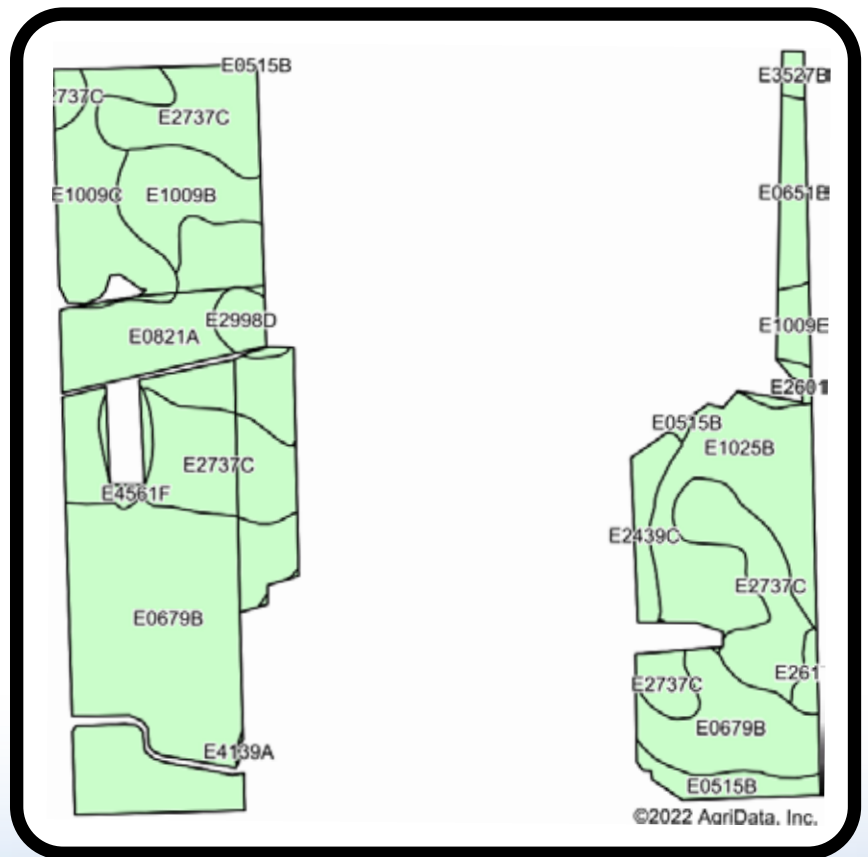
Parcel 4 • Soils Map

Tract #7789

(Includes 3.22 Acres From Parcel 3)

Crop	Base Acres	Yield
Wheat	58.89	24 bu.

Total Base Acres: 58.89



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0679B	Savage-Daglum complex, 2 to 6 percent slopes	77.33	31.3%	Ile	61
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	49.01	19.8%	IVe	50
E0821A	Lawther silty clay, 0 to 2 percent slopes	33.45	13.5%	Ile	79
E1025B	Regent-Savage silty clay loams, 3 to 6 percent slopes	28.50	11.5%	Ile	79
E1009C	Moreau-Barkof silty clays, 6 to 9 percent slopes	18.40	7.4%	IVe	49
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	14.71	6.0%	IIIe	61
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	5.80	2.3%	Ile	51
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	5.14	2.1%	VIIs	29
E2439C	Sen-Janesburg silt loams, 6 to 9 percent slopes	4.96	2.0%	IIIe	37
E2998D	Amor-Werner loams, 6 to 15 percent slopes, very stony	3.48	1.4%	VIIs	27
E4561F	Manning-Schaller-Wabek complex, 6 to 35 percent slopes	2.01	0.8%	IVe	26
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	1.67	0.7%	VIIe	27
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	1.22	0.5%	IVe	40
E3527B	Williams-Bowbells loams, 3 to 6 percent slopes	1.16	0.5%	Ile	84
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	0.20	0.1%	VIW	43
Weighted Average					60.1

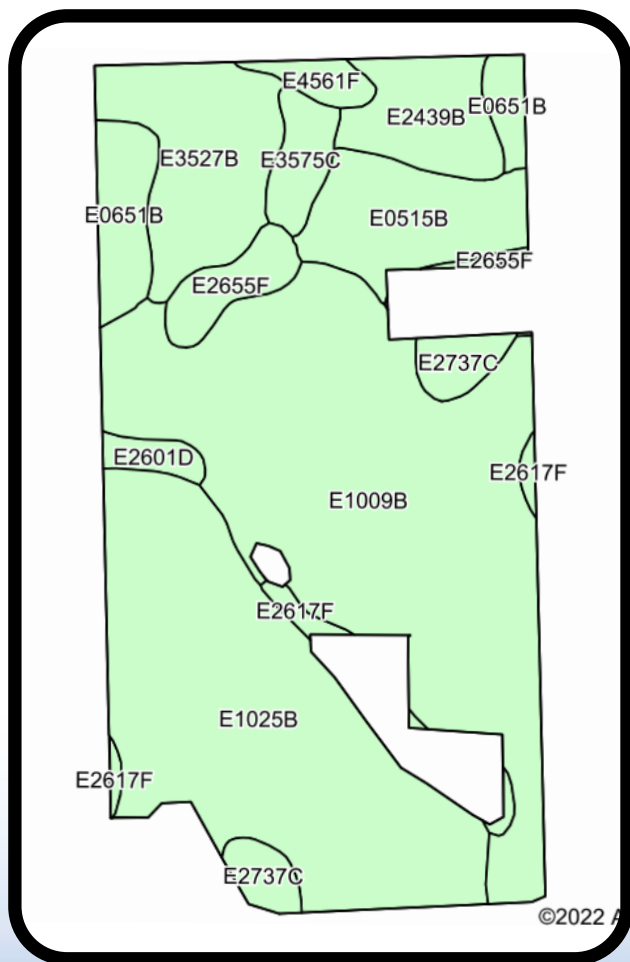
Parcel 5 • Information & FSA Map

Acres: 308.49 +/-
Legal: E½ 12-141-92 Less Farmstead
Crop Acres: 284.6 +/-
Pasture Acres: 20.39 +/-
Taxes (2021): \$932.15

This parcel is nearly all cropland with highly productive soils.



Parcel 5 • Soils Map



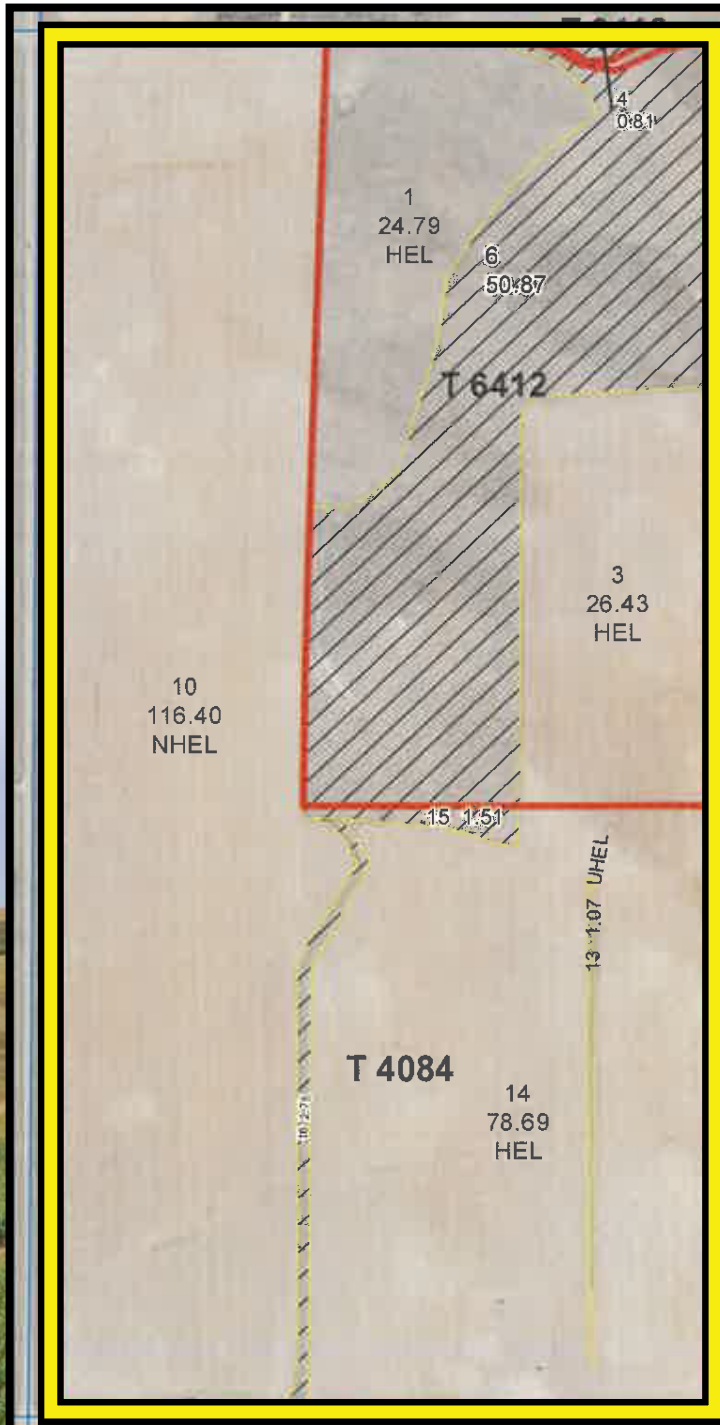
Crop	Base Acres	Yield
Wheat	132.29	24 bu.
Total Base Acres: 132.29		



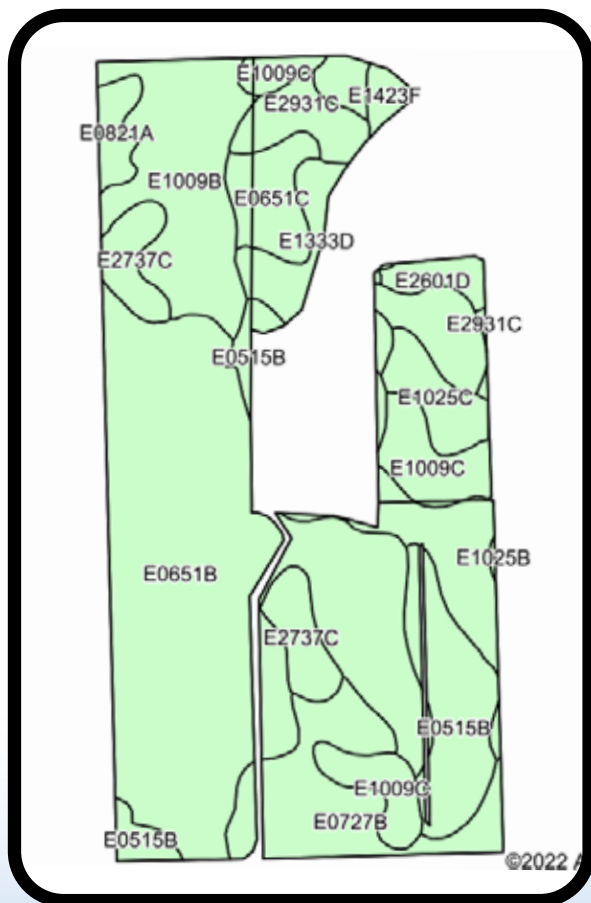
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	106.39	38.0%	IIle	61
E1025B	Regent-Savage silty clay loams, 3 to 6 percent slopes	76.26	27.2%	Ile	79
E3527B	Williams-Bowbells loams, 3 to 6 percent slopes	23.85	8.5%	Ile	84
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	18.45	6.6%	VIls	29
E2439B	Sen-Janesburg silt loams, 3 to 6 percent slopes	13.04	4.7%	Ile	48
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	12.00	4.3%	Ile	51
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	7.39	2.6%	IVe	50
E2655F	Cabba-Amor-Savage complex, 9 to 70 percent slopes, very stony	7.04	2.5%	VIls	17
E3575C	Williams loam, 0 to 9 percent slopes, very stony	5.91	2.1%	VIls	41
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	3.56	1.3%	VIIle	27
E4561F	Manning-Schaller-Wabek complex, 6 to 35 percent slopes	3.32	1.2%	IVe	26
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	2.87	1.0%	IVe	40
Weighted Average					61.8

Parcel 6 • Information & FSA Map

Acres: 311.91 +/-
Legal: E½ 22-141-92 Less 1.44 ac & 6.65 ac
Crop Acres: 247.38 +/-
Pasture Acres: 53.62 +/-
Taxes (2021): \$597.56
Planted to corn in 2022, this parcel has productive cropland and good access.



Parcel 6 • Soils Map



Crop	Base Acres	Yield
Wheat	119.8	30 bu.
Safflower	26.8	461 lbs.
Mustard	29.4	895 lbs.
Beans-Small Chickpeas	5.0	858 lbs.
Total Base Acres:		181.0



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	95.03	38.6%	Ile	51
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	26.17	10.6%	IIle	61
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	20.70	8.4%	VIIs	29
E0727B	Barkof-Janesburg complex, 3 to 6 percent slopes	20.41	8.3%	IIIs	49
E1009C	Moreau-Barkof silty clays, 6 to 9 percent slopes	15.03	6.1%	IVe	49
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	14.49	5.9%	IVe	40
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	10.69	4.3%	IVe	50
E0651C	Regent-Janesburg complex, 6 to 9 percent slopes	8.08	3.3%	IIle	40
E2931C	Morton-Cabba silt loams, 6 to 9 percent slopes	7.12	2.9%	IIle	59
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	7.08	2.9%	VIe	32
E2927B	Morton-Farland silt loams, 3 to 6 percent slopes	6.90	2.8%	Ile	77
E1025C	Regent-Savage silty clay loams, 6 to 9 percent slopes	6.39	2.6%	IIle	62
E0821A	Lawther silty clay, 0 to 2 percent slopes	3.55	1.4%	Ile	79
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	2.45	1.0%	IVe	51
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	2.05	0.8%	VIIe	22
E1025B	Regent-Savage silty clay loams, 3 to 6 percent slopes	0.17	0.1%	Ile	79
Weighted Average					49.8

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. If bidder has not purchased land through Pifer's Auction & Realty, bidder is required to show proof of funds.

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 12/5/2022. 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 December 5, 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.

Pifer's *17th Annual* Western Dakota LAND AUCTIONS

Wednesday, October 19 – Friday, October 21

SCHEDULE OF EVENTS

OCTOBER 19 • 1:00 p.m. (MT)
Hettinger Armory • Hettinger, ND
157.49 +/- Acres • Hettinger County, ND
OWNER: Audrey Wegner

160 +/- Acres • Hettinger County, ND
OWNER: Dean R. and Barbara A. Kelsch Foundation

OCTOBER 21 • 11:00 a.m. (MT)
Roosevelt Grand Dakota Hotel • Dickinson, ND

134.59 +/- Acres • Hettinger County, ND
OWNER: Shad Kouba

160 +/- Acres • Dunn County, ND
OWNER: Kouba Family

2,098.06 +/- Acres • Dunn County, ND
OWNER: Ray Sigl Estate

638.68 +/- Acres • Hettinger County, ND
OWNER: Roy Senn Family Farm

OCTOBER 20 • 1:00 p.m. (MT)
Golva Bar • Golva, ND

480 +/- Acres • Golden Valley County, ND
OWNER: Kouba Family

1,011.67 +/- Acres • Golden Valley County, ND
OWNER: Olesen Family

1,391.08 +/- Acres • Golden Valley County, ND
OWNER: Dorothy Schmitz Estate

