

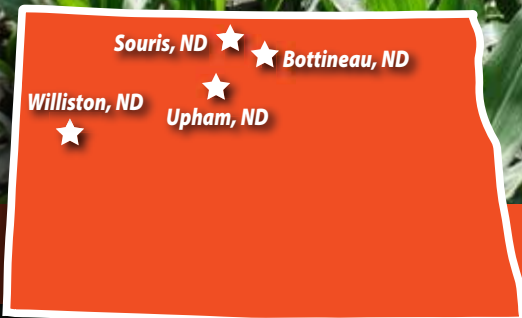
2,025.64 +/- Acres

Bottineau, McHenry & Williams Counties, ND

LAND AUCTION

Wednesday, March 15, 2023 – 11:00 a.m.

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



OWNER: Swanson Family

STOCK PHOTO

Pifer's
LAND AUCTIONS

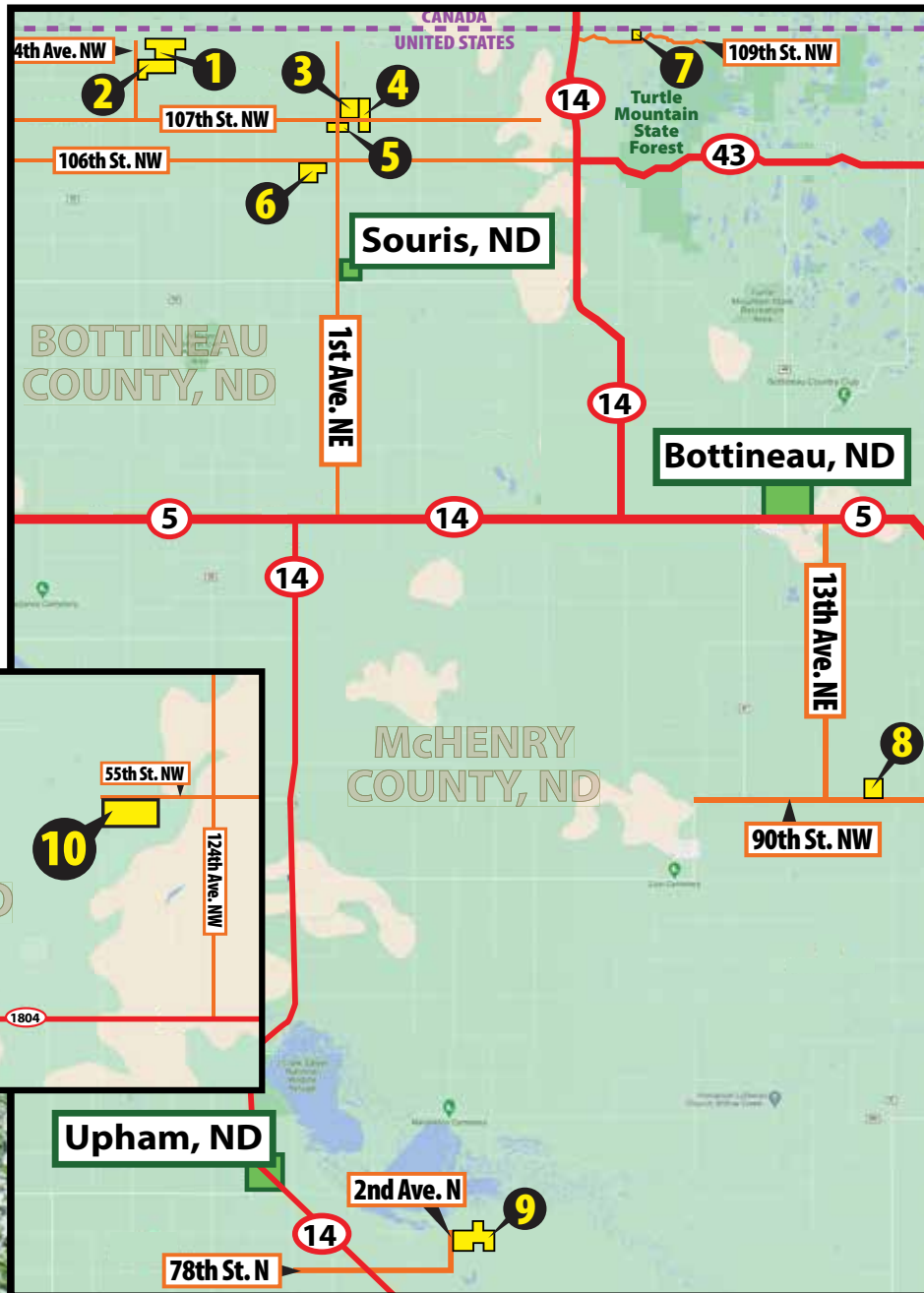


www.pifers.com

877.700.4099

General Information

AUCTION NOTE: This auction features an exceptional variety of cropland, pastureland and hunting land throughout Bottineau, McHenry and Williams Counties in ND. Parcels 1-8 are in Bottineau County and consist of productive cropland suitable for growing a variety of crops. Parcel 7 offers incredible hunting opportunities on the western edge of the Turtle Mountain State Forest. Parcel 9 consists of 320 +/- acres of pastureland in McHenry County and also offers prime hunting opportunities, bordering the J. Clark Salyer National Wildlife Refuge. Parcel 10 is in Williams County, consisting of a half section of pastureland with ample access to water. Seller will reserve all mineral rights. All of these parcels offer an excellent opportunity to expand your operation or diversify your investment portfolio!



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Driving Directions

PARCELS 1-2: From Souris, ND go north on 1st Ave. NE for 4 miles. Then go west on 107th St. NW 5 miles. Then go north on 4th Ave. NW for 1 mile. Here you will be at the SW corner of parcel 2. To reach parcel 1 go east on 108th St. NW for one mile. Then go north on 3rd Ave. NW for 1 mile. Here you will be at the SE corner of parcel 1.

PARCELS 3-5: From Souris, ND go north on 1st Ave. NE for 4 miles. At the intersection of 1st Ave. N and 107th St. NE you will be at the SW corner of parcel 3 and the NE and NW corners of parcel 5. To reach parcel 4 travel east for .5 miles on 107th St. NE. Here you will be at the SW and NW corners of parcel 4.

PARCEL 6: From Souris, ND go north on 1st Ave NE for 3 miles. Then go west on 106th St NE for 1 mile. Here you will be at the NW corner of parcel 6.

PARCEL 7: From the intersection of Hwy. #43 and Hwy. #14 go north on Hwy. #14 for 3 miles. Then go east on 109th St. NE for 1.5 miles. Here you will be at the southern border of parcel 7.

PARCEL 8: From the intersection of Hwy. #5 and 13th Ave. NE in Bottineau ND, go south on 13th Ave. NE for 7 miles. Then go east on 90th St. NE for 1 mile. Here you will be at the SW corner of parcel 8.

PARCEL 9: From Upham, ND, go SE on Hwy. #14 for 4 miles. Then go east on 78th St. N for 2 miles. Then go north on 2nd Ave. N for .5 miles. Here you will be at the SW corner of parcel 9.

PARCEL 10: From Williston, ND, go east for 12 miles on Hwy. #1804. Then go north on 124th Ave. NW for 4 miles. Then go west on 55th St. NW for 2 miles. Here you will be at the NE corner of parcel 10.

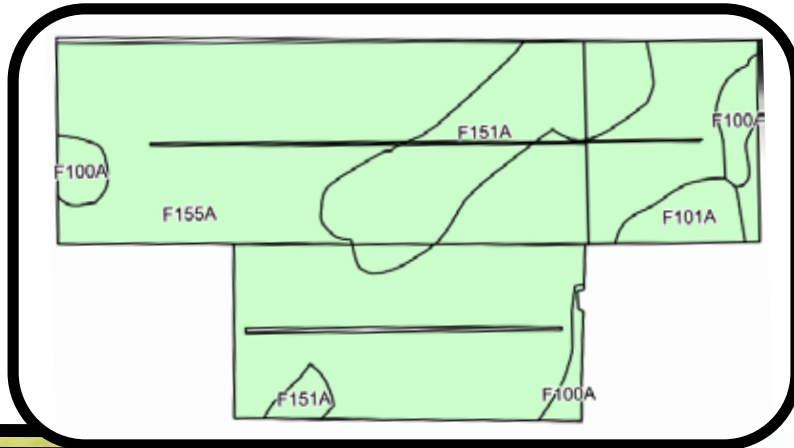


Parcel 1 • Bottineau County

Acres: 265.64 +/-
Legal: Lot 4 in 27-164-78, Lots 1, 2 & 3 in 28-164-78 & N½NE¼ 33-164-78 (Scandia Township)
Crop Acres: 266.94 +/- (FSA Crop Acres Exceed Deeded Acres)
Taxes (2022): \$2,100.25

This parcel along the North Dakota/Canada border features 266.94 +/- crop acres with a Soil Productivity Index (SPI) of 81.4!

PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	50.42	34 bu.
Sunflowers	130.94	1,670 lbs.
Barley	232.61	73 bu.
Total Base Acres: 413.97		

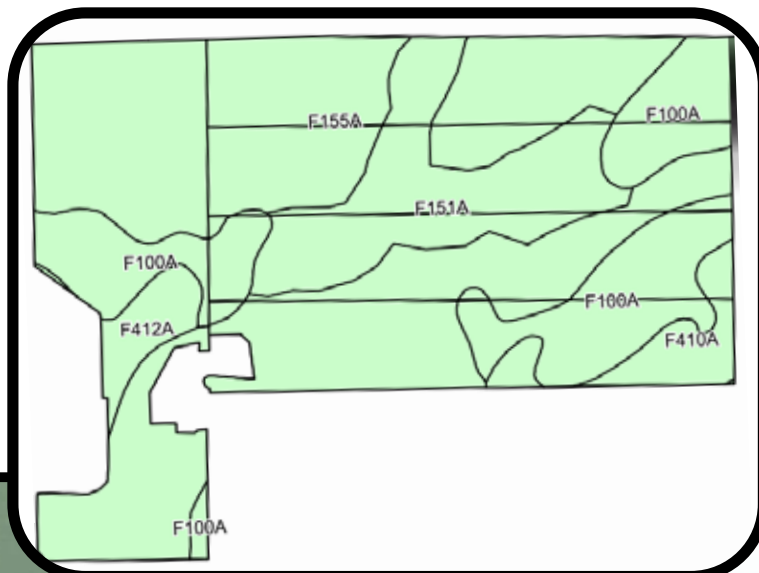


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F155A	Hamlet-Balaton loams, 0 to 2 percent slopes	202.78	76.0%	IIc	84
F151A	Hamlet-Tonka-Hamerly complex, 0 to 2 percent slopes	44.76	16.8%	IIc	75
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	11.61	4.3%	Ile	64
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	7.79	2.9%	Ile	77
Weighted Average					81.4

Parcel 2 • Bottineau County

Acres: 360 +/-
Legal: S½NE¼, S½NW¼, N½SE¼, N½SW¼ & SW¼SW¼ 33-164-78 (Scandia Township)
Crop Acres: 347.38 +/-
Taxes (2022): \$2,748.13

This parcel features strong producing cropland with an SPI of 75.4. The balance of the property offers recreational acres that provide excellent wildlife habitat. What's more, there is a farmstead on the property that will be sold 'as is.' All personal property including but not limited to farm equipment, vehicles and more are excluded. The buyer reserves up to 18 months to have all personal property removed, however, it is their intent to try and have it done in the summer of 2023.



PARCELS 1 & 2 COMBINED

Crop	Base Acres	Yield
Wheat	50.42	34 bu.
Sunflowers	130.94	1,670 lbs.
Barley	232.61	73 bu.
Total Base Acres: 413.97		

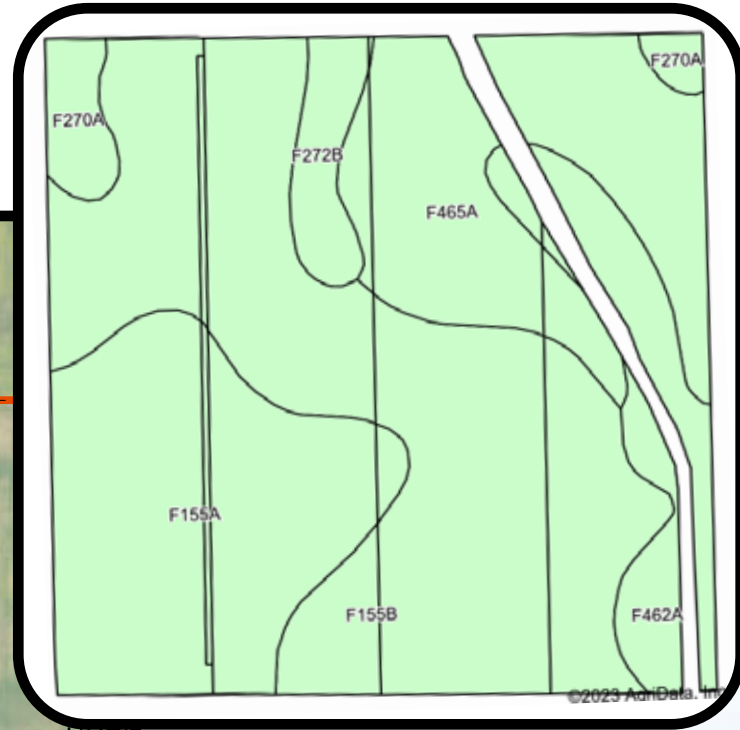
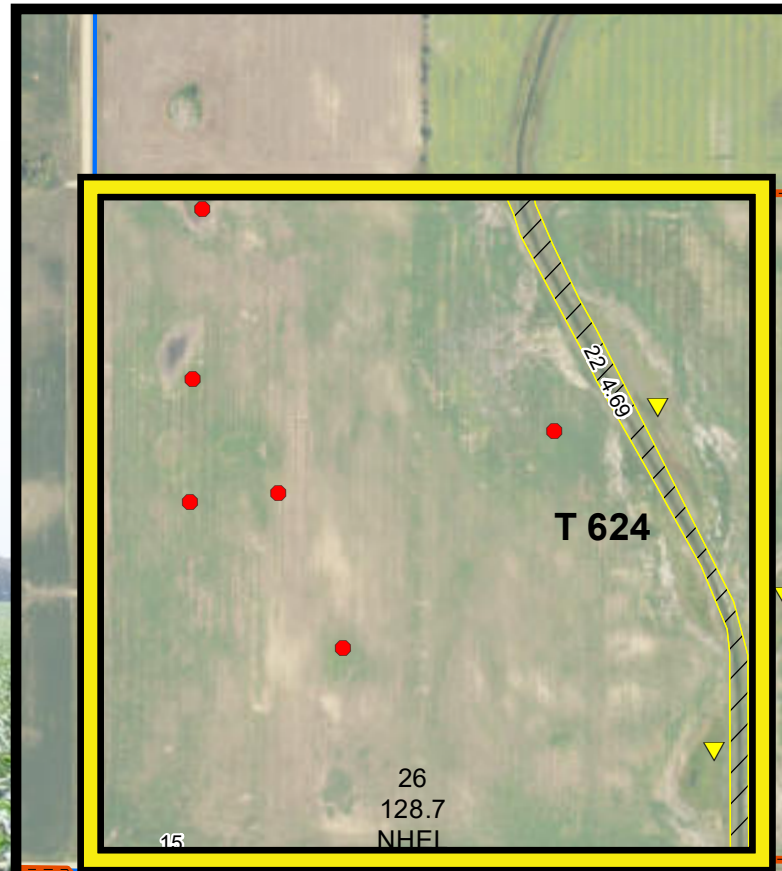


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F155A	Hamlet-Balaton loams, 0 to 2 percent slopes	188.76	57.0%	IIc	84
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	69.04	20.8%	Ile	64
F151A	Hamlet-Tonka-Hamerly complex, 0 to 2 percent slopes	49.95	15.1%	IIc	75
F410A	Fargo silty clay, 0 to 1 percent slopes	13.62	4.1%	IVw	40
F412A	Hegne silty clay, 0 to 1 percent slopes	9.79	3.0%	IVw	40
Weighted Average					75.4

Parcel 3 • Bottineau County

Acres: 157.48 +/-
Legal: SW¼ Less 2.52 Acres for R/W 5-163-77 (Haram Township)
Crop Acres: 149.2 +/-
Taxes (2022): \$725.56 (Estimate)

This parcel features nearly all cropland with an SPI of 73.2.



PARCELS 3-5 COMBINED

Crop	Base Acres	Yield
Wheat	187.1	31 bu.
Corn	11.9	49 bu.
Barley	92.3	59 bu.
Canola	45.5	1,065 lbs.

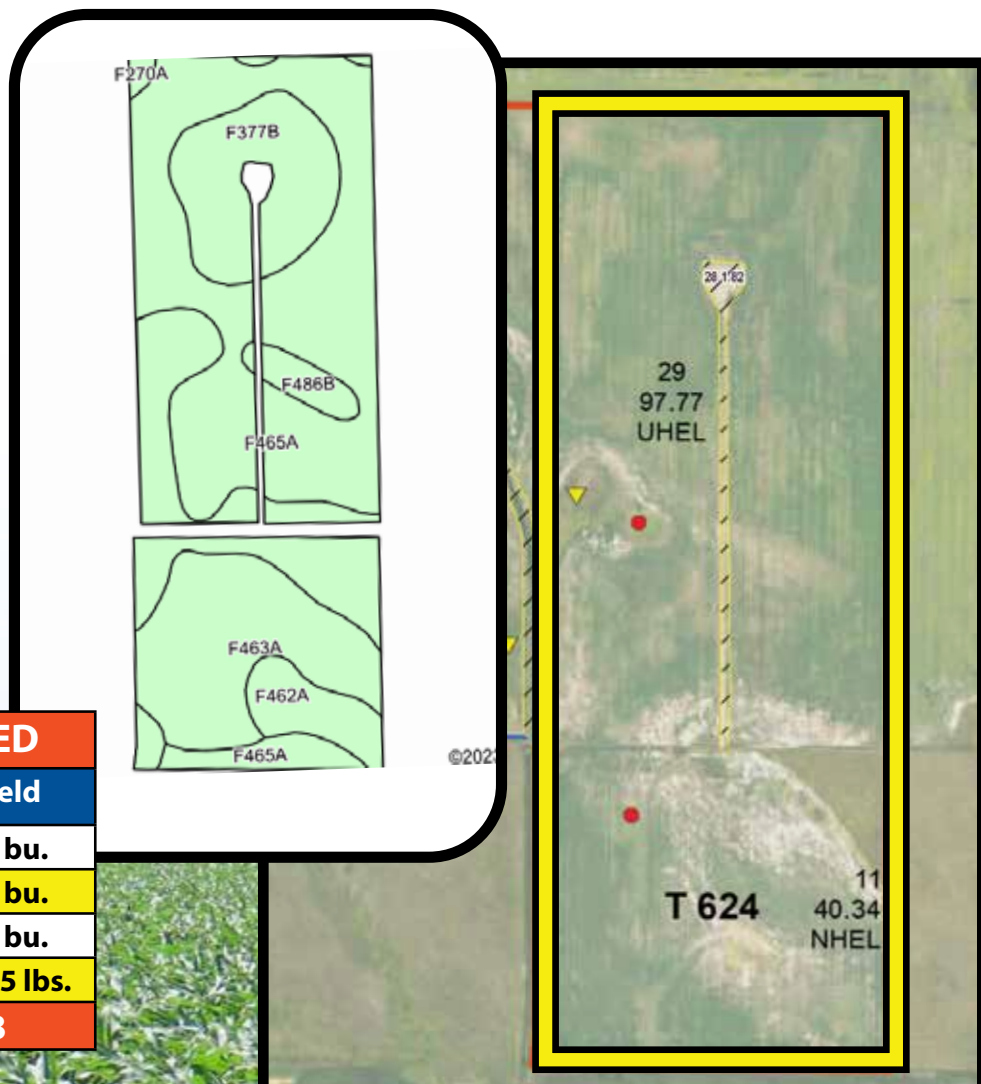
Total Base Acres: 336.8

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F155B	Hamlet-Souris-Balaton loams, 1 to 5 percent slopes	63.92	42.8%	Ile	80
F155A	Hamlet-Balaton loams, 0 to 2 percent slopes	34.26	23.0%	Ilc	84
F465A	Aberdeen-Overly silt loams, 0 to 2 percent slopes	29.37	19.7%	Ils	77
F462A	Exline silt loam, 0 to 2 percent slopes	12.33	8.3%	Vls	25
F272B	Arvilla-Sioux complex, 2 to 6 percent slopes	4.82	3.2%	IIle	36
F270A	Arvilla sandy loam, 0 to 2 percent slopes	4.50	3.0%	IIle	41

Weighted Average 73.2

Parcel 4 • Bottineau County

Acres: 120 +/-
Legal: W½SE¼ 5-163-77 & NW¼NE¼ 8-163-77 (Haram Township)
Crop Acres: 117.6 +/-
Taxes (2022): \$673.58 (Estimate)
 This parcel features nearly all cropland with strong cropping history.



PARCELS 3-5 COMBINED

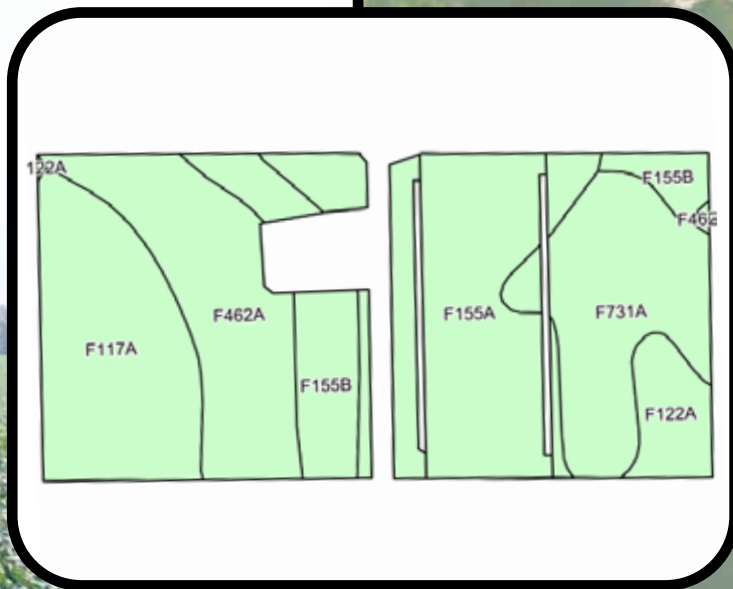
Crop	Base Acres	Yield
Wheat	187.1	31 bu.
Corn	11.9	49 bu.
Barley	92.3	59 bu.
Canola	45.5	1,065 lbs.
Total Base Acres: 336.8		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F465A	Aberdeen-Overly silt loams, 0 to 2 percent slopes	51.16	43.5%	IIIs	77
F462A	Exline silt loam, 0 to 2 percent slopes	24.92	21.2%	VIIs	25
F463A	Aberdeen-Exline silt loams, 0 to 2 percent slopes	21.62	18.4%	IIIIs	47
F377B	Embsen-Egeland fine sandy loams, 2 to 6 percent slopes	16.11	13.7%	IIIe	63
F486B	Gardena-Eckman loams, 2 to 6 percent slopes	2.86	2.4%	Ile	80
F270A	Arvilla sandy loam, 0 to 2 percent slopes	0.93	0.8%	IIIe	41
Weighted Average					58.3

Parcel 5 • Bottineau County

Acres: 77.52 +/-
Legal: NE $\frac{1}{4}$ NE $\frac{1}{4}$ Less 1.24A R/W 7-163-77 & NW $\frac{1}{4}$ NW $\frac{1}{4}$ Less 1.24A R/W 8-163-77 (Haram Township)
Crop Acres: 73.8 +/-
Taxes (2022): \$340.23 (Estimate)

This parcel features strong producing cropland with an SPI of 65.5. The remaining balance offers mature trees and a shelterbelt providing good wildlife habitat.



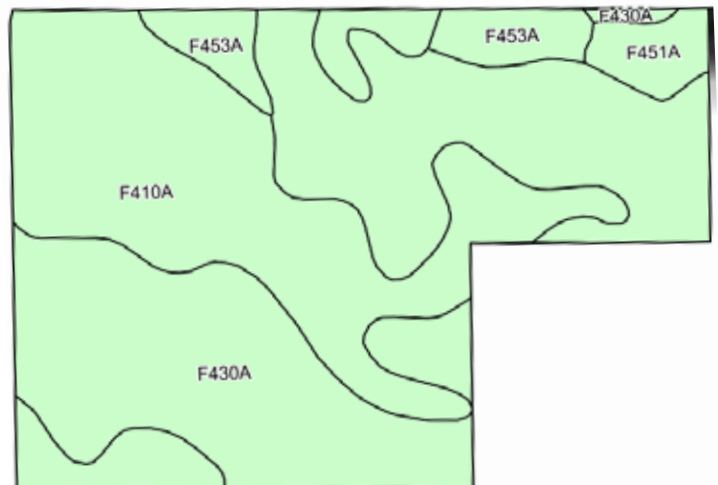
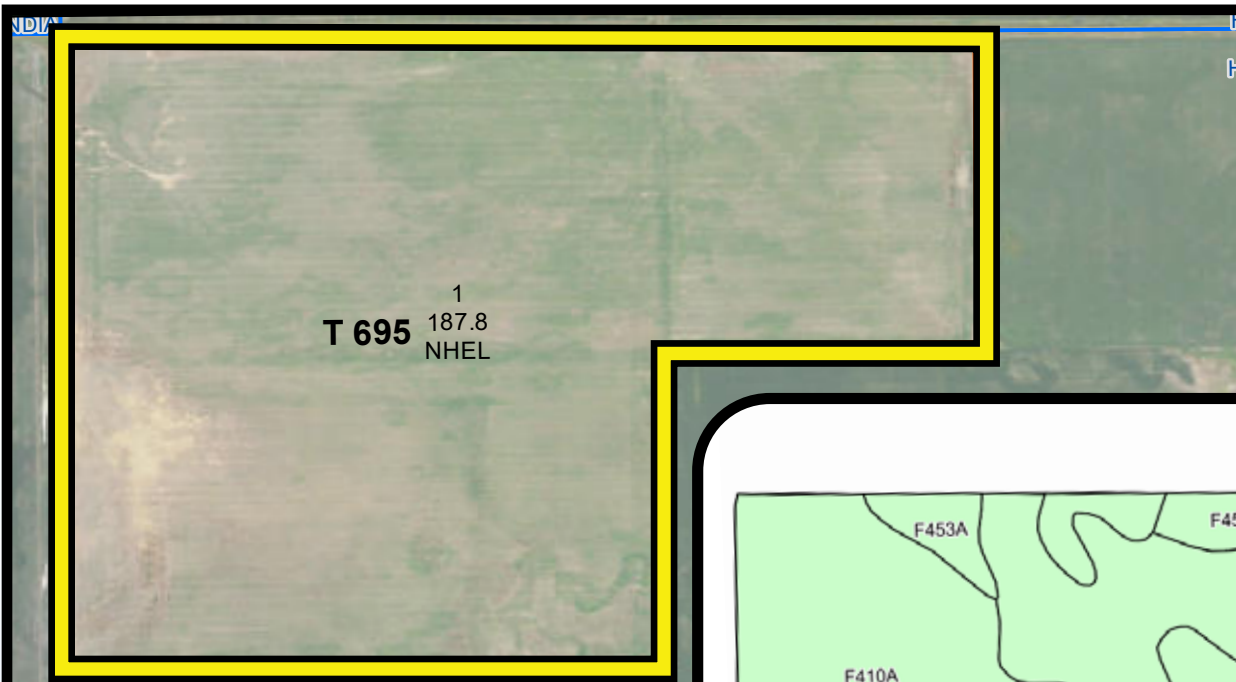
PARCELS 3-5 COMBINED

Crop	Base Acres	Yield
Wheat	187.1	31 bu.
Corn	11.9	49 bu.
Barley	92.3	59 bu.
Canola	45.5	1,065 lbs.
Total Base Acres: 336.8		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F155A	Hamlet-Balaton loams, 0 to 2 percent slopes	20.49	28.3%	IIc	84
F117A	Hamerly loam, saline, 0 to 3 percent slopes	14.62	20.2%	IIIIs	56
F462A	Exline silt loam, 0 to 2 percent slopes	13.25	18.3%	VIIs	25
F731A	Swenoda fine sandy loam, 0 to 3 percent slopes	13.04	18.0%	IIIe	76
F155B	Hamlet-Souris-Balaton loams, 1 to 5 percent slopes	7.54	10.4%	Ile	80
F122A	Svea-Cresbard loams, 0 to 3 percent slopes	3.56	4.9%	IIc	79
Weighted Average					65.5

Parcel 6 • Bottineau County

Acres: 193 +/-
Legal: NW¼NE¼, E½NW¼ Lots 1 & 2 in 18-163-77 (Haram Township)
Crop Acres: 187.8 +/-
Taxes (2022): \$1,447.29
 This parcel features nearly all cropland with an SPI of 64.



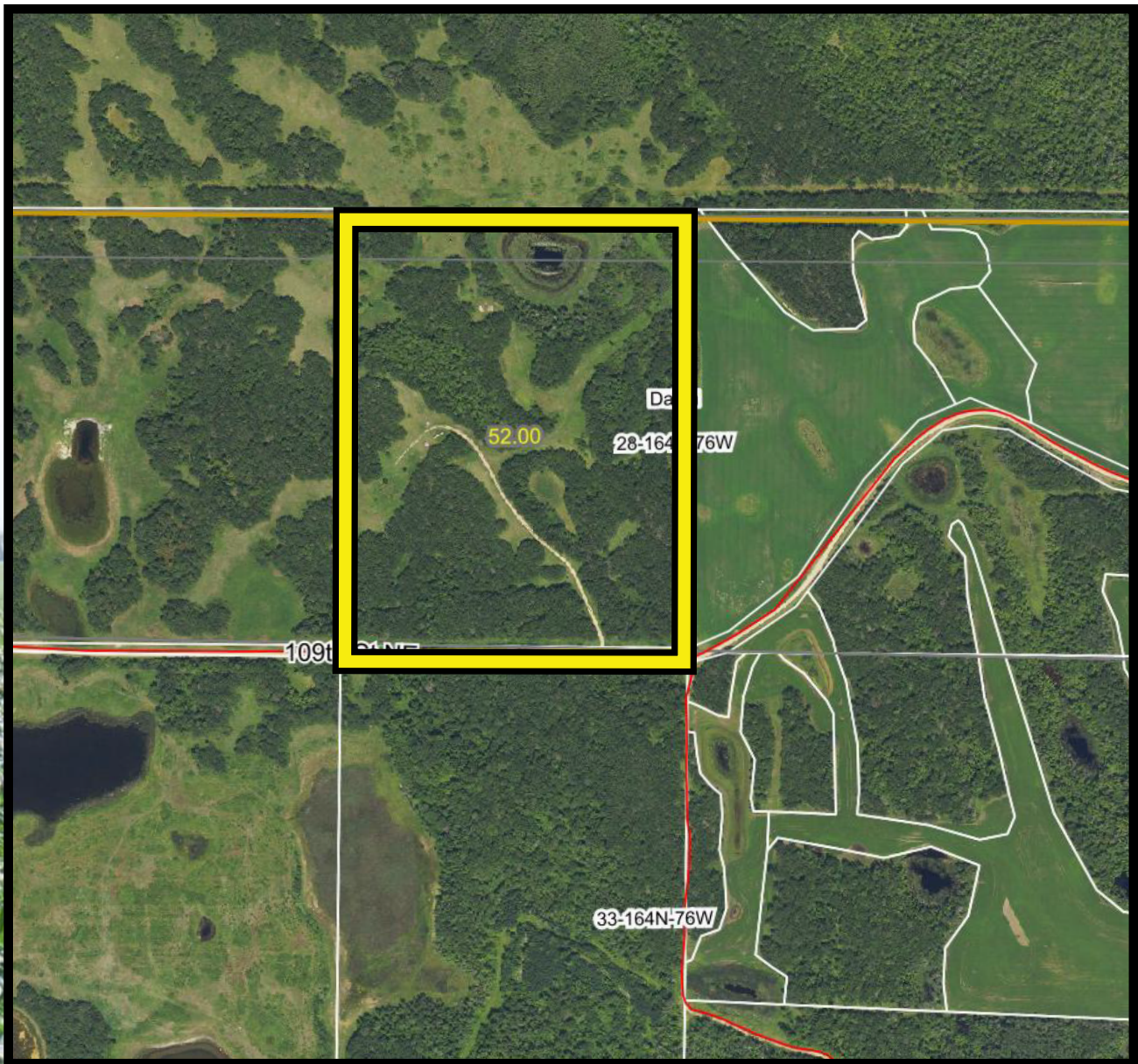
Crop	Base Acres	Yield
Wheat	22.22	34 bu.
Sunflowers	57.7	1,670 lbs.
Barley	102.21	73 bu.
Total Base Acres: 182.43		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F430A	Bearden silty clay loam, 0 to 2 percent slopes	99.19	52.8%	Ile	84
F410A	Fargo silty clay, 0 to 1 percent slopes	73.05	38.9%	IVw	40
F453A	Bearden silt loam, saline, 0 to 2 percent slopes	10.10	5.4%	IIIs	56
F451A	Hegne silty clay, saline, 0 to 1 percent slopes	5.46	2.9%	IVw	36
Weighted Average					64

Parcel 7 • Bottineau County

Acres: 52 +/-
Legal: Lot 3 in 28-164-76 (Dalen Township)
Hunting/Wooded Acres: 52.37 +/- (FSA Acres Exceed Deeded Acres)
Taxes (2022): \$96.49

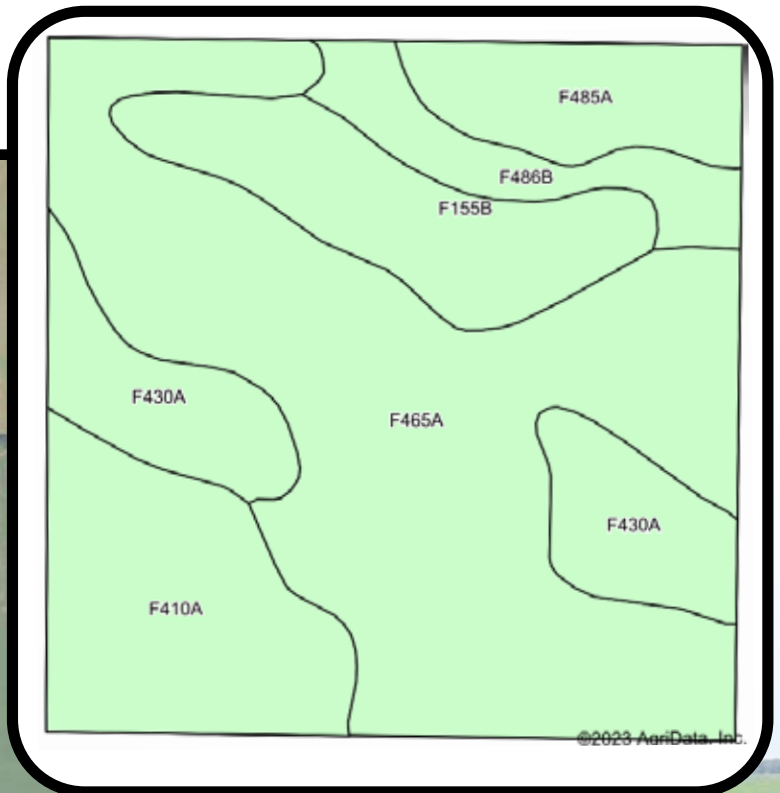
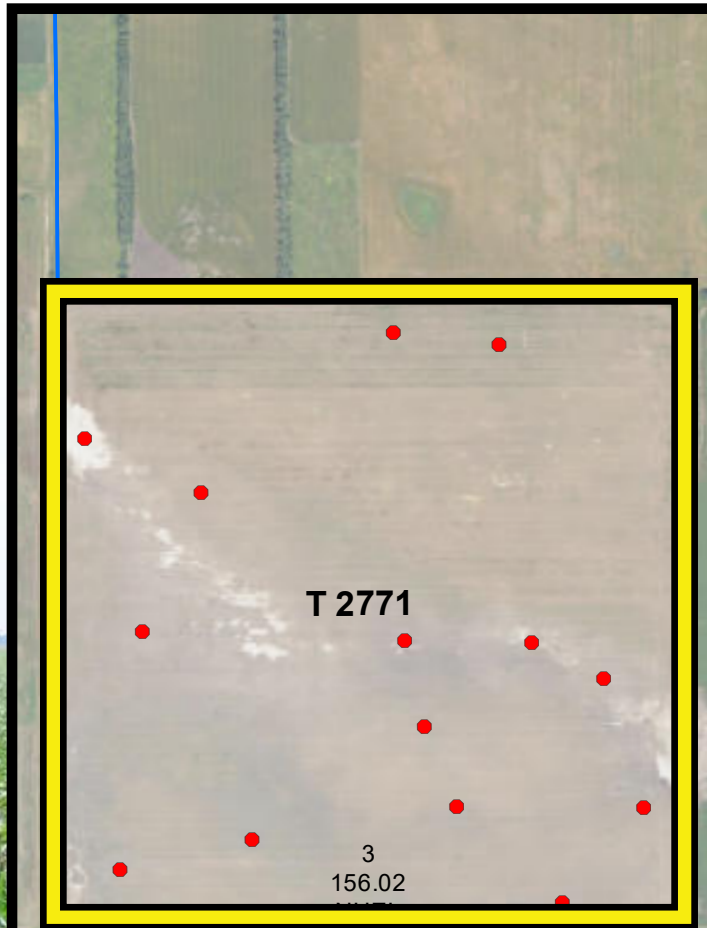
This parcel offers incredible hunting opportunities on the western edge of the Turtle Mountain State Forest and is along the North Dakota/Canada border.



Parcel 8 • Bottineau County

Acres: 160 +/-
Legal: SW¼ 33-161-75 (Amity Township)
Crop Acres: 156.02 +/-
Taxes (2022): \$1,138.73

This parcel features nearly all cropland with an SPI of 74.



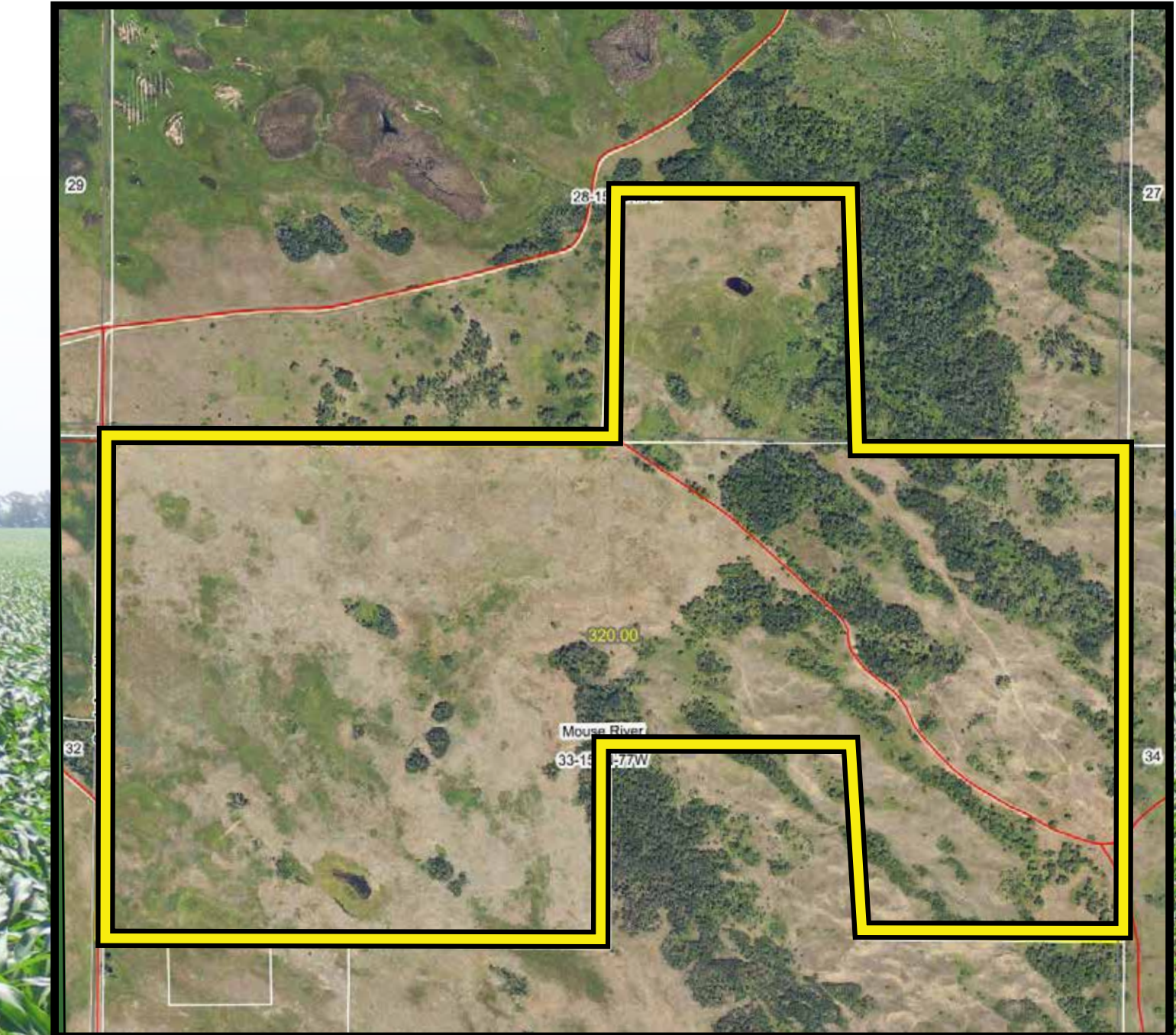
Crop	Base Acres	Yield
Wheat	101.27	28 bu.
Flax	50.63	15 bu.
Total Base Acres: 151.9		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F465A	Aberdeen-Overly silt loams, 0 to 2 percent slopes	74.43	48.4%	Ils	77
F410A	Fargo silty clay, 0 to 1 percent slopes	22.73	14.8%	IVw	40
F430A	Bearden silty clay loam, 0 to 2 percent slopes	18.59	12.1%	Ile	84
F155B	Hamlet-Souris-Balaton loams, 1 to 5 percent slopes	17.85	11.6%	Ile	80
F485A	Gardena loam, 0 to 2 percent slopes	11.29	7.3%	Ile	92
F486B	Gardena-Eckman loams, 2 to 6 percent slopes	8.89	5.8%	Ile	80
Weighted Average					74

Parcel 9 • McHenry County

Acres: 320 +/-
Legal: SW $\frac{1}{4}$ SE $\frac{1}{4}$ 28-159-77, SE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$ & NW $\frac{1}{4}$ 33-159-77 (Mouse River Township)
Pasture Acres: 327.88 +/- (FSA Acres Exceed Deeded Acres)
Taxes (2022): \$720.70

This unique parcel offers excellent pastureland for livestock with multiple dugouts and native grasses. This parcel also includes mature trees providing excellent wildlife habitat for deer, upland game and other small game!



Parcel 10 • Williams County

Acres: 320 +/-
Legal: N½ 33-155-99 (Springbrook Township)
Pasture Acres: 319.23 +/-
Taxes (2022): \$285.47

This parcel featuring rolling hills, has excellent pastureland for livestock. The body of water running through the property offers a great water source and provides excellent wildlife habitat.



Online Bidding Instructions

Pifer's Land Auctions & Online Bidding!

Powered by NextLot



2,025.64 +/- Acres - Bottineau, McHenry & Williams Counties, ND

Auction Location: Sleep Inn & Suites Conference Center - Minot, ND
Auction Note: This auction features an exceptional variety of cropland, pastureland and hunting land throughout Bottineau, McHenry and Williams Counties in ND.

REQUEST TO BID

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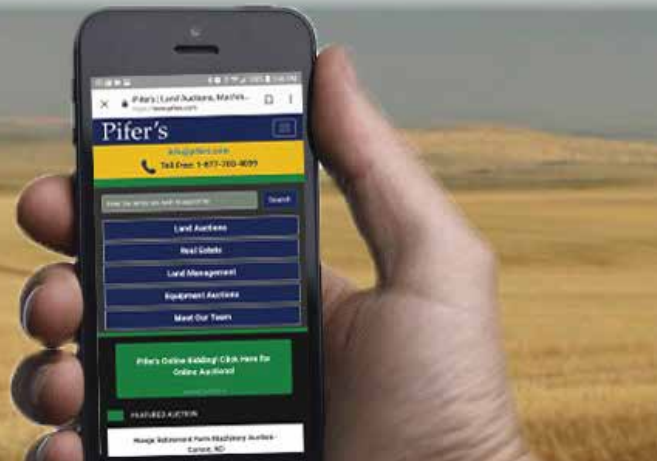
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Enter all your information and accept the Terms & Conditions!

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ONLINE BIDDING INSTRUCTIONS

1. Type in www.pifers.com.
2. Click on green box - "Pifer's Online Land Auctions!"
3. Click on the "Request to Bid" link below
4. Click "Don't have an account. Sign up."
5. Enter all your information, make sure to save your information some where you will remember.
6. Read & Accept the Online Bidding - Terms & Conditions.
7. You are now registered to bid for any upcoming land or commercial auctions.



Pifer's
LAND AUCTIONS

1506 29th Ave. S • Moorhead, MN 56560

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 5/1/2023. 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 1, 2023, 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.



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