

1,652.78 +/- Acres • Hettinger County, ND

LAND AUCTION

Tuesday, May 16, 2023 – 10:00 a.m. (MT)

LOCATION: Enchanted Castle • Regent, ND



Regent, ND
★



OWNER: Oxford Farms, LLP

Pifer's
LAND AUCTIONS



www.pifers.com

701.523.7366

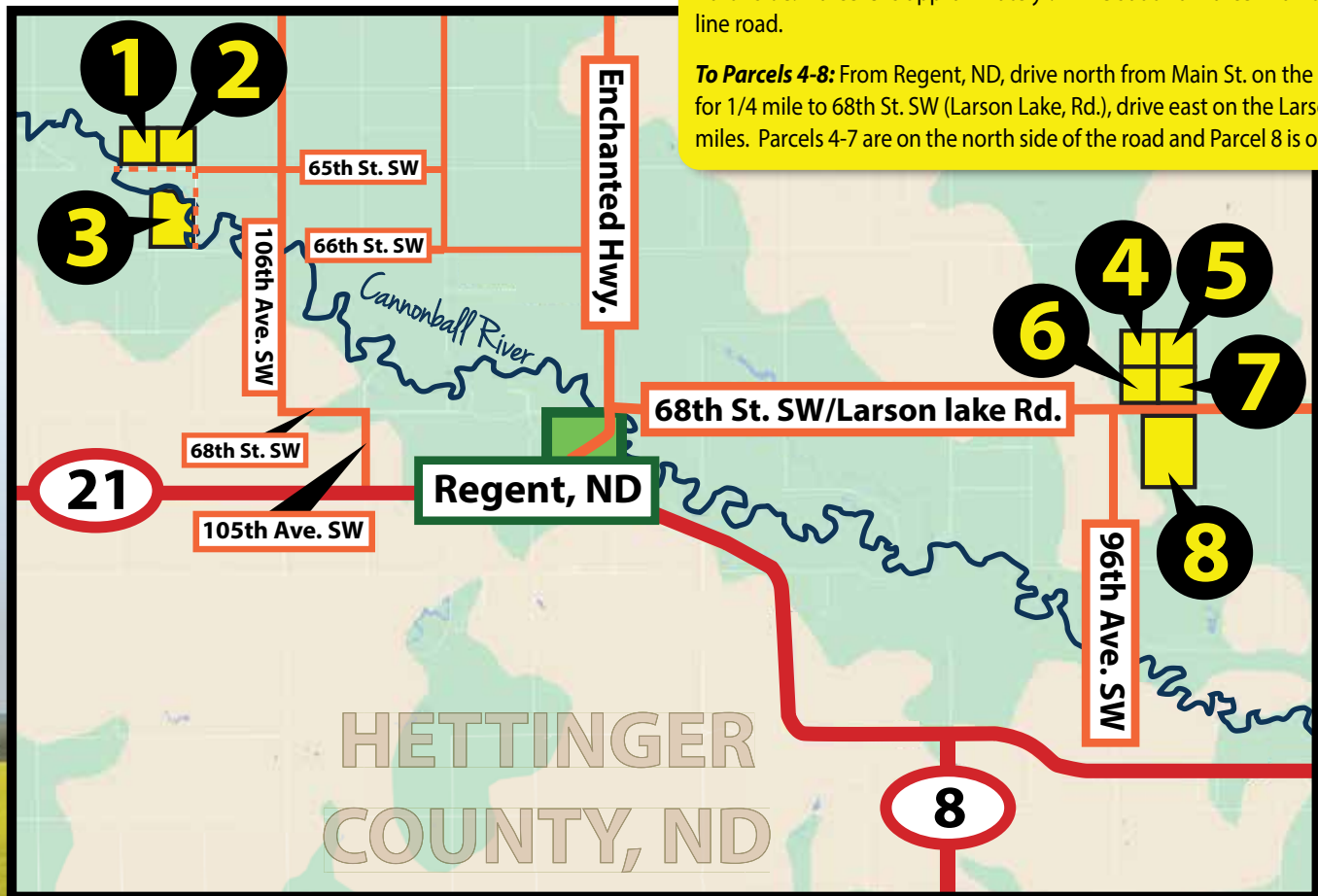
General Information

AUCTION NOTE: This impressive property in southwest North Dakota offers over 1,650 acres of highly productive cropland, grazing land, and hunting land. Throughout all 8 parcels, this property features exceptionally productive cropland that has excellent soil productivity and a strong cropping history. The grasslands are dominated by winding creek bottom draws from both local tributaries and the prominent Cannonball River, notorious for the hunting habitat along it's riverbanks and surrounding lands.

Driving Directions

To Parcels 1-3: From Regent, ND, drive north from Main St. on the Enchanted Hwy. for 2 miles to 66th St. SW, then drive west for 2 miles on 66th St. SW and follow the road north for 1 mile to 65th St. SW. Drive west for 2 miles on 65th St. SW to 106th Ave. SW. Continue west down section line road for 1 mile to Parcels 1 and 2 on the north side. Parcel 3 is approximately ¼ mile south of Parcel 2 on the same section line road.

To Parcels 4-8: From Regent, ND, drive north from Main St. on the Enchanted Hwy. for 1/4 mile to 68th St. SW (Larson Lake, Rd.), drive east on the Larson Lake Rd. for 6 miles. Parcels 4-7 are on the north side of the road and Parcel 8 is on the south side.



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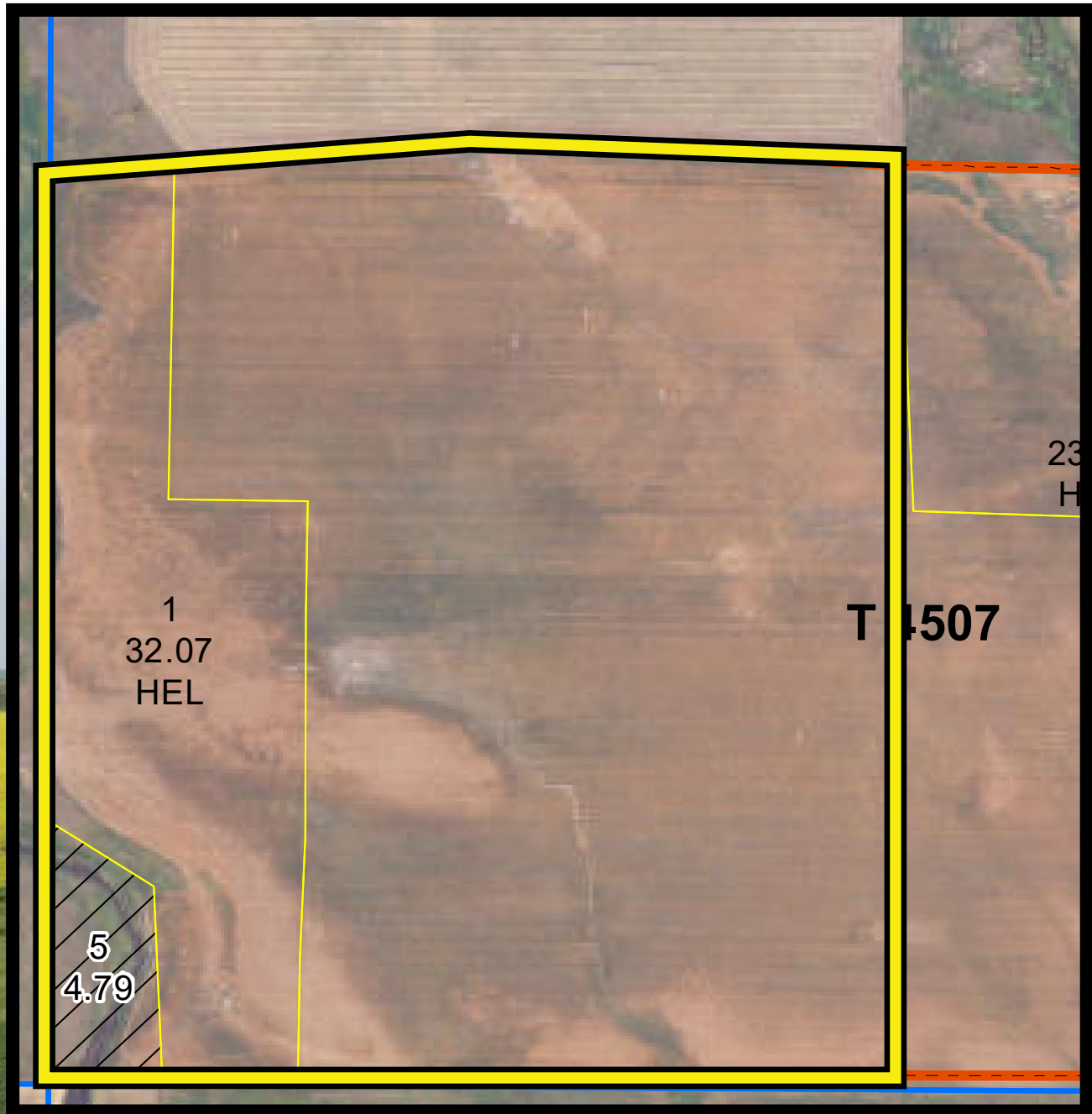
Overall Property



Parcel 1 FSA Map

Acres: 151.64 +/-
Legal: SW $\frac{1}{4}$ 30-135-95
Crop Acres: 149.73 +/-
Taxes (2022): \$1,744.40 (Combined with Parcel 2)

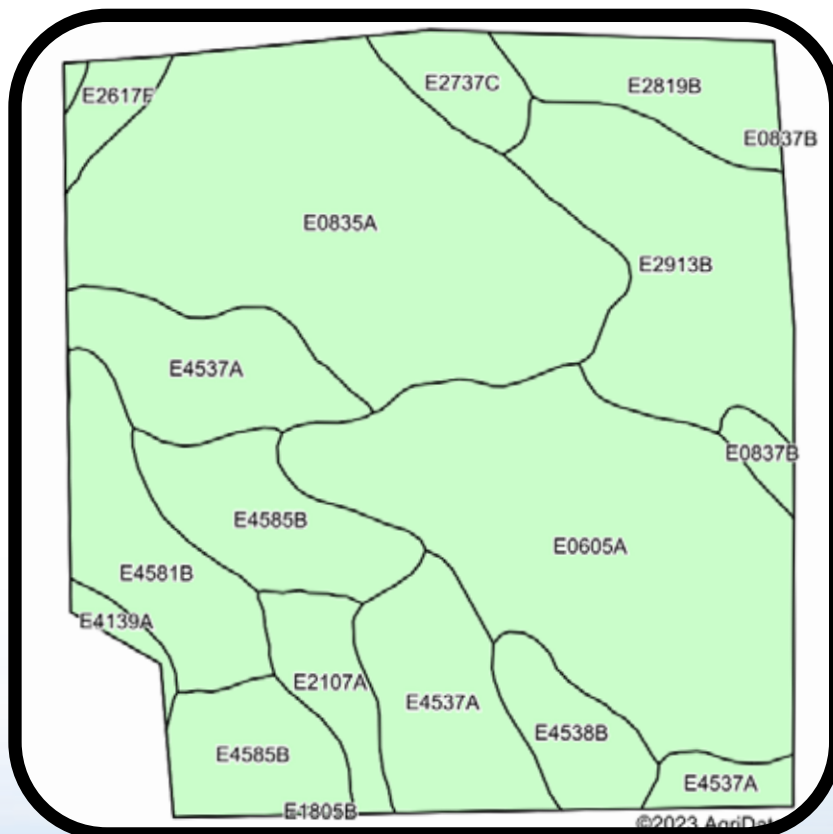
Parcel 1 is an incredibly productive quarter of cropland in Black Butte Township. Featuring over 98% cropland, this parcel boasts with a Soil Productivity Index (SPI) over 72. Additionally, the southwest corner of this parcel offers Cannonball River access.



Parcel 1 Soils Map

PARCELS 1 & 2 COMBINED

Crop	Base Acres	Yield
Wheat	153.23	43 bu.
Corn	51.1	75 bu.
Sunflowers	21.37	1,231 lbs.
Total Base Acres: 225.7		

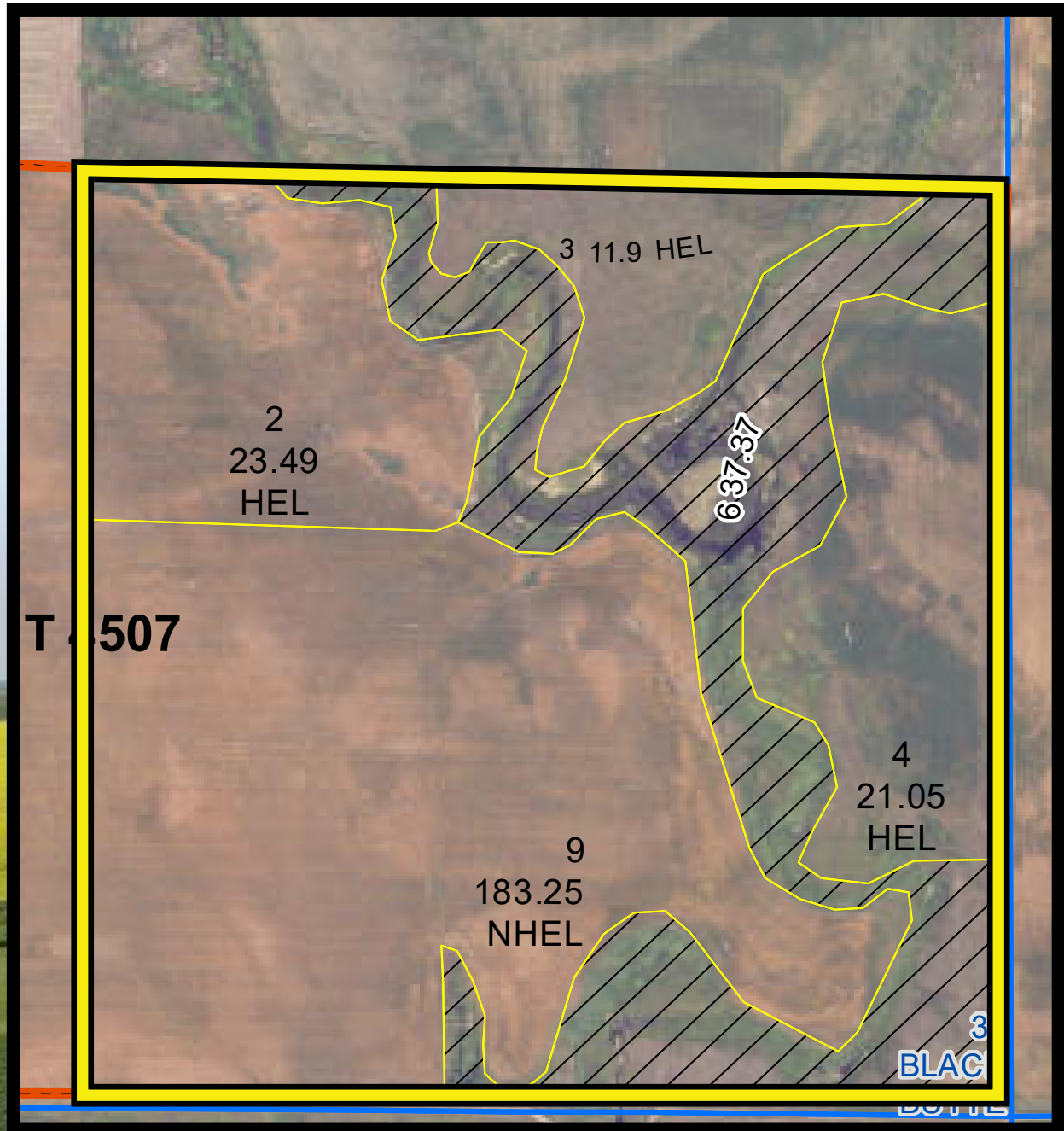


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0835A	Savage-Grail silty clay loams, 0 to 2 percent slopes	36.18	24.2%	IIc	90
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	32.74	21.9%	IIIs	82
E4537A	Stady loam, 0 to 2 percent slopes	19.01	12.7%	IIe	61
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	16.58	11.1%	IIIe	67
E4585B	Manning fine sandy loam, 2 to 6 percent slopes	13.51	9.0%	IIIe	45
E4581B	Parshall, gravelly substratum-Manning fine sandy loams, 2 to 6 percent slopes	8.72	5.8%	IIIe	61
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	6.65	4.4%	IIe	78
E4538B	Stady-Lehr loams, 2 to 6 percent slopes	4.51	3.0%	IIIe	57
E2107A	Arnegard loam, 0 to 2 percent slopes	4.06	2.7%	IIc	97
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	3.33	2.2%	IVe	53
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	1.94	1.3%	VIIe	27
E0837B	Savage silty clay loam, 2 to 6 percent slopes	1.18	0.8%	IIe	85
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	1.02	0.7%	VIW	43
E2145B	Shambo loam, 2 to 6 percent slopes	0.21	0.1%	IIe	82
E1805B	Lihen-Parshall complex, 0 to 6 percent slopes	0.09	0.1%	IVe	52
Weighted Average					72.9

Parcel 2 FSA Map

Acres: 160 +/-
Legal: SE¼ 30-135-95
Crop Acres: 122.02 +/-
Taxes (2022): \$1,744.40 (Combined with Parcel 1)

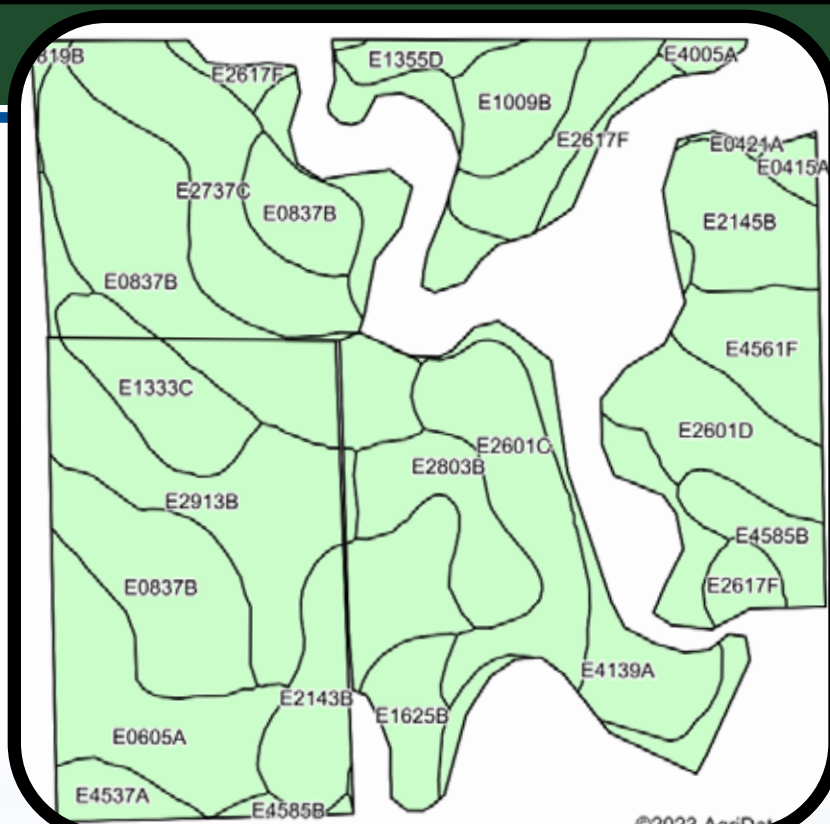
This parcel features 122.02 +/- acres of productive cropland that is highlighted by Class II and III soils. Additionally, Parcel 2 has the winding draws that offer exceptional hunting habitat and a good water source for wildlife.



Parcel 2 Soils Map

PARCELS 1 & 2 COMBINED

Crop	Base Acres	Yield
Wheat	153.23	43 bu.
Corn	51.1	75 bu.
Sunflowers	21.37	1,231 lbs.
Total Base Acres: 225.7		



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Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0837B	Savage silty clay loam, 2 to 6 percent slopes	23.06	19.0%	Ile	85
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	10.97	9.1%	IIle	53
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	10.81	8.9%	VIw	43
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	10.21	8.4%	IIle	67
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	7.92	6.5%	IVe	53
E2143B	Felor loam, terrace, 0 to 6 percent slopes	7.91	6.5%	Ile	83
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	7.78	6.4%	Ils	82
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	5.56	4.6%	IVe	40
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	4.89	4.0%	VIIe	27
E2145B	Shambo loam, 2 to 6 percent slopes	4.70	3.9%	Ile	82
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	4.66	3.8%	Ile	76
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	4.63	3.8%	IVe	40
E4561F	Manning-Schaller-Wabek complex, 6 to 35 percent slopes	4.08	3.4%	IVe	26
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	3.38	2.8%	IIle	61
E4585B	Manning fine sandy loam, 2 to 6 percent slopes	2.88	2.4%	IIle	45
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	2.79	2.3%	IIle	63
E4537A	Stady loam, 0 to 2 percent slopes	1.68	1.4%	Ile	61
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	1.35	1.1%	VIe	32
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	0.72	0.6%	Ils	60
E4005A	Harriet loam, 0 to 2 percent slopes, occasionally flooded	0.59	0.5%	VIls	27
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	0.35	0.3%	Ile	78
E0421A	Belfield-Daglum clay loams, saline, 0 to 2 percent slopes	0.18	0.1%	VIls	31
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	0.07	0.1%	Ile	65
Weighted Average					62.3

Parcel 3 FSA Map

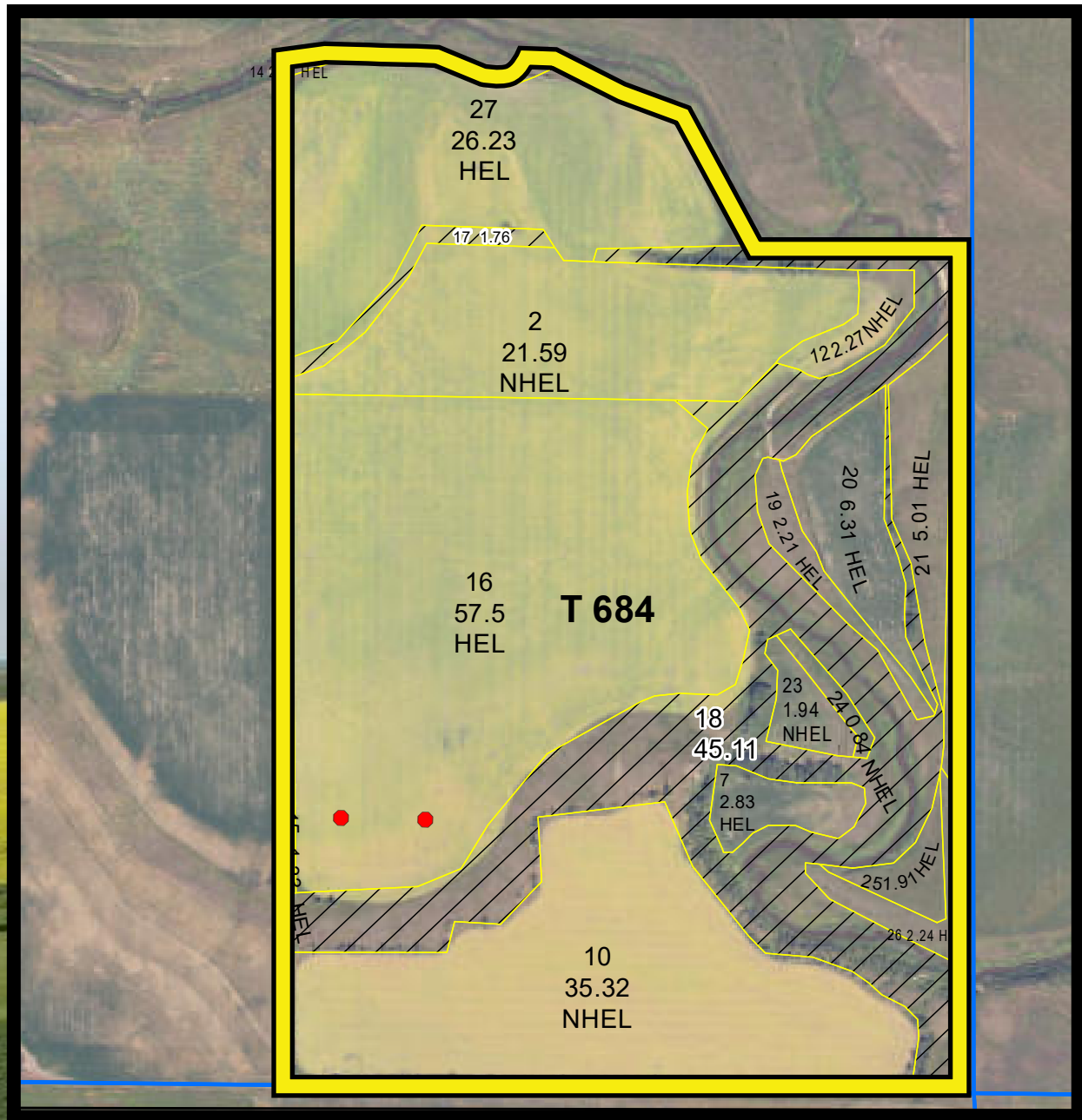
Acres: 226.86 +/-

Legal: SE¼ & S½NE¼ and a tract lying south of the centerline of the Cannonball River in 31-135-95

Crop Acres: 172.2 +/-

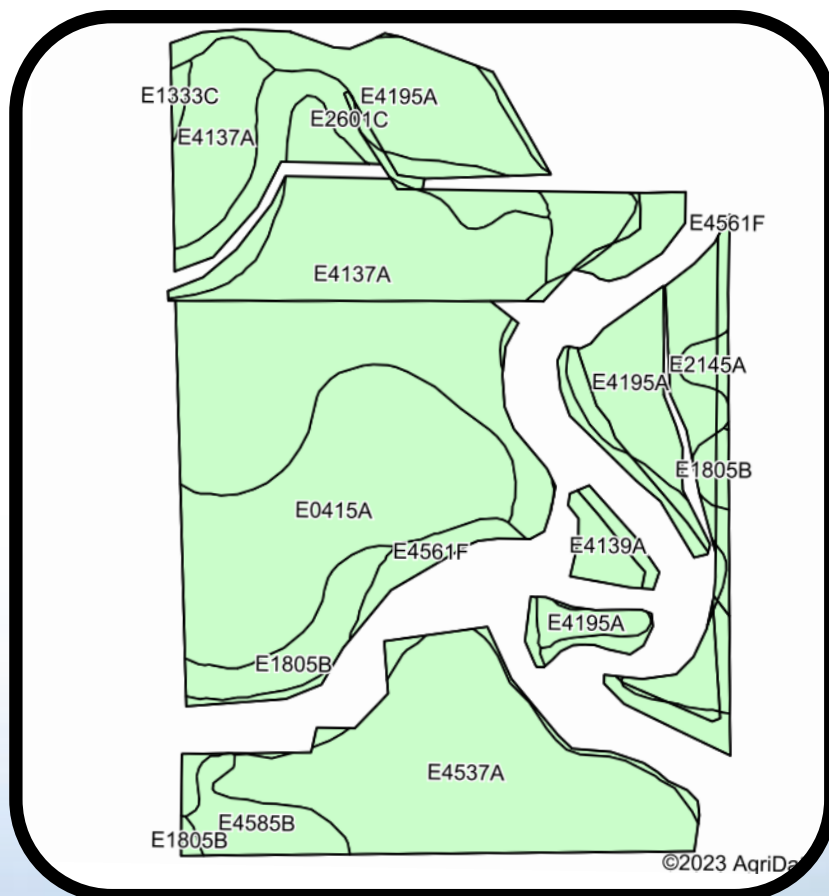
Taxes (2022): \$1,152.30

This is an incredible parcel that offers a combination of extremely productive soils and some of the best hunting habitat in all of southwest North Dakota. The Cannonball River dominates the landscape as it provides the north border of the parcel and continues to traverse south through the eastern side of the entire parcel. This is certainly one of those unique tracts of land that offers tremendous hunting and opportunity for positive net Return on Investment. With a SPI over 63, the cropland features Class II and III Korchia/Velva/Stady loams.



Parcel 3 Soils Map

Crop	Base Acres	Yield
Wheat	165.2	21 bu.
Corn	4.4	51 bu.
Total Base Acres: 169.6		

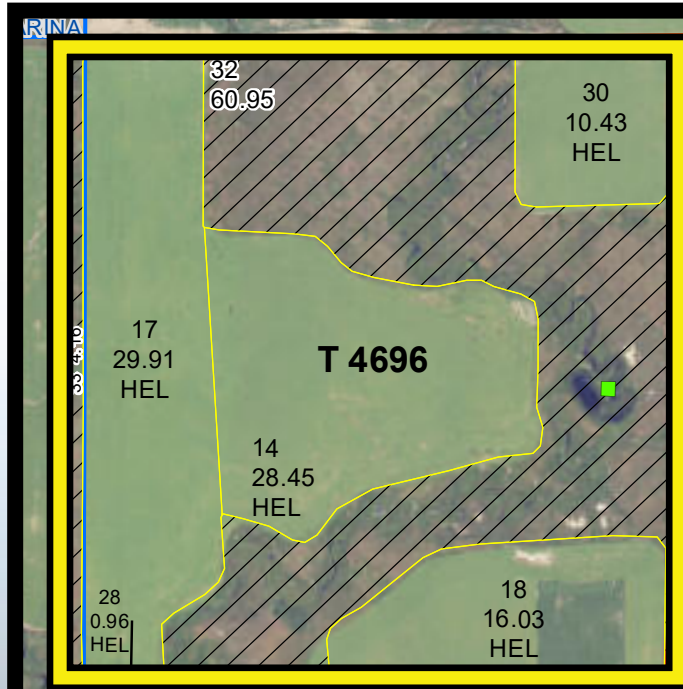
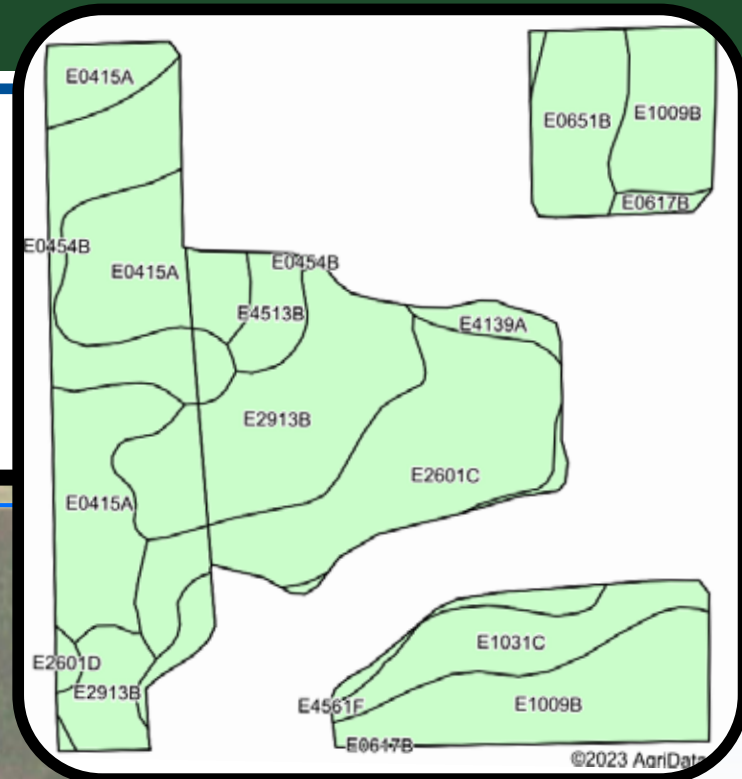


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E4137A	Korchea loam, 0 to 2 percent slopes, occasionally flooded	46.83	27.8%	Ile	81
E4195A	Velva fine sandy loam, 0 to 2 percent slopes, occasionally flooded	29.65	17.6%	IIle	64
E4537A	Stady loam, 0 to 2 percent slopes	28.85	17.1%	Ile	61
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	27.13	16.1%	Ils	60
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	10.49	6.2%	VIw	43
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	8.31	4.9%	IIle	53
E1805B	Lihen-Parshall complex, 0 to 6 percent slopes	6.33	3.8%	IVe	52
E4561F	Manning-Schaller-Wabek complex, 6 to 35 percent slopes	5.08	3.0%	IVe	26
E4585B	Manning fine sandy loam, 2 to 6 percent slopes	4.25	2.5%	IIle	45
E2145A	Shambo loam, 0 to 2 percent slopes	1.13	0.7%	IIc	87
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	0.50	0.3%	IVe	40
Weighted Average					63.7

Parcel 4

Acres: 157.32 +/-
Legal: NW¼ 7-134-93
Crop Acres: 84.82 +/-
Taxes (2022): \$634.23

The creek bottom draws that wind through the grasslands are surrounded by productive cropland that dominates the landscape of Parcel 4. The cropland holds a SPI over 55 and features Belfield/Savage/Daglum Complex Soils. Parcel 4 also offers excellent hunting opportunities.



Crop	Base Acres	Yield
Oats	0.1	44 bu.
Flax	5.9	30 bu.
Barley	21.4	34 bu.
Mustard	2.7	711 lbs.
Canola	11.9	1,487 lbs.
Total Base Acres: 42.0		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	16.08	19.0%	IIIs	60
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	15.10	17.8%	IIIe	67
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	14.49	17.1%	IIIe	53
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	13.99	16.5%	IIIe	61
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	7.34	8.7%	IVs	35
E1031C	Regent-Moreau-Cabba complex, 6 to 9 percent slopes	5.53	6.5%	IIIe	48
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	4.93	5.8%	Ile	51
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	4.32	5.1%	VIw	43
E4513B	Lehr-Stady loams, 2 to 6 percent slopes	2.04	2.4%	IIIe	50
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	0.61	0.7%	Ile	65
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	0.39	0.5%	IVe	40
Weighted Average					55.6

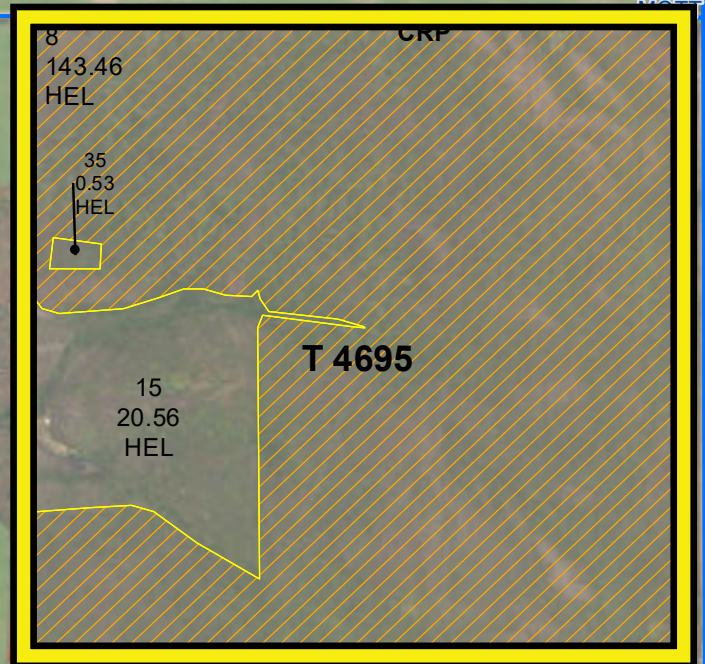
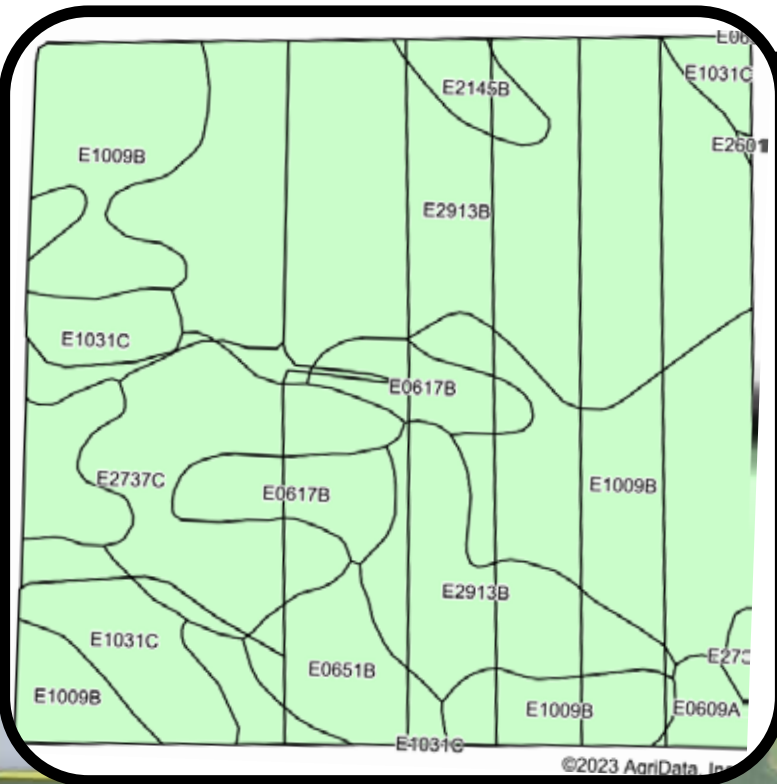
Parcel 5

Acres: 160 +/-
Legal: NE¼ 7-134-93
CRP Acres: 143.46 +/- @ \$37.00/acre - \$5,308.00/annually – Expires: 9/30/2030
Crop Acres: 21.09 +/-
Taxes (2022): \$700.68

Parcel 5 features 143.46 +/- acres of CRP that was renewed in 2020. The balance of the quarter is grassland with exceptional hunting. This parcel has good access on the east side and is only ½ mile north of the Larson Lake Rd.

Crop	Base Acres	Yield
Wheat	21.09	42 bu.

Total Base Acres: 21.09

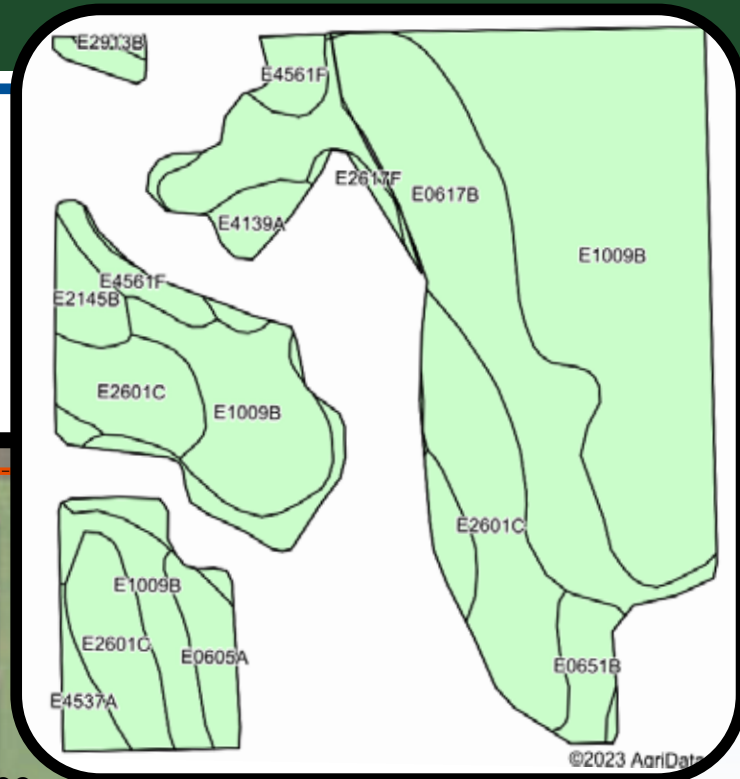


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	66.04	40.1%	IIIe	67
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	43.52	26.4%	IIIe	61
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	16.04	9.7%	IVe	53
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	14.11	8.6%	Ile	65
E1031C	Regent-Moreau-Cabba complex, 6 to 9 percent slopes	13.27	8.1%	IIIe	48
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	6.69	4.1%	Ile	51
E2145B	Shambo loam, 2 to 6 percent slopes	2.83	1.7%	Ile	82
E0609A	Belfield-Grail-Arnegard complex, saline, 0 to 2 percent slopes	1.98	1.2%	IIIs	43
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	0.08	0.0%	IIIe	53
Weighted Average					61.7

Parcel 6

Acres: 156.96 +/-
Legal: SW¼ 7-134-93
Crop Acres: 99.11 +/-
Taxes (2022): \$658.36

This parcel has winding creek bottom draws that traverse through the landscape providing tremendous hunting habitat. Parcel 6 features good access from the Larson Lake Rd. and 89 acres of cropland with a SPI over 58.



PARCELS 6 & 7 COMBINED

Crop	Base Acres	Yield
Wheat	6.9	52 bu.
Barley	46.3	34 bu.
Canola	74.2	1,487 lbs.
Total Base Acres: 127.4		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	40.77	42.0%	IIIe	61
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	20.30	20.9%	Ile	65
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	17.02	17.6%	IIIe	53
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	5.79	6.0%	VIw	43
E4561F	Manning-Schaller-Wabek complex, 6 to 35 percent slopes	3.01	3.1%	IVe	26
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	2.35	2.4%	IIs	82
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	2.26	2.3%	Ile	51
E2145B	Shambo loam, 2 to 6 percent slopes	1.85	1.9%	Ile	82
E4537A	Stady loam, 0 to 2 percent slopes	1.45	1.5%	Ile	61
E4513B	Lehr-Stady loams, 2 to 6 percent slopes	1.39	1.4%	IIIe	50
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	0.49	0.5%	VIIe	27
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	0.30	0.3%	IIIe	67
Weighted Average					58.6

Parcel 7

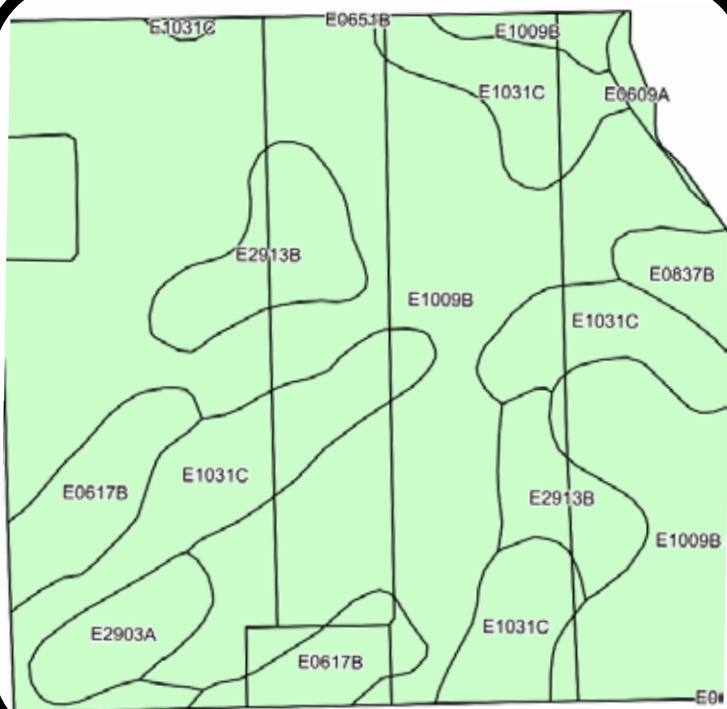
Acres: 160 +/-
Legal: SE¼ 7-134-93
Crop Acres: 156.05 +/-
Taxes (2022): \$778.37

Predominately cropland, Parcel 7 features over 156.05 +/- acres of productive Moreau/Chama/Belfield soils with a SPI of 59.9. This parcel also has excellent access from the main county road.

PARCELS 6 & 7 COMBINED

Crop	Base Acres	Yield
Wheat	6.9	52 bu.
Barley	46.3	34 bu.
Canola	74.2	1,487 lbs.

Total Base Acres: 127.4



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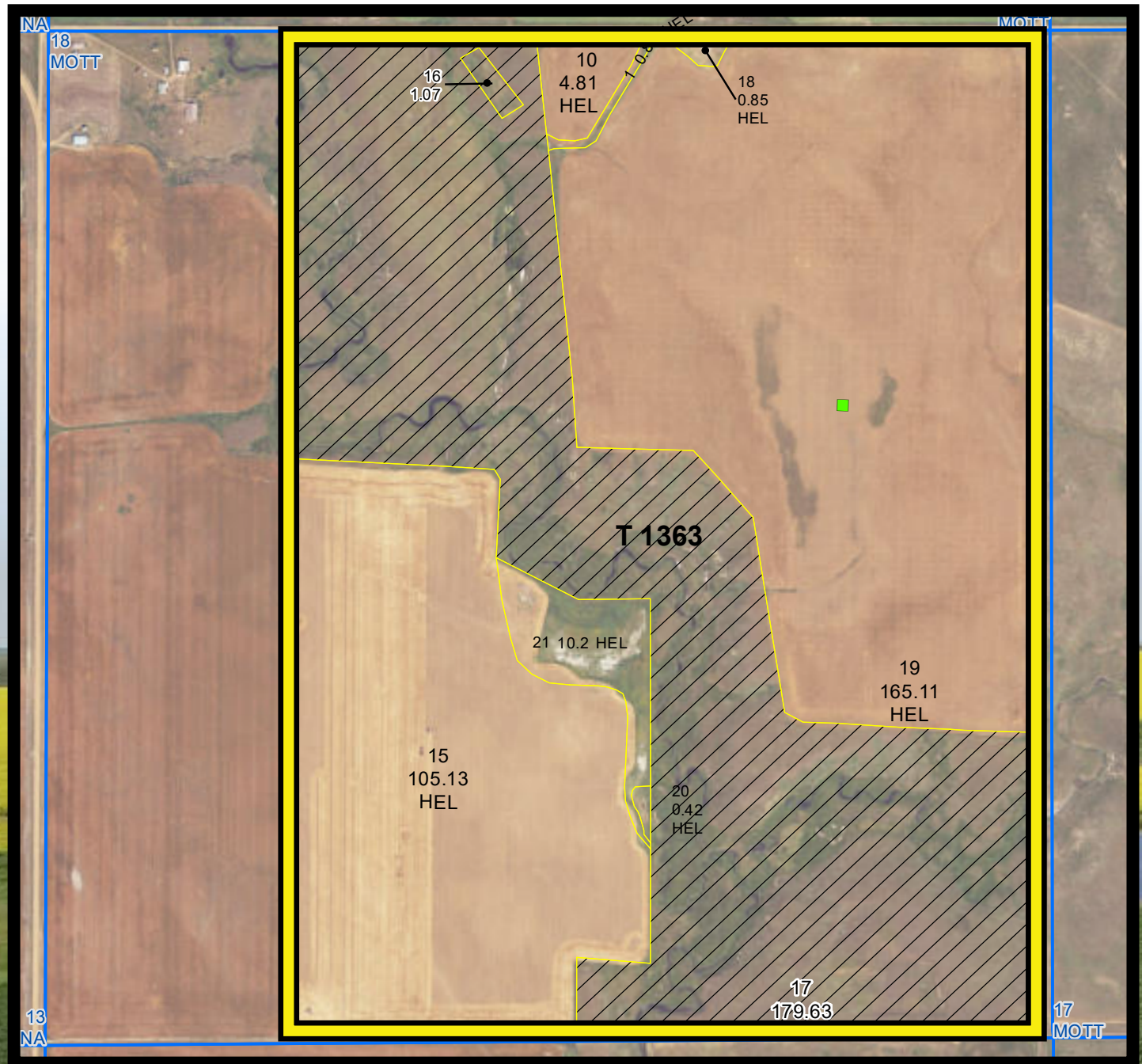


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	96.45	60.3%	IIle	61
E1031C	Regent-Moreau-Cabba complex, 6 to 9 percent slopes	30.96	19.4%	IIle	48
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	12.78	8.0%	IIle	67
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	10.59	6.6%	Ile	65
E2903A	Chama-Sen silt loams, 0 to 3 percent slopes	4.87	3.0%	IIle	72
E0837B	Savage silty clay loam, 2 to 6 percent slopes	3.02	1.9%	Ile	85
E0609A	Belfield-Grail-Arnegard complex, saline, 0 to 2 percent slopes	1.04	0.7%	IIIs	43
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	0.11	0.1%	Ile	51
Weighted Average					59.9

Parcel 8 FSA Map

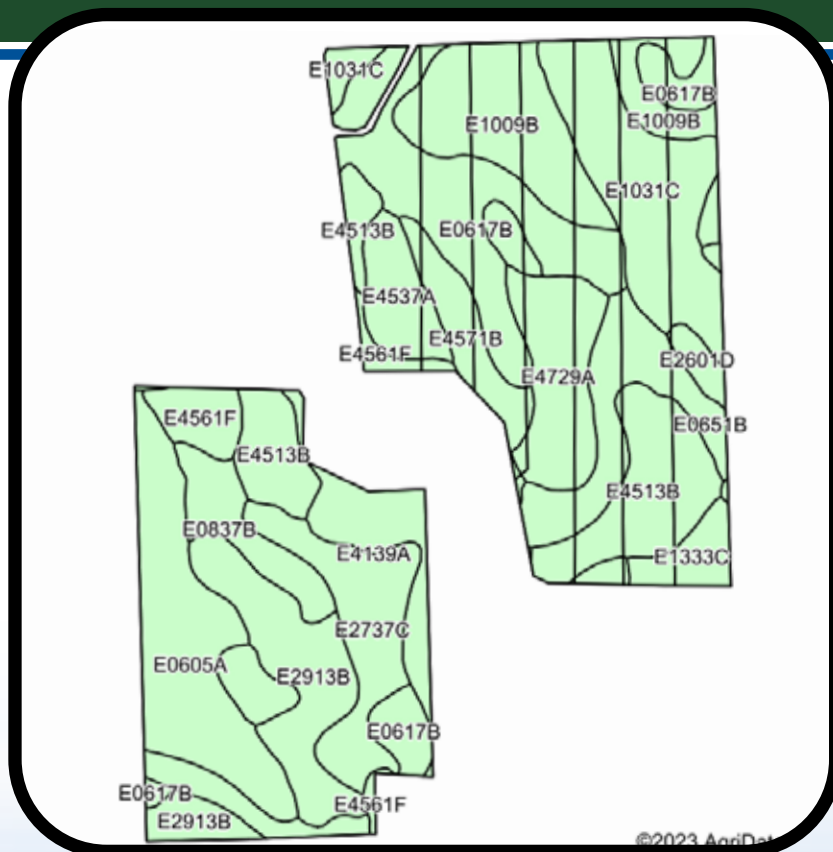
Acres: 480 +/-
Legal: E½ & E½W½ 18-134-93
Crop Acres: 287.38 +/-
Taxes (2022): \$1,208.14

This is a tremendous parcel with an exceptional balance of farmland, hunting land, and highly productive grasses for grazing. The 287.38 +/- acres of productive cropland has a SPI average over 59 and is highlighted by the Belfield & Savage Complex Soils. Parcel 8 has good access and the winding creek that traverses across the entire grasslands offers habitat for livestock and wildlife alike.



Parcel 8 Soils Map

Crop	Base Acres	Yield
Wheat	52.14	42 bu.
Barley	104.47	69 bu.
Canola	87.49	1,454 lbs.
Total Base Acres: 244.1		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	36.72	12.8%	Ile	65
E1031C	Regent-Moreau-Cabba complex, 6 to 9 percent slopes	28.77	10.0%	IIle	48
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	28.20	9.8%	Ils	82
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	27.73	9.7%	IIle	61
E4513B	Lehr-Stady loams, 2 to 6 percent slopes	27.39	9.6%	IIle	50
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	23.13	8.1%	IIle	67
E0837B	Savage silty clay loam, 2 to 6 percent slopes	18.18	6.3%	Ile	85
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	17.46	6.1%	IVe	53
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	16.16	5.6%	Ile	51
E4729A	Heil silty clay loam, 0 to 1 percent slopes	15.50	5.4%	VIIs	35
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	10.87	3.8%	VIw	43
E4561F	Manning-Schaller-Wabek complex, 6 to 35 percent slopes	9.18	3.2%	IVe	26
E4537A	Stady loam, 0 to 2 percent slopes	8.49	3.0%	Ile	61
E4571B	Shambo loam, gravelly substratum, 2 to 6 percent slopes	8.30	2.9%	Ile	70
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	5.12	1.8%	IVe	40
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	2.87	1.0%	IVe	40
E1025B	Regent-Savage silty clay loams, 3 to 6 percent slopes	2.38	0.8%	Ile	79
Weighted Average					58.8

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 6/30/2023. 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 June 20, 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.