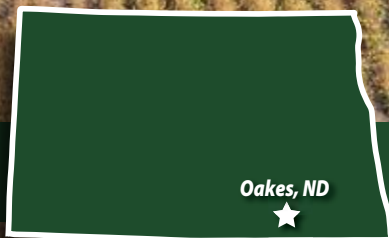


1,720 +/- Acres • Dickey & Sargent Counties, ND

LAND AUCTION

Tuesday, November 7, 2023 – 10:00 a.m.

LOCATION: Growing Small Towns • Oakes, ND



Oakes, ND



OWNER: Claeys Family Trust

Pifer's
LAND AUCTIONS

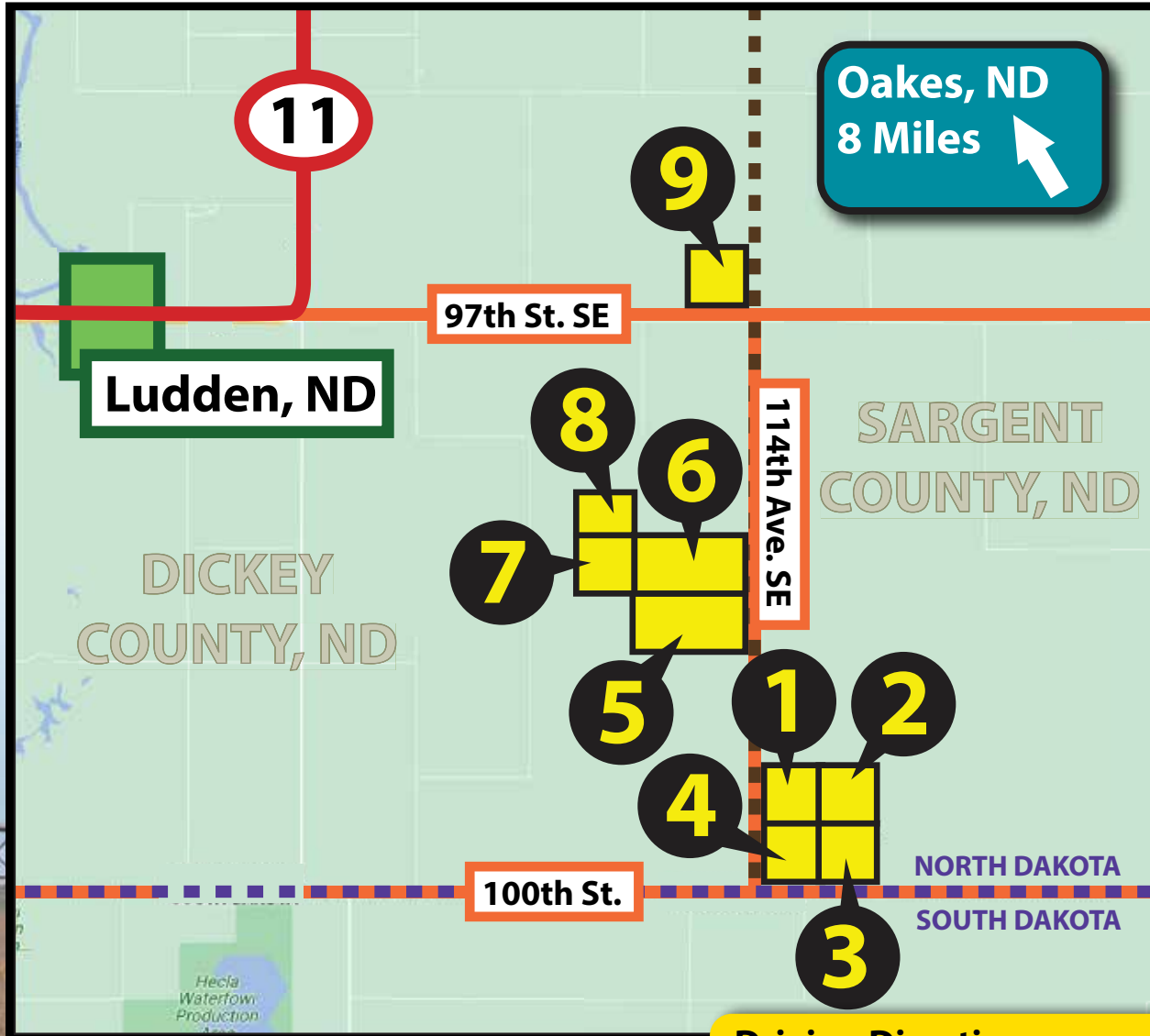


www.pifers.com

877.700.4099

General Information

AUCTION NOTE: This sale features exceptional irrigated cropland, Conservation Reserve Program (CRP) and pastureland near Oakes, ND. The 535.17 +/- acres of cropland includes 447.3 +/- acres of irrigated land serviced by four irrigation systems and 5 wells and pumps. 686.18 +/- acres are enrolled into CRP with the balance of the land pasture and hayland. The cropland is available in 2024. This is a live auction with internet bidding available.

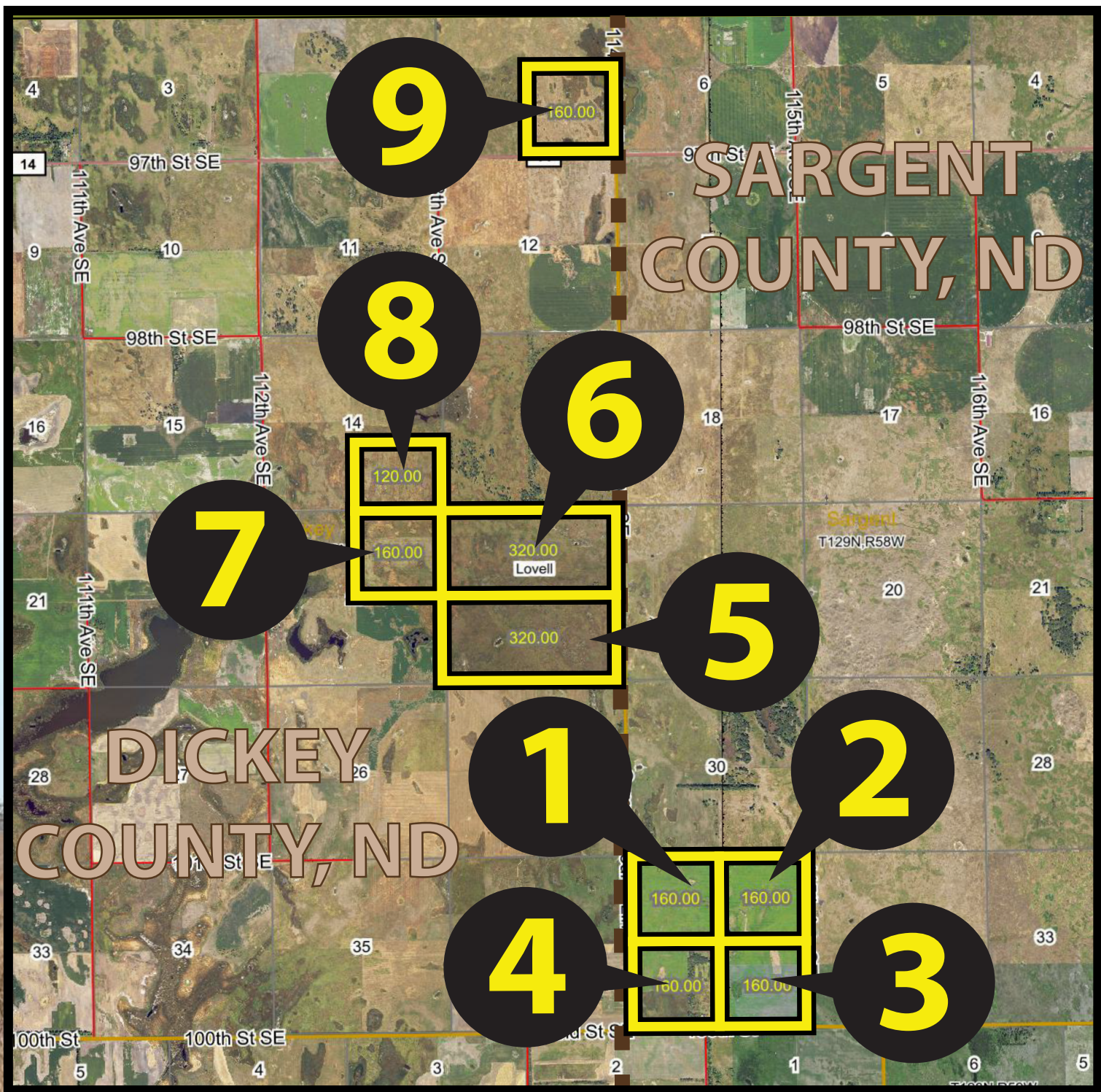


Driving Directions

From Oakes, ND go 8 miles south to the curve in the road and turn east on 97th St. SE. Go 4 miles east and parcel 9 is on the north side of the road. Go south on 114th Ave. SE for 2 miles to parcels 5 & 6 and another 1 mile to parcels 1-4.



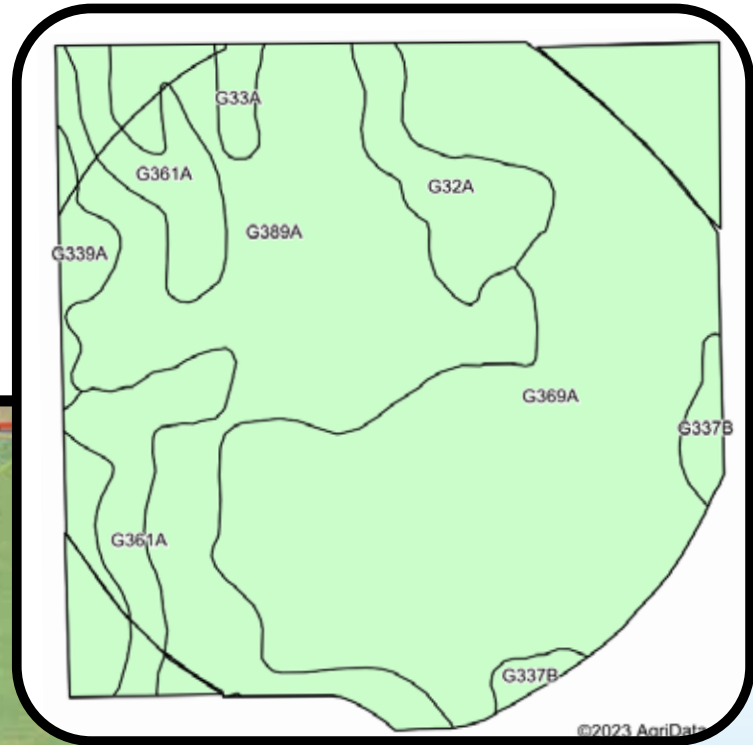
Steve Link
701.361.9985
stlink@pifers.com



Parcel 1

Acres: 160 +/-
Legal: NW¼ 31-129-58
Total Crop Acres: 156.36 +/-
– Irrigated Crop Acres: 141.95 +/-
Taxes (2022): \$1,185.92

This is an excellent parcel of highly productive irrigated cropland with loamy fine sand soils. 8 Tower Center Pivot Irrigation; Gifford Hill brand upgraded with Reinke controls; Low pressure drop nozzles; 3 phase electric well pump. This well and pump can also supply the small center pivot in the SW¼. Perfected Water Permit No 2530. Well Drilling Log states 72' well drilled in 1977 with 900gpm at 50'.



PARCELS 1-4 COMBINED

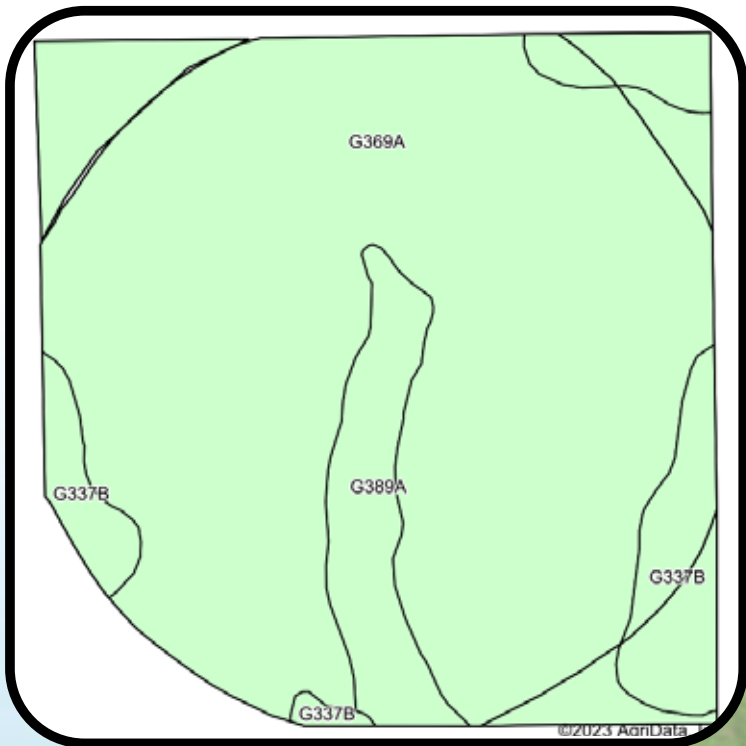
Crop	Base Acres	Yield
Corn	535.17	106 bu.
Total Base Acres: 535.17		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G369A	Hecla-Garborg loamy fine sands, 0 to 2 percent slopes	73.72	47.5%	IVe	52
G389A	Hecla-Hamar loamy fine sands, 0 to 2 percent slopes	52.98	34.1%	IVe	42
G361A	Stirum-Fossum fine sandy loams, 0 to 1 percent slopes	13.57	8.7%	VIIs	26
G32A	Fossum fine sandy loam, 0 to 1 percent slopes, frequently ponded	7.69	5.0%	VW	21
G337B	Bantry-Hamar-Aylmer complex, 0 to 6 percent slopes	2.91	1.9%	VIe	25
G339A	Ulen fine sandy loam, 0 to 2 percent slopes	2.66	1.7%	IIle	58
G33A	Fossum fine sandy loam, 0 to 1 percent slopes	1.65	1.1%	IVW	30
Weighted Average					44.1

Parcel 2

Acres: 160 +/-
Legal: NE¼ 31-129-58
Total Crop Acres: 153.16 +/-
– Irrigated Crop Acres: 137.55 +/-
Taxes (2022): \$1,244.37

This is an excellent parcel of highly productive irrigated cropland with loamy fine sand soils. 10 tower Center Pivot Irrigation; Gifford Hill brand upgraded with Reinke controls; Low pressure drop nozzles; 3 phase electric well pump. Perfected Water Permit No 2530. Well Drilling Log states 60' well drilled in 1977 with 750gpm at 45'.



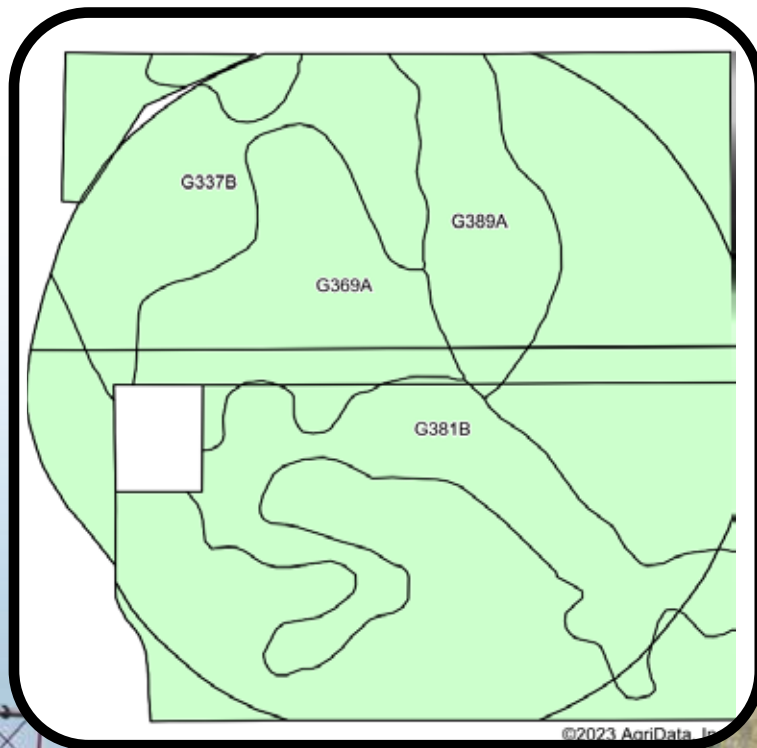
PARCELS 1-4 COMBINED		
Crop	Base Acres	Yield
Corn	535.17	106 bu.
Total Base Acres: 535.17		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G369A	Hecla-Garborg loamy fine sands, 0 to 2 percent slopes	122.33	82.3%	IVe	52
G337B	Bantry-Hamar-Aylmer complex, 0 to 6 percent slopes	15.57	10.5%	VIe	25
G389A	Hecla-Hamar loamy fine sands, 0 to 2 percent slopes	10.72	7.2%	IVe	42
Weighted Average					48.5

Parcel 3

Acres: 160 +/-
Legal: SE¼ 31-129-58
Total Crop Acres: 140.97 +/-
– Irrigated Crop Acres: 130.62 +/-
Taxes (2022): \$1,153.46

This is an excellent parcel of highly productive irrigated cropland with loamy fine sand soils. The balance includes part of the cattle yard with a 40' x 110' cattle shed. 7 tower Center Pivot Irrigation; Reinke brand with Reinke controls; Low pressure drop nozzles; 2 wells; 3 phase electric well pump. Perfected Water Permit No 4880.



PARCELS 1-4 COMBINED

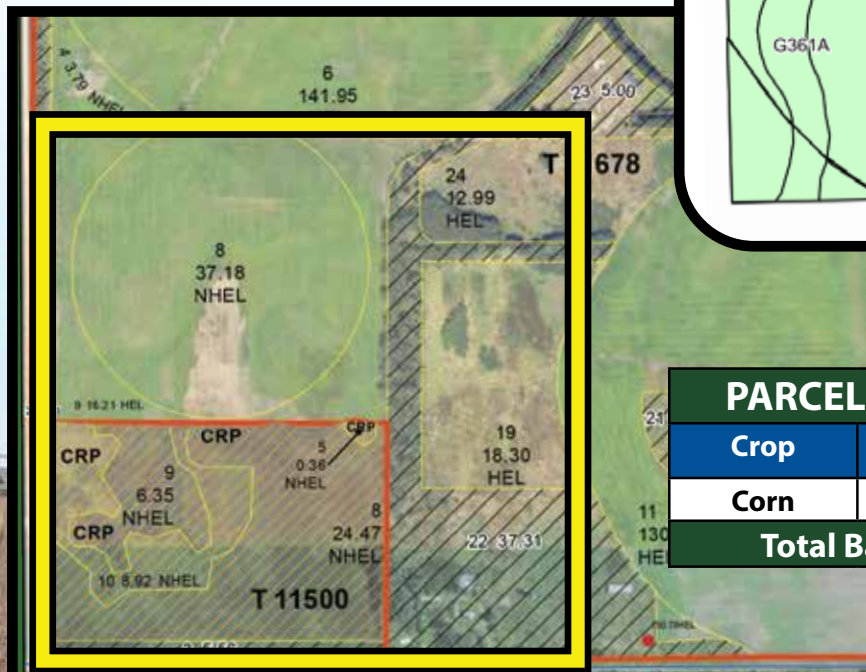
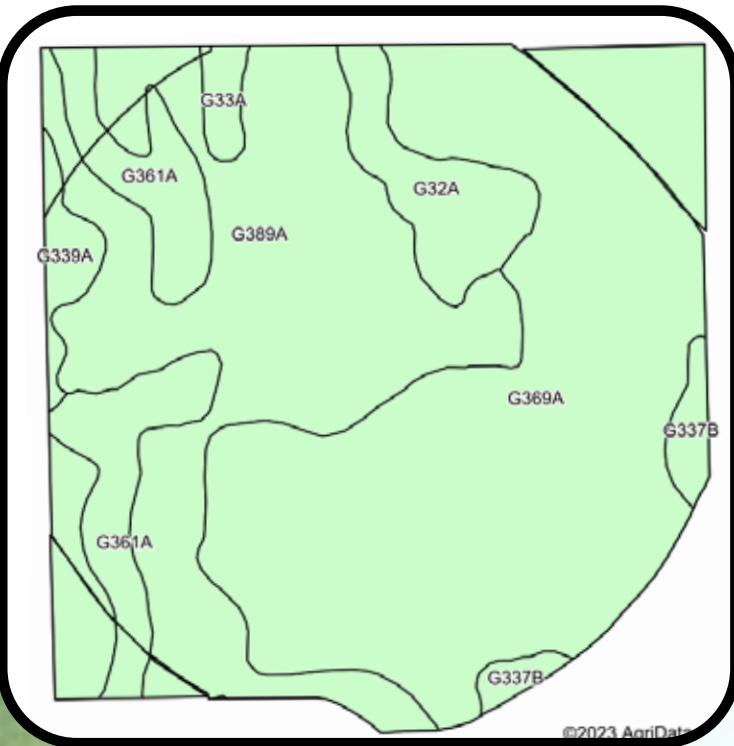
Crop	Base Acres	Yield
Corn	535.17	106 bu.
Total Base Acres: 535.17		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G369A	Hecla-Garborg loamy fine sands, 0 to 2 percent slopes	91.22	63.3%	IVe	52
G381B	Aylmer-Bantry fine sands, 0 to 6 percent slopes	21.03	14.6%	VIe	29
G337B	Bantry-Hamar-Aylmer complex, 0 to 6 percent slopes	20.56	14.3%	VIe	25
G389A	Hecla-Hamar loamy fine sands, 0 to 2 percent slopes	11.31	7.8%	IVe	42
Weighted Average					44

Parcel 4

Acres: 160 +/-
Legal: SW¼ 31-129-58
Total Crop Acres: 119.5 +/-
 – **Irrigated Crop Acres:** 37.18 +/-
 – **CRP Acres:** 40.1 +/- @ \$97.85/acre - \$3,924.88/annually – Expires: 09/30/2036
Taxes (2022): \$1,025.80

This is an excellent parcel of highly productive irrigated cropland with loamy fine sand soils. The balance includes a farmstead with buildings, trees and other infrastructure. The CRP, established trees, and grass land provide excellent wildlife habitat. With some effort this parcel has lots of potential. 4 tower Center Pivot Irrigation; Gifford Hill brand. This system is supplied by the well and pump in the NW¼. Seller is not guaranteeing access to Well and Pump. Perfected Water Permit No 2530. Well Drilling Logs state 2 wells 50' & 52' well drilled in 1989.



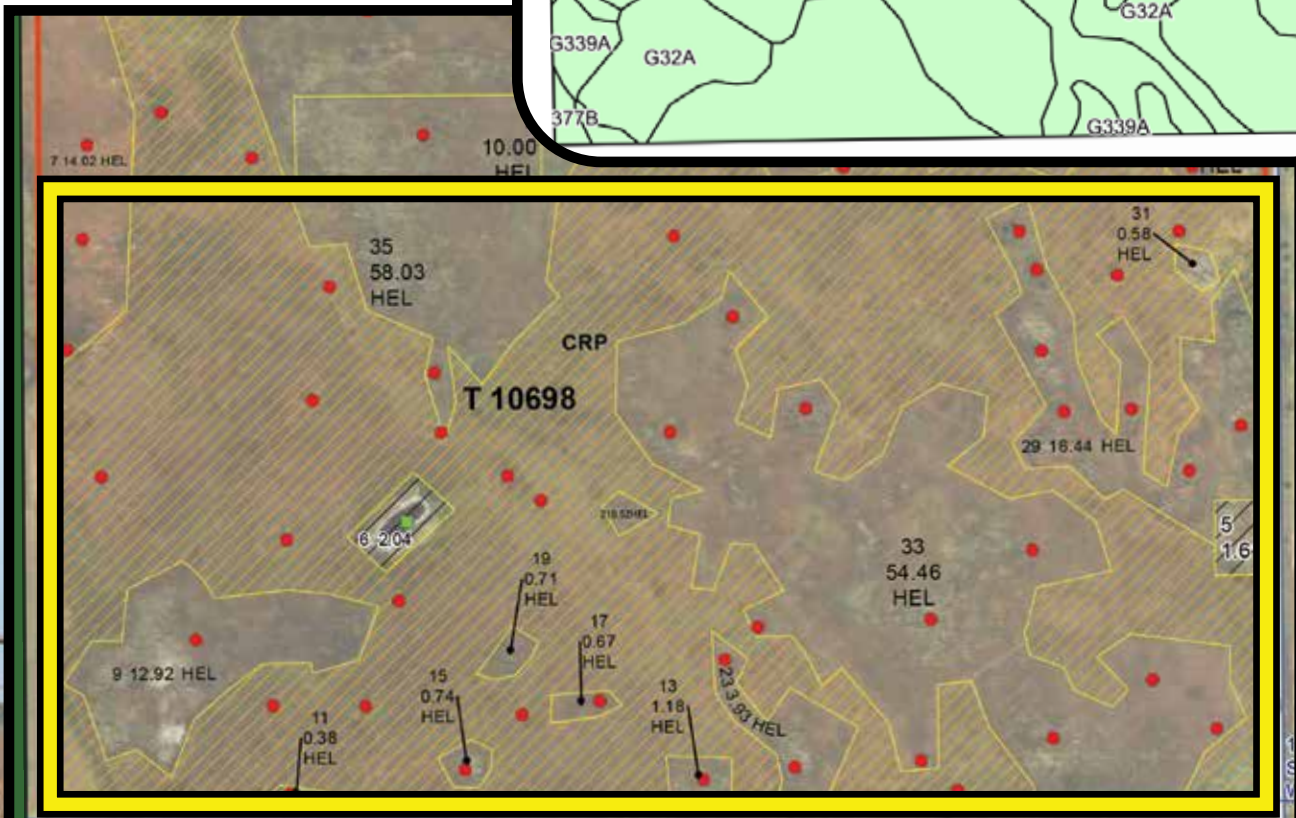
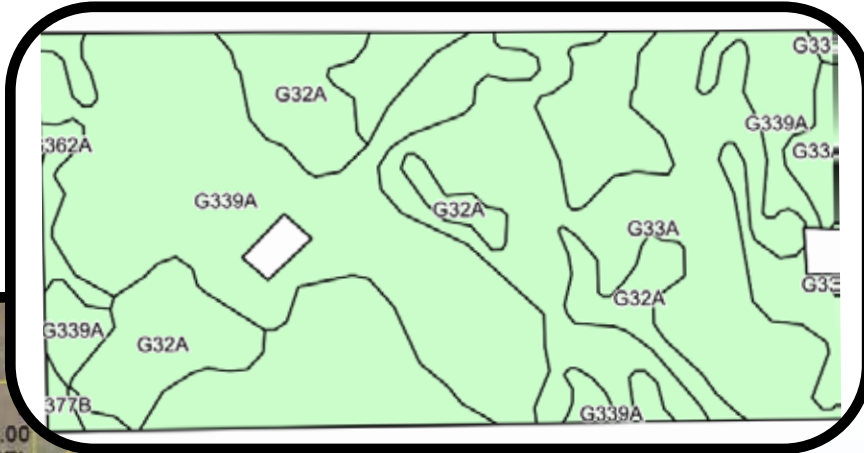
PARCELS 1-4 COMBINED		
Crop	Base Acres	Yield
Corn	535.17	106 bu.
Total Base Acres: 535.17		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G389A	Hecla-Hamar loamy fine sands, 0 to 2 percent slopes	42.16	51.4%	Ive	42
G337B	Bantry-Hamar-Aylmer complex, 0 to 6 percent slopes	20.88	25.4%	Vle	25
G369A	Hecla-Garborg loamy fine sands, 0 to 2 percent slopes	16.05	19.6%	Ive	52
G361A	Stirum-Fossum fine sandy loams, 0 to 1 percent slopes	2.98	3.6%	Vls	26
Weighted Average					39

Parcel 5

Acres: 320 +/-
Legal: S½ 24-129-59
Total Crop Acres: 310 +/-
 – CRP Acres: 187 +/- @ \$59.50/acre - \$11,126.50/annually – Expires: 09/30/2031
Taxes (2022): \$2,408.52

This parcel has excellent habitat with CRP income. This is a newer CRP contract allowing for a more economical buyout for other uses.

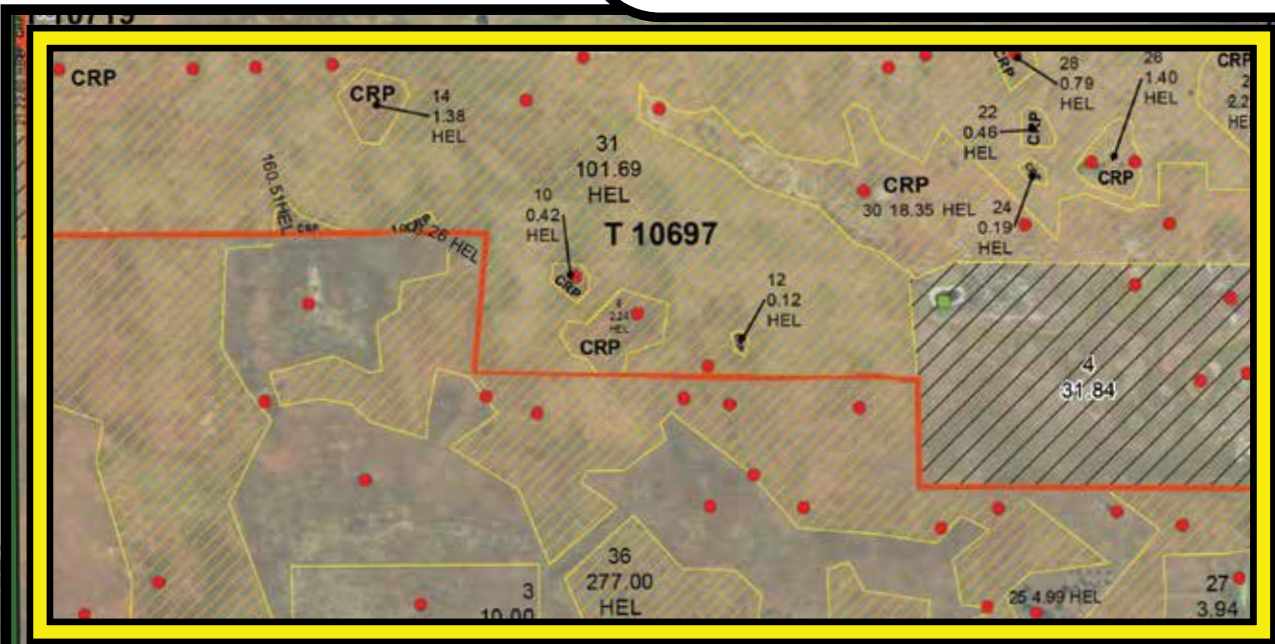
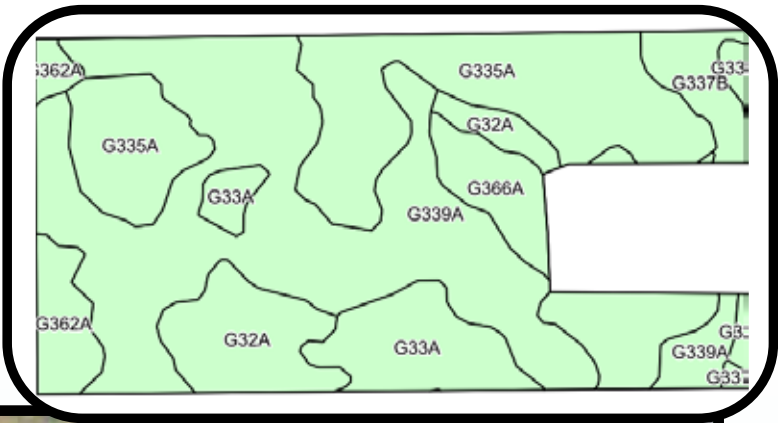


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G339A	Ulen fine sandy loam, 0 to 2 percent slopes	131.76	43.4%	IIIe	58
G33A	Fossum fine sandy loam, 0 to 1 percent slopes	119.72	39.4%	IVw	30
G32A	Fossum fine sandy loam, 0 to 1 percent slopes, frequently ponded	43.37	14.3%	Vw	21
G362A	Stirum-Arveson, saline fine sandy loams, 0 to 1 percent slopes	6.33	2.1%	VI s	23
G377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	1.53	0.5%	IIIe	63
G337B	Bantry-Hamar-Aylmer complex, 0 to 6 percent slopes	1.08	0.4%	VIe	25
G4A	Southam silty clay loam, 0 to 1 percent slopes	0.06	0.0%	VIIIw	9
Weighted Average					40.9

Parcel 6

Acres: 320 +/-
Legal: N½ 24-129-59
Total Crop Acres: 280.7 +/-
 – **Pasture Acres:** 31.84 +/-
 – **CRP Acres:** 90 +/- @ \$59.50/acre - \$5,355.00/annually – Expires: 09/30/2031
 130.08 +/- @ \$94.71/acre - \$12,320.00/annually – Expires: 09/30/2036
Taxes (2022): \$2,296.69

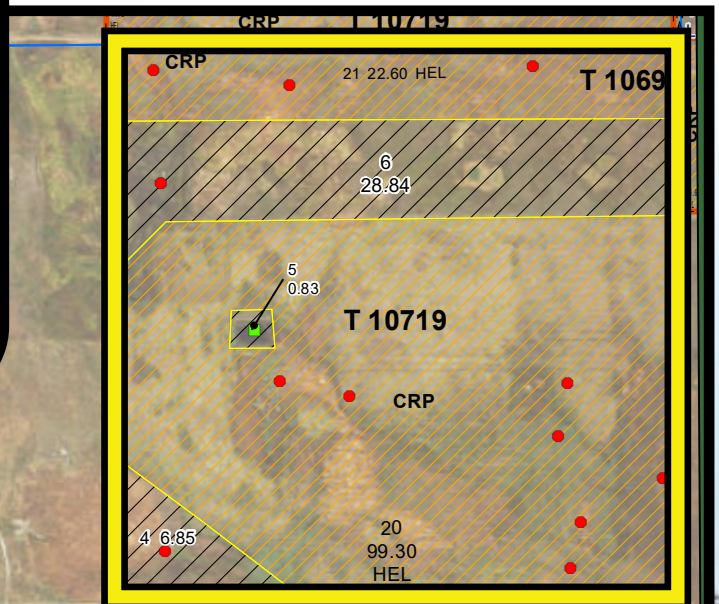
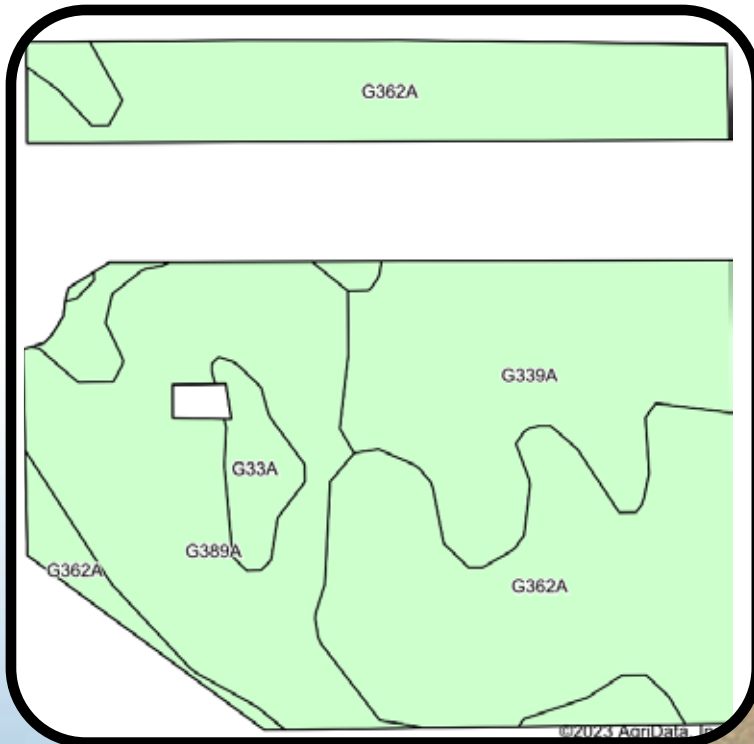
This parcel is a majority CRP with \$17,675 +/- income per year and the pasture includes a dugout.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G339A	Ulen fine sandy loam, 0 to 2 percent slopes	111.57	39.6%	IIIe	58
G335A	Ulen-Hecla loamy fine sands, 0 to 2 percent slopes	70.62	25.1%	IVe	49
G33A	Fossum fine sandy loam, 0 to 1 percent slopes	38.35	13.6%	IVw	30
G32A	Fossum fine sandy loam, 0 to 1 percent slopes, frequently ponded	26.83	9.5%	Vw	21
G362A	Stirum-Arveson, saline fine sandy loams, 0 to 1 percent slopes	12.52	4.4%	VI s	23
G366A	Hecla loamy fine sand, 0 to 2 percent slopes	11.66	4.1%	IVe	52
G337B	Bantry-Hamar-Aylmer complex, 0 to 6 percent slopes	10.26	3.6%	VIe	25
Weighted Average					45.4

Parcel 7

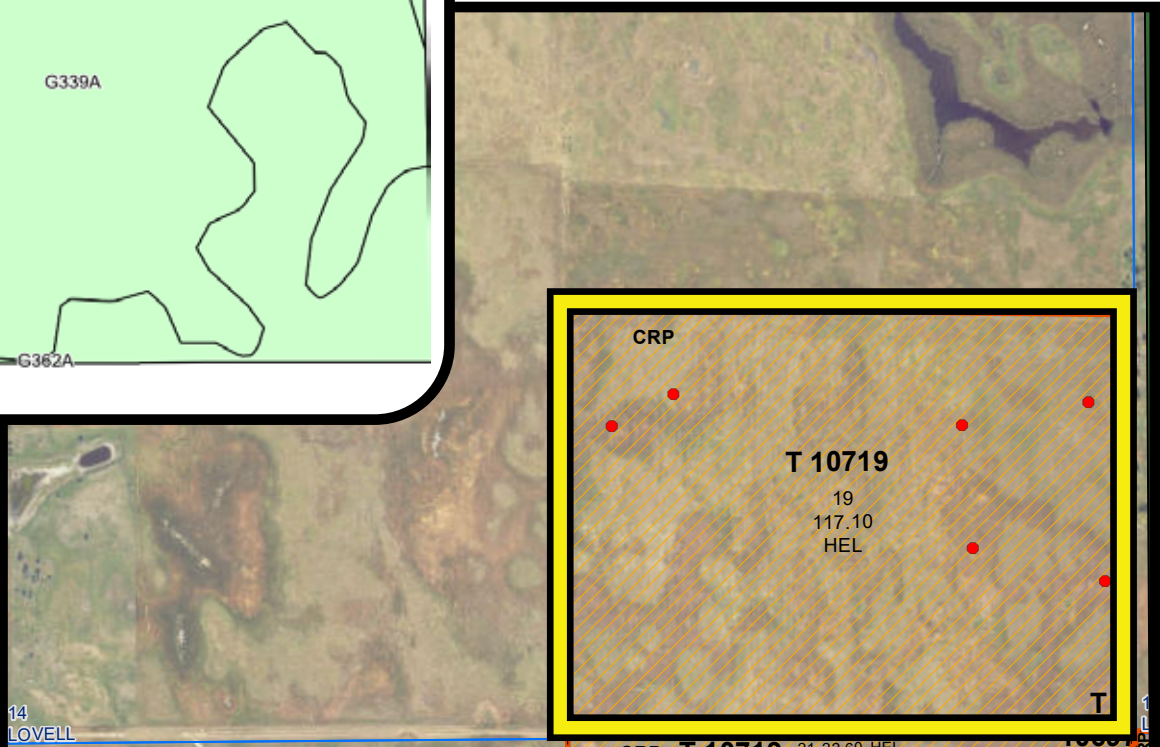
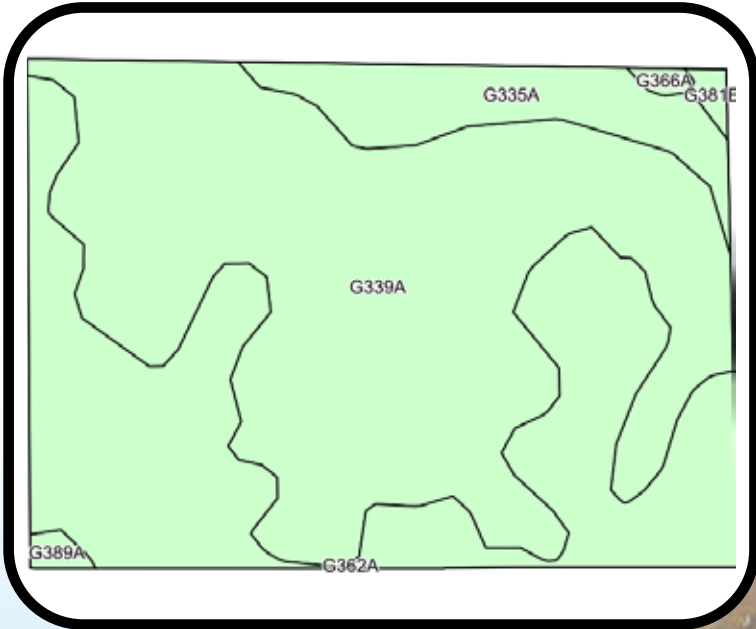
Acres: 160 +/-
Legal: NE¼ 23-129-59
CRP Acres: 121.9 +/- @ \$80.77/acre - \$9,846/annually – Expires: 09/30/2036
Taxes (2022): \$915.91
 This parcel has excellent habitat with CRP income.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G362A	Stirum-Arveson, saline fine sandy loams, 0 to 1 percent slopes	58.32	47.7%	VIIs	23
G389A	Hecla-Hamar loamy fine sands, 0 to 2 percent slopes	32.51	26.6%	IVe	42
G339A	Ulen fine sandy loam, 0 to 2 percent slopes	27.95	22.9%	IIIe	58
G33A	Fossum fine sandy loam, 0 to 1 percent slopes	3.50	2.9%	IVw	30
Weighted Average					36.3

Parcel 8

Acres: 120 +/-
Legal: S 120A of SE¼ 14-129-59
CRP Acres: 117.1 +/- @ \$80.77/acre - \$9,458/annually – Expires: 09/30/2036
Taxes (2022): \$777.64
 This parcel has excellent habitat with CRP income.

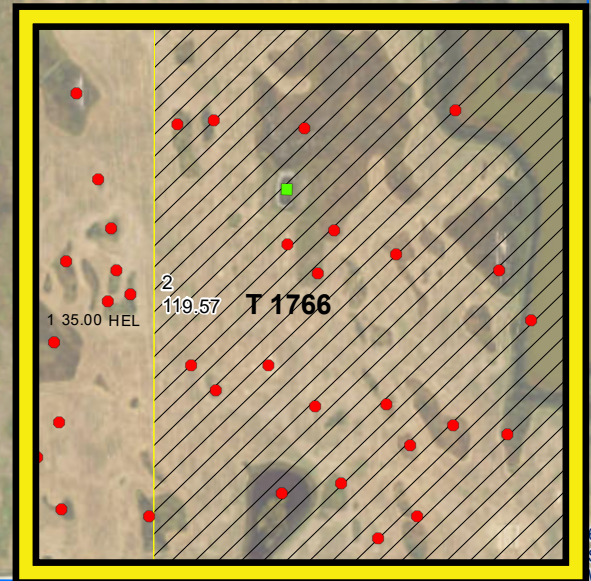
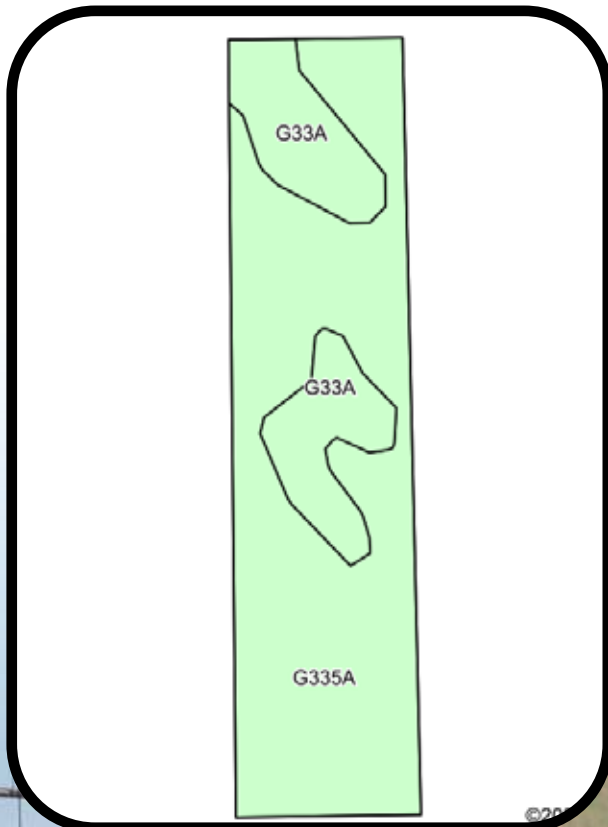


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G339A	Ulen fine sandy loam, 0 to 2 percent slopes	65.85	56.4%	IIIe	58
G362A	Stirum-Arveson, saline fine sandy loams, 0 to 1 percent slopes	39.51	33.9%	VI s	23
G335A	Ulen-Hecla loamy fine sands, 0 to 2 percent slopes	9.74	8.3%	IVe	49
G389A	Hecla-Hamar loamy fine sands, 0 to 2 percent slopes	0.61	0.5%	IVe	42
G381B	Aylmer-Bantry fine sands, 0 to 6 percent slopes	0.55	0.5%	VIe	29
G366A	Hecla loamy fine sand, 0 to 2 percent slopes	0.43	0.4%	IVe	52
Weighted Average					45.2

Parcel 9

Acres: 160 +/-
Legal: SE¼ 1-129-59
Crop Acres: 35 +/-
Pasture Acres: 119.57 +/-
Taxes (2022): \$1,193.43 (Including Specials)

This parcel includes cropland and pastureland with 4-wire exterior fence. Currently the property is all established grass being hayed. The wetland provides excellent waterfowl habitat.



Crop	Base Acres	Yield
Corn	35.0	106 bu.
Total Base Acres: 35.0		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G335A	Ulen-Hecla loamy fine sands, 0 to 2 percent slopes	27.04	77.3%	IVe	49
G33A	Fossum fine sandy loam, 0 to 1 percent slopes	7.93	22.7%	IVw	30
Weighted Average					44.7

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 12/27/2023. 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 December 27, 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.

Property Photos



Property Photos





Parcel 1

Pifer's



Parcel 4

Pifer's
LAND AUCTIONS



877.700.4099
www.pifers.com