

420 +/- Acres • Wibaux County, MT

LAND AUCTION

Friday, October 11, 2024 – 1:00 p.m. (MT)

Location: Wibaux Community Center • Wibaux, MT



OWNER: Estate of Michael E. Jandt



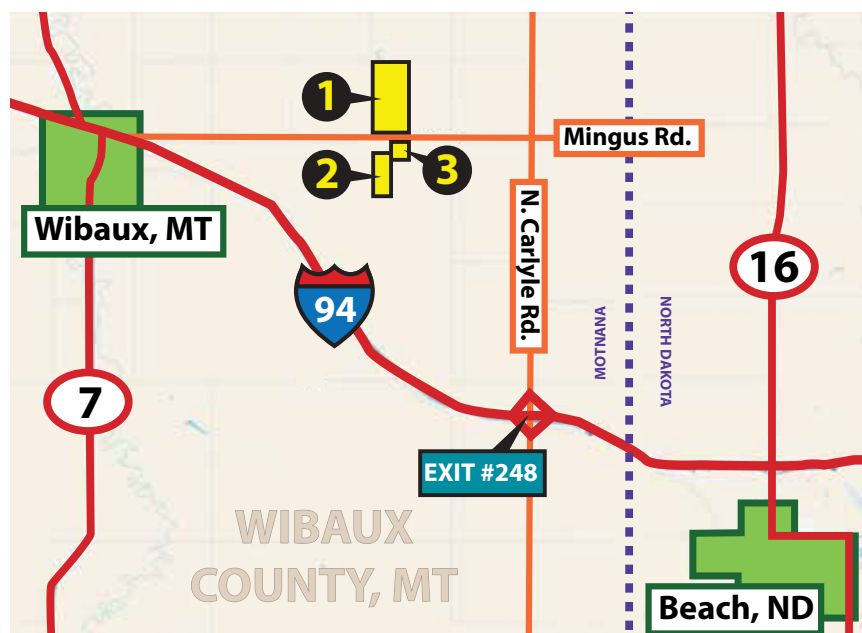
Pifer's

701.523.7366

www.pifers.com

AUCTION NOTE

Join Pifer's for this incredible land offering featuring excellent cropland in a prime location between Wibaux, MT and Beach, ND. This property showcases highly productive cropland and a modern farm site equipped with a heated shop, a large cold storage building, and a newer grain bin. Conveniently situated on a main county road with good access, this property is ideal for expanding agricultural operations or investing in valuable real estate.



DRIVING DIRECTIONS

From Wibaux, MT: Drive east of town and cross to the north side of I-94. Follow the frontage road (Mingus Rd.) 3 miles to the east to the property.

From Beach, ND: Drive westbound on I-94 for 3.5 miles to Exit #248 (N. Carlyle Rd.). Drive north from the exit on N. Carlyle Rd. for 3.5 miles to Mingus Rd. Then drive west on Mingus Rd. for 1.5 miles to the property.

CONTACT



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Parcel 1



Parcel 2

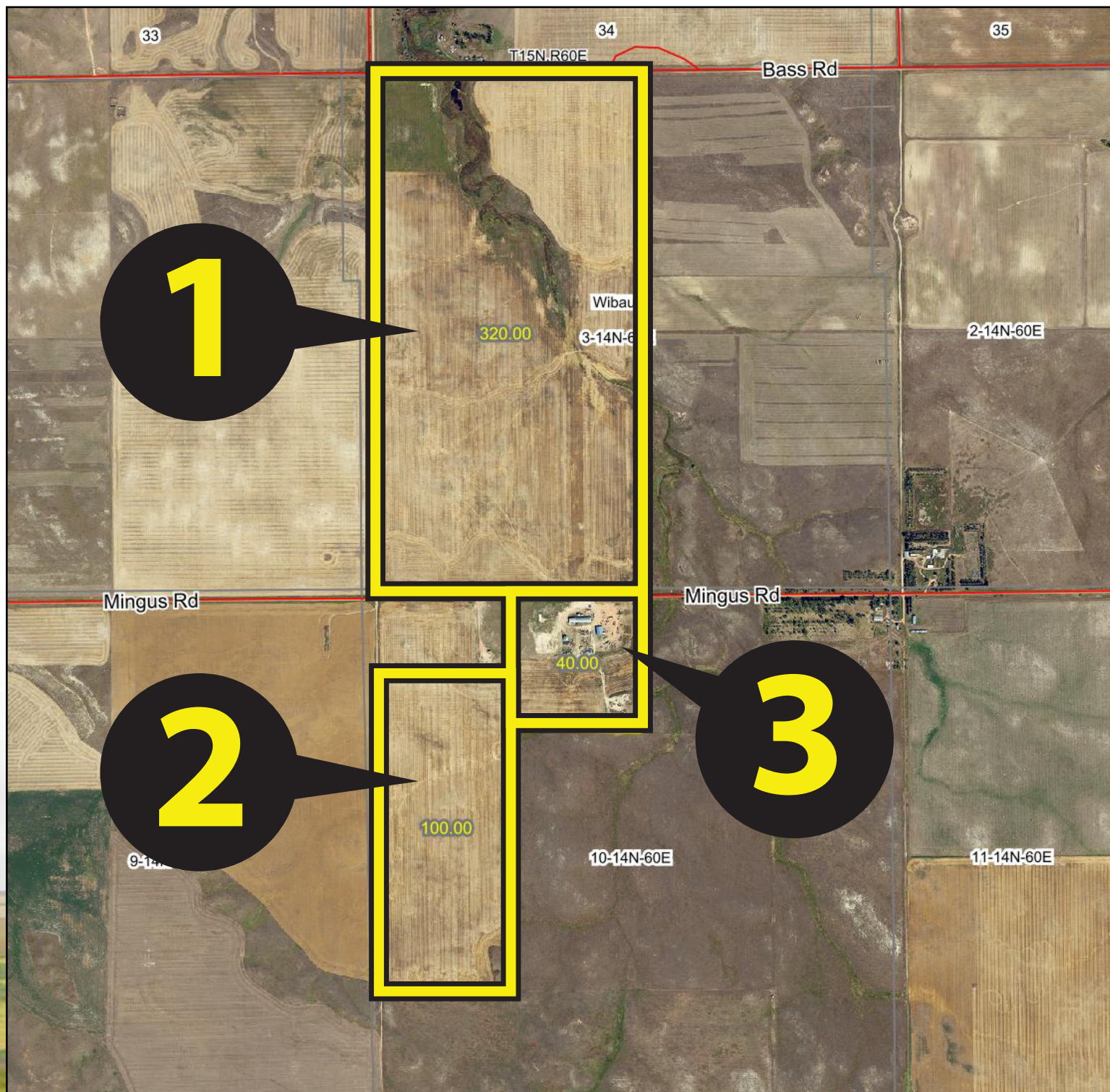


Parcel 3

Pifer's

709 12th St. NE • Bowman, ND 58623

OVERALL PROPERTY



PARCEL 1

Acres: 320 +/-
Legal: W½ 3-14-60
Crop Acres: 294.11 +/-
Taxes (2023): \$7,930.32 (All Parcels Combined)

The west half of this section offers exceptional Wibaux County cropland that features productive Golva and Korell Loam soils. Parcel 1 also features good access and a winding creek bottom that traverses throughout the northern half of this parcel offering wildlife habitat in the heart of this excellent cropland.



Crop	Base Acres	Yield
Wheat	151.0	24 bu.
Total Base Acres: 151.0		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c
E2213B	Golva silt loam, 2 to 6 percent slopes	105.93	39.2%	Ile
Ce	Chama-Bainville silt loams, 10 to 14 percent slopes	64.60	24.0%	IVe
E4147A	Korell loam, 0 to 2 percent slopes, rarely flooded	31.60	11.7%	IIc
E2213A	Golva silt loam, 0 to 2 percent slopes	23.74	8.8%	IIc
E2985B	Sen-Golva silt loams, 3 to 6 percent slopes	21.21	7.9%	Ile
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	13.39	5.0%	IVe
Aa	Alluvial land	3.50	1.3%	VIw
Bb	Bainville silt loam, 6 to 9 percent slopes	3.50	1.3%	VIe
Me	Midway-Regent silty clay loams, 3 to 7 percent slopes	2.06	0.8%	VIe
Weighted Average				2.71

PARCEL 2

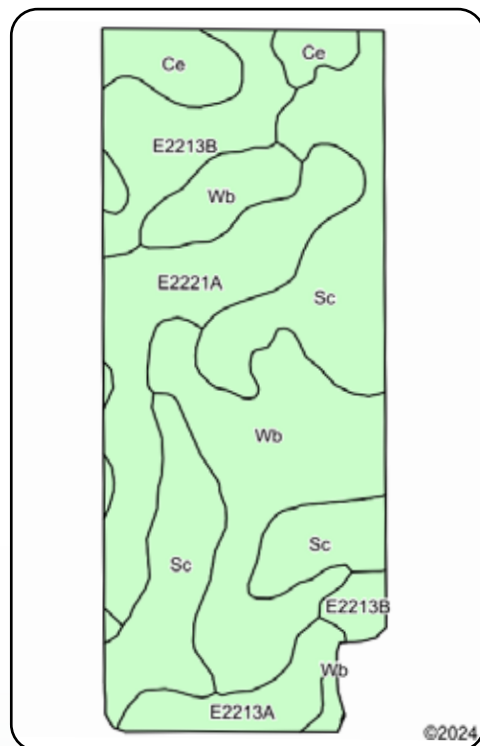
Acres: 100 +/-

Legal: S½, SW¼NW¼ & NW¼SW¼ 10-14-60

Crop Acres: 96.09 +/- (Estimate)

Taxes (2023): \$7,930.32 (All Parcels Combined)

Parcel 2 offers nearly 100% cropland and features Gressna, Searing, and Golva Class II Soils. This parcel lays well along the section line and offers excellent productivity.



PARCELS 2 & 3 COMBINED

Crop	Base Acres	Yield
Wheat	76.9	24 bu.
Barley	25.1	33 bu.
Total Base Acres: 102.0		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
Sc	Searing loam, 3 to 7 percent slopes	30.51	31.7%	IIIe	IIIe
Wb	Wibaux stony loam, 10 to 40 percent slopes	25.42	26.5%	VIIe	
E2221A	Grassna silt loam, 0 to 2 percent slopes	16.65	17.3%	IIc	
E2213B	Golva silt loam, 2 to 6 percent slopes	11.64	12.1%	Ile	
Ce	Chama-Bainville silt loams, 10 to 14 percent slopes	6.52	6.8%	IVe	
E2213A	Golva silt loam, 0 to 2 percent slopes	5.35	5.6%	IIc	
Weighted Average				3.78	

PARCEL 3

Acres: 40 +/-
Legal: NE¼NW¼ 10-14-60
Crop Acres: 18.47 +/- (Estimate)
Taxes (2023): \$7,930.32 (All Parcels Combined)

The main working headquarters is found in this 40 acre tract offering good access and modern updates to this building site that offers an array of opportunities for farm and ranch producers or commercial/industrial business operations.

Main Shop

Size: 60' x 80' x 18'
Heat: Oil Burner (Included but disconnected)

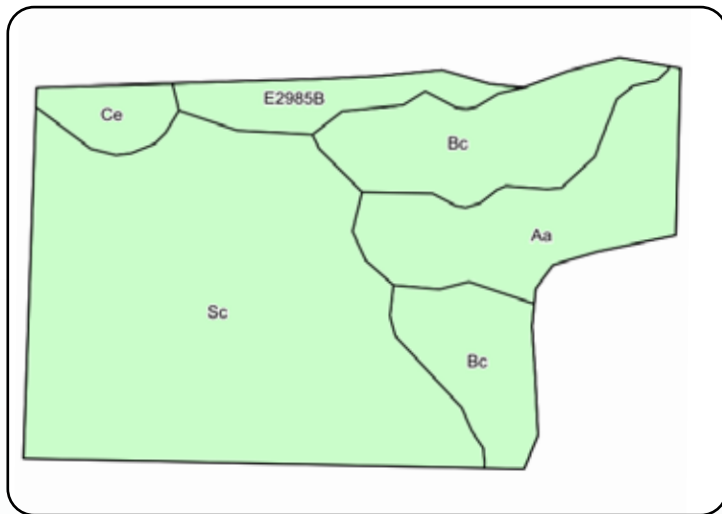
The west 18' x 80' feet of this building has an office, three stall garage storage, parts room, and a second level with 3 modest living quarters each plumbed for a bathroom. The balance of the shop is an open work station that is finished with an interior tin liner and insulation, concrete floor, lights, large center drain, and more.



Cold Storage

Size: 50' x 250'

This large cold storage facility can double as a livestock facility or equipment storage building. Large door openings offer easy access along the south side in addition to the east and west ends.



PARCELS 2 & 3 COMBINED		
Crop	Base Acres	Yield
Wheat	76.9	24 bu.
Barley	25.1	33 bu.
Total Base Acres: 102.0		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
Sc	Searing loam, 3 to 7 percent slopes	10.15	55.0%	IIIe	IIIe
Bc	Bainville silt loam, 10 to 14 percent slopes	3.83	20.7%	VIe	
Aa	Alluvial land	2.83	15.3%	VIw	
E2985B	Sen-Golva silt loams, 3 to 6 percent slopes	1.02	5.5%	Ile	
Ce	Chama-Bainville silt loams, 10 to 14 percent slopes	0.64	3.5%	IVe	
Weighted Average					4.06

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 11/25/24. 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 25, 2024, 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 & Realty.

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, MT #16149.

Pifer's



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