

800 +/- Acres • Pembina County, ND

LAND AUCTION

Wednesday, November 6, 2024 – 1:00 p.m.

Location: Center for Innovation: 4200 James Ray Dr. • Grand Forks, ND



OWNERS: Tom Middleton, Sharon Gustafson & Pam Halcrow



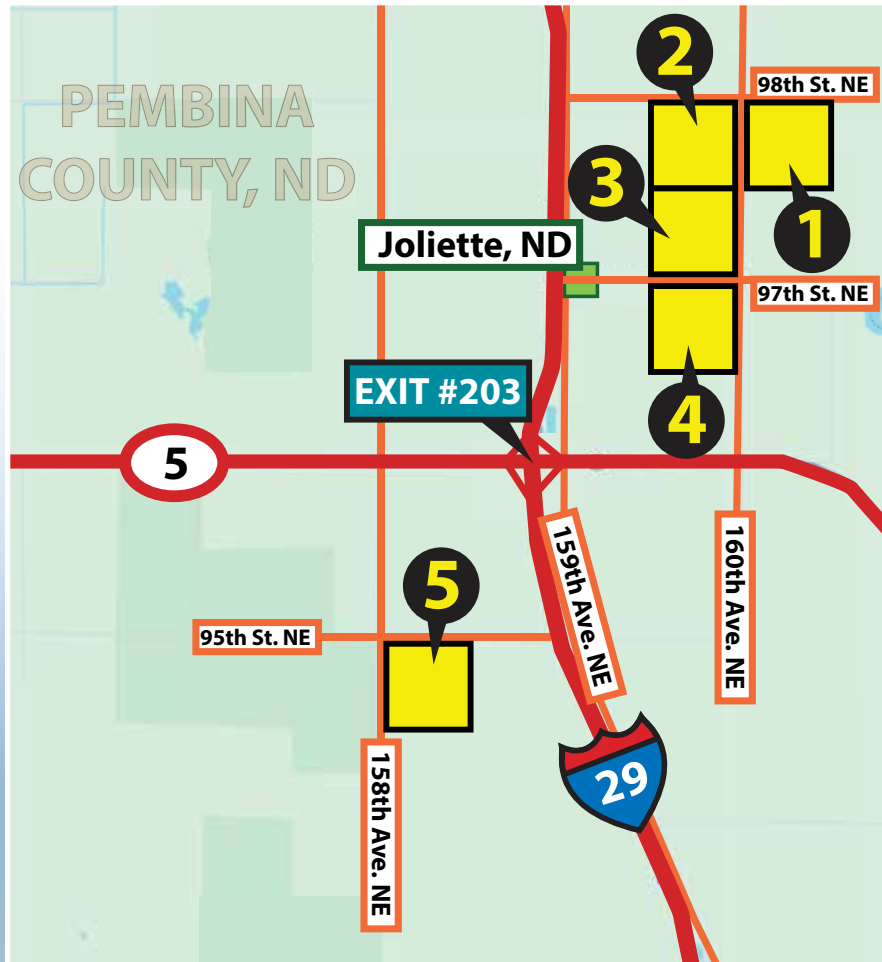
Pifer's

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AUCTION NOTE

This Red River Valley land features 800 +/- acres located in Joliette Township, Pembina County, ND. This incredible cropland will be sold in five parcels, with parcels 1 through 4 being contiguous. This land boasts exceptional soils suitable for sugar beets, corn, wheat, canola, dry edible beans, sunflowers, and soybeans, with fantastic Soil Productivity Index (SPI) numbers! Parcel 5 is currently enrolled in the Conservation Reserve Program (CRP) with a strong payment. The farmstead, situated on parcel 3, includes outbuildings and grain bins. This is a great opportunity in Pembina County to expand your operation or investment portfolio with highly productive cropland. Available for the 2025 crop year! This is a live auction with internet bidding available.



DRIVING DIRECTIONS

From the eastside of Joliette, ND on 97th St. NE, go east 1 mile to 160th Ave. NE. This will take you to the northeast corner of parcel 4 and the southeast corner of parcel 3. From here, go north 1/2 a mile, this will bring you to the southwest corner of parcel 1, southeast corner of parcel 2 and northeast of parcel 3. Parcels 1 – 4 are located on 160th Ave. NE. At the exit, south of Joliette, go west 1 mile and south 1 mile on 158th Ave. NE. This will bring you to the northwest corner of parcel 5.

CONTACT



Bob Pifer

701.371.8538 • bob@pifers.com



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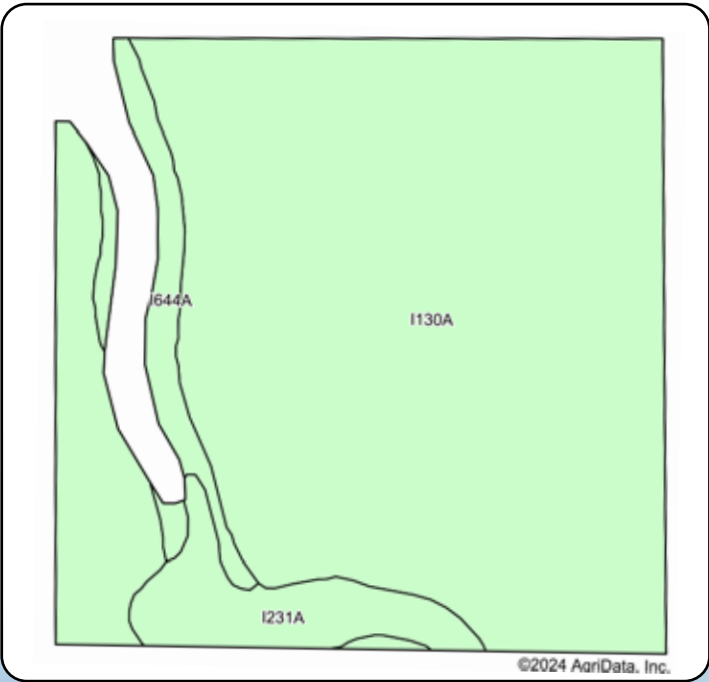
997 47th Ave. S, Suite #3 • Grand Forks, ND 58201

PARCEL 1

Acres: 160 +/-
Legal: NW¼ 26-162-51
Crop Acres: 150.8 +/-

Taxes & Special Assessments (2023): \$3,558.79

This parcel features 150.8 +/- acres of excellent cropland with an SPI of 79.8. The majority of the soils have an SPI of 82!



Crop	Base Acres	Yield
Wheat	104.81	56 bu.
Soybeans	45.29	32 bu.
Total Base Acres: 150.8		

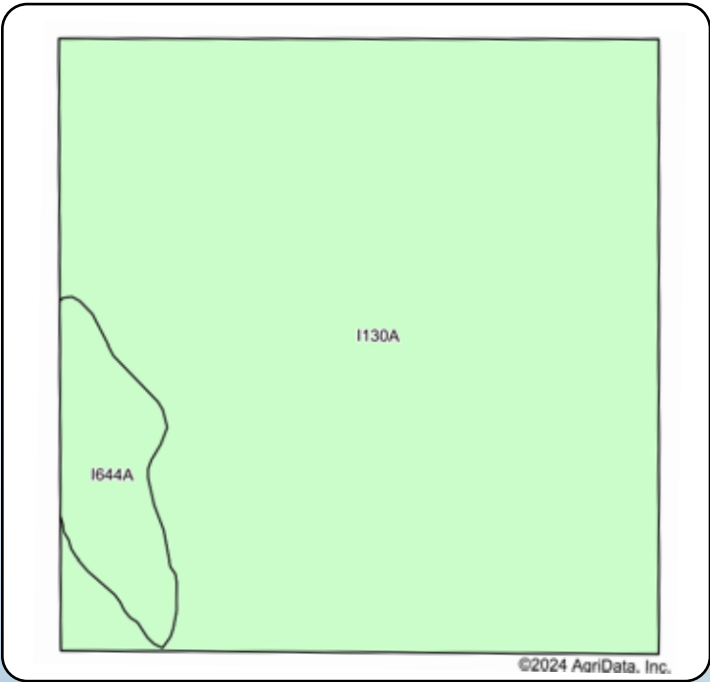
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	132.93	88.2%	IIw	82
I231A	Dovray silty clay, 0 to 1 percent slopes	10.01	6.6%	IIIw	64
I644A	Grano silty clay, plane, 0 to 1 percent slopes	7.90	5.2%	IIIw	63
Weighted Average					79.8

PARCEL 2

Acres: 160 +/-
Legal: NE¼ 27-162-51
Crop Acres: 152.19 +/-

Taxes & Special Assessments (2023): \$2,241.98

This parcel offers 152.19 +/- acres of exceptional cropland with an SPI of 80.7. The majority of the soils boast an SPI of 82!



PARCELS 2 & 3 COMBINED		
Crop	Base Acres	Yield
Wheat	192.64	56 bu.
Soybeans	98.55	32 bu.
Total Base Acres: 291.19		

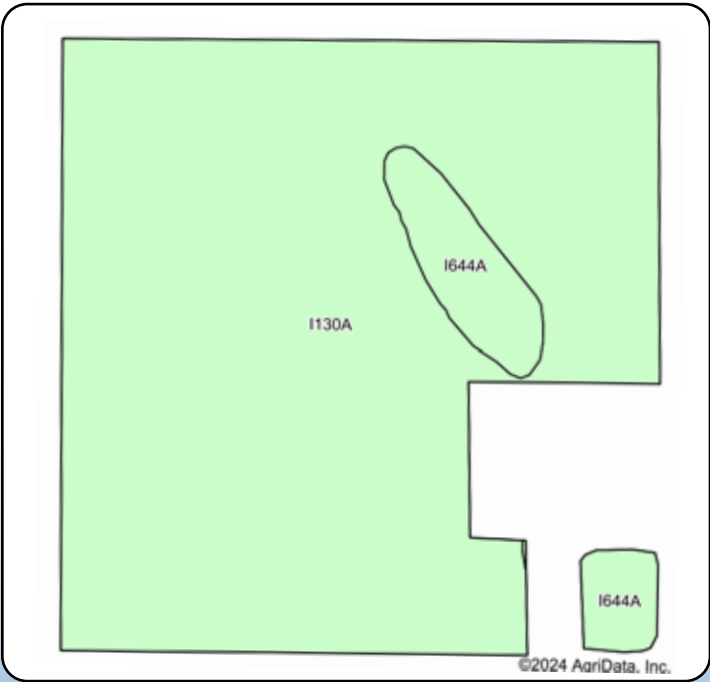
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	142.97	93.0%	IIw	82
I644A	Grano silty clay, plane, 0 to 1 percent slopes	10.74	7.0%	IIIw	63
Weighted Average					80.7

PARCEL 3

Acres: 160 +/-
Legal: SE¼ 27-162-51
Crop Acres: 139 +/-

Taxes & Special Assessments (2023): \$1,721.40

This parcel features 139 +/- acres of excellent cropland and an SPI of 80.6, with the majority of the soils having an average SPI of 82! The property includes a picturesque farmstead with mature trees surrounding. Located on the southend of this quarter, you'll find power, outbuildings, and grain bins. Please note, there is no house on the farmstead.



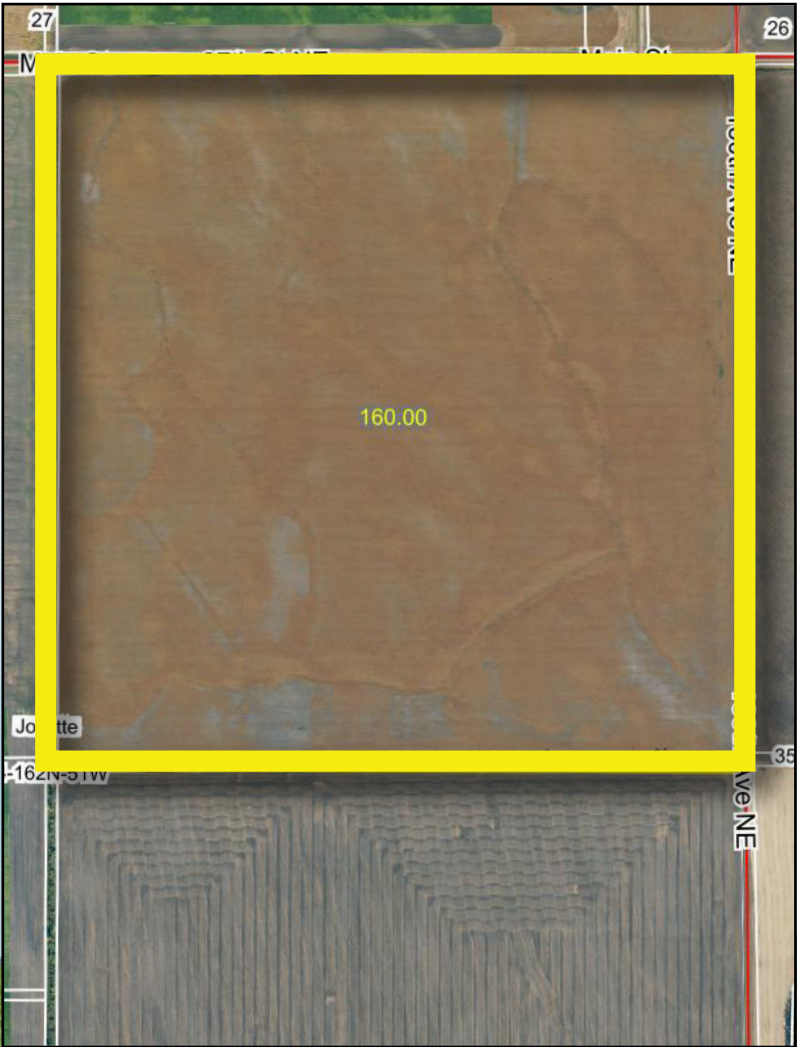
PARCELS 2 & 3 COMBINED		
Crop	Base Acres	Yield
Wheat	192.64	56 bu.
Soybeans	98.55	32 bu.
Total Base Acres: 291.19		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	126.82	92.7%	IIw	82
I644A	Grano silty clay, plane, 0 to 1 percent slopes	10.05	7.3%	IIIw	63
Weighted Average					80.6

PARCEL 4

Acres: 160 +/-
Legal: NE¼ 34-162-51
Crop Acres: 151.61 +/-
Taxes (2023): \$1,701.05

This parcel offers 151.61 +/- acres of exceptional cropland with an SPI of 78.1. The majority of the soils boast an SPI of 82!



Crop	Base Acres	Yield
Wheat	105.06	56 bu.
Soybeans	46.55	32 bu.
Total Base Acres: 151.61		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	120.40	79.4%	IIw	82
I644A	Grano silty clay, plane, 0 to 1 percent slopes	31.21	20.6%	IIIw	63
Weighted Average					78.1

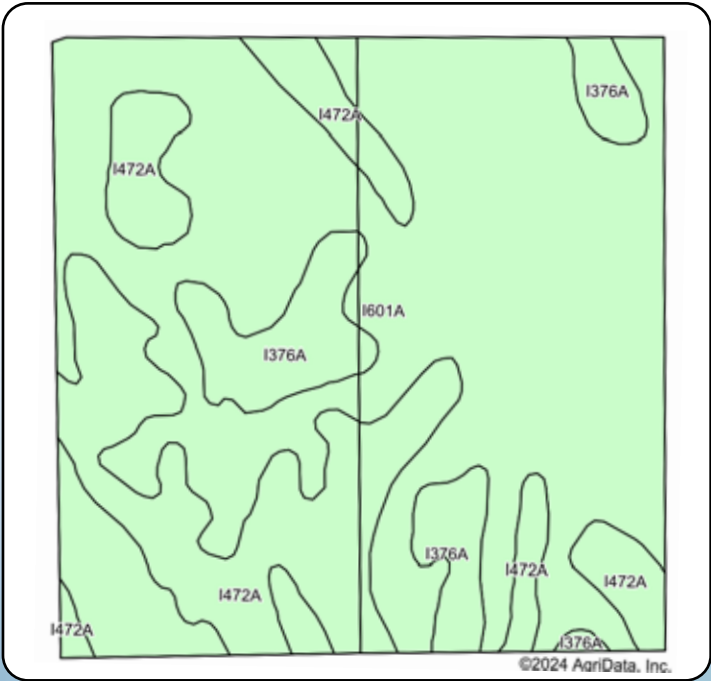
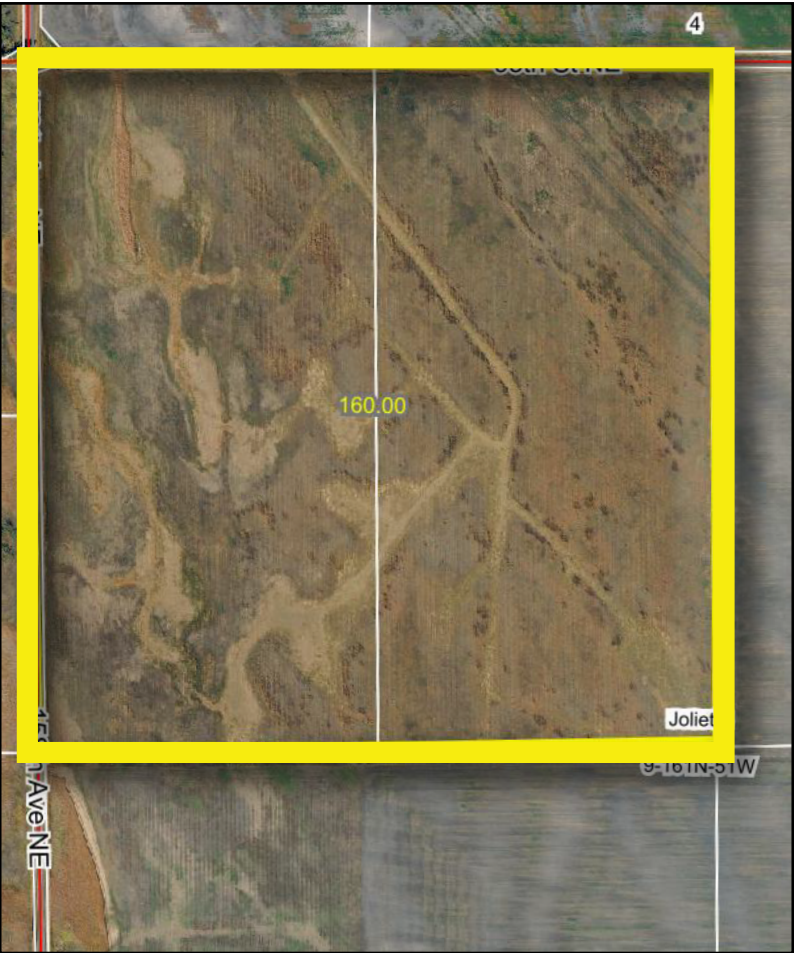
PARCEL 5

Acres: 160 +/-
Legal: NW¼ 9-161-51
Crop Acres: 27.67 +/-
CRP Acres: 131.76 +/-

57.77 acres @ \$113.86/ac. - \$6,577.00/annually – Expires: 9-30-2030 – Practice No. CP23A
73.99 acres @ \$113.78/ac. - \$8,418.00/annually – Expires: 9-30-2030 – Practice No. CP23

Taxes (2023): \$1,364.68

This parcels features 131.76 +/- acres of CRP and 27.67 +/- acres of cropland currently in grass. Strong CRP payment with the buyer receiving 100% of 2025 CRP payment!



Crop	Base Acres	Yield
Soybeans	5.97	32 bu.
Total Base Acres: 5.97		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	105.72	66.4%	IIIs	52
I472A	Perella silty clay loam, 0 to 1 percent slopes	38.97	24.4%	IIw	88
I376A	Colvin silty clay loam, 0 to 1 percent slopes	14.74	9.2%	IIw	68
Weighted Average					62.3

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 12/23/24. 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 December 23, 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, Bob Pifer, ND #905.

PROPERTY PHOTOS



PROPERTY PHOTOS



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