

Farmland Auction

25
YEARS
est. 2000

1,273.46 +/- Acres • Dunn County, ND

Thursday, February 13, 2025 – 4:00 p.m. (MT)

Halliday Community Center • Halliday, ND



OWNER: Adeline Hughson Family Trust



Pifer's

701.523.7366

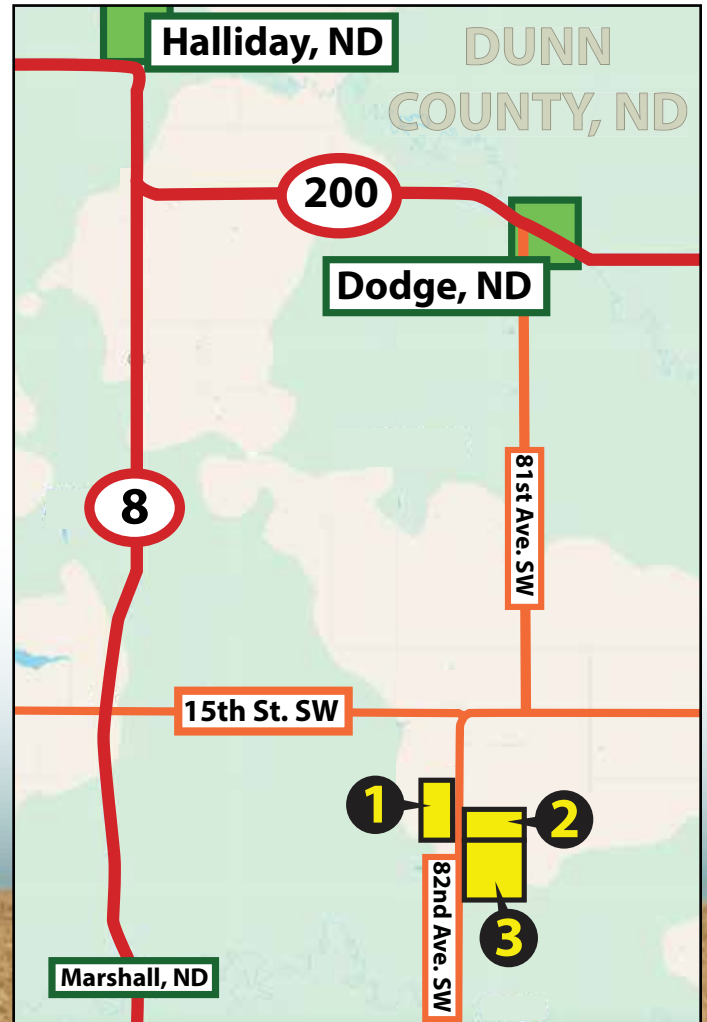
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INTRODUCTION

Auction Note: Pifer's is excited to invite you to the Adeline Hughson Family Trust Land Auction, offering a rare opportunity to acquire 1,273.46 +/- acres of highly productive cropland and grazing land in Dunn County, ND. Located near Marshall and Halliday, this exceptional property features a balanced blend of premier cropland with outstanding soils and native and introduced grassland, providing productive pastures that each feature good access and a naturally rolling landscape. Whether you're looking to expand your farming operation or invest in prime agricultural real estate, this auction presents a unique chance to secure land that truly offers something for everyone.

Driving Directions

From Halliday, ND, drive 10 miles south on ND Hwy. #8 to 15th St. SW. Turn and drive east on 15th St. SW for 5.5 miles to "T" intersection. Turn south at this intersection and follow 82nd Ave. SW for 1 mile to parcel 1 located on west side of the road. Continue for an additional ½ mile to parcel 2, then an additional ½ mile to parcel 3. Both of these parcels will be on the east side of the road.



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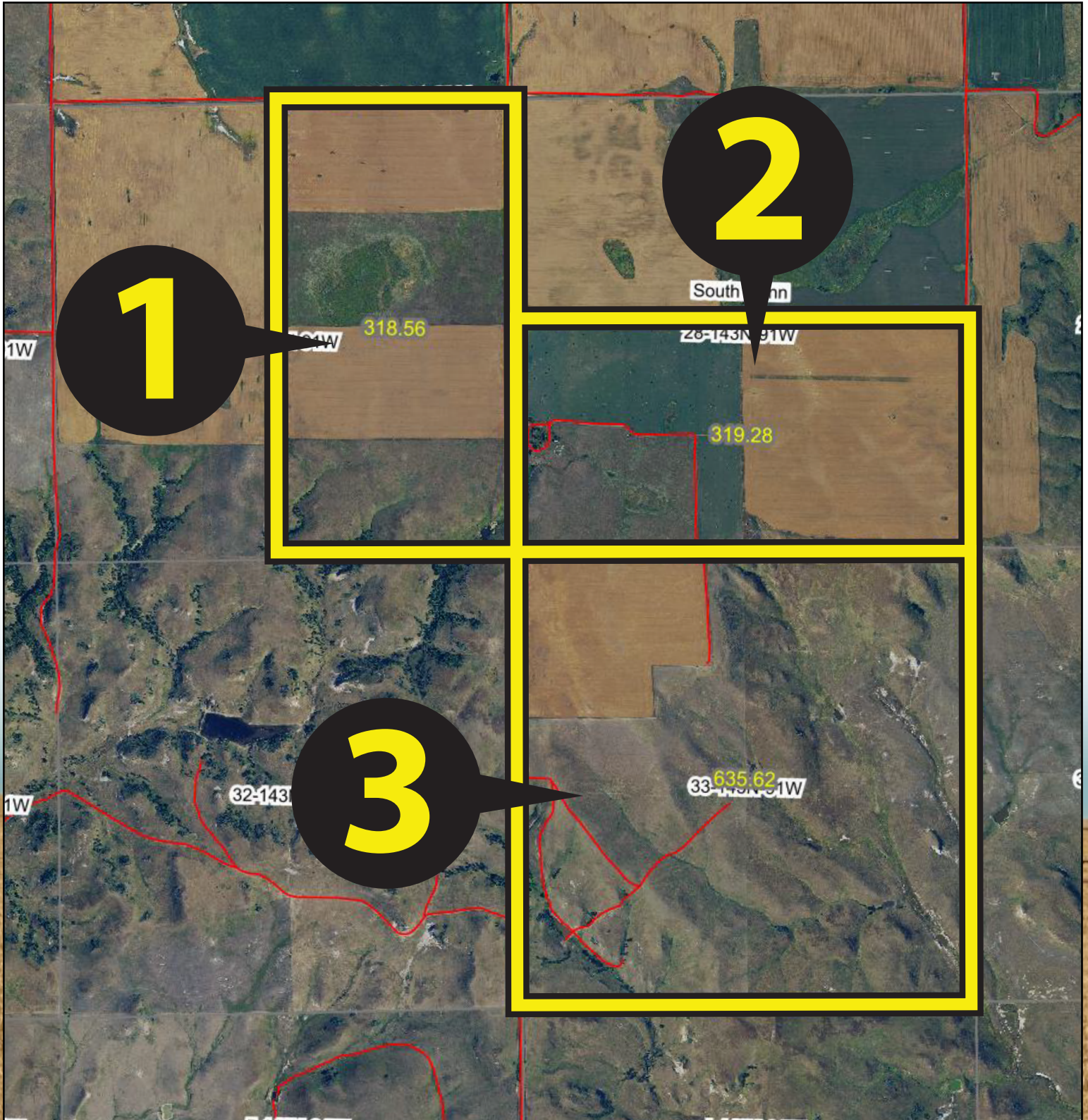


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Pifer's

709 12th St. NE • Bowman, ND 58623

OVERALL PROPERTY



PARCEL 1

Acres: 318.56 +/-
Legal: E½ 29-143-91
FSA Crop Acres: 151.8 +/-
Pasture Acres: 157.48 +/-
Taxes (2024): \$1,052.44

Parcel 1 offers a unique blend of opportunity and versatility. This property includes 151.8 +/- acres of high-quality cropland with a remarkable Soil Productivity Index (SPI) exceeding 84. Additionally, it provides productive grazing pastures with excellent access. The scenic draws along the southern border offers natural protection and valuable habitat for livestock and wildlife, making it an exceptional investment for agricultural producers and outdoor enthusiasts alike.



PARCEL 1

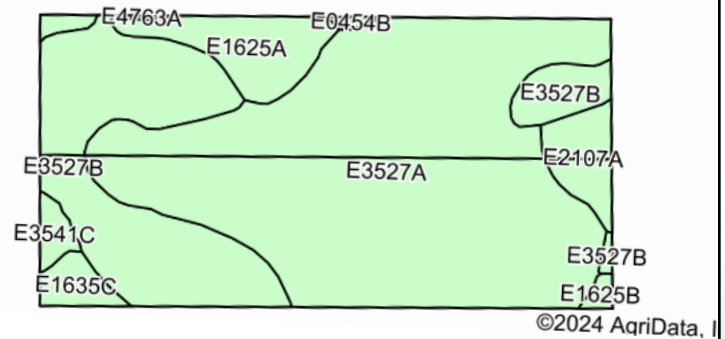
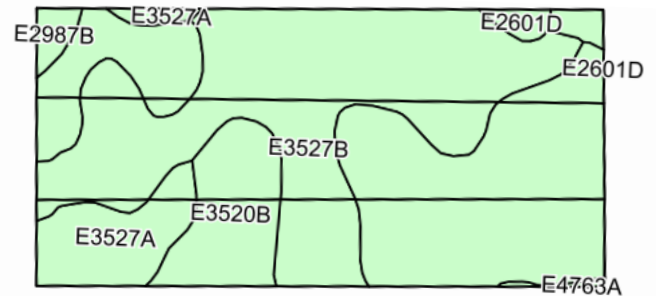
TRACT # 1831

Crop	Base Acres	Yield
Wheat	55.95	25 bu.
Oats	3.74	47 bu.
Total Base Acres: 59.69		

TRACT # 1832

COMBINED WITH PART OF PARCELS 2 & 3

Crop	Base Acres	Yield
Wheat	235.01	25 bu.
Oats	15.72	47 bu.
Total Base Acres: 250.73		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3527A	Williams-Bowbells loams, 0 to 3 percent slopes	74.97	49.3%	IIc	92
E3527B	Williams-Bowbells loams, 3 to 6 percent slopes	50.19	33.1%	IIe	84
E3520B	Williams-Noonan loams, 3 to 6 percent slopes	6.93	4.6%	IIe	64
E2439B	Sen-Janesburg silt loams, 3 to 6 percent slopes	6.00	4.0%	IIe	48
E1625A	Vebar-Parshall fine sandy loams, 0 to 3 percent slopes	4.80	3.2%	IIIe	66
E2107A	Arnegard loam, 0 to 2 percent slopes	3.24	2.1%	IIc	97
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	1.48	1.0%	IVe	51
E2987B	Sen-Chama silt loams, 3 to 6 percent slopes	0.94	0.6%	IIe	76
E3541C	Williams-Zahl loams, 6 to 9 percent slopes	0.91	0.6%	IIIe	60
E2987C	Sen-Chama silt loams, 6 to 9 percent slopes	0.73	0.5%	IIIe	60
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	0.72	0.5%	IVe	40
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	0.37	0.2%	IIIe	63
E4763A	Tonka silt loam, 0 to 1 percent slopes	0.31	0.2%	IVw	44
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	0.20	0.1%	IVs	35
Weighted Average					84.3

PARCEL 2

Acres: 319.28 +/-
Legal: S½ 28-143-91
FSA Crop Acres: 238.69 +/-
Pasture Acres: 71.57 +/-
Taxes (2024): \$1,263.98

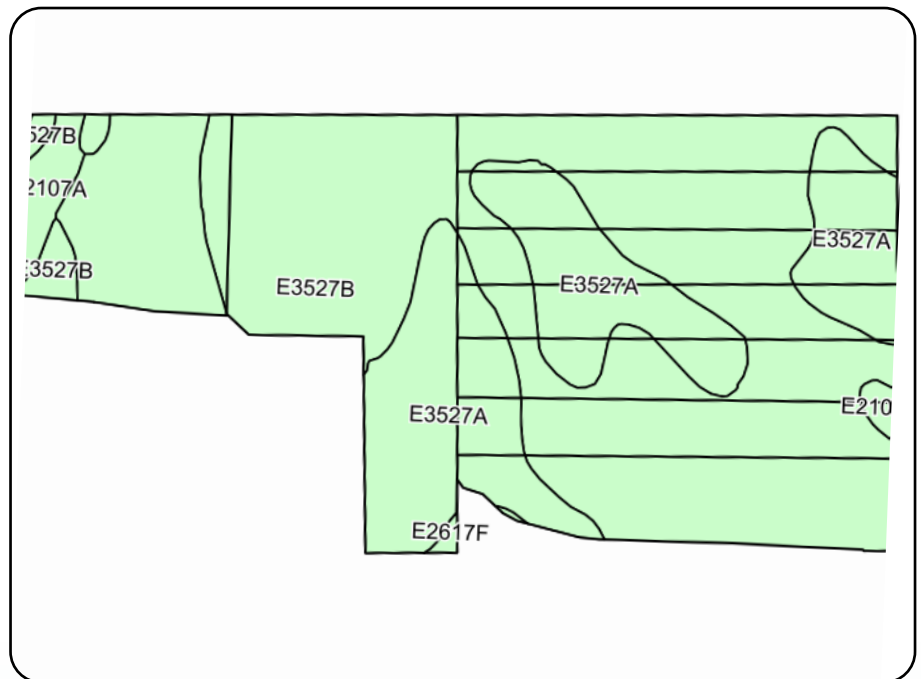
Parcel 2 is a highly desirable half section with over 74% contiguous acres of cropland. The fertile soils are dominated by Class II Williams-Bowbells and Arnegard profiles, boasting an impressive SPI of over 87. The balance of this parcel includes the original farmstead that includes a 60 +/- acre grazing pasture.



PARCEL 2

TRACT # 1830		
<i>COMBINED WITH PART OF PARCEL 3</i>		
Crop	Base Acres	Yield
Wheat	156.6	25 bu.
Oats	10.48	47 bu.
Total Base Acres: 167.08		

TRACT # 1832		
<i>COMBINED WITH PART OF PARCELS 1 & 3</i>		
Crop	Base Acres	Yield
Wheat	235.01	25 bu.
Oats	15.72	47 bu.
Total Base Acres: 250.73		

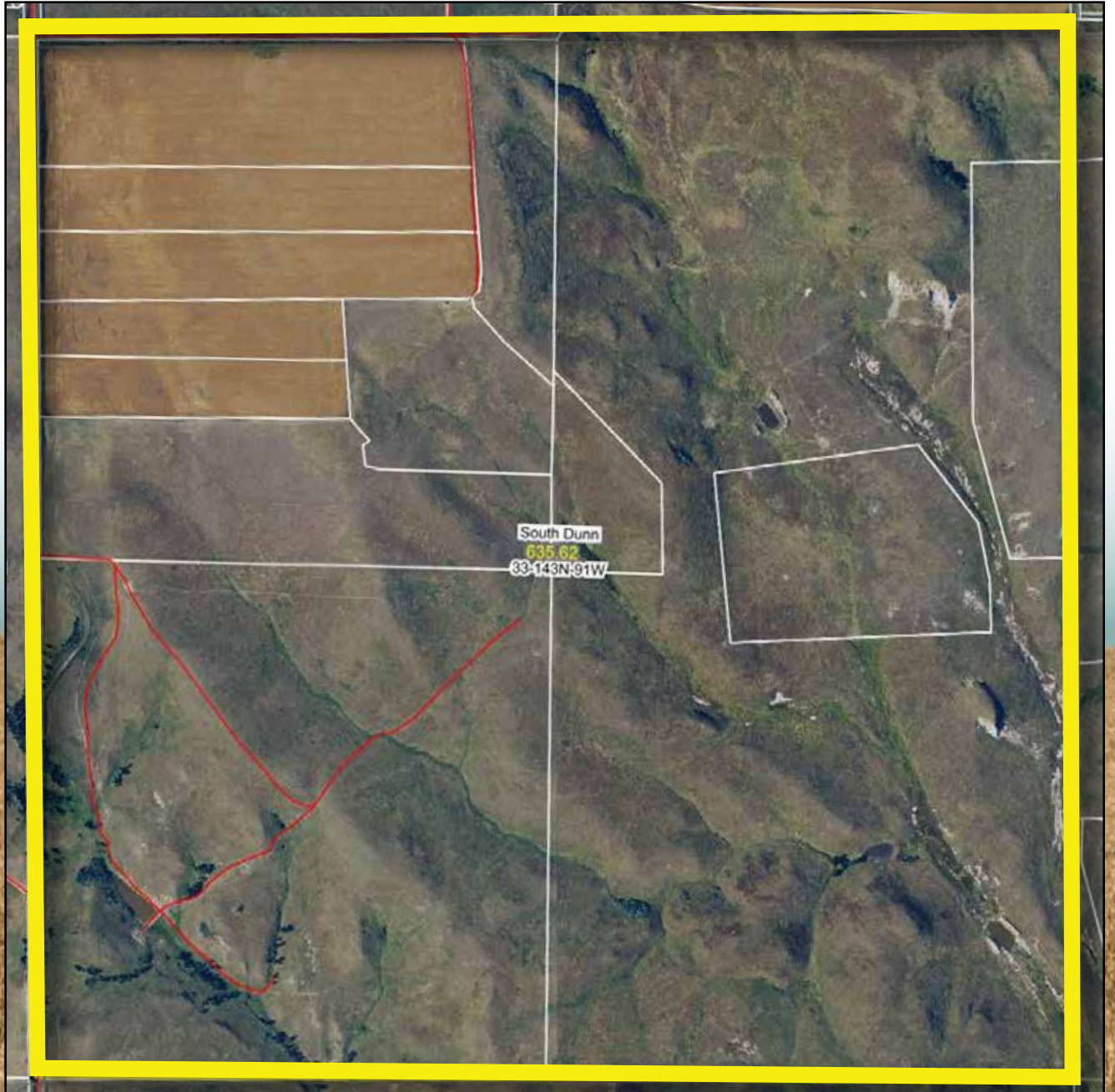


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3527B	Williams-Bowbells loams, 3 to 6 percent slopes	144.91	60.7%	Ile	84
E3527A	Williams-Bowbells loams, 0 to 3 percent slopes	87.08	36.5%	IIc	92
E2107A	Arnegard loam, 0 to 2 percent slopes	4.80	2.0%	IIc	97
E2107B	Arnegard loam, 2 to 6 percent slopes	1.29	0.5%	Ile	93
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	0.61	0.3%	VIIe	27
Weighted Average					87.1

PARCEL 3

Acres: 635.62 +/-
Legal: All in 33-143-91
FSA Crop Acres: 200.36 +/-
Pasture Acres: 430.96 +/-
Taxes (2024): \$1,167.13

Parcel 3 consists primarily of productive native and introduced grasses, providing outstanding seasonal grazing. Additionally, an 87 +/- acre field with productive Williams-Bowbells soils lies conveniently along the road, featuring an SPI over 75.



PARCEL 3

TRACT # 1830

COMBINED WITH PART OF PARCEL 2

Crop	Base Acres	Yield
Wheat	156.6	25 bu.
Oats	10.48	47 bu.

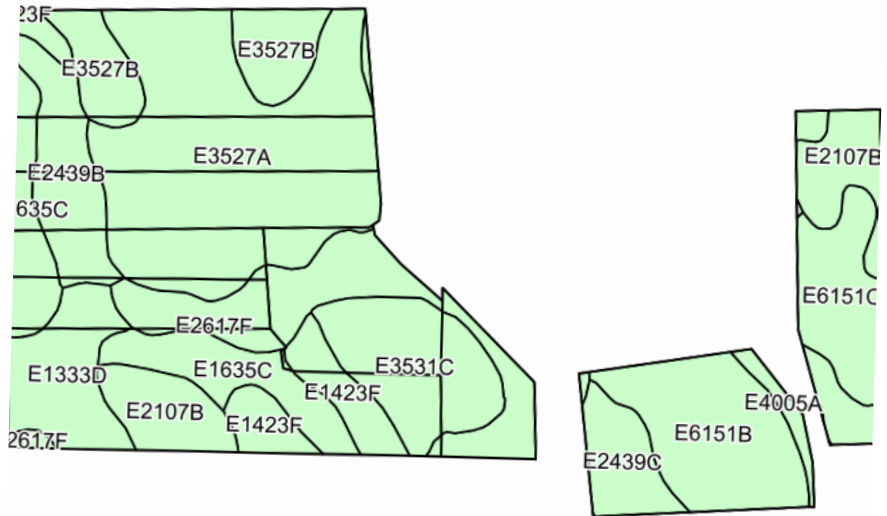
Total Base Acres: 167.08

TRACT # 1832

COMBINED WITH PART OF PARCELS 1 & 2

Crop	Base Acres	Yield
Wheat	235.01	25 bu.
Oats	15.72	47 bu.

Total Base Acres: 250.73



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3527A	Williams-Bowbells loams, 0 to 3 percent slopes	49.78	24.9%	IIc	92
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	20.43	10.2%	VIle	27
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	19.03	9.5%	IVe	51
E6151B	Lefor fine sandy loam, 3 to 6 percent slopes	17.86	8.9%	IIIe	57
E3531C	Williams loam, 6 to 9 percent slopes	15.22	7.6%	IIIe	69
E2107B	Arnegard loam, 2 to 6 percent slopes	13.56	6.8%	Ile	93
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	11.50	5.7%	VIe	32
E2439B	Sen-Janesburg silt loams, 3 to 6 percent slopes	11.10	5.5%	Ile	48
E3527B	Williams-Bowbells loams, 3 to 6 percent slopes	11.06	5.5%	Ile	84
E6151C	Lefor fine sandy loam, 6 to 9 percent slopes	11.01	5.5%	IVe	42
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	8.33	4.2%	VIle	22
E2439C	Sen-Janesburg silt loams, 6 to 9 percent slopes	6.67	3.3%	IIIe	37
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	3.02	1.5%	IVe	40
E4005A	Harriet loam, 0 to 2 percent slopes, occasionally flooded	1.79	0.9%	VIIs	27
Weighted Average					61.5

PROPERTY PHOTOS



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 3/31/25. 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 March 31, 2025, 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, ND #715.

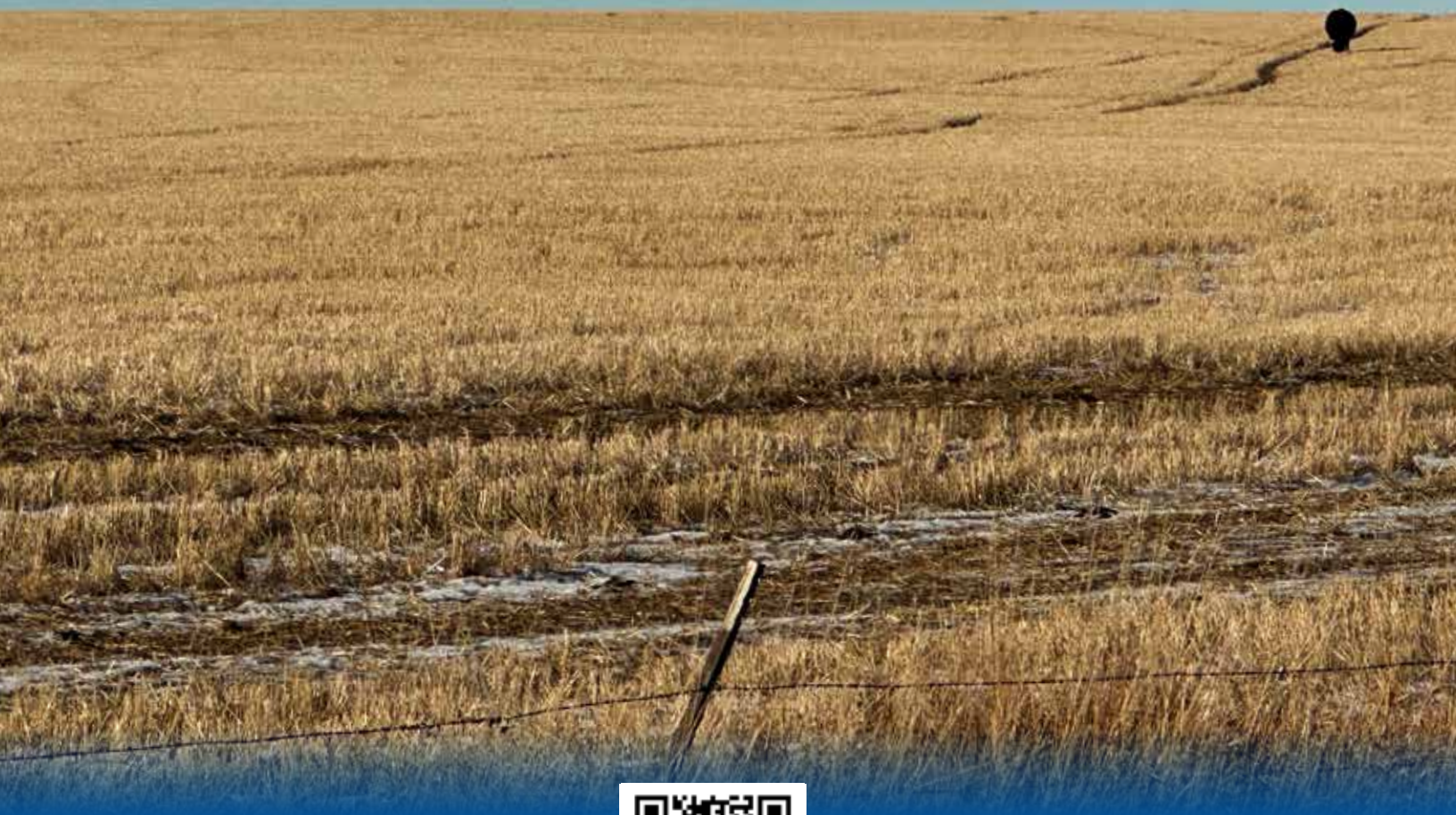
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25

YEARS

20

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