

**1,763.3 Acres • Cass County, ND**



# Red River Valley Land Auction

**Thursday, November 6, 2025 – 10:00 a.m.  
Holiday Inn • Fargo, ND**



**OWNER: Woell Family**



# Pifer's

**877.700.4099**

**[www.pifers.com](http://www.pifers.com)**

# INTRODUCTION

## Auction Note

Pifer's Auction & Realty is honored to present a historic land auction of 1,763.3 +/- acres in the heart of Cass County, North Dakota. This land has been held in the Woell family for over a century and is now being made available to the public for the first time since the Bonanza farm era. Rich in legacy, soil quality, and productivity, this expansive offering features some of the most desirable and high-performing cropland in the Red River Valley.

Whether you are a farmer looking to expand, an investor seeking premium ag land, or a family hoping to build a generational legacy, this land auction offers an opportunity like no other.

## A Century of Stewardship

The Woell family has farmed this land since the early 1900s. Patriarch John Woell and his wife Inez Buchholz Woell, both proud stewards of the land, cultivated not only crops but a family legacy rooted in hard work, faith, and resilience. John was a Korean War veteran, a lifelong farmer, and a man deeply committed to his family and community. Inez carried that legacy forward, ensuring the land remained productive and responsibly managed across generations.

Their story, and this land, reflect the enduring spirit of North Dakota agriculture.

## Location, Legacy, and Potential

Just west of Casselton, North Dakota, these parcels sit near one of the most dynamic and historic ag communities in the Upper Midwest. Casselton, settled in the 1870s, was once home to some of the largest Bonanza farms in the state—massive wheat-producing operations that helped shape modern agriculture. Today, the area thrives with strong infrastructure, progressive growers, and some of the highest-quality farmland in the nation.

The land's proximity to Casselton, along with its highway access, local elevators, ethanol plant, soybean crush plant, and progressive ag base, offers incredible long-term value to both producers and investors.



**Steve Link • 701.361.9985 or [stlink@pifers.com](mailto:stlink@pifers.com)**

**Pifer's**

1506 29th Ave. S • Moorhead, MN 56560

# INTRODUCTION

## Soil Quality: Among the Best in the Red River Valley

From Bearden and Kindred silty clay loams to Fargo silty clays and Gardena-Glyndon silt loams, these parcels boast exceptional Productivity Indexes (PIs), with many weighted averages in the upper 80s and 90s. Whether flat and fertile or gently sloped for optimal drainage, this land is ideal for corn, soybeans, wheat, sugar beets, and other high-yield crops. This is premium Class II soil with long-term production capability.

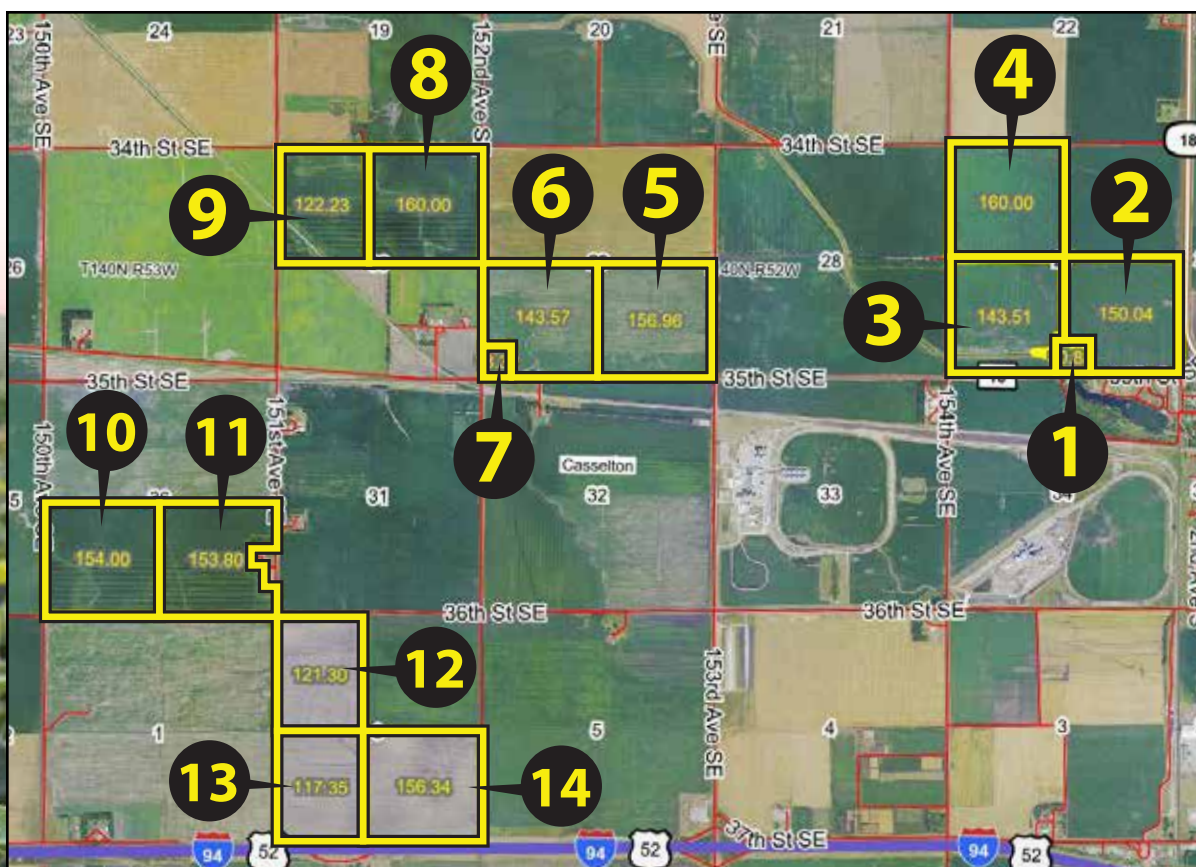
## Auction Format and Terms

Date: Thursday, November 6, 2025  
Time: 10:00 a.m.  
Location: Holiday Inn • Fargo, ND  
Format: Live auction with online bidding  
Earnest Money: 10% due on auction day  
Closing: Within 45 days

## Final Thoughts

Rarely does an opportunity like this come to market—a large, contiguous, well-managed land base held by one family for over 100 years. This is legacy land, offering unmatched productivity, location, and long-term value. The land speaks for itself, the history adds meaning, and the market is ready.

Take the tour, run the numbers, and come ready to bid.



# PARCEL 1

**Acres:** 10.88 +/-  
**Legal:** Tract in 27-140-52 (Woell Sub Lt 1 Blk 1)  
**Taxes (2024):** \$2,464.91

This iconic farmstead with historic charm embodies the spirit and grit of the American farmer. Ideally situated on Old Highway 10, it sits directly across from Casselton's largest and most established park, featuring a small fishing lake, baseball fields, dog park, playgrounds, and scenic walking paths.

At the heart of the property is a classic turn-of-the-century four-square farmhouse with a double-decker front porch. The home includes four upstairs bedrooms, a quaint upper-level bath, and a main floor filled with rich woodwork and vintage character. While major restoration is needed, the home's historic details offer tremendous potential for those looking to bring it back to its former glory.

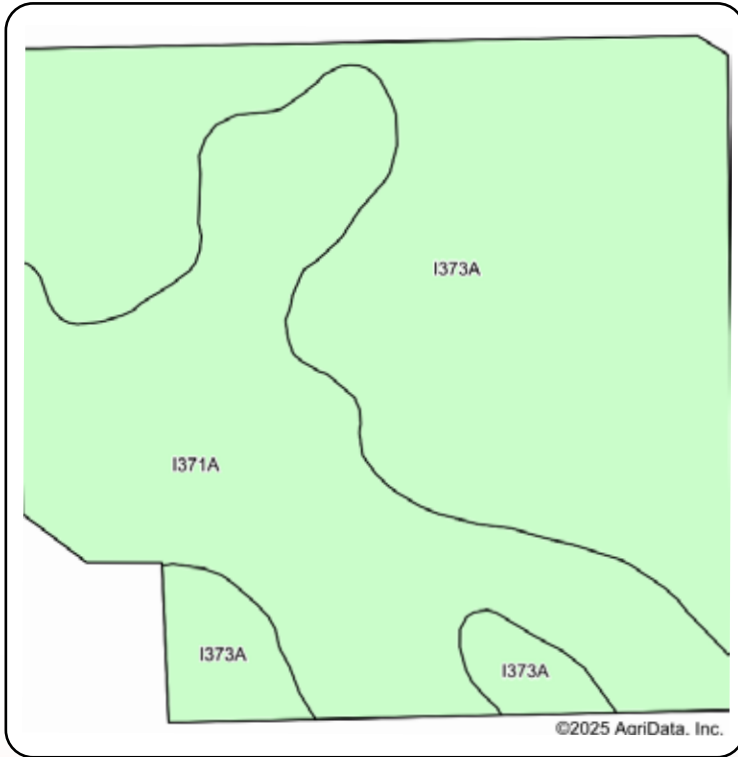
The largest of the outbuildings is affectionately known as "The Mall", a massive structure stretching over 310 feet long, with sections measuring 50 and 40 feet in width. Two picturesque barns stand as reminders of the property's legacy, and multiple small grain bins dot the yard. A detached garage and workshop remain fully functional, and one of the most unique features is the old wooden water tower, believed to have once supplied steam locomotives.

From the architecture to the agricultural footprint, this farmstead is steeped in history and offers a once-in-a-lifetime opportunity to preserve and repurpose a property that has served generations. The next chapter is yours to write.



# PARCEL 2

**Acres:** 150.04 +/-  
**Legal:** SE¼ Less Farmstead & R/W 27-140-52 & W 15.1 acres SW¼ 26-140-52  
**FSA Crop Acres:** 148.88 +/- (Estimate)  
**Taxes (2024):** \$2,312.14



## PARCELS 2-4 COMBINED

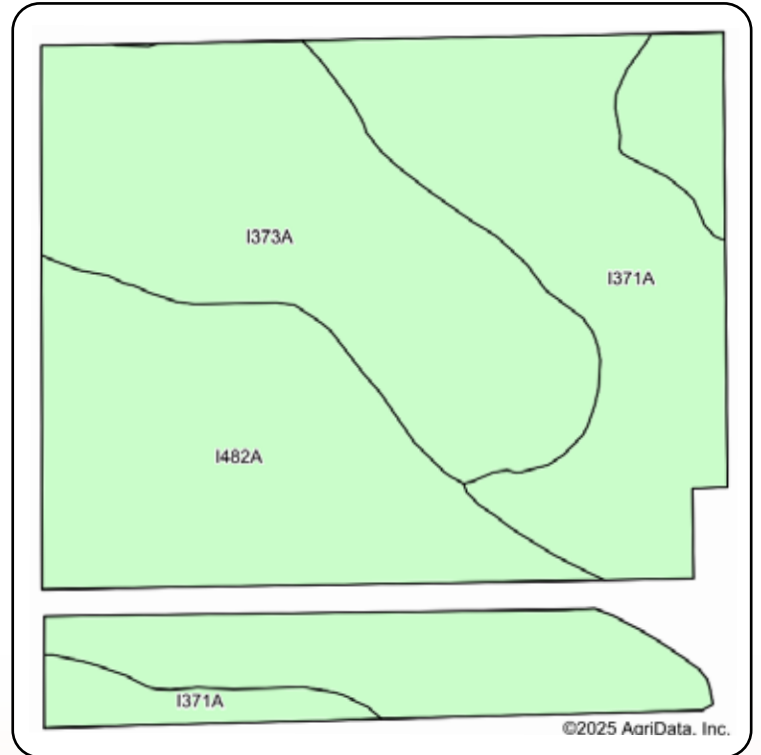
| Crop       | Base Acres | Yield      |
|------------|------------|------------|
| Wheat      | 7.55       | 39 bu.     |
| Corn       | 94.42      | 122 bu.    |
| Sunflowers | 31.37      | 1,432 lbs. |
| Soybeans   | 224.77     | 35 bu.     |
| Barley     | 21.24      | 64 bu.     |

**Total Base Acres: 379.35**

| Code                    | Soil Description                                        | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|---------------------------------------------------------|-------|------------------|------------------|--------------------|
| I373A                   | Kindred-Bearden silty clay loams, 0 to 2 percent slopes | 89.60 | 60.2%            | IIc              | 92                 |
| I371A                   | Bearden-Kindred silty clay loams, 0 to 2 percent slopes | 59.28 | 39.8%            | IIe              | 91                 |
| <b>Weighted Average</b> |                                                         |       |                  |                  | <b>91.6</b>        |

# PARCEL 3

Acres: 143.51 +/-  
 Legal: SW¼ Less R/W 27-140-52  
 FSA Crop Acres: 142.47 +/- (Estimate)  
 Taxes (2024): \$2,453.35



## PARCELS 2-4 COMBINED

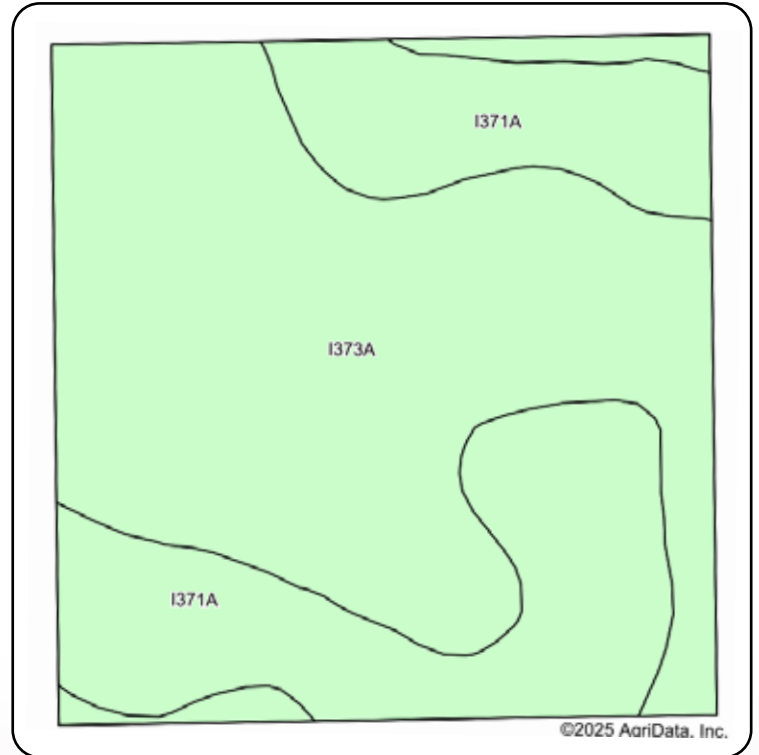
| Crop       | Base Acres | Yield      |
|------------|------------|------------|
| Wheat      | 7.55       | 39 bu.     |
| Corn       | 94.42      | 122 bu.    |
| Sunflowers | 31.37      | 1,432 lbs. |
| Soybeans   | 224.77     | 35 bu.     |
| Barley     | 21.24      | 64 bu.     |

**Total Base Acres: 379.35**

| Code                    | Soil Description                                        | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|---------------------------------------------------------|-------|------------------|------------------|--------------------|
| I482A                   | Overly-Bearden silt loams, 0 to 2 percent slopes        | 54.63 | 38.4%            | IIc              | 94                 |
| I373A                   | Kindred-Bearden silty clay loams, 0 to 2 percent slopes | 47.96 | 33.6%            | IIc              | 92                 |
| I371A                   | Bearden-Kindred silty clay loams, 0 to 2 percent slopes | 39.98 | 28.0%            | Ile              | 91                 |
| <b>Weighted Average</b> |                                                         |       |                  |                  | <b>92.5</b>        |

# PARCEL 4

Acres: 160 +/-  
 Legal: NW¼ 27-140-52  
 FSA Crop Acres: 156.46 +/- (Estimate)  
 Taxes (2024): \$2,665.07

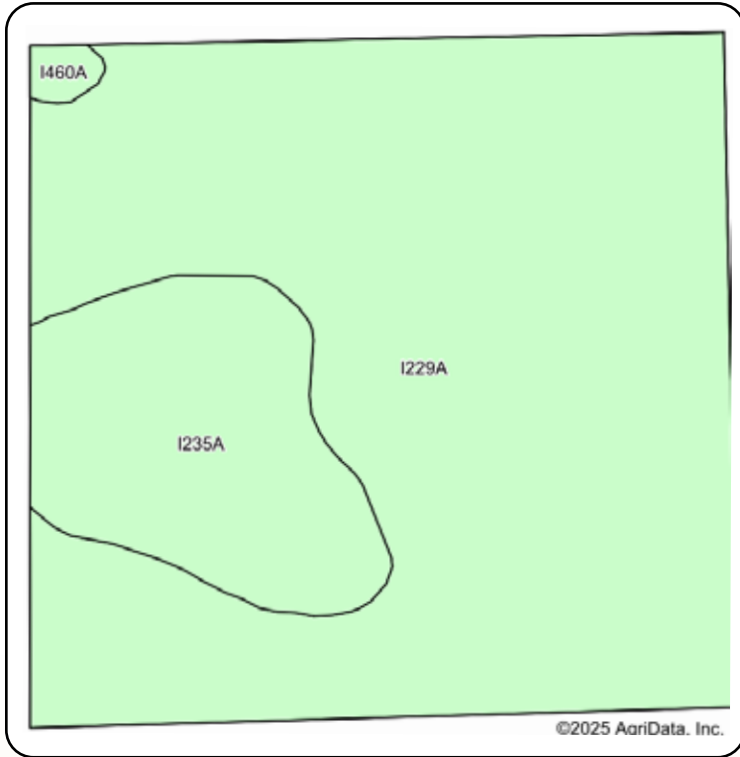


| PARCELS 2-4 COMBINED |            |            |
|----------------------|------------|------------|
| Crop                 | Base Acres | Yield      |
| Wheat                | 7.55       | 39 bu.     |
| Corn                 | 94.42      | 122 bu.    |
| Sunflowers           | 31.37      | 1,432 lbs. |
| Soybeans             | 224.77     | 35 bu.     |
| Barley               | 21.24      | 64 bu.     |
| Total Base Acres:    |            | 379.35     |

| Code             | Soil Description                                        | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|---------------------------------------------------------|-------|------------------|------------------|--------------------|
| I373A            | Kindred-Bearden silty clay loams, 0 to 2 percent slopes | 99.89 | 63.2%            | IIc              | 92                 |
| I371A            | Bearden-Kindred silty clay loams, 0 to 2 percent slopes | 58.04 | 36.8%            | IIe              | 91                 |
| Weighted Average |                                                         |       |                  |                  | 91.6               |

# PARCEL 5

Acres: 156.96 +/-  
 Legal: SE¼ Less R/W 29-140-52  
 FSA Crop Acres: 152.93 +/- (Estimate)  
 Taxes (2024): \$2,459.32

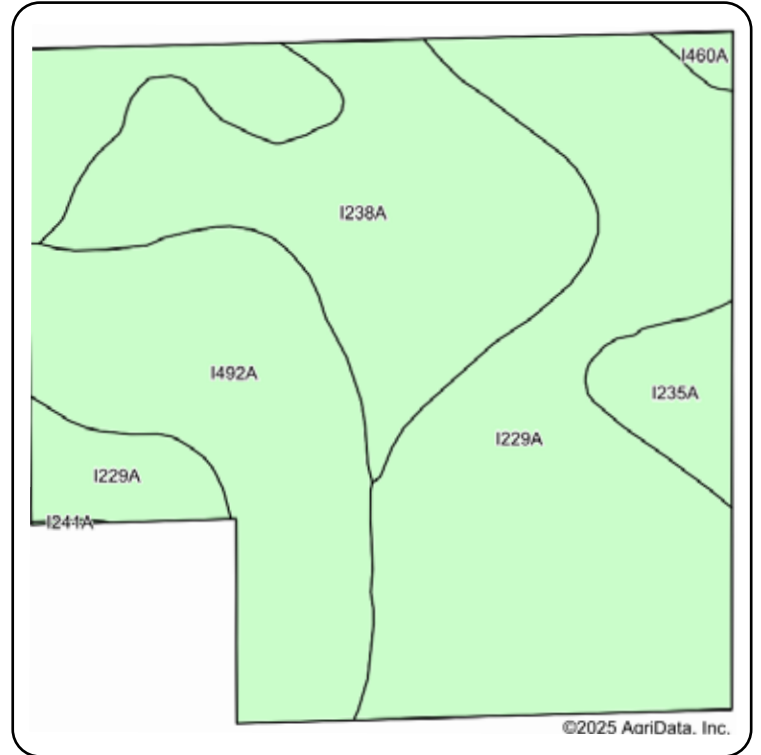


| PARCELS 5-7 COMBINED     |            |            |
|--------------------------|------------|------------|
| Crop                     | Base Acres | Yield      |
| Wheat                    | 5.2        | 39 bu.     |
| Corn                     | 65.07      | 122 bu.    |
| Sunflowers               | 21.62      | 1,432 lbs. |
| Soybeans                 | 154.89     | 35 bu.     |
| Barley                   | 14.64      | 64 bu.     |
| Total Base Acres: 261.42 |            |            |

| Code             | Soil Description                                      | Acres  | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|-------------------------------------------------------|--------|------------------|------------------|--------------------|
| I229A            | Fargo silty clay, 0 to 1 percent slopes               | 123.42 | 80.7%            | IIw              | 86                 |
| I235A            | Fargo silty clay, depressional, 0 to 1 percent slopes | 28.32  | 18.5%            | IIIw             | 86                 |
| I460A            | Nahon silt loam, 0 to 1 percent slopes                | 1.19   | 0.8%             | IVs              | 55                 |
| Weighted Average |                                                       |        |                  |                  | 85.8               |

# PARCEL 6

Acres: 143.57 +/-  
 Legal: SW¼ Less R/W and Tower Tract 29-140-52  
 FSA Crop Acres: 143.77 +/- (Estimate)  
 Taxes (2024): \$2,308.86



| PARCELS 5-7 COMBINED     |            |            |
|--------------------------|------------|------------|
| Crop                     | Base Acres | Yield      |
| Wheat                    | 5.2        | 39 bu.     |
| Corn                     | 65.07      | 122 bu.    |
| Sunflowers               | 21.62      | 1,432 lbs. |
| Soybeans                 | 154.89     | 35 bu.     |
| Barley                   | 14.64      | 64 bu.     |
| Total Base Acres: 261.42 |            |            |

| Code             | Soil Description                                            | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|-------------------------------------------------------------|-------|------------------|------------------|--------------------|
| I229A            | Fargo silty clay, 0 to 1 percent slopes                     | 69.41 | 48.2%            | IIw              | 86                 |
| I238A            | Fargo-Hegne silty clays, 0 to 1 percent slopes              | 34.88 | 24.3%            | IIw              | 84                 |
| I492A            | Bearden-Lindaas silty clay loams, 0 to 2 percent slopes     | 32.42 | 22.5%            | IIw              | 92                 |
| I235A            | Fargo silty clay, depressional, 0 to 1 percent slopes       | 6.01  | 4.2%             | IIIw             | 86                 |
| I460A            | Nahon silt loam, 0 to 1 percent slopes                      | 0.96  | 0.7%             | IVs              | 55                 |
| I241A            | Fargo-Ryan, thick solum silty clays, 0 to 1 percents slopes | 0.09  | 0.1%             | IIw              | 78                 |
| Weighted Average |                                                             |       |                  |                  | 86.7               |

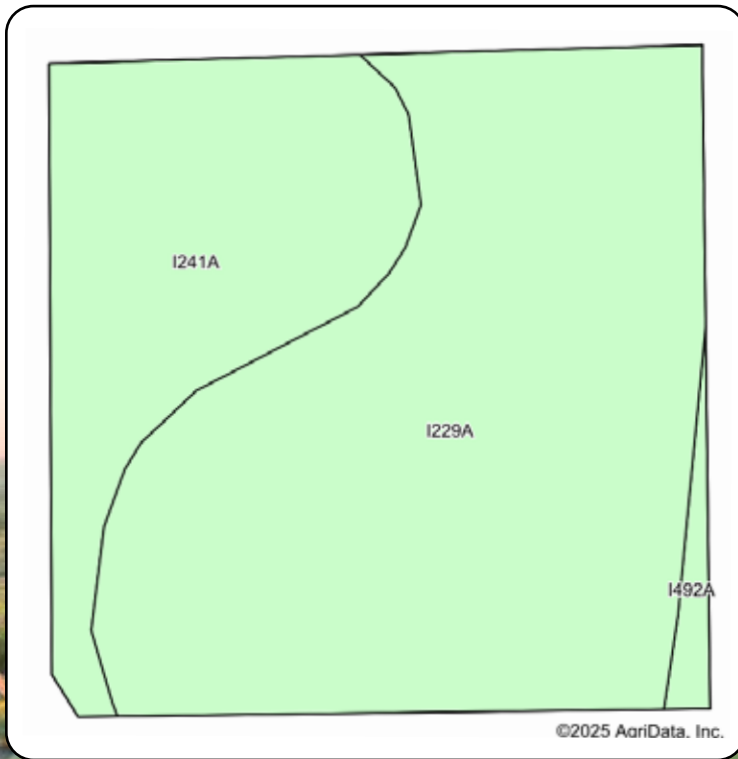
# PARCEL 7

**Acres:** 13.32 +/-  
**Legal:** Tower Tract in SW¼ (Lot 1 Blk 1) 29-140-52  
**FSA Crop Acres:** 12.88 +/- (Estimate)  
**Taxes (2024):** \$202.55

This 13.32 +/- acre tract includes an established wireless tower lease site, secured by a recorded easement agreement. While the full lease contract is pending, historical 1099 income records show the following revenue:

- 2024: \$54,835.34
- 2023: \$65,356.10
- 2022: \$36,985.15

This represents a unique investment opportunity with significant passive income potential. Buyers are encouraged to review the easement agreement and consult with their advisors. Additional lease details will be provided as available.



## PARCELS 5-7 COMBINED

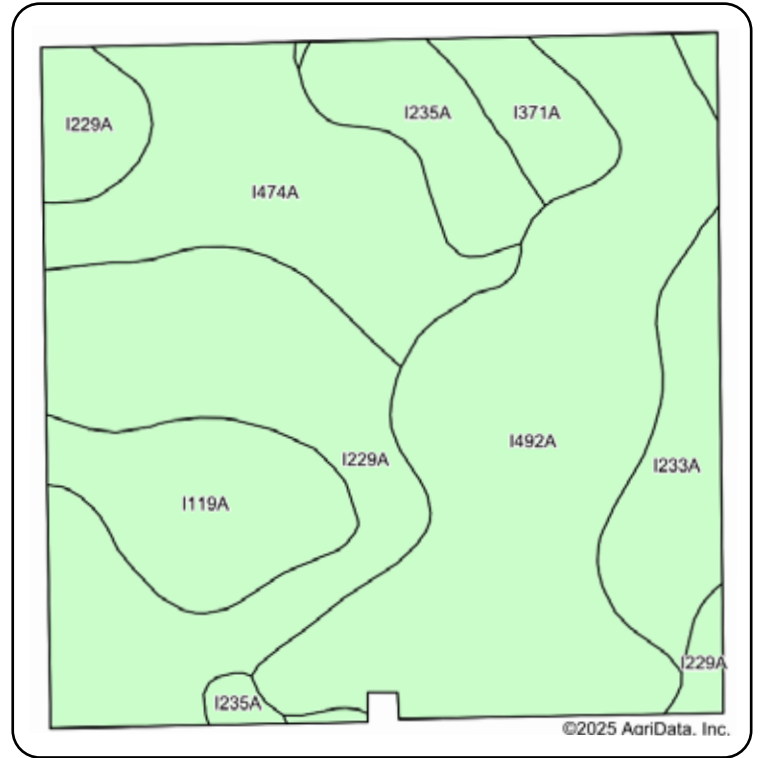
| Crop       | Base Acres | Yield      |
|------------|------------|------------|
| Wheat      | 5.2        | 39 bu.     |
| Corn       | 65.07      | 122 bu.    |
| Sunflowers | 21.62      | 1,432 lbs. |
| Soybeans   | 154.89     | 35 bu.     |
| Barley     | 14.64      | 64 bu.     |

**Total Base Acres: 261.42**

| Code                    | Soil Description                                            | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|-------------------------------------------------------------|-------|------------------|------------------|--------------------|
| I229A                   | Fargo silty clay, 0 to 1 percent slopes                     | 8.85  | 68.7%            | IIw              | 86                 |
| I241A                   | Fargo-Ryan, thick solum silty clays, 0 to 1 percents slopes | 3.79  | 29.4%            | IIw              | 78                 |
| I492A                   | Bearden-Lindaas silty clay loams, 0 to 2 percent slopes     | 0.24  | 1.9%             | IIw              | 92                 |
| <b>Weighted Average</b> |                                                             |       |                  |                  | <b>83.8</b>        |

# PARCEL 8

**Acres:** 160 +/-  
**Legal:** NE¼ (N½NE¼, SW¼NE¼ & SE¼NE¼) Less R/W 30-140-52  
**FSA Crop Acres:** 155.06 +/- (Estimate)  
**Taxes (2024):** \$2,675.76



## PARCELS 8-9 COMBINED

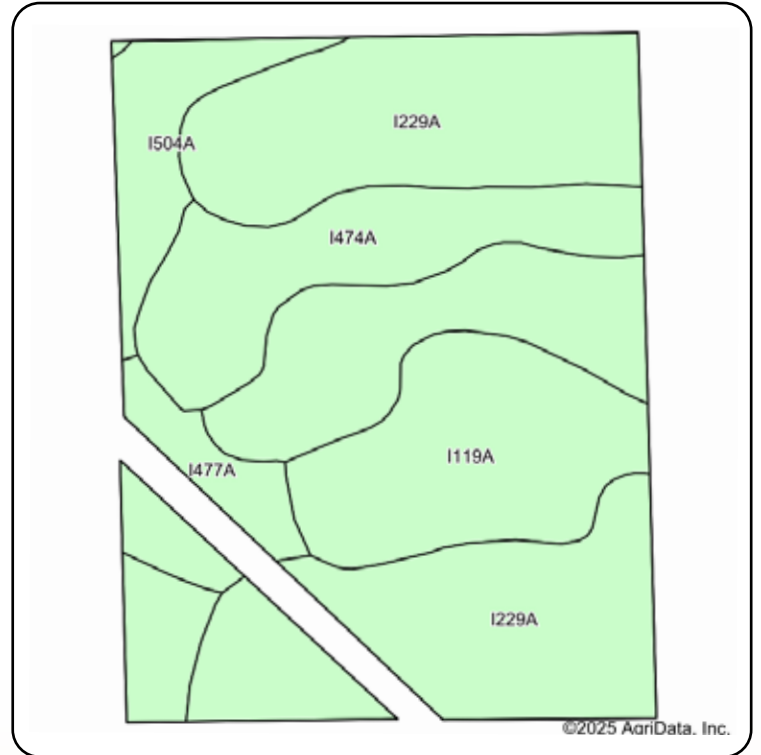
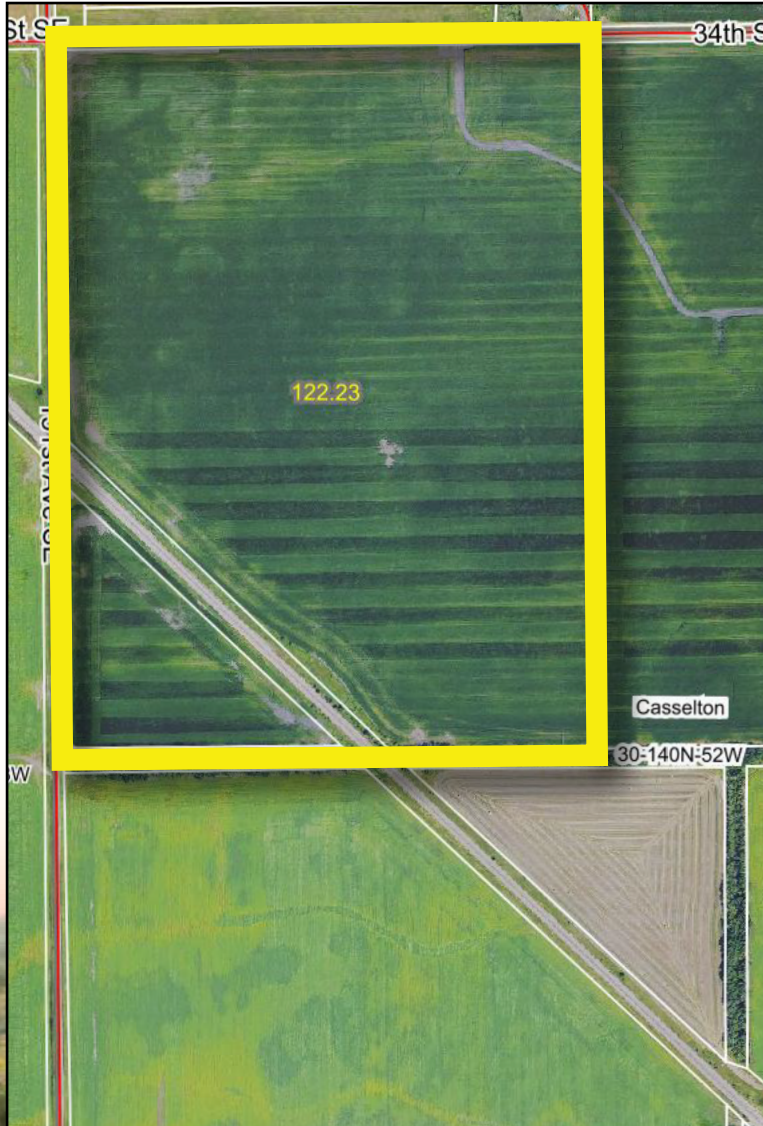
| Crop       | Base Acres | Yield      |
|------------|------------|------------|
| Wheat      | 4.53       | 39 bu.     |
| Corn       | 56.64      | 126 bu.    |
| Sunflowers | 18.82      | 1,432 lbs. |
| Soybeans   | 134.82     | 35 bu.     |
| Barley     | 12.74      | 64 bu.     |

**Total Base Acres: 227.55**

| Code                    | Soil Description                                        | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|---------------------------------------------------------|-------|------------------|------------------|--------------------|
| I492A                   | Bearden-Lindaas silty clay loams, 0 to 2 percent slopes | 49.80 | 32.1%            | IIw              | 92                 |
| I229A                   | Fargo silty clay, 0 to 1 percent slopes                 | 40.57 | 26.2%            | IIw              | 86                 |
| I474A                   | Gardena-Glyndon silt loams, 0 to 2 percent slopes       | 23.99 | 15.5%            | Ile              | 93                 |
| I119A                   | Bearden silty clay loam, 0 to 2 percent slopes          | 13.87 | 8.9%             | Ile              | 90                 |
| I233A                   | Fargo silty clay loam, 0 to 1 percent slopes            | 11.60 | 7.5%             | IIw              | 94                 |
| I235A                   | Fargo silty clay, depressional, 0 to 1 percent slopes   | 9.64  | 6.2%             | IIIw             | 86                 |
| I371A                   | Bearden-Kindred silty clay loams, 0 to 2 percent slopes | 5.59  | 3.6%             | Ile              | 91                 |
| <b>Weighted Average</b> |                                                         |       |                  |                  | <b>90.1</b>        |

# PARCEL 9

Acres: 122.23 +/-  
 Legal: NW¼ Less R/W 30-140-52  
 FSA Crop Acres: 114.48 +/- (Estimate)  
 Taxes (2024): \$1,849.71



## PARCELS 8-9 COMBINED

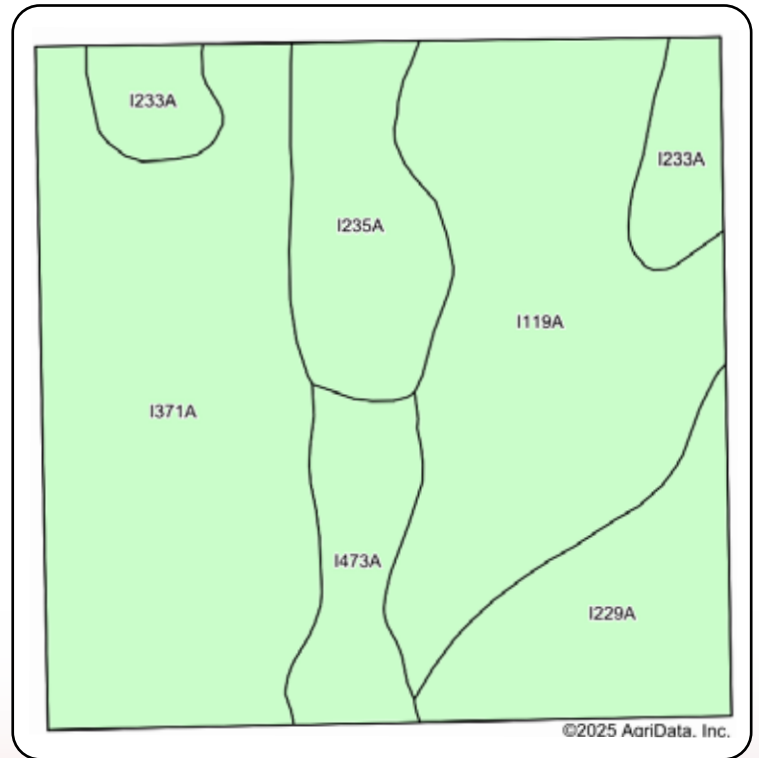
| Crop       | Base Acres | Yield      |
|------------|------------|------------|
| Wheat      | 4.53       | 39 bu.     |
| Corn       | 56.64      | 126 bu.    |
| Sunflowers | 18.82      | 1,432 lbs. |
| Soybeans   | 134.82     | 35 bu.     |
| Barley     | 12.74      | 64 bu.     |

**Total Base Acres: 227.55**

| Code                    | Soil Description                                                 | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|------------------------------------------------------------------|-------|------------------|------------------|--------------------|
| I229A                   | Fargo silty clay, 0 to 1 percent slopes                          | 61.64 | 53.8%            | IIw              | 86                 |
| I119A                   | Bearden silty clay loam, 0 to 2 percent slopes                   | 18.97 | 16.6%            | Ile              | 90                 |
| I474A                   | Gardena-Glyndon silt loams, 0 to 2 percent slopes                | 16.39 | 14.3%            | Ile              | 93                 |
| I504A                   | Antler-Wyard loams, 0 to 2 percent slopes                        | 11.01 | 9.6%             | Ile              | 81                 |
| I477A                   | Antler silty clay loam, moderately saline, 0 to 2 percent slopes | 6.47  | 5.7%             | IIIs             | 53                 |
| <b>Weighted Average</b> |                                                                  |       |                  |                  | <b>85.3</b>        |

# PARCEL 10

Acres: 154 +/-  
 Legal: SW¼ (W 77A of S½ & E 77A of W 154A of S½) 36-140-53  
 FSA Crop Acres: 153.02 +/- (Estimate)  
 Taxes (2024): \$2,605.84



## PARCELS 10-11 COMBINED

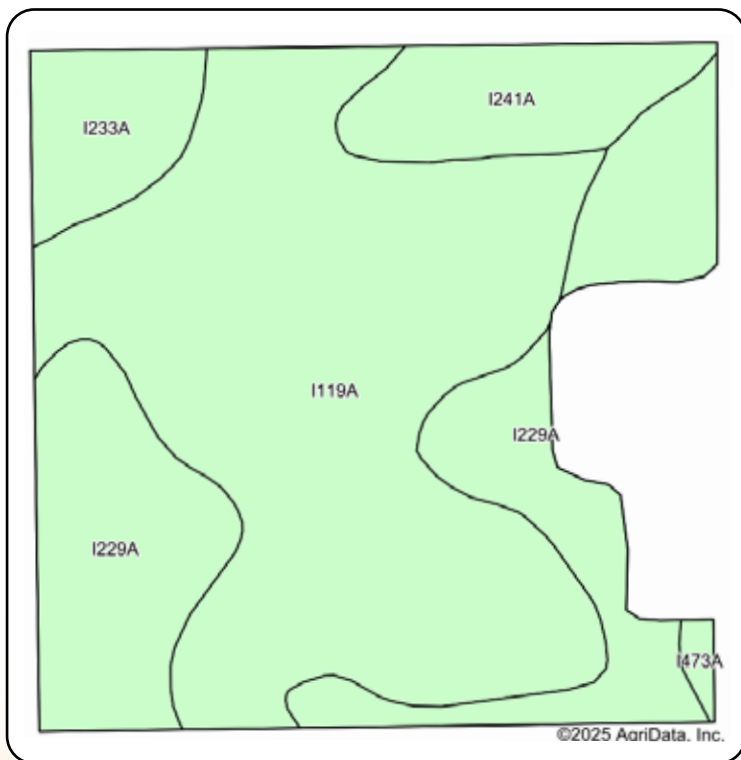
| Crop     | Base Acres | Yield  |
|----------|------------|--------|
| Soybeans | 276.9      | 30 bu. |

**Total Base Acres: 276.9**

| Code                    | Soil Description                                        | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|---------------------------------------------------------|-------|------------------|------------------|--------------------|
| I371A                   | Bearden-Kindred silty clay loams, 0 to 2 percent slopes | 53.82 | 35.2%            | Ile              | 91                 |
| I119A                   | Bearden silty clay loam, 0 to 2 percent slopes          | 45.56 | 29.8%            | Ile              | 90                 |
| I229A                   | Fargo silty clay, 0 to 1 percent slopes                 | 18.17 | 11.9%            | IIw              | 86                 |
| I235A                   | Fargo silty clay, depressional, 0 to 1 percent slopes   | 15.19 | 9.9%             | IIIw             | 86                 |
| I473A                   | Hegne-Fargo silty clay loams, 0 to 1 percent slopes     | 10.44 | 6.8%             | IIw              | 87                 |
| I233A                   | Fargo silty clay loam, 0 to 1 percent slopes            | 9.84  | 6.4%             | IIw              | 94                 |
| <b>Weighted Average</b> |                                                         |       |                  |                  | <b>89.5</b>        |

# PARCEL 11

**Acres:** 153.8 +/-  
**Legal:** SE¼ (W 77A of E 166A of S½ & Tract in S½) 36-140-53  
**FSA Crop Acres:** 140.41 +/- (Estimate)  
**Taxes (2024):** \$2,516.80



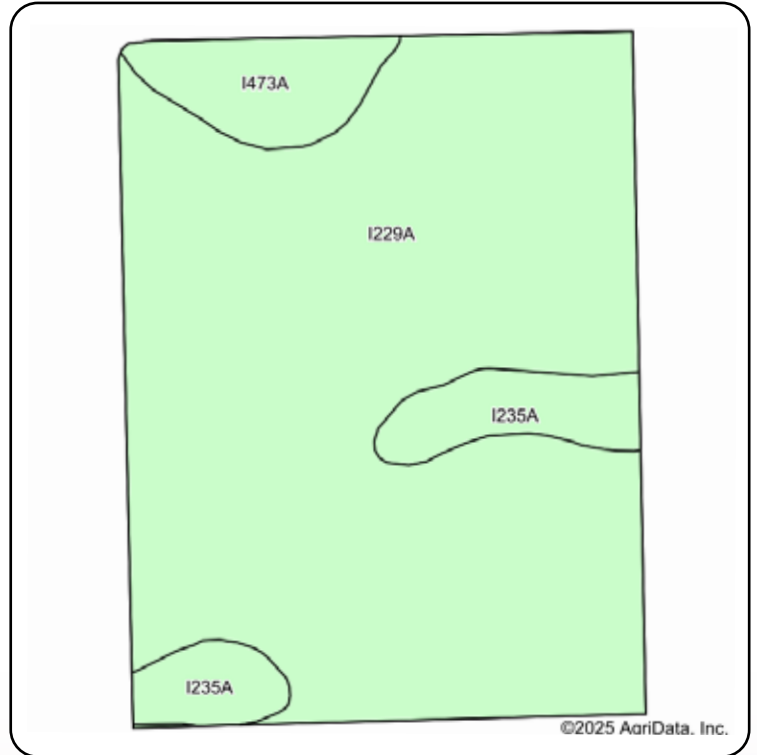
## PARCELS 10-11 COMBINED

| Crop                    | Base Acres | Yield  |
|-------------------------|------------|--------|
| Soybeans                | 276.9      | 30 bu. |
| Total Base Acres: 276.9 |            |        |

| Code             | Soil Description                                            | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|-------------------------------------------------------------|-------|------------------|------------------|--------------------|
| I119A            | Bearden silty clay loam, 0 to 2 percent slopes              | 78.08 | 55.6%            | Ile              | 90                 |
| I229A            | Fargo silty clay, 0 to 1 percent slopes                     | 41.39 | 29.5%            | IIw              | 86                 |
| I241A            | Fargo-Ryan, thick solum silty clays, 0 to 1 percents slopes | 11.42 | 8.1%             | IIw              | 78                 |
| I233A            | Fargo silty clay loam, 0 to 1 percent slopes                | 8.64  | 6.2%             | IIw              | 94                 |
| I473A            | Hegne-Fargo silty clay loams, 0 to 1 percent slopes         | 0.88  | 0.6%             | IIw              | 87                 |
| Weighted Average |                                                             |       |                  |                  | 88.1               |

# PARCEL 12

Acres: 121.3 +/-  
 Legal: NW¼ 6-139-52  
 FSA Crop Acres: 120.17 +/- (Estimate)  
 Taxes (2024): \$2,447.18



## PARCELS 12-13 COMBINED

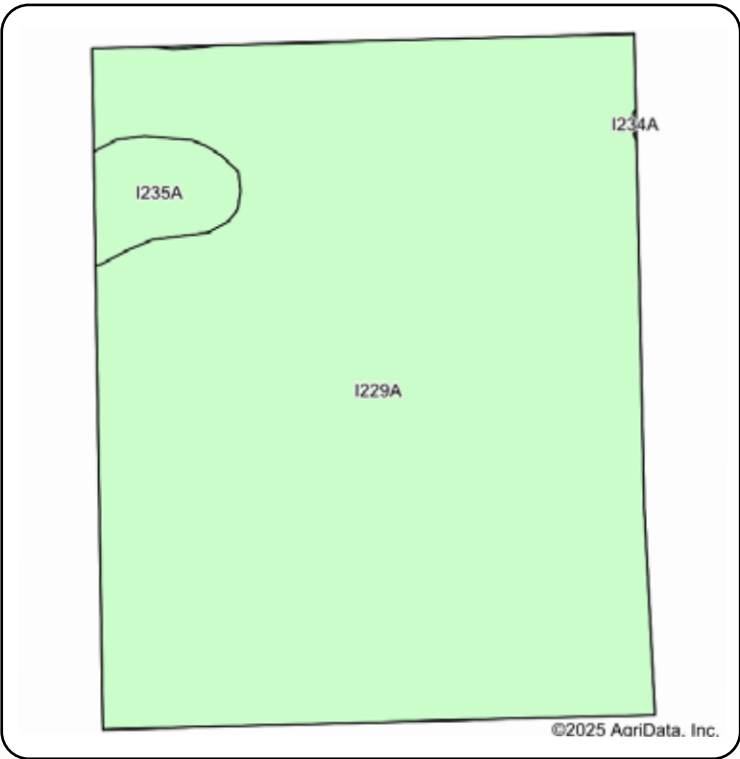
| Crop       | Base Acres | Yield      |
|------------|------------|------------|
| Wheat      | 3.98       | 39 bu.     |
| Corn       | 49.72      | 122 bu.    |
| Sunflowers | 16.52      | 1,432 lbs. |
| Soybeans   | 118.35     | 35 bu.     |
| Barley     | 11.19      | 64 bu.     |

**Total Base Acres: 199.76**

| Code                    | Soil Description                                      | Acres  | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|-------------------------------------------------------|--------|------------------|------------------|--------------------|
| I229A                   | Fargo silty clay, 0 to 1 percent slopes               | 103.15 | 85.9%            | IIw              | 86                 |
| I235A                   | Fargo silty clay, depressional, 0 to 1 percent slopes | 9.76   | 8.1%             | IIIw             | 86                 |
| I473A                   | Hegne-Fargo silty clay loams, 0 to 1 percent slopes   | 7.26   | 6.0%             | IIw              | 87                 |
| <b>Weighted Average</b> |                                                       |        |                  |                  | <b>86.1</b>        |

# PARCEL 13

Acres: 117.35 +/-  
Legal: SW¼ Less R/W 6-139-52  
FSA Crop Acres: 116.49 +/- (Estimate)  
Taxes (2024): \$2,133.25

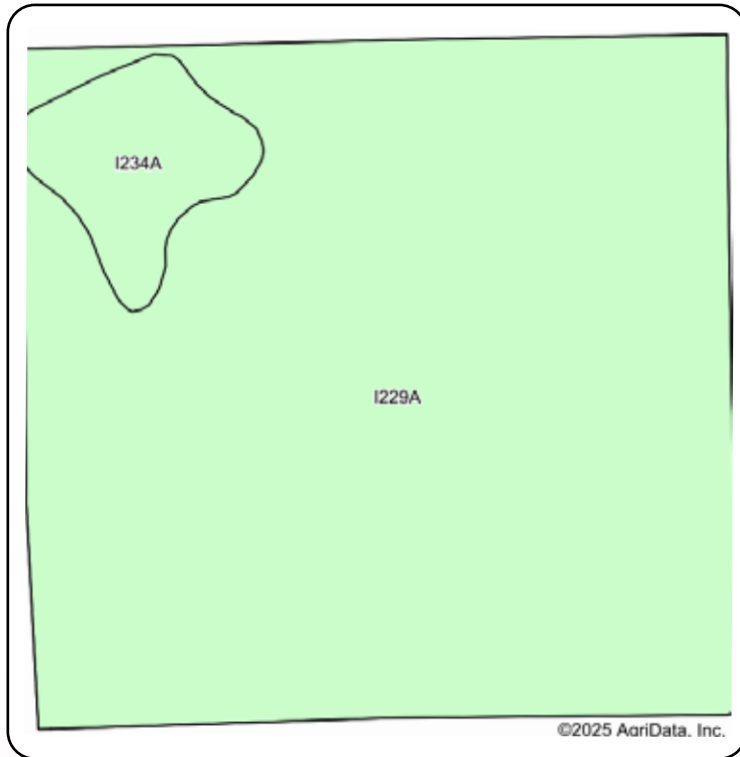


| PARCELS 12-13 COMBINED   |            |            |
|--------------------------|------------|------------|
| Crop                     | Base Acres | Yield      |
| Wheat                    | 3.98       | 39 bu.     |
| Corn                     | 49.72      | 122 bu.    |
| Sunflowers               | 16.52      | 1,432 lbs. |
| Soybeans                 | 118.35     | 35 bu.     |
| Barley                   | 11.19      | 64 bu.     |
| Total Base Acres: 199.76 |            |            |

| Code             | Soil Description                                      | Acres  | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|-------------------------------------------------------|--------|------------------|------------------|--------------------|
| I229A            | Fargo silty clay, 0 to 1 percent slopes               | 109.86 | 96.2%            | IIw              | 86                 |
| I235A            | Fargo silty clay, depressional, 0 to 1 percent slopes | 4.31   | 3.8%             | IIIw             | 86                 |
| Weighted Average |                                                       |        |                  |                  | 86                 |

# PARCEL 14

Acres: 156.34 +/-  
 Legal: SE¼ Less R/W 6-139-52  
 FSA Crop Acres: 151.08 +/-  
 Taxes (2024): \$2,770.94



| Crop                            | Base Acres | Yield      |
|---------------------------------|------------|------------|
| Wheat                           | 2.54       | 39 bu.     |
| Corn                            | 31.73      | 122 bu.    |
| Sunflowers                      | 10.54      | 1,432 lbs. |
| Soybeans                        | 75.54      | 35 bu.     |
| Barley                          | 7.14       | 64 bu.     |
| <b>Total Base Acres: 199.76</b> |            |            |

| Code                    | Soil Description                                | Acres  | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|-------------------------------------------------|--------|------------------|------------------|--------------------|
| I229A                   | Fargo silty clay, 0 to 1 percent slopes         | 140.45 | 93.0%            | IIw              | 86                 |
| I234A                   | Fargo-Nutley silty clays, 0 to 2 percent slopes | 10.63  | 7.0%             | IIw              | 81                 |
| <b>Weighted Average</b> |                                                 |        |                  |                  | <b>85.6</b>        |

# PROPERTY PHOTOS



Pifer's

1506 29th Ave. S • Moorhead, MN 56560

# 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 12/22/25. 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 December 22, 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. 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.

# Pifer's 25 YEARS 20 est. 2000



877.700.4099



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