



LAND AUCTION

Western Trust Company & Gary G Hoffman

1,049.45 +/- Acres

Cass & Richland Counties, ND

Thursday, March 9, 2023 – 2:00 p.m.

STOCK PHOTO

AUCTION LOCATION
Delta Hotel • Fargo, ND

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Pifer's
LAND AUCTIONS

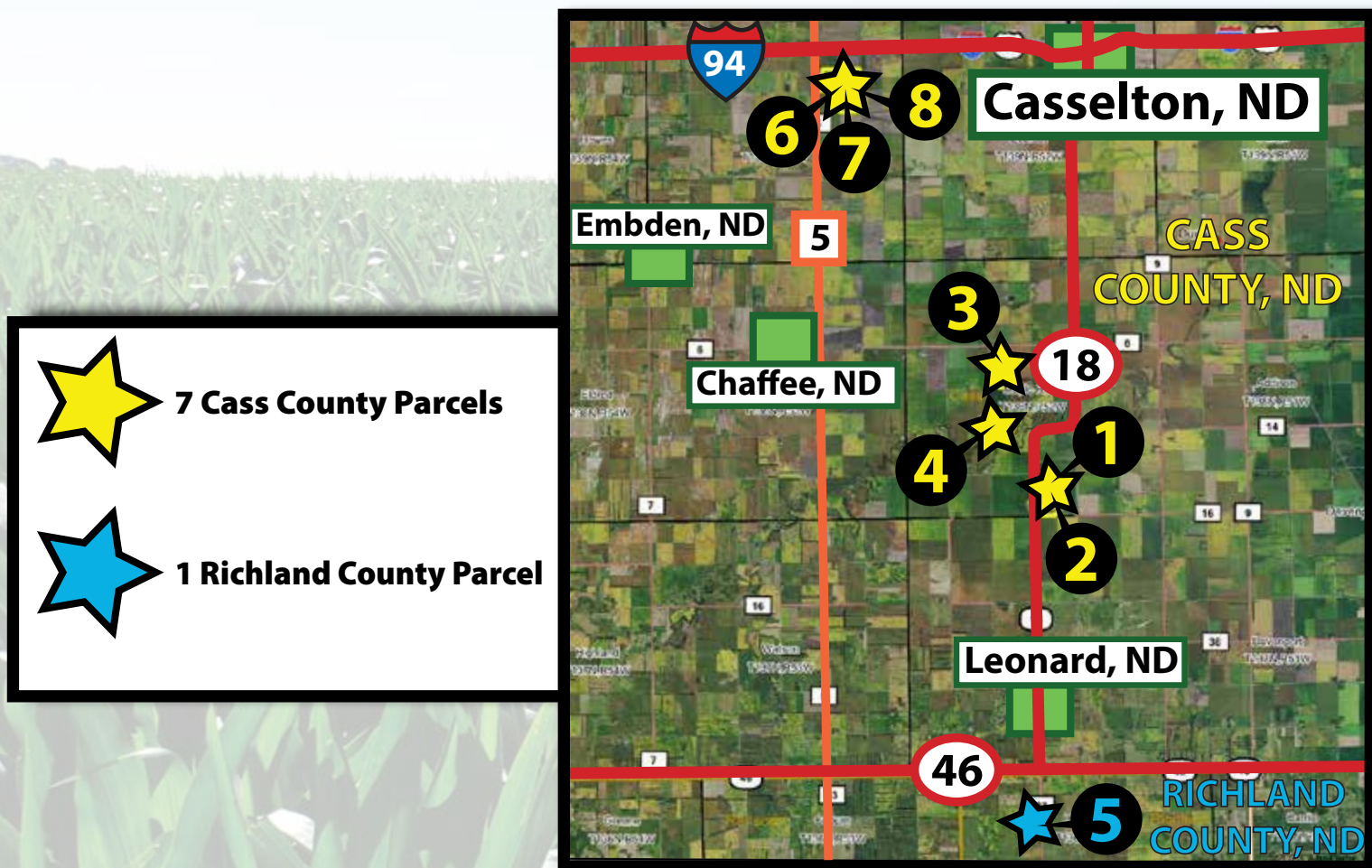
***Premiere Red River
Valley Cropland***



877.700.4099

Introduction

AUCTION NOTE: This auction features excellent cropland in Cass and Richland Counties in North Dakota. There are 8 parcels ranging in size from 80 acres to 160 acres. Many of the parcels have a Soil Productivity Index (SPI) over 80! This land has a strong cropping history with consistently strong and proven yields in corn, soybeans, sugar beets, wheat, sunflowers, and barley.



**Strong Producing
Cropland with Great Access!**

Steve Link | 701.361.9985 • stlink@pifers.com

Auction Strategy

Parcels 1-4 (Cass County)

These parcels at auction will be offered as high bidder choice.

Parcel 5 (Richland County)

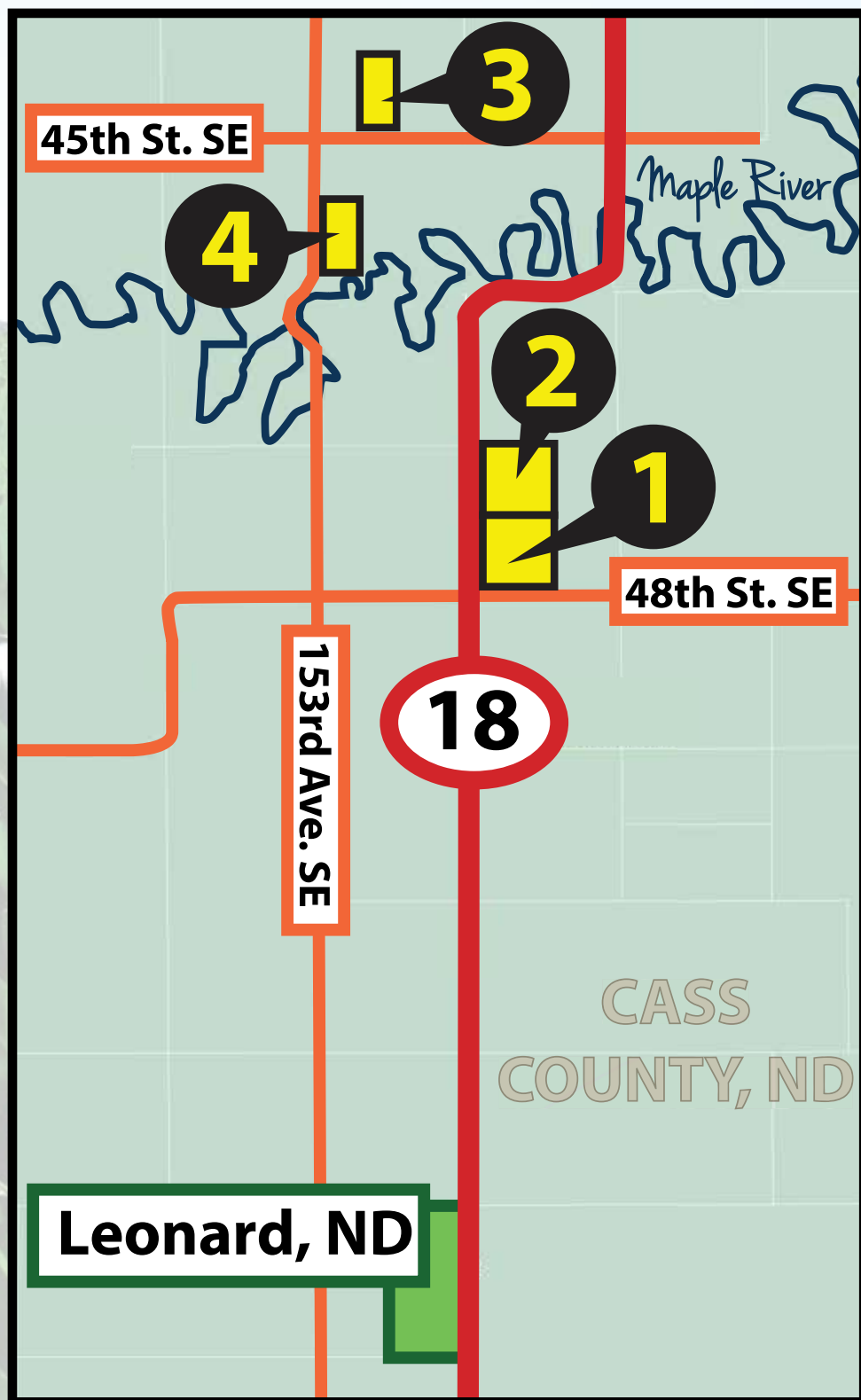
This parcel at auction will be sold alone from the remaining 7 parcels.

Parcels 6-8 (Cass County)

These parcels at auction will be offered as high bidder choice.



Parcels 1-4 Driving Map



DRIVING DIRECTIONS

Parcels 1 & 2: From Leonard, ND, go north on Hwy. #18 for 4.5 miles. This will put you at the northwest corner of Parcel 1 and the southwest corner of Parcel 2.

Parcel 3: From Leonard, ND, go north on Hwy. #18 for 8 miles to 45th St. SE. Go west on 45th St. SE for 1.75 miles. This will put you at the southwest corner of the property.

Parcel 4: From Leonard, ND, go north on Hwy. #18 for 8 miles to 45th St. SE. Go west on 45th St. SE for 2 miles to 153rd Ave. SE. Go south on 153rd Ave. SE for 0.5 miles. This will put you at the northwest corner of the property.

Parcel 1 • Cass County

Acres: 152.06 +/-
Legal: SW¼ Less R/W 34-138-52 (Maple River Township)
Crop Acres: 149.58 +/-
Taxes (2022): \$2,605.35

This parcel features exceptional cropland with an SPI of 88.8.



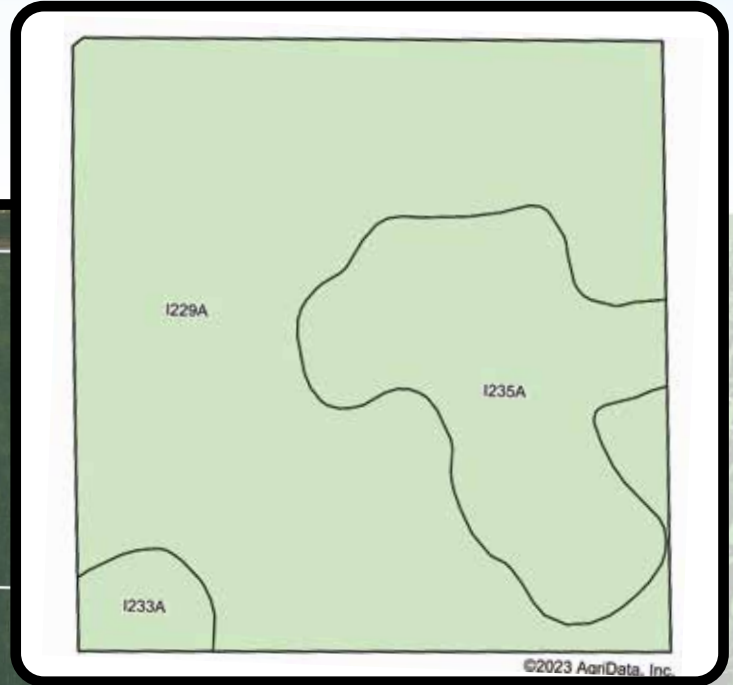
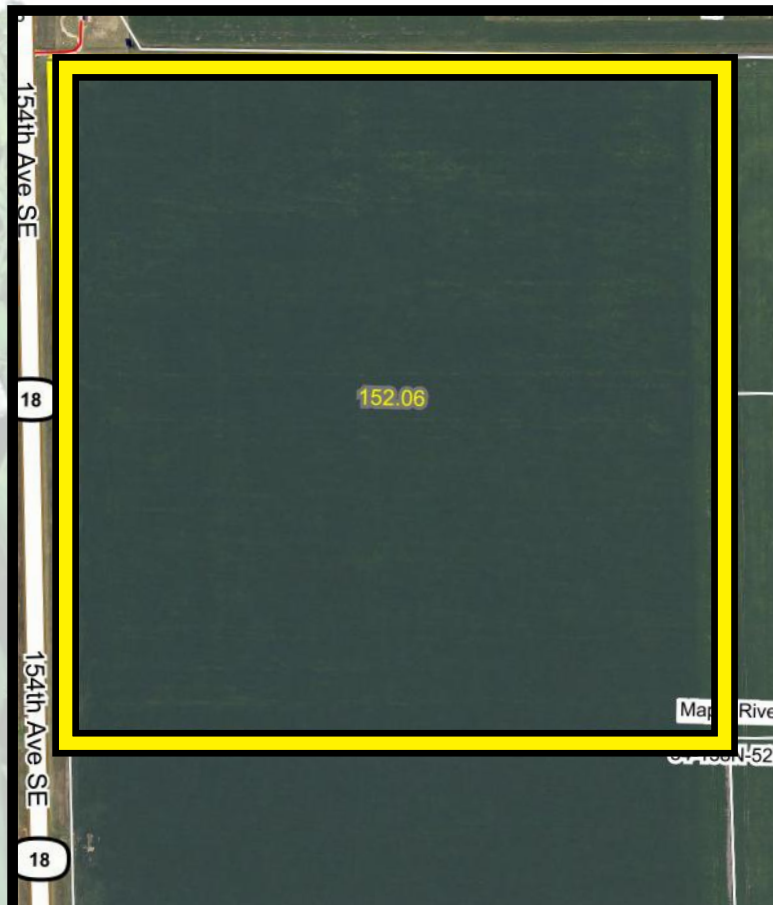
Crop	Base Acres	Yield
Wheat	76.67	44 bu.
Corn	3.43	145 bu.
Sunflowers	11.78	1,356 lbs.
Soybeans	49.97	35 bu.
Barley	7.71	56 bu.
Total Base Acres: 149.56		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	83.80	56.8%	IIw	86
I233A	Fargo silty clay loam, 0 to 1 percent slopes	50.80	34.4%	IIw	94
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	12.96	8.8%	IIIw	86
Weighted Average					88.8

Parcel 2 • Cass County

Acres: 152.06 +/-
Legal: NW¼ Less R/W 34-138-52 (Maple River Township)
Crop Acres: 151.26 +/-
Taxes (2022): \$2,541.85

This parcel features exceptional cropland with an SPI of 86.3.



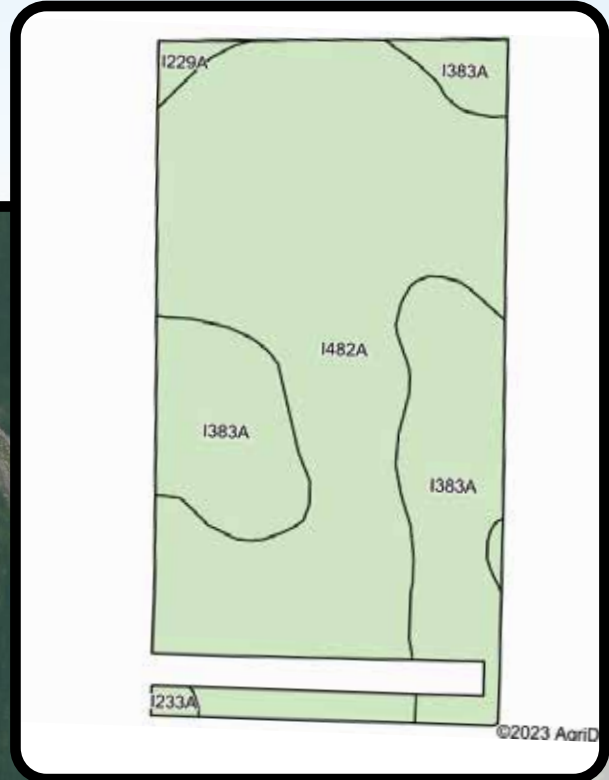
Crop	Base Acres	Yield
Wheat	77.53	44 bu.
Corn	3.47	145 bu.
Sunflowers	11.92	1,356 lbs.
Soybeans	50.53	35 bu.
Barley	7.79	56 bu.
Total Base Acres: 151.24		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	108.52	72.2%	IIw	86
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	36.75	24.5%	IIIw	86
I233A	Fargo silty clay loam, 0 to 1 percent slopes	5.02	3.3%	IIw	94
Weighted Average					86.3

Parcel 3 • Cass County

Acres: 80 +/-
Legal: E½SW¼ 16-138-52 (Maple River Township)
Crop Acres: 75.53 +/-
Taxes (2022): \$1,063.09

This parcel features exceptional cropland with an SPI of 94.5.



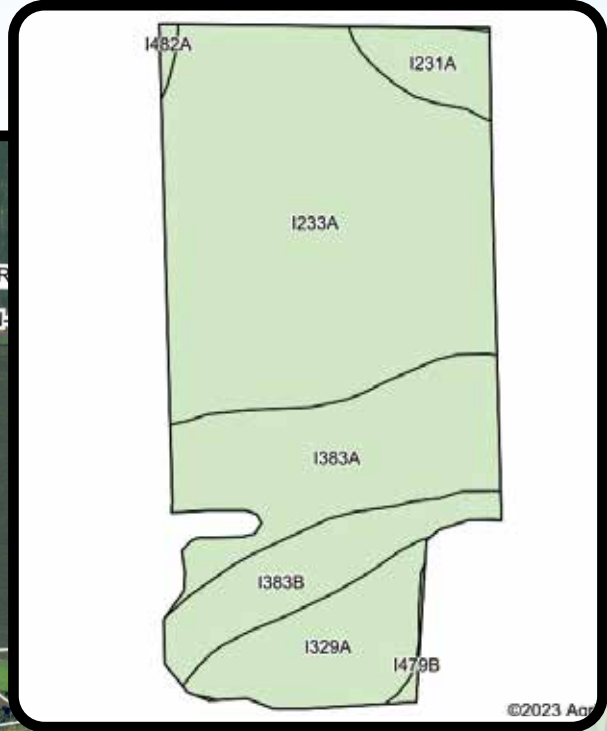
Crop	Base Acres	Yield
Wheat	38.0	44 bu.
Corn	6.6	145 bu.
Soybeans	30.9	35 bu.
Total Base Acres: 75.5		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I482A	Overly-Bearden silt loams, 0 to 2 percent slopes	50.47	66.8%	IIc	94
I383A	Overly silty clay loam, 0 to 2 percent slopes	23.79	31.5%	IIc	96
I229A	Fargo silty clay, 0 to 1 percent slopes	0.83	1.1%	IIw	86
I233A	Fargo silty clay loam, 0 to 1 percent slopes	0.44	0.6%	IIw	94
Weighted Average					94.5

Parcel 4 • Cass County

Acres: 80 +/-
Legal: W½SW¼ 21-138-52 (Maple River Township)
Crop Acres: 70.9 +/-
Taxes (2022): \$1,052.41

This parcel features exceptional cropland with an SPI of 91.7.



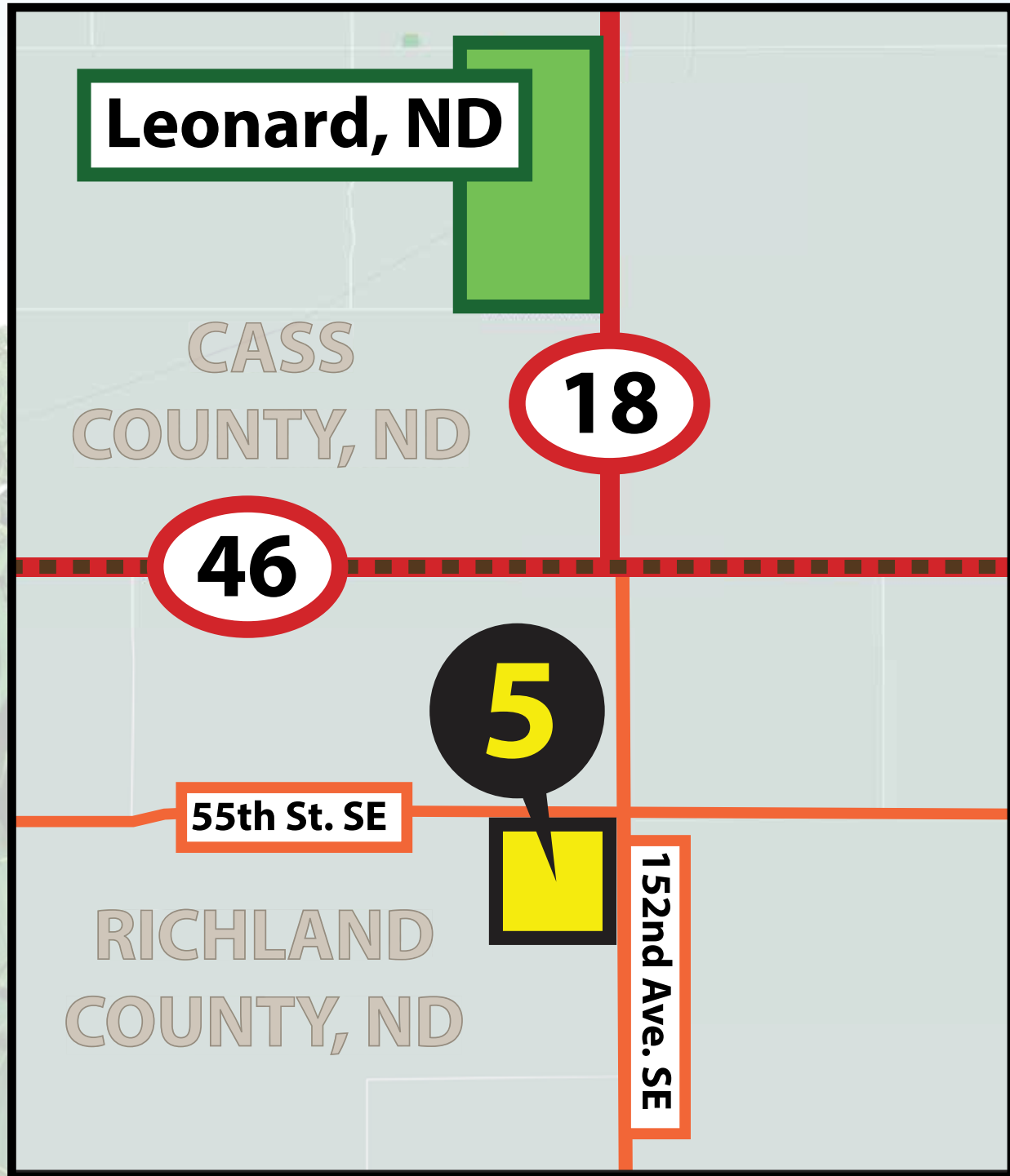
Crop	Base Acres	Yield
Wheat	17.7	44 bu.
Sunflowers	15.4	1,356 lbs.
Soybeans	17.7	35 bu.
Barley	19.9	56 bu.
Total Base Acres: 70.7		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I233A	Fargo silty clay loam, 0 to 1 percent slopes	38.06	53.7%	IIw	94
I383A	Overly silty clay loam, 0 to 2 percent slopes	14.52	20.5%	IIc	96
I329A	Fairdale silt loam, 0 to 2 percent slopes, occasionally flooded	7.68	10.8%	IIc	84
I383B	Overly silty clay loam, 2 to 6 percent slopes	6.96	9.8%	IIe	92
I231A	Dovray silty clay, 0 to 1 percent slopes	3.06	4.3%	IIIw	64
I482A	Overly-Bearden silt loams, 0 to 2 percent slopes	0.34	0.5%	IIc	94
I479B	Fairdale-Fluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	0.28	0.4%	IIc	62
Weighted Average					91.7

These 4 Parcels are Some of the Best North Dakota Red River Valley Properties!



Parcel 5 Driving Map



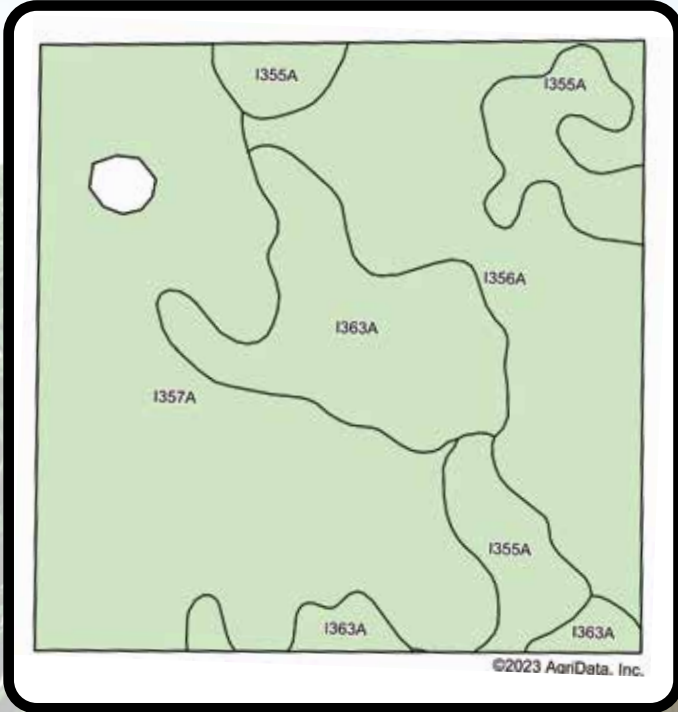
DRIVING DIRECTIONS

From Leonard, ND, go south on Hwy. #18 for 1 mile to Hwy. #46. Go east on Hwy. #46 for 0.25 miles to 152nd Ave. SE. Go south on 152nd Ave. SE for 1 mile and this will put you at the northeast corner of the property.

Parcel 5 • Richland County

Acres: 160 +/-
Legal: NE¼ 8-136-52 (Helendale Township)
Crop Acres: 153.8 +/-
Taxes (2022): \$1,225.47

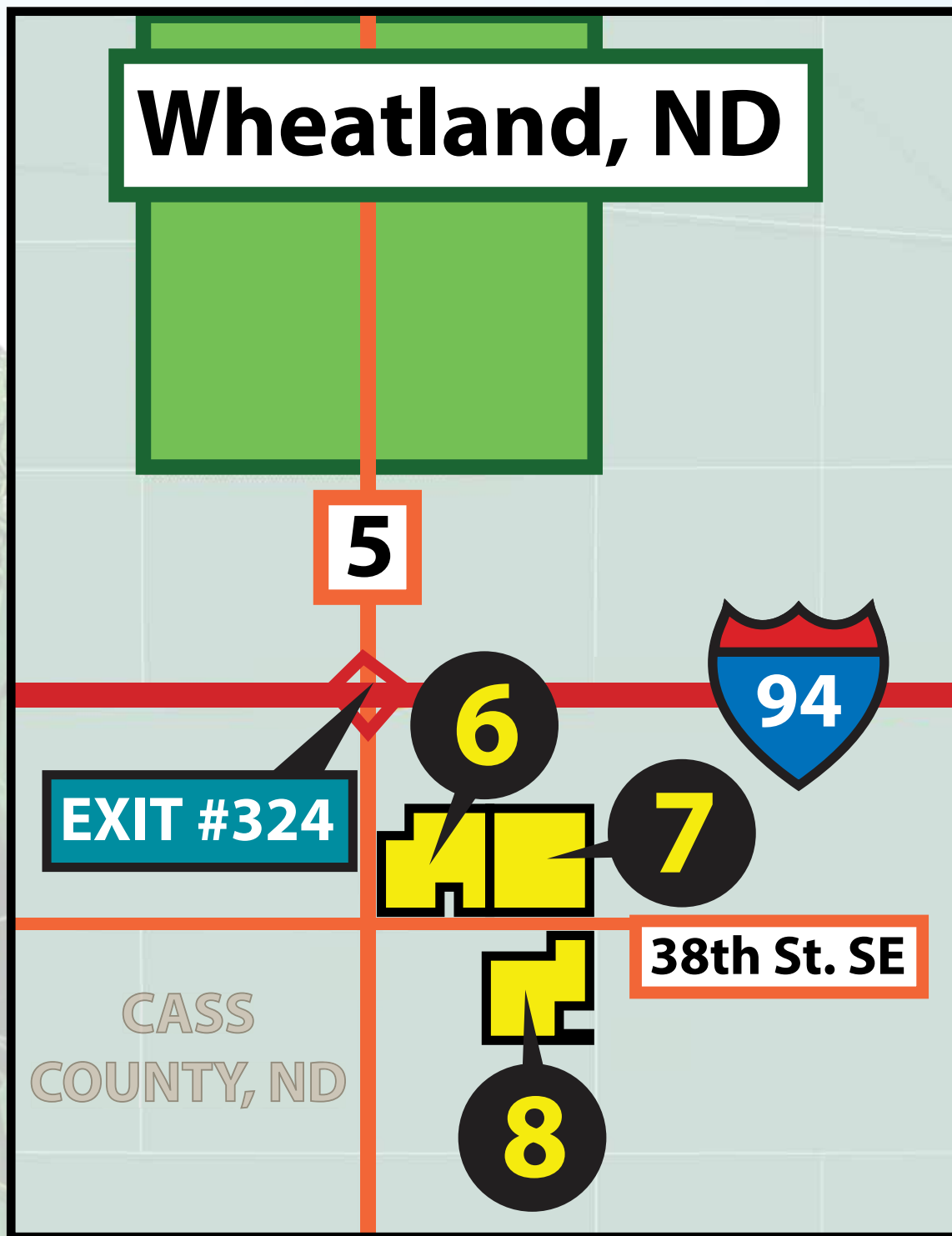
This parcel features strong producing cropland. Subject to a 2023 cropland lease. Buyer will receive 100% of cash rent for 2023.



Crop	Base Acres	Yield
Corn	151.2	113 bu.
Soybeans	1.8	20 bu.
Total Base Acres: 153.0		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
I357A	Ulen-Rosewood fine sandy loams, 0 to 2 percent slopes	69.89	45.4%	IIIw		54
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	40.49	26.3%	IIle		58
I363A	Hecla-Garborg loamy fine sands, 0 to 2 percent slopes	25.49	16.6%	IVe	IIle	50
I355A	Rosewood fine sandy loam, 0 to 1 percent slopes	17.93	11.7%	IIIw		48
Weighted Average						53.7

Parcels 6-8 Driving Map



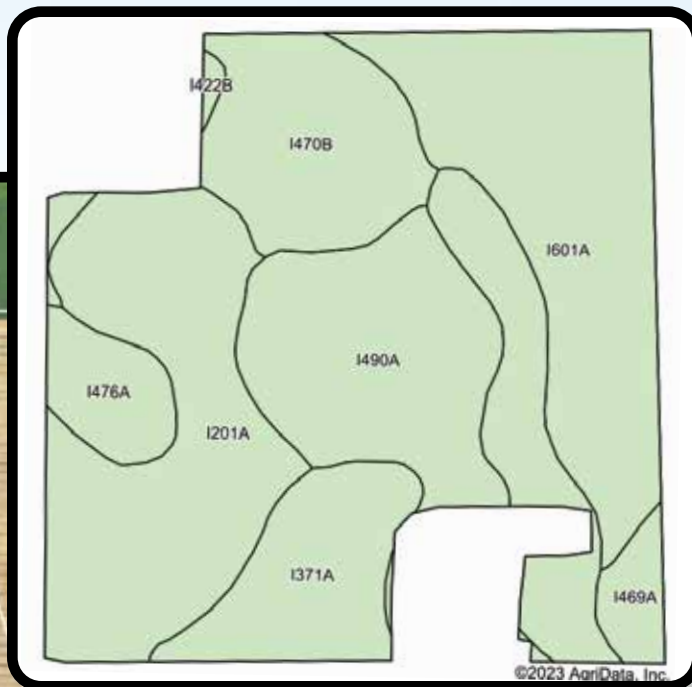
DRIVING DIRECTIONS

From the intersection of I-94 and County Rd. #5 at Exit #324 south of Wheatland, ND, go south on County Rd. #5 for 1 mile. This will put you at the southwest corner of Parcel 6. Parcels 7 & 8 are 0.5 miles east of Parcel 6 on 38th St. SE.

Parcel 6 • Cass County

Acres: 139.6 +/-
Legal: SW¼ Less Tracts 11-139-53 (Gill Township)
Crop Acres: 132.96 +/-
Taxes (2022): \$1,694.82

This parcel features exceptional cropland with an SPI of 76.4. Subject to a 2023 cropland lease. Buyer will receive 100% of cash rent for 2023.



PARCELS 6 & 7 COMBINED

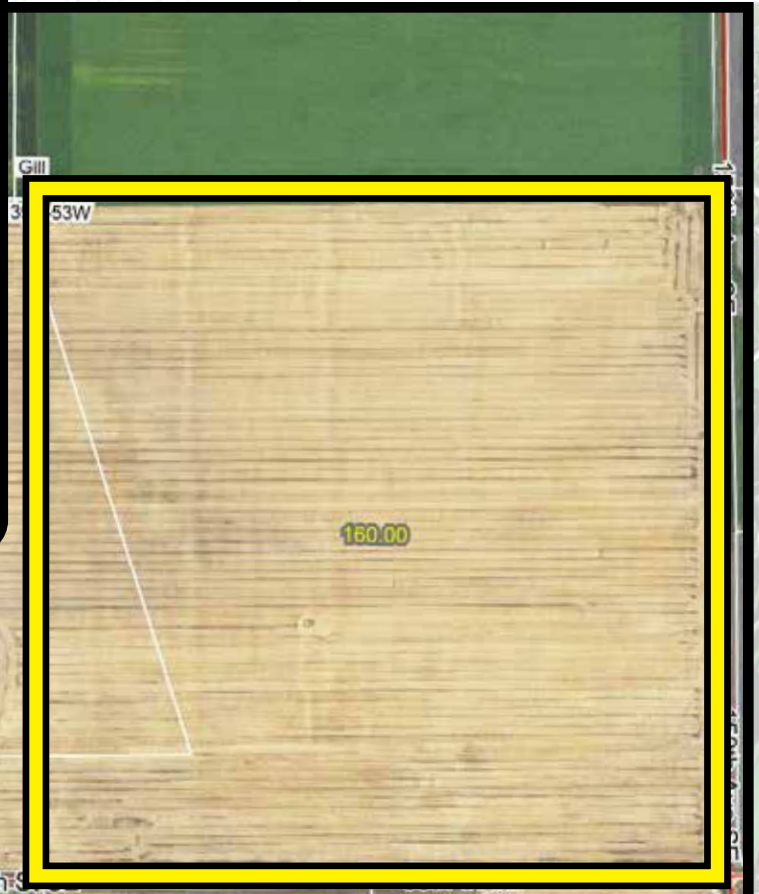
Crop	Base Acres	Yield
Corn	78.38	91 bu.
Soybeans	163.69	33 bu.
Total Base Acres: 242.07		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I201A	Glyndon silt loam, 0 to 2 percent slopes	30.36	23.1%	Ile	92
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	30.28	23.0%	IIIs	52
I371A	Bearden-Kindred silty clay loams, 0 to 2 percent slopes	23.65	18.0%	Ile	91
I490A	Glyndon-Tiffany silt loams, 0 to 2 percent slopes	21.79	16.6%	Ile	89
I470B	Embden fine sandy loam, gravelly substratum, 2 to 6 percent slopes	16.28	12.4%	IIle	68
I476A	Glyndon silt loam, moderately saline, 0 to 2 percent slopes	5.59	4.3%	IIIs	54
I469A	Fargo silty clay, moderately saline, 0 to 1 percent slopes	3.02	2.3%	IIIs	52
I422B	Renshaw-Sioux complex, 0 to 6 percent slopes	0.44	0.3%	IIle	39
Weighted Average					76.4

Parcel 7 • Cass County

Acres: 160 +/-
Legal: SE¼ 11-139-53 (Gill Township)
Crop Acres: 159.6 +/-
Taxes (2022): \$1,917.87

This parcel features exceptional cropland with an SPI of 77.7. This parcel is drain tiled. Subject to a 2023 cropland lease. Buyer will receive 100% of cash rent for 2023.



PARCELS 6 & 7 COMBINED

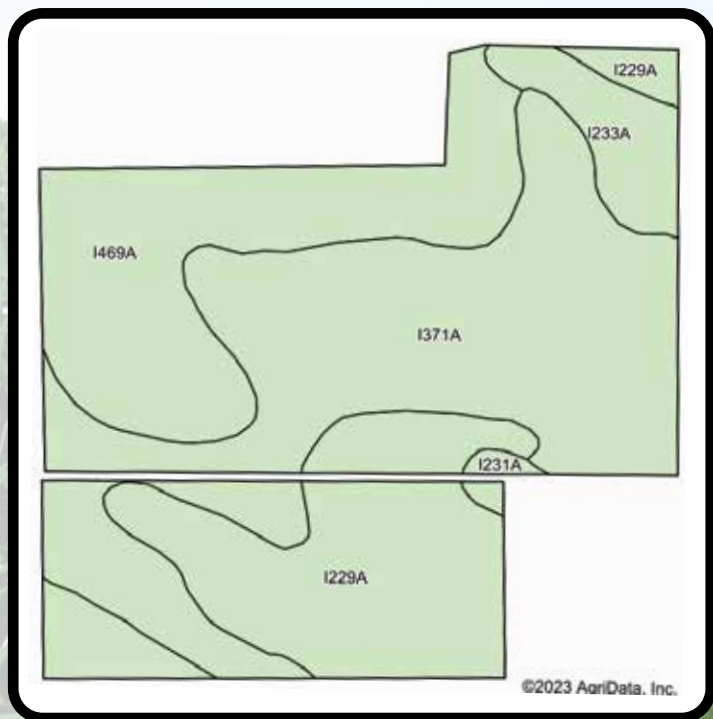
Crop	Base Acres	Yield
Corn	78.38	91 bu.
Soybeans	163.69	33 bu.
Total Base Acres: 242.07		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	109.21	67.9%	IIw	86
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	27.71	17.2%	IIIs	52
I241A	Fargo-Ryan, thick solum silty clays, 0 to 1 percents slopes	16.16	10.0%	IIw	78
I469A	Fargo silty clay, moderately saline, 0 to 1 percent slopes	7.72	4.8%	IIIs	52
Weighted Average					77.7

Parcel 8 • Cass County

Acres: 125.73 +/-
Legal: NE¼ Less Tracts 14-139-53 (Gill Township)
Crop Acres: 93.46 +/-
CRP Acres: 14.48 acres @ \$167.76/ac. - \$2,429.00/annually – Expires: 9-30-2032
 6.64 acres @ \$94.95/ac. - \$630.00/annually – Expires: 9-30-2030
Taxes (2022): \$1,772.61

This parcel features exceptional cropland with an SPI of 80.2. Subject to a 2023 cropland lease. Buyer will receive 100% of cash rent for 2023.



Crop	Base Acres	Yield
Wheat	16.65	47 bu.
Corn	15.3	108 bu.
Sunflowers	10.18	1,339 lbs.
Soybeans	41.52	27 bu.
Total Base Acres: 83.65		


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I371A	Bearden-Kindred silty clay loams, 0 to 2 percent slopes	52.96	44.0%	Ile	91
I229A	Fargo silty clay, 0 to 1 percent slopes	30.82	25.6%	IIw	86
I469A	Fargo silty clay, moderately saline, 0 to 1 percent slopes	29.33	24.4%	IIIs	52
I233A	Fargo silty clay loam, 0 to 1 percent slopes	6.35	5.3%	IIw	94
I231A	Dovray silty clay, 0 to 1 percent slopes	0.92	0.8%	IIIw	64
Weighted Average					80.2

Online Bidding Instructions

Pifer's

September 01, 2021

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1,060.48 +/- Acres • Cass & Richland Counties, ND

Auction Location: Delta Hotel - Fargo, ND

Auction Note: This auction features excellent cropland in Cass and Richland Counties in North Dakota. There are 8 parcels ranging in size from 80 acres to 160 acres.

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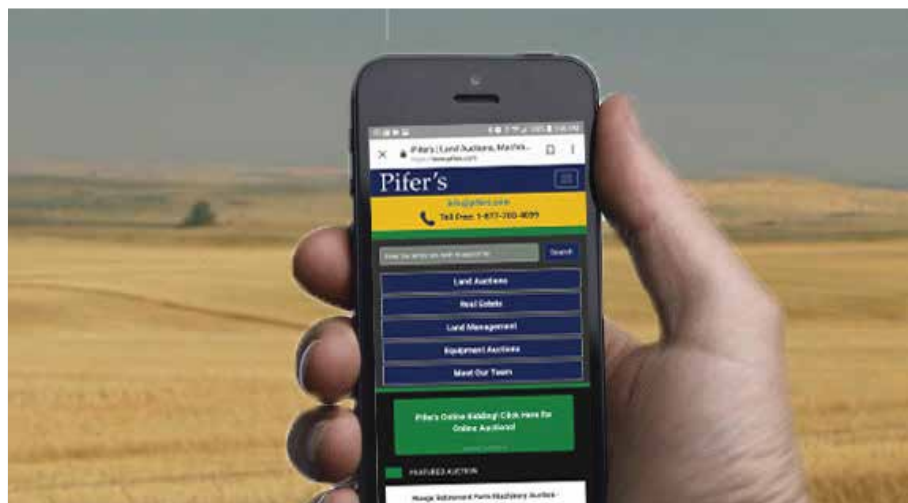
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2. Click on green box - "Pifer's Online Land Auctions!"
3. Click on the "Request to Bid" link below
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5. Enter all your information, make sure to save your information some where you will remember.
6. Read & Accept the Online Bidding - Terms & Conditions.
7. You are now registered to bid for any up coming land or commercial auctions.



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 4/24/2023. 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 April 24, 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 & 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.

Do Not Miss This Opportunity to Expand Your Farming & Investing Portfolio!





1,049.45 +/- Acres

Cass & Richland Counties, ND



STOCK PHOTO

AUCTION LOCATION
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LAND AUCTIONS

**Premiere Red River
Valley Cropland**



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