

Farmland Auction

25
YEARS
est. 2000

828.7 Acres • Emmons County, ND

Tuesday, April 1, 2025 – 4:00 p.m.

Baymont Inn & Suites • Mandan, ND

OWNER: Florence Fischer Life Estate



Pifer's

701.475.7653

www.pifers.com

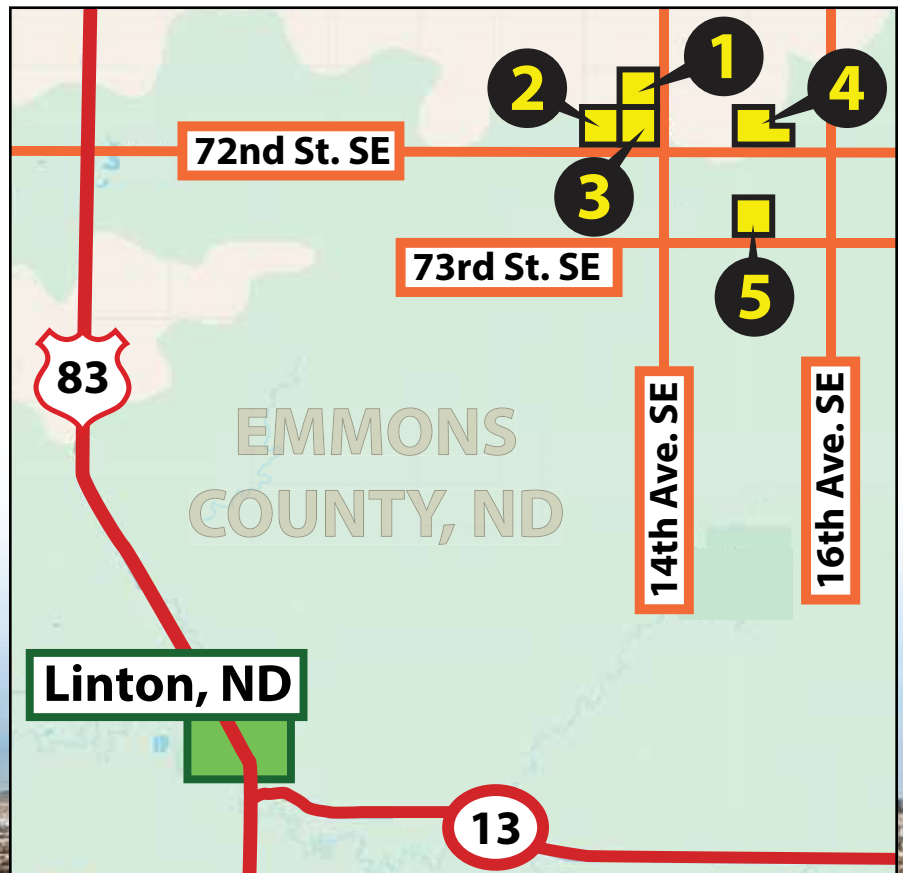
INTRODUCTION

Auction Note: This is an extraordinary and rare opportunity to own 828.7 +/- acres of highly productive cropland and pastureland, available in 5 remarkable parcels. The land is distinguished by nearly all Class II and III soil types and boasts Soil Productivity Indexes (SPI) ranging from the 70s to the 90s, making it ideal for growing corn, soybeans, sunflowers, and small grains. The pastureland has well-maintained 4-wire fencing along with adequate water sources. There is also a farmstead with several outbuildings on parcel three that would make for your perfect rural getaway. Each parcel features great access and is available for farming in 2025, with no existing leases or U.S. Fish and Wildlife easements. Whether you are looking to expand your farming operation or seeking a solid investment, this land offers an unparalleled opportunity.

The sale of this property will be subject to a right of first refusal that would have to be exercised by the date of April 8, 2025

Driving Directions

From the ND Hwy. #13 and US Hwy. #83 interchange in Linton, ND, go 7 miles north on US Hwy. #83 to 72nd St. SE. Go 7 miles east on 72nd St. SE to 14th Ave. SE. Here you will be at parcels 1, 2, & 3. From the 72nd St. SE and 14th Ave. SE interchange, go 1 mile east on 72nd St. SE to the southwest corner of parcel 4. Go 1 mile south on 14th Ave. SE and 1 mile east on 73rd St. SE to the southwest corner of parcel 5.

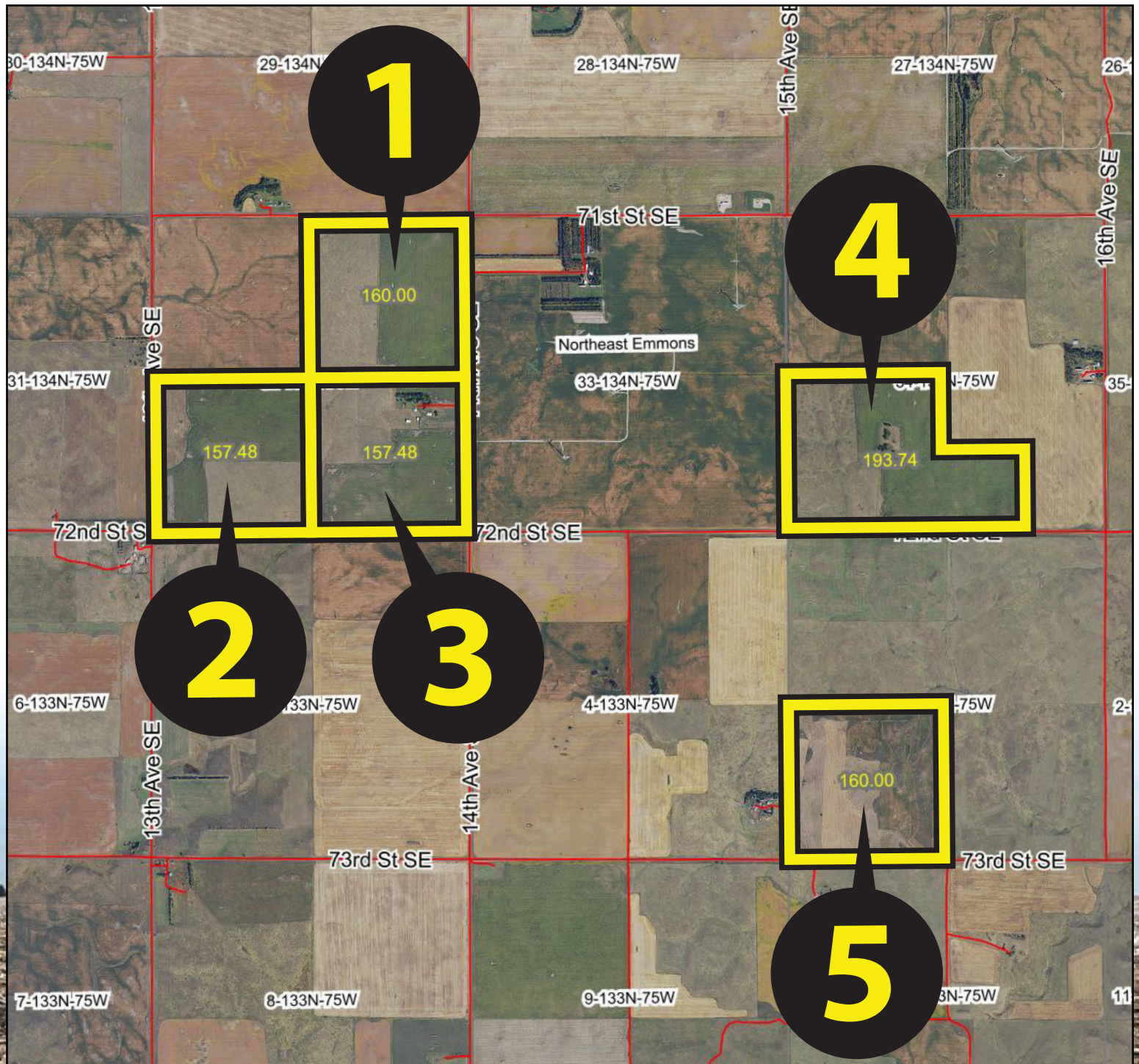


Darin Peterson • 701.220.5396 or darin@pifers.com

Pifer's

510 7th St. NW • Steele, ND 58482

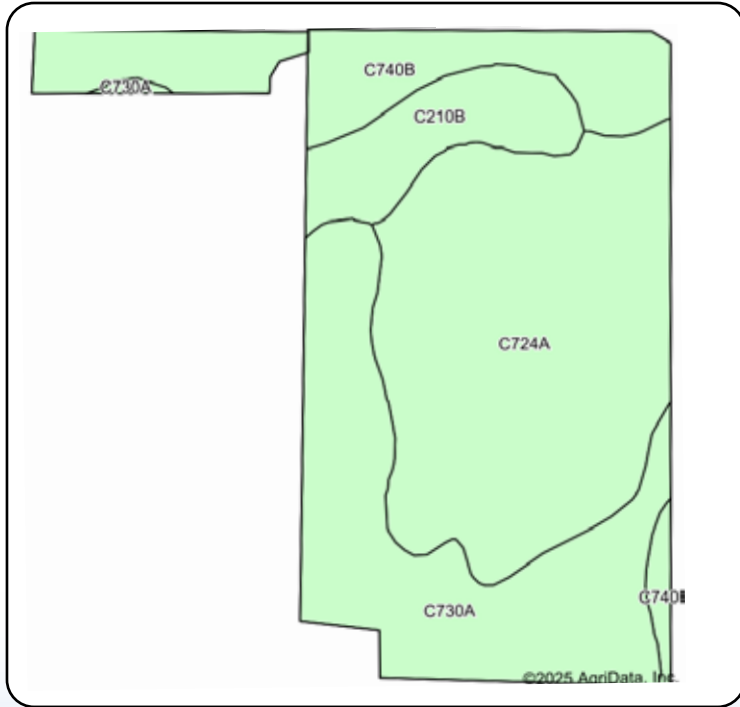
OVERALL PROPERTY



PARCEL 1

Acres: 160 +/-
Legal: NE¼ 32-134-75
Crop Acres: 96.58 +/- (Estimate)
Pasture Acres: 61.6 +/- (Estimate)
Taxes (2024): \$1,314.32

Parcel 1 offers very productive cropland with an average Soil Productivity Index (SPI) of 87.9! The balance of the acreage is currently used for pasture with new perimeter fencing. With some work, this would make for an exceptional full quarter section of cropland.



PARCELS 1-3 COMBINED

| Crop | Base Acres | Yield |
|--------------------------|------------|------------|
| Wheat | 52.93 | 31 bu. |
| Oats | 35.64 | 44 bu. |
| Corn | 106.67 | 77 bu. |
| Sunflowers | 56.13 | 1,781 lbs. |
| Total Base Acres: 252.37 | | |

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|--|-------|------------------|------------------|--------------------|
| C724A | Omio-Grassna silt loams, 0 to 3 percent slopes | 42.24 | 44.1% | Ils | 87 |
| C730A | Wilton silt loam, 0 to 3 percent slopes | 27.59 | 28.9% | Ilc | 94 |
| C740B | Temvik silt loam, 3 to 6 percent slopes | 17.07 | 17.9% | Ile | 81 |
| C210B | Williams-Bowbells loams, 3 to 6 percent slopes | 8.70 | 9.1% | Ile | 83 |
| Weighted Average | | | | | 87.6 |

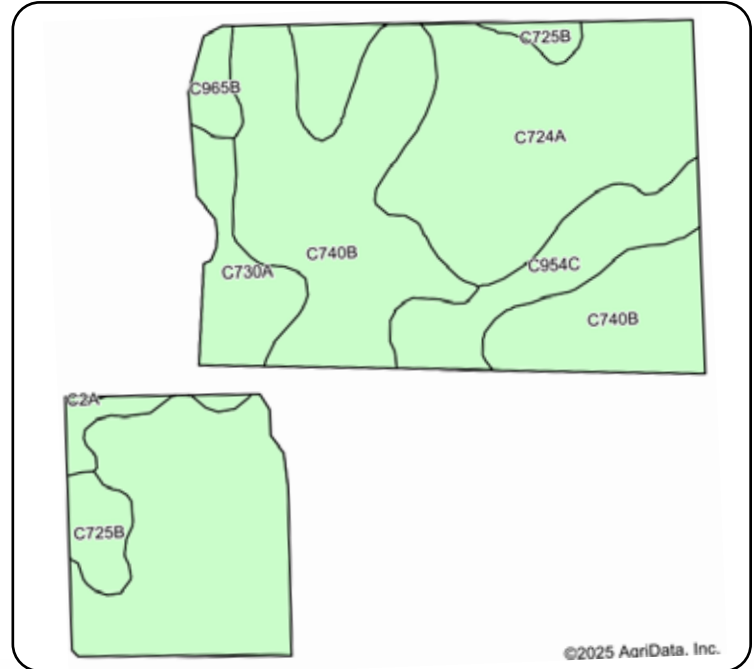
Pifer's

510 7th St. NW • Steele, ND 58482

PARCEL 2

Acres: 157.48 +/-
Legal: SW¼ Less RW 32-134-75
Crop Acres: 88.44 +/-
Pasture Acres: 65.77 +/- (Estimate)
Taxes (2024): \$1,204.19

Parcel 2 offers very productive cropland and pastureland. The 88.44 +/- acres of cropland has an average SPI of 82.4. The pastureland consists of lush grasses, new perimeter fencing, and rural water. Parcel 2 would also make for a fantastic full quarter section of cropland.



PARCELS 1-3 COMBINED

| Crop | Base Acres | Yield |
|------------|------------|------------|
| Wheat | 52.93 | 31 bu. |
| Oats | 35.64 | 44 bu. |
| Corn | 106.67 | 77 bu. |
| Sunflowers | 56.13 | 1,781 lbs. |

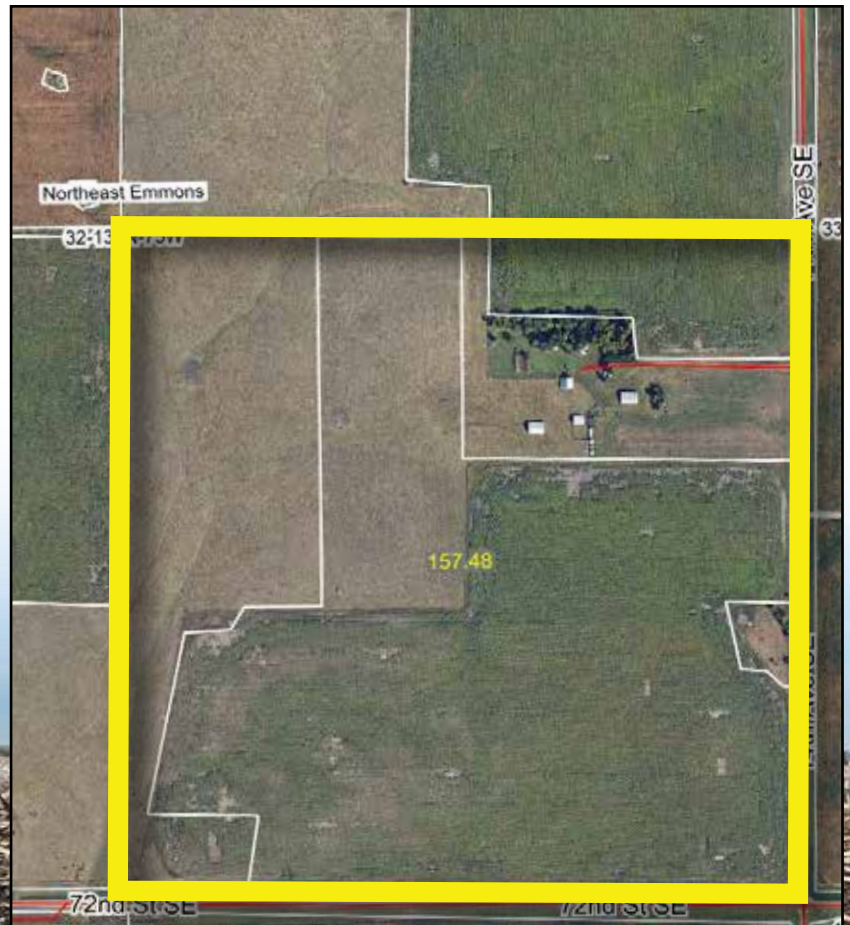
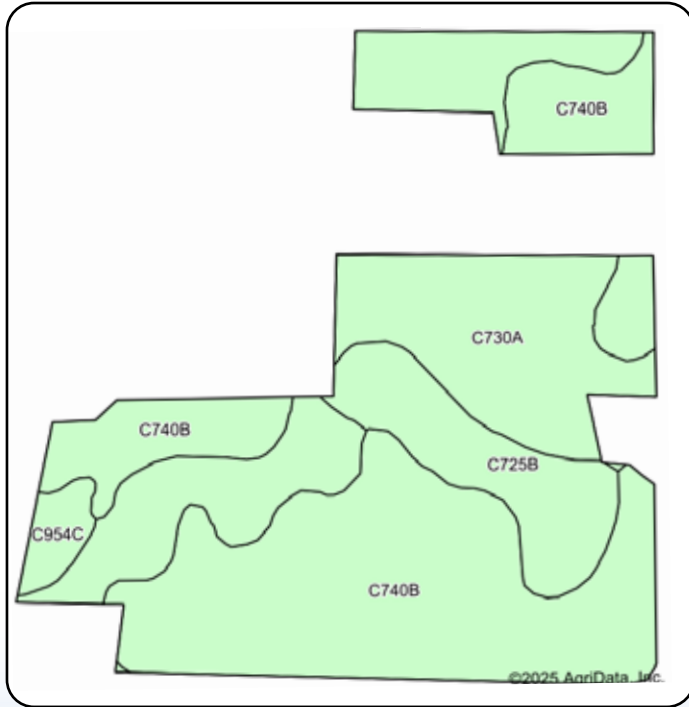
Total Base Acres: 252.37

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|------------------|--------------------|
| C740B | Temvik silt loam, 3 to 6 percent slopes | 44.73 | 51.3% | Ile | 81 |
| C724A | Omio-Grassna silt loams, 0 to 3 percent slopes | 23.80 | 27.2% | Ils | 87 |
| C954C | Regent-Wyola silty clay loams, 6 to 9 percent slopes | 7.36 | 8.4% | IIle | 67 |
| C730A | Wilton silt loam, 0 to 3 percent slopes | 6.52 | 7.5% | IIc | 94 |
| C725B | Omio-Amor complex, 3 to 6 percent slopes | 3.25 | 3.7% | Ile | 80 |
| C965B | Williams-Reeder loams, 3 to 6 percent slopes | 1.61 | 1.8% | Ile | 81 |
| C2A | Tonka silt loam, 0 to 1 percent slopes | 0.07 | 0.1% | IVw | 45 |
| Weighted Average | | | | | 82.4 |

PARCEL 3

Acres: 157.48 +/-
Legal: SE¼ Less RW 32-134-75
Crop Acres: 105.65 +/- (Estimate)
Pasture Acres: 38.02 +/- (Estimate)
Taxes (2024): \$1,298.55

Parcel 3 offers exceptional cropland, productive pastureland, and a farmstead surrounded by several outbuildings. Parcel 3 would also make for a fantastic full quarter section of cropland. The Farmstead features an 800 sq. ft., 2-bedroom, 1-bath fixer-upper home that needs work but could serve as a hunting cabin or farmhand quarters. Equipped with rural water, a fuel furnace, KEM Electric, and BEK fiber. The property includes multiple outbuildings, including a traditional hip roof barn, a livestock shed, two Morton buildings, and more—all nestled among mature trees. Plenty of space for storage, livestock, or equipment.



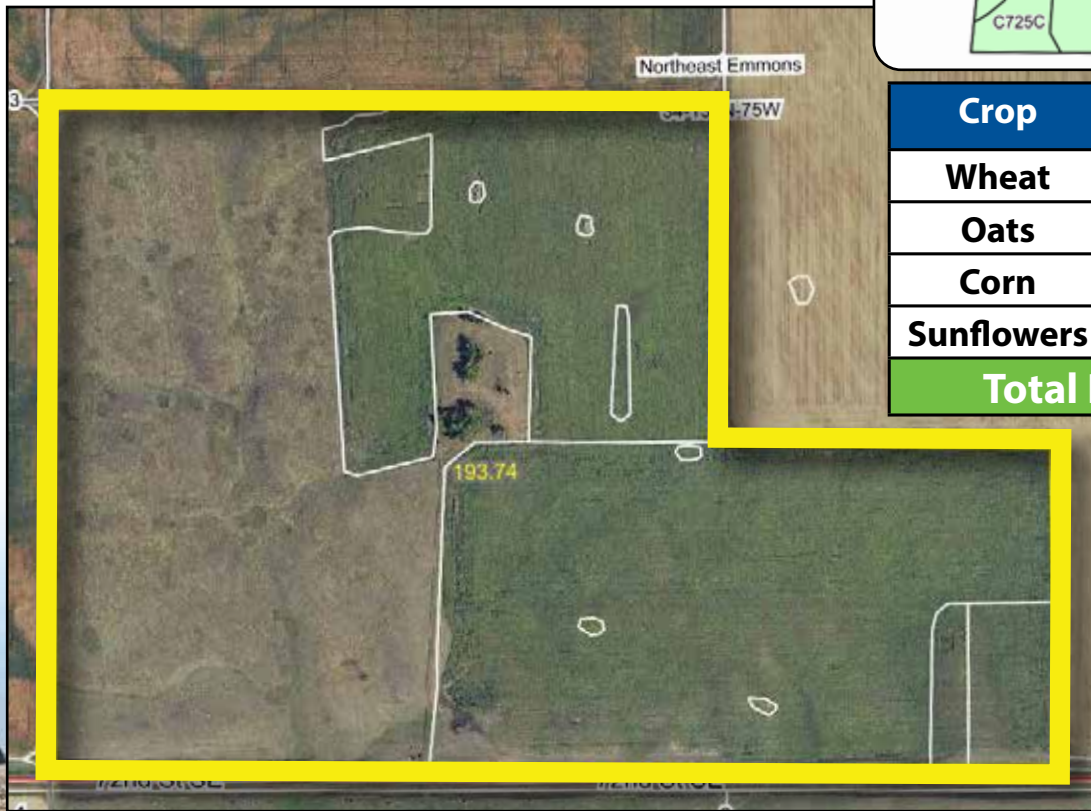
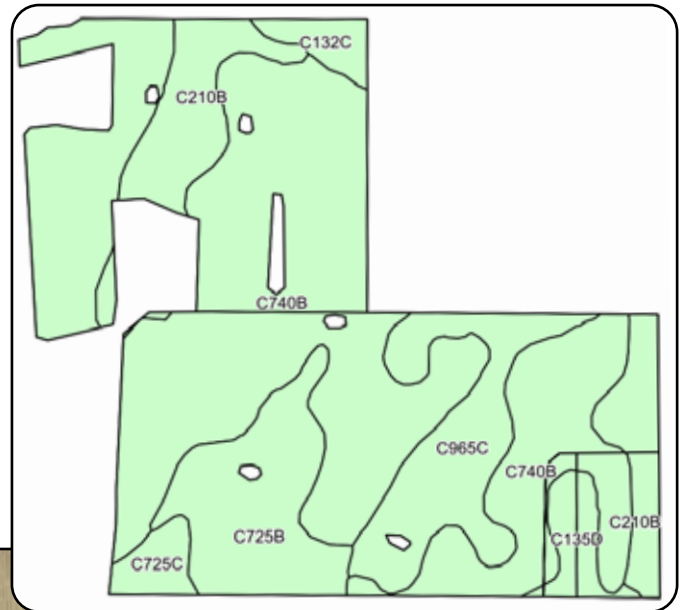
| **PARCELS 1-3 COMBINED** | | |
|--------------------------|------------|------------|
| Crop | Base Acres | Yield |
| Wheat | 52.93 | 31 bu. |
| Oats | 35.64 | 44 bu. |
| Corn | 106.67 | 77 bu. |
| Sunflowers | 56.13 | 1,781 lbs. |
| Total Base Acres: 252.37 | | |

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|--|-------|------------------|------------------|--------------------|
| C740B | Temvik silt loam, 3 to 6 percent slopes | 43.96 | 51.2% | Ile | 81 |
| C730A | Wilton silt loam, 0 to 3 percent slopes | 30.15 | 35.1% | IIc | 94 |
| C725B | Omio-Amor complex, 3 to 6 percent slopes | 9.78 | 11.4% | Ile | 80 |
| C954C | Regent-Wyola silty clay loams, 6 to 9 percent slopes | 2.00 | 2.3% | IIIe | 67 |
| Weighted Average | | | | | 85.1 |

PARCEL 4

Acres: 193.74 +/-
Legal: SW¼SE¼ Less RW & SW¼ Less RW 34-134-75
Crop Acres: 114.08 +/-
Pasture Acres: 81.44 +/-
Taxes (2024): \$1,394.24

Parcel 4 is a diverse parcel made up of 114.08 +/- acres of very productive cropland with an average SPI of 77.7 and excellent pastureland that boasts new perimeter fencing and rural water.



| Crop | Base Acres | Yield |
|-------------------------|------------|------------|
| Wheat | 21.17 | 31 bu. |
| Oats | 13.99 | 44 bu. |
| Corn | 41.88 | 77 bu. |
| Sunflowers | 22.03 | 1,781 lbs. |
| Total Base Acres: 99.07 | | |

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|---|-------|------------------|------------------|--------------------|
| C740B | Temvik silt loam, 3 to 6 percent slopes | 66.70 | 60.7% | Ile | 81 |
| C210B | Williams-Bowbells loams, 3 to 6 percent slopes | 12.16 | 11.1% | Ile | 83 |
| C725B | Omio-Amor complex, 3 to 6 percent slopes | 12.04 | 11.0% | Ile | 80 |
| C965C | Williams-Reeder loams, 6 to 9 percent slopes | 11.85 | 10.8% | IIle | 65 |
| C135D | Zahl-Williams loams, 9 to 15 percent slopes | 2.90 | 2.6% | VIle | 43 |
| C725C | Omio-Amor complex, 6 to 9 percent slopes | 2.17 | 2.0% | IIIle | 66 |
| C132C | Williams-Zahl-Zahill complex, 6 to 9 percent slopes | 2.03 | 1.8% | IIIle | 61 |
| Weighted Average | | | | | 77.7 |

PARCEL 5

Acres: 160 +/-

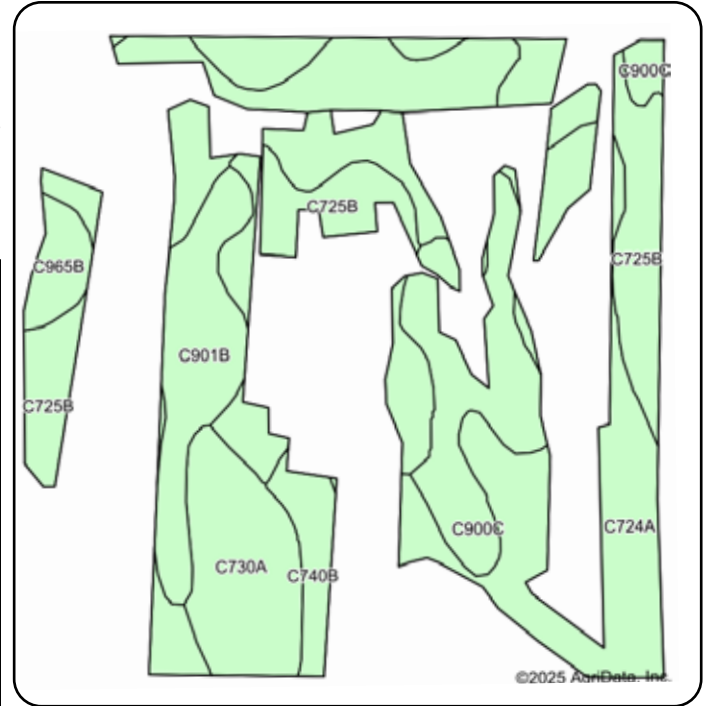
Legal: SW¼ 3-133-75

Crop Acres: 81.82 +/-

Pasture Acres: 72.7 +/-

Taxes (2024): \$1,215.35

Parcel 5 boasts excellent cropland and productive pastureland. The rolling landscape offers great habitat for both white-tailed deer, mule deer, and pheasants.



| Crop | Base Acres | Yield |
|-------------------------|------------|------------|
| Wheat | 15.19 | 31 bu. |
| Oats | 10.03 | 44 bu. |
| Corn | 30.04 | 77 bu. |
| Sunflowers | 15.8 | 1,781 lbs. |
| Total Base Acres: 71.06 | | |

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|--|-------|------------------|------------------|--------------------|
| C724A | Omio-Grassna silt loams, 0 to 3 percent slopes | 28.71 | 35.1% | Ils | 87 |
| C725B | Omio-Amor complex, 3 to 6 percent slopes | 20.39 | 24.9% | Ile | 80 |
| C900C | Amor loam, 6 to 9 percent slopes | 10.15 | 12.4% | IIle | 56 |
| C901B | Amor-Arnegard loams, 3 to 6 percent slopes | 8.85 | 10.8% | Ile | 78 |
| C730A | Wilton silt loam, 0 to 3 percent slopes | 8.70 | 10.6% | IIc | 94 |
| C740B | Temvik silt loam, 3 to 6 percent slopes | 2.76 | 3.4% | Ile | 81 |
| C965B | Williams-Reeder loams, 3 to 6 percent slopes | 2.26 | 2.8% | Ile | 81 |
| Weighted Average | | | | | 80.8 |

Pifer's

510 7th St. NW • Steele, ND 58482

PROPERTY PHOTOS



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 5/16/25. 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 May 16, 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.

Pifer's

25

YEARS

20

est. 2000

701.475.7653



www.pifers.com