

# Farmland Auction

**25**  
YEARS  
est. 2000

**40.45 Acres • Morton County, ND**

**Tuesday, October 14, 2025 – 3:00 p.m.**

**Baymont Inn: 2611 Old Red Trail NW • Mandan, ND**



***OWNER: Three Sons Investments, LLC***



**Pifer's**

**701.475.7653**

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

# INTRODUCTION

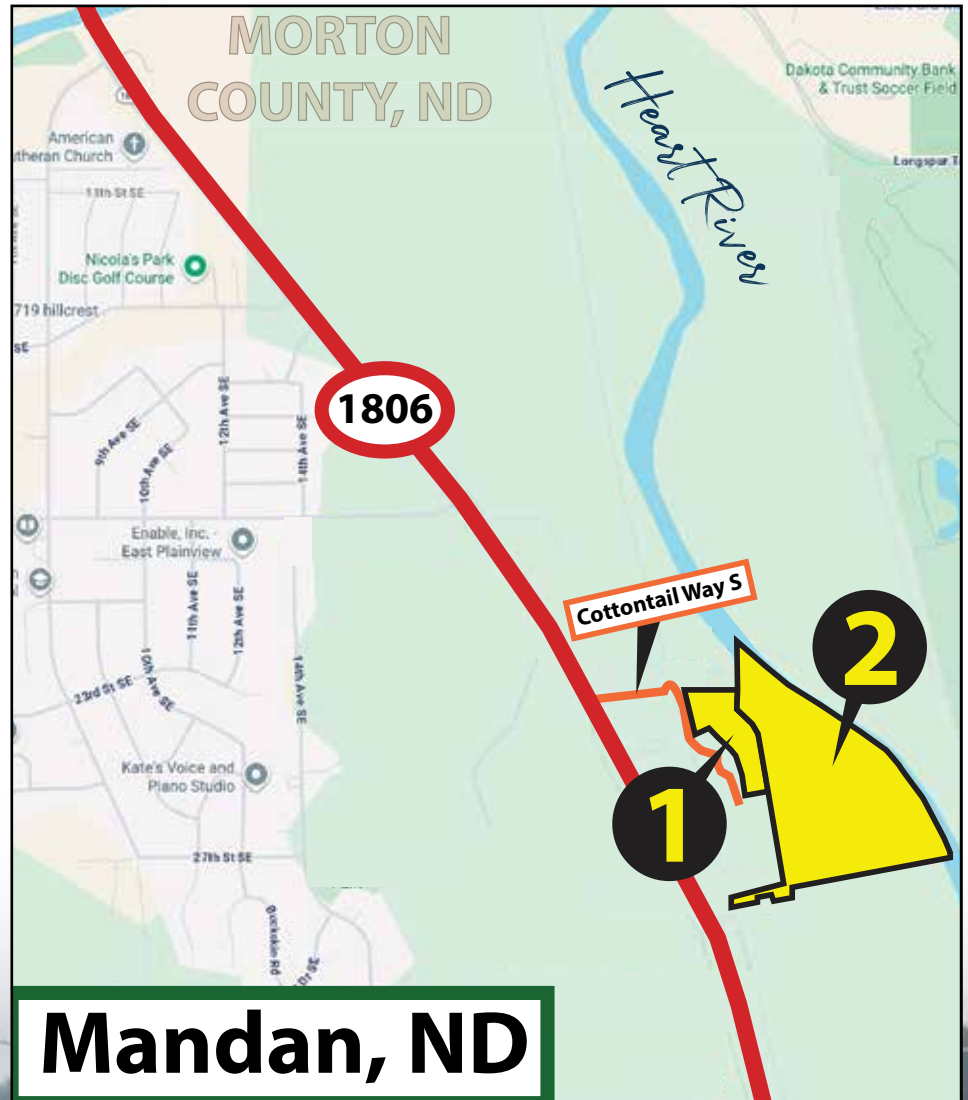
**Auction Note:** Pifer's Auction & Realty and Alan Butts have had a long relationship with Fred Berger over many years, and we are appreciative of the relationship and of the many transactions that we have done together. Pifer's and I are saddened by the loss of Fred and offer our condolences to Arlene Berger and the Berger family.

Pifer's and I are honored to continue working with the Berger family to market 40.45 +/- acres of Missouri River bottom land in two parcels; 5.02 +/- acres of higher ground, and 35.43 +/- crop acres, with 26.78 +/- acres irrigated with Valley irrigation system. This is one of three different properties that Fred Berger Estate and family are selling. Also being sold is 104 +/- acres of cropland at Lefor, ND, and 200 +/- acres of pasture at Sheridan County, ND.

## Driving Directions

**Parcel 1:** From Hwy. #1806 and the Heart River Bridge on south side of Mandan, travel one mile south to Cottontail Way S, turn left, east, on Cottontail Way S for 1/8th mile road curves to south and travel 100+ feet to Pifer's sign at northwest corner of parcel 1.

**Parcel 2:** From the intersection of Hwy. #1806 and Cottontail Way S travel 1/8 mile south on Hwy. #1806 and take the 2nd left turn and go east 1/8 mile to southwest corner of parcel 2.



**Alan Butts • 701.400.8858 or [alanb@pifers.com](mailto:alanb@pifers.com)**

**Pifer's**

510 7th St. NW • Steele, ND 58482



# OVERALL PROPERTY





# PARCEL 1

**Acres:** 5.02 +/-  
**Legal:** Arlenes Sub, Lot:1 Blk: 1 in 1-138-81  
**Taxes (2024):** \$15.15

Consists of 5.02 +/- acres of grass adjacent to Cottontail Way S, with houses just to the north of the property. This parcel is free of any Wetland or US Fish & Wildlife Easements.





# PARCEL 2

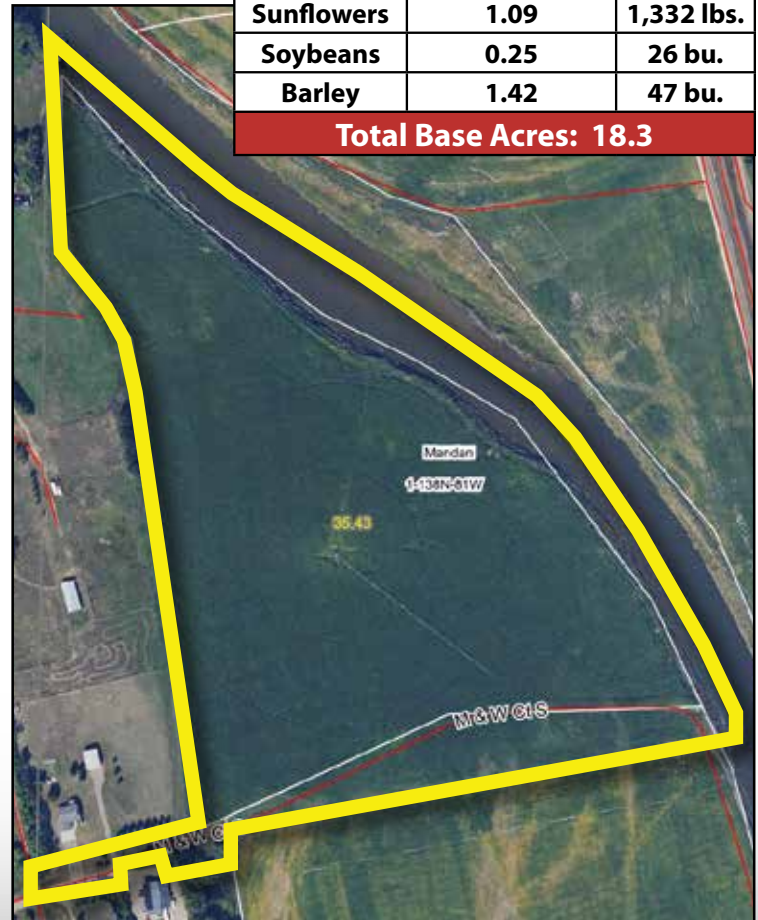
**Acres:** 35.43 +/-  
**Legal:** Aud Lot J of W½ (Less Arlenes Sub 1.17 Ac.) 1-138-81  
**Irrigated Crop Acres:** 26.78 +/-  
**Taxes (2024):** \$118.16

Parcel 2 consists mainly of Breien fine sandy loam with the balance of Havrelon fine sandy loam soils with an average SPI of 52. Parcel 2 includes a 2004 Valley Irrigation system, and pump and 26.78 +/- acres are irrigated. This parcel is free of any Wetland or US Fish & Wildlife Easements.

## Irrigation Water Permit Information:

- Permit Holder & Number: Fred and Arlene's Properties, LLP
  - Priority Date: 1936 – Nov 15
  - Water Permit #214A
  - Perfected
  - Approved Acre-Feet: 46.6
  - Approved Acres: 23.3
  - Approved Rate: 175 Gallons Per Minute
- System: 2004 Valley Model 8000, 492 Feet Long,  
 175 Gallons Per Minute
- Pump: Turbi-Float, Model: 6CLC-3-10 (Pump is Being Rebuilt by  
 MVI, Bismarck, ND)

Crop	Base Acres	Yield
Wheat	3.46	29 bu.
Oats	1.03	42 bu.
Corn	11.05	45 bu.
Sunflowers	1.09	1,332 lbs.
Soybeans	0.25	26 bu.
Barley	1.42	47 bu.
<b>Total Base Acres: 18.3</b>		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E4225A	Breien fine sandy loam, 0 to 2 percent slopes, rarely flooded	13.21	49.3%	IIIe	41
E4119A	Havrelon fine sandy loam, 0 to 2 percent slopes, occasionally flooded	11.74	43.8%	Ile	69
E4555D	Wabek-Manning complex, 6 to 15 percent slopes	0.93	3.5%	VIIs	27
E4999	Water	0.47	1.8%	VIIIw	0
E4205B	Banks loamy fine sand, 0 to 6 percent slopes, occasionally flooded	0.43	1.6%	IVe	37
<b>Weighted Average</b>					<b>52</b>

# 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 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.

## 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

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YEARS

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