

960.25 Acres • Foster & Griggs Counties, ND

Farmland Auction

Monday, October 5, 2026 - 10:00 a.m.

Chieftain Conference Center: 60 4th Ave. S • Carrington, ND



OWNER: Landis Brothers Farm LLLP



Pifer's

701.371.8538
www.pifers.com

INTRODUCTION

This Foster and Griggs County land features 960.25 +/- acres which includes irrigated & non-irrigated cropland! Irrigated land contains approximately 704.25 +/- acres with 4 pivots near McHenry and 2 pivots near Binford. Great soil conditions on the irrigation systems for potatoes, corn, soybeans and canola. Available for 2027 crop year! This is a live auction with internet and phone bidding available.

DRIVING DIRECTIONS

Parcels 1 & 2: From McHenry, ND: go 6.5 miles west of McHenry on 11th St. NE/County Rd #1602. This will bring you between parcels 1 & 2 at 85th Ave. NE.

Parcels 3 & 4: From Binford, ND: go 2 miles west on County Rd #8/10th St. NE to 101 Ave. NE and go 1 mile north. This will bring you to the southwest corner of parcel 3. Parcel 4 is another 1/2 mile east on 11th St. NE.



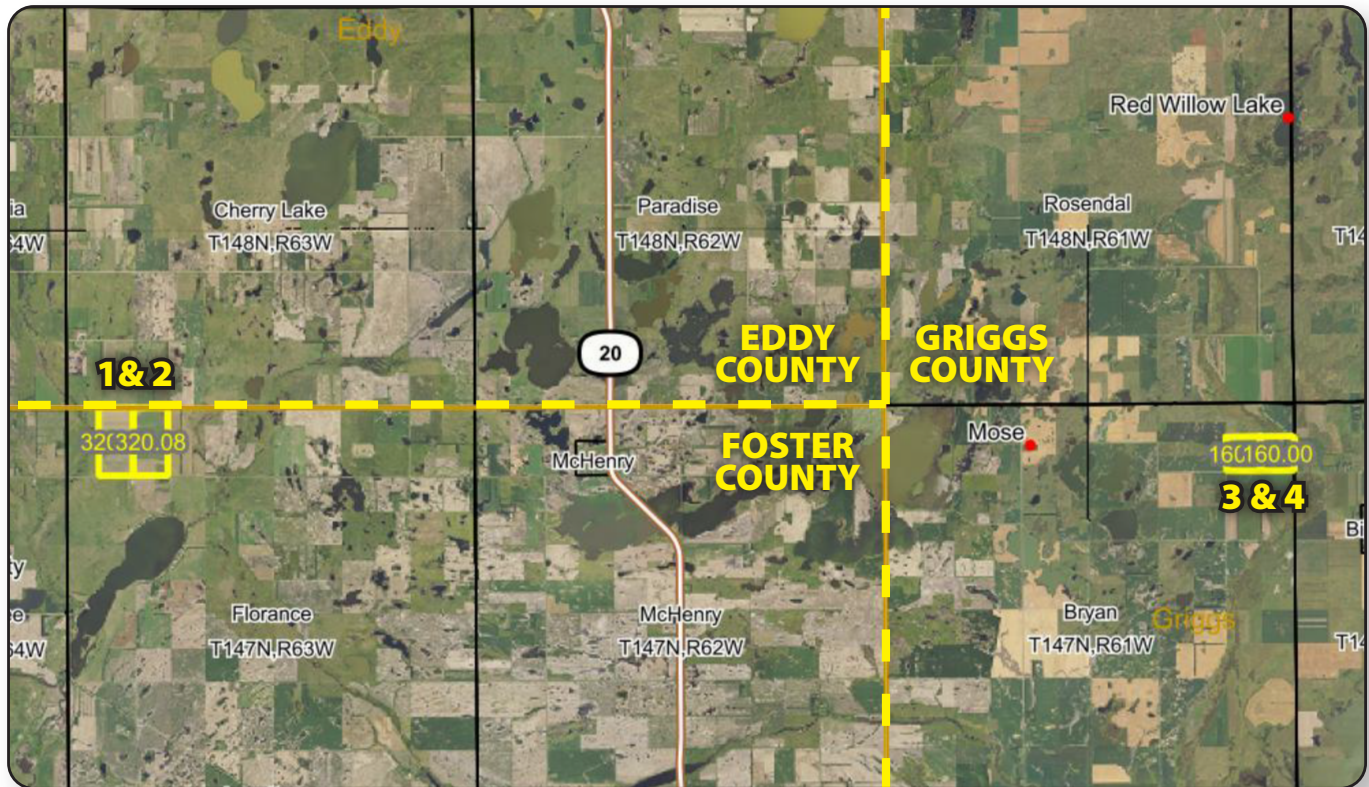
Bob Pifer | 701.371.8538 | bob@pifers.com



Pifer's

997 47th Ave S #3 • Grand Forks, ND 58201

OVERALL PROPERTY



PARCEL 1

Acres: 320.17 +/-
Legal: NE¼ & SE¼ 6-147-63
Irrigated Crop Acres: 255.07 +/-
Non Irrigated Acres: 37.24 +/- (Crop Acres)
Grass Acres: 17.69 +/-
Taxes (2025): \$2,469.74
Tax Parcel #s: 01992000 & 01995000

PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	187.99	32 bu.
Canola	94.01	1,064 lbs.
Total Base Acres: 282.00		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G366A	Hecla loamy fine sand, 0 to 2 percent slopes	195.36	67.1%	IVe	62
G384B	Maddock-Hecla loamy fine sands, 0 to 6 percent slopes	51.62	17.7%	IVe	46
G738C	Dickey-Buse-Embden complex, 3 to 9 percent slopes	21.99	7.6%	VIe	55
G270A	Arvilla sandy loam, 0 to 2 percent slopes	9.77	3.4%	IIIe	40
G390A	Hecla fine sandy loam, loamy substratum, 0 to 2 percent slopes	7.81	2.7%	IIIe	64
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	4.42	1.5%	VIe	41
Weighted Average					57.6

PARCEL 1

IRRIGATION SYSTEM:

NE $\frac{1}{4}$ Pivot: 2021 Zimmatic electric center pivot equipped with low-pressure-drop nozzles. The pivot completes a full circle and currently irrigates approximately 125.73 +/- acres.

SE $\frac{1}{4}$ Pivot: 2021 Zimmatic electric center pivot equipped with low-pressure-drop nozzles. The pivot completes a full circle and currently irrigates approximately 129.34 +/- acres.

WELL & PUMPING SYSTEM

Two irrigation wells, each approximately 69–70 feet deep, are equipped with 35 HP submersible pumps. The wells operate as a paired system and provide approximately 800 GPM. New pump columns were installed in 2020, along with new soft-start pump control panels. Both wells are equipped with wireless controls for convenient system operation and monitoring. The riser pipes connecting the underground irrigation pipeline to the wells were replaced approximately in 2015. The irrigation system has been professionally maintained and serviced by General Irrigation of Oakes, ND.

Overall, the property features a well-maintained, modern irrigation system with two 2021 Zimmatic center pivots, reliable well capacity, updated pumping components, and convenient wireless controls.

WATER PERMIT NOTICE

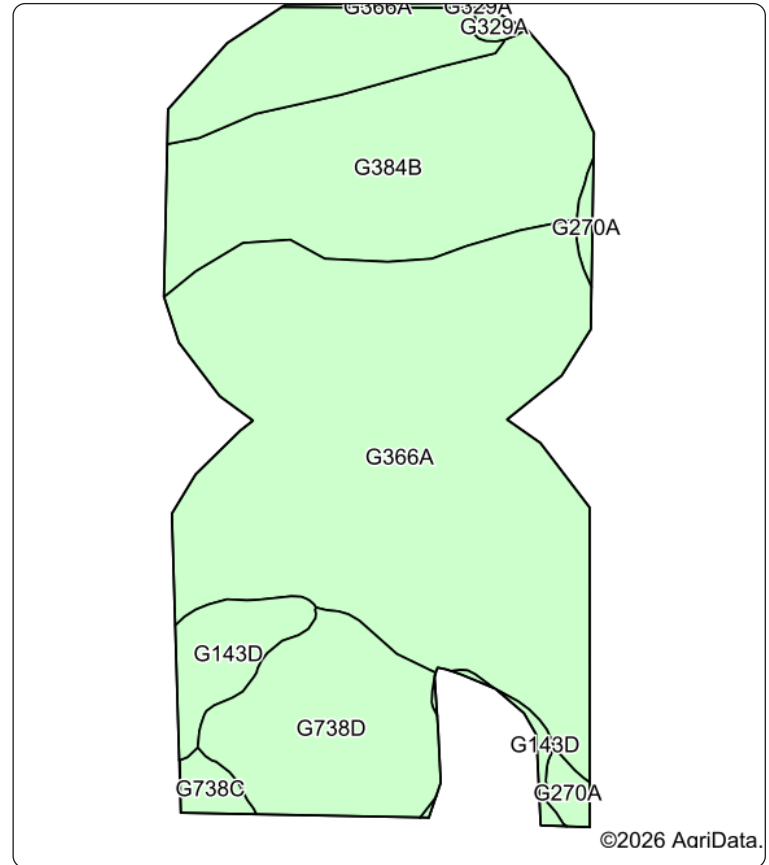
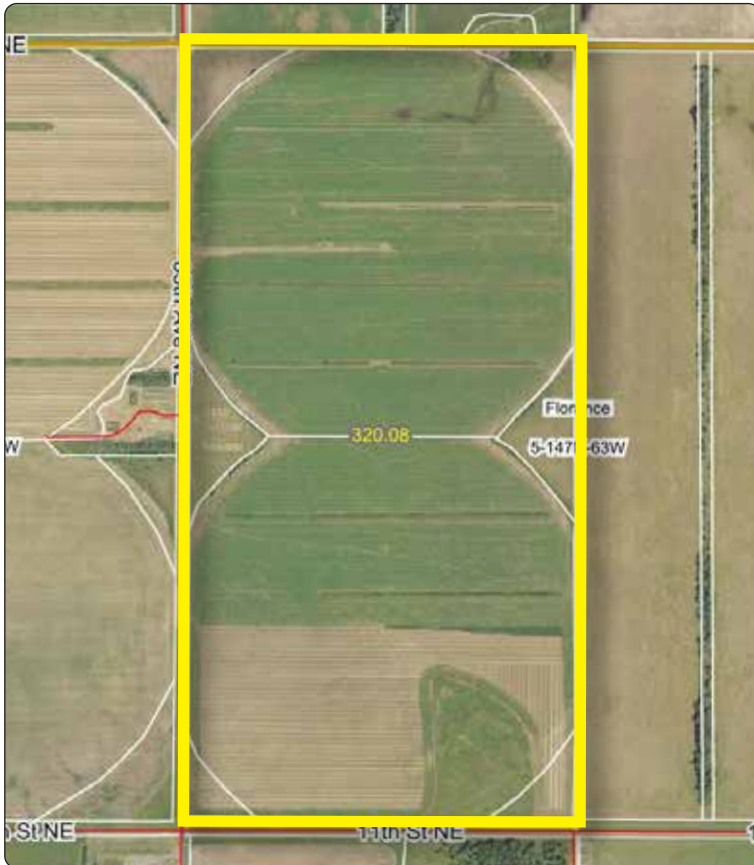
Parcels 1 and 2 currently share the same North Dakota water permit, Permit No. 2149 with the point of diversion in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ & SE $\frac{1}{4}$ NE $\frac{1}{4}$. If parcels 1 and 2 are purchased by separate buyers, the North Dakota State Water Resources may split the existing permit between the two parcels at the request of the respective buyers. For questions regarding the water permit or the process for splitting the permit, please contact: Chris Colby, North Dakota State Water Resources at 701.238.1414



PARCEL 2

Acres: 320.08 +/-
Legal: NW¼ & SW¼ 5-147-63
Irrigated Crop Acres: 250.63 +/-
Non Irrigated Acres: 37.02 +/-
Grass Acres: 18.97 +/-
Taxes (2025): \$2,339.18
Tax Parcel #s: 01989000 & 01990000

PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	187.99	32 bu.
Canola	94.01	1,064 lbs.
Total Base Acres: 282.00		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G366A	Hecla loamy fine sand, 0 to 2 percent slopes	169.07	58.8%	IVe	62
G384B	Maddock-Hecla loamy fine sands, 0 to 6 percent slopes	63.89	22.2%	IVe	46
G738D	Dickey-Buse-Embden complex, 6 to 15 percent slopes	34.16	11.9%	VIe	36
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	11.96	4.2%	VIe	41
G270A	Arvilla sandy loam, 0 to 2 percent slopes	3.58	1.2%	IIIe	40
G738C	Dickey-Buse-Embden complex, 3 to 9 percent slopes	3.12	1.1%	VIe	55
G329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	1.10	0.4%	IIIe	61
G366A	Hecla loamy fine sand, 0 to 2 percent slopes	0.71	0.2%	IVe	62
G329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	0.06	0.0%	IIIe	61
Weighted Average					54.1

PARCEL 2

IRRIGATION SYSTEM:

NW¼ Pivot: 2026 Zimmatic electric center-pivot irrigation system equipped with low-pressure-drop nozzles. The pivot completes a full 360-degree circle and currently irrigates approximately 125.02 +/- acres.

SW¼ Pivot: 2003 Valley electric center-pivot irrigation system equipped with low-pressure overhead nozzles. The pivot completes a full 360-degree circle and currently irrigates approximately 125.61 +/- acres.

WELL & PUMPING SYSTEM

Two irrigation wells, approximately 69–70 feet deep, serve the system. One well is equipped with a 35 HP submersible pump and the other with a 60 HP submersible pump. The wells operate as a pair and provide approximately 800 GPM of combined capacity. New pump columns were installed in 2020, along with new soft-start pump control panels. Both wells are equipped with wireless controls for convenient system operation and monitoring. The riser pipes connecting the underground irrigation pipeline to the wells were replaced in approximately 2015. The irrigation system has been professionally maintained and serviced by General Irrigation of Oakes, ND.

This well-maintained irrigation system provides reliable water delivery to approximately 250.63 +/- irrigated acres, supported by modern center-pivot technology, substantial pumping capacity, and convenient wireless controls.

WATER PERMIT NOTICE

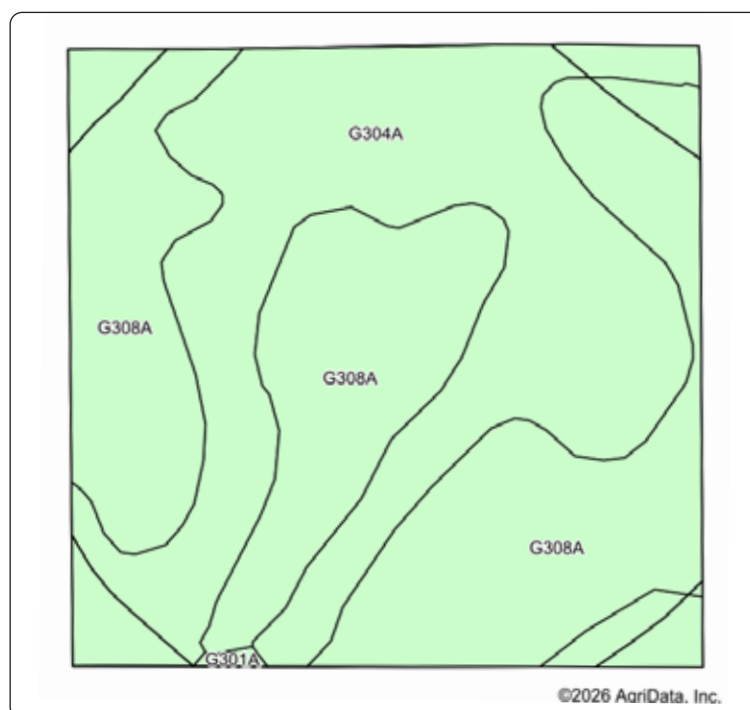
Parcels 1 and 2 currently share the same North Dakota water permit, Permit No. 2149 with the point of diversion in SW1/4NW1/4. If parcels 1 and 2 are purchased by separate buyers, the North Dakota State Water Resources may split the existing permit between the two parcels at the request of the respective buyers. For questions regarding the water permit or the process for splitting the permit, please contact: Chris Colby, North Dakota State Water Resources at 701.238.1414



PARCEL 3

Acres: 160 +/-
Legal: SW¼ 1-147-61
Irrigated Crop Acres: 130.16 +/-
Non Irrigated Acres: 28.28 +/-
Taxes (2025): \$687.48
Tax Parcel #s: 19-0000-04227-000

PARCELS 3 & 4 COMBINED		
Crop	Base Acres	Yield
Wheat	51.39	32 bu.
Corn	77.49	98 bu.
Soybeans	27.22	27 bu.
Total Base Acres: 156.10		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G308A	Brantford loam, 0 to 2 percent slopes	84.59	53.3%	IVs	48
G304A	Binford-Coe complex, 0 to 2 percent slopes	73.44	46.4%	IIIe	40
G301A	Walum sandy loam, 0 to 2 percent slopes	0.40	0.3%	IIIe	50
Weighted Average					44.3

PARCEL 3

IRRIGATION SYSTEM:

1990s Zimmatic center-pivot irrigation system (age unknown) is equipped with low-pressure-drop nozzles. The electric-powered pivot completes a full 360-degree circle and currently irrigates approximately 130.16 +/- acres. The pivot has been well maintained, with the gearboxes, motors, and 5 HP end gun replaced 2014–2015.

WELL & PUMPING SYSTEM

The irrigation well is approximately 250 feet deep and is equipped with a 75 HP submersible pump at 800 GPM capacity. The pump column and soft-start pump control panel were replaced in 2025. The well also features wireless controls for convenient remote operation and monitoring. The system operates under North Dakota Water Resources Well Permit No. 2063A with the point of diversion in the NE1/4SW1/4. The irrigation system has been regularly maintained and serviced by General Irrigation of Oakes, ND.



PARCEL 4

Acres: 160 +/-
Legal: SE¼ 1-147-61
Irrigated Crop Acres: 118.36 +/-
Non Irrigated Acres: 24.72 +/-
Grass Acres: 11.39 +/-
Taxes (2025): \$478.48
Tax Parcel #s: 19-0000-04228-000

PARCELS 3 & 4 COMBINED		
Crop	Base Acres	Yield
Wheat	51.39	32 bu.
Corn	77.49	98 bu.
Soybeans	27.22	27 bu.
Total Base Acres: 156.10		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G304A	Binford-Coe complex, 0 to 2 percent slopes	68.10	47.5%	IIIe	40
G254A	Divide loam, shaly, 0 to 2 percent slopes	24.68	17.2%	IIIs	58
G304B	Binford-Coe complex, 2 to 6 percent slopes	17.91	12.5%	IIIe	38
G304C	Coe-Binford complex, 6 to 9 percent slopes	17.50	12.2%	VIIs	29
G308A	Brantford loam, 0 to 2 percent slopes	13.98	9.7%	IVs	48
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	1.33	0.9%	VIW	21
Weighted Average					42.1

PARCEL 4

IRRIGATION SYSTEM

Zimmatic(year unknown) center-pivot irrigation system is equipped with low-pressure-overhead nozzles. The electric-powered pivot completes a full 360-degree circle and currently irrigates approximately 118.36 +/- acres. The pivot has been well maintained, with the gearboxes, motors, and 5hp end gun replaced 2014–2015.

WELL & PUMPING SYSTEM

The irrigation well is approximately 170 feet deep and with a 75 HP submersible pump at 800 GPM capacity. The pump column and soft-start pump control panel were replaced in 2026. The well also features wireless controls for convenient remote operation and monitoring. The system operates under North Dakota Water Resources Well Permit No. 2087 with the point of diversion in the SE1/4SE1/4. The irrigation system has been regularly maintained and serviced by General Irrigation of Oakes, ND.



PARCEL 1 PHOTOS



PARCEL 2 PHOTOS



PARCEL 3 & 4 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 11/19/26. 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 November 19, 2026, 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, Bob Pifer, ND #905.

Pifer's

701.371.8538



www.pifers.com