

# Farmland Auction

**25**  
YEARS  
est. 2000

**675.8 Acres • Ward County, ND**

**Thursday, November 13, 2025 – 11:00 a.m.**  
**Sleep Inn & Suites • Minot, ND**

**OWNER: Ouradnik Farm Trust**



**Pifer's**

**701.475.7653**

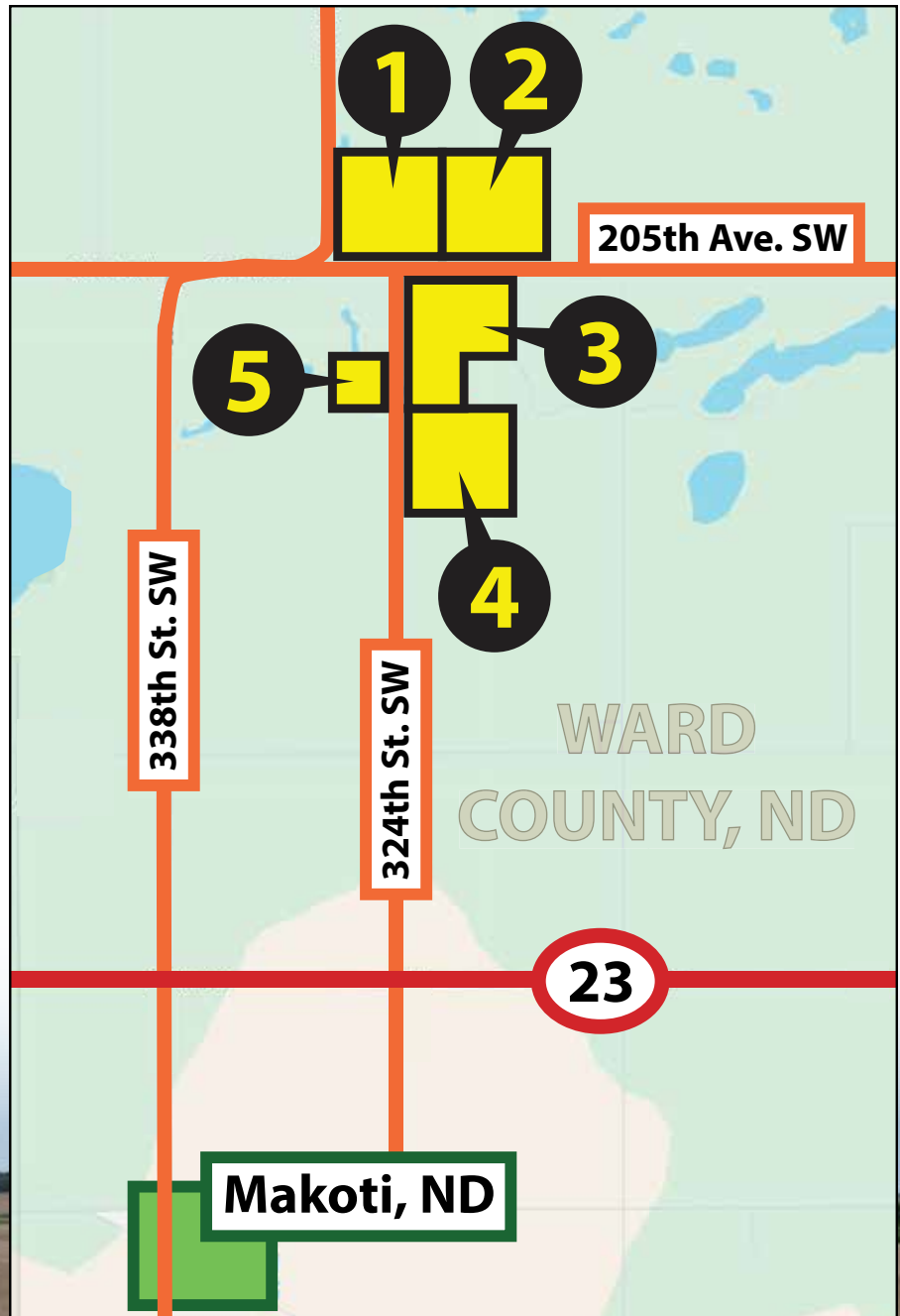
**www.pifers.com**

# INTRODUCTION

**Auction Note:** Don't miss this opportunity to own 675 +/- total acres in Ward County, ND, offered in five parcels. The balance is quality cropland comprised primarily of Williams-Bowbells Loams and Williams-Zahl Complex soils, known for strong production potential. In addition to its agricultural value, the property offers outstanding hunting opportunities with abundant wildlife habitat. Good access provides year-round usability for farming, hunting, and recreation. Whether you're looking to expand your operation or invest in quality farmland with recreation potential, this property checks all the boxes and is available for the 2026 crop year!

## Driving Directions

From Makoti, ND, go 1 mile north on 338th St. SW to ND Hwy. #23. Go 1 mile east on ND Hwy. #23 to 324th St. SW. Go 2.5 miles north on 324th St. SW to parcels 3, 4, and 5. Go another half mile north on 324th St. SW to parcels 1 and 2.

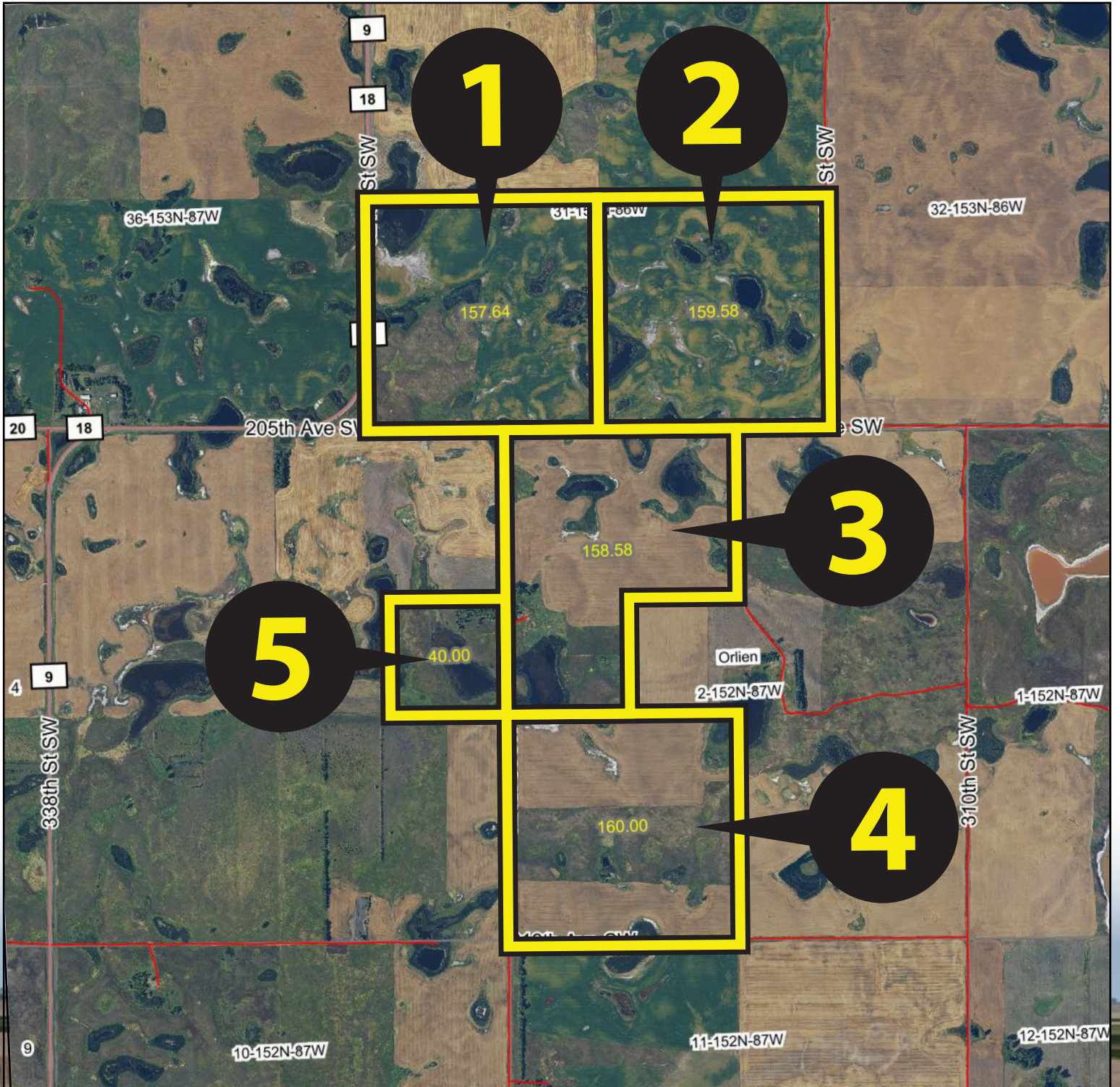


**Darin Peterson** • 701.220.5396 or [darin@pifers.com](mailto:darin@pifers.com)

**Pifer's**

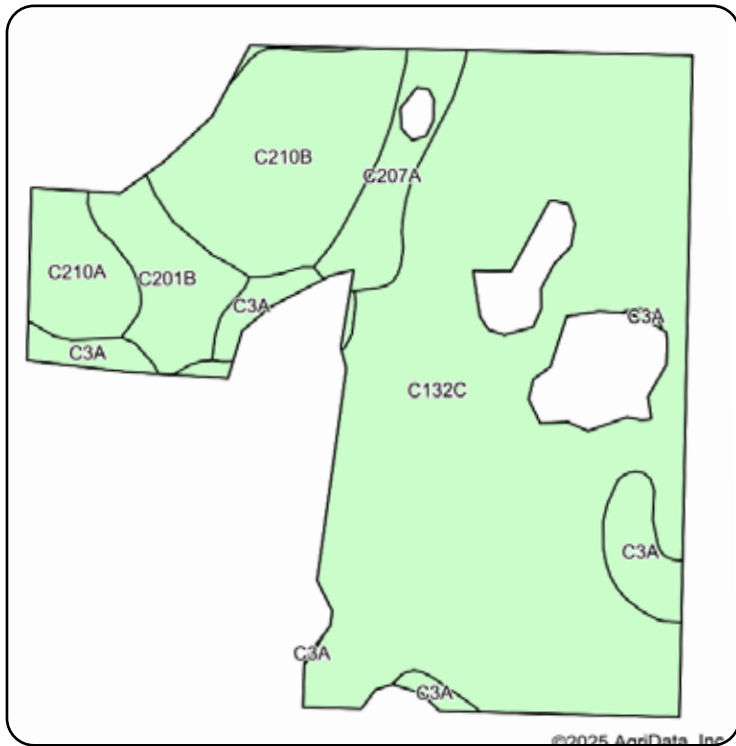
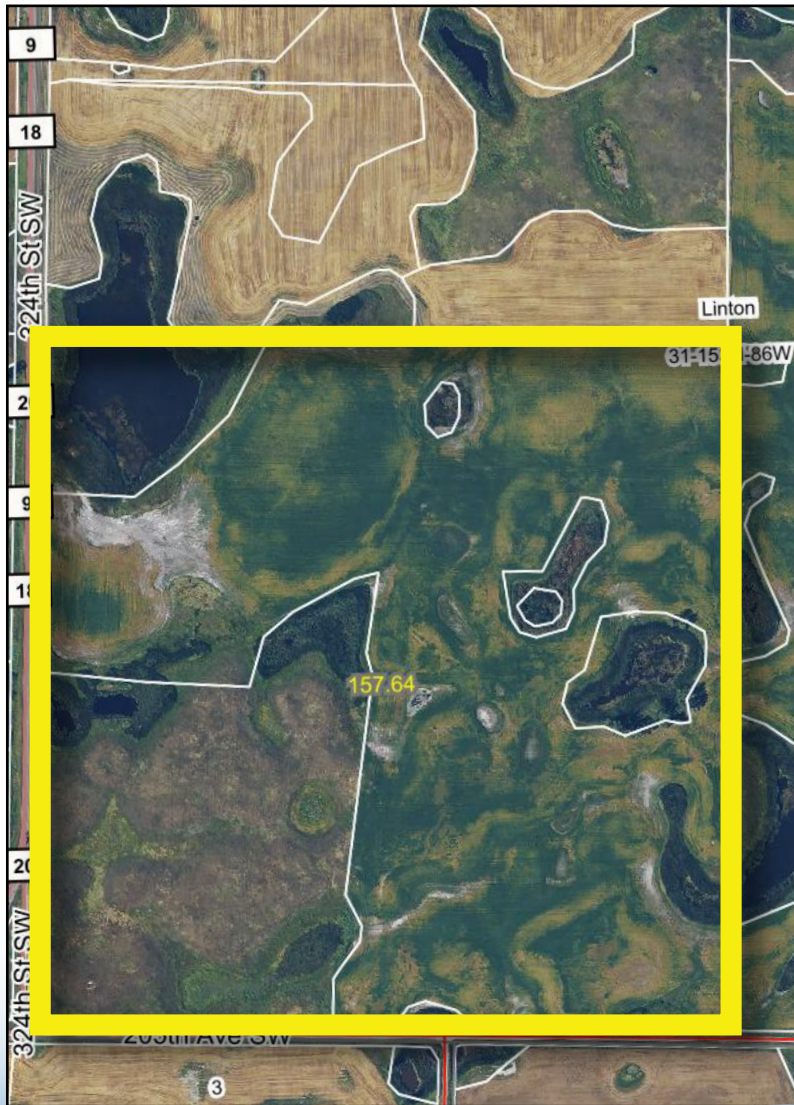
510 7th St. NW • Steele, ND 58482

# OVERALL PROPERTY



# PARCEL 1

Acres: 157.64 +/-  
 Legal: E½SW¼ & Lots 3-4 Less Rd 31-153-86  
 FSA Crop Acres: 101.99 +/-  
 Pasture Acres: 38.92 +/-  
 Taxes (2024): \$822.03

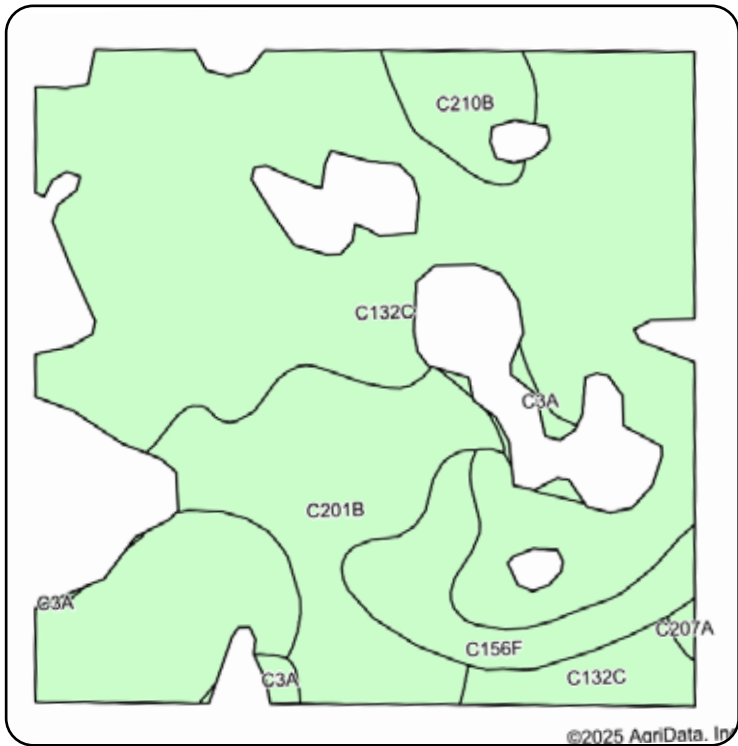


ALL PARCELS COMBINED		
Crop	Base Acres	Yield
Wheat	99.23	38 bu.
Flax	98.93	19 bu.
Barley	60.54	53 bu.
<b>Total Base Acres: 258.7</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	65.63	65.6%	IIIe	61
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	13.84	13.8%	Ile	83
C3A	Parnell silty clay loam, 0 to 1 percent slopes	6.14	6.1%	Vw	20
C201B	Bowbells loam, 3 to 6 percent slopes	5.46	5.5%	Ile	89
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	4.65	4.6%	IIc	86
C207A	Bowbells-Parnell complex, 0 to 3 percent slopes	4.41	4.4%	IIc	76
<b>Weighted Average</b>					<b>64.9</b>

# PARCEL 2

Acres: 159.58 +/-  
 Legal: SE¼ Less Rd 31-153-86  
 FSA Crop Acres: 131.37 +/-  
 Taxes (2024): \$1,027.54



## ALL PARCELS COMBINED

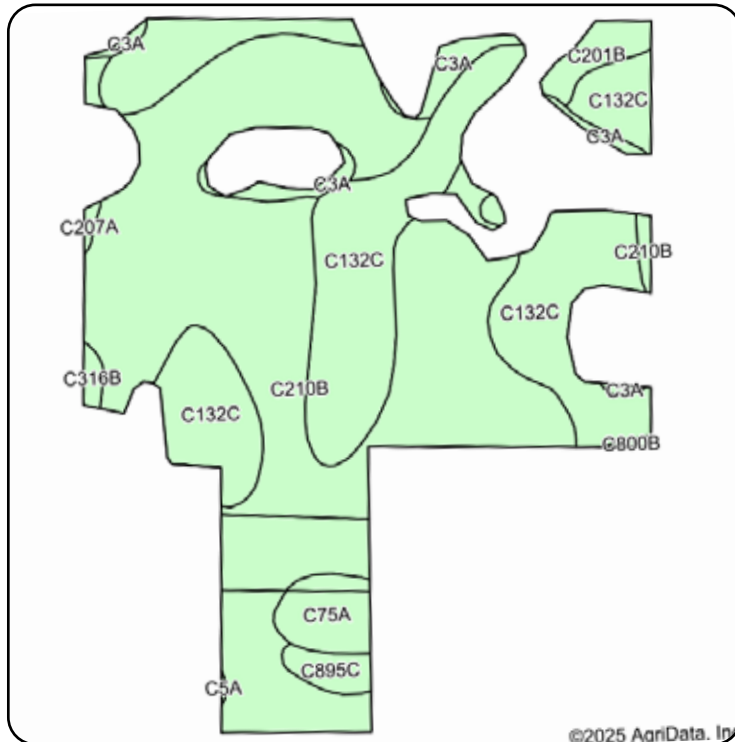
Crop	Base Acres	Yield
Wheat	99.23	38 bu.
Flax	98.93	19 bu.
Barley	60.54	53 bu.

**Total Base Acres: 258.7**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	93.95	71.5%	IIIe	61
C201B	Bowbells loam, 3 to 6 percent slopes	20.85	15.9%	Ile	89
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	9.61	7.3%	VIIe	36
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	4.96	3.8%	Ile	83
C3A	Parnell silty clay loam, 0 to 1 percent slopes	1.62	1.2%	Vw	20
C207A	Bowbells-Parnell complex, 0 to 3 percent slopes	0.38	0.3%	IIc	76
<b>Weighted Average</b>					<b>64</b>

# PARCEL 3

Acres: 158.58 +/-  
 Legal: SW¼NW¼ & Lots 3-4 Less Rd 2-152-87  
 FSA Crop Acres: 111.19 +/-  
 Recreational Acres: 34.52 +/-  
 Taxes (2024): \$1,131.87

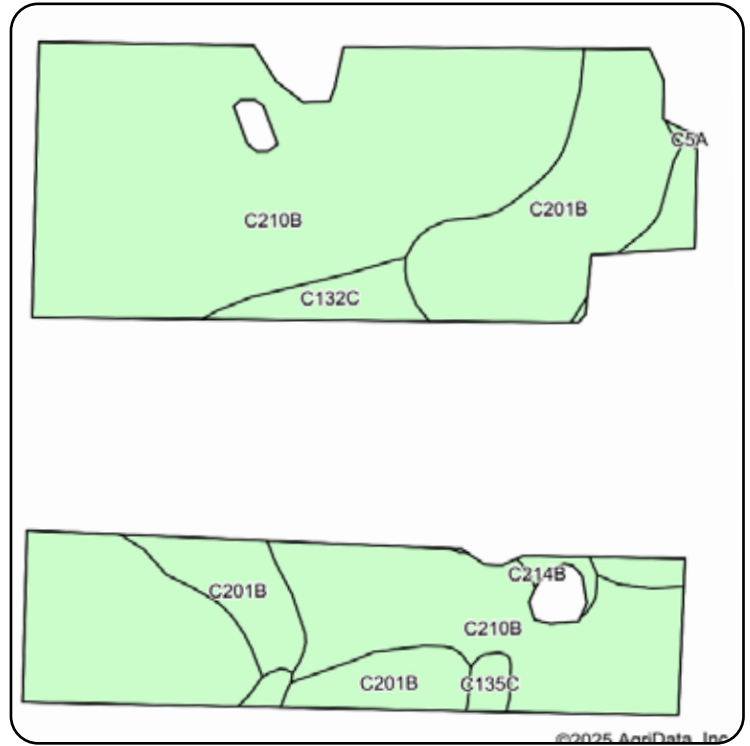


ALL PARCELS COMBINED		
Crop	Base Acres	Yield
Wheat	99.23	38 bu.
Flax	98.93	19 bu.
Barley	60.54	53 bu.
<b>Total Base Acres: 258.7</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	62.19	56.4%	Ile	83
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	37.57	34.0%	IIle	61
C75A	Vallers loam, moderately saline, 0 to 1 percent slopes	3.16	2.9%	IVw	37
C3A	Parnell silty clay loam, 0 to 1 percent slopes	3.13	2.8%	Vw	20
C201B	Bowbells loam, 3 to 6 percent slopes	2.01	1.8%	Ile	89
C895C	Wabek-Williams-Zahl complex, 3 to 9 percent slopes, very stony	1.49	1.3%	VIIs	37
C316B	Lihen-Telfer fine sandy loams, 2 to 6 percent slopes	0.50	0.5%	IIle	47
C207A	Bowbells-Parnell complex, 0 to 3 percent slopes	0.22	0.2%	IIc	76
C800B	Appam sandy loam, 2 to 6 percent slopes	0.15	0.1%	IIle	38
<b>Weighted Average</b>					<b>71.7</b>

# PARCEL 4

Acres: 160 +/-  
 Legal: SW¼ 2-152-87  
 FSA Crop Acres: 97.34 +/-  
 Pasture Acres: 56.3 +/-  
 Taxes (2024): \$1,520.05

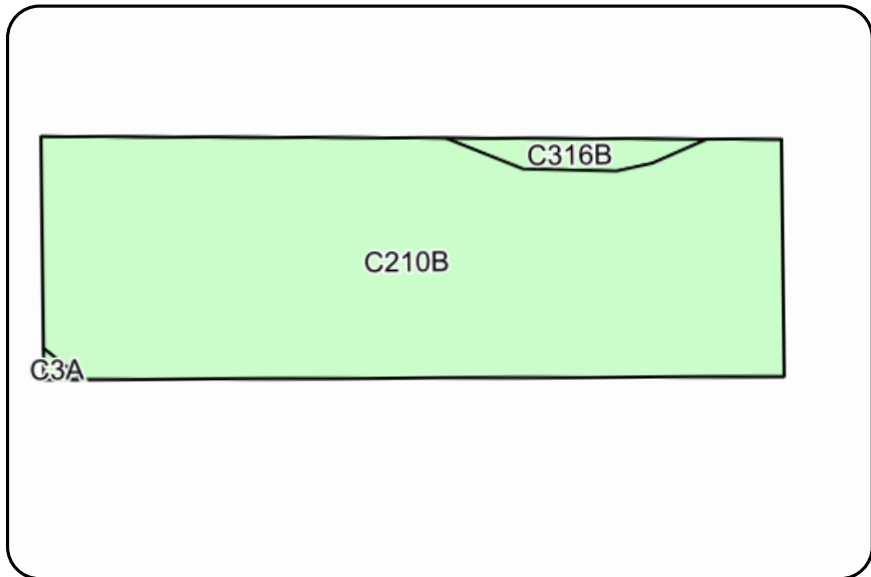


ALL PARCELS COMBINED		
Crop	Base Acres	Yield
Wheat	99.23	38 bu.
Flax	98.93	19 bu.
Barley	60.54	53 bu.
<b>Total Base Acres: 258.7</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	69.40	71.3%	Ile	83
C201B	Bowbells loam, 3 to 6 percent slopes	20.94	21.5%	Ile	89
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	5.04	5.2%	IIle	61
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	1.26	1.3%	IVe	56
C214B	Williams-Balaton loams, low precipitation, 3 to 6 percent slopes	0.56	0.6%	Ile	75
C5A	Southam silty clay loam, 0 to 1 percent slopes	0.14	0.1%	VIIIw	5
<b>Weighted Average</b>					<b>82.6</b>

# PARCEL 5

Acres: 40 +/-  
 Legal: SE¼NE¼ 3-152-87  
 FSA Crop Acres: 2.12 +/-  
 Pasture Acres: 37.1 +/-  
 Taxes (2024): \$166.63



ALL PARCELS COMBINED		
Crop	Base Acres	Yield
Wheat	99.23	38 bu.
Flax	98.93	19 bu.
Barley	60.54	53 bu.
<b>Total Base Acres: 258.7</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	2.05	96.7%	Ile	83
C316B	Lihen-Telfer fine sandy loams, 2 to 6 percent slopes	0.07	3.3%	IIle	47
<b>Weighted Average</b>					<b>81.8</b>



# 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.

# PROPERTY PHOTOS



Parcel 1



Parcel 1



Parcel 2



Parcel 2



Parcel 3



Parcel 3

# PROPERTY PHOTOS



Parcel 4



Parcel 4



Parcel 4



Parcel 5



Parcel 5



Parcel 5

# Pifer's

# 25

YEARS

# 20

est. 2000

701.475.7653



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