

# Farmland Auction

**25**  
YEARS  
est. 2000

**1,080 Acres • Emmons County, ND**

**Monday, November 3, 2025 – 10:00 a.m.**

**Pifer's Auction Center of North America • Steele, ND**



***OWNERS: Warren & Bernice VanderWal***



**Pifer's**

**701.475.7653**

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



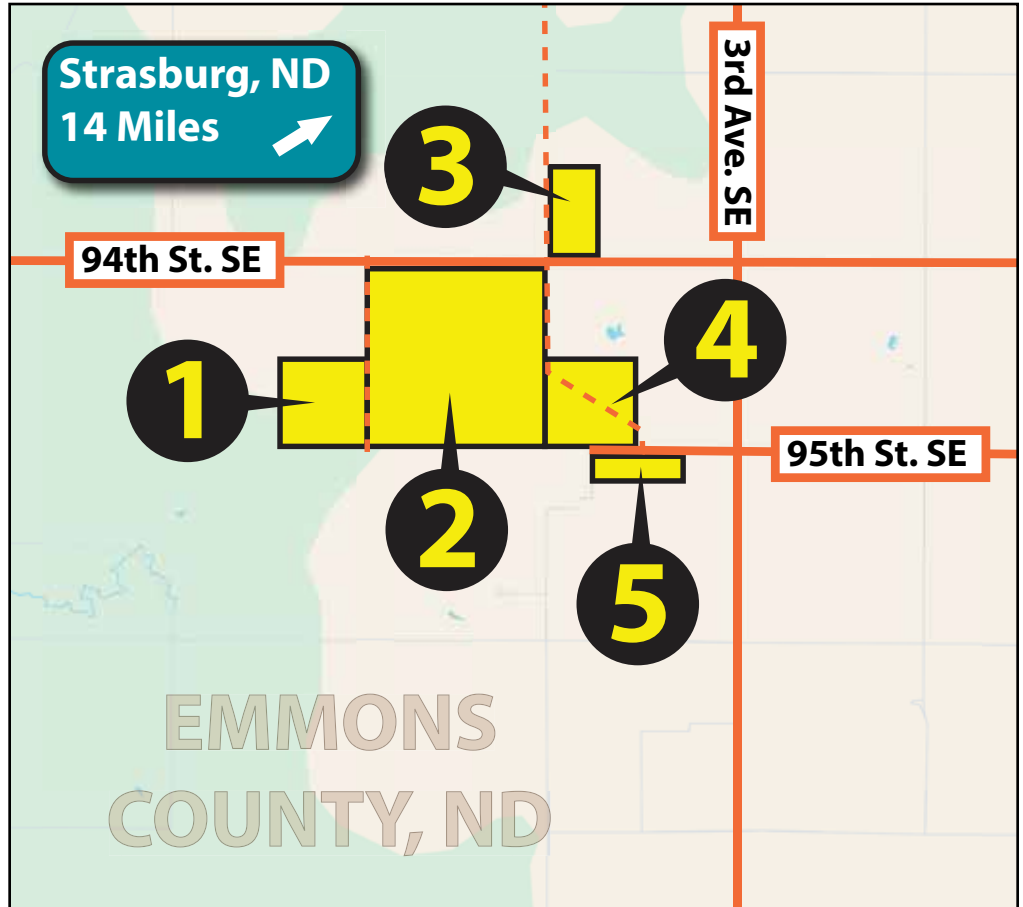
# INTRODUCTION

**Auction Note:** A unique opportunity to purchase a diverse property featuring a mix of productive cropland and rugged pasture. With over 575 acres of fertile cropland, this farm offers strong agricultural potential, while the balance of rolling pasture and natural habitat provides excellent hunting opportunities for deer, upland birds, and other wildlife. The property is well-suited for livestock, featuring natural water sources and quality fencing throughout. Whether you're looking to expand your farming operation, invest in quality hunting land, or both, this property offers versatility and value.

## Driving Directions

**Parcel 1-3:** From Strasburg, ND, go 7 miles west on 89th St. SE to 3rd Ave. SE. Go 5 miles south on 3rd Ave. SE to 94th St. SE. Go 1 mile west on 94th St. SE. Here you are at the northeast corner of parcel 2 and the southwest corner of parcel 3. Continue 1 mile west on 94th St. SE, then go south on a section line trail for a half mile. Here you will be at the northeast corner of parcel 1.

**Parcels 4 & 5:** From Strasburg, ND, go 7 miles west on 89th St. SE to 3rd Ave. SE. Go 6 miles south on 3rd Ave. SE to 95th St. SE. Go a half mile west on 95th St. SE. Parcel 4 is on the north side of the road and parcel 5 is on the south side.



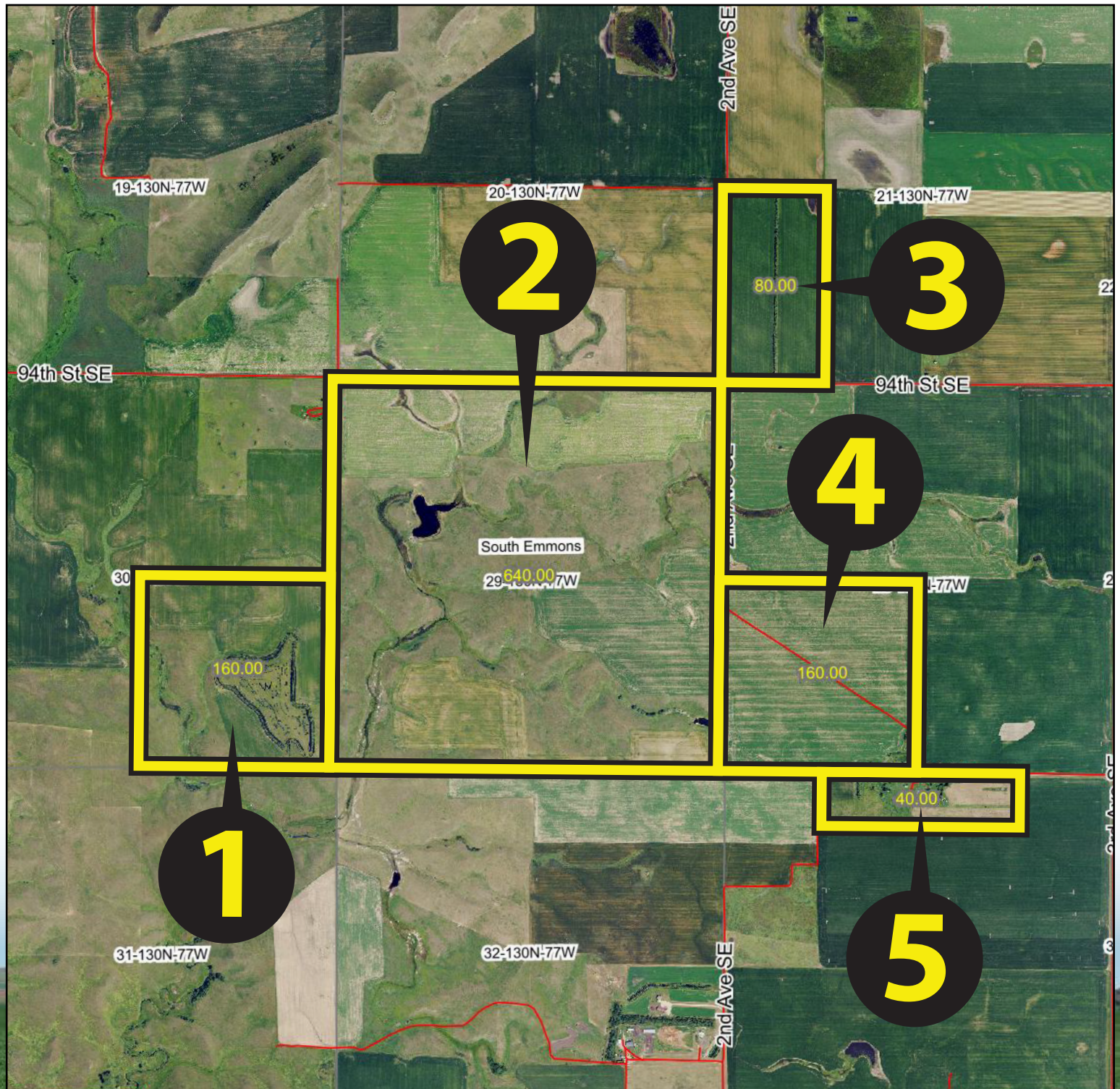
**Darin Peterson • 701.220.5396 or [darin@pifers.com](mailto:darin@pifers.com)**

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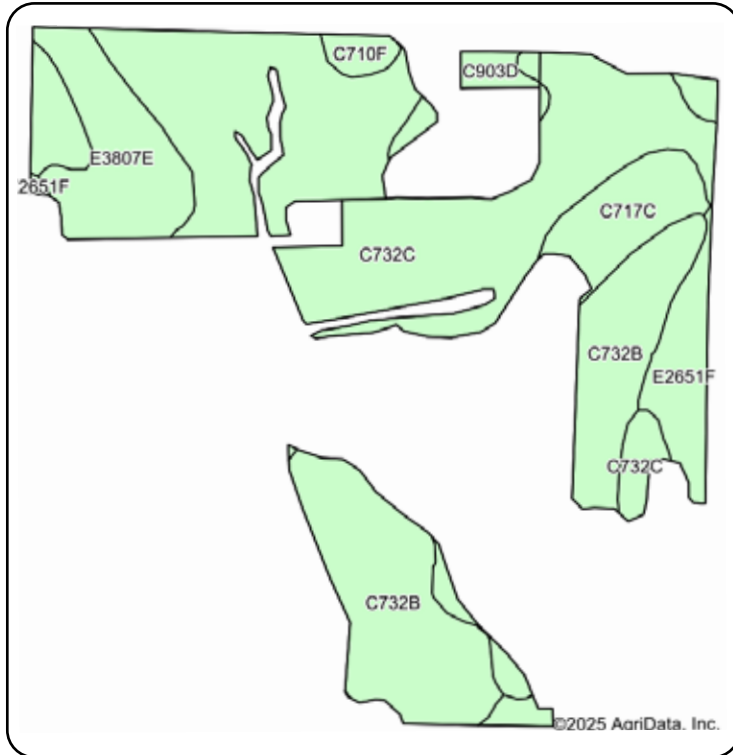
# OVERALL PROPERTY



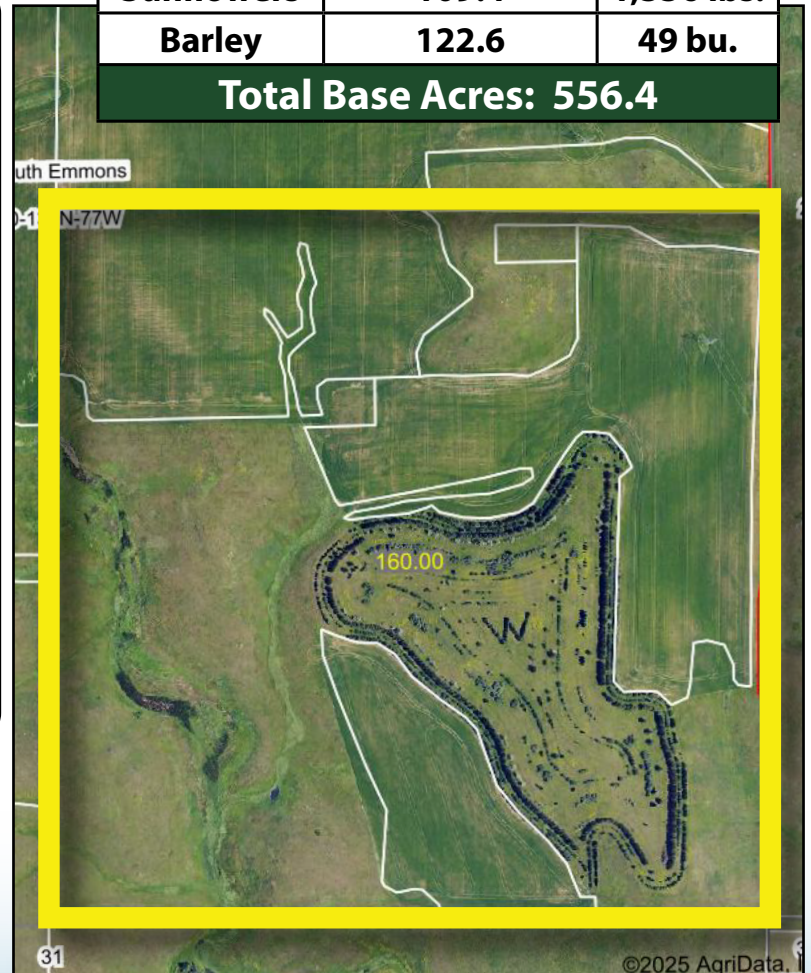


# PARCEL 1

Acres: 160 +/-  
 Legal: SE¼ 30-130-77  
 FSA Crop Acres: 69.11 +/-  
 Pasture Acres: 89.65 +/-  
 Taxes (2024): \$863.82



ALL PARCELS COMBINED		
Crop	Base Acres	Yield
Wheat	179.1	35 bu.
Corn	145.3	82 bu.
Sunflowers	109.4	1,556 lbs.
Barley	122.6	49 bu.
Total Base Acres: 556.4		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C732C	Bryant silt loam, 6 to 9 percent slopes	32.36	49.5%	IIIe	67
C732B	Bryant silt loam, 2 to 6 percent slopes	15.89	24.2%	Ile	83
E3807E	Linton-Sutley-Flasher complex, 9 to 25 percent slopes	6.42	9.8%	IVe	39
C717C	Sutley silt loam, 2 to 9 percent slopes	4.75	7.2%	IVe	53
E2651F	Werner-Amor-Arnegard loams, 9 to 50 percent slopes	3.53	5.4%	VIe	25
C903D	Amor-Werner loams, 9 to 15 percent slopes	1.71	2.6%	IVe	39
C710F	Linton-Sutley-Mandan silt loams, 9 to 35 percent slopes	0.87	1.3%	VIe	34
Weighted Average					63.7



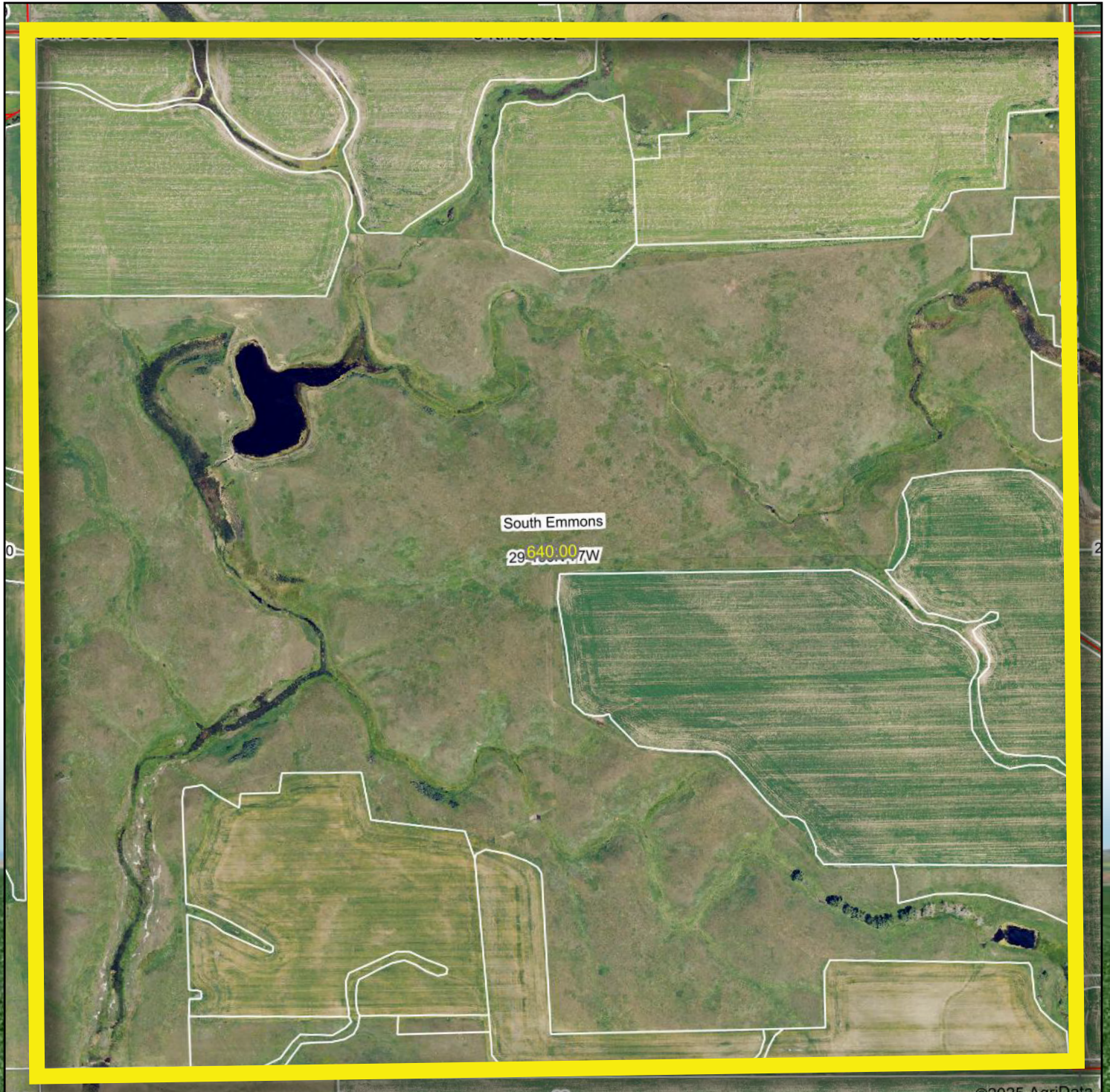
# PARCEL 1 PHOTOS





# PARCEL 2 FSA

Acres: 640 +/-  
Legal: All in 29-130-77  
FSA Crop Acres: 274.22 +/-  
Pasture Acres: 349.33 +/-  
Taxes (2024): \$2,450.51

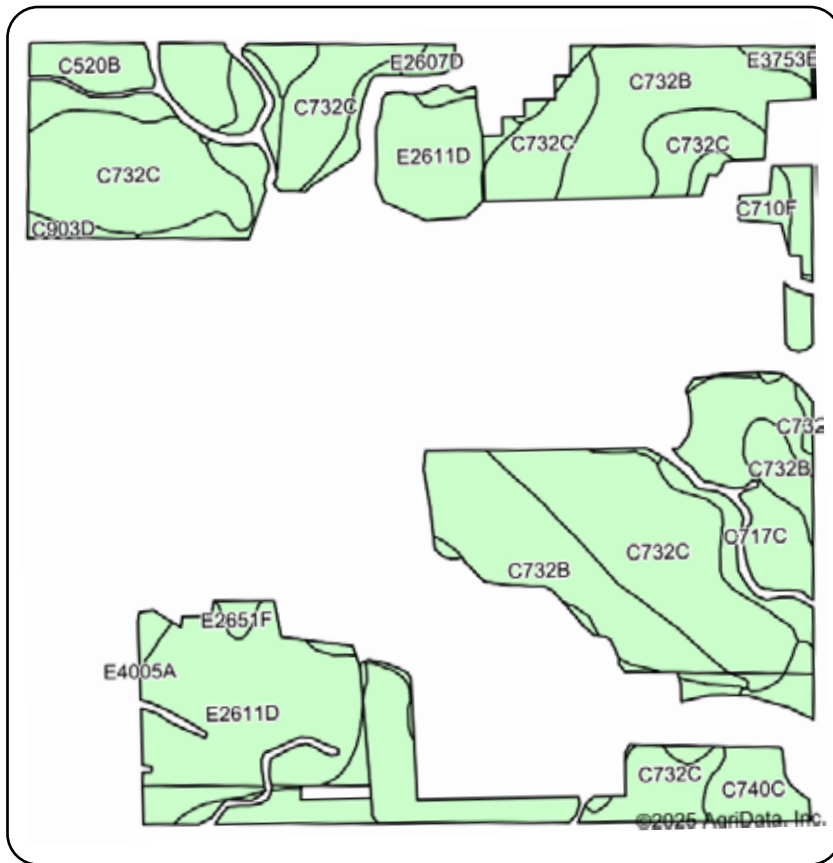


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# PARCEL 2 SOILS



## ALL PARCELS COMBINED

Crop	Base Acres	Yield
Wheat	179.1	35 bu.
Corn	145.3	82 bu.
Sunflowers	109.4	1,556 lbs.
Barley	122.6	49 bu.
Total Base Acres: 556.4		

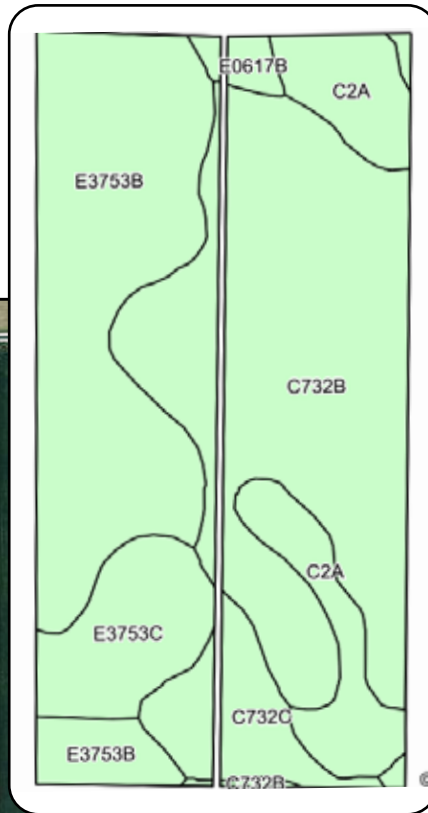
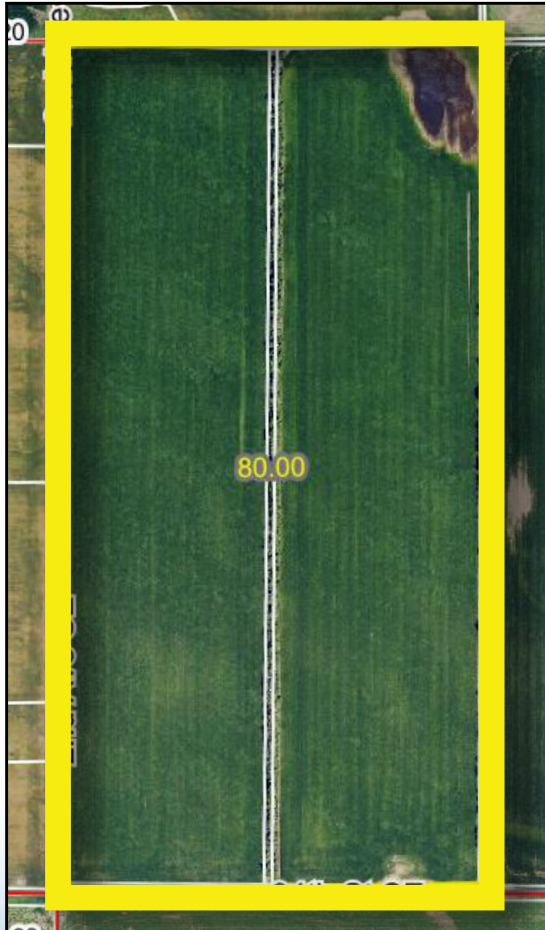


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C732C	Bryant silt loam, 6 to 9 percent slopes	100.29	37.0%	IIIe	67
E2611D	Werner-Amor loams, 9 to 15 percent slopes	50.61	18.8%	VIe	35
C732B	Bryant silt loam, 2 to 6 percent slopes	49.77	18.5%	Ile	83
C717C	Sutley silt loam, 2 to 9 percent slopes	19.86	7.4%	IVe	53
C520B	Belfield-Daglum complex, 2 to 6 percent slopes	16.31	6.1%	Ils	66
E2651F	Werner-Amor-Arnegard loams, 9 to 50 percent slopes	12.96	4.8%	VIe	25
C740C	Temvik silt loam, 6 to 9 percent slopes	8.78	3.3%	IIIe	64
C710F	Linton-Sutley-Mandan silt loams, 9 to 35 percent slopes	4.85	1.8%	VIe	34
E2607D	Amor-Werner loams, 9 to 15 percent slopes	2.95	1.1%	IVe	40
E3753B	Omio-Amor silt loams, 3 to 6 percent slopes	1.65	0.6%	Ile	80
C903D	Amor-Werner loams, 9 to 15 percent slopes	1.51	0.6%	IVe	39
Weighted Average					59.8



# PARCEL 3

Acres: 80 +/-  
 Legal: W½SW¼ 21-130-77  
 FSA Crop Acres: 75.12 +/-  
 Taxes (2024): \$589.71



## ALL PARCELS COMBINED

Crop	Base Acres	Yield
Wheat	179.1	35 bu.
Corn	145.3	82 bu.
Sunflowers	109.4	1,556 lbs.
Barley	122.6	49 bu.

**Total Base Acres: 556.4**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C732B	Bryant silt loam, 2 to 6 percent slopes	31.02	41.3%	Ile	83
E3753B	Omio-Amor silt loams, 3 to 6 percent slopes	23.93	31.9%	Ile	80
C2A	Tonka silt loam, 0 to 1 percent slopes	8.10	10.8%	IVw	45
E3753C	Omio-Amor silt loams, 6 to 9 percent slopes	6.17	8.2%	IIle	64
C732C	Bryant silt loam, 6 to 9 percent slopes	4.90	6.5%	IIle	67
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	1.00	1.3%	Ile	65
<b>Weighted Average</b>					<b>75.1</b>

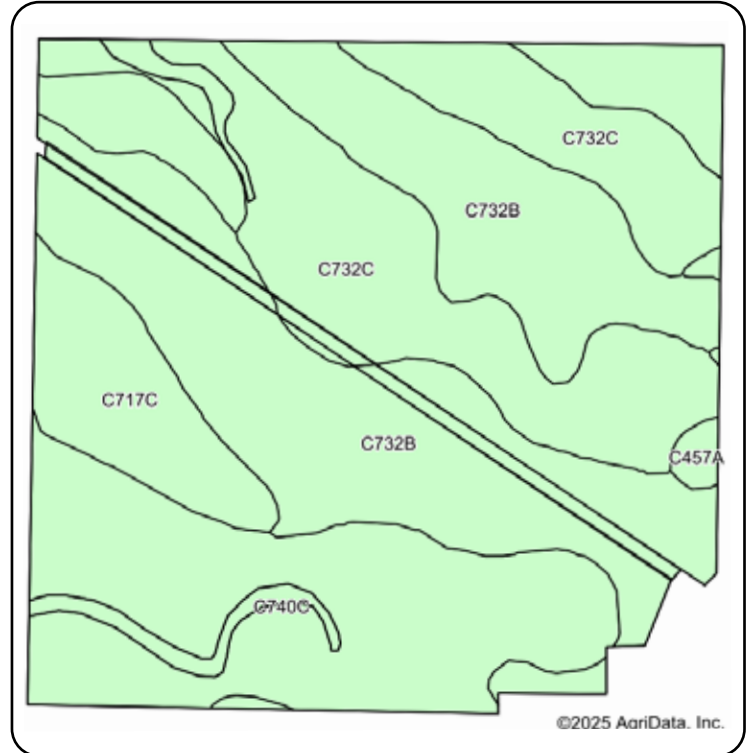
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# PARCEL 4

Acres: 160 +/-  
 Legal: SW¼ 28-130-77  
 FSA Crop Acres: 154.25 +/-  
 Taxes (2024): \$1,176.65



## ALL PARCELS COMBINED

Crop	Base Acres	Yield
Wheat	179.1	35 bu.
Corn	145.3	82 bu.
Sunflowers	109.4	1,556 lbs.
Barley	122.6	49 bu.

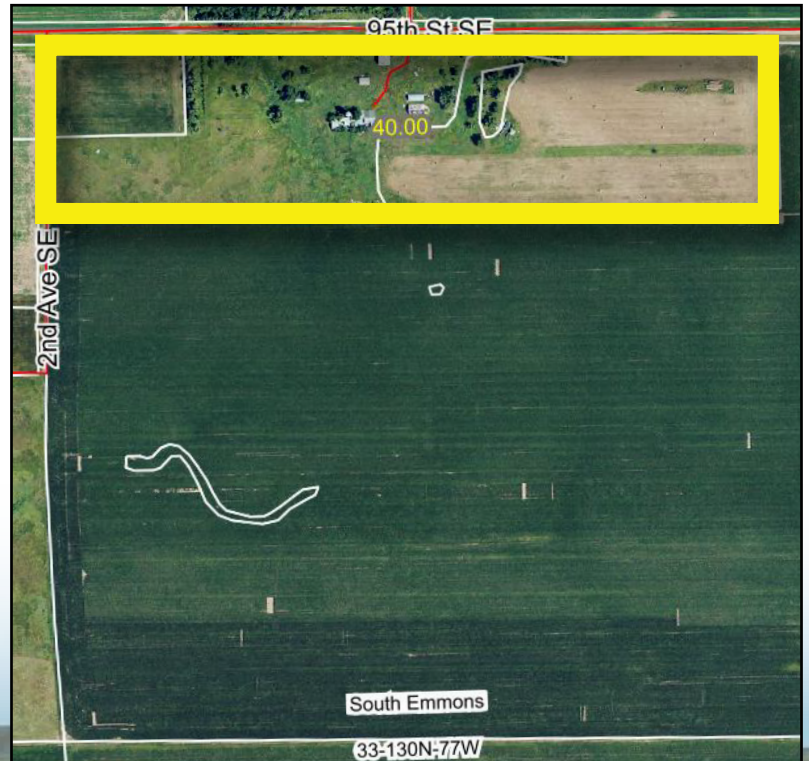
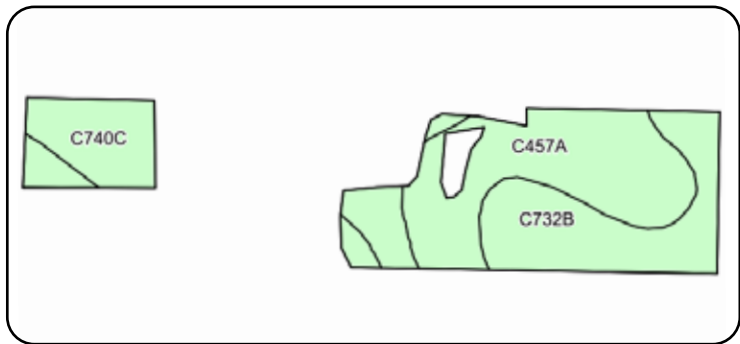
**Total Base Acres: 556.4**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C732B	Bryant silt loam, 2 to 6 percent slopes	62.46	40.5%	Ile	83
C732C	Bryant silt loam, 6 to 9 percent slopes	38.00	24.6%	IIle	67
C740C	Temvik silt loam, 6 to 9 percent slopes	36.60	23.7%	IIle	64
C717C	Sutley silt loam, 2 to 9 percent slopes	16.10	10.4%	IVe	53
C457A	Grassna silt loam, 0 to 2 percent slopes	1.22	0.8%	IIc	98
<b>Weighted Average</b>					<b>71.5</b>



# PARCEL 5

Acres: 40 +/-  
 Legal: N½NE¼NW¼ & N½NW¼NE¼ 33-130-77  
 FSA Crop Acres: 21.36 +/-  
 Taxes (2024): \$321.17



ALL PARCELS COMBINED		
Crop	Base Acres	Yield
Wheat	179.1	35 bu.
Corn	145.3	82 bu.
Sunflowers	109.4	1,556 lbs.
Barley	122.6	49 bu.
Total Base Acres: 556.4		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C732B	Bryant silt loam, 2 to 6 percent slopes	8.97	42.0%	Ile	83
C457A	Grassna silt loam, 0 to 2 percent slopes	8.81	41.2%	IIc	98
C740C	Temvik silt loam, 6 to 9 percent slopes	3.59	16.8%	IIIe	64
Weighted Average					86



# 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.

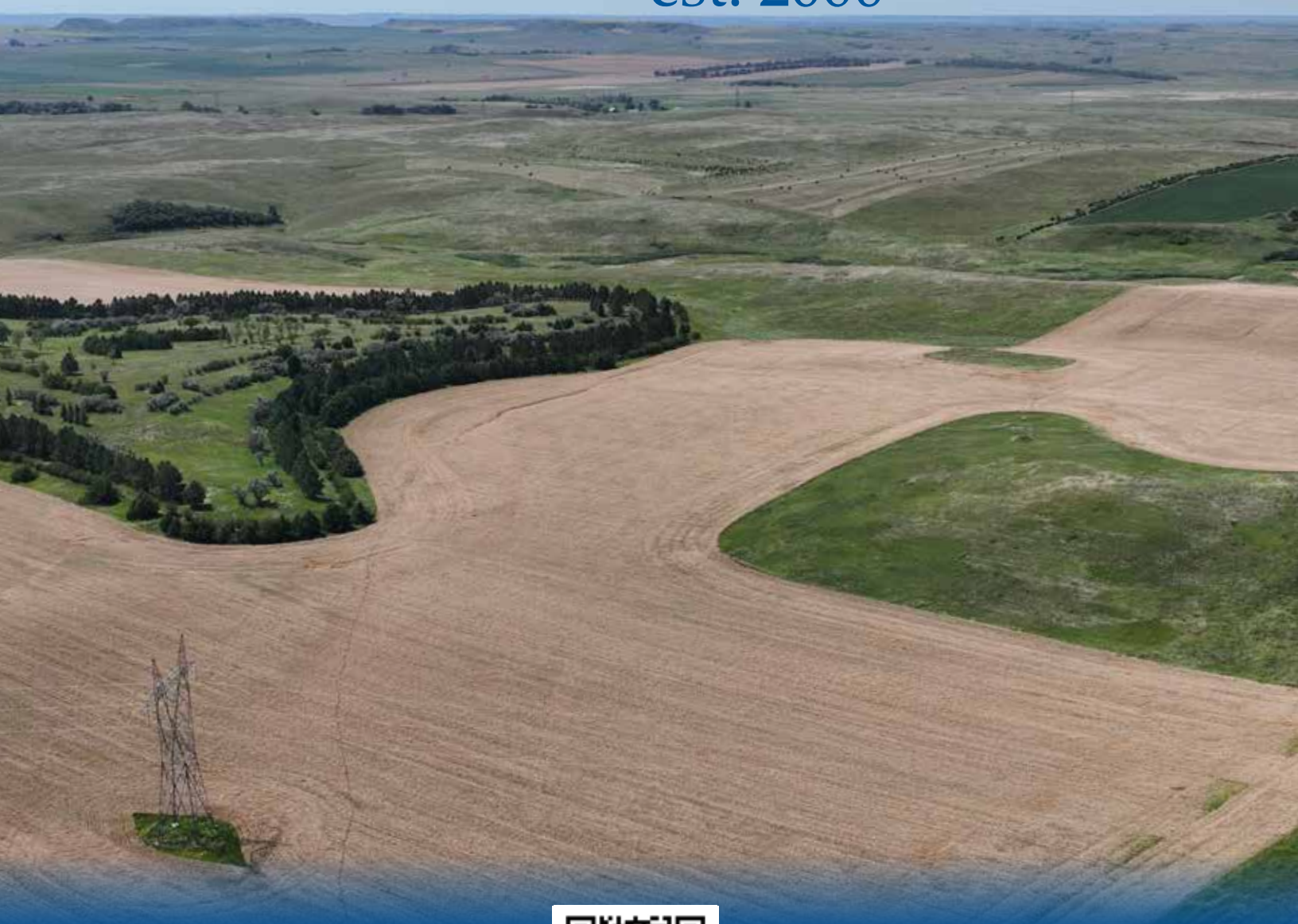
# Pifer's

# 25

YEARS

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est. 2000



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