

Farmland Auction

25
YEARS
est. 2000

775.25 Acres • Mountrail County, ND

Thursday, December 11, 2025 – 10:00 a.m.

Sleep Inn & Suites • Minot, ND

OWNERS: *Dennis & Becky Edwards*



Pifer's

877.477.3105

www.pifers.com

INTRODUCTION

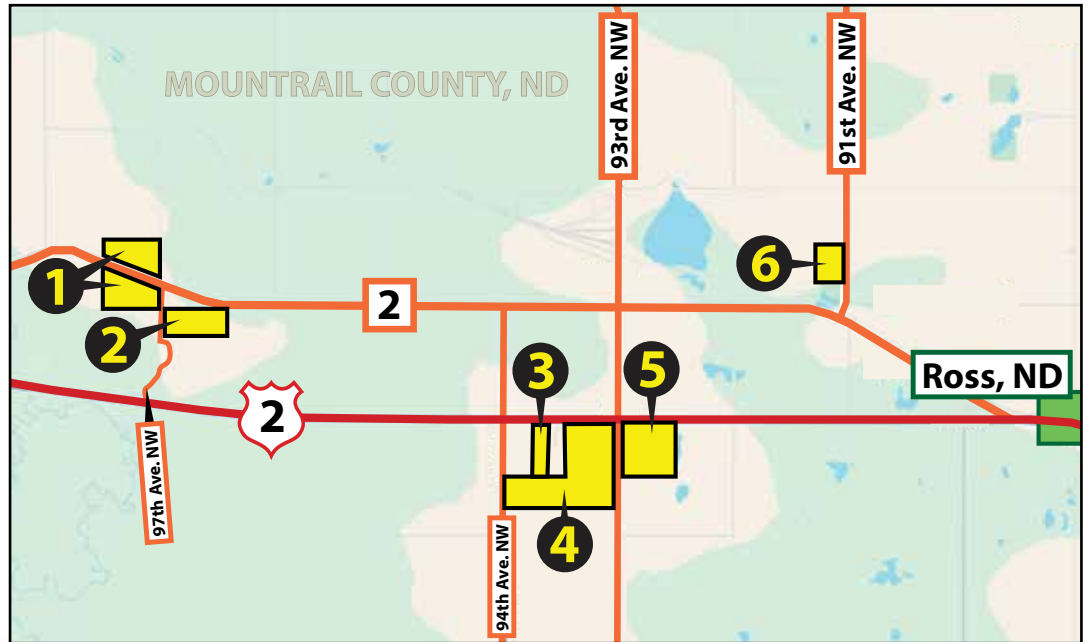
Auction Note: This 775.25 +/- acre property in Mountrail County, ND presents a rare opportunity to acquire highly productive cropland. Offered in six parcels, including three that are contiguous, it features excellent access on and off US Hwy. #2, just west of Ross, ND. With 702.71 +/- of FSA crop acres, the property is well-suited for wheat, canola, sunflowers, and soybeans. Whether you're looking to expand your agricultural operation or diversify your investment portfolio, this offering is an excellent choice. Available for the 2026 crop year, the property will be sold at a live auction with internet and phone bidding options. Don't miss this chance to secure prime agricultural land!

Driving Directions

Parcels 1 & 2: From Ross, ND, go west 8 miles on US Hwy. #2 to 97th Ave. NW, then go 1 mile north. This will bring you to the southeast corner of parcel 1 and the northwest corner of parcel 2.

Parcels 3-5: From Ross, ND, go west 4 miles on US Hwy. #2. This will bring you to the northeast corner of parcel 4 and the northwest corner of parcel 5. Continue 0.6 miles. This will bring you to the northeast corner of parcel 3.

Parcel 6: From Ross, ND, go west 2 miles on US Hwy. #2 to 91st Ave. NW, then go north 1.25 miles. This will bring you to the southeast corner of parcel 6.

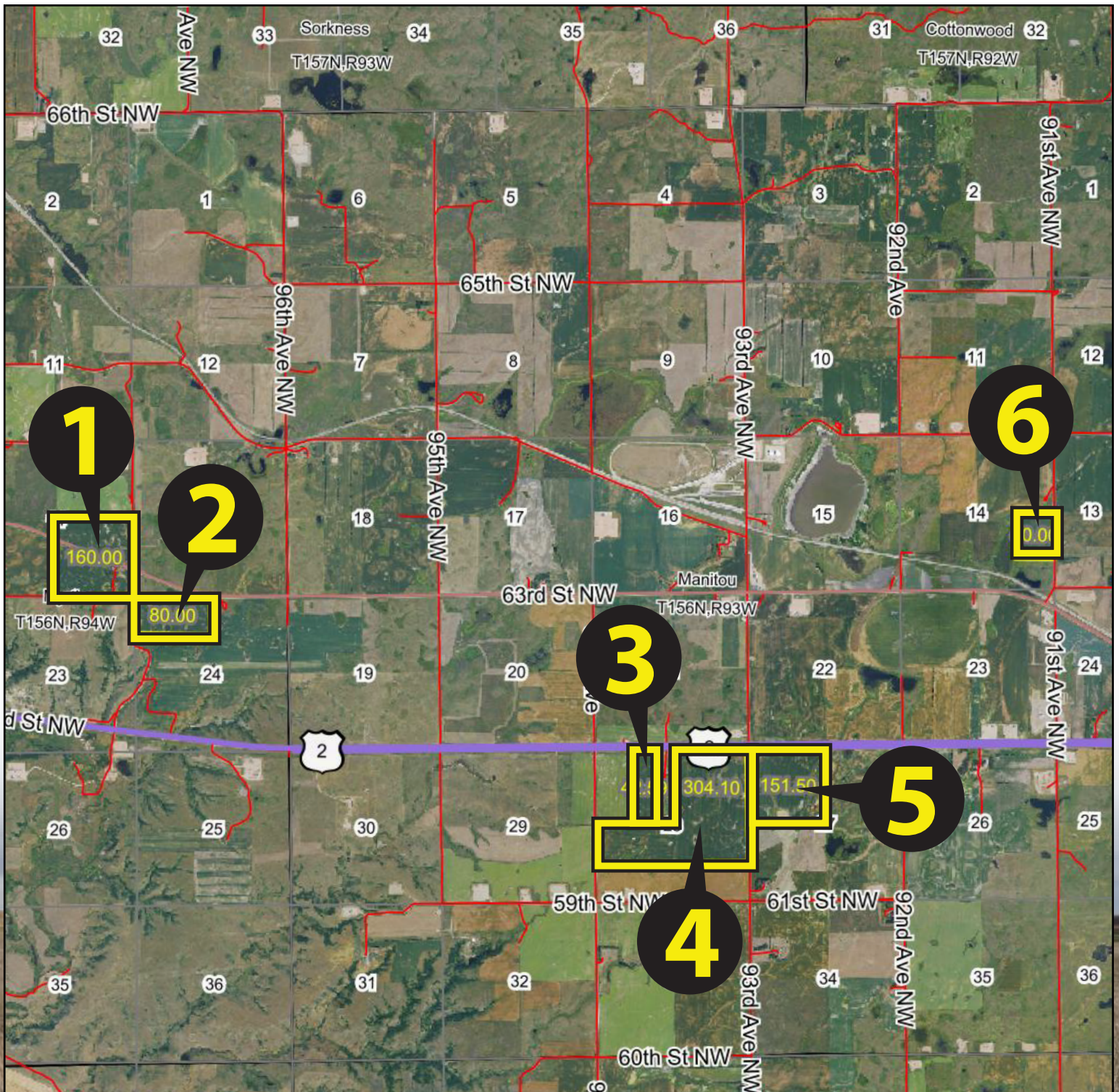


Bob Pifer • 701.371.8538 or bob@pifers.com

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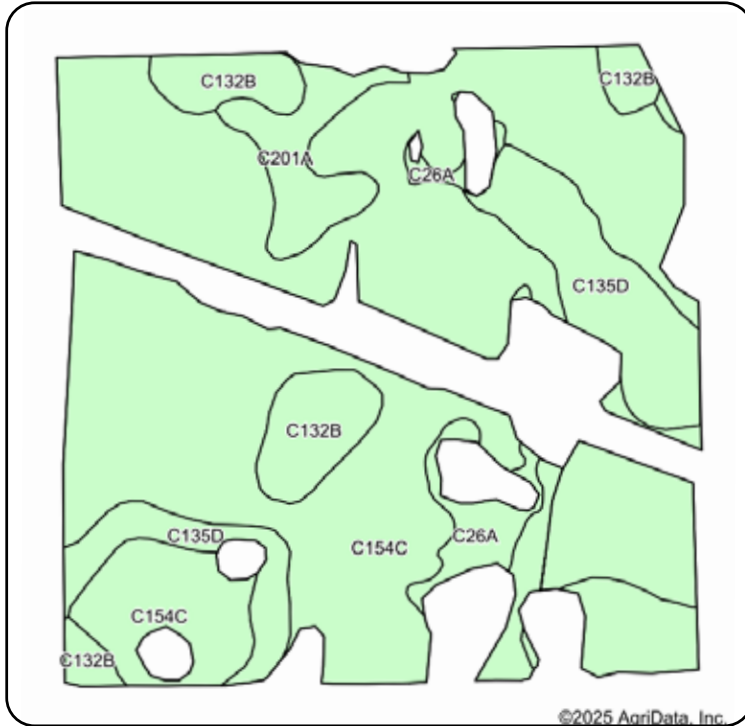
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OVERALL PROPERTY



PARCEL 1

Acres: 160 +/-
 Legal: SE¼ 14-156-94
 FSA Crop Acres: 137.26 +/-
 Grass/Habitat Acres: 12.86 +/-
 Taxes (2024): \$450.46



Crop	Base Acres	Yield
Wheat	76.11	44 bu.
Corn	9.97	63 bu.
Sunflowers	10.77	1,831 lbs.
Canola	18.95	1,238 lbs.
Dry Peas	16.16	2,904 lbs.
Total Base Acres: 131.96		



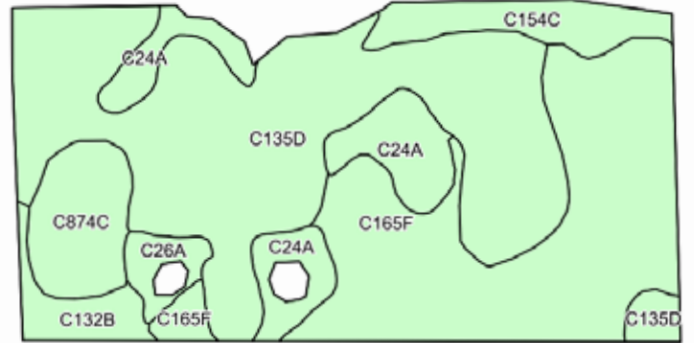
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C154C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	91.33	71.0%	IVe	60
C135D	Zahl-Williams loams, 9 to 15 percent slopes	18.33	14.2%	VIe	44
C132B	Williams-Zahl loams, 3 to 6 percent slopes	9.76	7.6%	IIe	75
C201A	Bowbells loam, 0 to 3 percent slopes	5.59	4.3%	IIc	92
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau	3.70	2.9%	IVw	40
Weighted Average					59.7

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PARCEL 2

Acres: 80 +/-
 Legal: N½NW¼ 24-156-94
 FSA Crop Acres: 77.43 +/-
 Taxes (2024): \$160.71

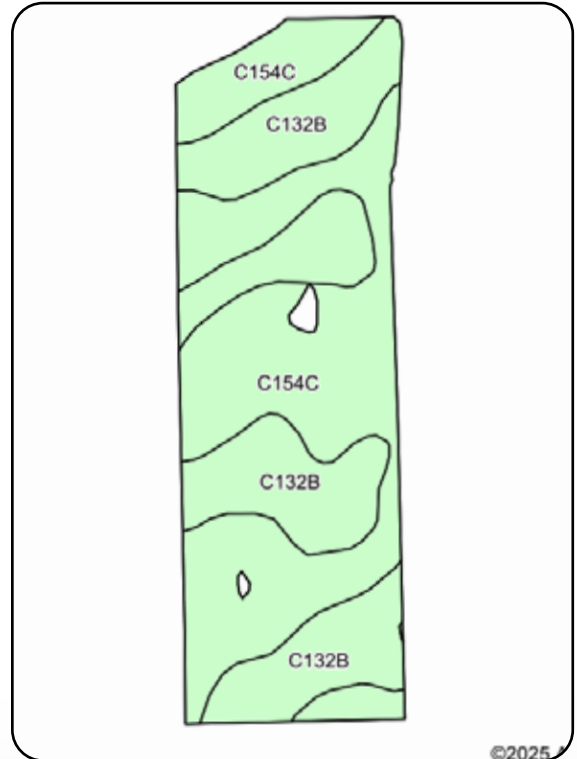


Crop	Base Acres	Yield
Wheat	42.94	44 bu.
Corn	5.63	63 bu.
Sunflowers	6.07	1,831 lbs.
Canola	10.69	1,238 lbs.
Dry Peas	9.12	2,904 lbs.
Total Base Acres: 74.45		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C135D	Zahl-Williams loams, 9 to 15 percent slopes	32.90	42.5%	VIe	44
C165F	Zahl-Max-Parnell complex, 0 to 35 percent slopes	24.09	31.1%	VIIe	30
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau	7.39	9.5%	Vw	24
C874C	Wabek-Appam complex, 6 to 9 percent slopes	5.02	6.5%	VIIs	26
C154C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	4.08	5.3%	IVe	60
C132B	Williams-Zahl loams, 3 to 6 percent slopes	2.45	3.2%	Ile	75
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau	1.51	1.9%	IVw	40
Weighted Average					38.3

PARCEL 3

Acres: 42.59 +/-
 Legal: E½NW¼ Less Outlot 1 28-156-93
 FSA Crop Acres: 42.24 +/-
 Taxes (2024): \$189.05



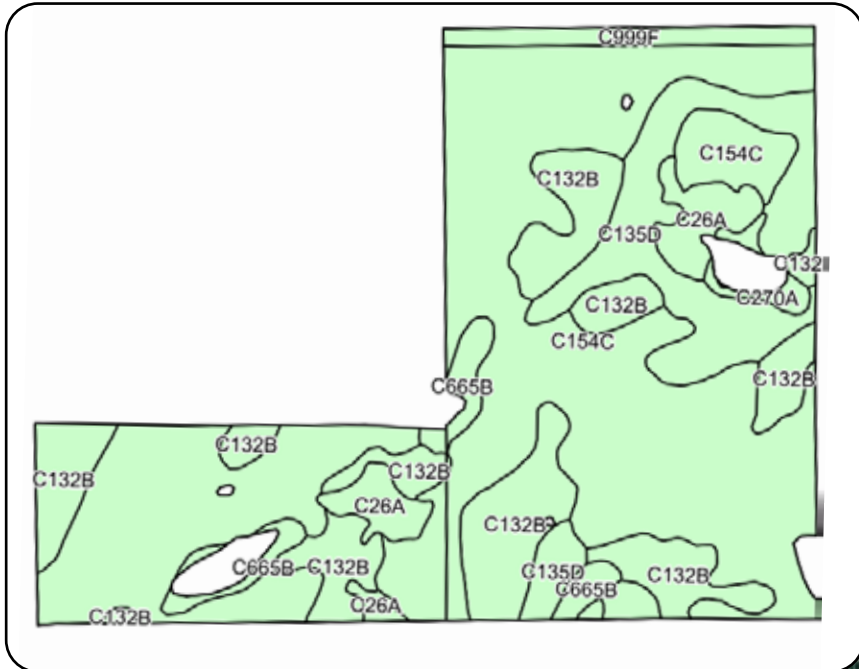
PARCELS 3 - 5 COMBINED

Crop	Base Acres	Yield
Wheat	256.75	44 bu.
Corn	33.66	63 bu.
Sunflowers	36.33	1,831 lbs.
Canola	63.92	1,238 lbs.
Dry Peas	54.54	2,904 lbs.
Total Base Acres: 445.2		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C154C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	24.30	57.5%	IVe	60
C132B	Williams-Zahl loams, 3 to 6 percent slopes	17.94	42.5%	Ile	75
Weighted Average					66.4

PARCEL 4

Acres:	304.1 +/-
Legal:	NE¼ Less Outlot 1 & N½S½ 28-156-93
FSA Crop Acres:	288.49 +/-
Taxes (2024):	\$1,177.62

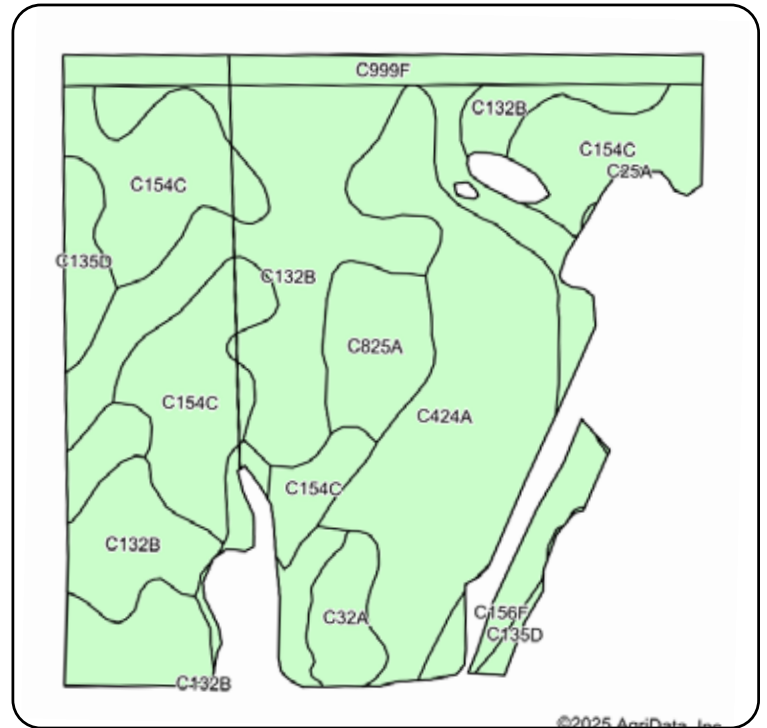


PARCELS 3 - 5 COMBINED		
Crop	Base Acres	Yield
Wheat	256.75	44 bu.
Corn	33.66	63 bu.
Sunflowers	36.33	1,831 lbs.
Canola	63.92	1,238 lbs.
Dry Peas	54.54	2,904 lbs.
Total Base Acres: 445.2		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C154C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	170.65	57.6%	IVe	60
C132B	Williams-Zahl loams, 3 to 6 percent slopes	59.93	20.2%	Ile	75
C135D	Zahl-Williams loams, 9 to 15 percent slopes	35.03	11.8%	VIe	44
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau	12.55	4.2%	IVw	40
C665B	Noonan-Niobell-Williams loams, 0 to 6 percent slopes	8.94	3.0%	IVe	58
C999F	Orthents-Aquents-Urban land, highway complex, 0 to 35 percent slopes	6.86	2.3%	VIIe	26
C270A	Hamerly loam, 0 to 3 percent slopes	2.53	0.9%	Ile	70
Weighted Average					59.5

PARCEL 5

Acres: 151.5 +/-
 Legal: NW¼ 27-156-93
 FSA Crop Acres: 114.73 +/-
 Grass/Habitat Acres: 33.04 +/-
 Taxes (2024): \$518.58



PARCELS 3 - 5 COMBINED		
Crop	Base Acres	Yield
Wheat	256.75	44 bu.
Corn	33.66	63 bu.
Sunflowers	36.33	1,831 lbs.
Canola	63.92	1,238 lbs.
Dry Peas	54.54	2,904 lbs.
Total Base Acres: 445.2		

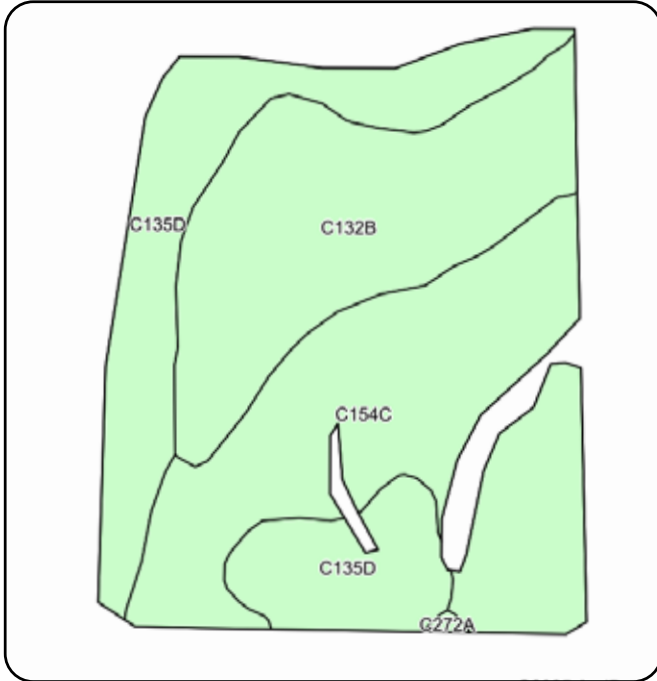
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C154C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	32.20	26.1%	IVe	60
C132B	Williams-Zahl loams, 3 to 6 percent slopes	31.03	25.1%	Ile	75
C424A	Minot silty clay, 0 to 2 percent slopes	25.62	20.7%	Ils	84
C135D	Zahl-Williams loams, 9 to 15 percent slopes	9.12	7.4%	VIe	44
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	8.01	6.5%	VIIe	39
C999F	Orthents-Aquents-Urban land, highway complex, 0 to 35 percent slopes	7.62	6.2%	VIIe	26
C825A	Divide loam, 0 to 2 percent slopes	6.18	5.0%	Ils	56
C32A	Vallers-Tonka complex, 0 to 1 percent slopes	3.52	2.9%	IVw	43
C25A	Southam silty clay loam, 0 to 1 percent slopes, Missouri Coteau	0.17	0.1%	VIIIw	9
Weighted Average					63.4

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PARCEL 6

Acres: 50 +/-
 Legal: NE¼SE¼ & N½N½SE¼SE¼ 14-156-93
 FSA Crop Acres: 42.56 +/-
 Taxes (2024): \$179.10



Crop	Base Acres	Yield
Wheat	24.53	44 bu.
Corn	3.22	63 bu.
Sunflowers	3.47	1,831 lbs.
Canola	6.11	1,238 lbs.
Dry Peas	5.21	2,904 lbs.
Total Base Acres: 42.54		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C154C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	16.61	39.1%	IVe	60
C132B	Williams-Zahl loams, 3 to 6 percent slopes	13.08	30.7%	Ile	75
C135D	Zahl-Williams loams, 9 to 15 percent slopes	12.77	30.0%	VIe	44
C272A	Hamerly-Tonka complex, 0 to 3 percent slopes	0.10	0.2%	Ile	58
Weighted Average					59.8

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 1/26/26. 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 January 26, 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.

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, Bob Pifer, ND #905.

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YEARS

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