

Farmland Auction

25
YEARS
est. 2000

633.08 Acres • Nelson County, ND

Thursday, December 11, 2025 – 4:00 p.m.

Lakota Community Center • Lakota, ND

OWNER: Locken Land Partnership LLC



Pifer's

877.700.4099

www.pifers.com

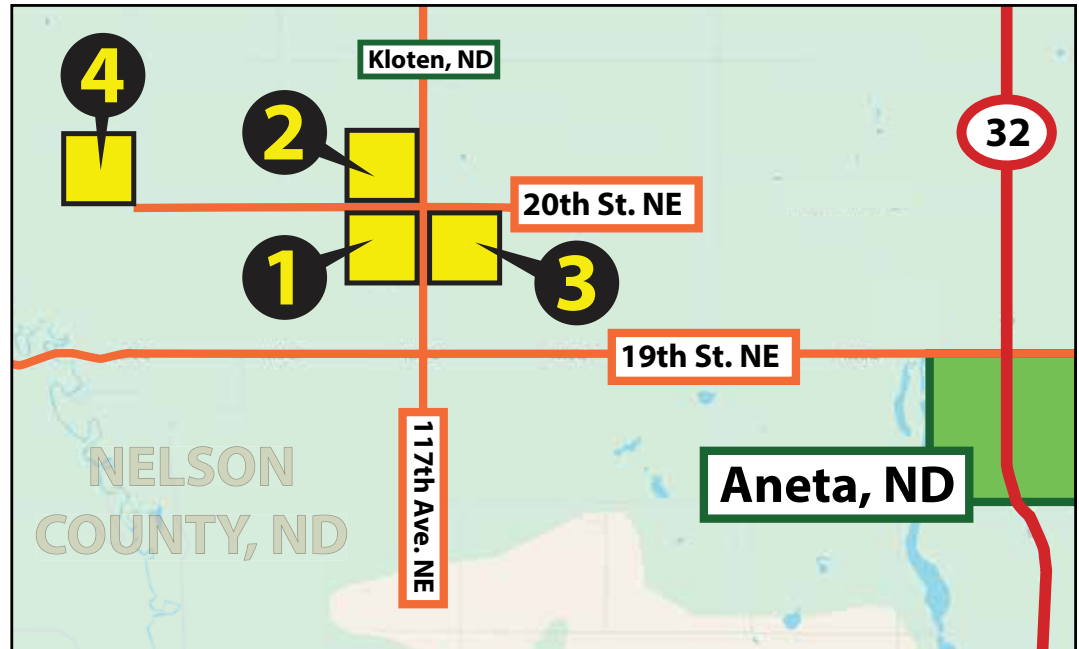
INTRODUCTION

Auction Note: This auction offers four parcels in Lee Township, each featuring a mix of highly productive cropland and recreational land. The cropland boasts strong Soil Productivity Indexes (SPIs) in the 60s and 70s, making it well-suited for a variety of row crops. Beyond the crop acres, each parcel includes a balance of pasture and wetland areas that enhance the property's diversity and appeal. These natural features provide ideal cover and water sources for wildlife, creating exceptional hunting and recreational opportunities. Whether you're looking to expand your farming operation, invest in quality farmland, or enjoy the benefits of rural recreation, these parcels have something to offer every buyer!

Driving Directions

Parcels 1-3 On Hwy. #15, go south for 2 miles to Kloten, ND. From Kloten, ND continue south for 1 mile. At the Intersection of 21st St. NE and 117th Ave. NE will put you at parcels 1-3..

Parcel 4 From parcels 1-3, go west from the intersection of 21st St. NE and 117th Ave. NE for 2 miles. This will put you at the SE corner of the parcel.

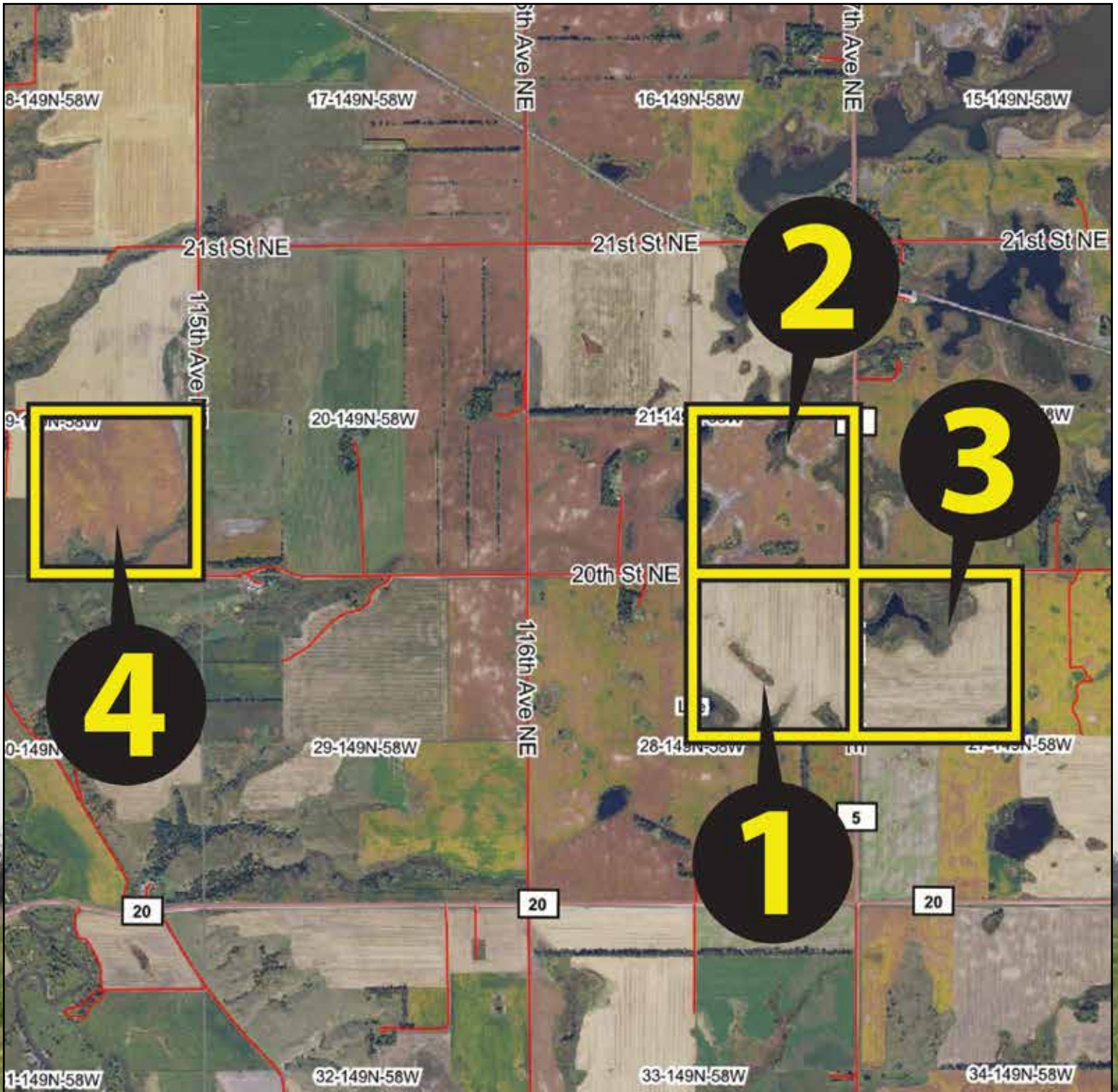


Jim Aaker • 701.740.7962 or jaaker@pifers.com

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

OVERALL PROPERTY



PARCEL 1

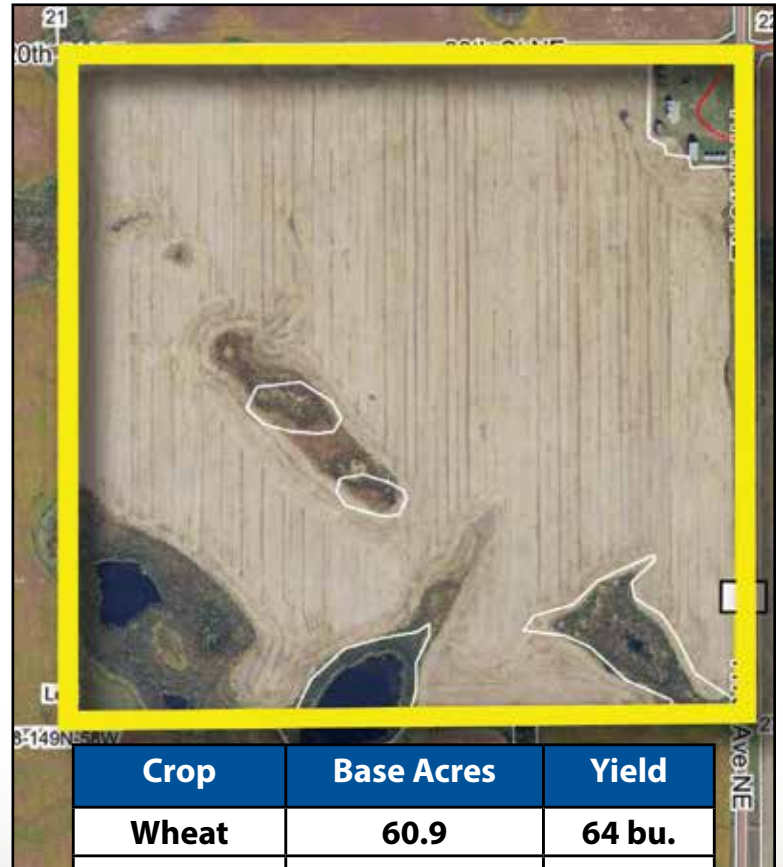
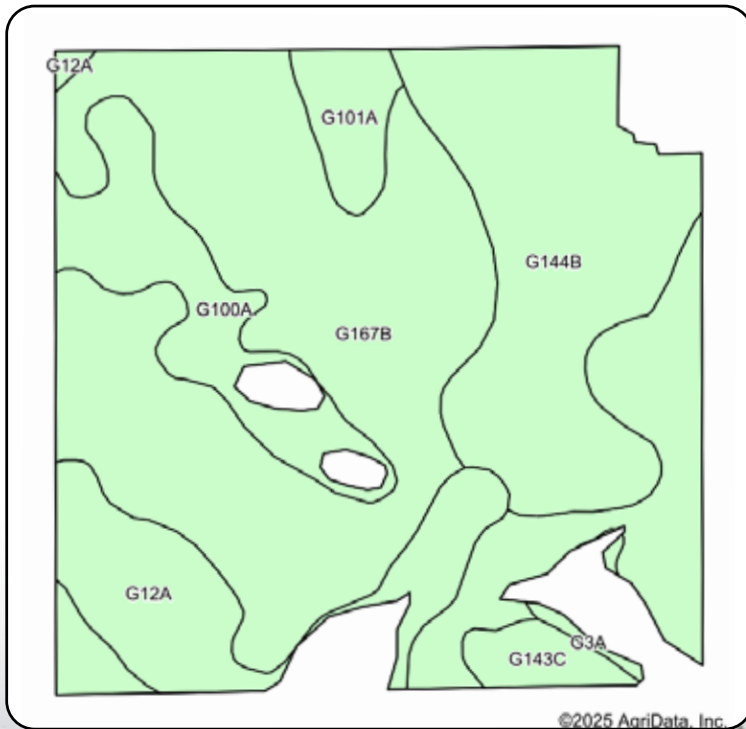
Acres: 156.36 +/-
Legal: NE¼ 28-149-58
FSA Crop Acres: 144.4 +/-
Taxes (2024): \$1,337.12



This parcel features 144.4 +/- crop acres with an SPI of 66.6.

Grain Bins Information

- (1) 4,600 bu.
- (2) 5,200 bu.
- (2) 3,500 bu.
- 2 smaller bins have not been used as of late



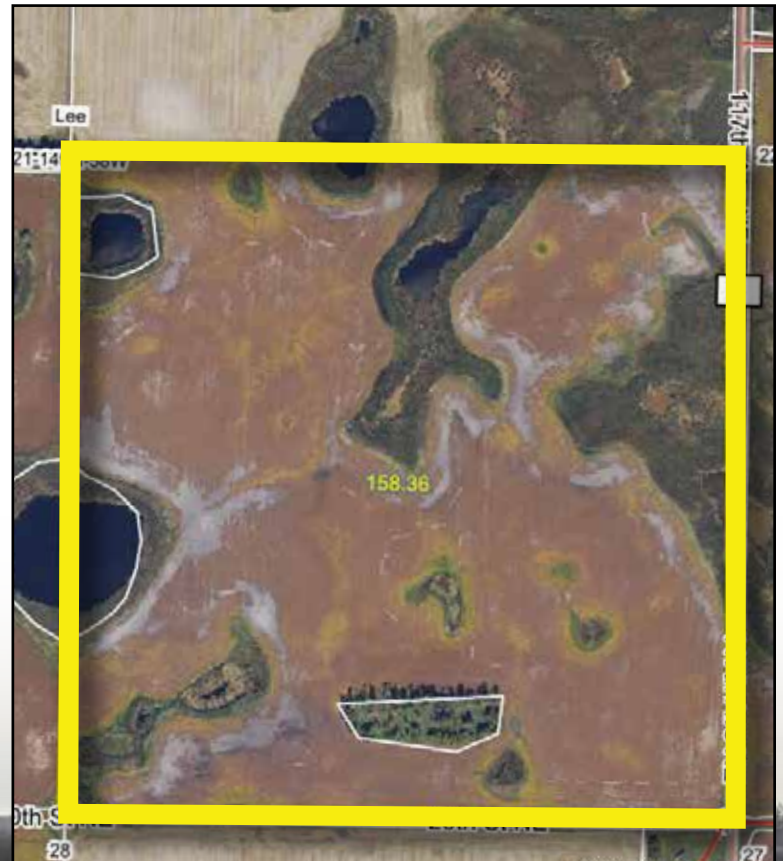
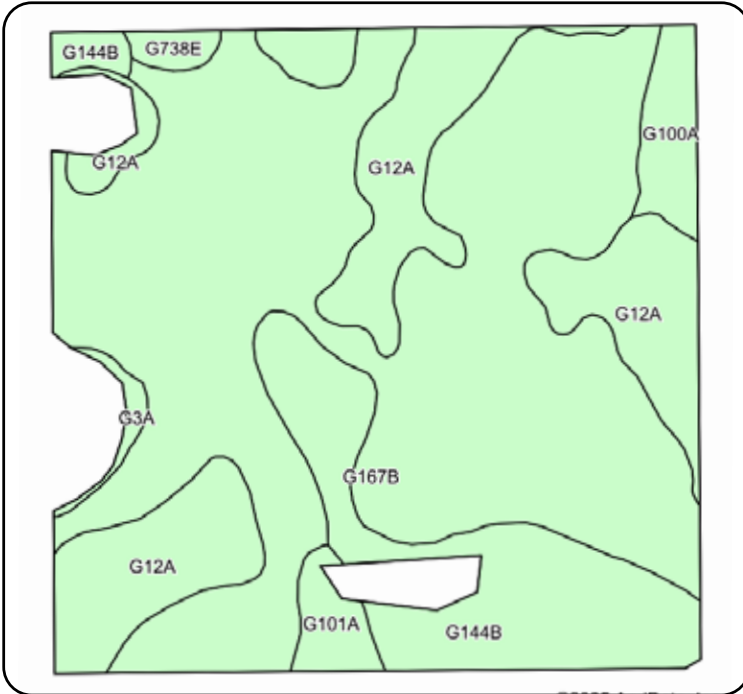
Crop	Base Acres	Yield
Wheat	60.9	64 bu.
Soybeans	19.1	29 bu.
Barley	31.0	46 bu.
Canola	5.1	1,509 lbs.
Total Base Acres: 116.1		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	76.12	52.8%	Ile	73
G144B	Barnes-Buse loams, 3 to 6 percent slopes	32.07	22.2%	IIle	71
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	15.15	10.5%	IVw	31
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	12.62	8.7%	Ile	61
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	4.64	3.2%	Ile	74
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	3.08	2.1%	IVe	57
G3A	Parnell silty clay loam, 0 to 1 percent slopes	0.72	0.5%	Vw	25
Weighted Average					66.6

PARCEL 2

Acres: 158.36 +/-
 Legal: SE¼ 21-149-58
 FSA Crop Acres: 149.43 +/-
 Taxes (2024): \$1,262.64

This parcel features 149.43 +/- crop acres with an SPI of 63.2.



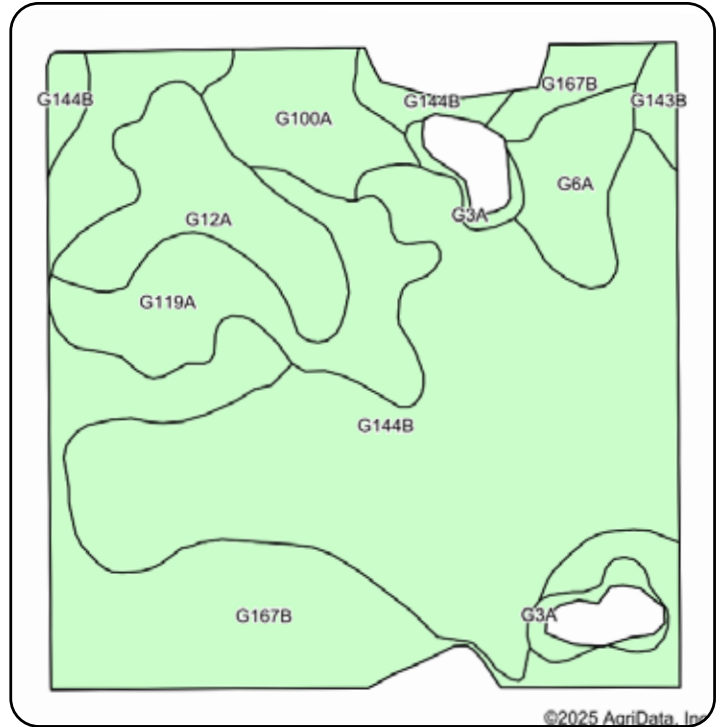
PARCELS 2-4 COMBINED		
Crop	Base Acres	Yield
Wheat	195.2	64 bu.
Soybeans	67.2	29 bu.
Barley	99.4	46 bu.
Canola	17.9	1,509 lbs.
Total Base Acres: 379.7		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	89.62	59.9%	Ile	73
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	30.41	20.4%	IVw	31
G144B	Barnes-Buse loams, 3 to 6 percent slopes	20.59	13.8%	IIle	71
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	4.01	2.7%	Ile	61
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	2.66	1.8%	Ile	74
G738E	Dickey-Buse-Embden complex, 6 to 25 percent slopes	1.19	0.8%	VIe	30
G3A	Parnell silty clay loam, 0 to 1 percent slopes	0.95	0.6%	Vw	25
Weighted Average					63.2

PARCEL 3

Acres: 158.36 +/-
 Legal: NW¼ 27-149-58
 FSA Crop Acres: 144.46 +/-
 Taxes (2024): \$1,320.24

This parcel features 144.46 +/- crop acres with an SPI of 63.



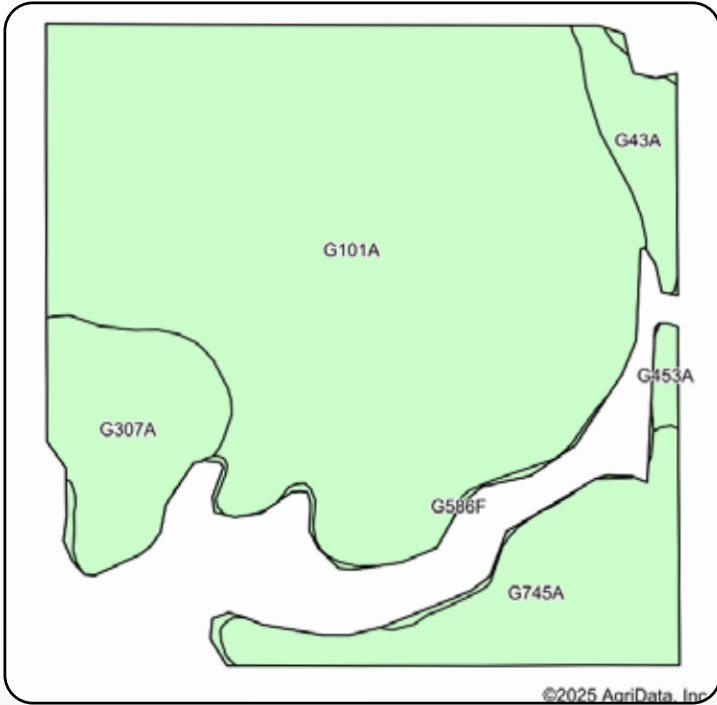
PARCELS 2-4 COMBINED		
Crop	Base Acres	Yield
Wheat	195.2	64 bu.
Soybeans	67.2	29 bu.
Barley	99.4	46 bu.
Canola	17.9	1,509 lbs.
Total Base Acres: 379.7		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G144B	Barnes-Buse loams, 3 to 6 percent slopes	62.48	43.3%	IIIe	71
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	38.04	26.3%	Ile	73
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	14.28	9.9%	IVw	42
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	11.55	8.0%	IVw	31
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	7.73	5.4%	Ile	61
G6A	Vallers loam, 0 to 1 percent slopes	6.24	4.3%	IVw	45
G3A	Parnell silty clay loam, 0 to 1 percent slopes	2.64	1.8%	Vw	25
G143B	Barnes-Svea loams, 3 to 6 percent slopes	1.50	1.0%	Ile	79
Weighted Average					63

PARCEL 4

Acres: 160 +/-
Legal: SE¼ 19-149-58
FSA Crop Acres: 132.3 +/-
Pasture Acres: 24.18 +/-
Taxes (2024): \$1,419.46

This parcel features 132.3 +/- crop acres with an SPI of 71.6, along with 24.18 +/- acres of pastureland. The mature trees and rolling hills provide excellent grazing and hunting opportunities.



PARCELS 2-4 COMBINED		
Crop	Base Acres	Yield
Wheat	195.2	64 bu.
Soybeans	67.2	29 bu.
Barley	99.4	46 bu.
Canola	17.9	1,509 lbs.
Total Base Acres: 379.7		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	94.26	71.2%	Ile	74
G745A	Lankin loam, 0 to 2 percent slopes	17.34	13.1%	IIc	87
G307A	Brantford-Kensal loams, 0 to 2 percent slopes	12.72	9.6%	IVs	50
G43A	Colvin silt loam, 0 to 1 percent slopes	5.23	4.0%	IVw	45
G586F	Edgeley-Kloten-Buse loams, 9 to 35 percent slopes	1.60	1.2%	IVe	32
G453A	Bearden silt loam, saline, 0 to 2 percent slopes	1.15	0.9%	IIIs	56
Weighted Average					71.6

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, Kevin Pifer, ND #715.

877.700.4099



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