

318.38 Acres • Ramsey County, ND

Farmland Auction

Tuesday, March 10, 2026 – 3:00 p.m.

Pifer's Regional Office: 8393 Hwy. #2 • Devils Lake, ND



OWNER: Eileen Erickson Estate

STOCK PHOTO



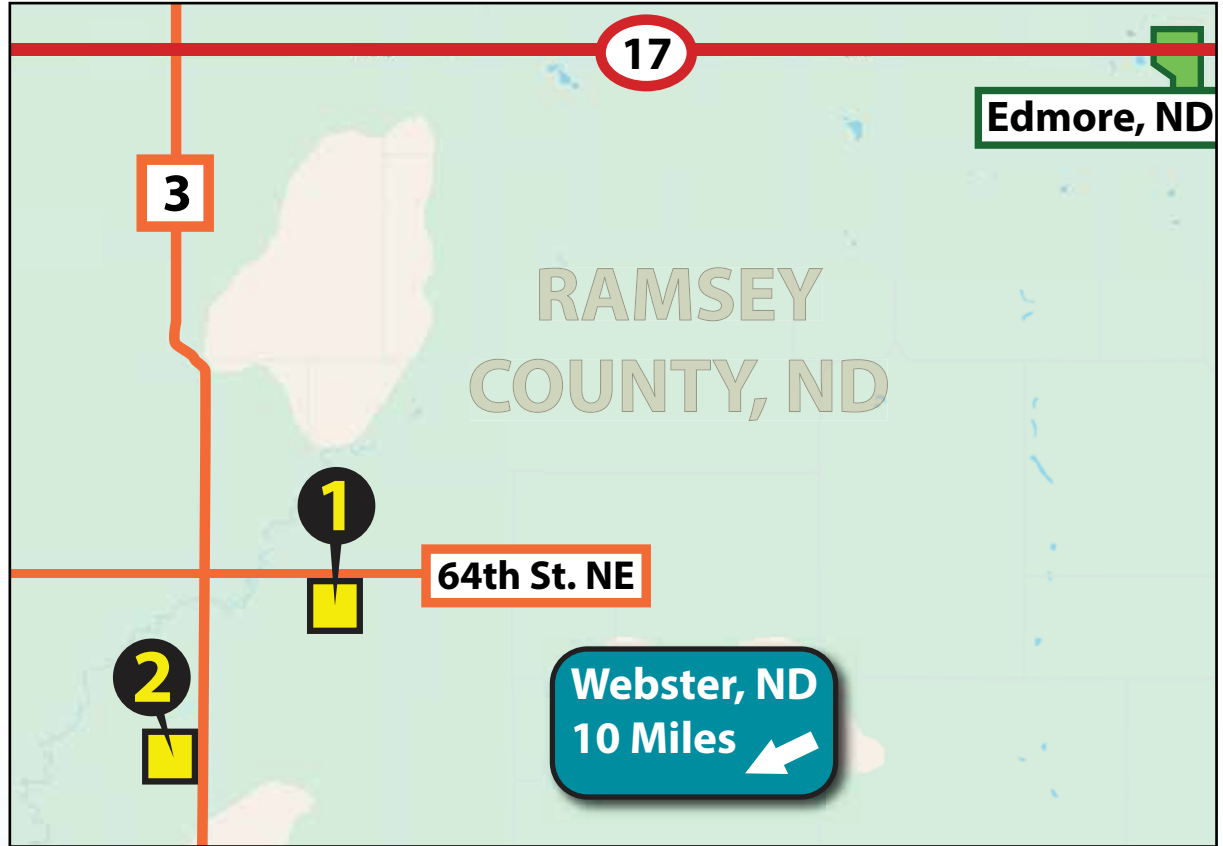
Pifer's

701.220.5396

www.pifers.com

INTRODUCTION

Auction Note: This Pifer's land auction features two quarters of highly productive farmland in Ramsey County, ND. Both parcels feature mostly crop acres with loam soils and attractive Soil Productivity Indexes (SPI) making this property ideal for growing a variety of crops such as corn, soybeans, and small grains. The properties are located northeast of Devils Lake, ND and are available to farm in 2026. Don't miss this opportunity to expand your farm operation or diversify your investment portfolio!



Driving Directions

From Webster, ND, go 10 miles east on County Rd. #8 to County Rd. #3. Go 2 miles north on County Rd. #3 to the southeast corner of parcel 2. Continue north for 2 miles on County Rd. #3 to 64th St. NE. Go 1 mile east on 64th St. NE to the northwest corner of parcel 1.

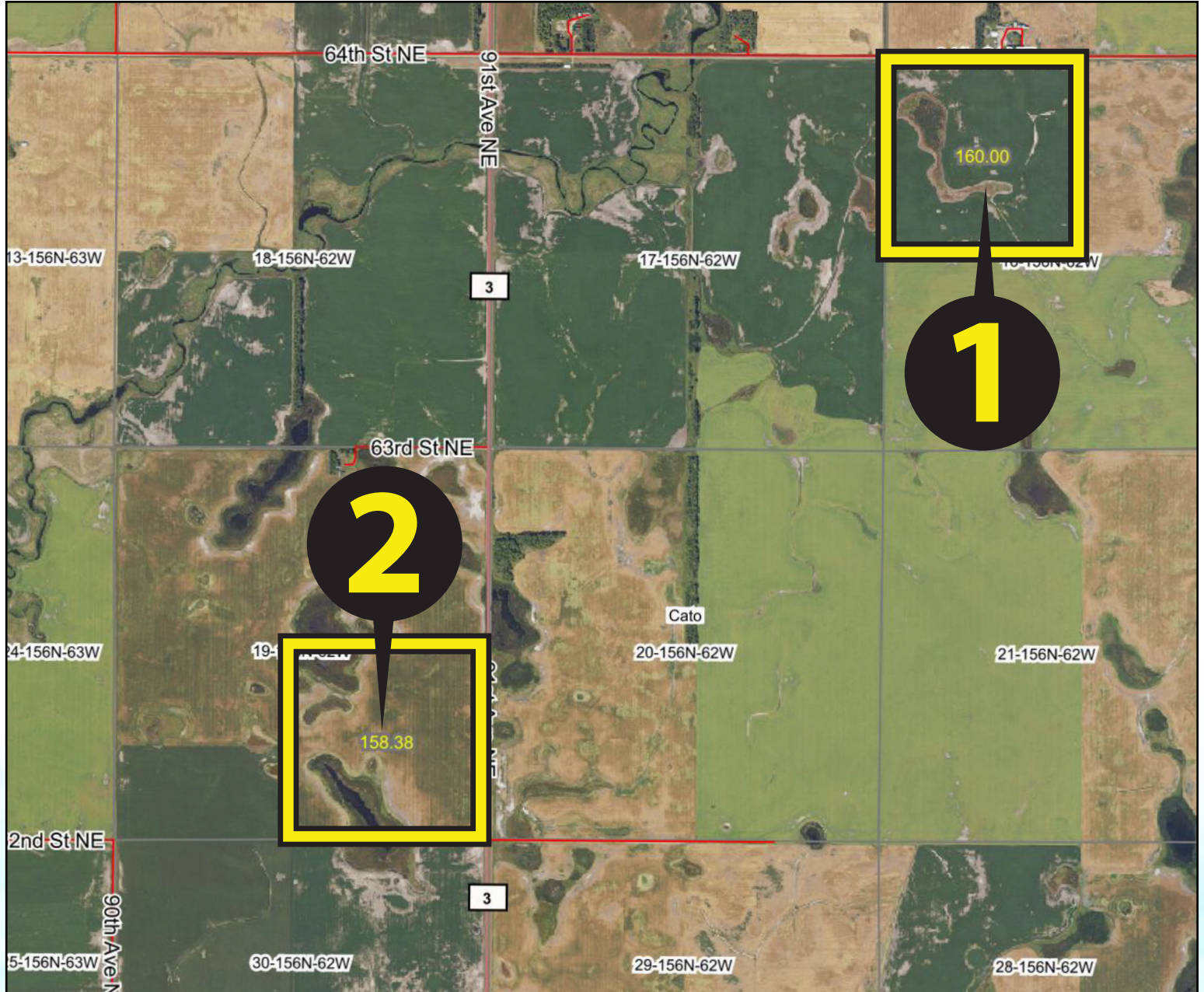


Darin Peterson
701.220.5396
darin@pifers.com



Corey Longnecker
701.302.0418
clongnecker@pifers.com

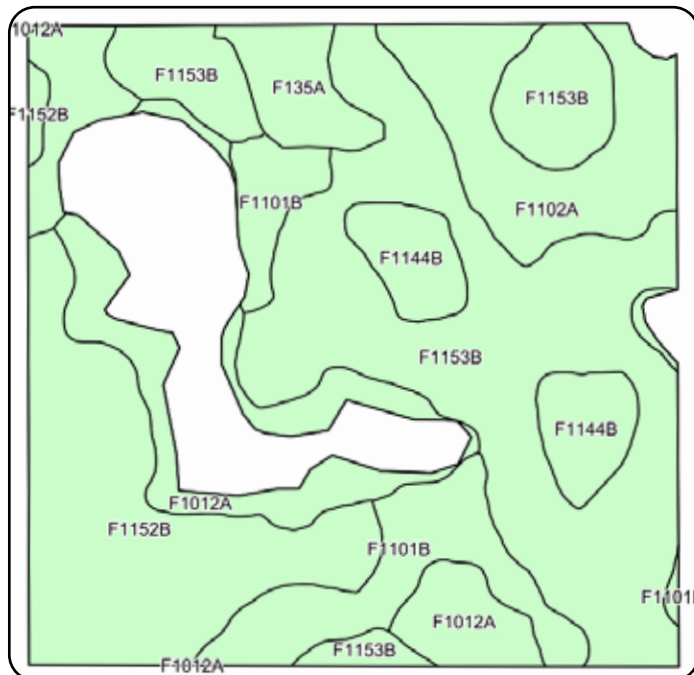
OVERALL PROPERTY



PARCEL 1

Acres: 160 +/-
Legal: NW¼ 16-156-62
FSA Crop Acres: 137.28 +/-
Taxes (2025): \$1,561.80

Parcel 1 boasts productive cropland made up of mostly all Class II soils and an average SPI of 72.6! There are no USF&W Easements in place on this parcel.



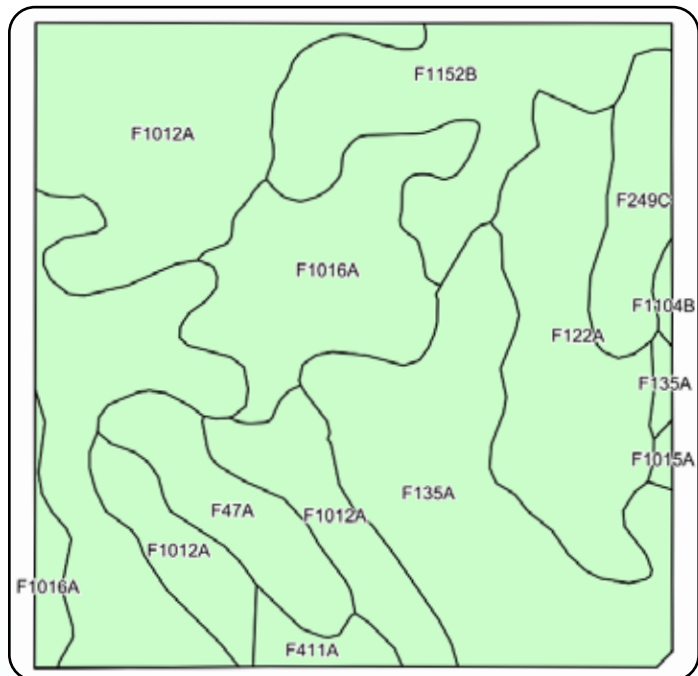
Crop	Base Acres	Yield
Wheat	65.51	50 bu.
Sunflowers	5.16	1,154 lbs.
Soybeans	43.32	31 bu.
Canola	15.35	1,855 lbs.
Total Base Acres: 129.34		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	52.19	38.1%	Ile	82
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	25.30	18.4%	Ile	77
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	18.03	13.1%	Ile	73
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	15.14	11.0%	Vw	33
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	14.21	10.4%	Ile	72
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	7.69	5.6%	Ile	71
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	4.72	3.4%	Ile	75
Weighted Average					72.6

PARCEL 2

Acres: 158.38 +/-
Legal: SE¼ Less RD R/W 19-156-62
FSA Crop Acres: 146.49 +/-
Taxes (2025): \$1,530.68

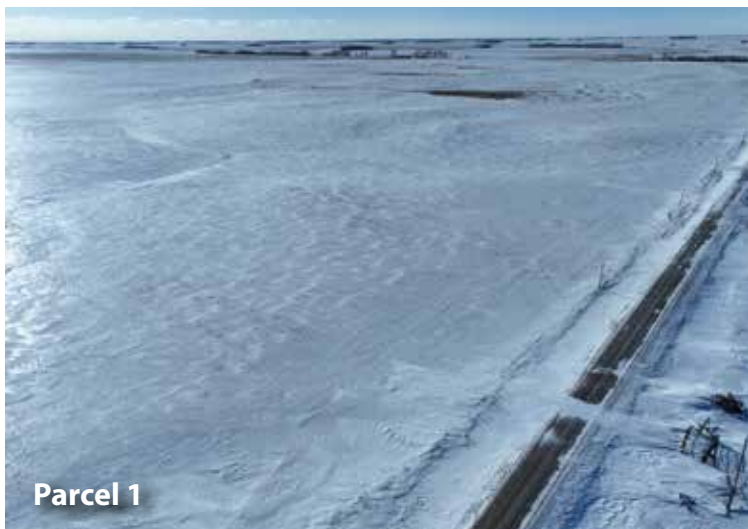
Parcel 2 offers productive cropland with an average SPI of 60.6 and excellent access off County Rd. #3! There are no USF&W Easements in place on this parcel.



Crop	Base Acres	Yield
Wheat	74.65	50 bu.
Sunflowers	5.88	1,154 lbs.
Soybeans	49.36	31 bu.
Canola	17.49	1,855 lbs.
Total Base Acres: 147.38		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	46.18	29.5%	Ile	75
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	35.28	22.5%	Vw	33
F122A	Svea-Cresbard loams, 0 to 3 percent slopes	19.38	12.4%	Ilc	79
F1016A	Hamerly, saline-Wyard-Tonka complex, 0 to 3 percent slopes	19.18	12.3%	Ills	59
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	17.99	11.5%	Ile	77
F47A	Grano silty clay, 0 to 1 percent slopes	8.24	5.3%	Vw	32
F249C	Esmond-Emrick loams, sandy substratums, 3 to 9 percent slopes	6.87	4.4%	IVe	55
F411A	Fargo-Hegne silty clays, 0 to 1 percent slopes	2.40	1.5%	IVw	40
F1104B	Hamerly-Balaton loams, 0 to 4 percent slopes	0.54	0.3%	Ile	75
F1015A	Hamerly, saline-Wyard loams, 0 to 3 percent slopes	0.43	0.3%	Ills	61
Weighted Average					60.6

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 4/24/26. 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 April 24, 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.

Pifer's

701.220.5396



www.pifers.com