

616.03 Acres • Mercer County, ND

# Farmland Auction

Wednesday, February 18, 2026 – 12:00 p.m.

*Holiday Inn • Bismarck, ND*

**OWNER: Fischer Partnership LLP**



Pifer's

701.220.5396

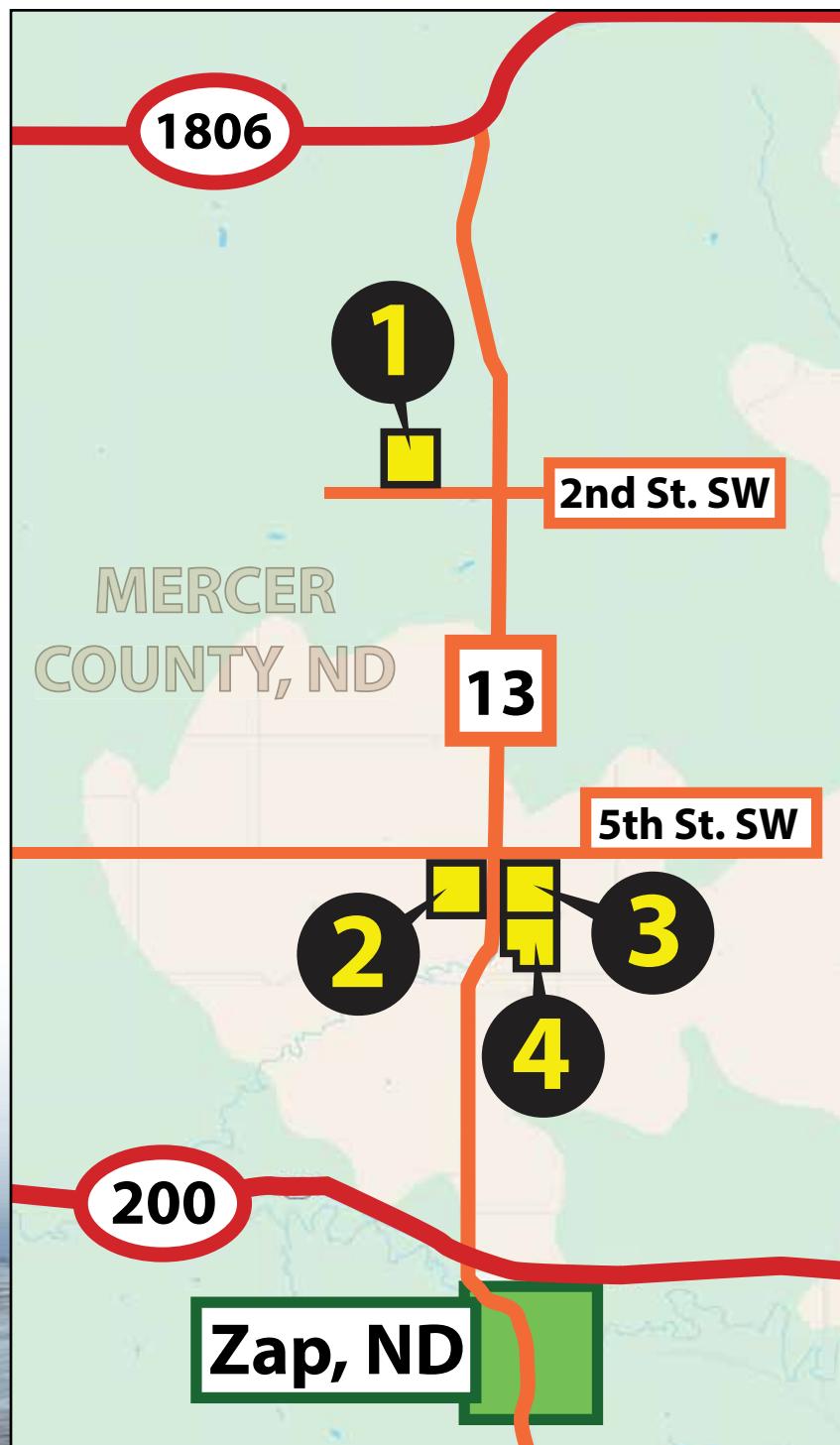
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# INTRODUCTION

**Auction Note:** This Mercer County land offering features 616.03 +/- acres across four parcels near Zap, ND. The land features strong producing soils, mostly all with Soil Productivity Index (SPI) ratings in the 70s which are adequate for growing corn, soybeans, and small grains. The pastureland supports lush grasses, well-maintained fences, and excellent water sources. All four parcels have great access and are available for production in 2026. Whether you are a producer expanding your operation or an investor seeking quality farmland, this auction offers flexibility and opportunity. This is a live auction with internet bidding available.

## Driving Directions

From the US Hwy. #200 and County Rd. #13 north of Zap, ND, go 3 miles north on County Rd. #13. Here you will be at the southeast corner of parcel 2, the southwest corner of parcel 3, and the northwest corner of parcel 4. Continue 3.5 miles north on County Rd. #13 to 2nd St. SW. Go a half mile west 2nd St. SW to the southeast corner of parcel 1.

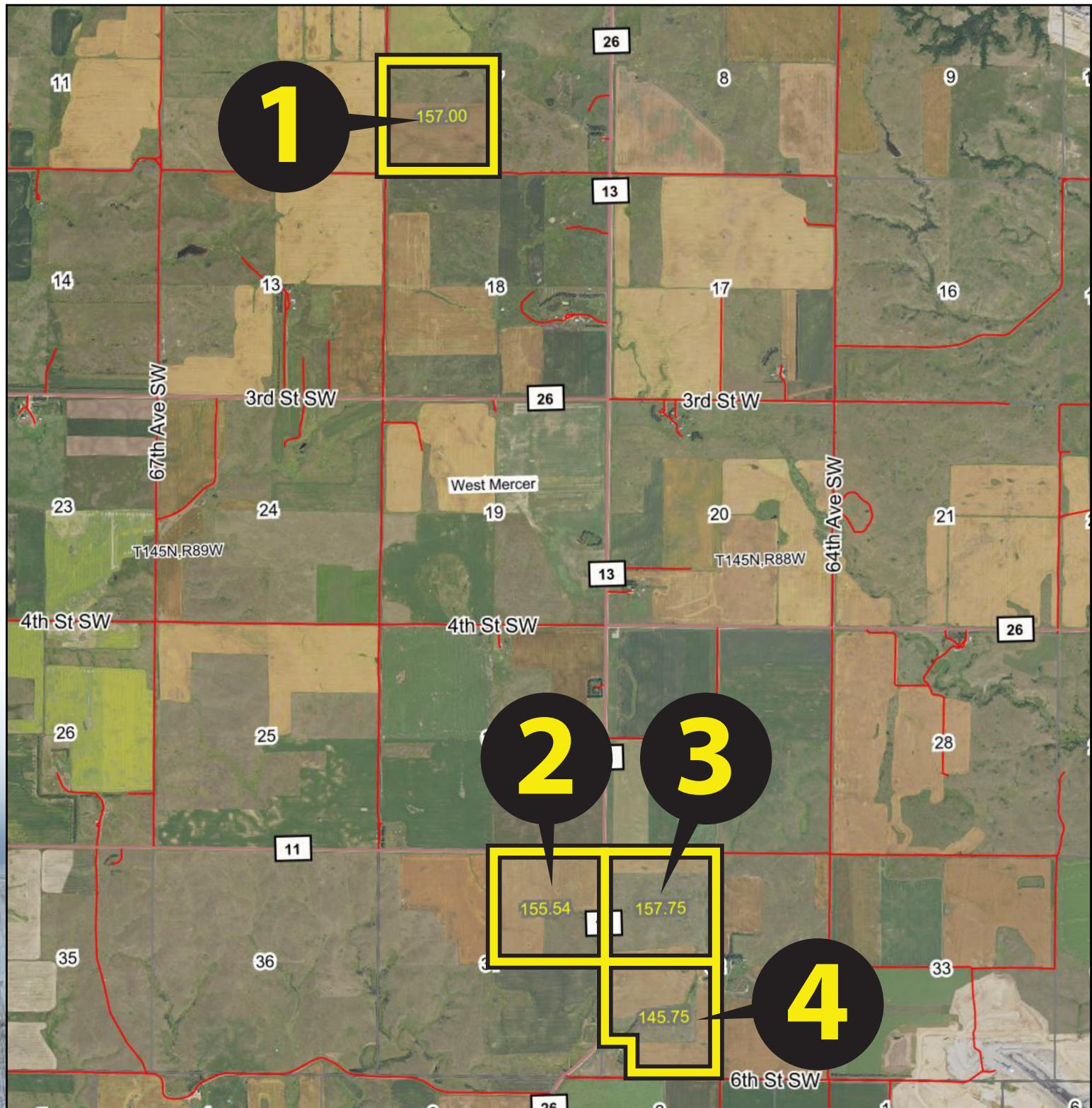


Darin Peterson | 701.220.5396 • [darin@pifers.com](mailto:darin@pifers.com)

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510 7th St. NW • Steele, ND 58482

# OVERALL PROPERTY



# PARCEL 1

Acres: 157 +/-

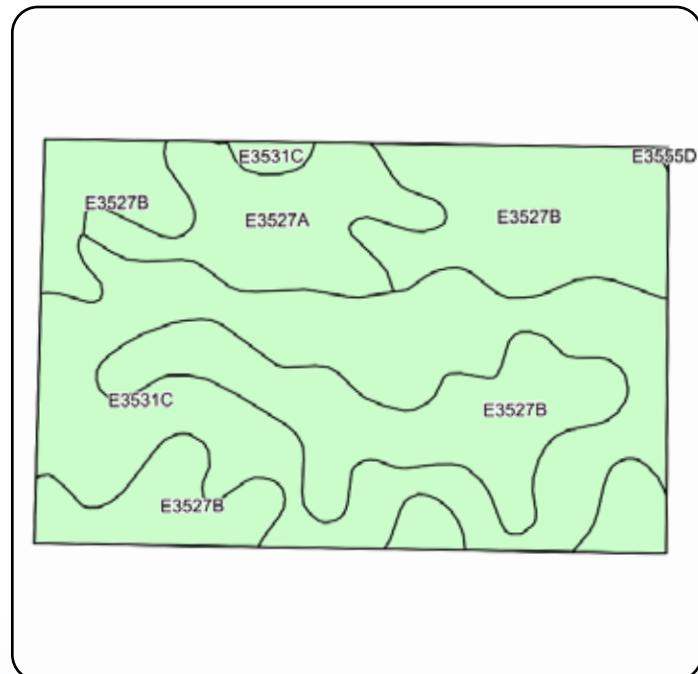
Legal: SW $\frac{1}{4}$  7-145-88

FSA Crop Acres: 97.14 +/-

Pasture Acres: 56.66 +/-

Taxes (2025): \$812.62

Parcel 1 boasts 97.14 +/- acres of productive cropland with an SPI of 79! The balance of the property consists of lush grasses and a water dugout for livestock.



Crop	Base Acres	Yield
Wheat	58.0	31 bu.
Oats	6.9	46 bu.
Canola	7.5	758 lbs.
<b>Total Base Acres: 72.4</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3527B	Williams-Bowbells loams, 3 to 6 percent slopes	46.50	47.8%	IIe	84
E3531C	Williams loam, 6 to 9 percent slopes	38.44	39.6%	IIIe	69
E3527A	Williams-Bowbells loams, 0 to 3 percent slopes	12.14	12.5%	IIc	92
E3555D	Zahl-Williams loams, 9 to 15 percent slopes	0.06	0.1%	Vle	44
<b>Weighted Average</b>					<b>79</b>

# PARCEL 2

Acres: 155.54 +/-

Legal: NE 1/4 31-145-88

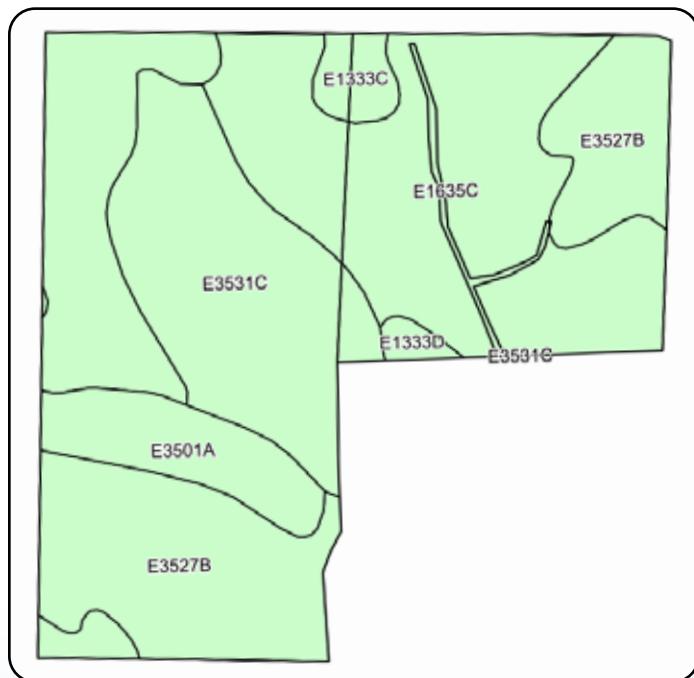
FSA Crop Acres: 114.9 +/-

Pasture Acres: 39.21 +/-

Taxes (2025): \$736.25

Parcel 2 consists of 114.9 +/- acres of strong producing cropland with an SPI of 69.4 and excellent access off County Rd. #13!

The balance of the property is currently grass but could be put into production to square off the quarter section.



## PARCELS 2-4 COMBINED

Crop	Base Acres	Yield
Wheat	159.2	31 bu.
Oats	25.9	46 bu.
Canola	8.5	758 lbs.
<b>Total Base Acres: 193.6</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3527B	Williams-Bowbells loams, 3 to 6 percent slopes	41.20	35.9%	Ile	84
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	37.39	32.5%	IVe	51
E3531C	Williams loam, 6 to 9 percent slopes	24.73	21.5%	IIle	69
E3501A	Bowbells loam, 0 to 3 percent slopes	8.12	7.1%	IIc	95
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	2.53	2.2%	IVe	38
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	0.93	0.8%	Vle	32
<b>Weighted Average</b>					<b>69.4</b>

# PARCEL 3

Acres: 157.74 +/-

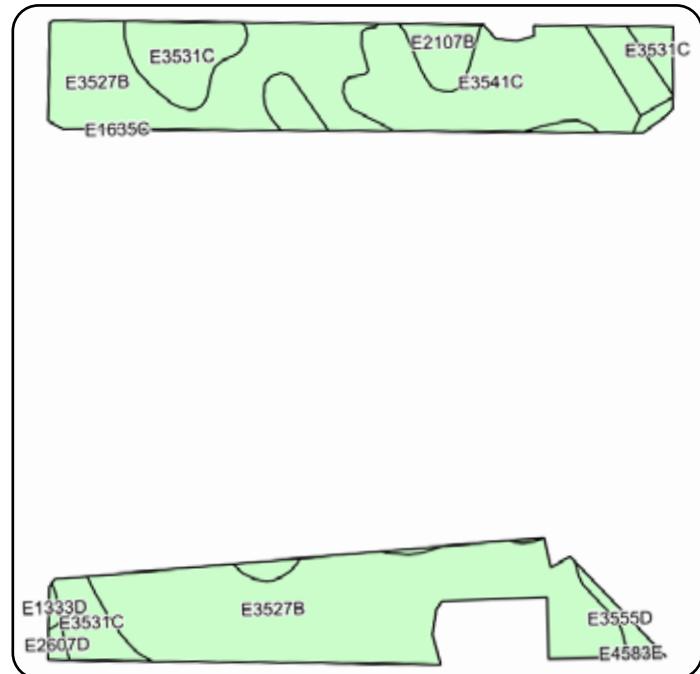
Legal: NW 1/4 32-145-88

FSA Crop Acres: 45.49 +/- (Estimate)

Pasture Acres: 105.46 +/- (Estimate)

Taxes (2025): \$695.92

Parcel 3 consists of 45.49 +/- acres of cropland made up of mostly all Class II and III soils and has an SPI of 76.4! The 105.46 +/- acres of pasture supports plenty of grass, very well-maintained fencing, an electric power-fed well, and excellent access off County Rd. #13!



## PARCELS 2-4 COMBINED

Crop	Base Acres	Yield
Wheat	159.2	31 bu.
Oats	25.9	46 bu.
Canola	8.5	758 lbs.
Total Base Acres: 193.6		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3527B	Williams-Bowbells loams, 3 to 6 percent slopes	26.16	57.5%	IIe	84
E3541C	Williams-Zahl loams, 6 to 9 percent slopes	8.74	19.2%	IIIe	60
E3531C	Williams loam, 6 to 9 percent slopes	6.35	14.0%	IIle	69
E2107B	Arnegard loam, 2 to 6 percent slopes	2.72	6.0%	IIe	93
E3555D	Zahl-Williams loams, 9 to 15 percent slopes	1.15	2.5%	Vle	44
E2607D	Amor-Werner loams, 9 to 15 percent slopes	0.23	0.5%	IVe	40
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	0.14	0.3%	Vle	32
Weighted Average		76.4			

# PARCEL 4

Acres: 145.75 +/-

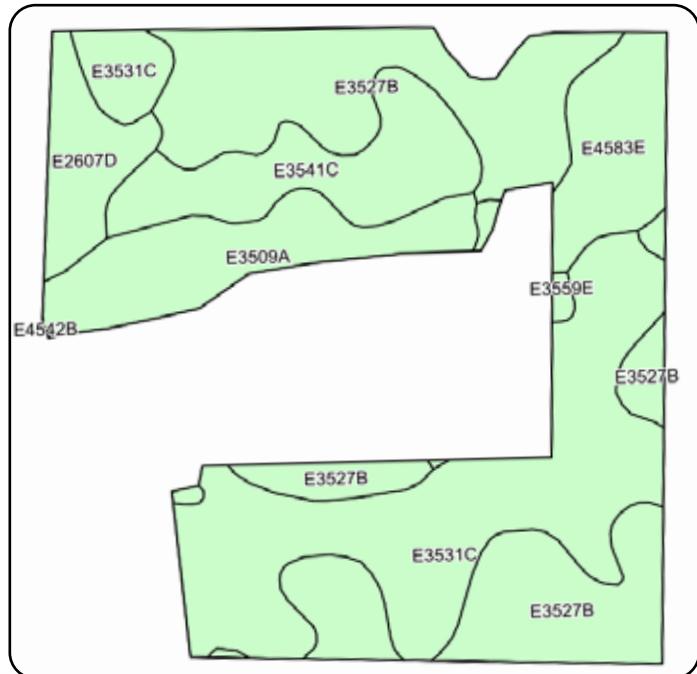
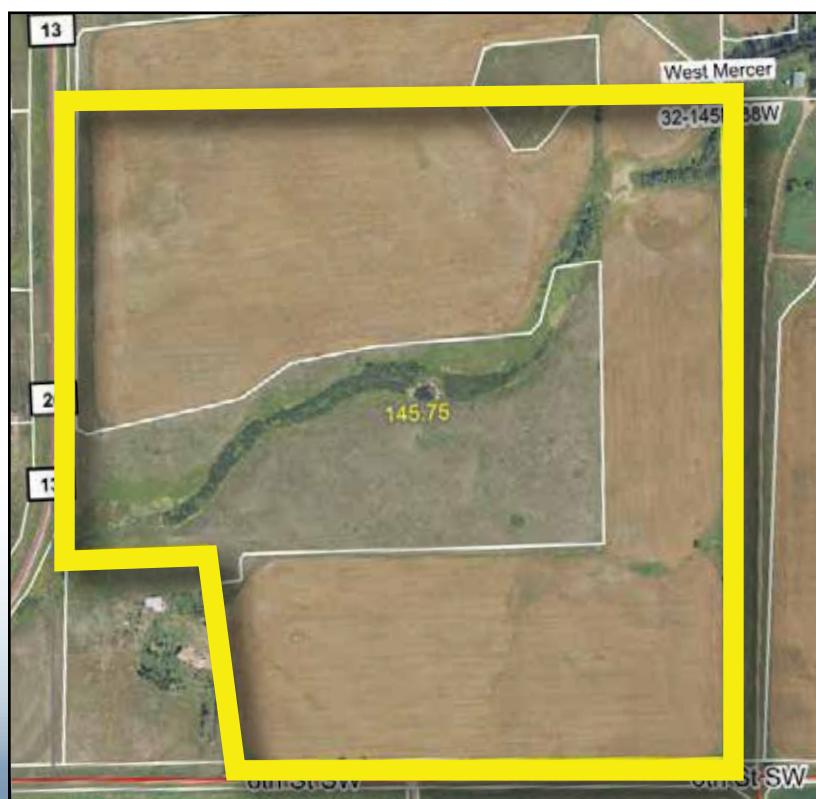
Legal: SW 1/4 Less 11.53 Acre Tract 32-145-88

FSA Crop Acres: 101.15 +/- (Estimate)

Pasture Acres: 39.77 +/- (Estimate)

Taxes (2025): \$673.32

Parcel 4 consists of 101.15 +/- acres of cropland with an SPI 69.5! The 39.77 +/- acres of pasture boasts a meandering creek, lush grasses, very well-maintained fencing, and excellent access off County Rd. #13! There is rural water on this parcel but has not been activated.



## PARCELS 2-4 COMBINED

Crop	Base Acres	Yield
Wheat	159.2	31 bu.
Oats	25.9	46 bu.
Canola	8.5	758 lbs.
<b>Total Base Acres: 193.6</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3527B	Williams-Bowbells loams, 3 to 6 percent slopes	34.18	33.8%	IIe	84
E3531C	Williams loam, 6 to 9 percent slopes	31.26	30.9%	IIIe	69
E3541C	Williams-Zahl loams, 6 to 9 percent slopes	10.88	10.8%	IIIe	60
E3509A	Falkirk loam, 0 to 3 percent slopes	10.86	10.7%	IIc	89
E4583E	Wabek-Appam sandy loams, 6 to 25 percent slopes	7.56	7.5%	VIIIs	17
E2607D	Amor-Werner loams, 9 to 15 percent slopes	5.51	5.4%	IVe	40
E3559E	Zahl-Max loams, 15 to 25 percent slopes	0.90	0.9%	VIIe	34
<b>Weighted Average 69.5</b>					

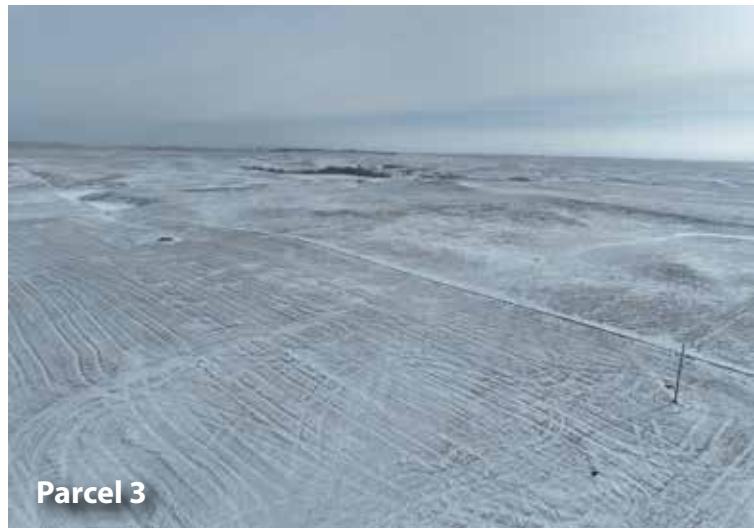
# PROPERTY PHOTOS



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# 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 4/6/26. 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 6, 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.

# TERMS & CONDITIONS

## **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

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