

1,512.2 Acres • McLean County, ND

# Farmland Auction

Wednesday, February 18, 2026 – 10:00 a.m.

*Holiday Inn • Bismarck, ND*



**OWNER: Nottom Brothers Family**



Pifer's

877.700.4099

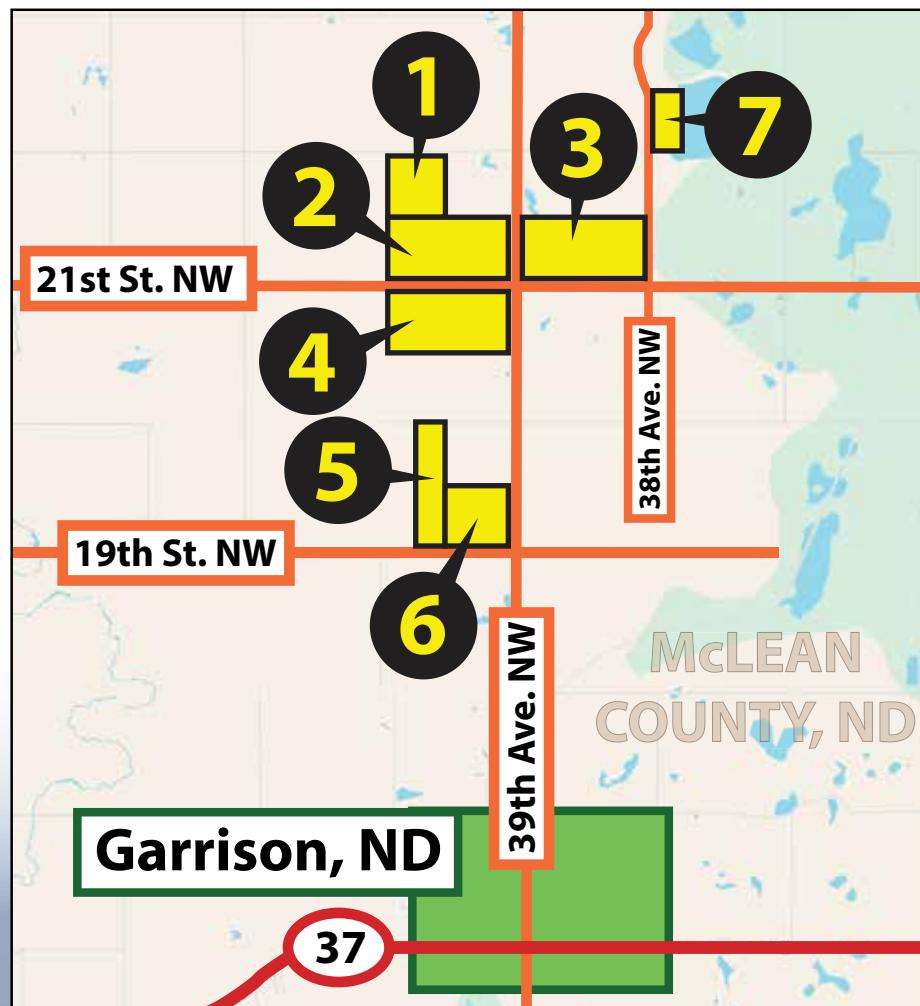
[www.pifers.com](http://www.pifers.com)

# INTRODUCTION

**Auction Note:** This is highly productive cropland, nearly 800 +/- acres, and pastureland approximately 4 miles north of Garrison, ND. The cropland is mostly Williams-Bowbells Loam Soil, some of the most productive soils in central North Dakota. The Soil Productivity Index (SPI) throughout the entire cropland and pastureland is exceptionally high with the loam soils. The pastureland, approximately 586 +/- acres, has nearly all William-Bowbells Loam Soil with highly productive grasses, perimeter fencing and excellent water sources. This entire farm is dominated by Williams-Bowbells Loam Soil. The pastureland is subject to a lease through December 31, 2029, and the cropland is available to farm in 2026! The buyer will receive all of the annual cash rent. Call Pifer's for details on cash rent payments. This is an incredible opportunity to purchase some of the most productive cropland and pastureland in central North Dakota.

## Driving Directions

From Garrison, ND, proceed 4 miles north on 39th Ave. NW to the property.



**Jack Pifer**  
701.261.4762  
[jack@pifers.com](mailto:jack@pifers.com)

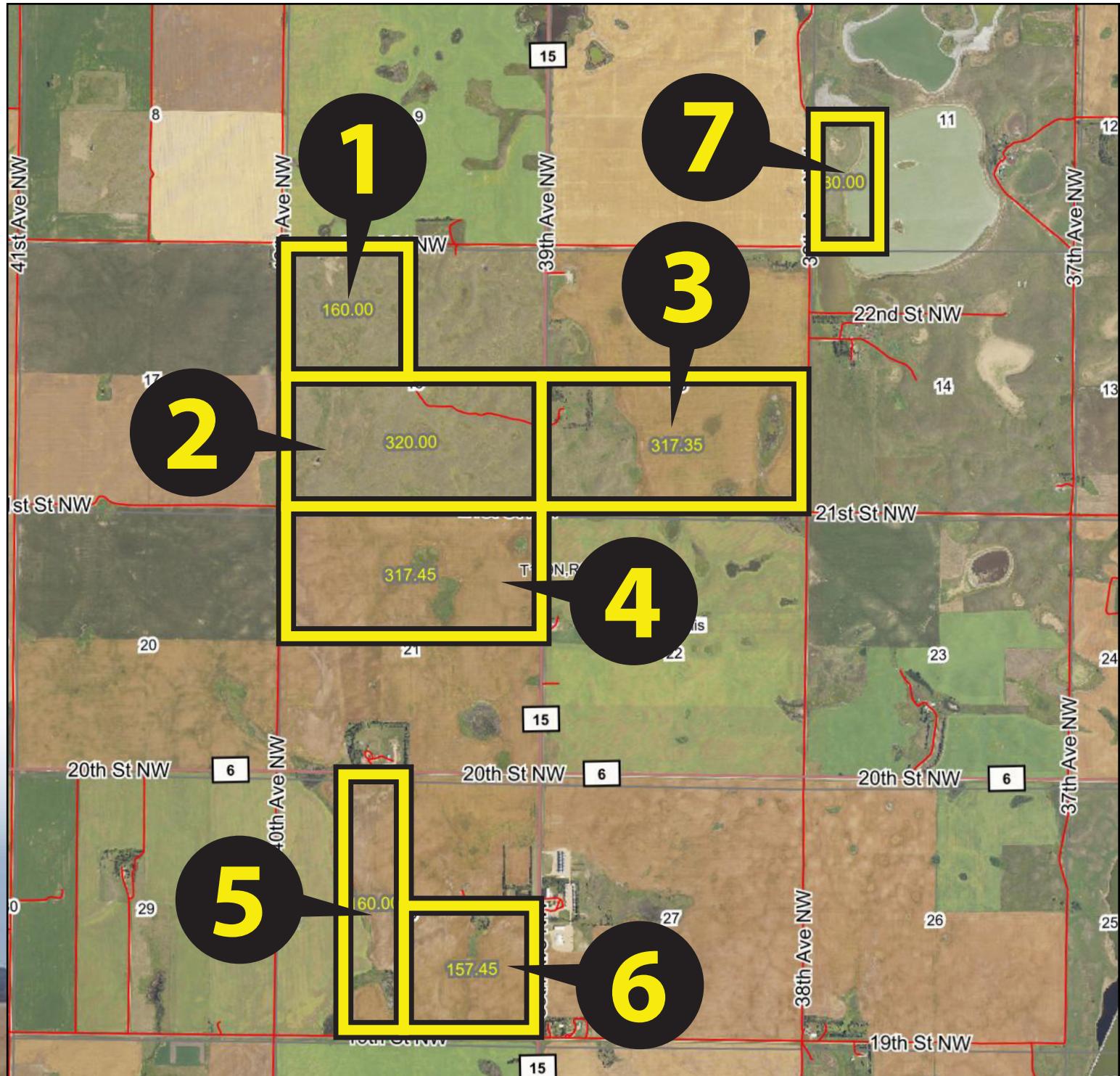


**Kevin Pifer**  
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**Pifer's**

1506 29th Ave. S • Moorhead, MN 56560

# OVERALL PROPERTY



# PARCEL 1

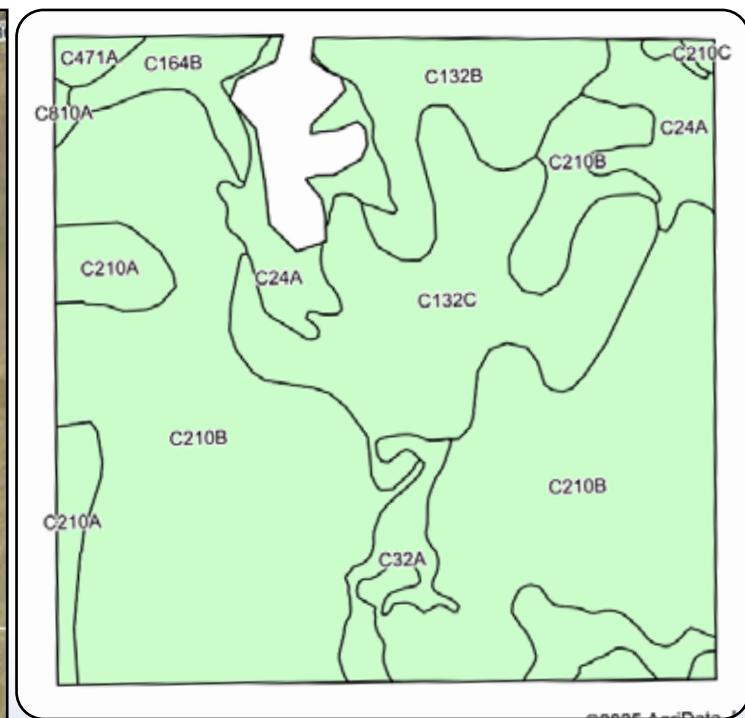
Acres: 160 +/-

Legal: NW 1/4 16-149-84

Pasture Acres: 158.69 +/-

Taxes (2025): \$1,360.17

This parcel features 160 +/- acres of pasture with good perimeter fencing and improved water dugout. The soils are mostly Williams-Bowbells Loam – this parcel is an opportunity to be converted to cropland with its impressive, productive soil profile. The SPI in parcels 1 and 2 averages 75, which is remarkable for cropland. There are over 296 +/- acres of pastureland in parcels 1 & 2 that have an SPI from 81-85!

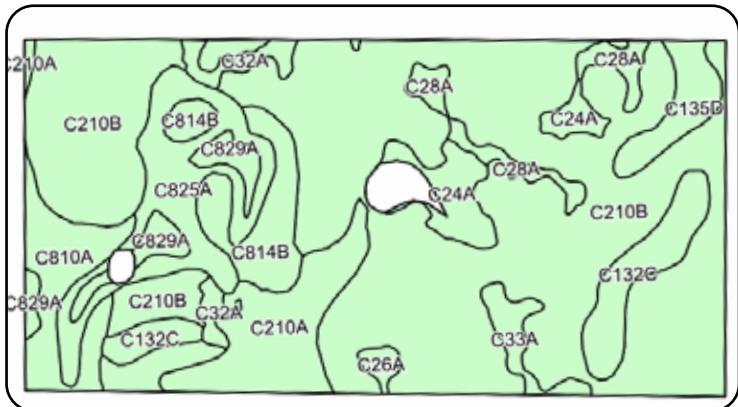


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	85.75	56.6%	IIe	81
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	24.55	16.3%	IIIe	60
C132B	Williams-Zahl loams, 3 to 6 percent slopes	10.95	7.3%	IIe	75
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau phase	10.57	7.0%	Vw	24
C32A	Vallers-Tonka complex, 0 to 1 percent slopes	7.49	5.0%	IVw	43
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	5.86	3.9%	IIc	85
C164B	Williams-Falkirk loams, 3 to 6 percent slopes	3.93	2.6%	IIe	79
C471A	Grail silty clay loam, 0 to 2 percent slopes	1.16	0.8%	IIc	91
C810A	Bowdle loam, 0 to 2 percent slopes	0.40	0.3%	IIIls	56
C210C	Williams-Bowbells loams, 6 to 9 percent slopes	0.27	0.2%	IIIe	70
<b>Weighted Average</b>					<b>71.4</b>

# PARCEL 2

**Acres:** 320 +/-  
**Legal:** S½ 16-149-84  
**Pasture Acres:** 318.91 +/-  
**Taxes (2025):** \$2,629.24

This parcel features 318.91 +/- acres of pasture with good perimeter fencing and water. The soils are mostly Williams-Bowbells Loam – this parcel is an opportunity to be converted to cropland with its impressive, productive soil profile. The SPI in parcels 1 and 2 averages 75, which is remarkable for cropland. There are over 296 +/- acres of pastureland in parcels 1 & 2 that have an SPI from 81-85!



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	184.66	59.5%	IIe	81
C825A	Divide loam, 0 to 2 percent slopes	21.64	7.0%	IIs	56
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	19.94	6.4%	IIc	85
C810A	Bowdle loam, 0 to 2 percent slopes	14.45	4.7%	IIIIs	56
C814B	Bowdle-Lehr loams, 2 to 6 percent slopes	13.95	4.5%	IIle	51
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	13.90	4.5%	IIle	60
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau phase	9.41	3.0%	Vw	24
C28A	Vallers, moderately saline-Parnell complex, 0 to 1 percent slopes, Missouri Coteau phase	7.39	2.4%	IVw	32
C135D	Zahl-Williams loams, 9 to 15 percent slopes	7.26	2.3%	Vle	44
C829A	Marysland loam, 0 to 1 percent slopes	6.96	2.2%	IVw	35
C32A	Vallers-Tonka complex, 0 to 1 percent slopes	5.02	1.6%	IVw	43
C33A	Parnell-Vallers complex, 0 to 1 percent slopes	4.31	1.4%	Vw	30
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau phase	1.52	0.5%	IVw	40
<b>Weighted Average</b>					<b>69.7</b>

# PARCEL 3 FSA MAP & INFORMATION

Acres: 317.35 +/-

Legal: S½ 15-149-84

FSA Crop Acres: 190.77 +/-

Pasture Acres: 109.58 +/-

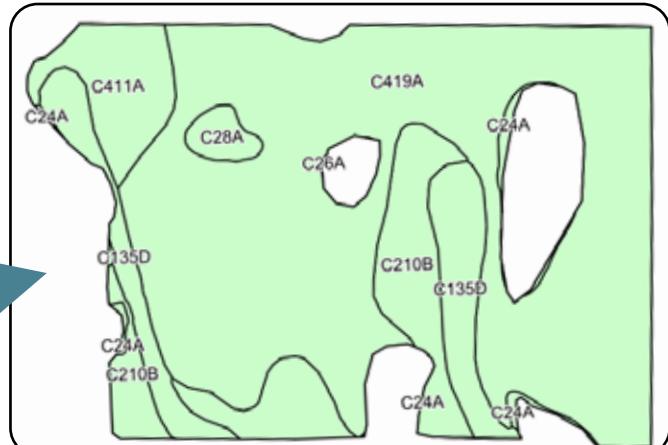
Taxes (2025): \$2,797.81

This parcel features 190.77 +/- acres of highly productive soils with an SPI of 80.8, mostly Wildrose-Silty Clay, Williams-Bowbells, and Williams-Zahl Loam Soils. The pastureland is 109.58 +/- acres with highly productive soils. The pastureland is fenced off from the cropland. There is a vacant farmstead in the northwest corner with a well and electrical pump.



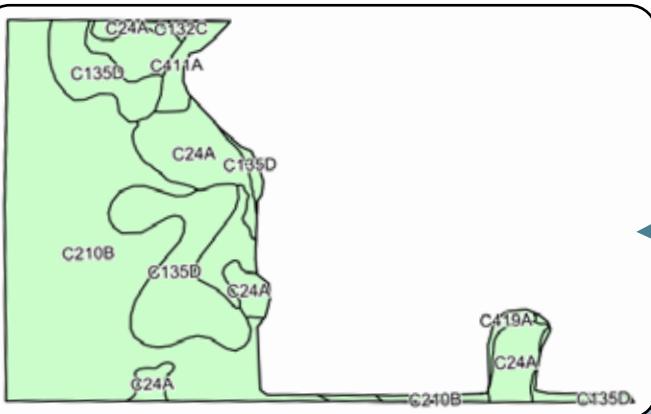
# PARCEL 3 SOIL TYPES

Crop	Base Acres	Yield
Wheat	111.5	52 bu.
Barley	33.4	56 bu.
Canola	39.0	1,516 lbs.
<b>Total Base Acres:</b>		<b>183.9</b>



# CROPLAND SOILS

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C419A	Wildrose silty clay, 0 to 2 percent slopes	130.56	68.7%	IIe	87
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	24.50	12.9%	IIe	81
C135D	Zahl-Williams loams, 9 to 15 percent slopes	18.50	9.7%	Vle	44
C411A	Makoti silty clay loam, 0 to 2 percent slopes	11.69	6.2%	IIc	91
C28A	Vallers, moderately saline-Parnell complex, 0 to 1 percent slopes, Missouri Coteau phase	2.71	1.4%	IVw	32
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau phase	2.08	1.1%	Vw	24
<b>Weighted Average</b>					<b>80.8</b>



# PASTURE SOILS

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	66.80	61.5%	IIe	81
C135D	Zahl-Williams loams, 9 to 15 percent slopes	21.99	20.3%	Vle	44
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau phase	15.95	14.7%	Vw	24
C411A	Makoti silty clay loam, 0 to 2 percent slopes	2.63	2.4%	IIc	91
C419A	Wildrose silty clay, 0 to 2 percent slopes	0.83	0.8%	IIe	87
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	0.34	0.3%	IIIe	60
<b>Weighted Average</b>					<b>65.4</b>

# PARCEL 4

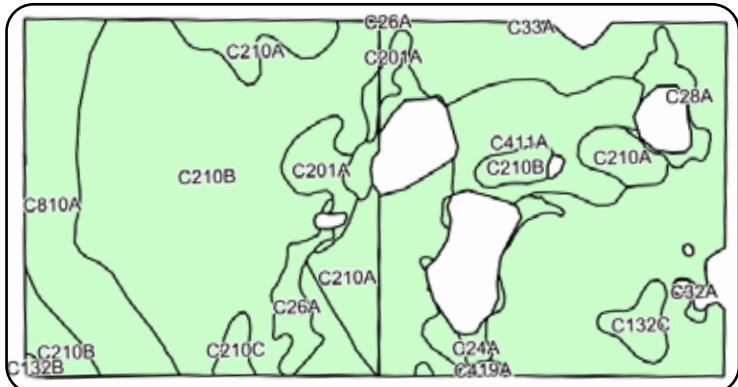
**Acres:** 317.45 +/-

Legal: N½ 21-149-84

**FSA Crop Acres:** 292.04 +/-

**Taxes (2025):** \$2,861.70

This parcel features 292.04 +/- acres of highly productive cropland with an SPI of 77, mostly Williams-Bowbells Loam Soil.



Crop	Base Acres	Yield
Wheat	169.8	52 bu.
Barley	50.8	56 bu.
Canola	59.5	1,516 lbs.
<b>Total Base Acres:</b>		<b>280.1</b>



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	174.77	60.0%	IIe	81
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	35.01	12.0%	IIc	85
C810A	Bowdle loam, 0 to 2 percent slopes	30.03	10.3%	IIIs	56
C411A	Makoti silty clay loam, 0 to 2 percent slopes	19.40	6.7%	IIc	91
C201A	Bowbells loam, 0 to 3 percent slopes	8.20	2.8%	IIc	92
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau phase	5.17	1.8%	IVw	40
C28A	Vallers, moderately saline-Parnell complex, 0 to 1 percent slopes, Missouri Coteau phase	4.08	1.4%	IVw	32
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	4.01	1.4%	IIIe	60
C32A	Vallers-Tonka complex, 0 to 1 percent slopes	3.98	1.4%	IVw	43
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau phase	2.71	0.9%	Vw	24
C210C	Williams-Bowbells loams, 6 to 9 percent slopes	2.12	0.7%	IIIe	70
C419A	Wildrose silty clay, 0 to 2 percent slopes	1.01	0.3%	IIe	87
C132B	Williams-Zahl loams, 3 to 6 percent slopes	0.48	0.2%	IIe	75
C33A	Parnell-Vallers complex, 0 to 1 percent slopes	0.18	0.1%	Vw	30

# Weighted Average 77

# PARCEL 5

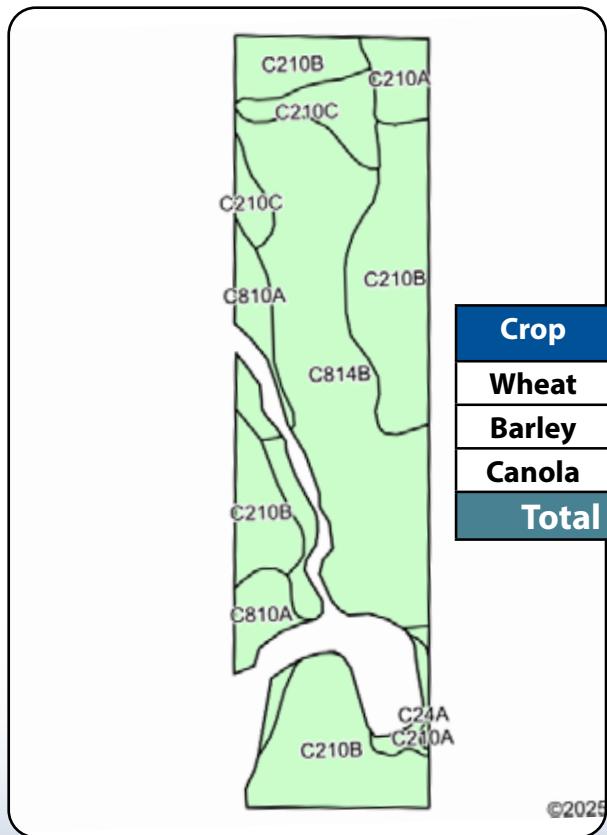
Acres: 160 +/-

Legal: E½W½ 28-149-84

FSA Crop Acres: 145.64 +/-

Taxes (2025): \$1,220.91

This parcel features highly productive cropland with an SPI of 65.4, mostly Williams-Bowbells and Bowdle-Lehr Loam Soils.



Crop	Base Acres	Yield
Wheat	85.9	52 bu.
Barley	25.6	56 bu.
Canola	30.1	1,516 lbs.
<b>Total Base Acres: 141.6</b>		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C814B	Bowdle-Lehr loams, 2 to 6 percent slopes	54.59	40.0%	IIIe	51
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	53.52	39.3%	IIe	81
C810A	Bowdle loam, 0 to 2 percent slopes	11.59	8.5%	IIIs	56
C210C	Williams-Bowbells loams, 6 to 9 percent slopes	8.99	6.6%	IIIe	70
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	5.59	4.1%	IIc	85
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau phase	2.04	1.5%	Vw	24
<b>Weighted Average 65.4</b>					

# PARCEL 6

Acres: 157.45 +/-

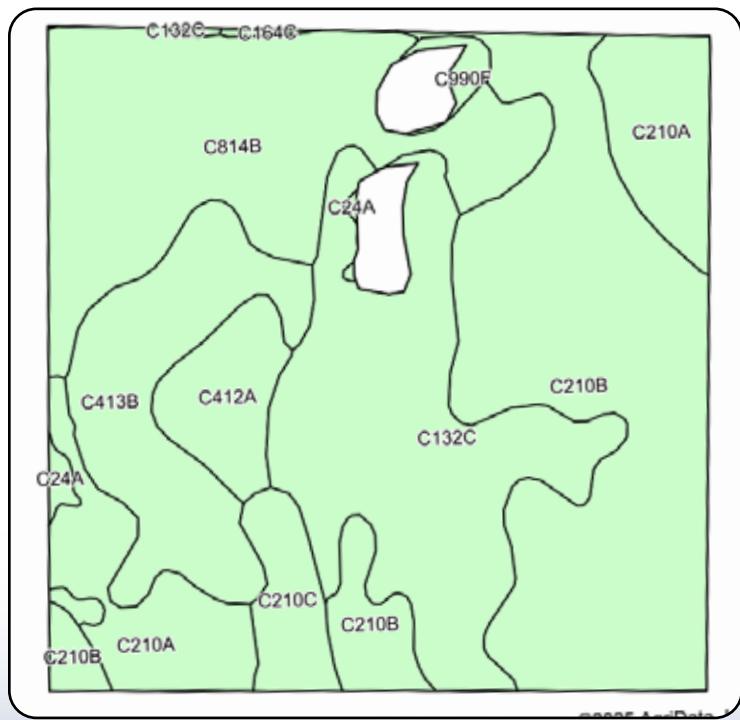
Legal: SE 1/4 28-149-84

FSA Crop Acres: 147.83 +/-

Taxes (2025): \$1,296.29

This parcel features highly productive cropland with an SPI of 71.5, mostly Williams-Bowbells and Bowdle-Lehr Loam Soils.

Crop	Base Acres	Yield
Wheat	86.5	52 bu.
Barley	25.8	56 bu.
Canola	30.3	1,516 lbs.
<b>Total Base Acres: 142.6</b>		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	44.90	30.5%	IIe	81
C814B	Bowdle-Lehr loams, 2 to 6 percent slopes	29.30	19.8%	IIle	51
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	29.09	19.7%	IIle	60
C413B	Roseglen-Tansem silt loams, 2 to 6 percent slopes	16.18	10.9%	IIe	88
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	15.71	10.6%	IIc	85
C412A	Roseglen silt loam, 0 to 2 percent slopes	5.89	4.0%	IIc	95
C210C	Williams-Bowbells loams, 6 to 9 percent slopes	4.59	3.1%	IIle	70
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau phase	1.07	0.7%	Vw	24
C990F	Pits, gravel and sand, 0 to 60 percent slopes	0.92	0.6%	Vlls	13
C164C	Williams-Falkirk loams, 6 to 9 percent slopes	0.18	0.1%	IIle	63
<b>Weighted Average</b>					<b>71.5</b>

# PARCEL 7

Acres: 80 +/-

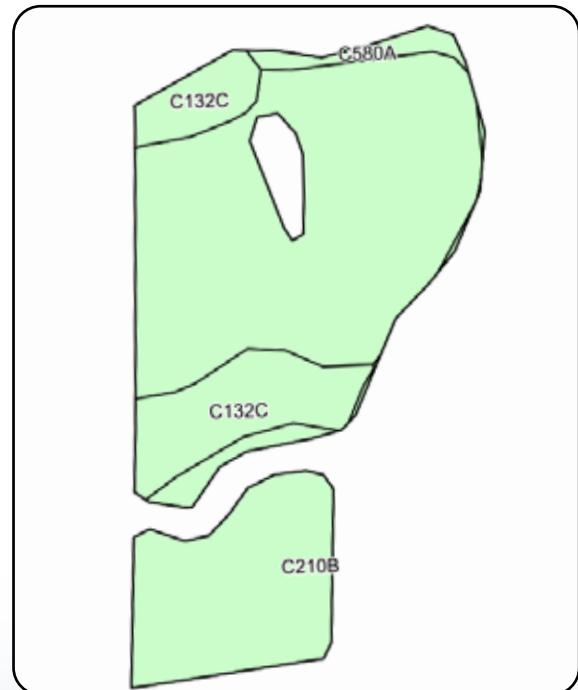
Legal: W $\frac{1}{2}$ SW $\frac{1}{4}$  11-149-84

FSA Crop Acres: 23.42 +/-

Recreational Acres: 52.68 +/-

Taxes (2025): \$375.91

This parcel features 23.42 +/- cropland acres with an SPI of 75.8, mostly Williams-Bowbells Loam Soil. The balance of the parcel is water and grass.



Crop	Base Acres	Yield
Wheat	14.3	52 bu.
Barley	4.1	56 bu.
Canola	5.0	1,516 lbs.
<b>Total Base Acres: 23.4</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	18.85	80.5%	IIe	81
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	3.91	16.7%	IIIe	60
C580A	Harriet-Regan-Stirum complex, 0 to 2 percent slopes, occasionally flooded	0.66	2.8%	VIs	22
<b>Weighted Average</b>					<b>75.8</b>

# PROPERTY PHOTOS



Pifer's

1506 29th Ave. S • Moorhead, MN 56560

# 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

877.700.4099



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