

6,923.36 Acres

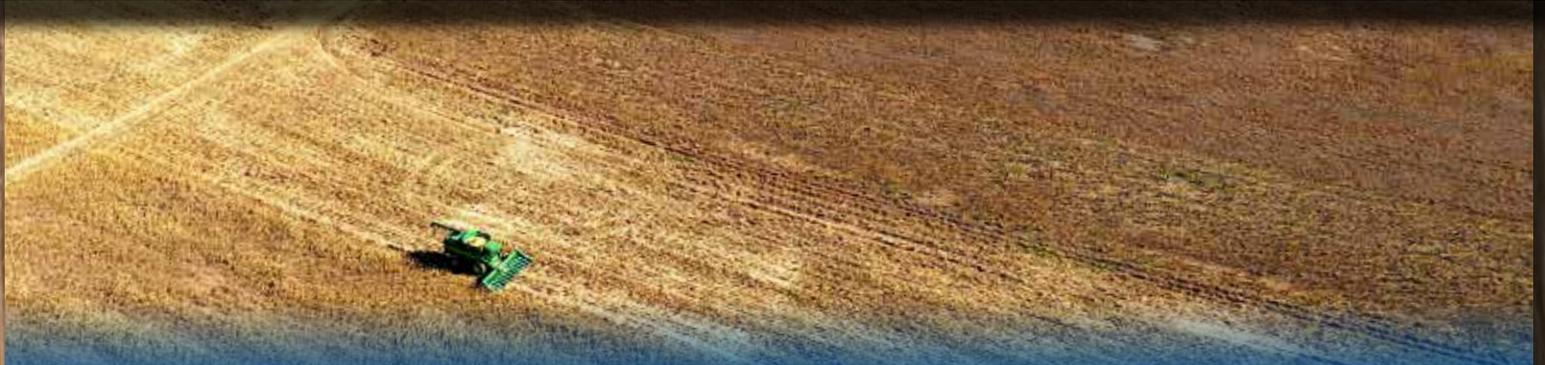
Fallon County, MT & Bowman County, ND

U Bar C. Ranch
Auction



Wednesday, March 11, 2026 – 3:00 p.m. (MT)

Pifer's Regional Office • Bowman, ND



Pifer's

701.206.1095

www.pifers.com

INTRODUCTION

Pifer's Auction & Realty proudly presents the U Bar C Ranch Land Auction, representing one of the region's premier farm and ranch offerings along the border region of southeastern Montana and southwestern North Dakota. This multi-generational operation showcases a seamless combination of productive cropland, native pasture, and well-developed infrastructure designed for year-round livestock and grain production.

The Cox family ranch is strategically laid out to serve as a true twelve-month working ranch, offering exceptional summertime grazing, productive cropland utilized for feed production and small grains with abundant fall and spring grazing opportunities. The ranch is highlighted by multiple water sources, well-fenced pastures, and a main headquarters complete with a residence, manager's home, machine sheds, and corrals.

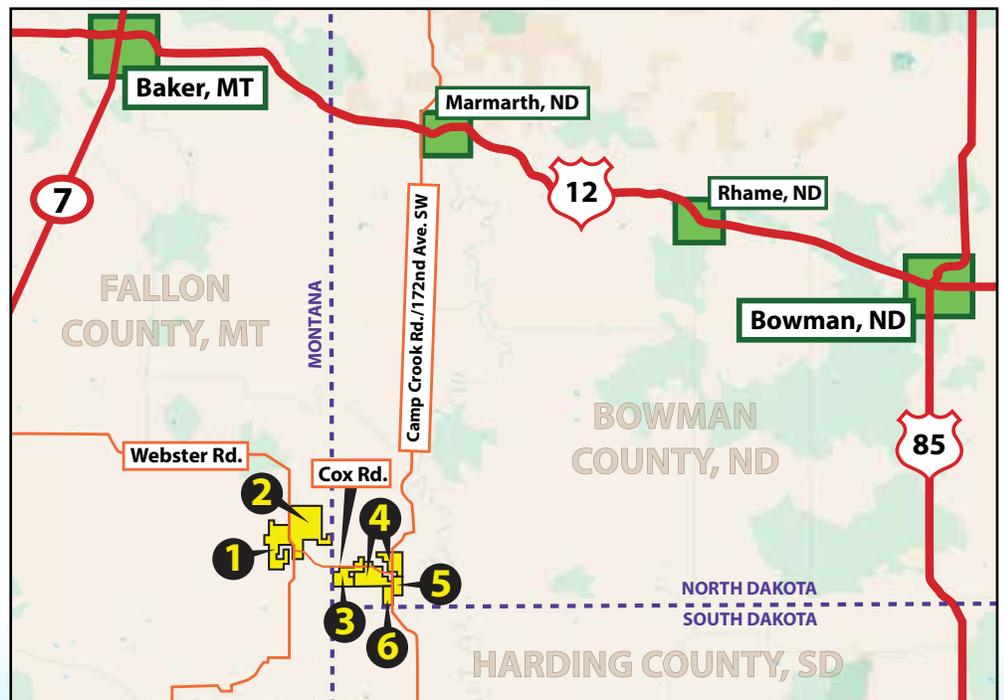
This rare and virtually contiguous ranch combines efficiency, productivity, and natural beauty. Whether operated as a full-scale ranching enterprise or integrated into an existing operation, the U Bar C Ranch offers a unique opportunity to acquire a legacy property with enduring value in both agricultural production and investment potential.

From Bowman, ND

Drive west on US Hwy. #12 for 28 miles to Marmarth, ND. On the west edge of Marmarth, turn south onto Camp Crook Rd./172nd Ave. SW. Continue south on Camp Crook Rd. for 23 miles to the northeastern entry to parcel 4. Continue south for 1.5 miles to Cox Rd. Follow Cox Rd. west for access to the balance of the ranch.

From Baker, MT

Drive south for on Hwy. #7 towards Ekalaka for 19 miles to Webster Rd. Turn and drive east on Webster Rd. for 16 miles, follow the road as it curves south and continue for an additional 3 miles to the northwest corner of parcel 2. Continue an additional 1 mile to parcel 1 and the ranch headquarters.



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Pifer's

709 12th St. NE • Bowman, ND 58623

U BAR C RANCH HIGHLIGHTS

Working Ranch Attribute's

The U Bar C Ranch has been strategically designed for operational efficiency, with a thoughtful balance between cropland and native pasture that supports both livestock and crop production throughout the entire year. This ranch exemplifies the ideal mixed operation, offering summer grazing on deep-rooted native and introduced grasses, abundant fall and spring feed opportunities on cropland stubble, and a reliable base of hay and feed production for wintering livestock.

The ranch's layout allows for rotational grazing, maximizing grass utilization while maintaining soil health and forage longevity. Water wells, pipelines, and stock dams ensure consistent water access across the pastures. The ranch headquarters includes a comfortable residence, manager's home, and extensive outbuildings providing all the infrastructure necessary for a complete farm and ranch enterprise.

Community & Surrounding Areas

Baker, Montana

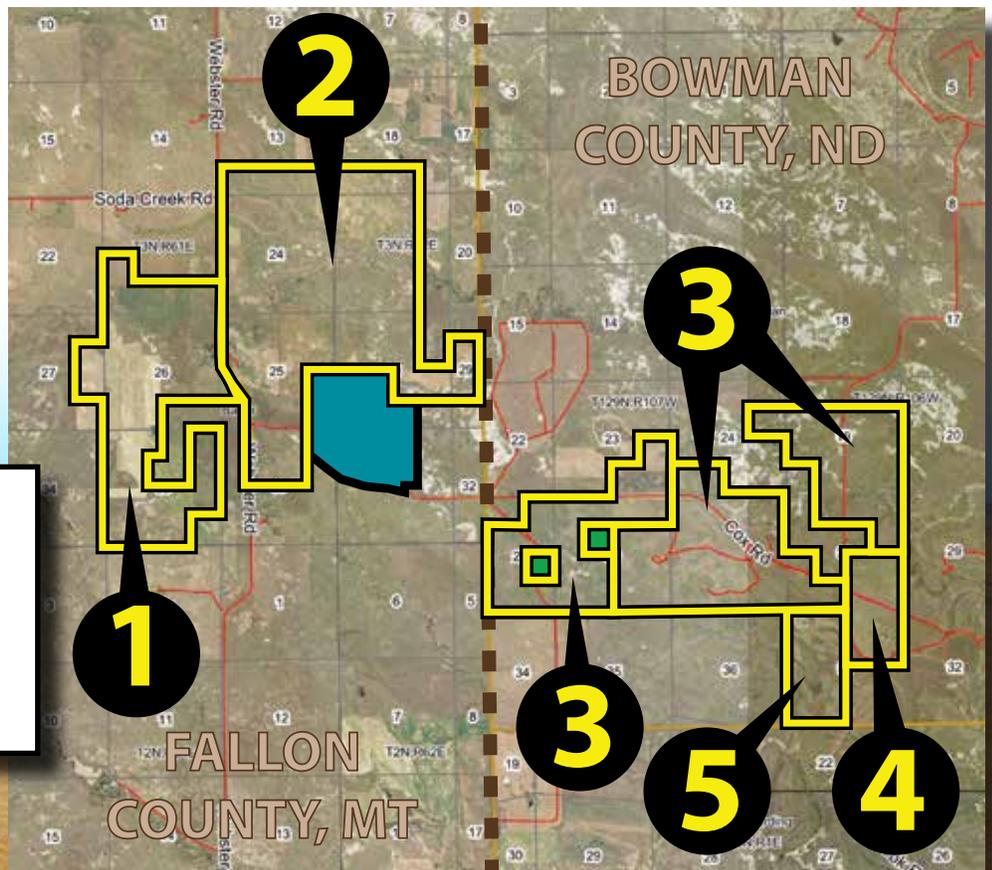
Baker is a progressive agricultural and energy-based community that embraces both its Western heritage and modern conveniences. It offers quality schools, healthcare facilities, restaurants, and shopping which enhances its charm of a small-town atmosphere. Outdoor enthusiasts appreciate Baker Lake for fishing, water sports, and community recreation, and the area hosts the well-known Fallon County Fair, one of Montana's premier annual events celebrating agriculture and rural life.

Bowman, North Dakota

Located just across the state line, Bowman serves as a regional hub for agriculture, business, and education in southwestern North Dakota. The city provides a thriving small-town environment with a full-service hospital, excellent schools, and a variety of recreational opportunities. Its central location and active business community make it a great place for families, ranchers, and professionals looking to enjoy the rural lifestyle with strong community support.

- Baker, MT..... 35 Miles
- Bowman, ND..... 60 Miles
- Miles City, MT..... 114 Miles
- Spearfish, SD..... 142 Miles
- Bismarck, ND..... 234 Miles
- Billings, MT..... 258 Miles

	BLM Allotment
	Privately Leased



PARCEL 1 • FALLON COUNTY, MT

Acres: 1,337.35 +/-

Legal: S½ S½ & NW¼SW¼ in 23-3-61; A tract in W½SW¼ (West of ROW) in 25-3-61; N½, SW¼, N½SE¼ in 26-3-61; SE¼NE¼, NE¼SE¼ in 27-3-61; SW¼, N½SE¼, SW¼SE¼, E½NE¼, W½NW¼ & NE¼ NW¼ in 35-3-61

FSA Crop Acres: 761.01 +/-

Grazing Acres: 550 +/-

Taxes (2024): \$3,856.20 (Parcels 1 & 2 Combined)

Ranch Headquarters Information

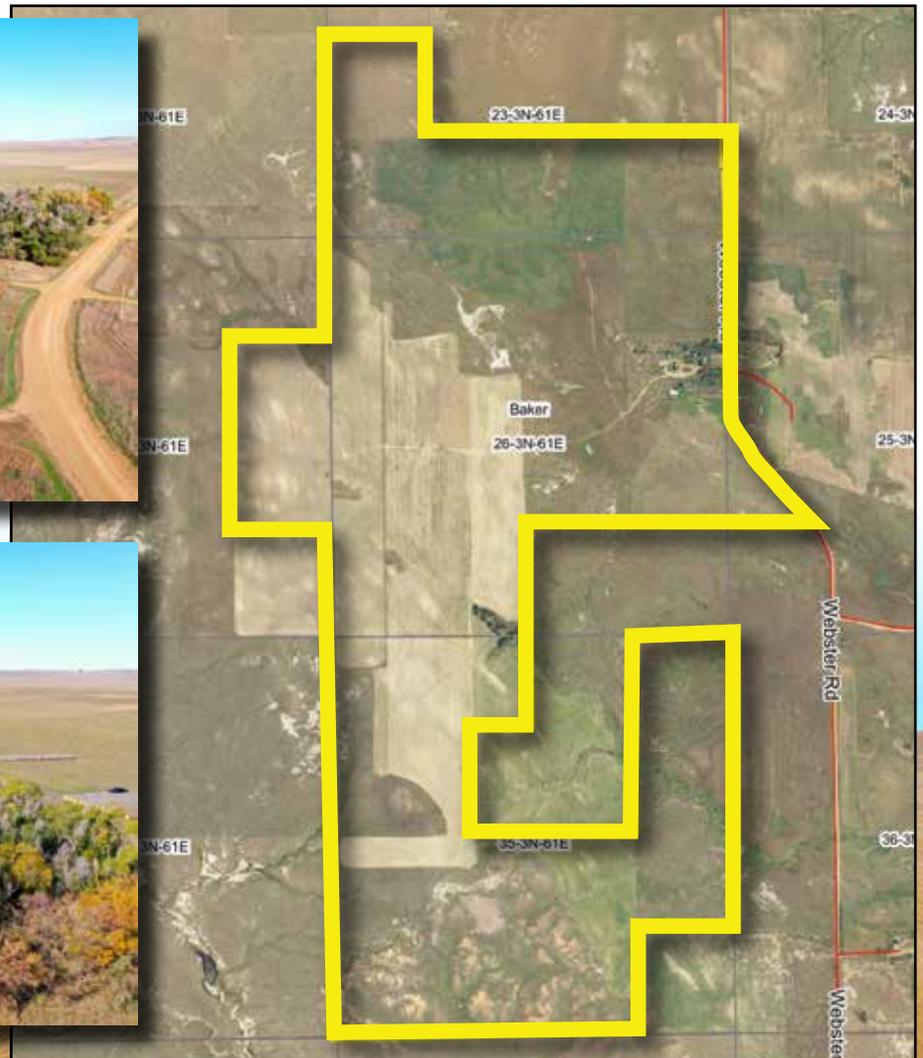
Home: Built in 1942, 1,776 sq. ft. Main Level, 936 sq. ft. Basement; 3 Bed, 2 Bath; Concrete Foundation

Machine Shed: Built in 1917, 24' x 52' – 1,248 sq. ft.

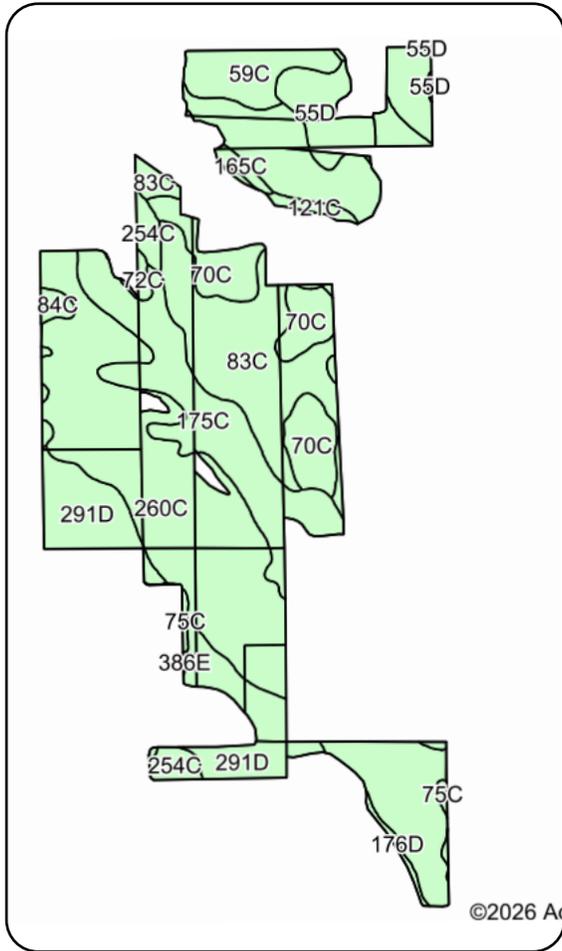
Modern Machine Shed: Built in 1952, 64' x 80' – 5,120 sq. ft.

Quonset: Built in 1948, 40' x 108' – 4,320 sq. ft.

Other: Multiple Grain Bins & Small Outbuildings



PARCEL 1 • FALLON COUNTY, MT



PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	131.44	21 bu.
Oats	3.47	39 bu.
Corn	75.99	75 bu.
Dry Peas	28.11	1,041 lbs.
Total Base Acres: 239.01		

Crop	Base Acres	Yield
Wheat	250.88	21 bu.
Oats	6.61	39 bu.
Corn	145.0	75 bu.
Dry Peas	53.64	1,041 lbs.
Total Base Acres: 456.13		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
260C	Cambeth-Cabbart silt loams, 2 to 8 percent slopes	199.92	33.0%	IVe	IVe
175C	Archin loam, 2 to 8 percent slopes	90.62	15.0%	IVe	
83C	Chinook sandy loam, 2 to 8 percent slopes	79.89	13.2%	IVe	IVe
291D	Bonfri-Cabbart loams, 8 to 15 percent slopes	60.77	10.0%	IVe	
84C	Eapa loam, 2 to 8 percent slopes	46.95	7.8%	IIIe	Ile
70C	Busby fine sandy loam, warm, 2 to 8 percent slopes	46.19	7.6%	IVe	IVe
55D	Blacksheep-Twilight fine sandy loams, complex, 8 to 15 percent slopes	28.24	4.7%	IVe	
59C	Ynot sandy loam, 2 to 8 percent slopes	24.24	4.0%	IVe	
254C	Creed-Gerdrum complex, 2 to 8 percent slopes	11.60	1.9%	VIIs	IVs
121C	Parchin-Bullock complex, 2 to 8 percent slopes	4.65	0.8%	IVe	
165C	Gerdrum-Absher complex, 2 to 8 percent slopes	3.52	0.6%	VIIIs	VIIIs
75C	Archin-Absher complex, 2 to 8 percent slopes	3.01	0.5%	VIIs	VIIs
176D	Kirby-Cabbart complex, 8 to 25 percent slopes	2.41	0.4%	VIIIs	
72C	Kremlin loam, warm, 2 to 8 percent slopes	2.31	0.4%	IIIe	IIIe
386E	Yamacall-Cabbart loams, 15 to 35 percent slopes	0.59	0.1%	VIe	

PARCEL 2 • FALLON COUNTY, MT

Acres: 2,465.29 +/-

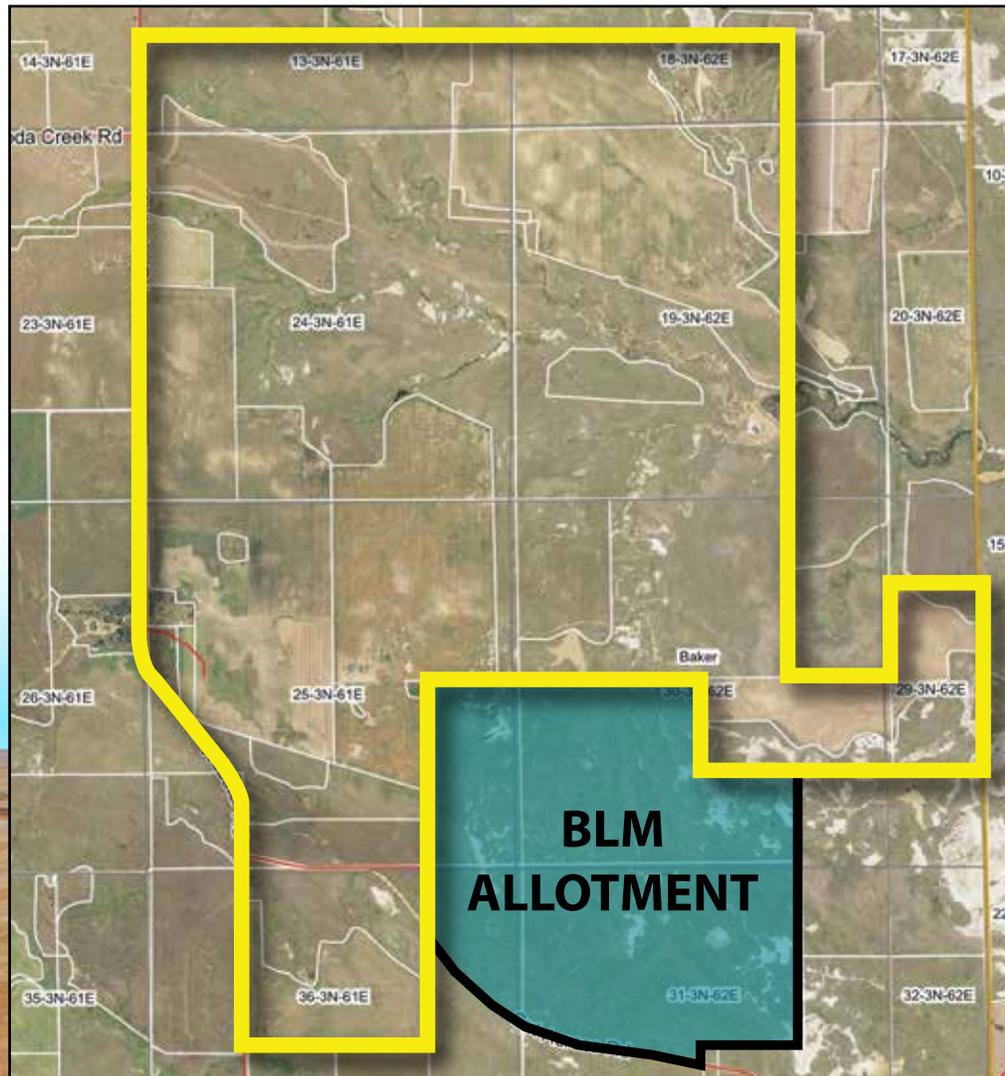
Legal: S½SW¼ & SW¼SE¼ in 18-3-62; W½, W½E½ in 19-3-62; Lots 2 & 3 in 29-3-62; W½NE¼, NW¼, N½SE¼ in 30-3-62; S½S½ in 13-3-61; All in 24-3-61; N½, N½SW¼, SE¼SW¼, W½SE¼ Less 17.35 Acres in W½SW¼ (West of ROW) in 25-3-61 ; E½NW¼ & W½NE¼ in 36-3-61

FSA Crop Acres: 1,092.92 +/-

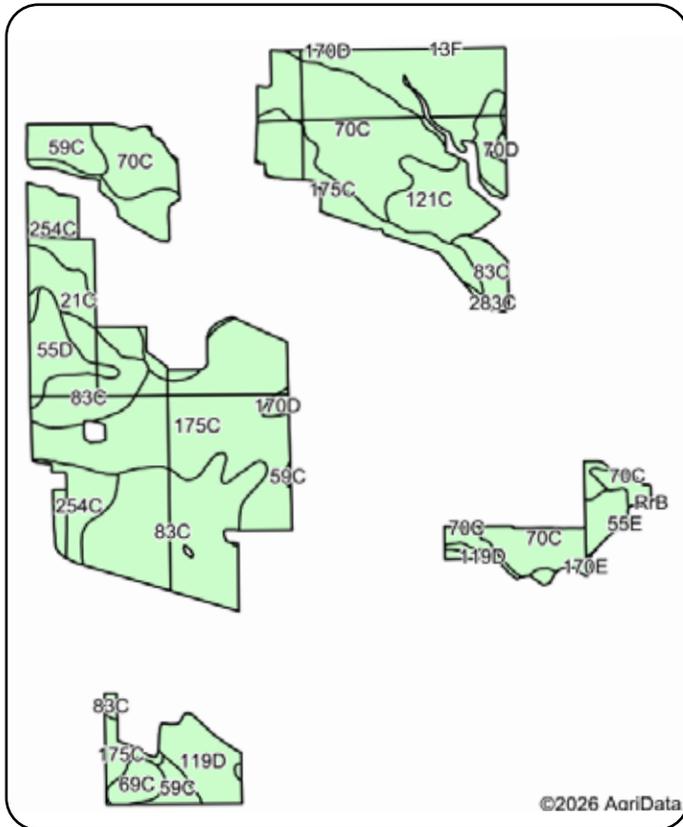
Grazing Acres: 1,360 +/-

Taxes (2024): \$3,856.20 (Parcels 1 & 2 Combined)

Parcel 2 represents one of the most versatile and productive tracts of the entire U Bar C Ranch. Its combination of cropland and native pasture supports both livestock and crop operations with efficiency. The cropland provides a strong feed base with crop rotation potential, while the rolling grasslands offer open-range grazing with natural shelter. The parcel also includes a farmstead site, modest residence, and hay yard. Parcel 2 also has good natural and supplied water from the natural stock dams, traversing Soda Creek, and pipeline water system. These creek bottom draws offer excellent protection for livestock and habitat for wildlife. Parcel 2 also consists of base acres with an additional BLM Grazing Allotment. This turn-in grazing permit spans across an additional 500 acres that are contiguous to Parcel 2 and allow for 156 AUMs from April 15th through November 15th each year.



PARCEL 2 • FALLON COUNTY, MT



PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	131.44	21 bu.
Oats	3.47	39 bu.
Corn	75.99	75 bu.
Dry Peas	28.11	1,041 lbs.
Total Base Acres: 239.01		

Crop	Base Acres	Yield
Wheat	283.67	21 bu.
Oats	7.48	39 bu.
Corn	163.95	75 bu.
Dry Peas	60.65	1,041 lbs.
Total Base Acres: 515.75		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
175C	Archin loam, 2 to 8 percent slopes	293.37	24.9%	IVe	
83C	Chinook sandy loam, 2 to 8 percent slopes	239.45	20.3%	IVe	IVe
70C	Busby fine sandy loam, warm, 2 to 8 percent slopes	218.94	18.5%	IVe	IVe
121C	Parchin-Bullock complex, 2 to 8 percent slopes	140.02	11.9%	IVe	
254C	Creed-Gerdrum complex, 2 to 8 percent slopes	98.95	8.4%	VIIs	IVs
119D	Zeona-Blacksheep-Rock outcrop complex, 4 to 15 percent slopes	47.42	4.0%	VIe	
59C	Ynot sandy loam, 2 to 8 percent slopes	37.64	3.2%	IVe	
21C	Parchin fine sandy loam, 2 to 8 percent slopes	33.50	2.8%	IVe	
55D	Blacksheep-Twilight fine sandy loams, complex, 8 to 15 percent slopes	33.42	2.8%	IVe	
69C	Twilight fine sandy loam, 2 to 8 percent slopes	16.13	1.4%	IVe	IVe
75C	Archin-Absher complex, 2 to 8 percent slopes	9.15	0.8%	VIIs	VIIs
170D	Busby-Twilight-Blacksheep fine sandy loams, 8 to 35 percent slopes	4.81	0.4%	IVe	
283C	Chinook-Archin complex, 2 to 8 percent slopes	3.50	0.3%	IVe	IVe
70D	Busby fine sandy loam, warm, 8 to 15 percent slopes	2.23	0.2%	IVe	IVe
170E	Busby-Blacksheep-Rock outcrop complex, 8 to 25 percent slopes	1.58	0.1%	VIe	
55E	Twilight-Blacksheep fine sandy loams, 15 to 45 percent slopes	0.59	0.0%	VIIe	
156A	Havre loam, saline, 0 to 2 percent slopes	0.29	0.0%	VIIs	IVs

PARCEL 3 • BOWMAN COUNTY, ND

Acres: 763.34 +/-

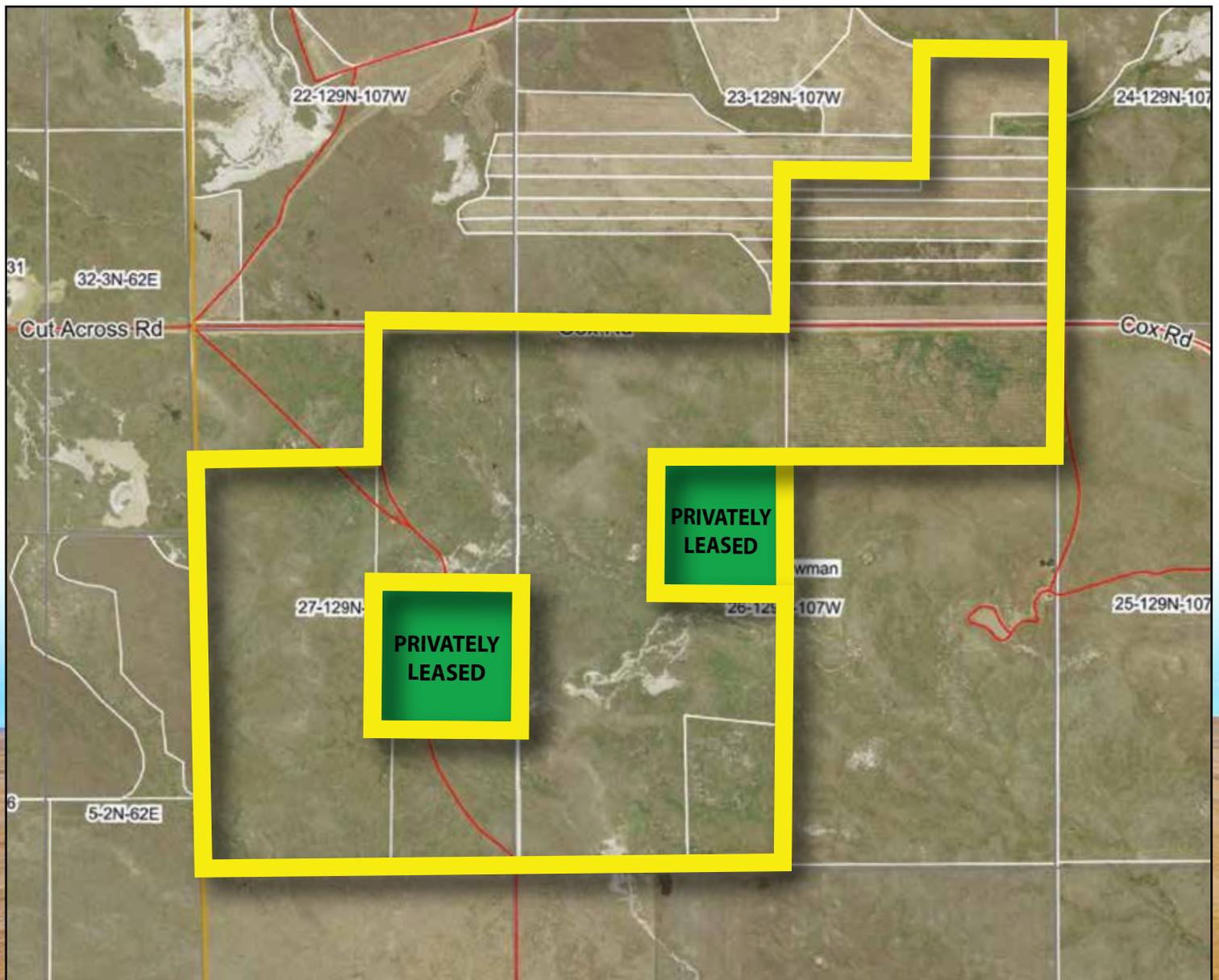
Legal: S½SE¼, NE¼SE¼ in 23-129-107; SW¼, N½NW¼, SW¼NW¼, N½NE¼ in 26-129-107; E½NE¼, SE¼SE¼ & Lots 2-4 in 27-129-107

FSA Crop Acres: 190.82 +/-

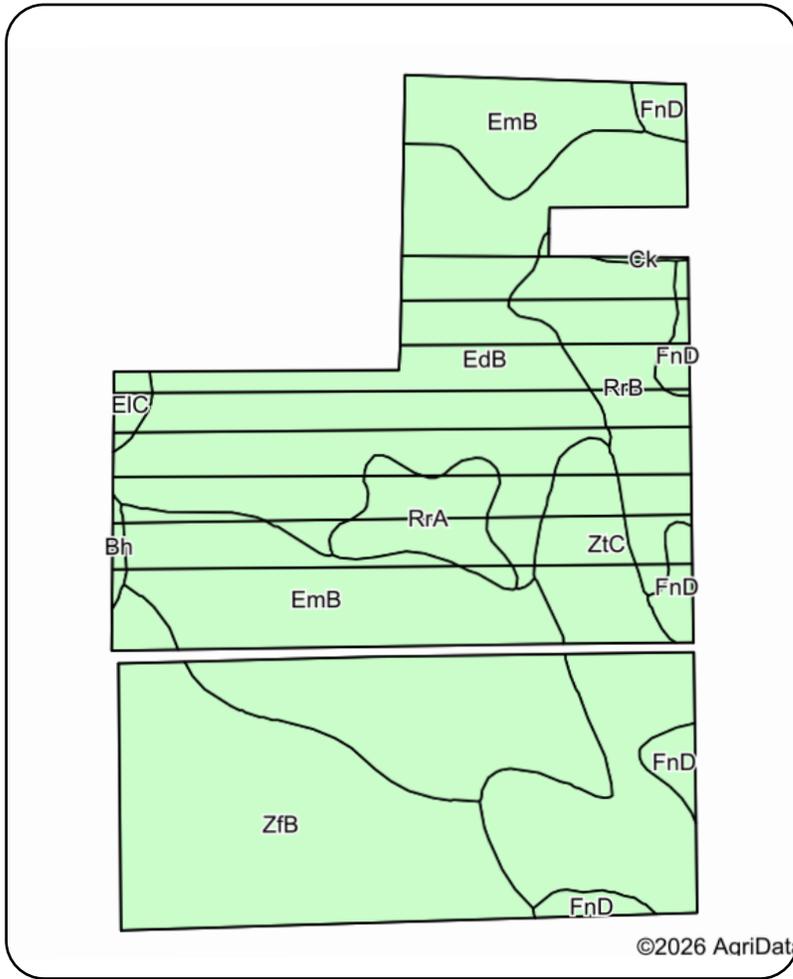
Grazing Acres: 572.52 +/-

Taxes (2024): \$1,152.31

Parcel 3 offers a balanced mix of hay and pastureland with excellent access. The nearly 200 +/- acres of cropland are ideal for hay and feed production, while the native range supports consistent summer grazing. Access from Cox Rd. makes it a convenient and manageable grazing unit within the larger operation.



PARCEL 3 • BOWMAN COUNTY, ND



Crop	Base Acres	Yield
Wheat	32.8	21 bu.
Oats	0.86	39 bu.
Corn	18.96	75 bu.
Dry Peas	7.01	1,041 lbs.
Total Base Acres: 59.63		

Crop	Base Acres	Yield
Wheat	24.8	19 bu.
Oats	23.9	36 bu.
Corn	1.0	27 bu.
Barley	10.9	28 bu.
Total Base Acres: 60.6		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EdB	Ekalaka-Desart fine sandy loams, 0 to 6 percent slopes	49.14	25.7%	IVs	42
EmB	Ekalaka-Zeona-Ladner loamy fine sands, 0 to 6 percent slopes	48.82	25.6%	IVe	28
ZfB	Zeona loamy fine sand, 0 to 6 percent slopes	37.07	19.4%	IVe	33
ZtC	Zeona-Tusler loamy fine sands, 6 to 15 percent slopes	25.69	13.5%	VIe	25
RrB	Rhoades-Absher complex, 2 to 6 percent slopes	14.23	7.5%	VIs	37
FnD	Fleak-Rhame complex, 3 to 15 percent slopes	7.05	3.7%	VIe	28
RrA	Rhoades-Absher complex, 0 to 2 percent slopes	6.95	3.6%	VIs	40
EIC	Ekalaka-Ladner complex, 6 to 15 percent slopes	1.13	0.6%	VIe	27
Bh	Blown-out land	0.56	0.3%	VIe	15
Ck	Cabbart-Yawdim-Rock outcrop, shale complex, 3 to 70 percent slopes	0.18	0.1%	VIIe	13
Weighted Average					33.2

PARCEL 4 • BOWMAN COUNTY, ND

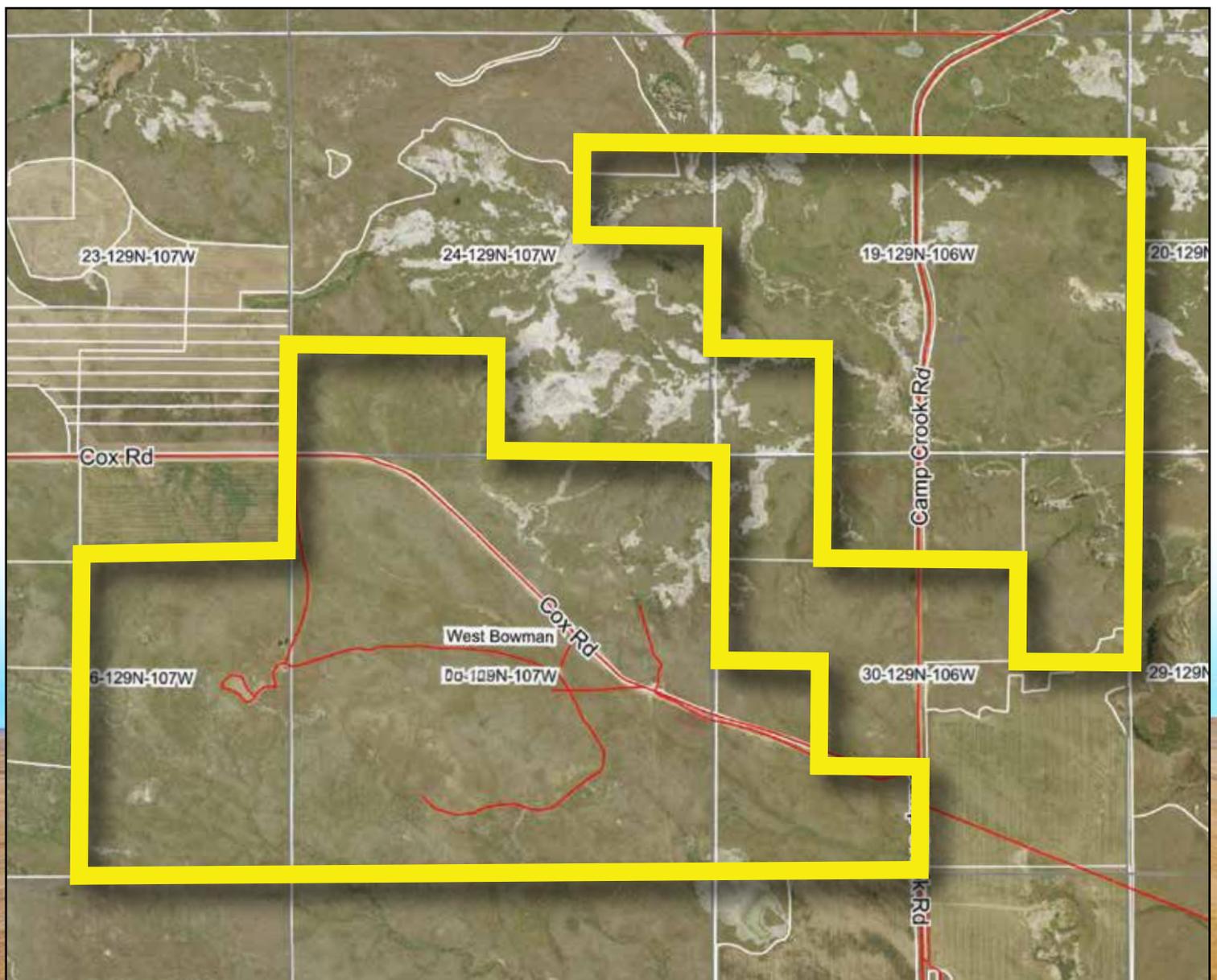
Acres: 1,717.94 +/-

Legal: SE $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$ in 24-129-107; All in 25-129-107, S $\frac{1}{2}$ NE $\frac{1}{4}$, & SE $\frac{1}{4}$ in 26-129-107; S $\frac{1}{2}$ N $\frac{1}{2}$, SE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ & SE $\frac{1}{4}$ SW $\frac{1}{4}$ in 19-129-106; NE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$ & NW $\frac{1}{4}$ SW $\frac{1}{4}$ in 30-129-106

Grazing Acres: 1,710 +/-

Taxes (2024): \$2,560.79

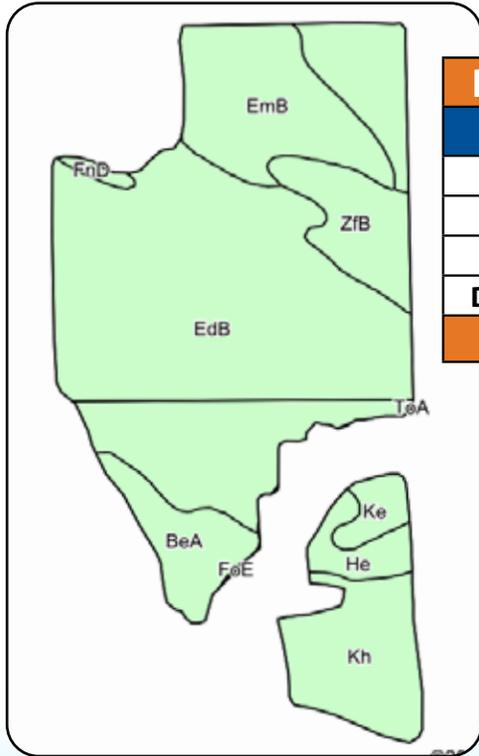
This is a highly functional grazing unit with outstanding native grass coverage and strong water infrastructure. The terrain provides natural protection and excellent early grass production, making this a dependable summer grazing parcel. With quality access, this is one of the strongest grazing units in the entire ranch and could be an ideal option for rotating pairs or yearlings on grass.



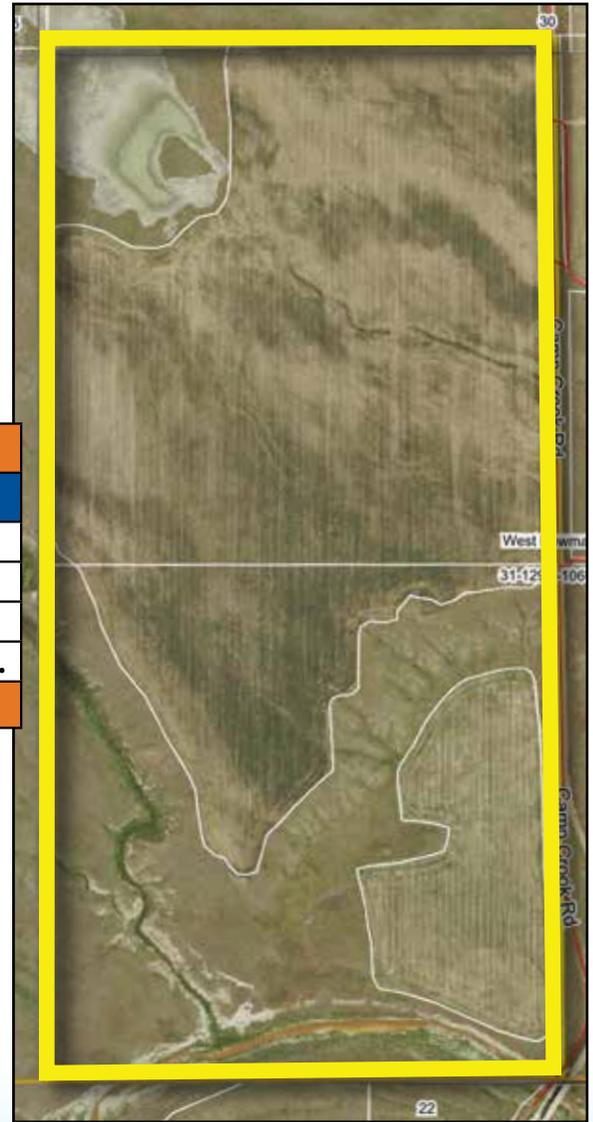
PARCEL 5 • BOWMAN COUNTY, ND

Acres: 319.44 +/-
 Legal: W½ 31-129-106
 FSA Crop Acres: 200.41 +/-
 Taxes (2024): \$714.98

Parcel 5 is primarily cropland with productive soil profiles suitable for small grains and livestock feedstuffs. Its terrain transitions into the scenic Boxelder Creek basin, providing habitat and natural beauty along the southern boundary. This combination of fertile cropland and wildlife corridor makes it a desirable tract for crop production, hunting and recreation.



PARCELS 5 & 6 COMBINED		
Crop	Base Acres	Yield
Wheat	101.26	21 bu.
Oats	2.67	39 bu.
Corn	58.53	75 bu.
Dry Peas	21.65	1,041 lbs.
Total Base Acres: 184.11		

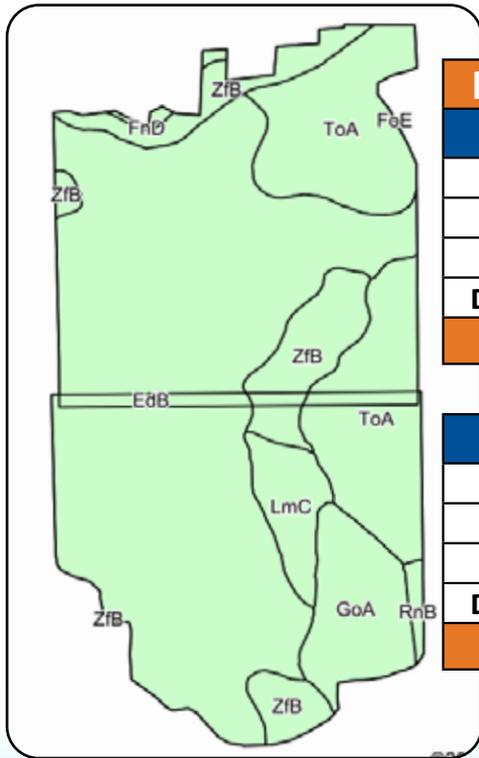


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EdB	Ekalaka-Desart fine sandy loams, 0 to 6 percent slopes	117.73	58.8%	IVs	42
EmB	Ekalaka-Zeona-Ladner loamy fine sands, 0 to 6 percent slopes	26.13	13.0%	IVe	28
Kh	Korchea-Havre complex, 0 to 6 percent slopes	20.33	10.1%	Ile	83
ZfB	Zeona loamy fine sand, 0 to 6 percent slopes	13.26	6.6%	IVe	33
BeA	Belfield silt loam, 0 to 2 percent slopes	11.83	5.9%	Ils	74
He	Havre loam, 0 to 2 percent slopes	5.69	2.8%	Ile	82
Ke	Lallie clay loam, 0 to 1 percent slopes	4.15	2.1%	IVw	27
FnD	Fleak-Rhame complex, 3 to 15 percent slopes	1.15	0.6%	Vle	28
FoE	Fleak rocky complex, 15 to 50 percent slopes	0.14	0.1%	Vlle	10
Weighted Average					46.3

PARCEL 6 • BOWMAN COUNTY, ND

Acres: 320 +/-
 Legal: SE¼ 30-129-106 & NE¼ 31-129-106
 FSA Crop Acres: 225.36 +/-
 Taxes (2024): \$807.65

Parcel 6 is a strong cropland unit featuring excellent access along Camp Crook Rd. and productive soils throughout. Boxelder Creek flows through a portion of this parcel, enhancing its appeal for crop production and wildlife. This tract adds valuable row-crop production and feed capacity to the U Bar C Ranch and rounds out this incredible offering.



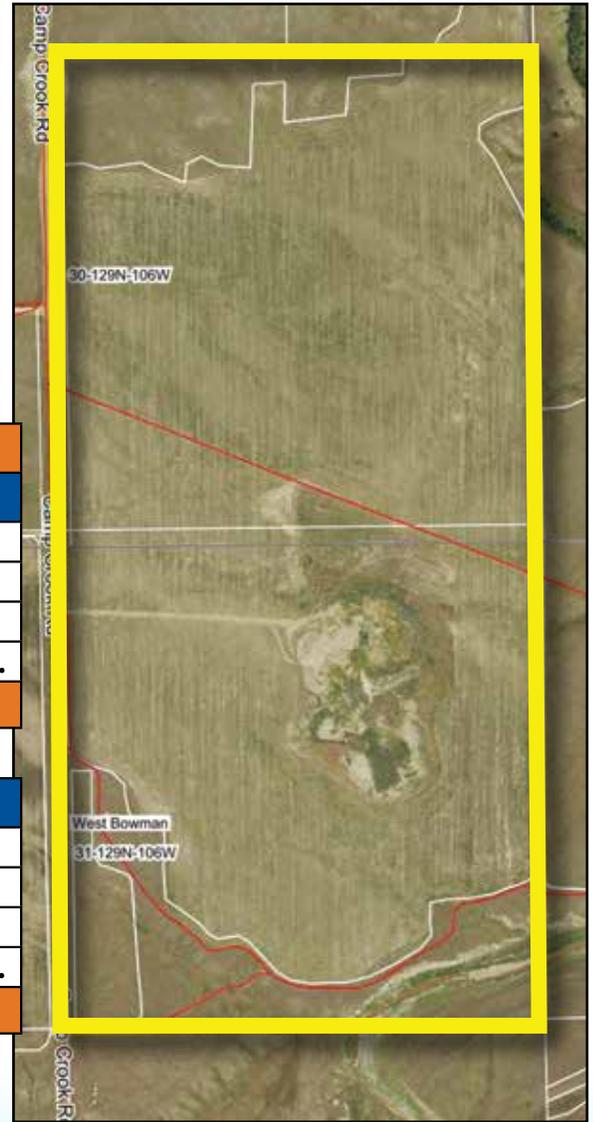
PARCELS 5 & 6 COMBINED

Crop	Base Acres	Yield
Wheat	101.26	21 bu.
Oats	2.67	39 bu.
Corn	58.53	75 bu.
Dry Peas	21.65	1,041 lbs.

Total Base Acres: 184.11

Crop	Base Acres	Yield
Wheat	40.96	21 bu.
Oats	0.61	39 bu.
Corn	13.27	75 bu.
Dry Peas	4.91	1,041 lbs.

Total Base Acres: 41.75

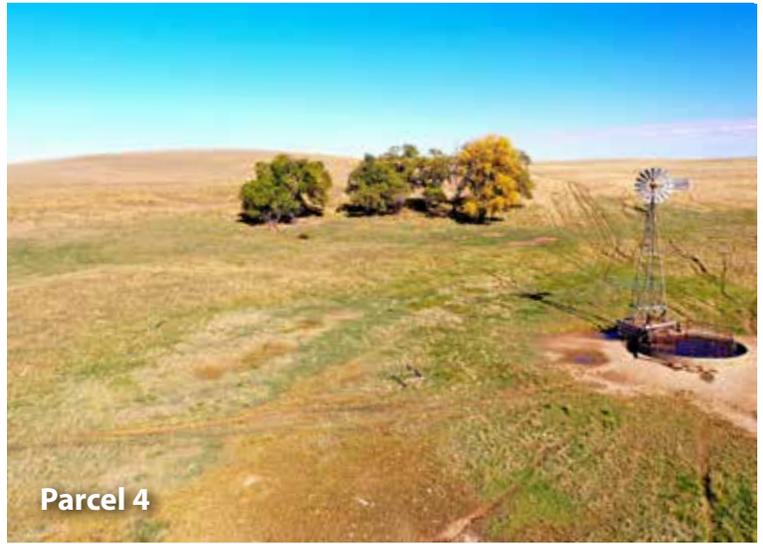


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EdB	Ekalaka-Desart fine sandy loams, 0 to 6 percent slopes	147.33	57.7%	IVs	42
ToA	Chinook fine sandy loam, 0 to 2 percent slopes	51.99	20.4%	IIIe	58
ZfB	Zeona loamy fine sand, 0 to 6 percent slopes	26.51	10.4%	IVe	33
GoA	Grail-Rhoades silty clay loams, 0 to 2 percent slopes	17.48	6.8%	IIc	83
LmC	Lehr, Manning, and Wabek soils, 6 to 9 percent slopes	9.36	3.7%	IVe	32
RnB	Rhame fine sandy loam, 3 to 6 percent slopes	1.55	0.6%	IIIe	56
FnD	Fleak-Rhame complex, 3 to 15 percent slopes	0.98	0.4%	VIe	28
Weighted Average					46.8

PROPERTY PHOTOS



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 4/27/26. 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 27, 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 & MT #16149.

Pifer's



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