

231.27 Acres • Towner County, ND

Farmland Auction

Tuesday, March 10, 2026 – 3:00 p.m.

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



OWNERS: Kristi Voller, Jane Holden, Kory Dokken & Kelly Dokken

STOCK PHOTO



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701.220.5396

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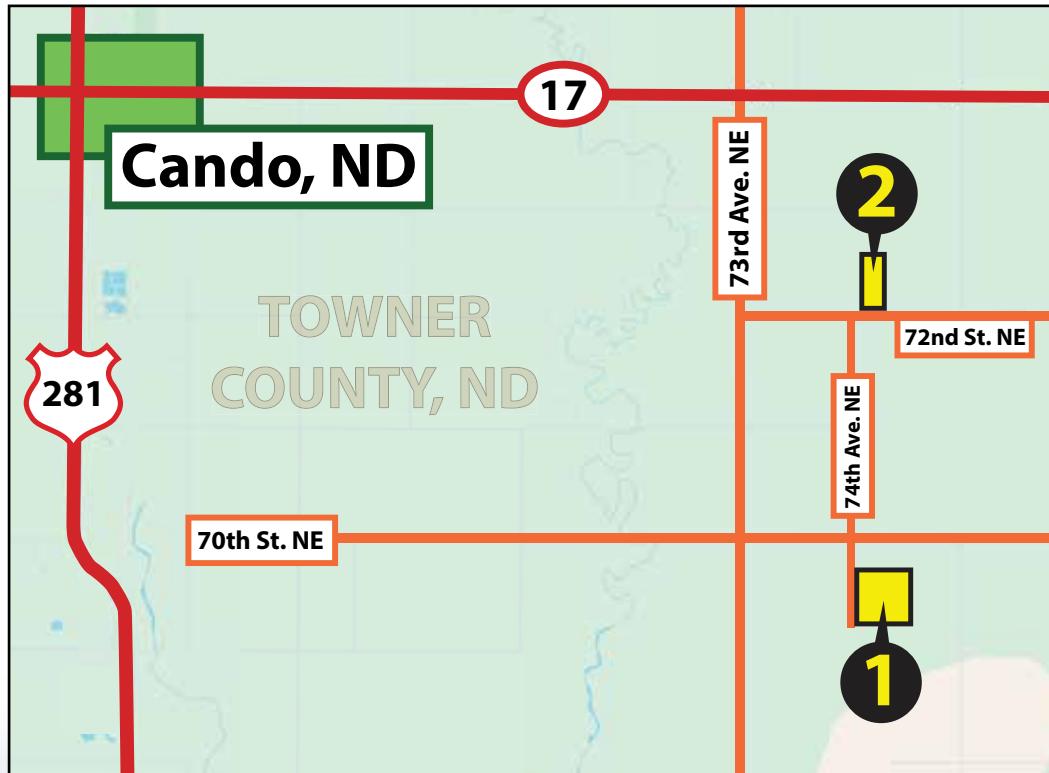
INTRODUCTION

Auction Note: This Towner County land auction features 231.27 +/- acres of premier farmland just southeast of Cando, ND. The property will be sold in two parcels with both parcels featuring mostly all crop acres with average Soil Productivity Indexes (SPI) in the 70s and 80s! Made up of mostly all Class II and Class III loam soils, both parcels are ideal for growing corn, soybeans and other commonly grown crops in the region. This property will be sold at a live auction with online bidding available. Don't miss this excellent opportunity to expand your farm operation or diversify your investment portfolio! This property is subject to a Right of First Refusal. The buyer(s) of the property will have full use in 2026 if the Right of First Refusal is not exercised.

Driving Directions

Parcel 1: From Cando, ND, go 5 miles east on ND Hwy. #17 to 73rd Ave. NE. Go 4 miles south on 73rd Ave. NE to 70th St. NE. Go 1 mile east on 70th St. NE to 74th Ave. NE. Go a half mile south on 74th Ave. NE to the northwest corner of parcel 1.

Parcel 2: From Cando, ND, go 5 miles east on ND Hwy. #17 to 73rd Ave. NE. Go 2 miles south on 73rd Ave. NE. Follow the curve east on 72nd St. NE for 1 mile. Here you will be at the southwest corner of parcel 2.

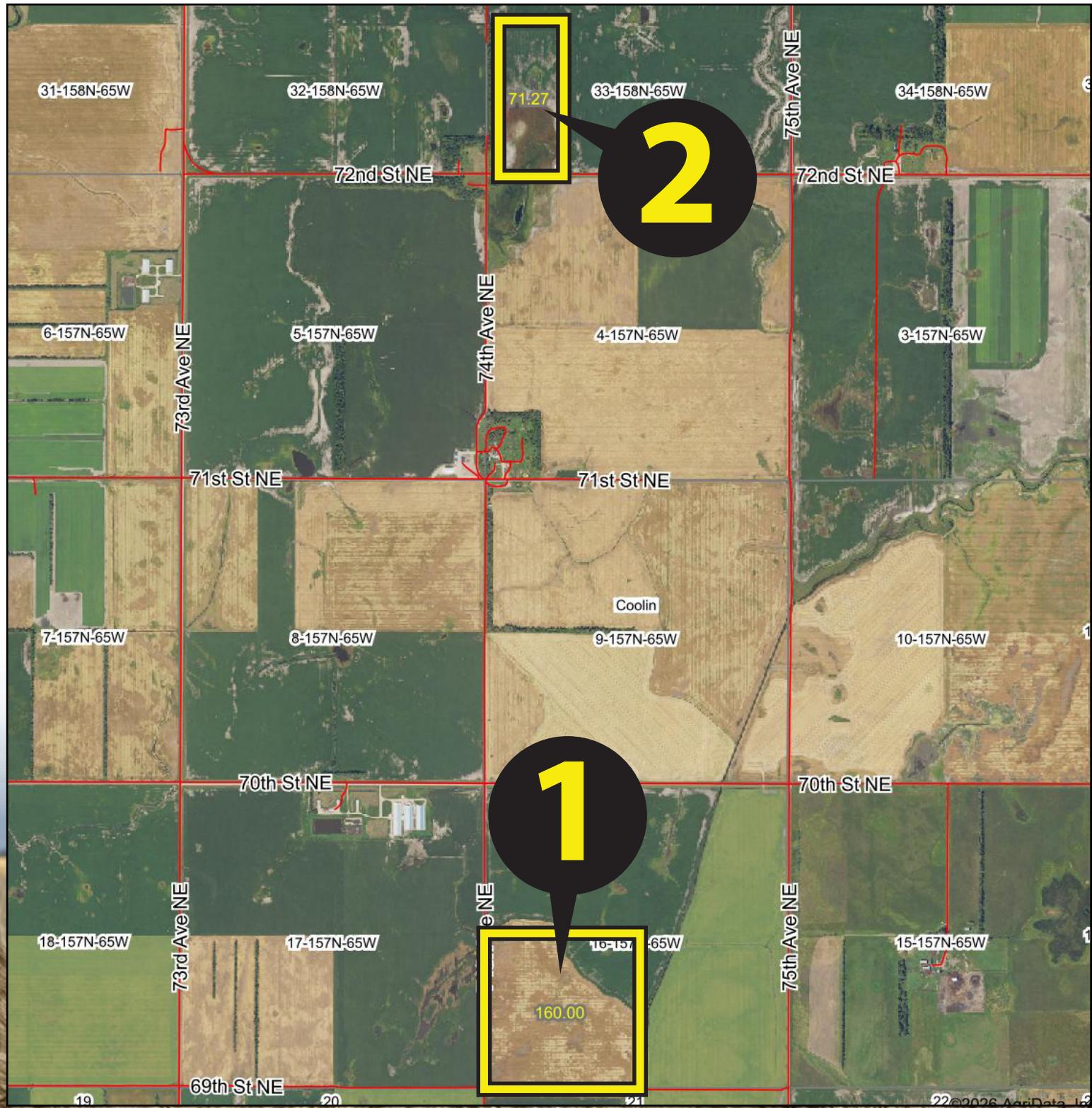


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OVERALL PROPERTY



PARCEL 1

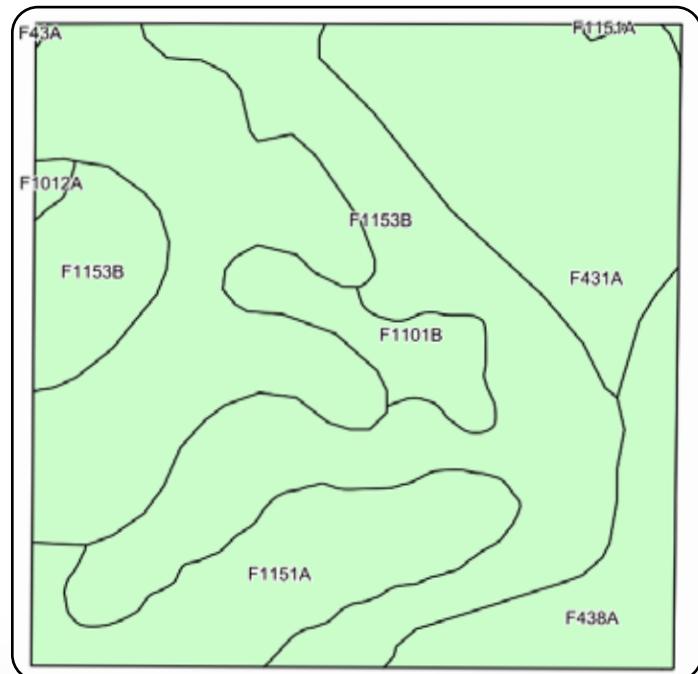
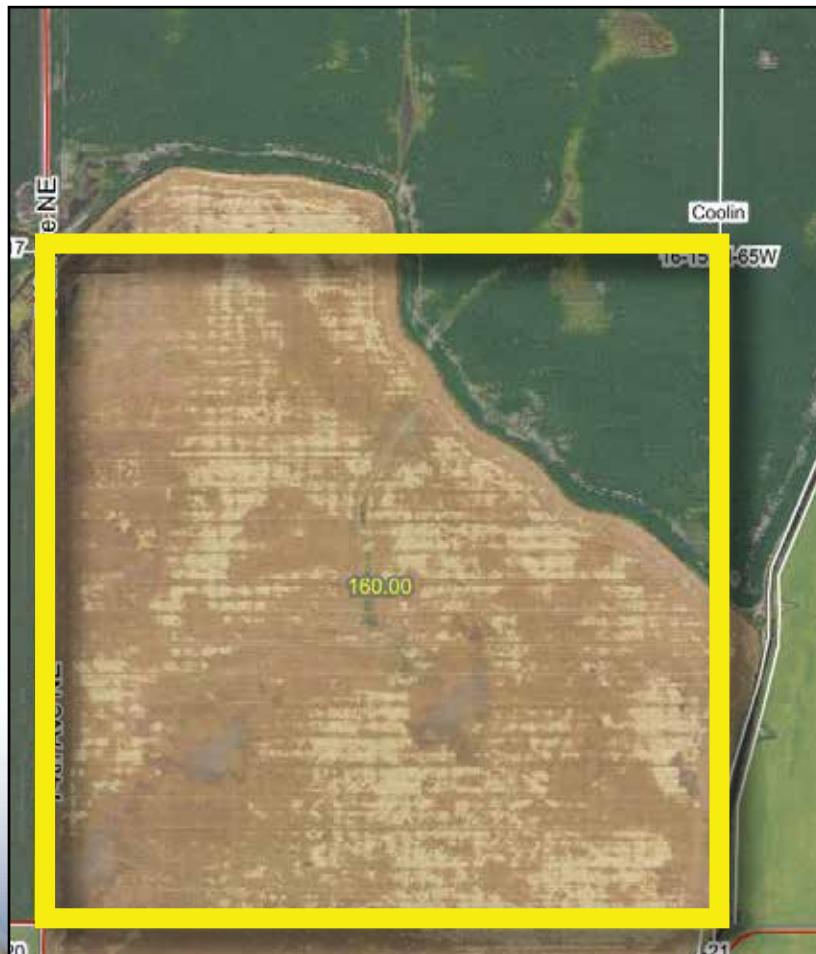
Acres: 160 +/-

Legal: SW 1/4 16-157-65

FSA Crop Acres: 158.35 +/-

Taxes (2025): \$1,831.55

Parcel 1 offers productive cropland made up of all Class II soils and an average SPI of 80.1! There are no USF&W Easements in place on this parcel.



Crop	Base Acres	Yield
Wheat	105.9	48 bu.
Soybeans	52.45	31 bu.
Total Base Acres: 158.35		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F431A	Bearden silt loam, 0 to 2 percent slopes	65.21	41.2%	IIe	81
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	52.35	33.1%	IIe	82
F1151A	Wyard-Souris-Balaton loams, 0 to 3 percent slopes	19.03	12.0%	IIe	79
F438A	Bearden-Lindaas silt loams, 0 to 2 percent slopes	13.76	8.7%	IIe	76
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	7.31	4.6%	IIe	73
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	0.63	0.4%	Vw	33
F43A	Colvin silt loam, 0 to 1 percent slopes	0.06	0.0%	IVw	45
Weighted Average 80.1					

PARCEL 2

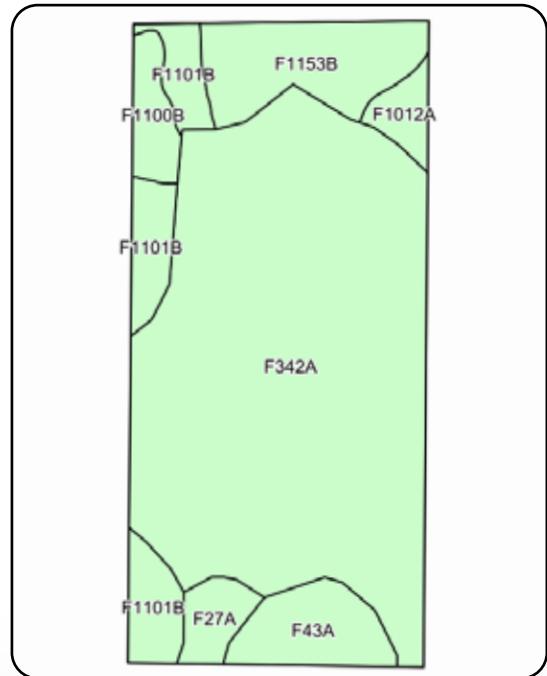
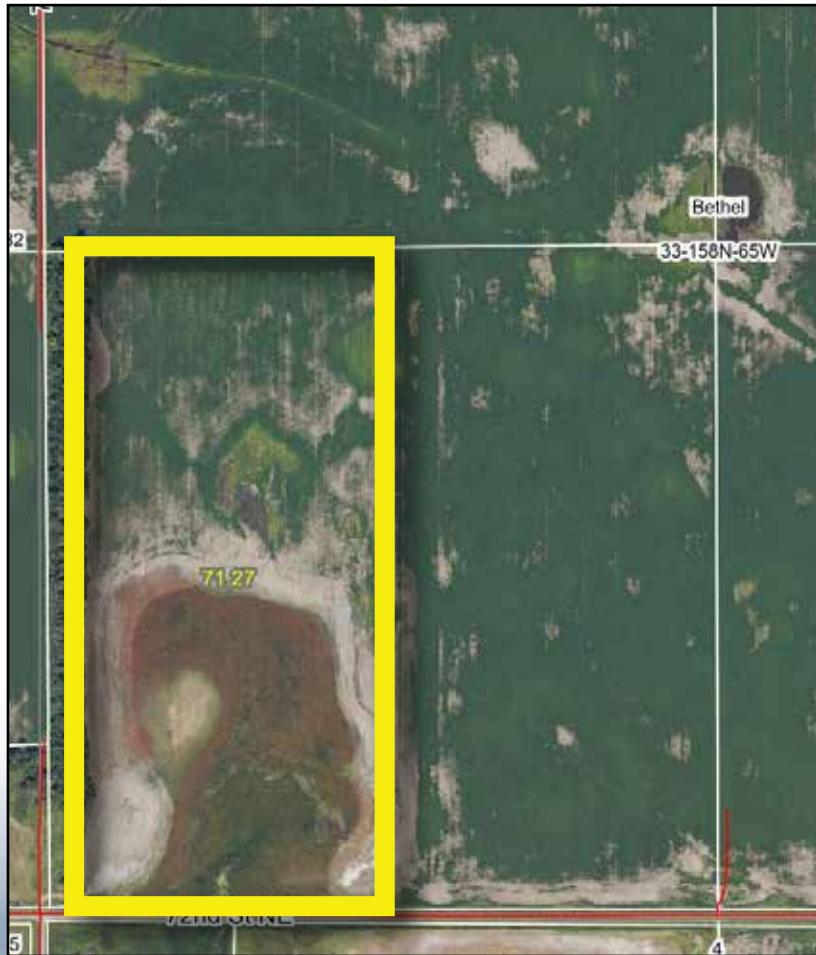
Acres: 71.27 +/-

Legal: Part W½SW¼ 33-158-65

FSA Crop Acres: 68.97 +/-

Taxes (2025): \$761.14

Parcel offers productive cropland with an average SPI of 73.5! There are no USF&W Easements in place on this parcel.



Crop	Base Acres	Yield
Wheat	46.13	48 bu.
Soybeans	22.84	31 bu.
Total Base Acres: 68.97		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F342A	Wyndmere-Delamere loams, silty substratum, 0 to 2 percent slopes	47.43	68.8%	Ile	78
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	6.50	9.4%	Ile	82
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	5.78	8.4%	Ile	73
F43A	Colvin silt loam, 0 to 1 percent slopes	3.96	5.7%	IVw	45
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	2.06	3.0%	IVe	63
F27A	Maryland loam, shaly, 0 to 1 percent slopes	1.78	2.6%	IVw	33
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	1.46	2.1%	Vw	33
Weighted Average					73.5

PROPERTY PHOTOS



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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.

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