

570.4 Acres • Stark & Billings Counties, ND

Farm & Ranch
Auction

Tuesday, April 7, 2026 – 1:00 p.m. (MT)

Grand Dakota Lodge • Dickinson, ND



Pifer's

701.523.7366

www.pifers.com

INTRODUCTION

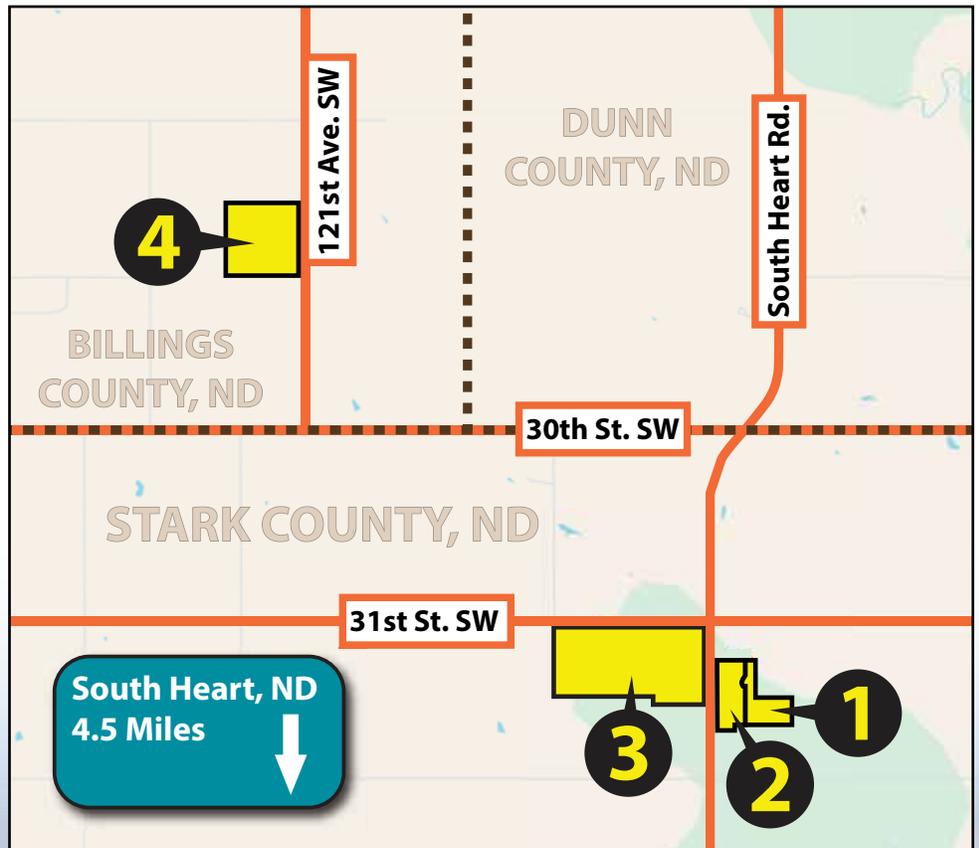
Auction Note: Pifer's is pleased to present this 570.4 +/- acre land auction located approximately 4.5 miles north of South Heart, ND, and just 13 miles from Dickinson. The property spans Stark and Billings Counties and is situated along a blacktop road, offering convenient access while maintaining a true rural setting.

This auction includes an executive home on acreage, an established farm and ranch headquarters, and additional cropland currently utilized for hay production. The layout and improvements create a near turn-key opportunity with flexibility for a new owner to operate the property as a whole or acquire individual tracts to meet specific needs.

Located in a strong agricultural region with paved access and close proximity to Dickinson, this offering presents an opportunity to acquire well-maintained land and improvements that have been thoughtfully managed. Whether purchased individually or in combination, the parcels offer practical utility, strong access, and impressive investment appeal.

Driving Directions

From South Heart, ND, drive 4.5 miles north of the I-94 intersection on South Heart Rd. Parcels 1 & 2 are on the east side of the road while parcel 3 is on the west side. To access parcel 4, continue north on South Heart Rd. for an additional 1.5 miles to the curve and intersection with 30th St. SW. Drive west on 30th St. SW for 3 miles to 121st Ave. SW, then drive north for 1 mile to parcel 4, located on the west side of 121st Ave. SW.

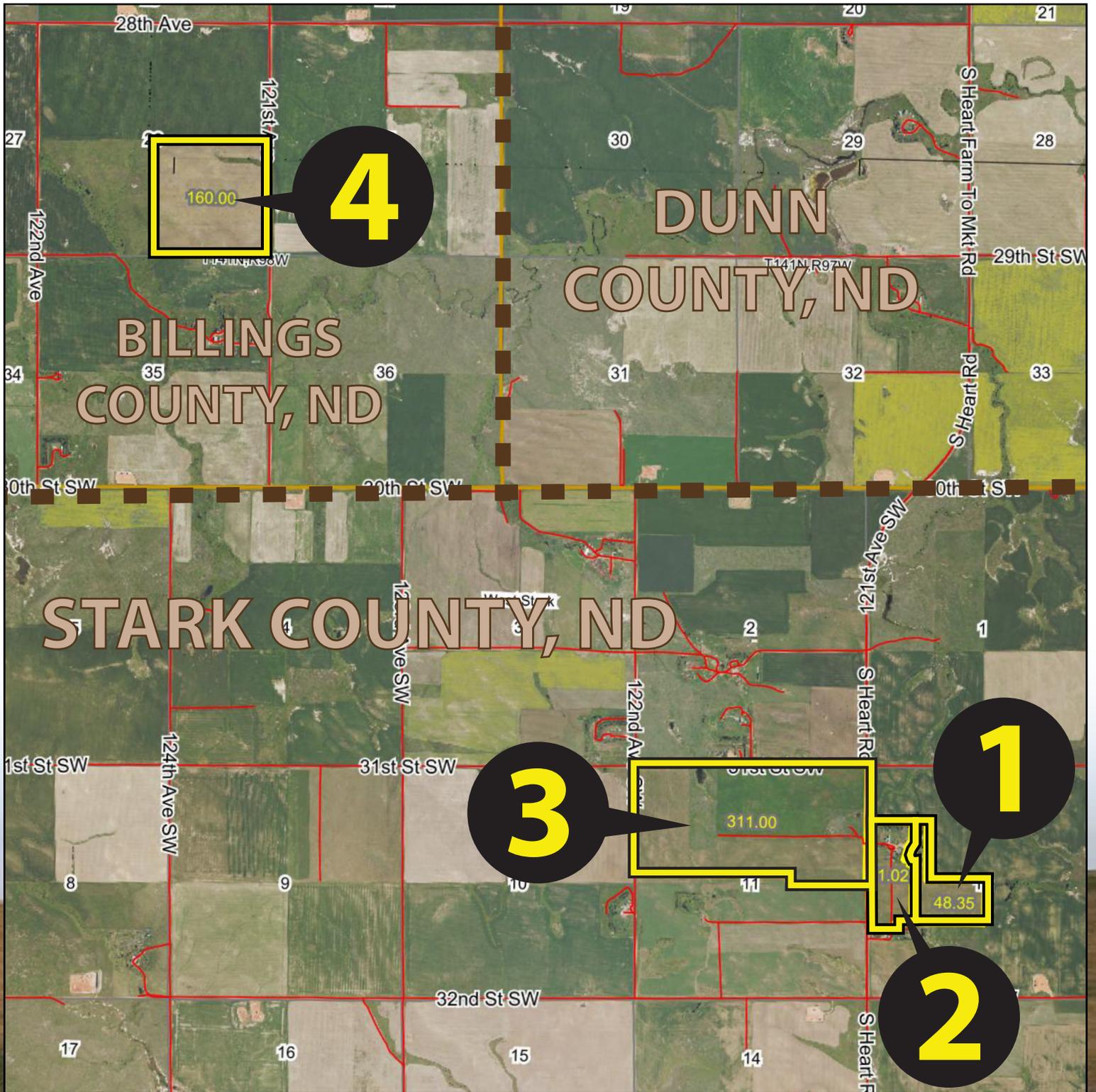


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OVERALL PROPERTY



PARCEL 1 • STARK COUNTY

Acres: 48.35 +/-
 Legal: Parcel 2 in SW¼NW¼, N½ W¼, and Parcel 3 in NW¼SW¼ in 12-140-98
 FSA Crop Acres: 39.15 +/-
 Taxes (2025): \$6,446.57

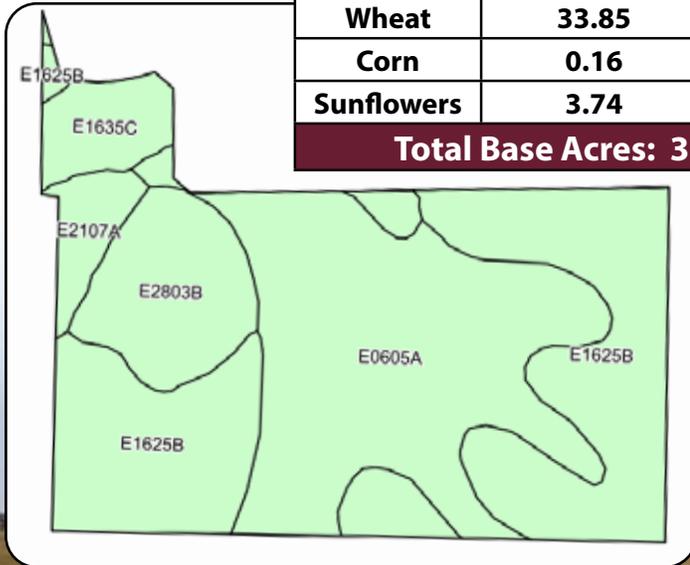
Executive Home Specifications

Year Built: 2018
 Total Living Area: 6,269 sq. ft.
 – Main Level: 2,350 sq. ft.
 – Upper Level: 1,569 sq. ft.
 – Basement: 2,350 sq. ft.
 Bathrooms: 2 Full Baths, 1 Half Bath
 Bedrooms: 4
 Style: 2 Story + Basement – Stick Frame
 Foundation: Concrete/Block
 Siding: Hardie Board
 HV/AC: Gas Forced Air with Central Air Conditioning
 Water/Sewer: Southwest Water / Private Septic System
 Garage: 4 Stall – Attached & Finished, Overhead Bonus Room

Shop Specifications

Year Built: 2014
 Gross Building Area: 3,500 sq. ft.
 Main Bay: 30' x 90' x 14' / 2,700 sq. ft.
 – Finished, Insulated, Heated
 Lean To: 20' x 40' / 800 sq. ft.
 – Enclosed
 Style: Stick Frame
 Floor: Concrete
 O/H Doors: Semi Drive Through

Crop	Base Acres	Yield
Wheat	33.85	31 bu.
Corn	0.16	49 bu.
Sunflowers	3.74	1,286 lbs.
Total Base Acres: 37.75		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	15.48	40.8%	IIIe	62
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	14.49	38.2%	IIIs	80
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	4.27	11.3%	IIe	82
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	2.30	6.1%	IVe	51
E2107A	Arnegard loam, 0 to 2 percent slopes	1.35	3.6%	IIc	94
Weighted Average					71.6

PARCEL 1 • STARK COUNTY

This exceptional 49.69 +/- acre parcel is highlighted by a luxurious, custom-built 6,200 sq. ft. executive home designed with both craftsmanship and comfort in mind. The residence features an open layout anchored by a striking custom metal front door, a chef's kitchen with professional-grade appliances, and an inviting living area accented by artistic railings and a dramatic loft.

The master suite offers a private retreat with eastern sunrise views, a spa-inspired steam shower, soaking tub, and a thoughtfully designed custom closet. Additional living spaces provide flexibility for family, guests, or home office use.

Outdoors, the property is equally impressive with beautifully landscaped grounds, mature tree rows providing privacy and shelter, and multiple outdoor living spaces. A walk-out basement patio and expansive decks create ideal settings for entertaining or enjoying the peaceful evenings of Western North Dakota country living.

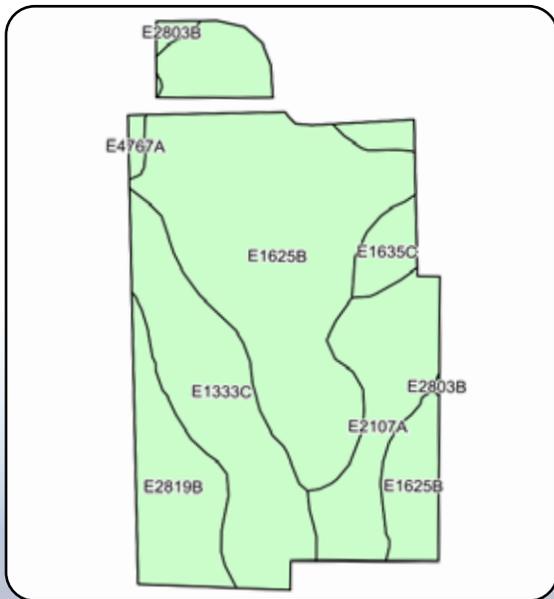
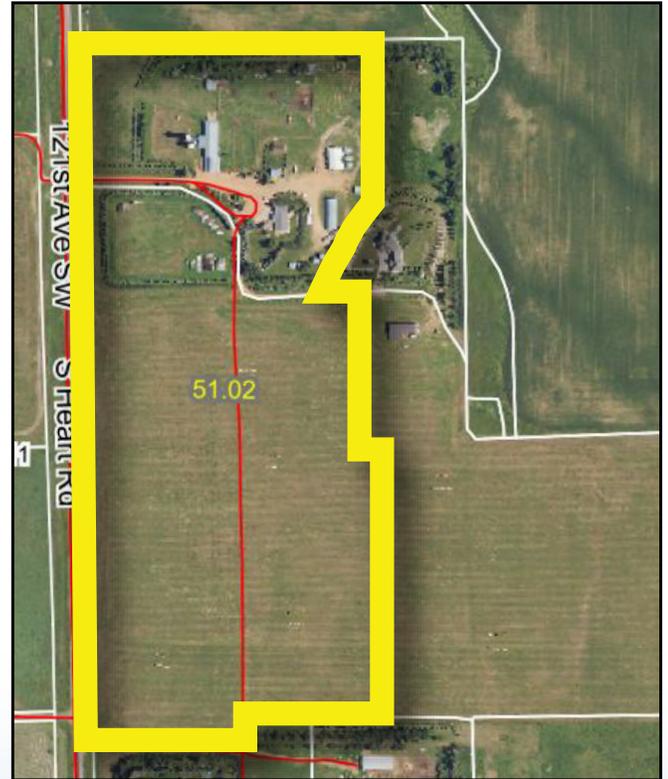


PARCEL 2 • STARK COUNTY

Acres: 51.02 +/-
 Legal: Parcel 1 in SW¼NW¼ & N½SW¼ in 12-140-98
 FSA Crop Acres: 28.99 +/-
 Taxes (2025): \$2,336.83

Residential Home Specifications

Year Built: 1935 with an addition in 2000
 Total Living Area: 2,340 sq. ft.
 – Main Level: 2,340 sq. ft.
 – Basement: Full
 Bathrooms: 2 Full Baths, 2 Half Baths
 Bedrooms: 4
 Style: Ranch Style + Basement – Stick Frame
 Foundation: Concrete
 Siding: Composite
 HV/AC: Gas Forced Air with Central Air Conditioning
 Water/Sewer: Southwest Water / Private Septic System
 Garage: 2 Stall – Attached



Crop	Base Acres	Yield
Wheat	26.6	31 bu.
Corn	0.12	49 bu.
Sunflowers	2.94	1,286 lbs.
Total Base Acres: 29.66		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	16.99	49.7%	IIIe	62
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	6.73	19.7%	IVe	38
E2107A	Arnegard loam, 0 to 2 percent slopes	4.62	13.5%	IIc	94
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	3.85	11.3%	Ile	78
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	1.49	4.4%	IVe	51
E4767A	Regan silt loam, saline, 0 to 2 percent slopes, occasionally flooded	0.26	0.8%	IVw	26
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	0.20	0.6%	Ile	82
Weighted Average					62.8

PARCEL 2 • STARK COUNTY

Parcel 2 includes productive cropland along with the established farm and ranch headquarters for this generational operation. The tract is well laid out for day-to-day use and features a practical residence supported by a strong set of working improvements, including a shop, livestock barn, working corrals, and grain storage. The yard is well sheltered with mature trees and offers direct access to a main paved road, allowing for efficient movement of equipment and livestock.

The parcel totals 49.68 +/- acres and combines headquarters improvements with productive cropland carrying a Soil Productivity Index (SPI) over 62. Parcel 2 is directly adjacent to parcel 1 while maintaining independent water sources, allowing for flexible use or ownership options.

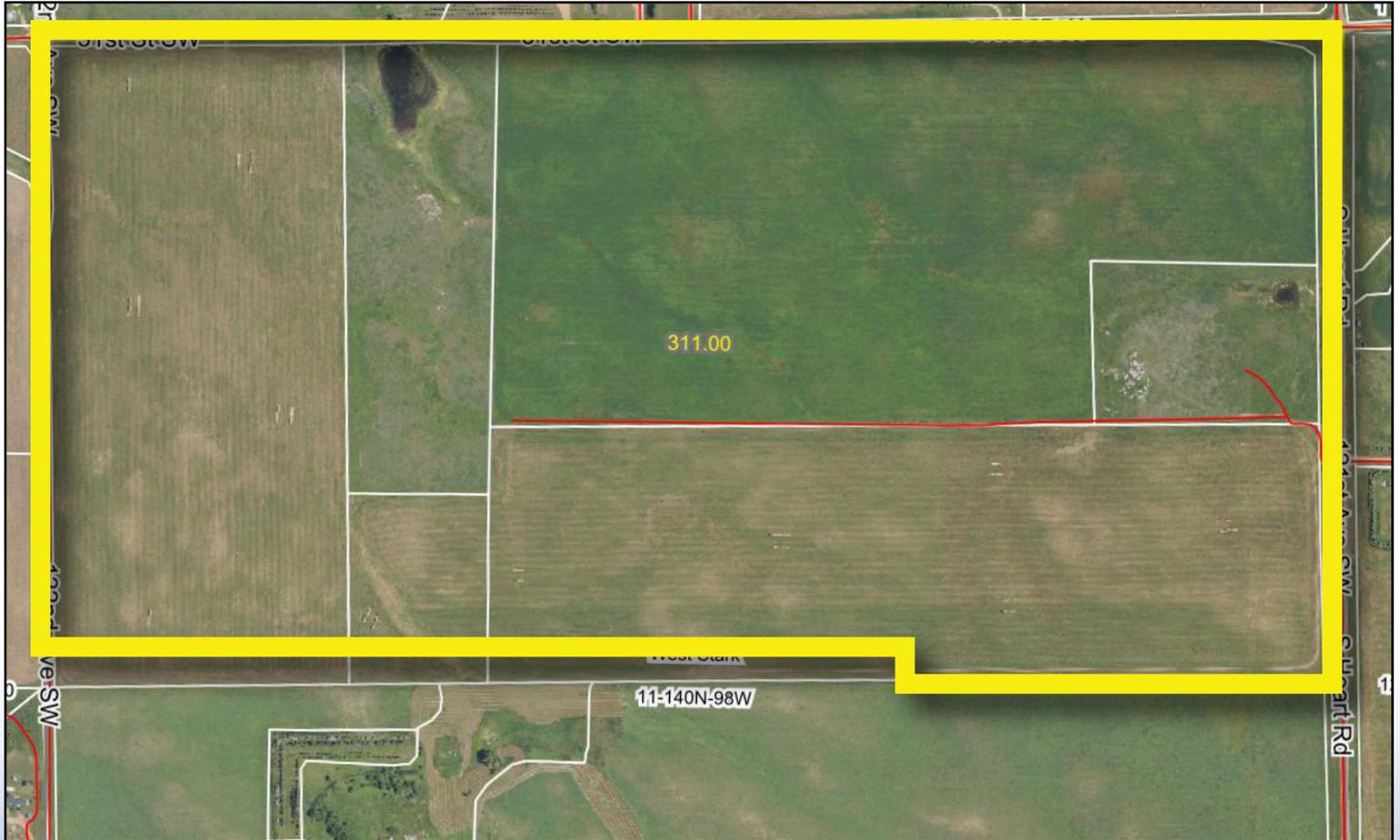
The home consists of approximately 2,340 sq. ft. with an attached two-stall garage and has received light updates over time. Overall, parcel 2 provides a functional, well-maintained headquarters site with quality land, solid infrastructure, and strong access suited for continued agricultural use.



PARCEL 3 • STARK COUNTY

Acres: 311 +/-
Legal: NW¼ & NE¼ Less Surveyed Tract in 11-140-98
FSA Crop Acres: 269.59 +/-
Taxes (2025): \$1,260.03

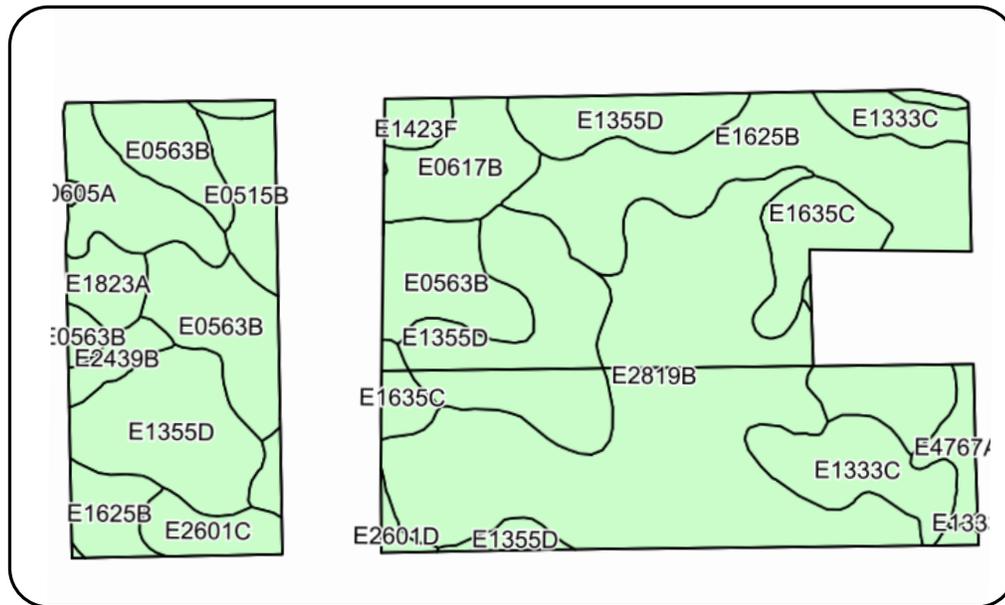
Parcel 3 has been primarily utilized as hayland and consists of a productive tract with an SPI of 53.5. The parcel offers excellent paved road access and a clean, efficient layout. Parcel 3 is a steadfast tract with dependable soils and strong access.



Pifer's

709 12th St. NE • Bowman, ND 58623

PARCEL 3 • STARK COUNTY



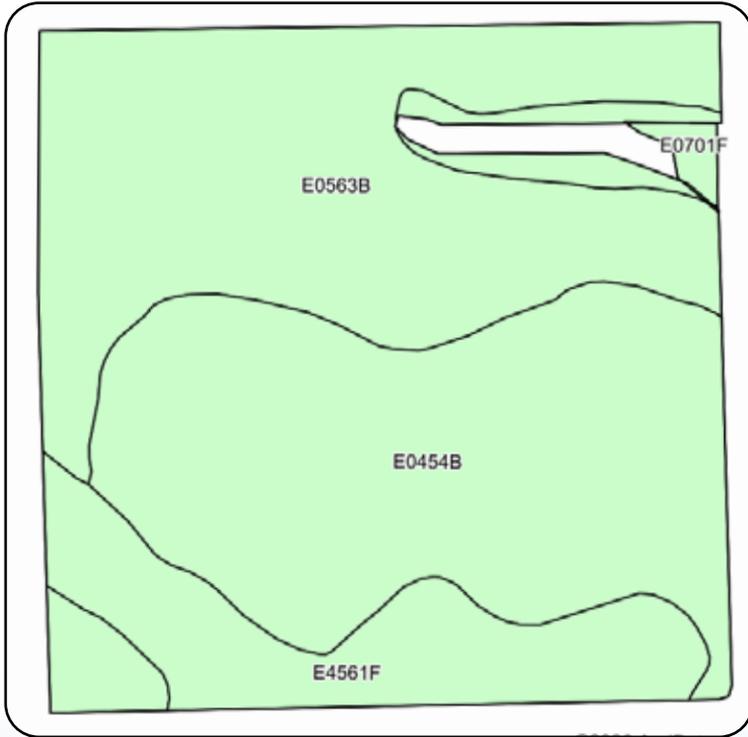
Crop	Base Acres	Yield
Wheat	228.5	31 bu.
Corn	1.07	49 bu.
Sunflowers	25.25	1,286 lbs.
Total Base Acres: 254.82		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	68.86	26.5%	Ile	78
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	49.48	19.1%	IIle	62
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	47.80	18.4%	VIe	33
E0563B	Janesburg-Dogtooth complex, 0 to 6 percent slopes	29.93	11.5%	IVs	31
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	14.95	5.8%	IVe	38
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	10.42	4.0%	IVe	51
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	9.88	3.8%	Ile	65
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	8.00	3.1%	VI s	28
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	4.97	1.9%	IIle	62
E1823A	Parshall fine sandy loam, 0 to 2 percent slopes	4.29	1.7%	IIle	71
E4767A	Regan silt loam, saline, 0 to 2 percent slopes, occasionally flooded	3.46	1.3%	IVw	26
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	3.28	1.3%	VIIe	20
E2439B	Sen-Janesburg silt loams, 3 to 6 percent slopes	2.92	1.1%	Ile	48
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	1.04	0.4%	IVe	49
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	0.21	0.1%	II s	80
Weighted Average					53.5

PARCEL 4 • BILLINGS COUNTY

Acres: 160 +/-
 Legal: SE¼ 26-141-98
 FSA Crop Acres: 155.95 +/-
 Taxes (2025): \$163.46

Located in Billings County, parcel 4 consists of hayland with a practical layout and reliable access via a well-maintained county road. The parcel carries a SPI of 31.4 and has been managed for forage production.



Crop	Base Acres	Yield
Wheat	131.01	31 bu.
Corn	0.61	51 bu.
Sunflowers	14.48	1,286 lbs.
Total Base Acres: 146.1		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0563B	Janesburg-Dogtooth complex, 0 to 6 percent slopes	64.89	41.7%	IVs	31
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	62.80	40.3%	IVs	35
E4561F	Manning-Schaller-Wabek complex, 6 to 35 percent slopes	22.60	14.5%	IVe	26
E0701F	Dogtooth-Janesburg-Cabba complex, 6 to 35 percent slopes	5.50	3.5%	VIIIs	16
Weighted Average					31.4

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 5/26/26. 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 May 26, 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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