

2,009.46 Acres • Mountrail & Williams Counties, ND

Farmland Auction

Wednesday, September 23, 2026 – 10:00 a.m. (CT)

Mountrail County Fair Building • Stanley, ND



OWNER: Private Party



Pifer's

877.700.4099

www.pifers.com

INTRODUCTION

Auction Note: This unique and highly desirable land offering in Mountrail County, North Dakota, consists of 15 parcels located across multiple sites within a 15-mile radius of Stanley. The properties feature productive cropland with quality soils, including Williams and Zahl loams, as well as lush pastureland with native grasses. Several parcels offer a versatile combination of both pasture and cropland, providing flexibility for agricultural operations. Several parcels include both pasture and cropland, offering flexibility for a range of agricultural uses, along with a couple of established farmsteads and building sites suitable for expansion or rural living.

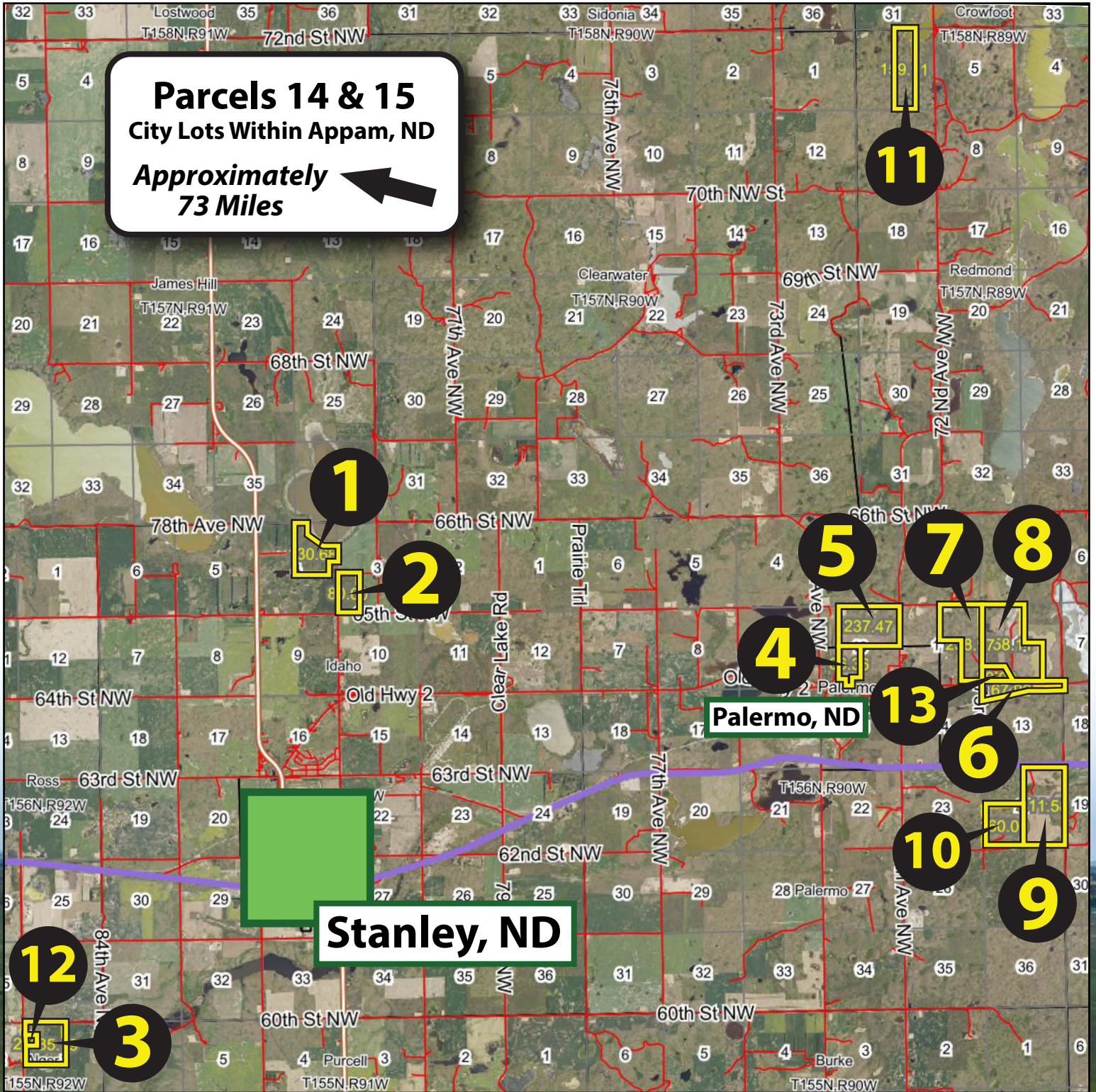


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OVERALL PROPERTY



PARCEL 1

Acres: 130.68 +/-
Legal: S½NE¼ Less Outlots 1 & 2 of SE¼NE¼, Lots 1 & 2 Less USA Parcel #2 in 4-156-91
FSA Crop Acres: 13.16 +/-
CRP Acres: 117.07 +/- Acres @ \$48.90/acre – \$5,724.73/annually - Expires: 9/30/2031
Taxes (2025): \$148.34

Parcel 1 consists of quality mixed grasses, good soils, a few tree rows, with a Wildfowl Production Area adjoining on the north side. This property is subject to a U.S. Fish & Wildlife (USFW) Wetland Easement along with a Pipeline Easement.



Crop	Base Acres	Yield
Wheat	10.9	25 bu.
Oats	1.02	44 bu.
Barley	1.24	36 bu.
Total Base Acres: 13.16		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau	10.82	82.3%	Vw	24
C272A	Hamerly-Tonka complex, 0 to 3 percent slopes	1.09	8.3%	Ile	58
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau	0.90	6.8%	IVw	40
C328C	Lihen-Sakakawea complex, 2 to 9 percent slopes	0.11	0.8%	IVe	52
C424B	Minot silty clay, 2 to 6 percent slopes	0.09	0.7%	Ile	78
C418B	Tansem-Sakakawea loams, 2 to 6 percent slopes	0.08	0.6%	Ile	78
C409B	Sakakawea silty clay loam, 2 to 6 percent slopes	0.07	0.5%	IIle	61
Weighted Average					29

PARCEL 2

Acres: 80 +/-
Legal: W $\frac{1}{2}$ SW $\frac{1}{4}$, Outlot 2 of SW $\frac{1}{4}$ SW $\frac{1}{4}$ in 3-156-91
CRP Acres: 65.2 +/- Acres @ \$48.90/acre – \$3,188.28/annually - Expires: 9/30/2031
Taxes (2025): \$270.28

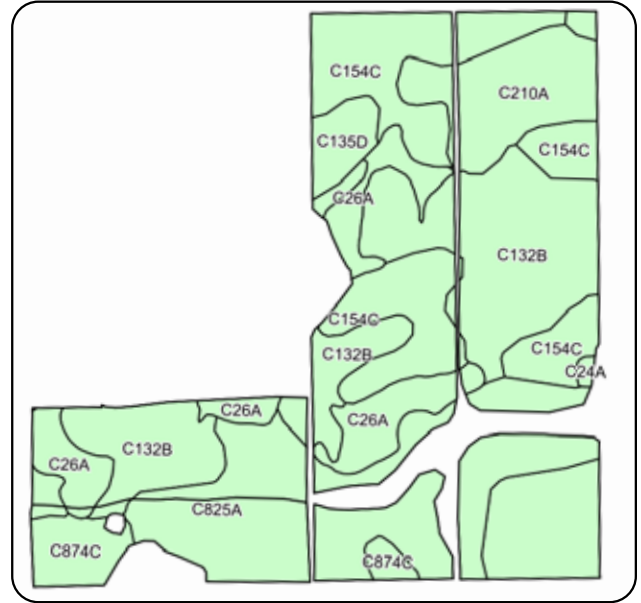
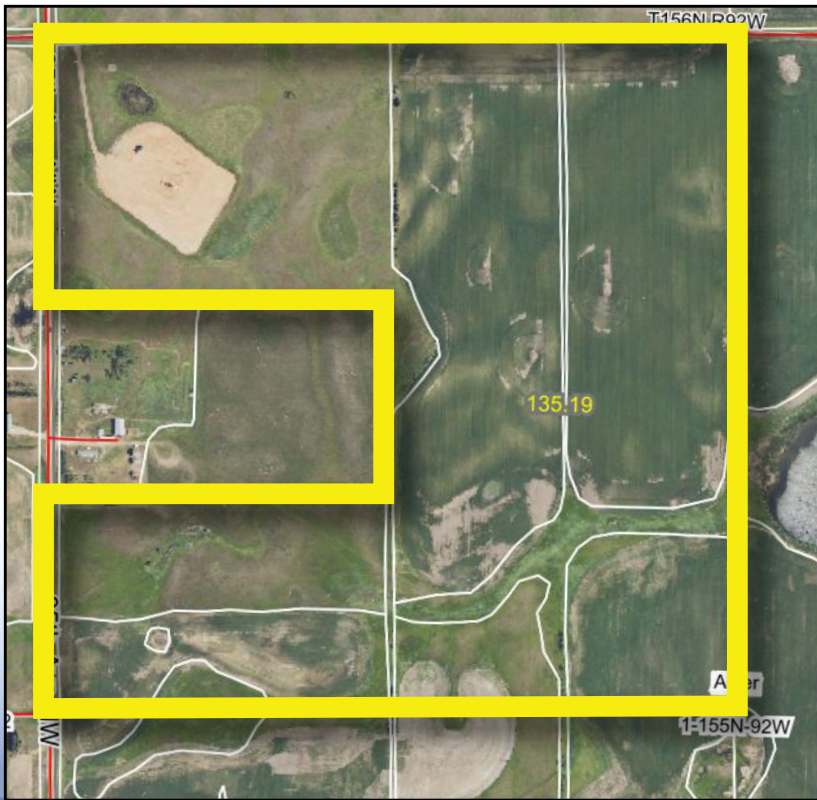
Parcel 2 is similar in soil types and quality mixed grasses to parcel 1. It has a single row tree line close to the north side, with a 5.68 +/- acre treed lot in the southwest corner. The property is subject to an active oil and gas lease, a USFW Wetland Easement, an R&T Water Supply easement, and a pipeline right-of-way.



PARCEL 3

Acres: 135.19 +/-
Legal: S½SW¼ & Lots 3 & 4 Less Outlot 1 of NW¼ 1-155-92
FSA Crop Acres: 93.88 +/-
Taxes (2025): \$495.30

Parcel 3 is a mixed quarter with mainly quality cropland and some pasture and habitat land. There is a farmstead located in the west central part of the quarter, that will be sold separately as parcel 12. The property is subject to an active oil and gas lease, a pipeline right-of-way, and an R&T Water Supply easement. A USFW Wetland Easement affects the northwest corner of the property.



PARCELS 3 & 12 COMBINED

Crop	Base Acres	Yield
Wheat	16.84	25 bu.
Sunflowers	4.2	987 lbs.
Barley	6.04	36 bu.

Total Base Acres: 27.08

Crop	Base Acres	Yield
Wheat	46.0	35 bu.
Sunflowers	12.5	987 lbs.
Barley	17.9	36 bu.

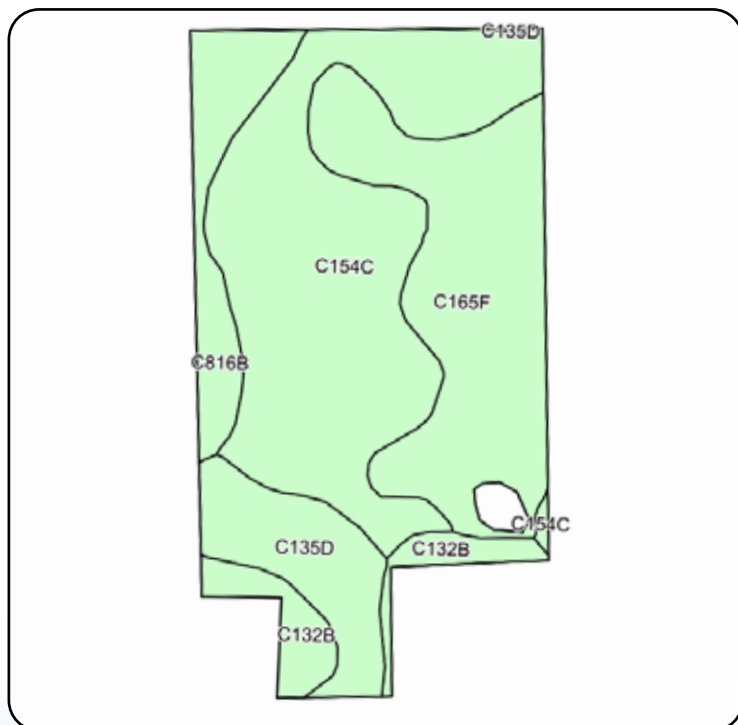
Total Base Acres: 76.4

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132B	Williams-Zahl loams, 3 to 6 percent slopes	31.08	33.2%	Ile	75
C825A	Divide loam, 0 to 2 percent slopes	20.81	22.2%	Ils	56
C154C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	18.59	19.8%	IVe	60
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau	9.20	9.8%	IVw	40
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	8.09	8.6%	IIc	85
C874C	Wabek-Appam complex, 6 to 9 percent slopes	3.61	3.8%	VIIs	26
C135D	Zahl-Williams loams, 9 to 15 percent slopes	2.27	2.4%	VIe	44
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau	0.23	0.2%	Vw	24
Weighted Average					62.5

PARCEL 4

Acres: 66.36 +/-
Legal: Original Townsite NE¼SW¼; Bal. E½SW¼ Less Cemetery & Hwy in 10-156-90
FSA Crop Acres: 65.81 +/-
Taxes (2025): \$154.26

Parcel 4 is ½ miles west of Palermo on the north side of Old Hwy. #2, with a farmstead (Not Included in Sale) in the southeast corner, and the Faith Lutheran Church Cemetery in the southwest corner of the land. There are No USFW Easements on this property, it is subject to a R&T Water Supply Easement.



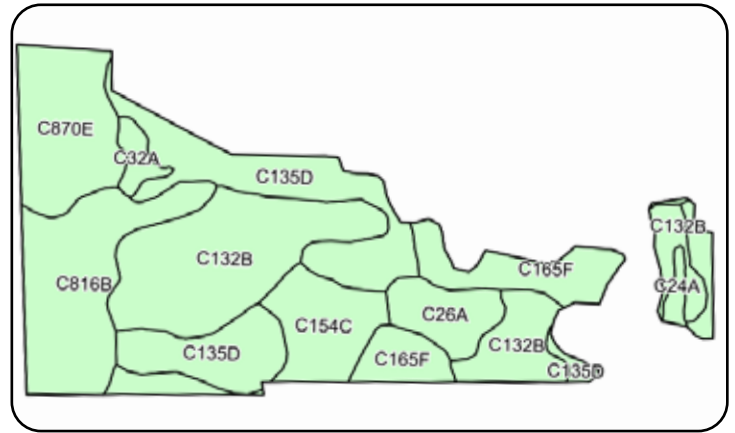
PARCELS 4 & 5 COMBINED		
Crop	Base Acres	Yield
Wheat	37.13	35 bu.
Flax	32.14	15 bu.
Total Base Acres: 69.27		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C154C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	29.33	44.0%	IVe	60
C165F	Zahl-Max-Parnell complex, 0 to 35 percent slopes	19.99	30.0%	VIIe	30
C135D	Zahl-Williams loams, 9 to 15 percent slopes	7.14	10.7%	VIe	44
C816B	Lehr loam, 2 to 6 percent slopes	6.01	9.0%	IIIe	42
C132B	Williams-Zahl loams, 3 to 6 percent slopes	4.21	6.3%	Ile	75
Weighted Average					48.6

PARCEL 5

Acres: 237.47 +/-
Legal: E½NW¼ & NE¼ Less R/W in 10-156-90
FSA Crop Acres: 98.65 +/-
Pasture Acres: 138.82 +/-
Taxes (2025): \$467.31

Parcel 5 is ½ mile north of Palermo on 74th Ave. NW. It consists of 237.47 +/- acres in section 10, and adjoins parcel 4. It is a mix of cropland and pasture, and is operated as a unit with parcel 4. There are No USFW Easements, the property is subject to a Pipeline Right of Way Easement and an Active Oil and Gas Lease.



PARCELS 4 & 5 COMBINED		
Crop	Base Acres	Yield
Wheat	37.13	35 bu.
Flax	32.14	15 bu.
Total Base Acres: 69.27		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132B	Williams-Zahl loams, 3 to 6 percent slopes	24.97	25.4%	Ile	75
C135D	Zahl-Williams loams, 9 to 15 percent slopes	21.31	21.8%	VIe	44
C816B	Lehr loam, 2 to 6 percent slopes	14.99	15.4%	IIIe	42
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	11.10	11.4%	VIIIs	25
C165F	Zahl-Max-Parnell complex, 0 to 35 percent slopes	9.33	9.6%	VIIe	30
C154C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	8.87	9.1%	IVe	60
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau	4.70	4.8%	IVw	40
C32A	Vallers-Tonka complex, 0 to 1 percent slopes	1.54	1.6%	IVw	43
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau	0.84	0.9%	Vw	24
Weighted Average					49.2

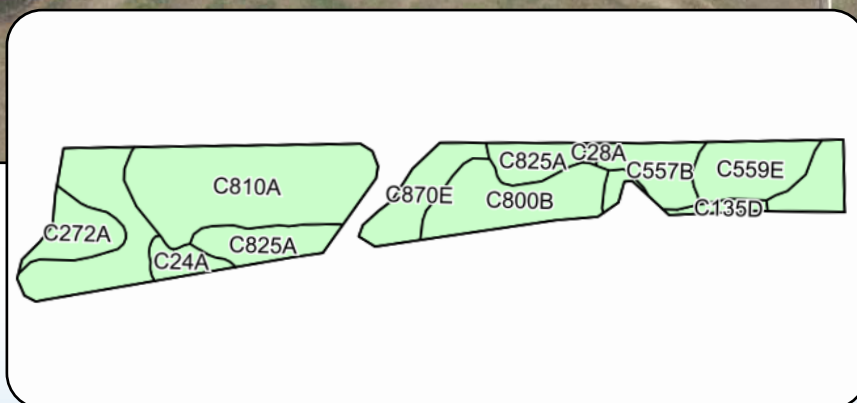
PARCEL 6

Acres: 67.92 +/-
Legal: NE¼ N of GN RR Less Outlot 1 of NE¼NE¼; NW¼ N of GN RR in 13-156-90
FSA Crop Acres: 39.04 +/-
Taxes (2025): \$137.13

Parcel 6 is one mile east of Palermo on Old Hwy. #2 and is a mile long narrow strip of crop and pasture between the railroad tracks, and Old Hwy. #2. The property is not subject to any USFW Easements. The parcel is subject to a Pipeline Right-of-Way Easement, an R&T Water Supply Easement, and a Mountrail Williams Electrical Easement.



Crop	Base Acres	Yield
Wheat	10.79	35 bu.
Flax	9.34	15 bu.
Total Base Acres: 20.13		

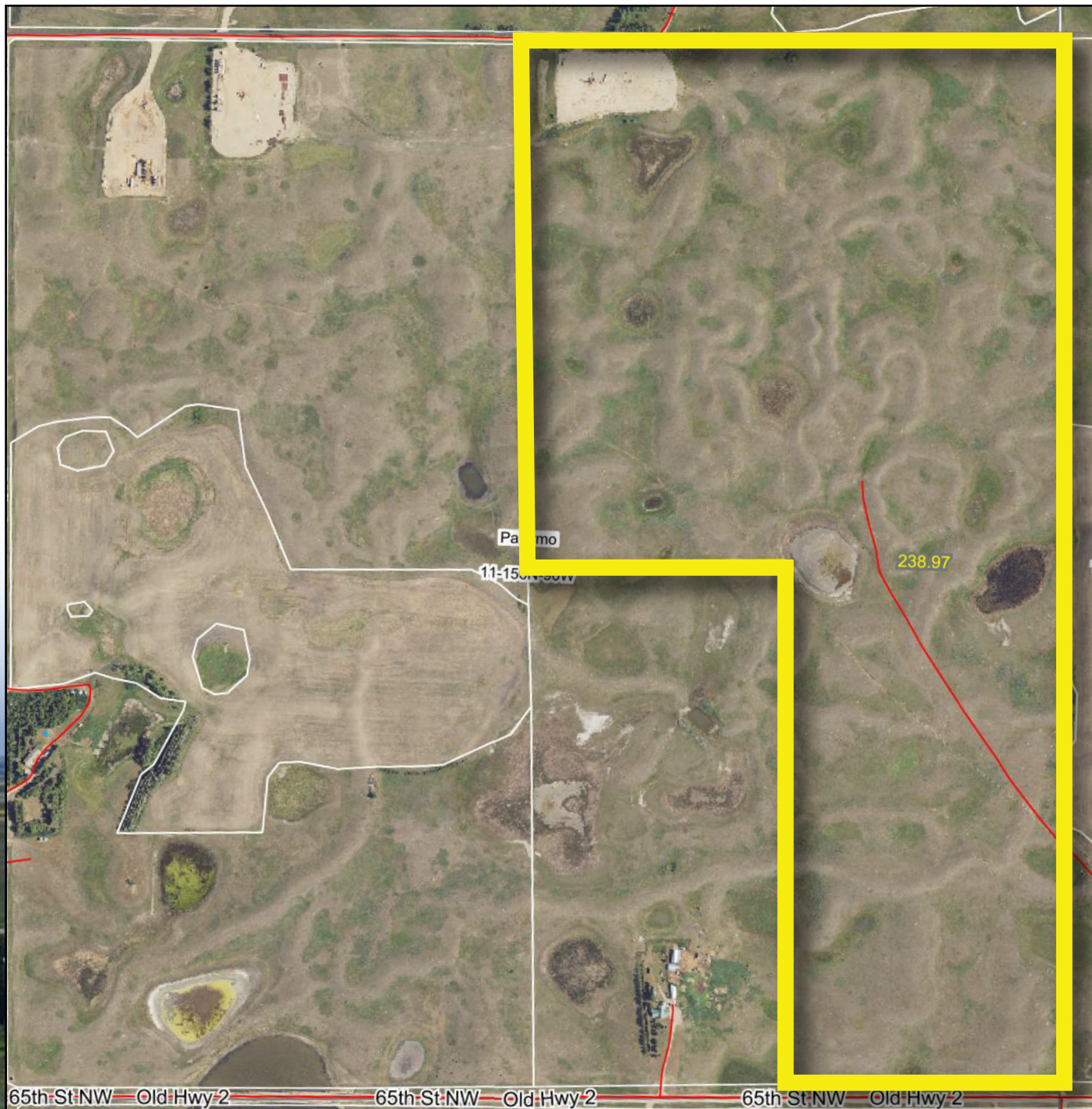


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C810A	Bowdle loam, 0 to 2 percent slopes	10.16	26.2%	IIIs	56
C154C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	6.93	17.9%	IVe	60
C800B	Appam sandy loam, 2 to 6 percent slopes	4.86	12.6%	IIIe	38
C825A	Divide loam, 0 to 2 percent slopes	4.02	10.4%	IIs	56
C559E	Miranda-Zahl loams, 3 to 25 percent slopes	3.27	8.4%	VIs	33
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	2.66	6.9%	VIIs	25
C557B	Miranda-Noonan loams, 3 to 6 percent slopes	2.31	6.0%	VIs	37
C272A	Hamerly-Tonka complex, 0 to 3 percent slopes	2.17	5.6%	IIe	58
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau	1.09	2.8%	Vw	24
C135D	Zahl-Williams loams, 9 to 15 percent slopes	0.95	2.5%	VIe	44
C28A	Vallers, moderately saline-Parnell complex, 0 to 1 percent slopes, Missouri Coteau	0.28	0.7%	IVw	32
Weighted Average					48

PARCEL 7

Acres: 238.97 +/-
Legal: E½SE¼ & NE¼, Less R/W in 11-156-90
Pasture Acres: 233.21 +/-
Taxes (2025): \$274.85

Parcel 7 is ¾ miles east of Palermo on the north side of Old Hwy. #2. It consists of 233.21 +/- acres of pastureland and adjoins parcel 8 and 8A on the east. The property is subject to a USFW Wetland Easement, an active Oil and Gas Lease, an R&T Water Supply Easement, a Mountrail Williams Electrical Easement, and a Pipeline Right-of-Way Easement.



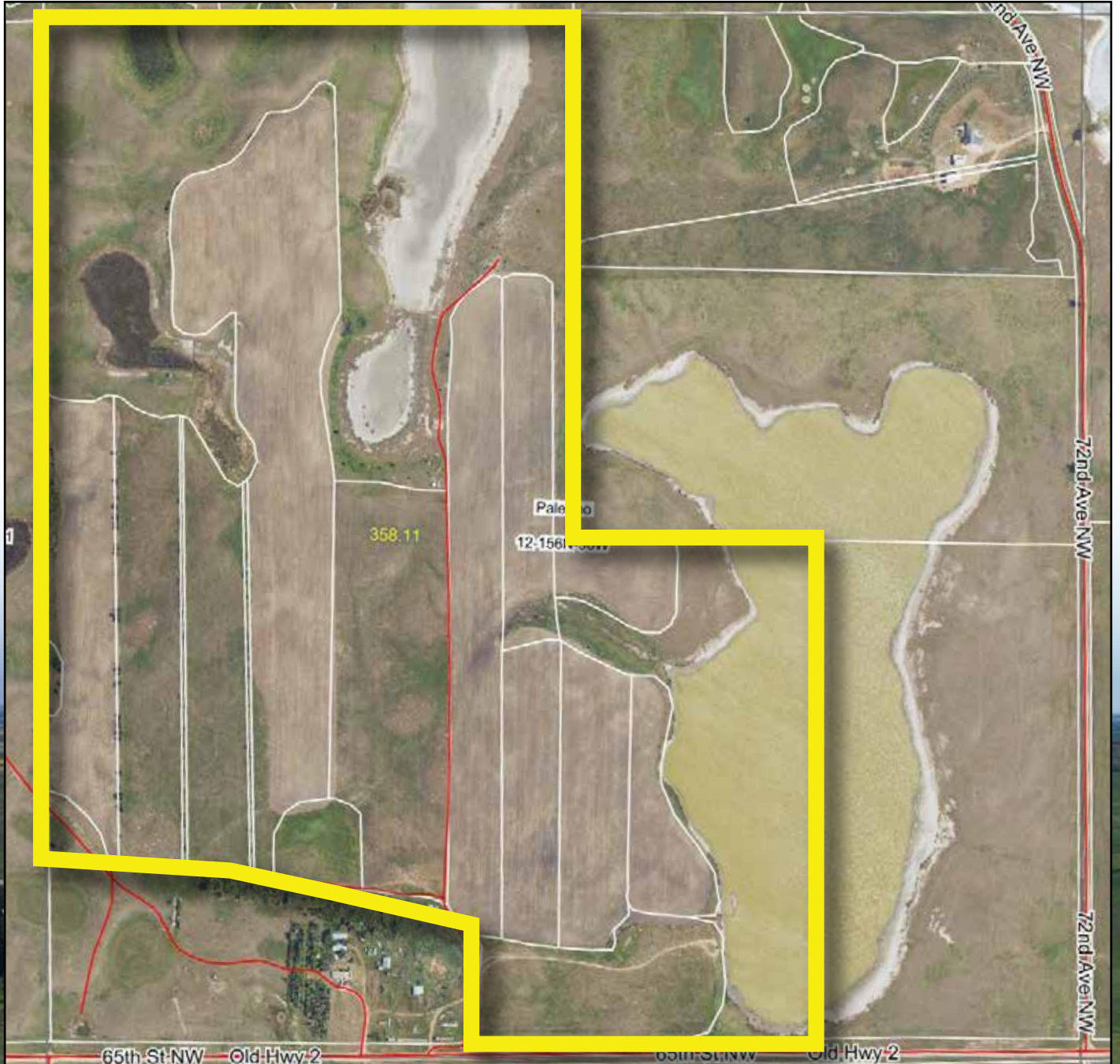
PARCEL 7 PHOTO



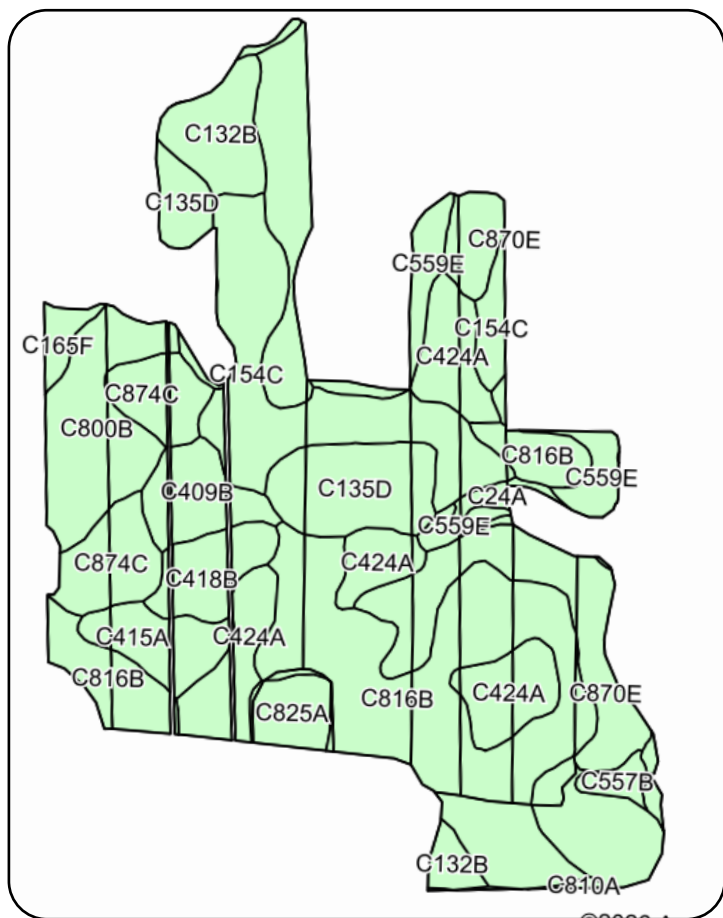
PARCEL 8

Acres: 358.11 +/-
Legal: NW $\frac{1}{4}$, SW $\frac{1}{4}$ & W $\frac{1}{2}$ SE $\frac{1}{4}$ Less Hwy R/W & 39 +/- Acre Farmstead (To Be Surveyed) in 12-156-90
FSA Crop Acres: 209.46 +/-
Pasture Acres: 100.7 +/-
Taxes (2025): \$1,623.57

Parcel 8 is one mile east of Palermo on the north side of Old Hwy. #2. It consists of mostly cropland with some pasture, habitat, and some acreage of water. The farmstead located on the southern portion of the property contains 39 +/- acres and will be surveyed and sold separately. The property is subject to a USFW Wetland Easement, an R&T Water Supply Easement, a Mountrail Williams Electrical Easement, and a Pipeline Right-of-Way Easement.



PARCEL 8



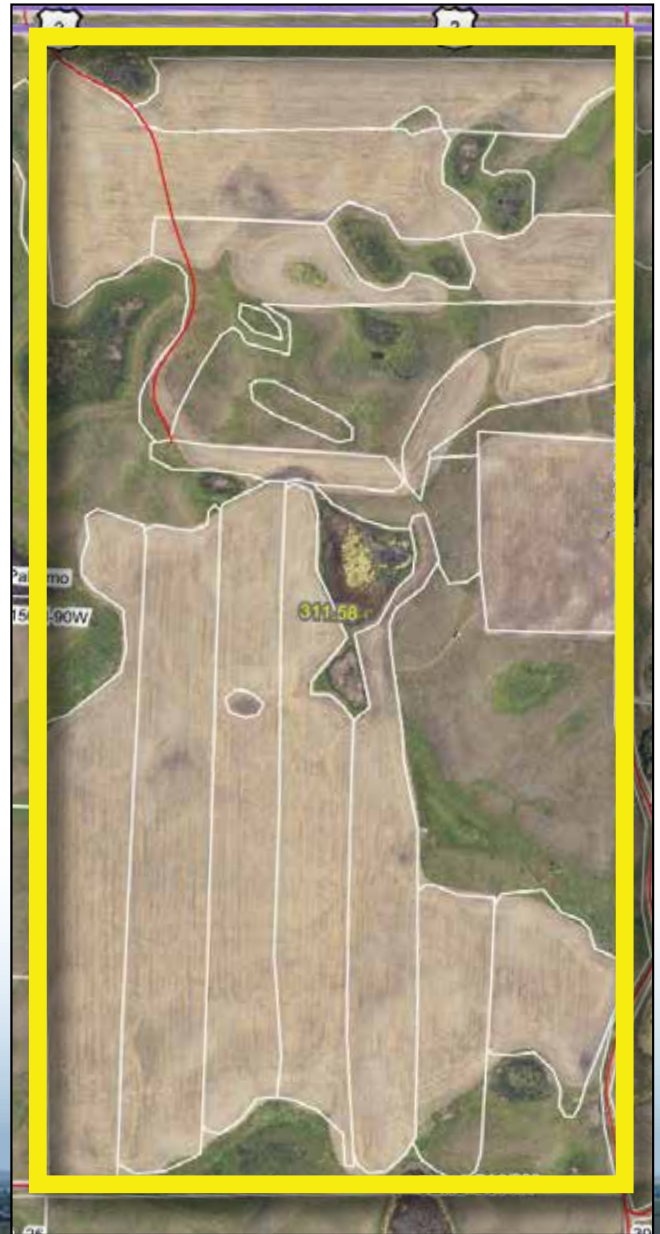
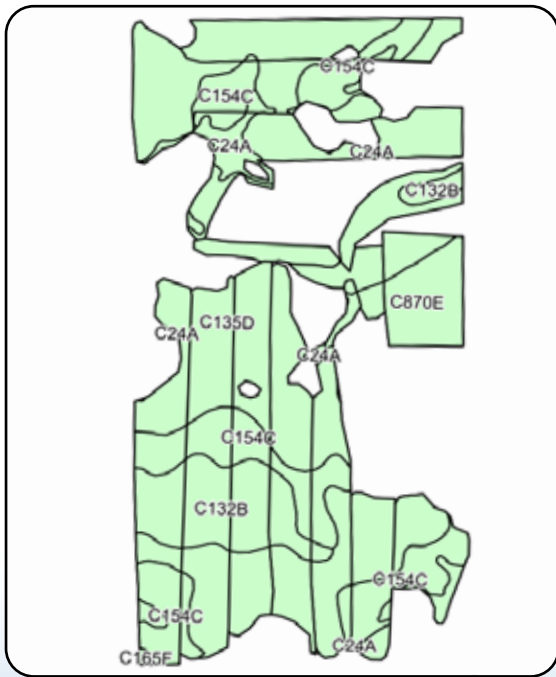
Crop	Base Acres	Yield
Wheat	57.71	35 bu.
Flax	49.95	15 bu.
Total Base Acres: 107.66		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C816B	Lehr loam, 2 to 6 percent slopes	47.81	23.0%	IIIe	42
C135D	Zahl-Williams loams, 9 to 15 percent slopes	23.07	11.2%	VIe	44
C154C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	22.89	11.1%	IVe	60
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	21.91	10.6%	VIIIs	25
C424A	Minot silty clay, 0 to 2 percent slopes	19.99	9.7%	IIIs	84
C800B	Appam sandy loam, 2 to 6 percent slopes	13.15	6.4%	IIIe	38
C874C	Wabek-Appam complex, 6 to 9 percent slopes	10.82	5.2%	VIIs	26
C132B	Williams-Zahl loams, 3 to 6 percent slopes	8.60	4.2%	IIe	75
C559E	Miranda-Zahl loams, 3 to 25 percent slopes	7.72	3.7%	VIIs	33
C409B	Sakakawea silty clay loam, 2 to 6 percent slopes	6.02	2.9%	IIIe	61
C415A	Tansem loam, 0 to 2 percent slopes	5.61	2.7%	IIc	83
C418B	Tansem-Sakakawea loams, 2 to 6 percent slopes	5.42	2.6%	IIe	78
C557B	Miranda-Noonan loams, 3 to 6 percent slopes	5.07	2.5%	VIIs	37
C825A	Divide loam, 0 to 2 percent slopes	3.92	1.9%	IIIs	56
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau	2.29	1.1%	Vw	24
C165F	Zahl-Max-Parnell complex, 0 to 35 percent slopes	2.15	1.0%	VIIe	30
C810A	Bowdle loam, 0 to 2 percent slopes	0.39	0.2%	IIIIs	56
Weighted Average					48.9

PARCEL 9

Acres: 311.58 +/-
Legal: SE¼, & NE¼ Less Hwy R/W in 24-156-90
FSA Crop Acres: 199.33 +/-
Grass/Habitat Acres: 112.25 +/-
Taxes (2025): \$716.26

Parcel 9 is ¾ mile south of Palermo, and 2 miles east on US Hwy. #2 to the northeast corner and 72nd Ave NW. It consists of productive cropland with good access with Old Hwy. #2 on the north side. The property is subject to a USFW Wetland Easement, an active Oil and Gas Lease, a fiber easement along Hwy. #3, and the SE¼ of the property is subject to a Pipeline Right-of-Way Easement.



PARCELS 9 & 10 COMBINED

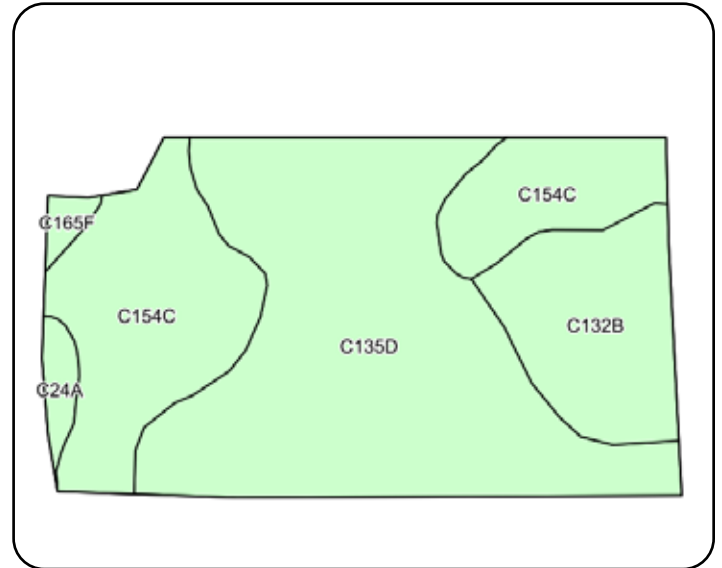
Crop	Base Acres	Yield
Wheat	61.98	35 bu.
Flax	53.66	15 bu.
Total Base Acres: 115.64		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C135D	Zahl-Williams loams, 9 to 15 percent slopes	121.23	61.4%	VIe	44
C154C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	37.02	18.7%	IVe	60
C132B	Williams-Zahl loams, 3 to 6 percent slopes	20.52	10.4%	IIe	75
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	11.57	5.9%	VIIIs	25
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau	6.89	3.5%	Vw	24
C165F	Zahl-Max-Parnell complex, 0 to 35 percent slopes	0.26	0.1%	VIIe	30
Weighted Average					48.4

PARCEL 10

Acres: 160 +/-
Legal: SW¼ 24-156-90
FSA Crop Acres: 23.28 +/-
Pasture Acres: 136 +/-
Taxes (2025): \$181.86

This parcel is ¾ mile south of Palermo and 2 miles east on US Hwy. #2, one mile south on 72nd Ave. NW then ½ mile west to the southeast corner of parcel 10. Good pastureland with access off 62nd St. The property is subject to a USFW Wetland Easement, and an active Oil and Gas Lease.



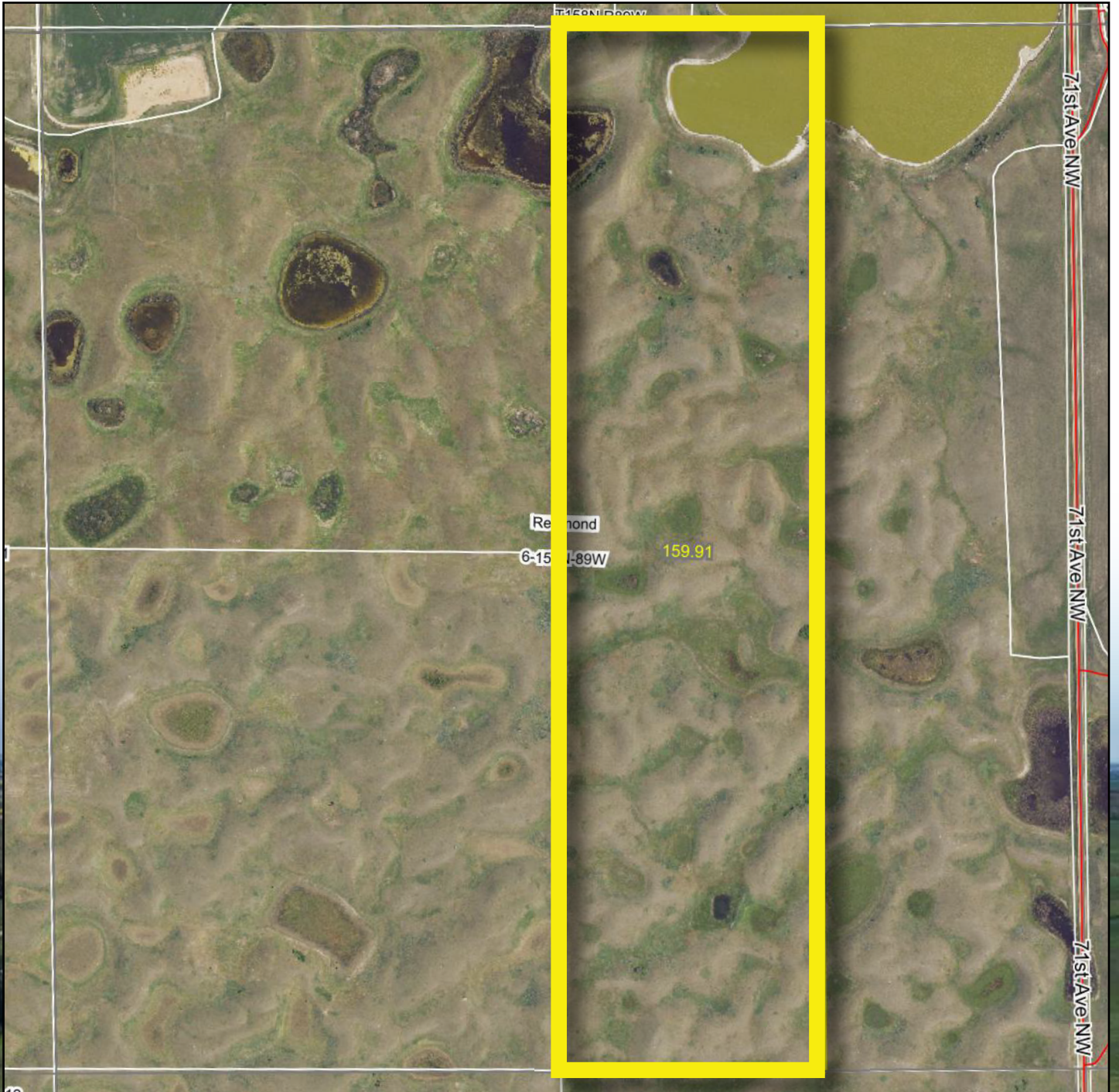
PARCELS 9 & 10 COMBINED		
Crop	Base Acres	Yield
Wheat	61.98	35 bu.
Flax	53.66	15 bu.
Total Base Acres: 115.64		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C135D	Zahl-Williams loams, 9 to 15 percent slopes	12.07	51.8%	Vle	44
C154C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	6.95	29.9%	IVe	60
C132B	Williams-Zahl loams, 3 to 6 percent slopes	3.59	15.4%	Ile	75
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau	0.42	1.8%	Vw	24
C165F	Zahl-Max-Parnell complex, 0 to 35 percent slopes	0.25	1.1%	Vlle	30
Weighted Average					53

PARCEL 11

Acres: 159.91 +/-
Legal: W $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ & Lot 2 in 6-157-89
Pasture Acres: 156.21 +/-
Taxes (2025): \$188.57

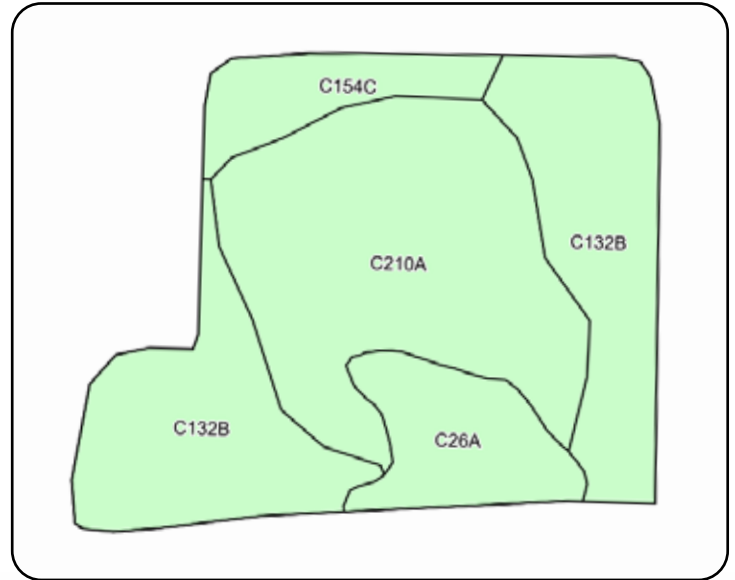
Parcel 11 is 7 miles north of Palermo on 71st Ave. NW, then $\frac{1}{2}$ mile west on section line to the southeast corner of the mile-long quarter. It is pastureland with numerous potholes and some water. There are No USFW Easements on this parcel.



PARCEL 12

Acres: 24.27 +/-
Legal: Outlot 1 of NW¼ (Mobile Home on Lot) in 1-155-92
FSA Crop Acres: 13.96 +/-
Taxes (2025): \$150.86

The farmstead includes a mobile home with recent updates including new flooring, vinyl siding, and a shingle roof. The 1996 built mobile home features 1,280 sq. ft. of living space including 2 bedrooms, 2 bathrooms and an open concept floor plan. Utilities include rural water, fiber internet, electric service, a 1,000-gallon propane tank, and a Generac backup generator system. The property is served by a septic system that has been replaced in the past 5 years. The property is subject to a USFW Wetland Easement on the north side, along with an R&T Water Supply easement.



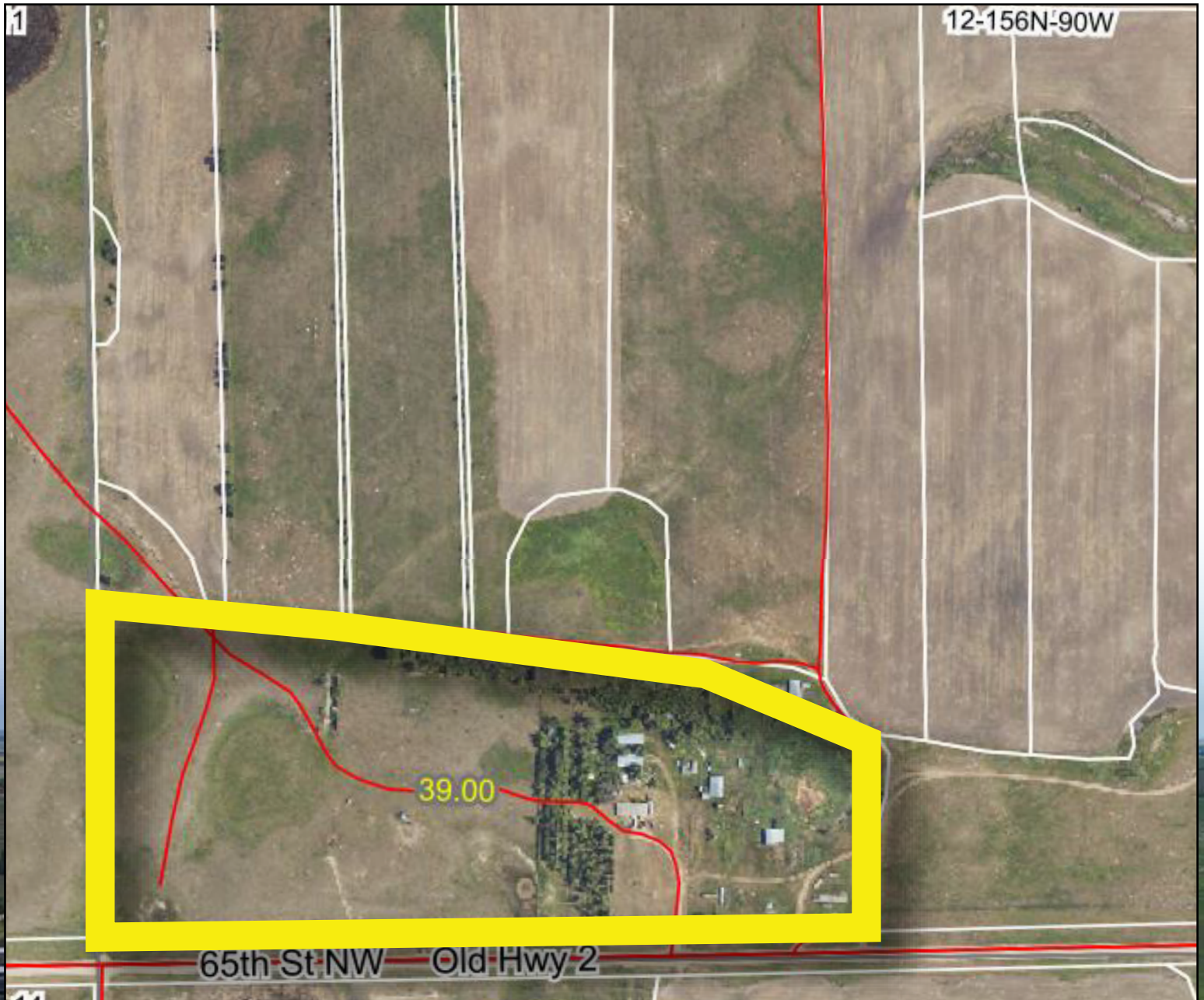
PARCELS 3 & 12 COMBINED		
Crop	Base Acres	Yield
Wheat	16.84	25 bu.
Sunflowers	4.2	987 lbs.
Barley	6.04	36 bu.
Total Base Acres: 27.08		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132B	Williams-Zahl loams, 3 to 6 percent slopes	5.66	40.6%	Ile	75
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	5.59	40.0%	IIc	85
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau	1.58	11.3%	IVw	40
C154C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	1.13	8.1%	IVe	60
Weighted Average					73.8

PARCEL 13

Acres: 39 +/- (Estimate)
Legal: Farmstead To Be Surveyed Out of the SW¼ in 12-156-90
Taxes (2025): TBD

Parcel will be surveyed out of parcel 8, estimated at 39-40 +/- acres. The farmstead contains multiple buildings, mature tree belts and Old Hwy. #2 access making it a desirable location. This property is subject to a USFW Wetland Easement, R&T Water Supply Easement, and Mountrail Williams Electric Easement.



PARCELS 14 & 15

Parcel 14

Legal: Lots 5 & 6, Block 5, Appam, Original Township

Taxes (2025): \$16.56

Located in Appam, ND on the southwest side of town.



Parcel 15

Legal: Lot 5, Block 3, Appam, Original Township

Taxes (2025): \$4.14

Single lot located in Appam, ND.



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 11/9/26. 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 November 9, 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.



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