

PIFER'S ANNUAL WESTERN DAKOTA
LAND AUCTION



528.09 ACRES • STARK COUNTY, ND

THURSDAY, OCTOBER 15, 2026 - 10:00 AM MT
HENRY BIESIOT ACTIVITIES CENTER • DICKINSON, ND



Pifer's



— OWNER —
Eugenia J. Dietz Estate

OVERALL PROPERTY

Pifer's Auction & Realty presents the Eugenia I. Dietz Estate Land Auction, an offering of 528.09 +/- acres located in Stark County, ND. This diverse property offers a combination of productive forage ground, quality pastureland, habitat acreage, and a strategically located industrial-zoned development tract, creating an excellent investment and agricultural opportunity.

The property is situated in Sections 17, 18, and 20, featuring a large contiguous block of land in Sections 17 and 20, along with additional acreage in Section 18 and an 11.92 +/- acre industrial-zoned tract along paved 38th St. SW.

This sale is part of the 21st Annual Western Dakota Land Auction, the longest-running and one of the most successful recurring land auction events in the region. Buyers may bid live in person in Dickinson, ND on auction day or participate online through land.pifers.com.

DRIVING DIRECTIONS

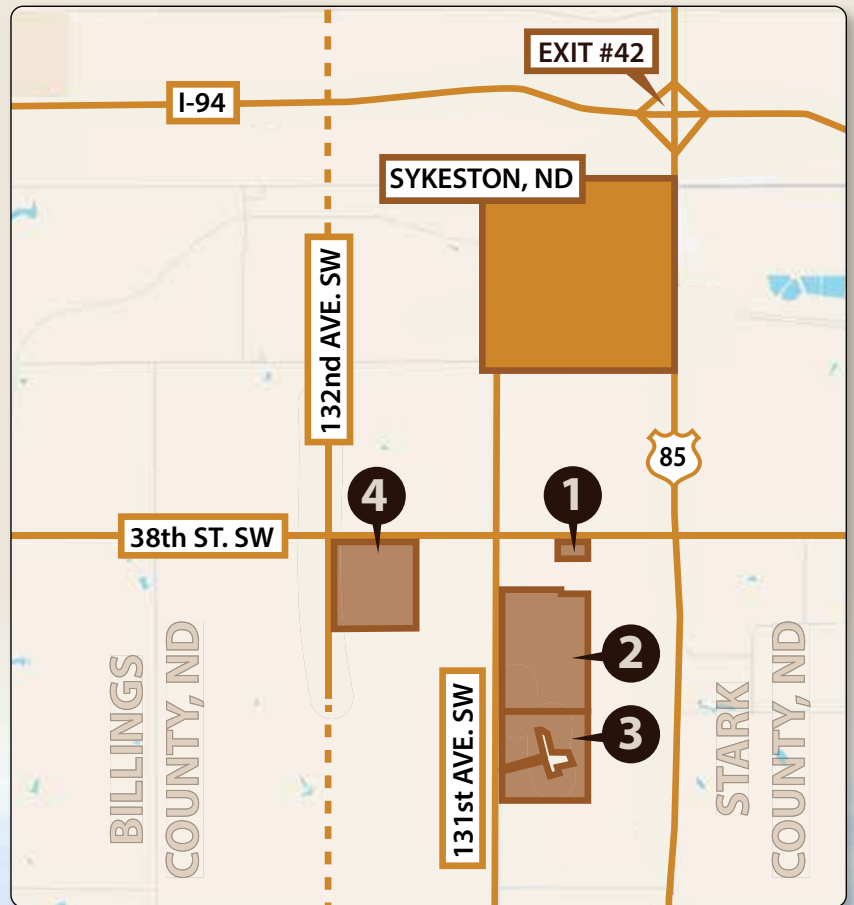
From Belfield, ND, drive 2 miles south on US Hwy. #85 to 38th St. SW. Turn west on 38th St. SW:

To Parcel 1: Parcel 1 is on the corner of Hwy. #85 and 38th St. SW

To Parcel 2: From parcel 1, drive west on 38th St. SW to 131st Ave. SW. Drive south ¼ mile. The northern corner of parcel 2 will be on the east side of 131st Ave. SW.

To Parcel 3: Drive 1 mile west on 38th St. SW to 131st Ave. SW. Drive 1 mile south. Parcel 3 is on the east side of 131st Ave. SW.

To Parcel 4: Drive 2 miles west on 38th St. SW. Parcel 4 is on the corner of 38th St. SW and 132nd Ave. SW.

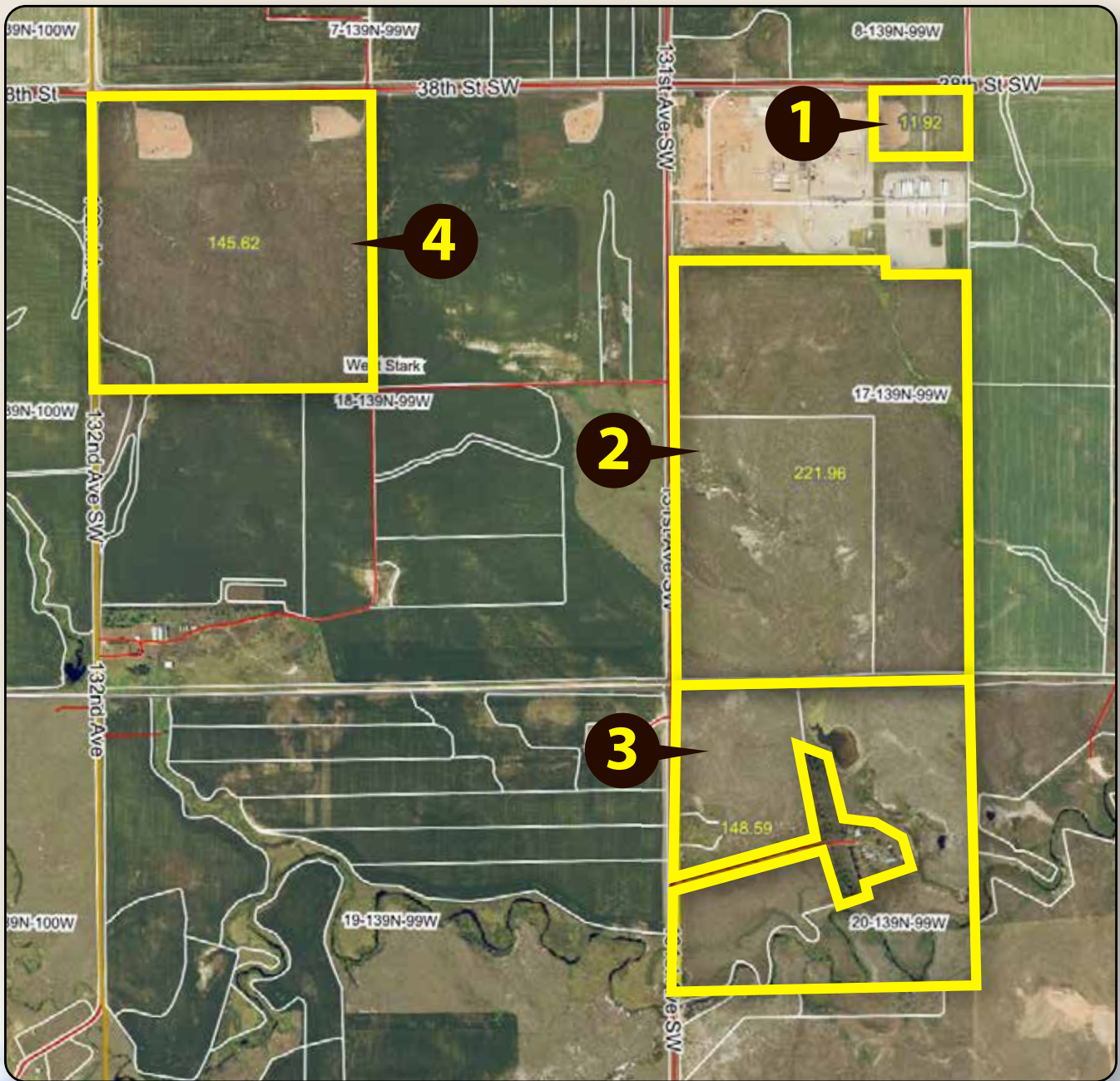


ALI PIERCE | 701.206.1046 | ali@pifers.com

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709 12th St. NE • Bowman, ND 58623

OVERALL PROPERTY



PARCEL 1

Acres: 11.92 +/-

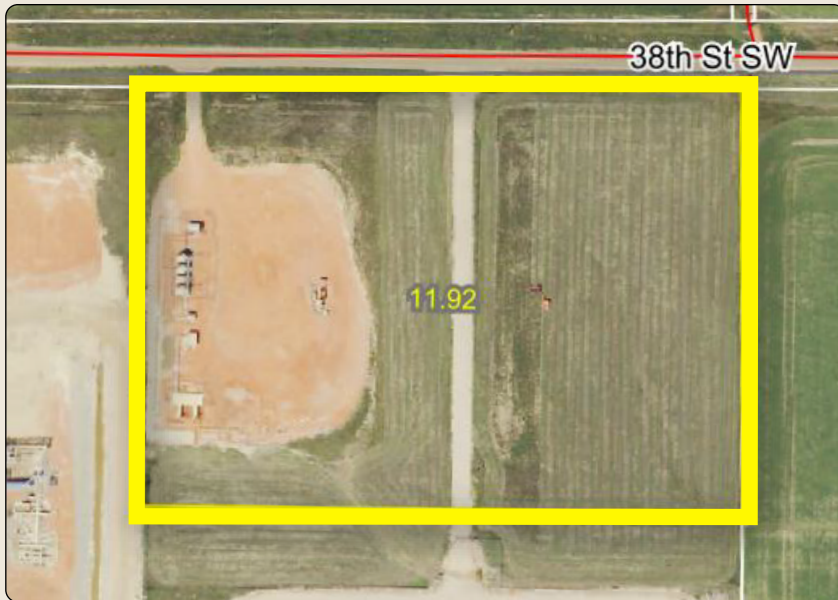
Legal: Lot 2, Block 1 in NW¼ Andeavor Subdivision
in 17-139-99

FSA Crop Acres: 7.32 +/-

Taxes: \$256.61 (2025)

Crop	Base Acres	Yield
Wheat	5.01	23 bu.
Oats	.96	40 bu.
Barley	.86	31 bu.
Total Base Acres: 6.83		

This parcel offers excellent development potential with industrial zoning and a highly visible location along US Hwy. #85. Situated within an established industrial corridor, the property provides convenient access and proximity to existing energy-related development. An oil site pad is located on the parcel and will not convey with the sale.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0651A	Regent-Janesburg complex, 0 to 3 percent slopes	5.08	76.6%	IIs	54
E0727B	Barkof-Janesburg complex, 3 to 6 percent slopes	1.49	22.5%	IIIs	49
E2439B	Sen-Janesburg silt loams, 3 to 6 percent slopes	0.06	0.9%	Ile	48
Weighted Average					52.8

PARCEL 2

Acres: 221.96 +/-

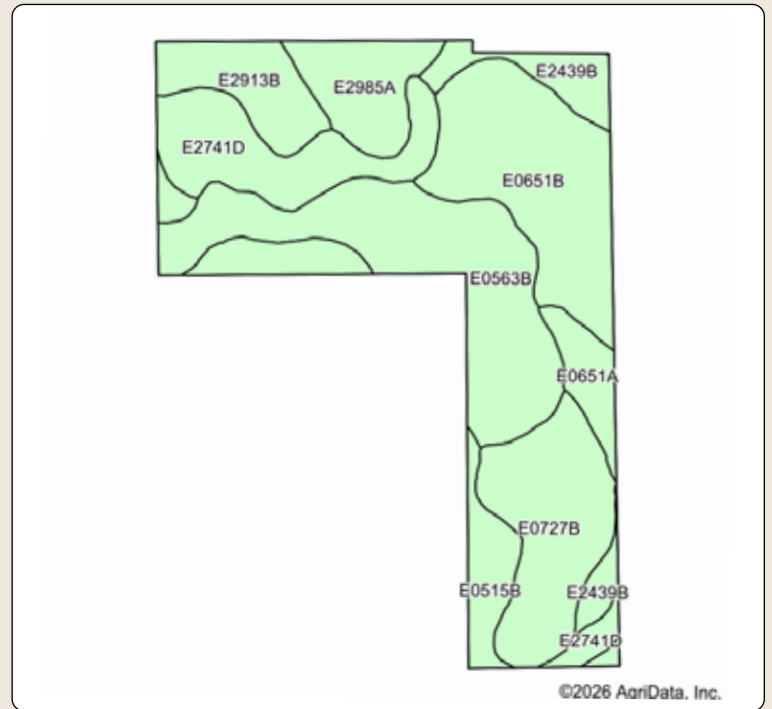
Legal: Part of NW¼ (61.96 Acre Tract) and all of SW¼ 17-139-99

FSA Crop Acres: 124.36 +/-

Pasture Acres: 92.77 +/-

Taxes: \$750.04 (2025)

Parcel 2 features a diverse combination of productive forage ground and well-maintained pastureland. The cropland is currently seeded to forage production and consists of a large, uninterrupted field that is efficiently laid out for farming or haying operations. The pasture portion is well-fenced and offers excellent grazing opportunities, making this parcel an attractive option for both livestock producers and agricultural investors.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0563B	Janesburg-Dogtooth complex, 0 to 6 percent slopes	28.32	22.7%	IVs	31
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	23.46	18.9%	Ile	51
E0727B	Barkof-Janesburg complex, 3 to 6 percent slopes	17.90	14.4%	IIIs	49
E2741D	Cabba-Chama-Sen silt loams, 9 to 15 percent slopes	15.69	12.6%	VIe	36
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	9.97	8.0%	VIIs	28
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	9.52	7.7%	IIIe	67
E2985A	Sen-Golva silt loams, 0 to 3 percent slopes	8.69	7.0%	IIIs	80
E2439B	Sen-Janesburg silt loams, 3 to 6 percent slopes	6.49	5.2%	Ile	48
E0651A	Regent-Janesburg complex, 0 to 3 percent slopes	4.32	3.5%	IIIs	54
Weighted Average					45.6

PARCEL 3

Acres: 148.59 +/-

Legal: NW¼ less Parcel A 20-139-99

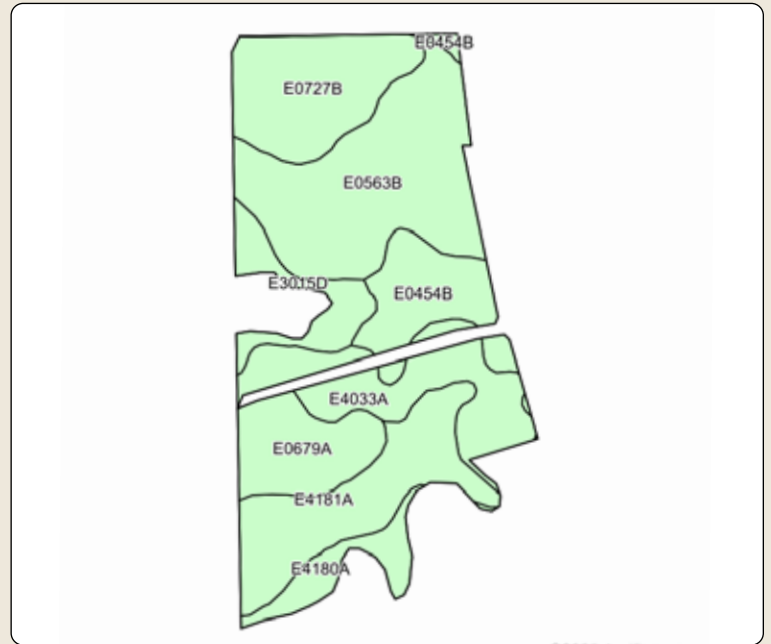
FSA Crop Acres: 64.62 +/-

Pasture Acres: 82.09 +/-

Taxes: \$500.15 (2025)

Crop	Base Acres	Yield
Wheat	119.76	23 bu.
Oats	22.86	40 bu.
Barley	20.50	31 bu.
Total Base Acres: 163.12		

This parcel offers a balanced mix of forage-producing cropland and pastureland. The pasture can be operated in conjunction with parcel 2, creating a larger contiguous grazing unit. Quality fencing surrounds the pasture, while natural water sources enhance its livestock carrying capacity. A dam located on the property and Norwegian Creek, which flows through the southern portion of the parcel, provides dependable water and adds to the property's wildlife appeal.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0563B	Janesburg-Dogtooth complex, 0 to 6 percent slopes	17.16	26.6%	IVs	31
E4181A	Korell-Rhoades-Daglum complex, 0 to 2 percent slopes, rarely flooded	10.16	15.7%	IIIs	56
E0727B	Barkof-Janesburg complex, 3 to 6 percent slopes	9.29	14.4%	IIIs	49
E4033A	Lallie silty clay, 0 to 1 percent slopes, occasionally flooded	8.72	13.5%	IVw	28
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	6.50	10.1%	IVs	35
E0679A	Wyola-Daglum complex, 0 to 2 percent slopes	5.96	9.2%	IIIs	64
E3015D	Brandenburg-Dogtooth-Janesburg complex, 0 to 15 percent slopes	3.76	5.8%	VIIs	27
E4180A	Korell-Daglum-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	3.06	4.7%	VIw	30
Weighted Average					40.3

PARCEL 4

Acres: 145.62 +/-

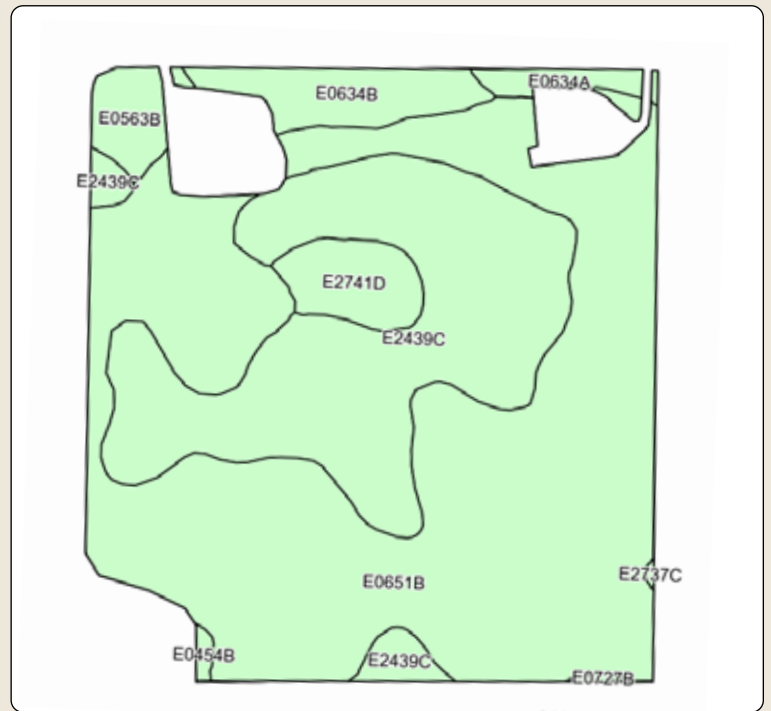
Legal: NW¼ 18-139-99

FSA Crop Acres: 131.79 +/-

Taxes: \$304.75 (2025)

Crop	Base Acres	Yield
Wheat	21.90	23 bu.
Oats	23.20	40 bu.
Barley	20.80	31 bu.
Total Base Acres: 65.90		

This property is a productive agricultural parcel featuring cropland acres currently established in an alfalfa forage mix. The property consists primarily of a large, uninterrupted field that provides excellent efficiency for farming and hay production. With convenient access, and a history of forage production, this parcel presents an outstanding opportunity for producers. Two existing oil well pad sites are on the property and will not convey with the sale. These sites are already established and integrated into the current operation while the balance of the acreage remains available for agricultural use.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	78.76	59.7%	Ile	51
E2439C	Sen-Janesburg silt loams, 6 to 9 percent slopes	37.97	28.8%	IIle	37
E0634B	Lawther-Daglum complex, 2 to 6 percent slopes	5.57	4.2%	Ile	64
E2741D	Cabba-Chama-Sen silt loams, 9 to 15 percent slopes	4.32	3.3%	VIle	36
E0563B	Janesburg-Dogtooth complex, 0 to 6 percent slopes	2.98	2.3%	IVs	31
E0634A	Lawther-Daglum complex, 0 to 2 percent slopes	1.61	1.2%	IIIs	67
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	0.35	0.3%	IVs	35
E0727B	Barkof-Janesburg complex, 3 to 6 percent slopes	0.15	0.1%	IIIs	49
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	0.08	0.1%	IVe	53
Weighted Average					46.7

PARCEL 1



PARCEL 2



PARCEL 3

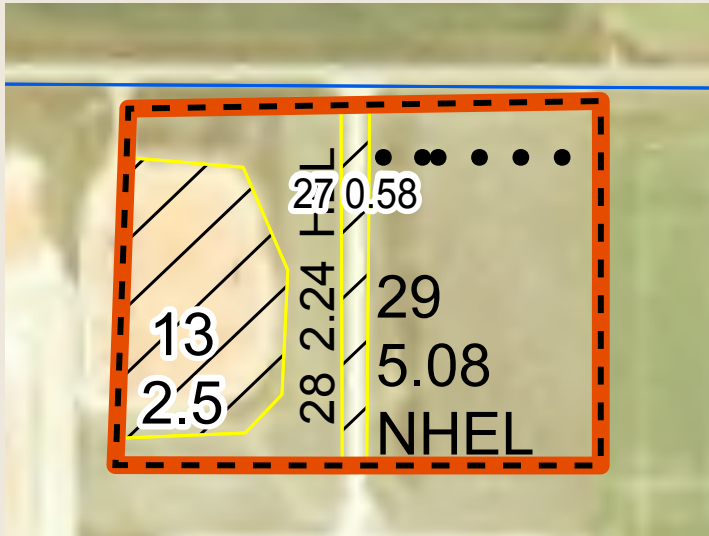


PARCEL 4

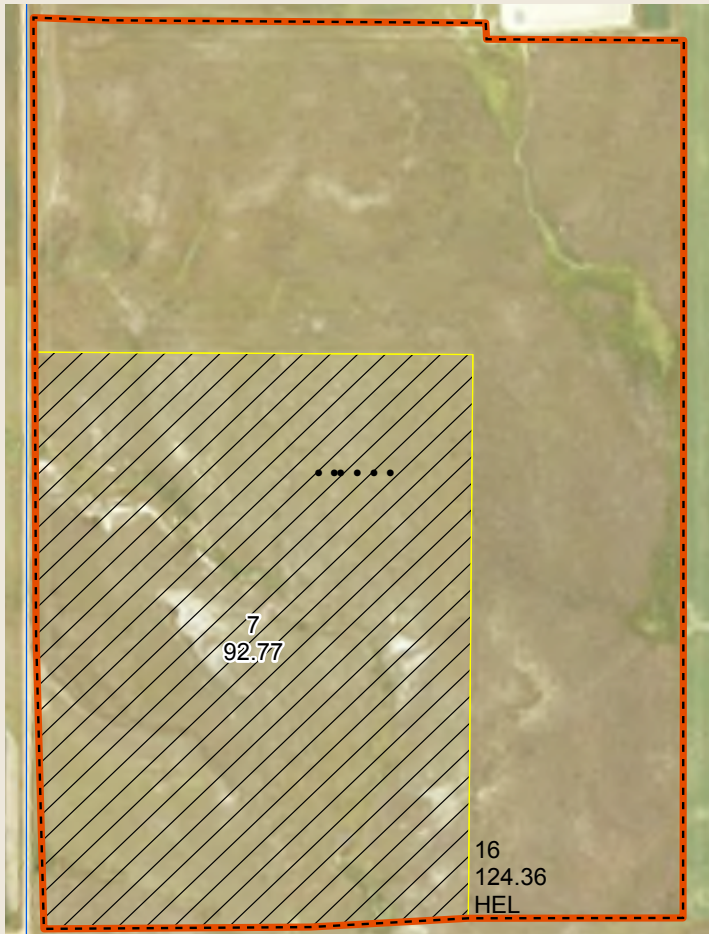


TERMS AND CONDITIONS

PARCEL 1



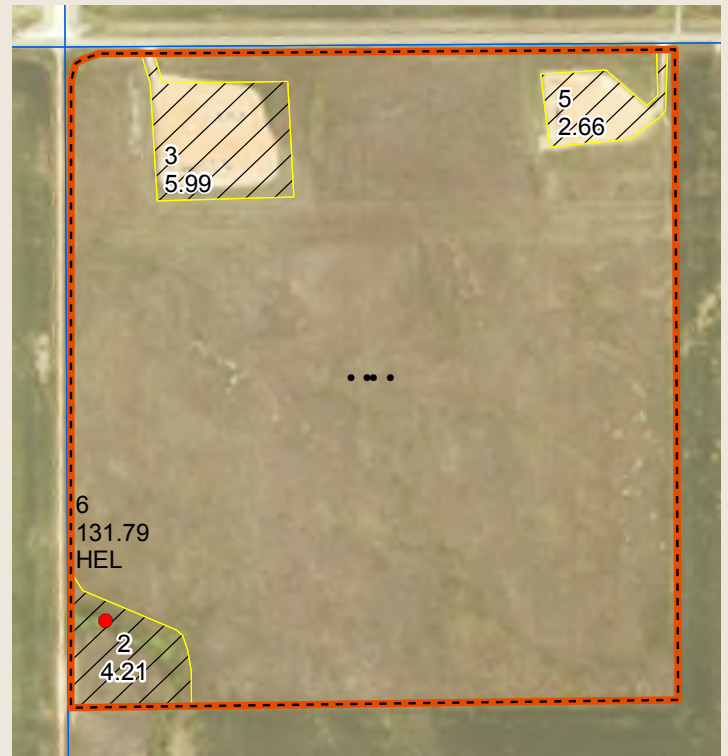
PARCEL 2



PARCEL 3



PARCEL 4



TERMS AND 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 11/30/26. 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 30, 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. 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 ^{21st} Annual WESTERN DAKOTA Land Auctions

Pifer's invites you to this year's annual Western Dakota Land Auction Event for the 21st year and counting! Year after year, the continued success of this great land event can be credited to the unique landscape of the Western Dakotas, where each property has distinct qualities that offer something for everyone.

Whether it is cropland, hayland, rangeland, or a peaceful place to hunt and enjoy with your friends and family, this event will offer a property that fits your desires. This year's 21st Annual Western Dakota Land Auction Event is no exception, and features fantastic properties. Take a little extra time and study the details of these properties and contact one of our agents today for any questions that you may have. Mark these dates and locations on your calendar and join Pifer's for this year's spectacular Western Dakota Land Auction Event!

