

PIFER'S ANNUAL WESTERN DAKOTA
LAND AUCTION



890.11 ACRES • HETTINGER COUNTY, ND

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

Pifer's



— OWNER —
Lance Hagen

OVERALL PROPERTY

North of Mott in the heart of Hettinger County, North Dakota, this 890.11 +/- acre offering brings together three parcels of productive cropland and highly improved native grazing across a well-established farming and cattle region. The three parcels carry a combined 349.4 +/- FSA cropland acres with a rotation of corn and small grains, backed by strong soil productivity throughout.

A substantial investment has been made into the grazing side of the operation. Updated wells developed water systems, and new cross fencing across all three parcels support an established rotational grazing program, with cell grazing systems ready to run on each tract. For an incoming operator, the return is immediate, with improved stocking capacity and a rotational program ready to manage from day one.

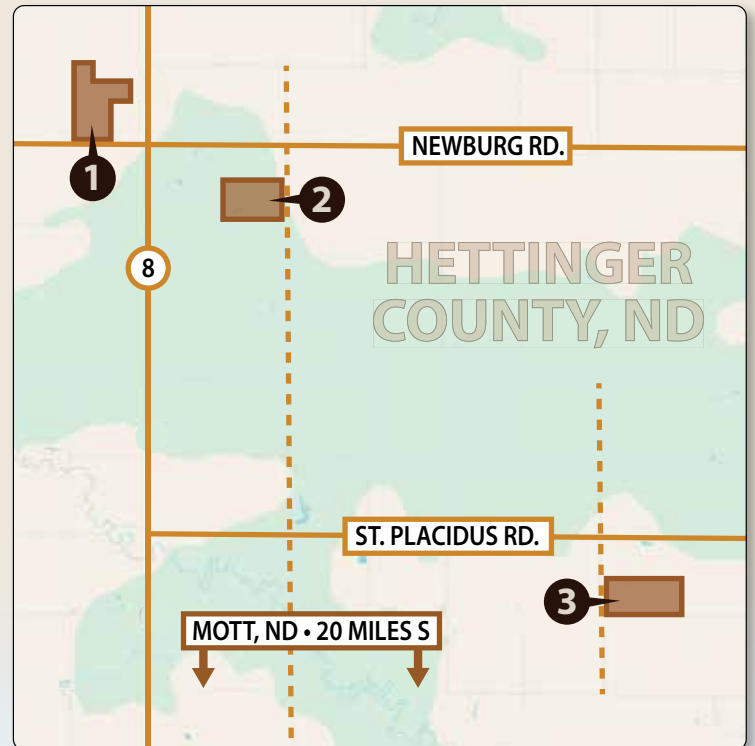
Beaver Creek and the country around Campbell Butte add character to the setting, and the balance of cropland, grazing, and natural creek bottom habitat provides upland bird and deer hunting in this region.

DRIVING DIRECTIONS

Parcel 1: From Mott: travel 15 miles north on Hwy. #8 to Newburg Road, then west (left) a 0.5 mile to the southeast corner of parcel 1.

Parcel 2: From Hwy. #8 and Newburg Road, travel east 1.75 miles to the section line, then 0.5 mile south to the northeast corner of parcel 2.

Parcel 3: From Mott, travel 10 miles north on Hwy. #8 to 62nd St. SW (St. Placidus Road), then east 6 miles, then 0.5 mile south to the northwest corner of parcel 3.



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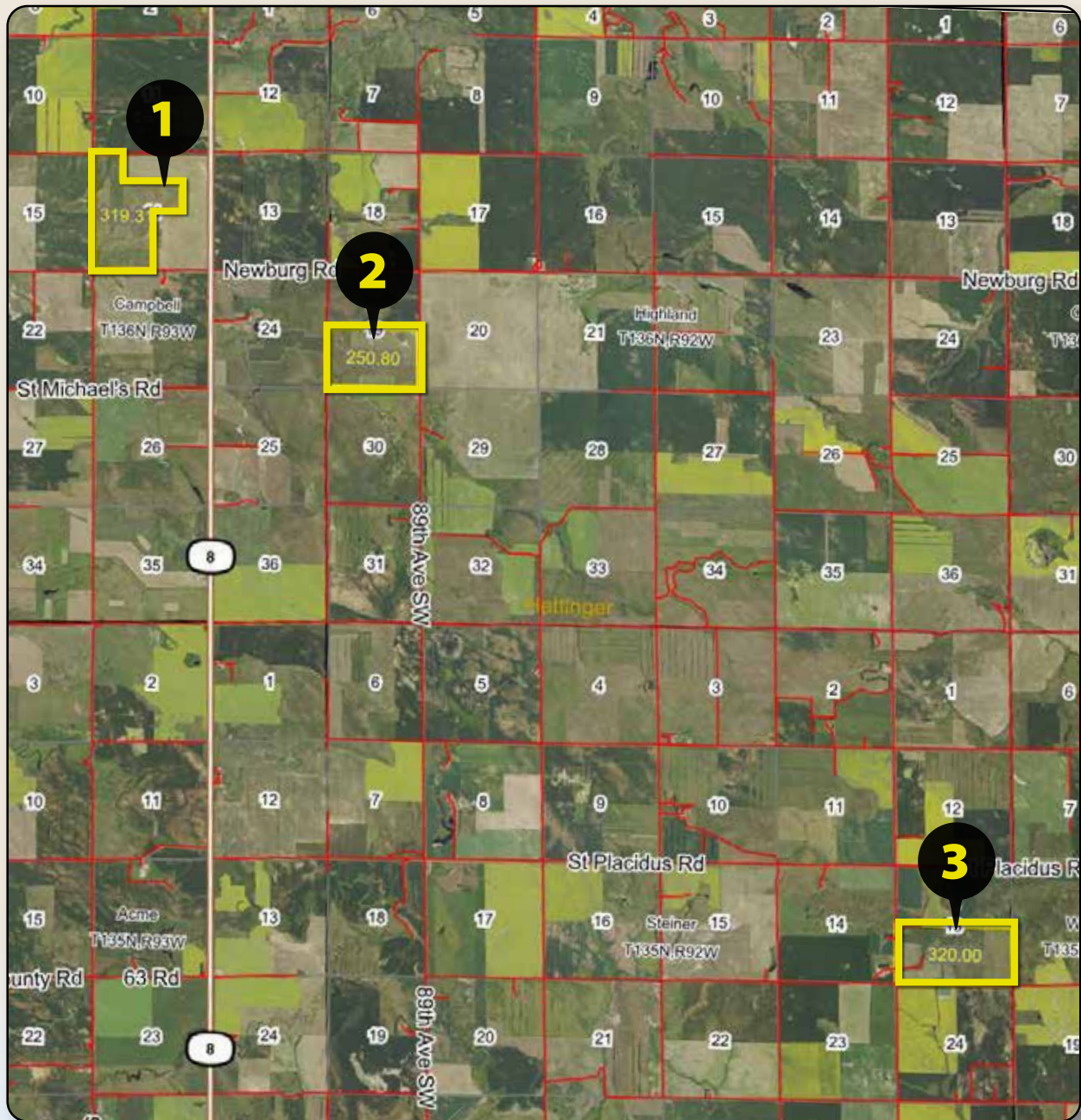
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Pifer's

709 12th St. NE • Bowman, ND 58623

OVERALL PROPERTY



PARCEL 1

Acres: 319.31 +/-

Legal: W½W½, E½SW¼, SE¼NW¼, SW¼NE¼ 14-136-93

FSA Crop Acres: 48.17 +/-

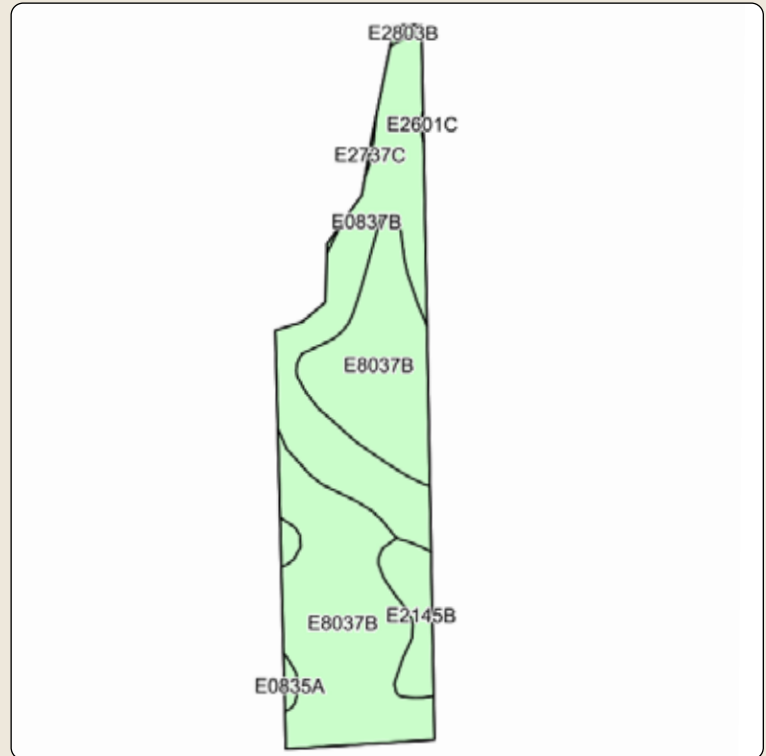
Pasture Acres: 163.67 +/-

CRP Acres: 95.97 +/- Annual Payment: \$49.26/acre or \$4,727
(Expires 09/30/2031)

Grass/Habitat Acres: 12.19 +/-

Taxes: \$1,584.31 (2025)

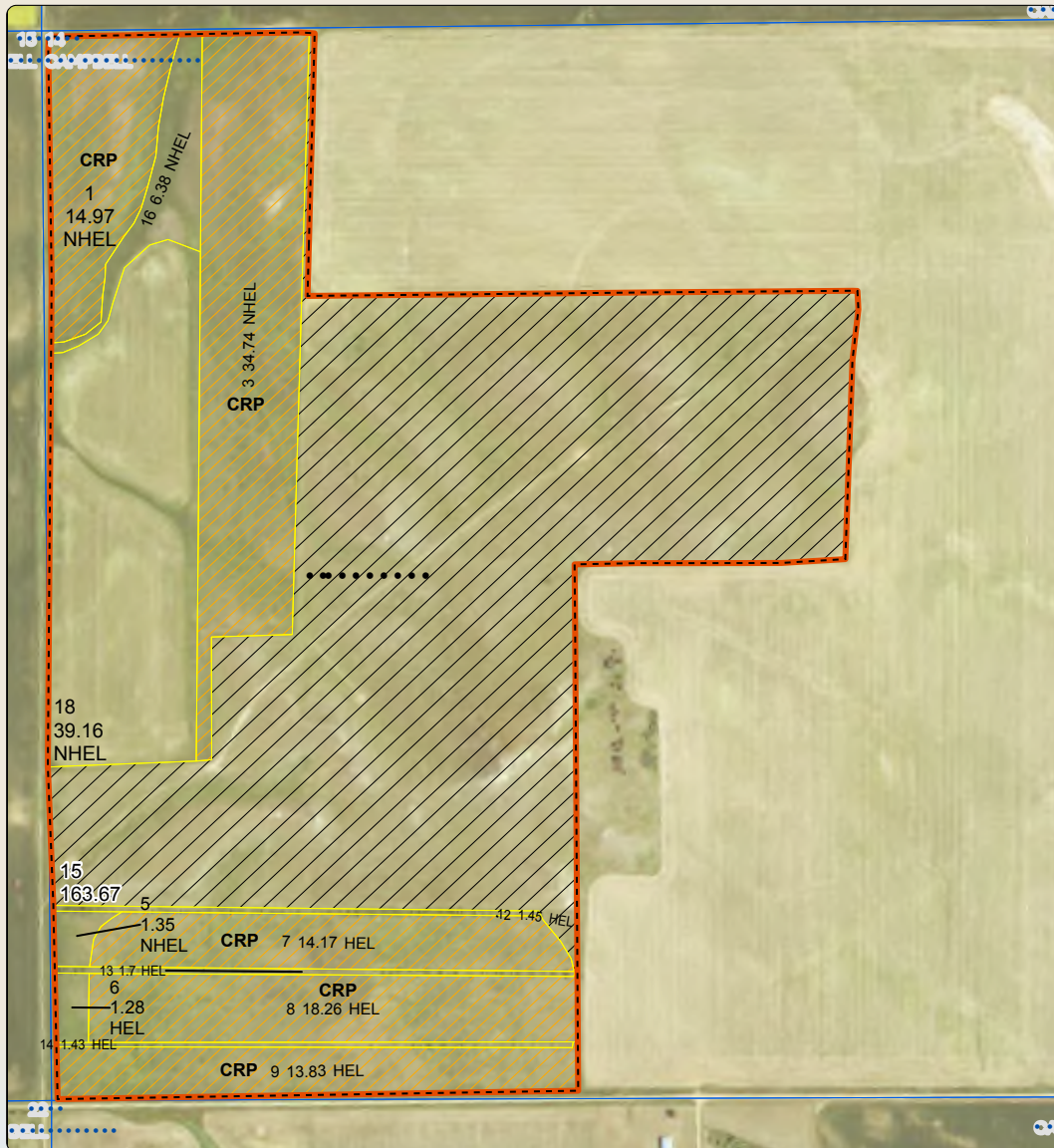
Crop	Base Acres	Yield
Wheat	38.67	38 bu.
Oats	6.34	86 bu.
Canola	7.74	1,385 lbs.
Total Base Acres: 98.50		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E8037B	Watrous-Felor loams, 3 to 6 percent slopes	28.39	58.9%	Ile	69
E0837B	Wyola silty clay loam, 2 to 6 percent slopes	15.73	32.7%	Ile	85
E2145B	Shambo loam, 2 to 6 percent slopes	3.04	6.3%	Ile	82
E0835A	Wyola-Grail silty clay loams, 0 to 2 percent slopes	0.73	1.5%	Ilc	90
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	0.28	0.6%	Ile	82
Weighted Average					75.4

PARCEL 1

Parcel 1 sits west of Hwy. #8 with Campbell Butte anchoring the heart of the grasslands. The pastureland rolls along the base of the butte, while the cropland and CRP acres lay well and relatively flat. The cropland has historically been in corn and small grain production and is backed by an SPI of 67.8. Recent grazing improvements add real working value, with a new well tied to direct power along the western boundary, pipeline water running to a central tank, and new cross fencing that establishes cell grazing pastures. Together these improvements support enhanced grazing management and give producers the ability to rotate livestock through the summer, lifting the effective stocking rate on the tract.



PARCEL 2

Acres: 250.80 +/-

Legal: S½ 19-136-92

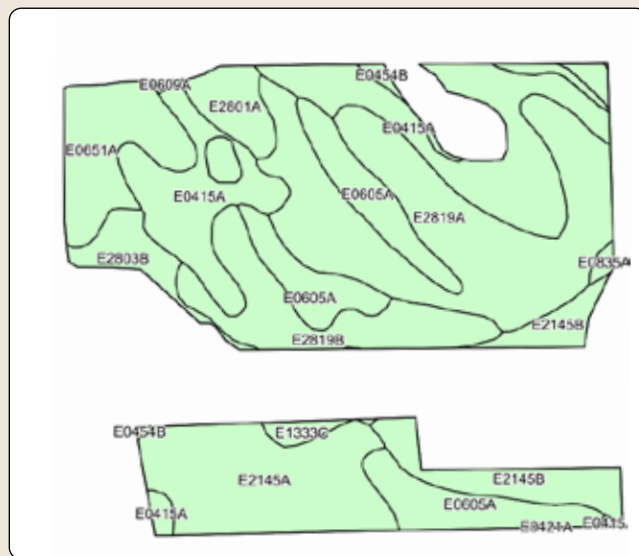
FSA Crop Acres: 132.7 +/-

Pasture Acres: 111.99 +/-

Grass/Habitat Acres: 4.55 +/-

Taxes: \$1,511.13 (2025)

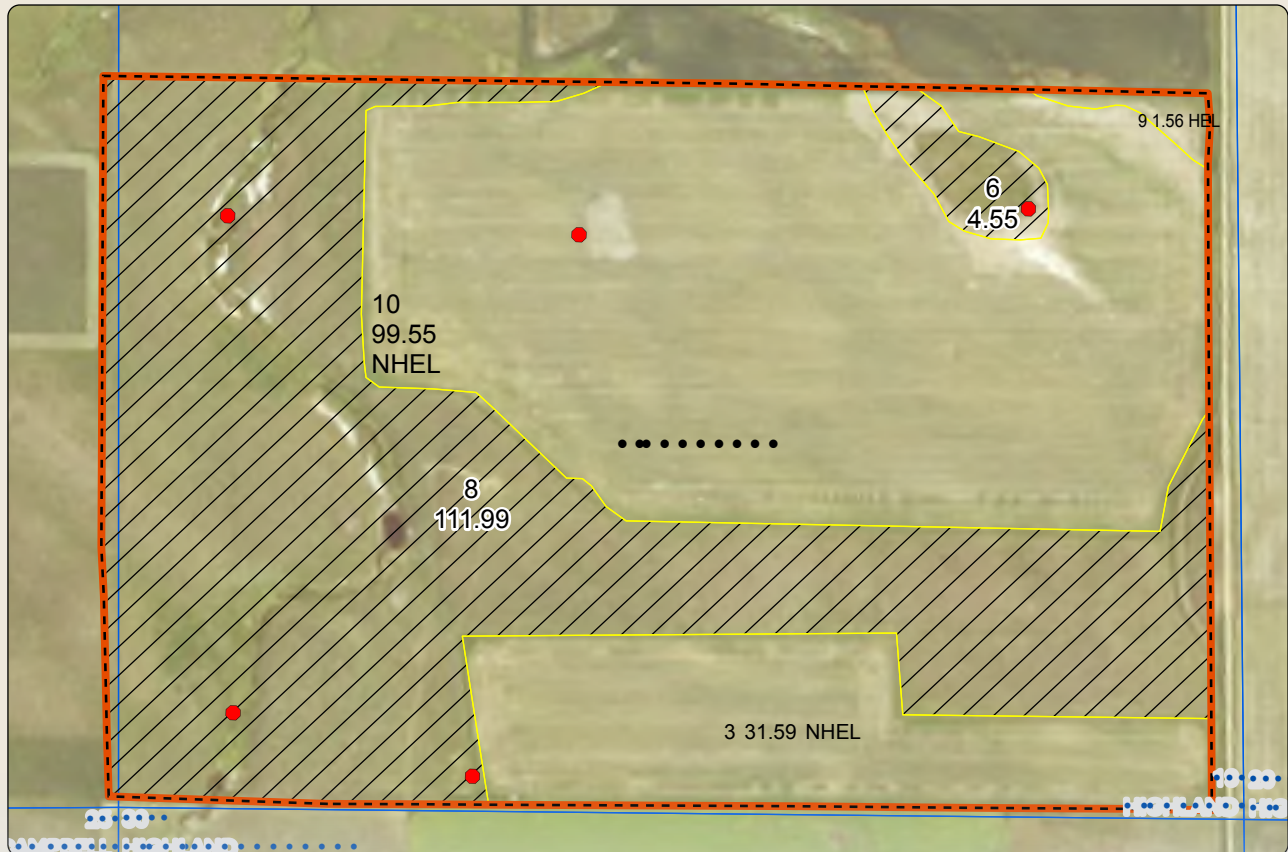
Crop	Base Acres	Yield
Wheat	99.14	38 bu.
Oats	14.08	86 bu.
Canola	19.48	1,385 lbs.
Total Base Acres: 132.70		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2819A	Reeder-Farnuf loams, 0 to 3 percent slopes	31.25	23.7%	IIIs	84
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	28.36	21.4%	IIIs	59
E2145A	Shambo loam, 0 to 2 percent slopes	17.44	13.1%	IIc	87
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	15.87	12.0%	IIIs	80
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	11.21	8.4%	IIe	78
E0651A	Regent-Janesburg complex, 0 to 3 percent slopes	9.75	7.3%	IIIs	54
E2145B	Shambo loam, 2 to 6 percent slopes	8.63	6.5%	IIe	82
E2801A	Amor-Arnegard loams, 0 to 3 percent slopes	3.90	2.9%	IIIs	80
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	3.79	2.9%	IIe	82
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	1.09	0.8%	IVe	38
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	0.67	0.5%	IVs	35
E0835A	Wyola-Grail silty clay loams, 0 to 2 percent slopes	0.47	0.4%	IIc	90
E0609A	Belfield-Grail-Arnegard complex, saline, 0 to 2 percent slopes	0.19	0.1%	IIIs	43
E0421A	Belfield-Daglum clay loams, saline, 0 to 2 percent slopes	0.06	0.0%	VIIs	31
Weighted Average					74.9

PARCEL 2

Parcel 2 carries the strongest soils in the offering, well suited to corn, small grains, sunflowers, and canola production. Terrain rolls gently and drains west toward Beaver Creek, which traverses the western portion of the property and provides seasonal water that feeds a stock dam in the western pasture. Water development on the grazing side is a well-designed system, with a new solar well and holding cistern feeding a stock tank positioned for central access to each of the newly designed rotational grazing cells, giving producers a strong platform for rotational grazing management. The property has good access along its eastern boundary and lies just one mile off Hwy. #8.



PARCEL 3

Acres: 320 +/-

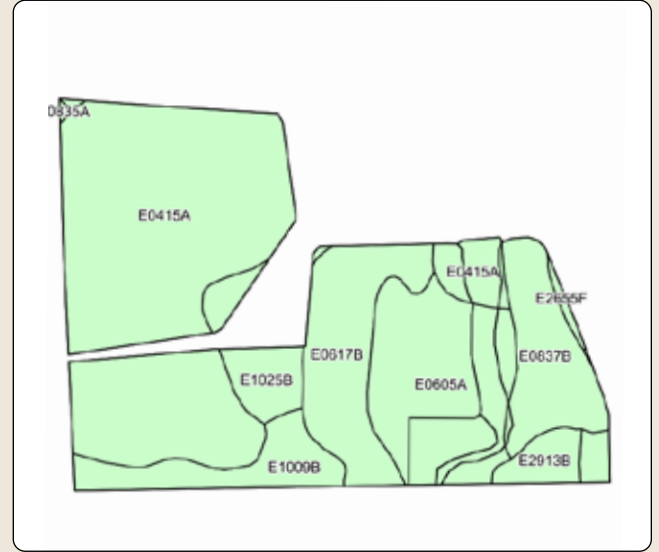
Legal: S½ 13-135-92

FSA Crop Acres: 80.68 +/-

Pasture Acres: 232.58 +/-

Grass/Habitat Acres: 6.78 +/-

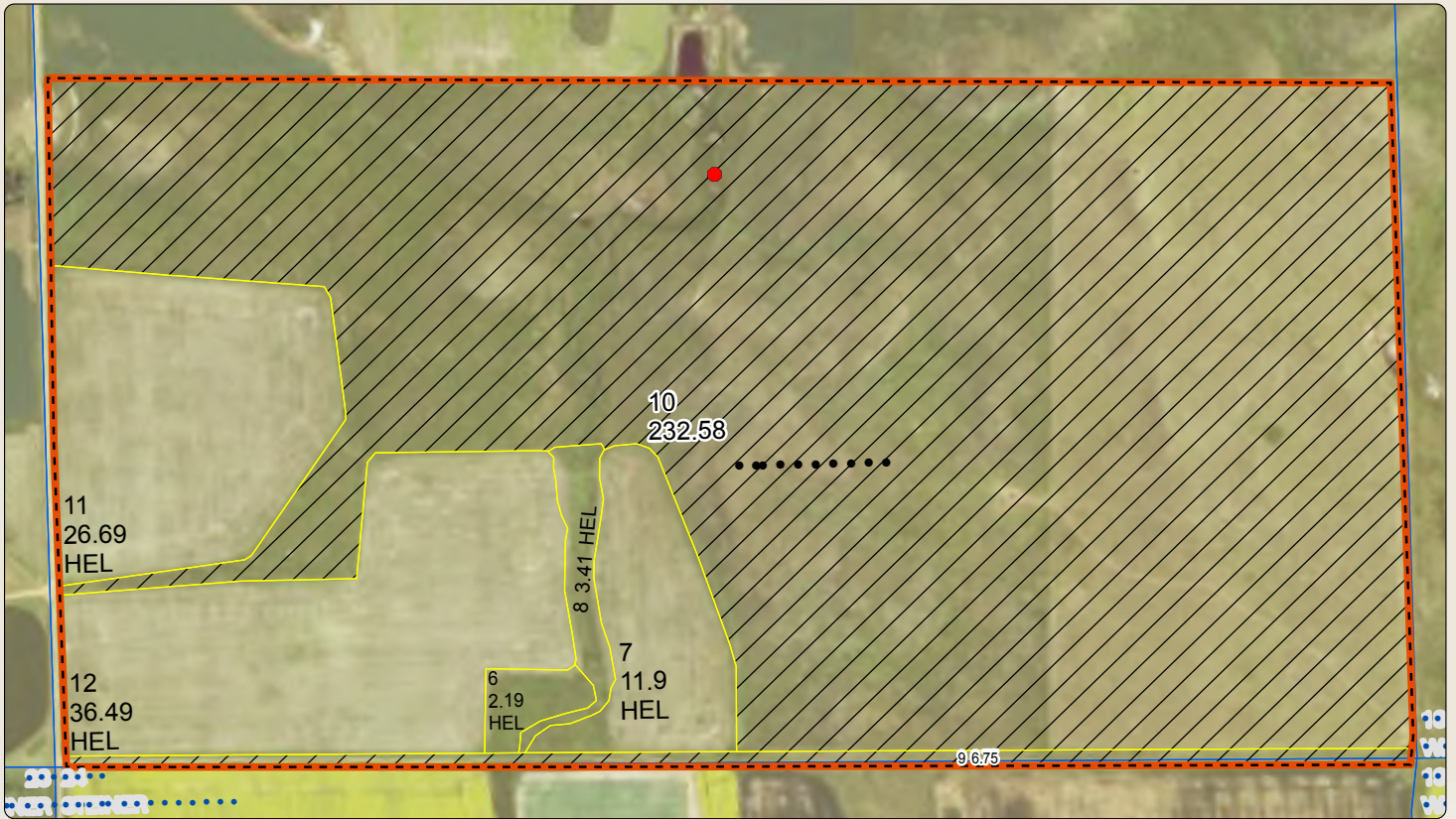
Taxes: \$1,542.89 (2025)



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	38.05	47.2%	IIIs	59
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	13.75	17.0%	IIIs	80
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	10.38	12.9%	IIe	65
E0837B	Wyola silty clay loam, 2 to 6 percent slopes	7.21	8.9%	IIe	85
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	5.13	6.4%	IIIe	61
E1025B	Regent-Wyola silty clay loams, 3 to 6 percent slopes	3.79	4.7%	IIe	79
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	1.96	2.4%	IIIe	67
E2655F	Cabba-Amor-Wyola complex, 9 to 70 percent slopes, very stony	0.34	0.4%	VIIs	17
E0835A	Wyola-Grail silty clay loams, 0 to 2 percent slopes	0.07	0.1%	IIc	90
Weighted Average					66.8

PARCEL 3

Parcel 3 is a grass-forward property carrying 240 +/- acres of highly productive, well-managed native grazing paired with 75.08 +/- acres of cropland along the southwestern portion of the parcel. Terrain rolls and slopes to the southwest, with the cropland historically in corn and small grains. A new solar well and two livestock tanks anchor an enhanced cell grazing system that immediately increases grazing efficiency. Access is good along the western boundary.



PROPERTY PHOTOS



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!

