

PIFER'S ANNUAL WESTERN DAKOTA
LAND AUCTION



1,007.78 ACRES • BILLINGS COUNTY, ND

THURSDAY, OCTOBER 15, 2026 - 1:00 PM CT
HENRY BIESIOT ACTIVITIES CENTER • DICKINSON, ND



Pifer's



— OWNER —

Rodney Kadrma Estate

OVERALL PROPERTY

Pifer's Auction & Realty is proud to present this large land offering just outside of Fairfield, ND, in the heart of western North Dakota cattle country. Offered in five parcels, this property combines quality grazing land, productive cropland, excellent fencing, and reliable water sources to create a well-rounded opportunity for farmers and ranchers.

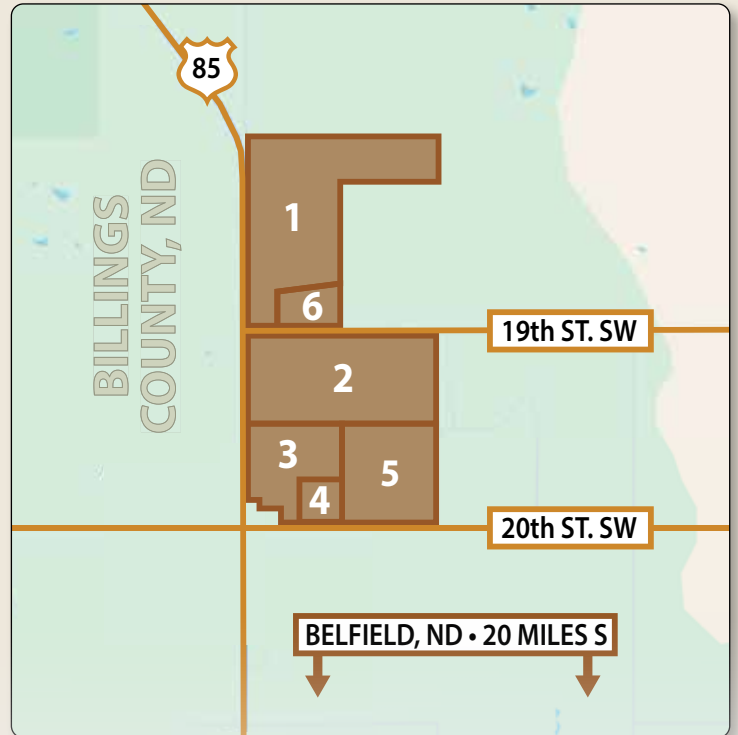
The pastures feature a strong mixture of native and tame grasses and are fully fenced and cross-fenced with excellent 4-wire fencing throughout. Multiple water sources are located across the property, providing a solid setup for livestock and rotational grazing.

The property also contains over 281 acres of productive cropland with an average Soil Productivity Index (SPI) of 71.2. These acres are currently in hay production but are ready to be returned to crop rotation if desired.

Access is excellent throughout the offering, including approximately 2 miles of frontage along ND Highway 85.

All parcels are approximately 20 miles north of Belfield, ND

- A farmstead surrounded by mature trees will also be offered separately.
- The land not under any tenant lease and is available as of closing.
- All parcels are free of U.S. Fish & Wildlife Service easements.
- The sellers will retain subsurface mineral rights.



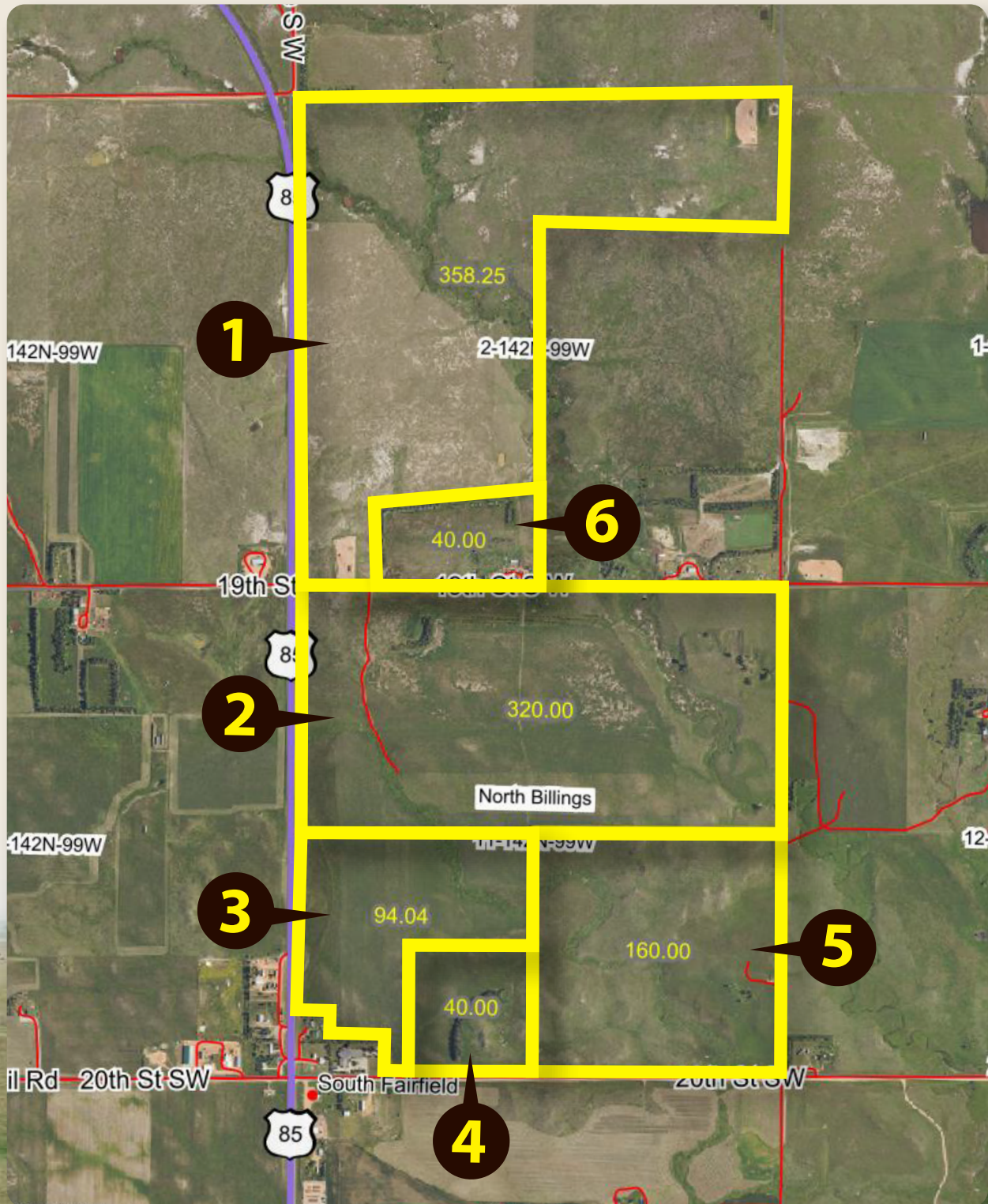
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510 7th St. NW • Steele, ND 58482

OVERALL PROPERTY



PARCEL 1

Acres: 358.24 +/-

Legal: Lots 1, 2, W1/2 Fractional Less 8.41 ARW Less 39 +/- Acre Farmstead 2-142-99

Pasture Acres: 359.24 +/-

Taxes: \$879.70 (2025)

Well-maintained fencing and cross-fencing throughout the parcel. Three livestock dugouts are located on the north side of the property, with an additional dugout on the southeast end. The 40 +/- acre farmstead will be surveyed out of this parcel. There are two active oil pads located on the property, which are subject to existing lease agreements.



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PARCEL 2

Acres: 320 +/-

Legal: N½ 11-142-99

Taxes: \$677.02 (2025)

A livestock dugout is located in the northeast quarter, along with a water tank on the north side of the property currently supplied by rural water from the farmstead. If continued use of the rural water is desired by both parties, it will be the responsibility of the new owners to negotiate and establish a separate agreement, rural water is piped along the road (buyer to contact the local water supplier to ensure that another tap is possible). Mature shelterbelts provide additional protection throughout the parcel. Includes over 180 acres of productive cropland ready to be put back into production and approximately 0.5 miles of ND Highway 85 frontage.



PARCEL 3

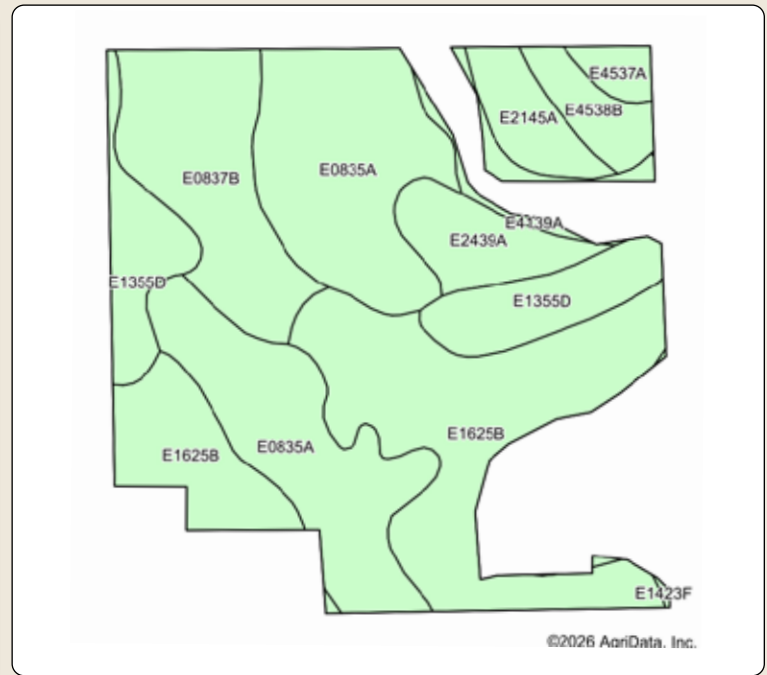
Acres: 149 +/-

Legal: SW¼ LESS HWY ARW, LESS 2.09 CTY ARW, LESS 9 A, LESS 2 A 11-142-99

Crop Acres: 120 +/-

Taxes: \$344.88 (2025)

A Southwest Rural Water pasture tap is located in the southeast quarter of the property. Mature shelterbelts provide additional protection, with excellent access and frontage along ND Hwy. #85. Includes approximately 120 acres of productive cropland ready to be put back into production, with soils comprised primarily of Wyola-Grail and Sen-Janesburg Silt Loams.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0835A	Wyola-Grail silty clay loams, 0 to 2 percent slopes	36.53	30.4%	IIc	90
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	35.62	29.7%	IIIe	62
E0837B	Wyola silty clay loam, 2 to 6 percent slopes	15.94	13.3%	IIe	85
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	13.01	10.8%	VIe	33
E2439A	Sen-Janesburg silt loams, 0 to 3 percent slopes	6.15	5.1%	IIIs	52
E2145A	Shambo loam, 0 to 2 percent slopes	4.68	3.9%	IIc	87
E4538B	Stady-Lehr loams, 2 to 6 percent slopes	3.80	3.2%	IIIe	57
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	2.31	1.9%	VIW	43
E4537A	Stady loam, 0 to 2 percent slopes	1.74	1.5%	IIe	61
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	0.21	0.2%	VIIe	20
Weighted Average					70.3

PARCEL 4

Acres: 40 +/-

Legal: TBD

Taxes: TBD

Established farmstead surrounded by mature trees featuring corrals, fenced pasture, and a livestock shed. Rural water services the home, with an existing tap that currently supplies water to Parcel 2. If continued water access is desired by both parties, it will be the responsibility of the new owners to negotiate and establish a separate agreement. A private well supplies livestock water on the farmstead. The property also includes an older home, offering potential for continued residential use or as a headquarters for a farming or ranching operation.



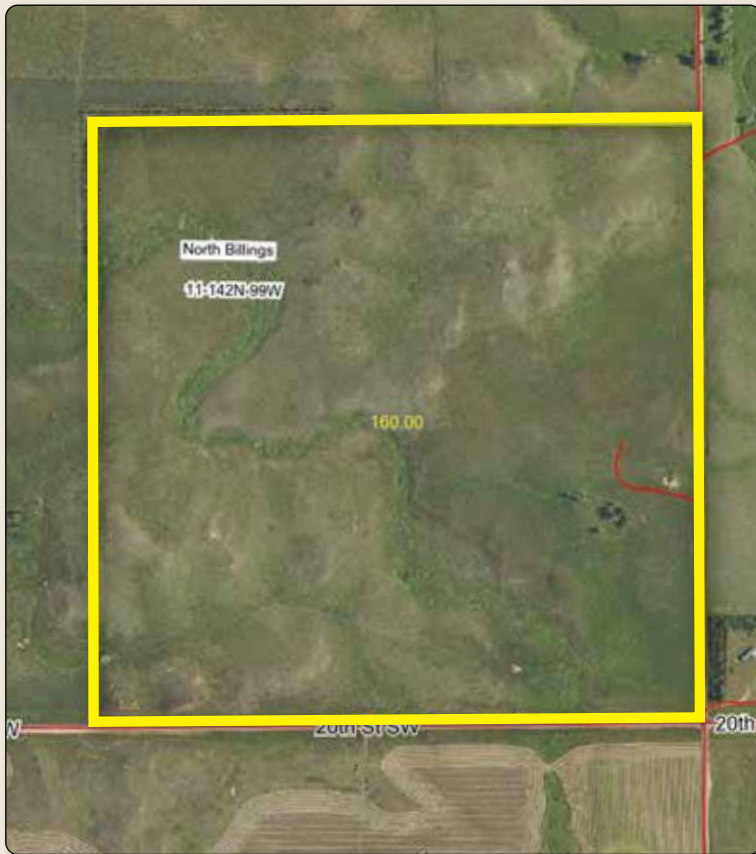
PARCEL 5

Acres: 160 +/-

Legal: SE¼ LESS 2 A PARCEL & 2.51 ARW 11-142-99

Taxes: TBD

Excellent fencing and good access throughout the property. A 5 GPM well is located in the southeast quarter with new well controls and electrical service. Southwest Rural Water runs along the south side of the gravel road, providing an additional potential water source.



PARCEL 6

Acres: 40 +/-

Legal: TBD

Taxes: TBD

Established farmstead surrounded by mature trees featuring corrals, fenced pasture, and a livestock shed. Rural water services the home, with an existing tap that currently supplies water to Parcel 2. If continued water access is desired by both parties, it will be the responsibility of the new owners to negotiate and establish a separate agreement. A private well supplies livestock water on the farmstead. The property also includes an older home, offering potential for continued residential use or as a headquarters for a farming or ranching operation.



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PROPERTY PHOTOS

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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, Bob Pifer, ND #905.

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!

