

296.61 Acres • Grand Forks County, ND

Farmland Auction

Wednesday, October 7, 2026 – 10:00 a.m.

Hilton Garden Inn • Grand Forks, ND

OWNER: Janice H. Martin Estate



Pifer's

877.700.4099

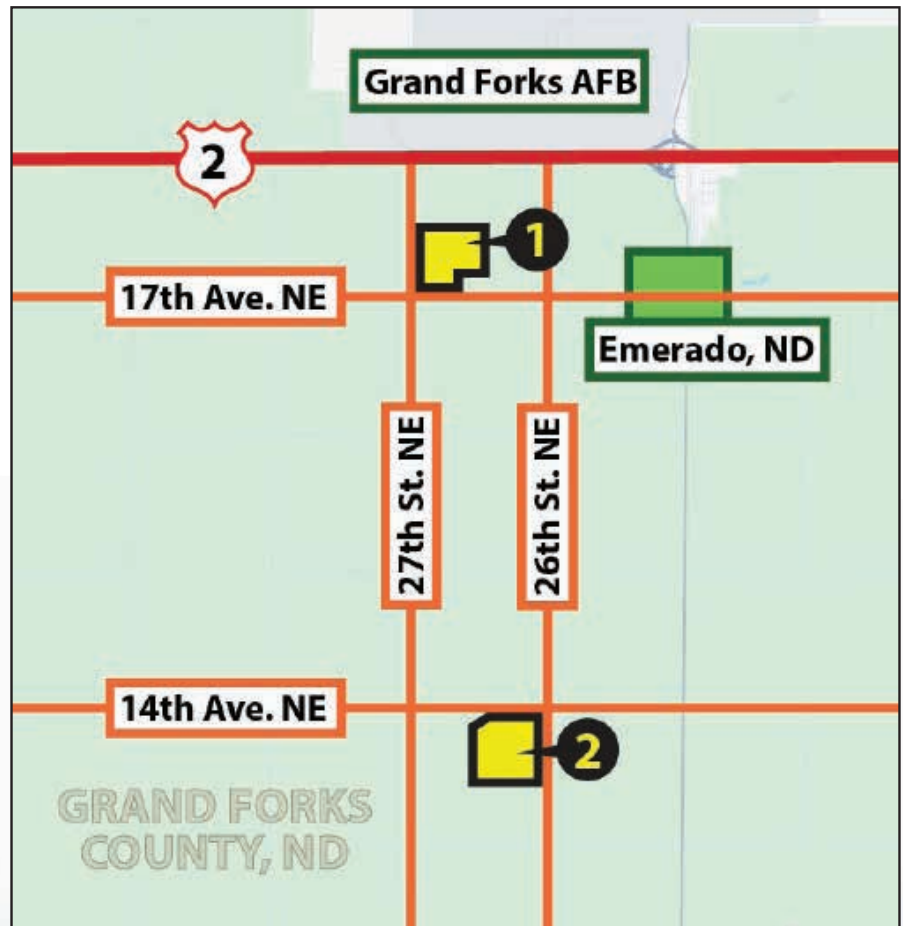
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INTRODUCTION

Auction Note: This cropland auction in Chester Township in Grand Forks County, features mostly Class II & III loam soils, mostly Lankin Loam, Gilby Loam and Mustinka Silt Loam with many Soil Productivity Indexes (SPI) in the 80s and 90s.

Driving Directions

From Emerado and Grand Forks Air Force Base, proceed 2 miles west on US Hwy. #2, then a ½ mile south on 27th St. NE to the northwest corner of the property. Continue 3 more miles south to 14th Ave. NE and then a ½ mile east to the northwest corner of parcel 2.



Kevin Pifer
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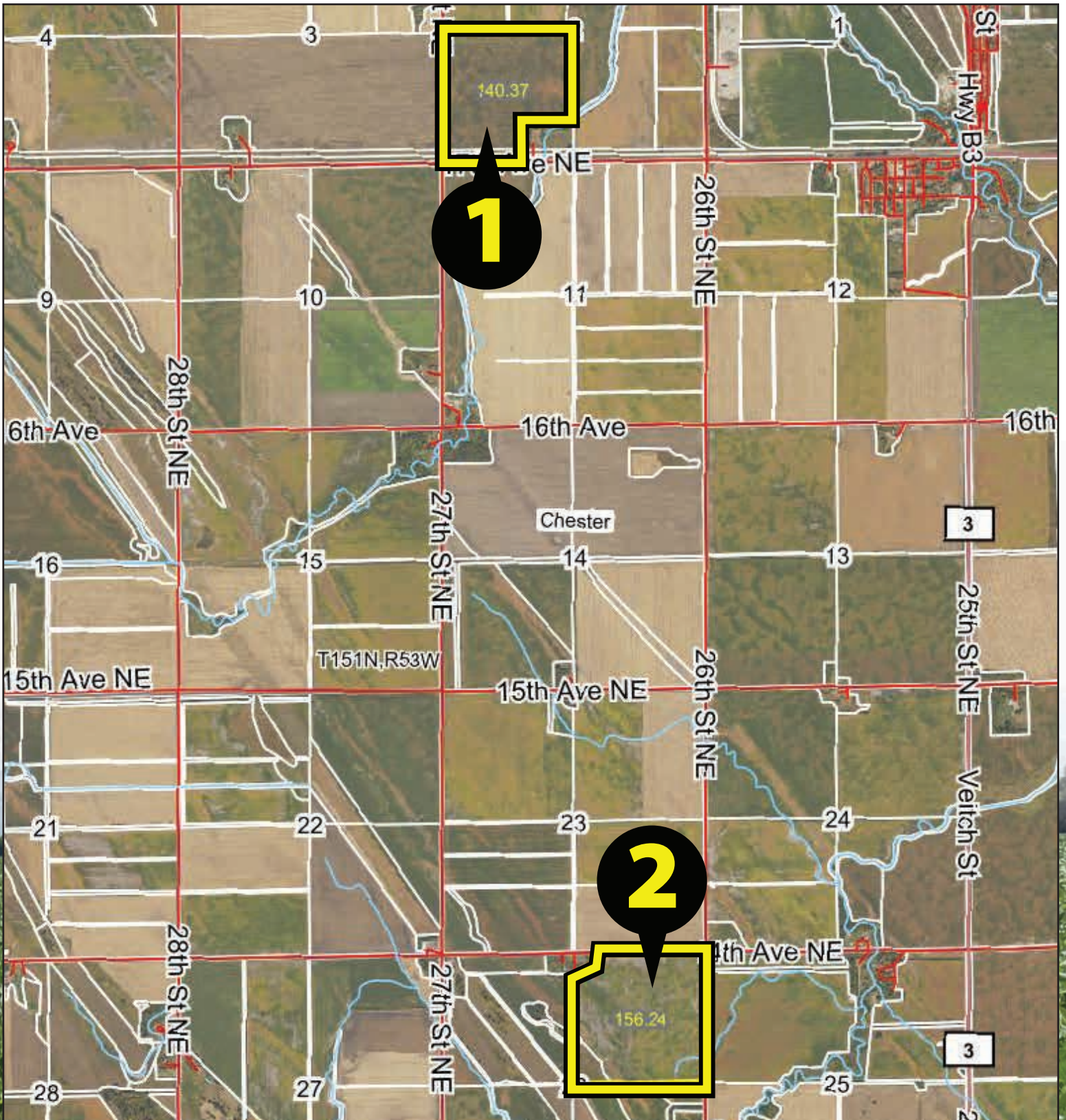


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OVERALL PROPERTY



PARCEL 1

Acres: 140.37 +/-

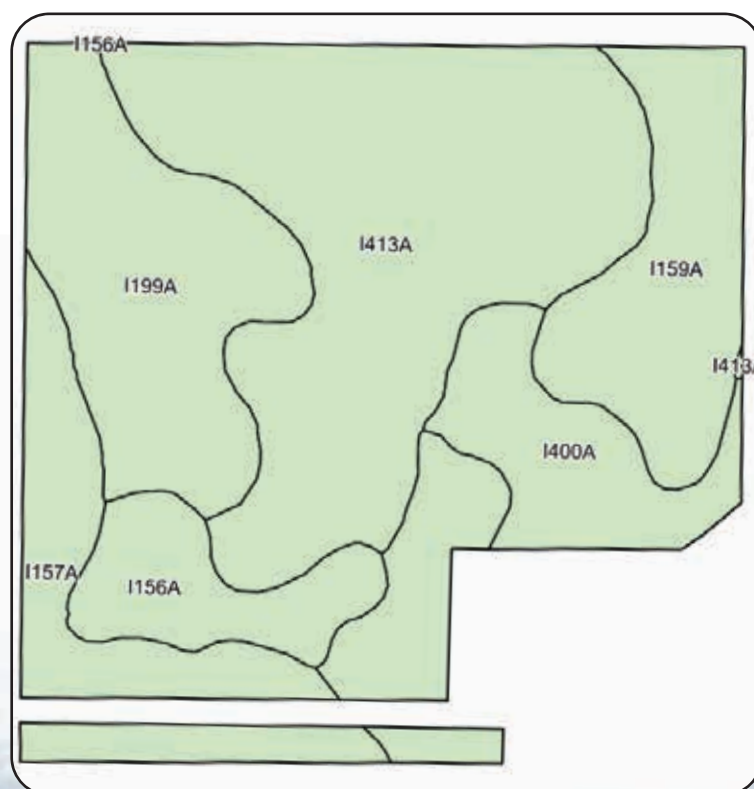
Legal: SW¼ Less 3.9 Acres RW & Less 15.73 Acre Farmstead 2-151-53

FSA Crop Acres: 134.69 +/-

Taxes (2025): \$3,713.40

Note: This parcel features 134.69 +/- crop acres with an SPI of 80.9, mostly Lankin Loam, Gilby Loam and Antler-Mustinka Silt Loam soils. It is planted to soybeans in 2026.

Crop	Base Acres	Yield
Wheat	26.69	63 bu.
Corn	46.79	120 bu.
Soybeans	33.32	35 bu.
Total Base Acres: 106.8		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I413A	Lankin loam, 0 to 2 percent slopes	48.72	36.1%	IIc	91
I199A	Antler-Mustinka silt loams, 0 to 2 percent slopes	32.34	24.0%	Ile	81
I159A	Wyndmere-Tiffany fine sandy loams, 0 to 2 percent slopes	16.89	12.5%	IIle	70
I157A	Antler, moderately saline-Mustinka silty clay loams, 0 to 2 percent slopes	15.71	11.7%	IIIs	64
I400A	Gilby loam, 0 to 2 percent slopes	11.80	8.8%	Ile	78
I156A	Antler silt loam, 0 to 2 percent slopes	9.23	6.9%	Ile	80
Weighted Average					80.9

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PARCEL 2

Acres: 156.24 +/-
 Legal: NE¼ Less 3.76 Acre Farmstead 26-151-53
 FSA Crop Acres: 152.96 +/-
 Taxes (2025): \$3,343.75

Note: This parcel features 152.96 +/- crop acres with an SPI of 69.9, mostly Gilby and Divide Loam soils. It is planted to corn in 2026.



Crop	Base Acres	Yield
Wheat	27.36	63 bu.
Corn	47.97	120 bu.
Soybeans	34.17	35 bu.
Total Base Acres: 109.5		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I400A	Gilby loam, 0 to 2 percent slopes	104.13	68.3%	Ile	78
I468A	Divide loam, 0 to 2 percent slopes	20.17	13.2%	Ils	54
I370A	Rauville silty clay loam, 0 to 1 percent slopes, frequently flooded	9.27	6.1%	Vw	33
I156A	Antler silt loam, 0 to 2 percent slopes	8.58	5.6%	Ile	80
I365B	Arvilla sandy loam, 0 to 6 percent slopes	7.63	5.0%	IIle	41
I535A	Marysland loam, 0 to 1 percent slopes	2.73	1.8%	IIlw	55
Weighted Average 69.9					

PROPERTY PHOTOS



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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 11/23/26. 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 23, 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.

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