

160 Acres • Golden Valley County, ND

Farmland Auction

Wednesday, September 30, 2026 - 5:00 p.m. (MT)

Golva Bar: 407 Terrell Ave. • Golva, ND



OWNERS: The Estates of John Schillo & Deanette Kjorstad



Pifer's

701.523.7366
www.pifers.com

INTRODUCTION

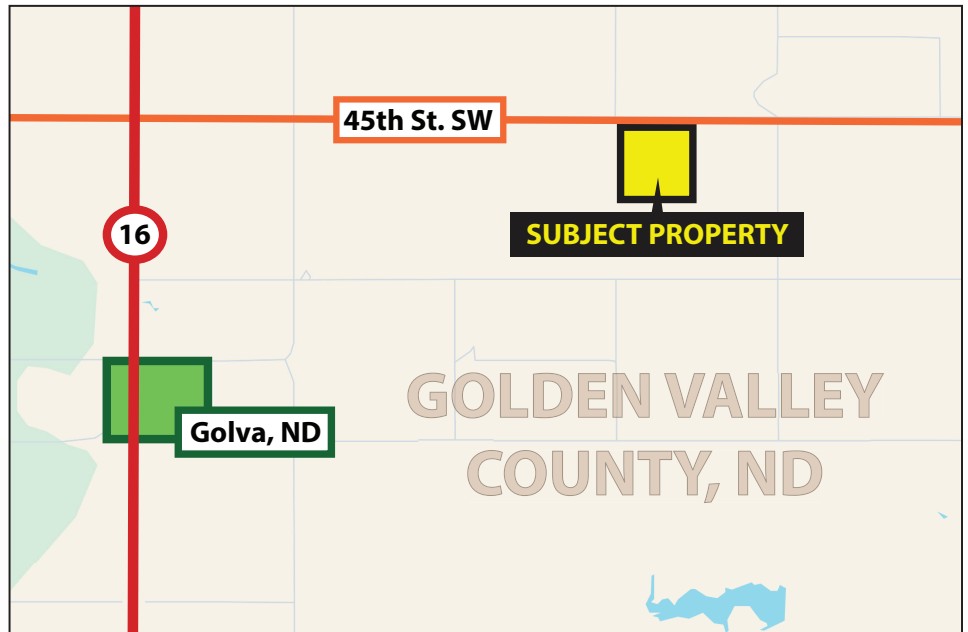
Auction Note: In Golden Valley County, ND, this 160 +/- acre parcel offers a productive combination of hay land and native grazing, alongside a modest farmstead, tied together by an extensive pipeline water system and mature shelterbelts developed with real care over the years.

Over 82 acres are hay land, backed by productive native grazing and mature shelterbelts placed throughout the property. Water is a defining strength here. Between a productive on-site well and Southwest Water rural pipeline, the parcel carries dependable, redundant water for the farmstead, livestock, and habitat, with an extensive pipeline system distributing it across the property.

The modest farmstead includes a 1,441 sq. ft. home built in 1910, a detached 24' x 36' garage added in 1990, and eight grain bins. The improvements are functional and give a new owner a working base to operate from.

This sale runs in conjunction with the Schillo-Kjorstad Estate Equipment Auction, held onsite at the farmstead beginning at 1:00 p.m. (MT). The land auction follows at the Golva Bar at 5:00 p.m. (MT).

Driving Directions: From Golva, ND: Drive 1.5 miles north to 45th St. SW, then east 3 miles to the property.



Andy Mrnak
701.206.1095
andy@pifers.com



Jim Sabe
701.523.6283
jsabe@pifers.com

*In conjunction with the Schillo-Kjorstad Estate Equipment Auction
See the full inventory at www.pifers.com*

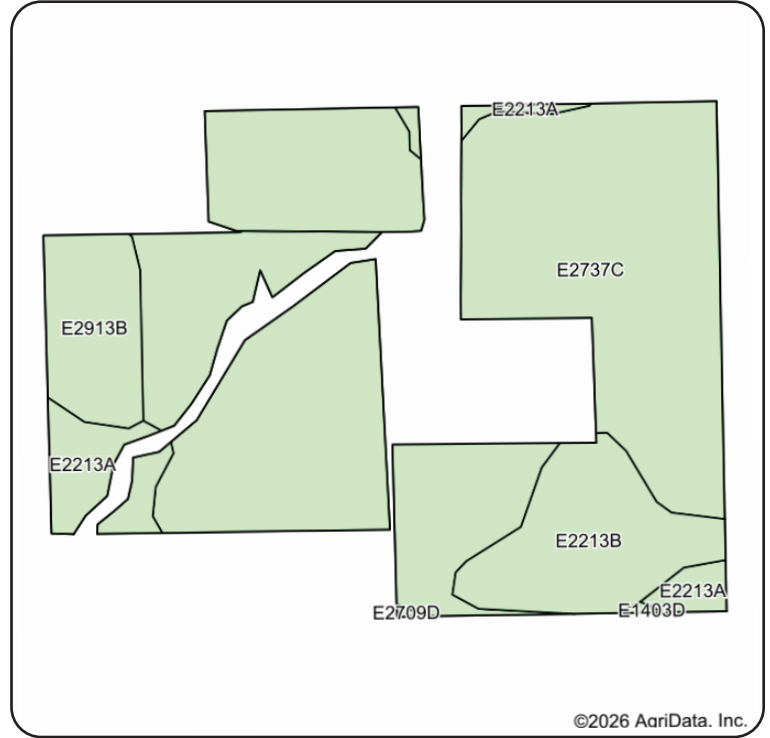
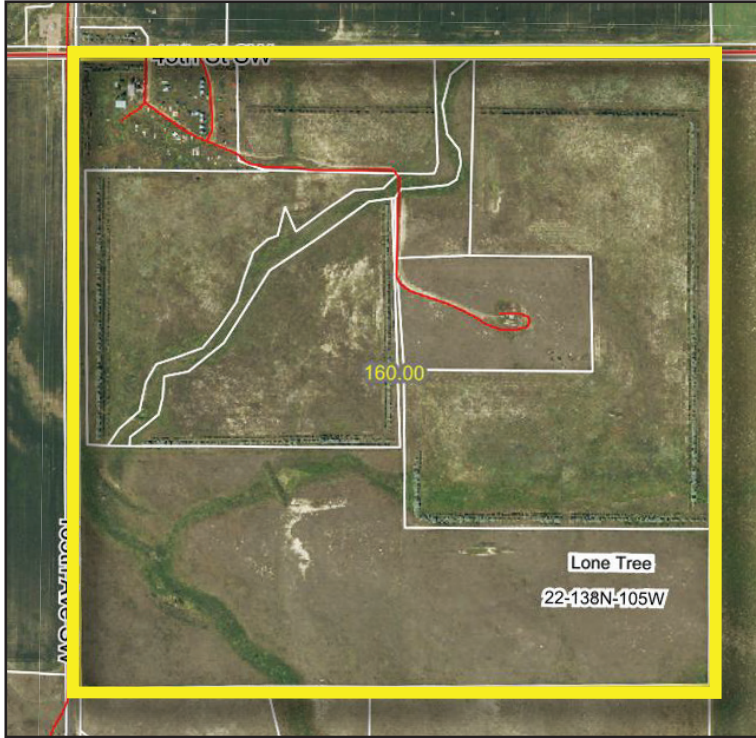
Pifer's

709 12th St. NE • Bowman, ND 58623

PROPERTY PHOTOS



PROPERTY INFORMATION



©2026 AgriData, Inc.

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	62.06	75.1%	IVe	53
E2213B	Golva silt loam, 2 to 6 percent slopes	9.44	11.4%	IIe	81
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	5.87	7.1%	IIIe	67
E2213A	Golva silt loam, 0 to 2 percent slopes	5.12	6.2%	IIc	86
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	0.08	0.1%	VIe	26
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	0.06	0.1%	VIe	33
Weighted Average					59.2



Pifer's

709 12th St. NE • Bowman, ND 58623

PROPERTY INFORMATION

Land Information

Acres: 160 +/-

Legal: NW¼ 22-138-105

FSA Crop Acres: 82.63 +/-

Grazing Acres: 58.23 +/-

Taxes: \$675.33 (2025)

The quarter lays with cropland and hay land on the higher ground and native grazing tied together by mature shelterbelts throughout. Soil Productivity Index (SPI) for the parcel averages 60.16. Water is a real strength on this parcel. The well was drilled in 2007 to 500 feet, with static water at 240 feet and pumping 10 gpm at the time of completion, per the driller's log filed with the state. It feeds an extensive pipeline system trenched to multiple points around the tree rows and across the property, and Southwest Water rural pipeline is also on site, giving the operator real flexibility for livestock, habitat, and the farmstead itself.

Farmstead Information

Home

- 1,441 sq. ft. TLA
- 1.5-Story
- Built: 1910
- Foundation: Block
- Siding: Composition
- 3 Bedrooms
- 1 Bathroom

Garge

- 24' x 36'
- Detached
- Built 1990

Grain Storage

- 8 Grain Bins



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 11/16/26. 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 16, 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.



Pifer's



701.523.7366



www.pifers.com