

476.76 Acres • Golden Valley County, ND

Farmland Auction

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

Golva Bar • Golva, ND



OWNER: Raynette Szudera



Pifer's

701.523.7366
www.pifers.com

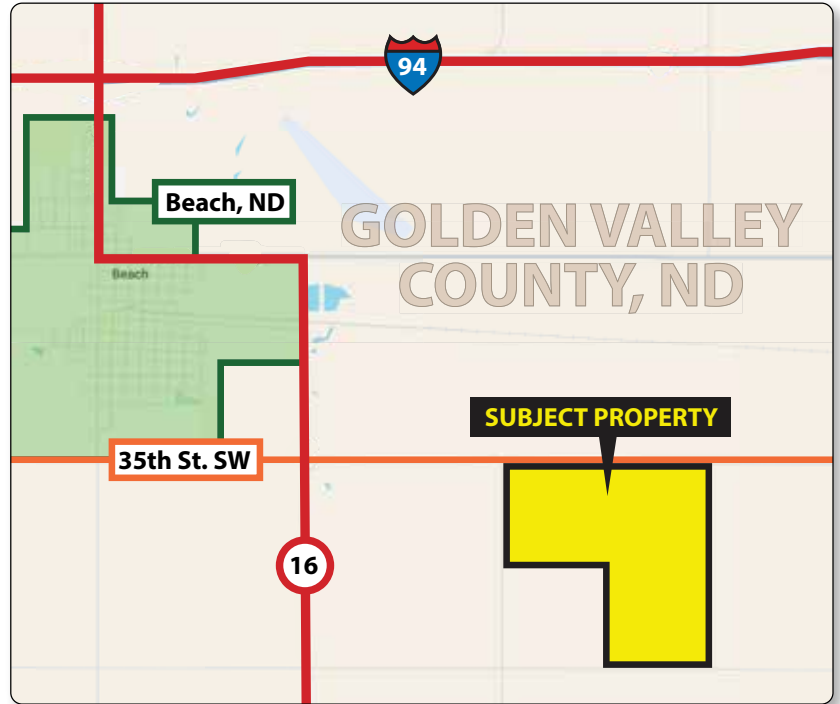
INTRODUCTION

Three contiguous parcels of quality cropland offered as a single parcel two miles southeast of Beach, ND. The property sits in the heart of one of Golden Valley County's stronger farming corridors, carrying 474.48 +/- FSA cropland acres and a Soil Productivity Index (SPI) of 61 across the full 476.76 +/- deeded acres.

This property has good access off of ND Hwy. #16 and 36th St. SW, and Beach is only a few miles up the road with excellent local agricultural businesses and grain markets. Ground of this caliber, in a single clean block this close to town, does not come available often in Golden Valley County. This is a solid opportunity to add or establish an incredible base of productive cropland in an extremely productive area.

DRIVING DIRECTIONS

From Beach, ND, drive south for 2 miles on US Hwy. #16 to 36th St. SW, then east for 1.5 miles to the property along the north side of the road.



**ANDY
MRNAK**

701.206.1095



**JIM
SABE**

701.523.6283



**JOHN
SOREIDE**

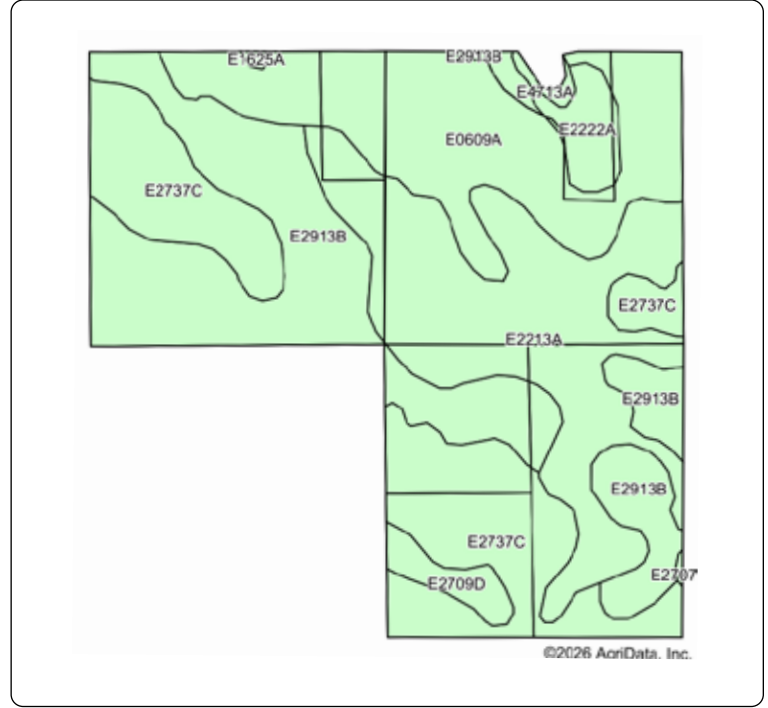
701.206.0761

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709 12th St. NE • Bowman, ND 58623

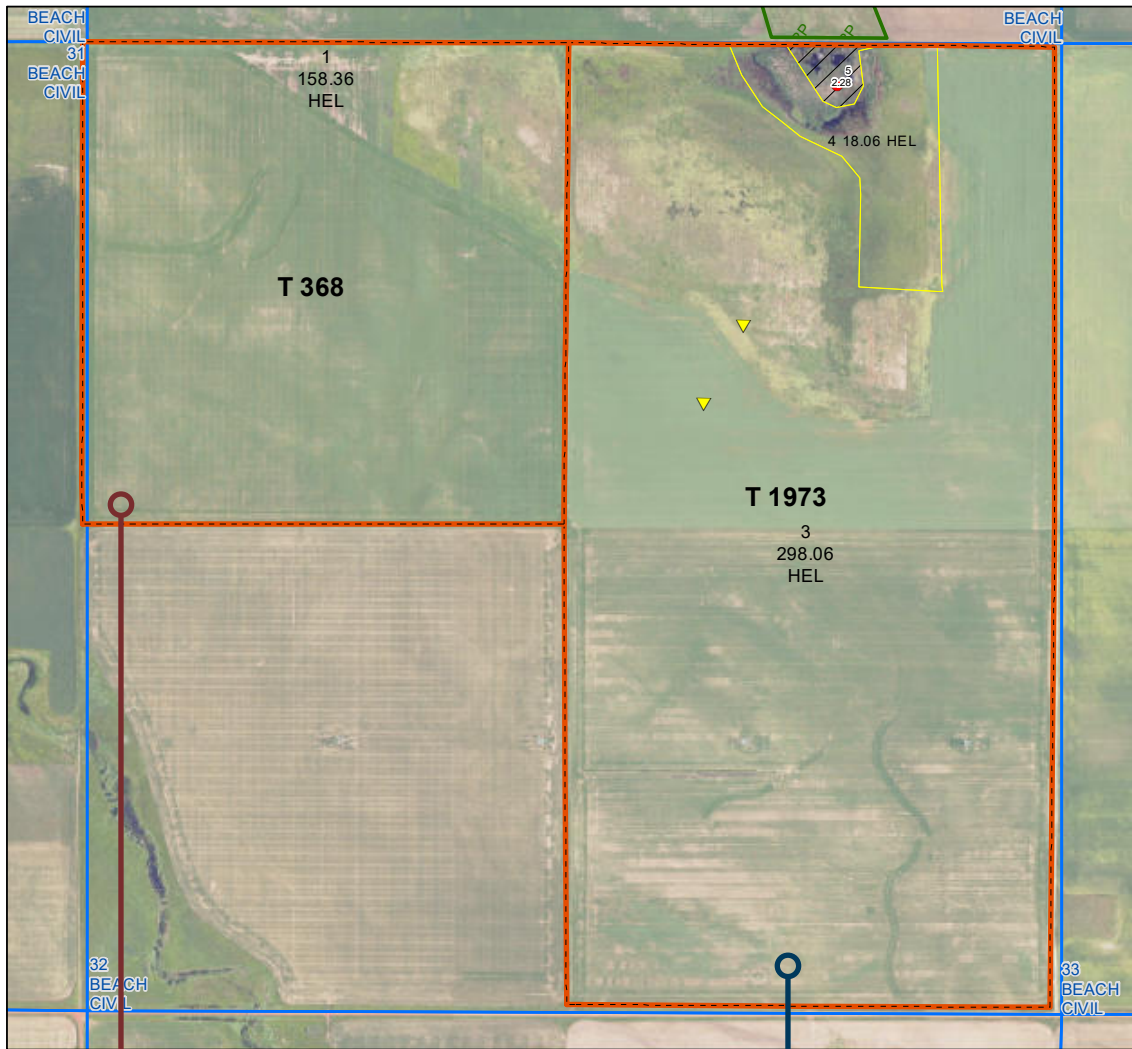
PROPERTY INFORMATION

Acres:	476.76 +/-
Legal:	N½ and SE¼ 32-140-105
FSA Crop Acres:	474.48 +/-
Taxes (2025):	\$1,620.06



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	128.06	26.9%	IIle	67
E2213A	Golva silt loam, 0 to 2 percent slopes	116.75	24.6%	IIc	86
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	103.86	21.9%	IVe	53
E0609A	Belfield-Grail-Arnegard complex, saline, 0 to 2 percent slopes	101.91	21.5%	IIIs	43
E2222A	Grassna silt loam, strongly saline, 0 to 2 percent slopes, fre-quently flooded	12.15	2.6%	VIIs	21
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	8.89	1.9%	VIle	33
E4713A	Dimmick silty clay, loamy substratum, 0 to 1 percent slopes	1.94	0.4%	Vw	30
E1625A	Vebar-Parshall fine sandy loams, 0 to 3 percent slopes	0.60	0.1%	IIle	65
E2707C	Cabba-Chama silt loams, 3 to 9 percent slopes	0.33	0.1%	VIle	44
Wo	Worthing silty clay loam, 0 to 1 percent slopes	8.87	12.6%	Vw	30
Weighted Average					61.5

FSA & BASE ACRES



Golden Valley County, ND

Farm 2019

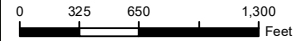
S32 T140N R105W

Phy Cnty: Golden Valley

2025 Program Year

2023 Imagery

Map Created February 10, 2025



Unless Otherwise Noted:

- Barley = Spring for Grain
- Canola = Spring for Processing
- Corn = Yellow for Grain
- Flax = Common for Grain
- Oats = Spring for Grain
- Soybeans = Common for Grain
- Sunflowers = Oil for Grain
- Wheat = Spring for Grain
- All fields are non-irrigated
- Shares are 100% to operator

Program

- WRP
- Tract Boundary
- Non-Cropland
- Cropland
- PLSS

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

TRACT 368

Crop	Base Acres	Yield
Wheat	94.19	42 bu.
Oats	3.52	50 bu.
Flax	18.02	20 bu.
Corn	4.81	50 bu.
Barley	4.40	39 bu.
Beans-Small Chickpeas	4.09	926 lbs.
Peas	8.46	1,560 lbs
Lentils	3.19	1,159 lbs.
Total Base Acres: 140.68		

TRACT 1973

Crop	Base Acres	Yield
Wheat	188.05	42 bu.
Oats	7.01	50 bu.
Flax	35.98	20 bu.
Corn	9.60	50 bu.
Barley	8.80	39 bu.
Beans-Small Chickpeas	8.19	926 lbs.
Peas	16.87	1,560 lbs
Lentils	6.37	1,159 lbs.
Total Base Acres: 280.87		

PROPERTY PHOTOS



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 11/16/26. 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. 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

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