

707.99 Acres • Rolette & Towner Counties, ND

Farmland Auction

Tuesday, October 27, 2026 - 4:00 PM

Rugby Eagles Club • Rugby, ND



OWNERS: Galen & Sara Yoder



Pifer's

**701.220.5396
www.pifers.com**

INTRODUCTION

This exceptional land offering features 707.99 +/- acres made up of productive cropland across 5 parcels in Rolette and Towner Counties. These parcels offer strong cropping histories and highly productive soils, most with Soil Productivity Index (SPI) ratings in the 70s and 80s. Whether you are looking to expand your farming operation or seeking a solid investment, this land offers an unparalleled opportunity. This is a live auction with internet bidding available.

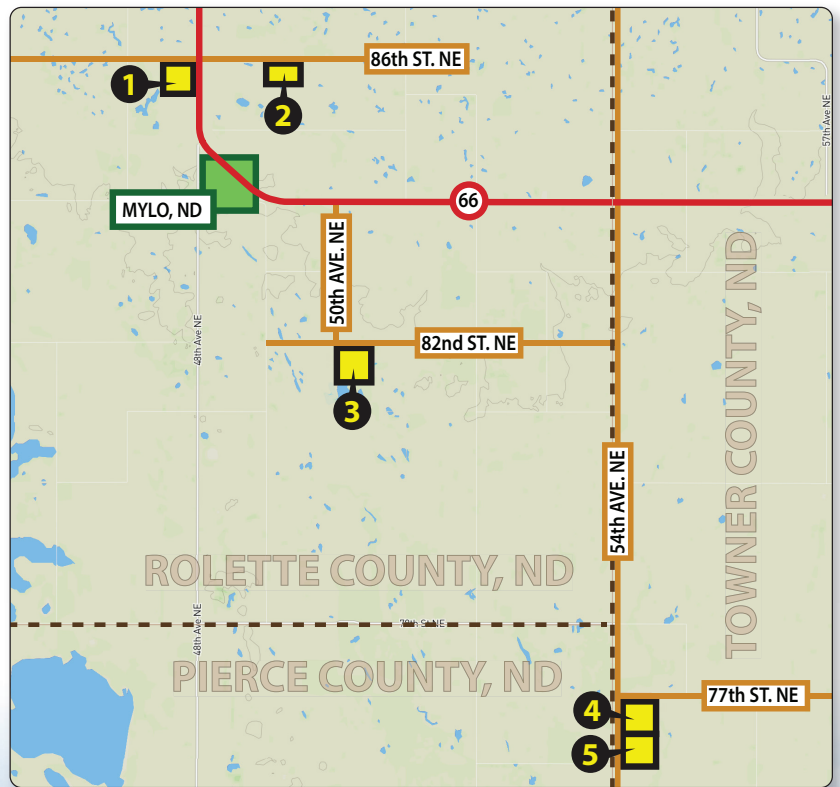
- Sellers will retain 100% of the subsurface mineral rights of which they own.
- There are no US Fish & Wildlife (USFWS) Easements on any parcels
- Available to farm in 2027.

DRIVING DIRECTIONS

Parcels 1 & 2: From Mylo, ND, go 1 mile north on ND Hwy. #66 to the southeast corner of parcel 1. Continue a half mile north on ND Hwy. #66 to 86th St. NE. Go 1 mile east on 86th St. NE to the northwest corner of parcel 2.

Parcel 3: From Mylo, ND, go 1.5 miles east on ND Hwy. #66 to 50th Ave. NE. Go 2 miles south on 50th Ave. NE to the northwest corner of parcel 3.

Parcels 4 & 5: From Mylo, ND, go 5.5 miles east on ND Hwy. #66 to 54th Ave. NE. Go 7.5 miles south on 54th Ave. NE to the southwest corner of parcel 4 and the northwest corner of parcel 5.

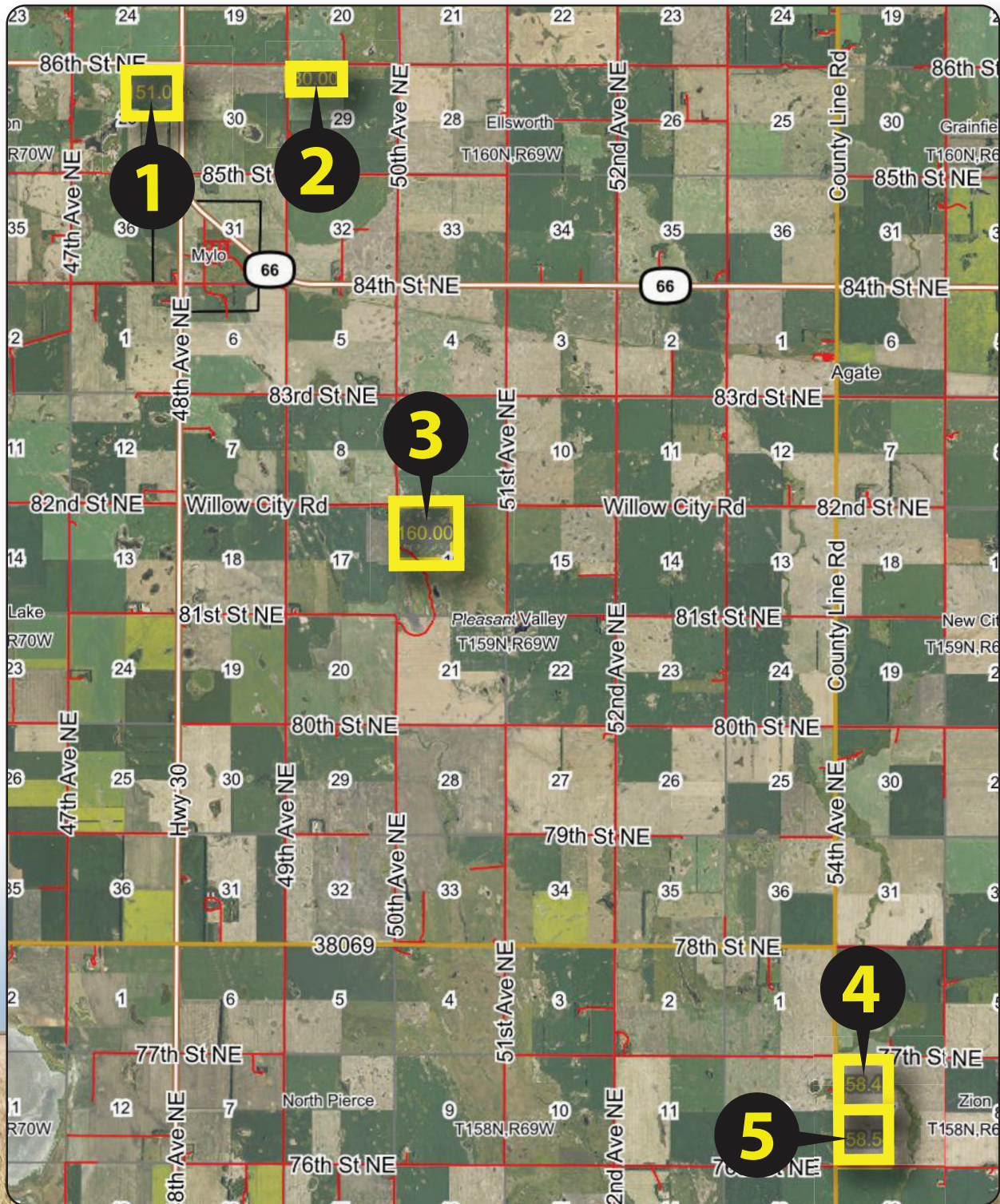


Darin Peterson | 701.220.5396 | darin@pifers.com

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510 7th St. NW • Steele, ND 58482

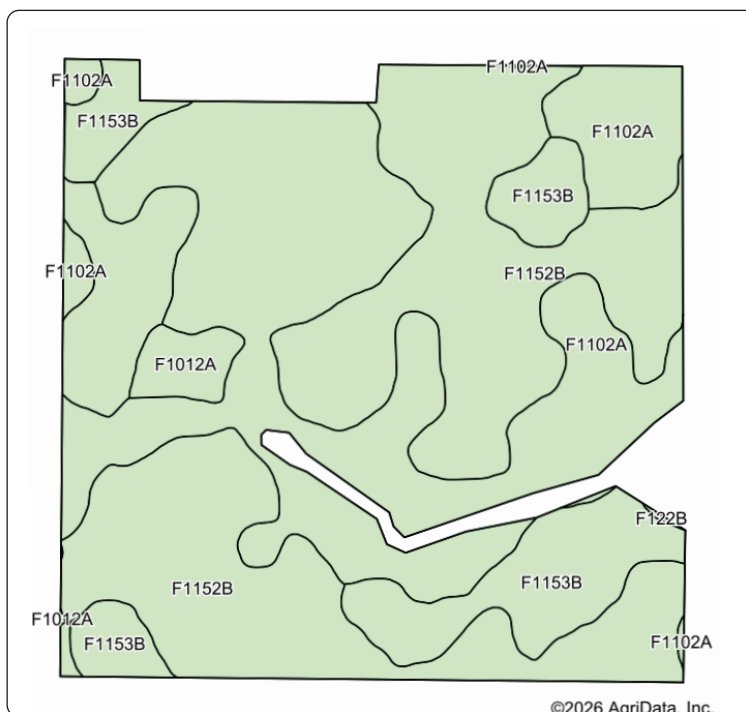
OVERALL PROPERTY



PARCEL 1 • ROLETTE COUNTY, ND

Acres: 151.02 +/-
Legal: NE¼ Less Hwy 25-160-70
FSA Crop Acres: 140.22 +/- Acres
CRP Crop Acres: 3.48 +/- Acres @ \$55.68/acre-\$194
 Annually-Expires 9-30-202
CRP Crop Acres: 1.42 +/- Acres @ \$55.64/acres-\$79
 Annually-Expires 9-30-2026
Taxes (2025): \$1,711.75

Crop	Base Acres	Yield
Wheat	51.98	48 bu.
Soybeans	52.73	27 bu.
Total Base Acres: 104.71		

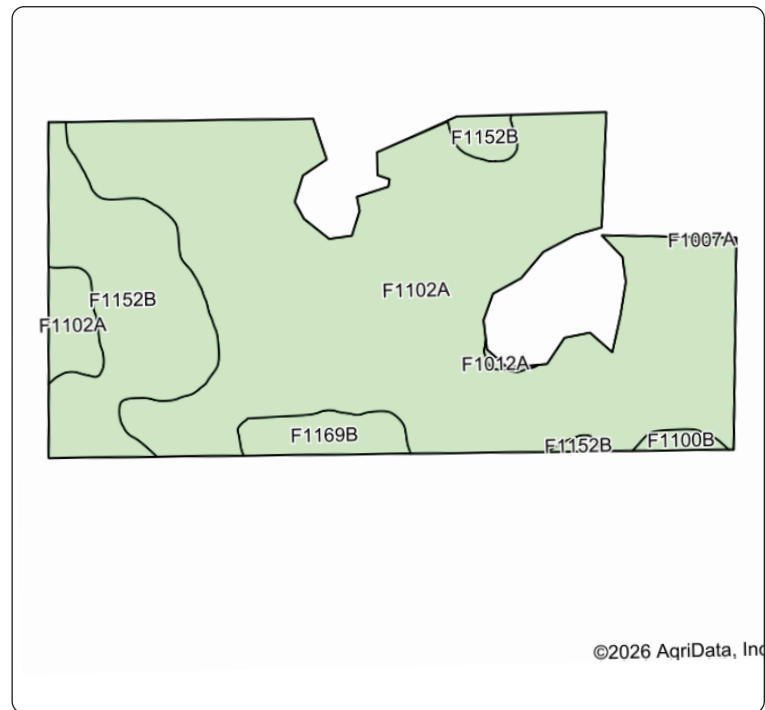


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	64.14	45.8%	Ile	77
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	55.41	39.5%	Ile	72
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	18.06	12.9%	Ile	82
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	2.55	1.8%	Vw	33
F122B	Barnes-Cresbard loams, 3 to 6 percent slopes	0.06	0.0%	Ile	76
Weighted Average					74.9

PARCEL 2 • ROLETTE COUNTY, ND

Acres: 80 +/-
Legal: N½NW¼ 29-160-69
FSA Crop Acres: 64.78 +/-
Taxes (2025): \$871.43

Crop	Base Acres	Yield
Wheat	34.01	41 bu.
Sunflowers	9.39	1,470 lbs.
Soybeans	8.07	31 bu.
Barley	3.15	52 bu.
Canola	13.98	1,717 lbs
Total Base Acres: 68.60		



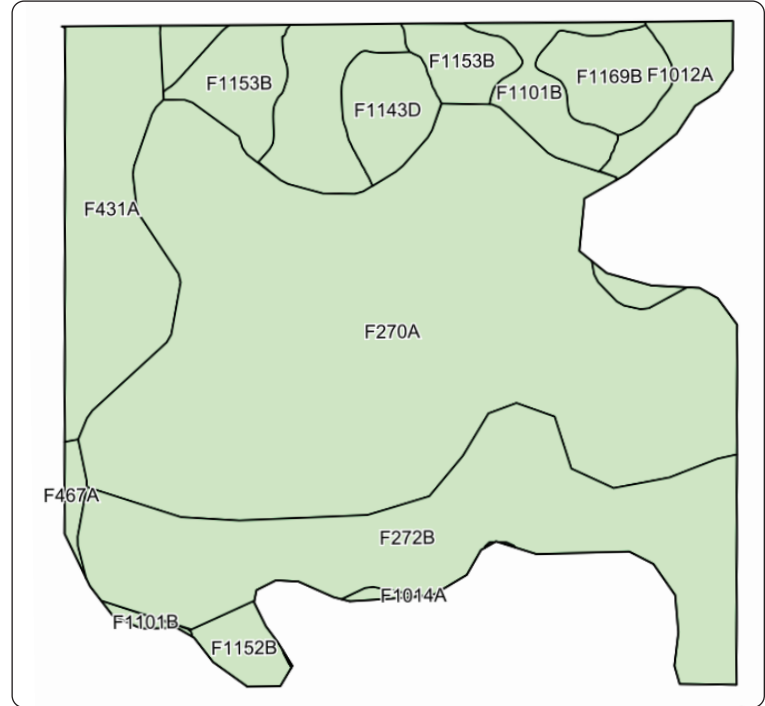
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Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	50.36	77.7%	Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	11.58	17.9%	Ile	77
F1169B	Balaton-Souris loams, 0 to 4 percent slopes	2.22	3.4%	IIle	77
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	0.51	0.8%	IVe	63
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	0.11	0.2%	Vw	33
Weighted Average					72.9

PARCEL 3 • ROLETTE COUNTY, ND

Acres: 160 +/-
 Legal: NW¼ 16-159-69
 FSA Crop Acres: 131.91 +/-
 Taxes (2025): \$890.63

Crop	Base Acres	Yield
Wheat	45.92	43 bu.
Soybeans	44.42	28 bu.
Barley	10.04	56 bu.
Total Base Acres: 100.38		

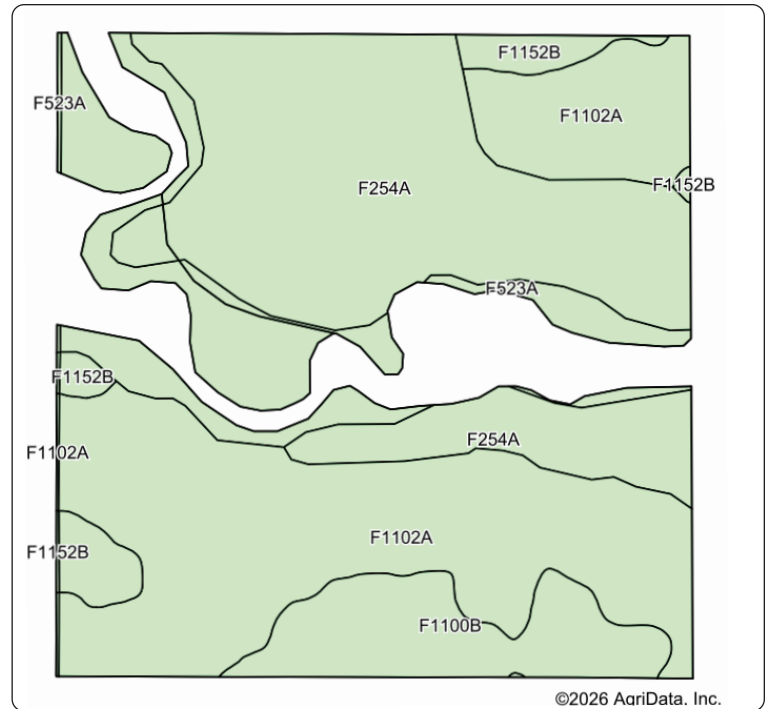
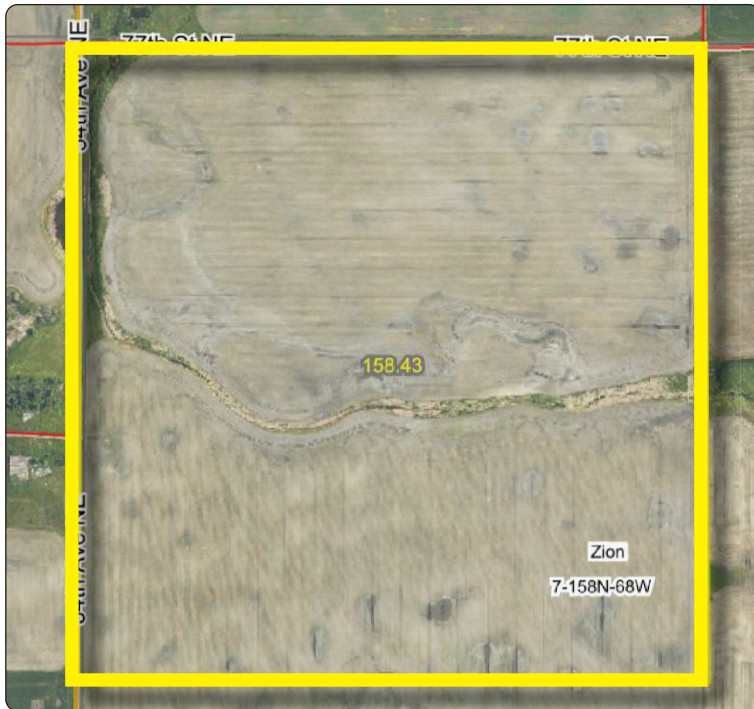


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F270A	Arvilla sandy loam, 0 to 2 percent slopes	65.55	49.7%	IIIe	41
F272B	Arvilla-Sioux complex, 2 to 6 percent slopes	25.48	19.3%	IIIe	36
F431A	Bearden silt loam, 0 to 2 percent slopes	12.28	9.3%	Ile	81
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	6.98	5.3%	Ile	77
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	5.80	4.4%	Ile	82
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	4.49	3.4%	Ile	73
F1169B	Balaton-Souris loams, 0 to 4 percent slopes	3.64	2.8%	IIIe	77
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	3.57	2.7%	Vw	33
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	3.42	2.6%	Vle	47
F467A	Aberdeen-Nahon silt loams, 0 to 2 percent slopes	0.70	0.5%	IIIs	64
Weighted Average					49.6

PARCEL 4 • TOWNER COUNTY, ND

Acres: 158.43 +/-
 Legal: NW¼ 7-158-68
 FSA Crop Acres: 136.21 +/-
 Taxes (2025): \$1,224.07

PARCELS 4 & 5 COMBINED		
Crop	Base Acres	Yield
Wheat	116.38	43 bu.
Soybeans	25.44	28 bu.
Barley	25.44	56 bu.
Total Base Acres: 254.38		

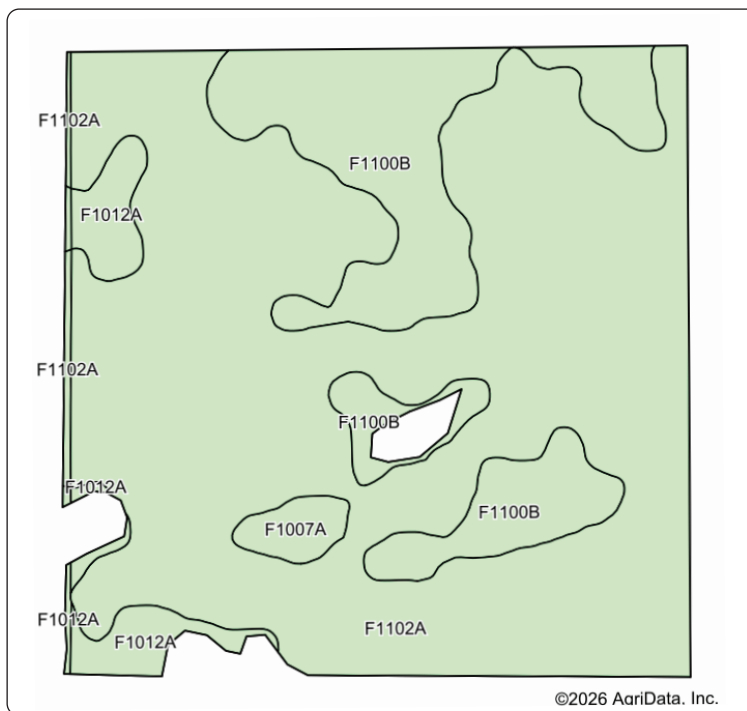
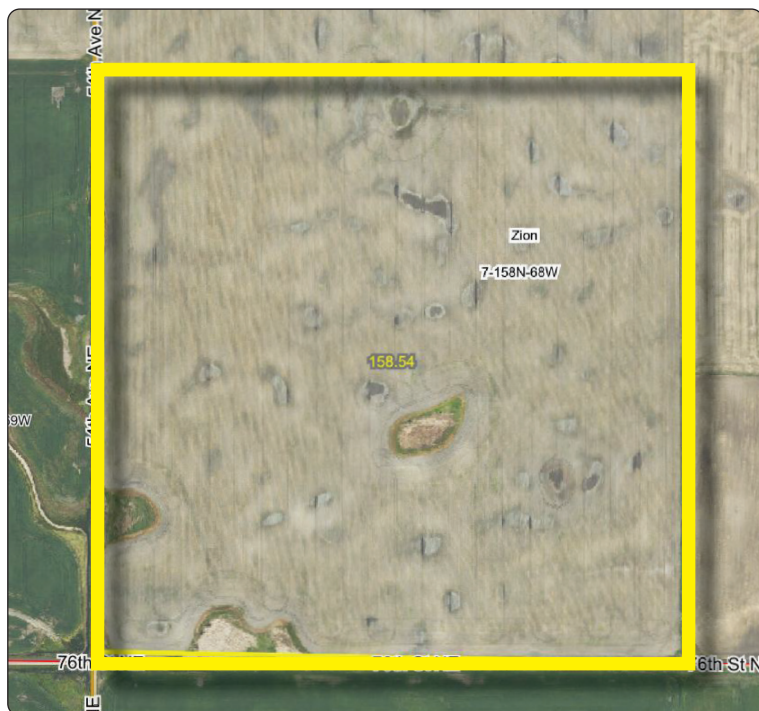


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	50.40	37.0%	Ile	72
F254A	Divide loam, shaly, 0 to 2 percent slopes	50.10	36.8%	Ils	58
F523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	17.85	13.1%	Vlw	21
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	12.27	9.0%	IVe	63
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	5.01	3.7%	Ile	77
F523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.25	0.2%	Vlw	21
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	0.20	0.1%	Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	0.13	0.1%	Ile	77
Weighted Average					59.5

PARCEL 5 • TOWNER COUNTY, ND

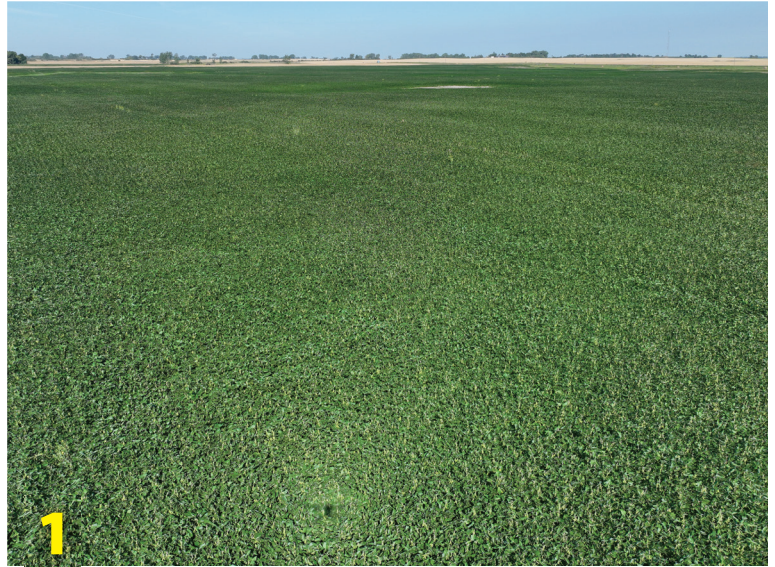
Acres: 158.54 +/-
 Legal: SW¼ 7-158-68
 FSA Crop Acres: 153.25 +/-
 Taxes (2025): \$1,586.97

PARCELS 4 & 5 COMBINED		
Crop	Base Acres	Yield
Wheat	116.38	43 bu.
Soybeans	25.44	28 bu.
Barley	25.44	56 bu.
Total Base Acres: 254.38		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	112.85	73.5%	Ile	72
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	30.44	19.9%	IVe	63
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	6.36	4.2%	Vw	33
F1007A	Tonka-Vallers complex, 0 to 2 percent slopes	2.24	1.5%	IVw	48
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	0.92	0.6%	Ile	72
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	0.44	0.3%	Vw	33
Weighted Average					68.1

PROPERTY PHOTOS



PROPERTY PHOTOS



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 12/11/26. 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 December 11, 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

701.220.5396



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