

1,265.72 Acres • Logan & McIntosh Counties, ND

Farmland Auction

Thursday, December 3, 2026 - 4:00 PM
Pifer's Auction Center of North America • Steele, ND



OWNER: Anna Nolz Life Estate



Pifer's

701.220.5396
www.pifers.com

INTRODUCTION

Located in the heart of cattle country in south-central North Dakota, this exceptional auction offers a diverse combination of pasture and productive cropland across eight parcels. The pasture provides excellent grazing, perimeter fencing, and reliable water sources. The cropland consists primarily of Class II and Class III soils well suited for corn, soybeans, and small grains commonly grown in the area. Bid on one parcel or all eight. This is a live auction with internet bidding available. All parcels are available for 2027. Sellers will retain 100% of the subsurface mineral rights of which they own.

DRIVING DIRECTIONS

Parcels 1 & 2: From Napoleon, ND, go 4 miles south on ND Hwy. #3 to 67th St. SE. Go 3 miles west on 67th St. SE to 28th Ave. SE. Go 2 miles south on 28th Ave. SE to the southwest corner of parcel 2. Go a half mile west on 69th St. SE to the southeast corner of parcel 1.

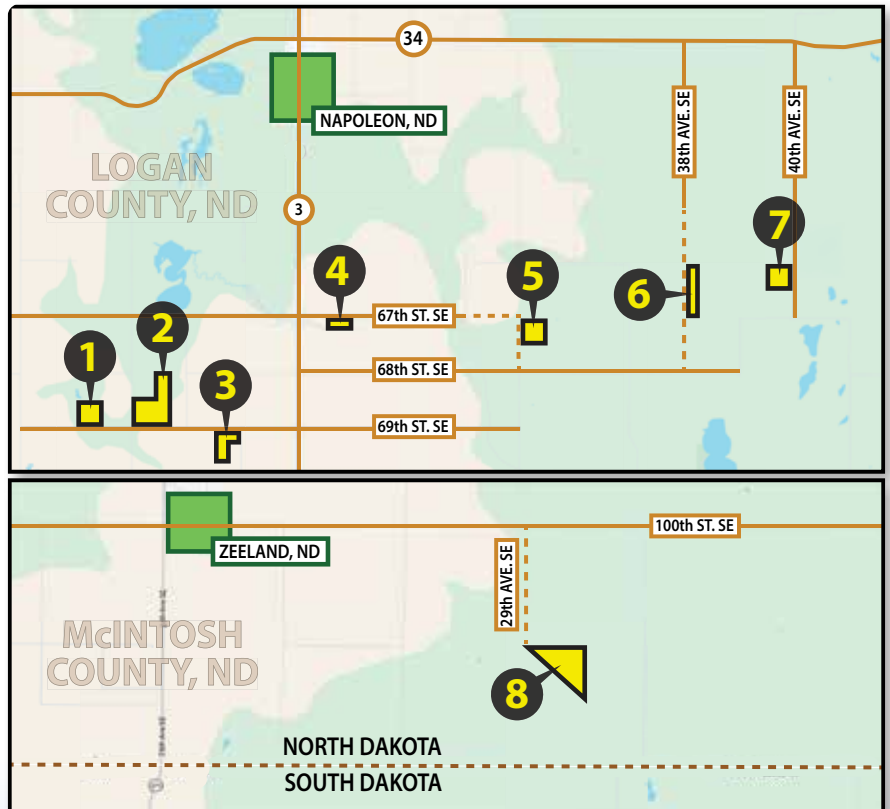
Parcel 3: From Napoleon, ND, go 6 miles south on ND Hwy. #3 to 69th St. SE. Go 1 mile west on 69th St. SE to the northeast corner of parcel 3.

Parcel 4: From Napoleon, ND, go 4 miles south on ND Hwy. #3 to 67th St. SE. Go a half mile east on 67th St. SE to northwest corner of parcel 4.

Parcel 5: From Napoleon, ND, go 5 miles south on ND Hwy. #3 to 68th St. SE. Go 4 miles east on 68th St. SE to 35th Ave. SE. Go a .5 mile north on 35th Ave. SE to the southwest corner of parcel 5.

Parcel 6: From Napoleon, ND, go 4 miles south on ND Hwy. #3 to 67th St. SE. Go 3 miles east on 67th St. SE to 34th Ave. SE. Go 1 mile north on 34th Ave. SE to 66th St. SE. Go 4 miles east on 66th St. SE to the northwest corner of parcel 6.

Parcel 8: From Zeeland, ND, go 2.5 miles east on 100th St. SE to 29th Ave. SE. Go 1 mile south on 29th Ave. SE to the northwest corner of parcel 8.

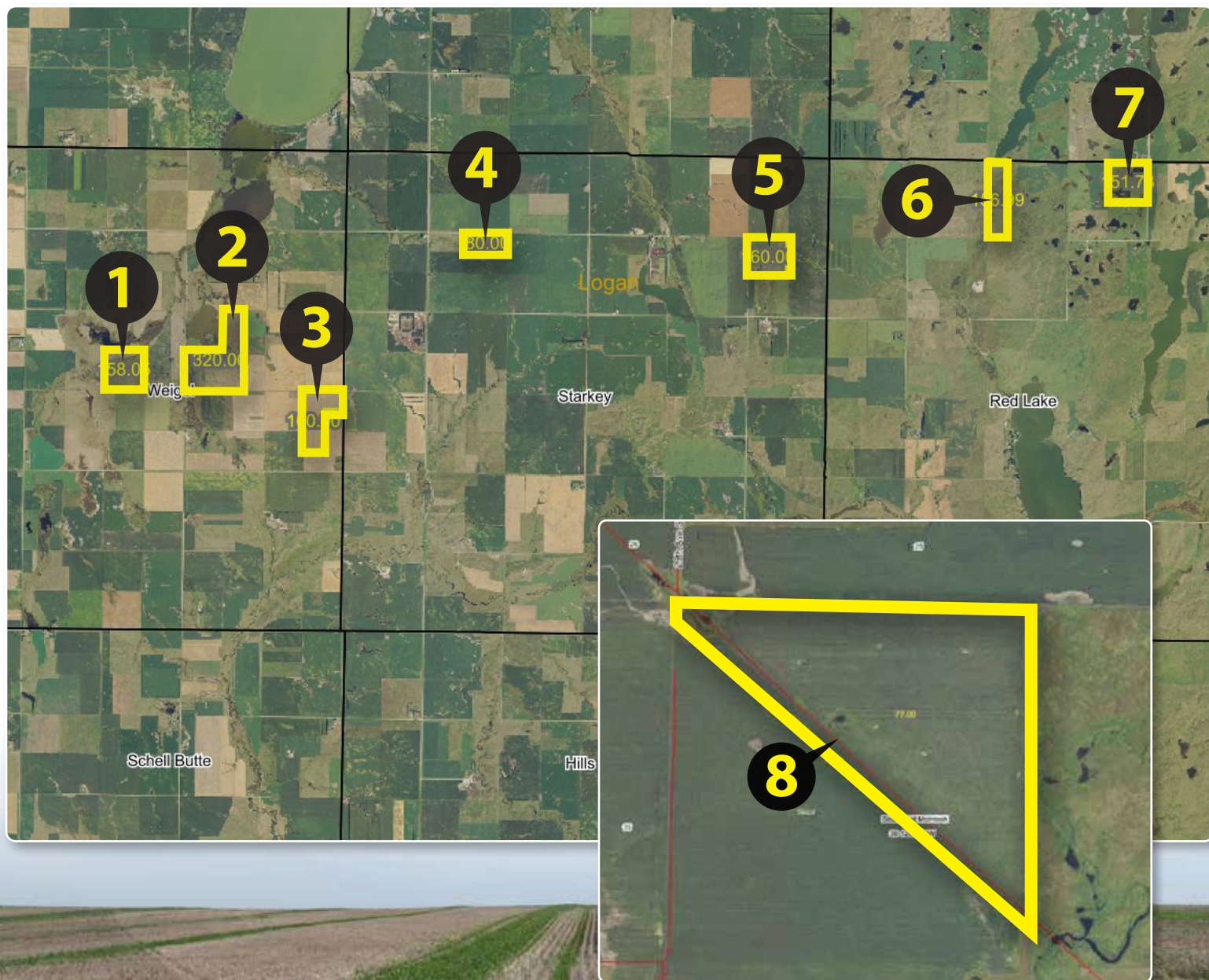


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Pifer's

510 7th St. NW • Steele, ND 58482

INTRODUCTION



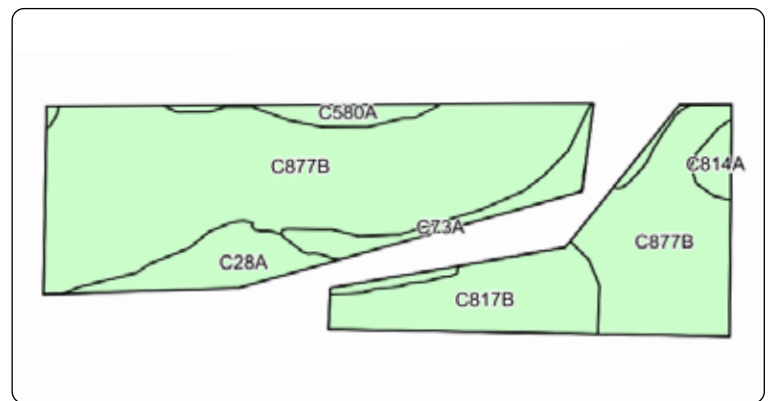
PARCEL 1 • LOGAN COUNTY, ND

Acres: 160 +/-
Legal: SW¼ 15-134-73
FSA Crop Acres: 44.28 +/-
Taxes (2025): \$569.36

Parcel 1 is a full quarter section recently removed from the Conservation Reserve Program (CRP). The buyer may reenroll the land in the program, return it to production, or use it for grazing. The parcel is subject to a USF&W Wetland Easement.



Crop	Base Acres	Yield
Wheat	44.28	18 bu.
Oats	0	0
Barley	0	0
Total Base Acres: 44.28		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C877B	Wabek-Lehr complex, 2 to 6 percent slopes	30.49	69.0%	VI s	38
C817B	Lehr-Bowdle loams, 2 to 6 percent slopes	6.17	13.9%	III e	49
C28A	Vallers, moderately saline-Parnell complex, 0 to 1 percent slopes, Missouri Coteau phase	3.59	8.1%	IV w	32
C73A	Hamerly-Vallers loams, moderately saline, 0 to 3 percent slopes	2.09	4.7%	III s	36
C580A	Harriet-Regan-Stirum complex, 0 to 2 percent slopes, occasionally flooded	1.21	2.7%	VI s	22
C814A	Bowdle-Lehr loams, 0 to 2 percent slopes	0.73	1.6%	III s	50
Weighted Average					38.7

PARCEL 1 • LOGAN COUNTY, ND



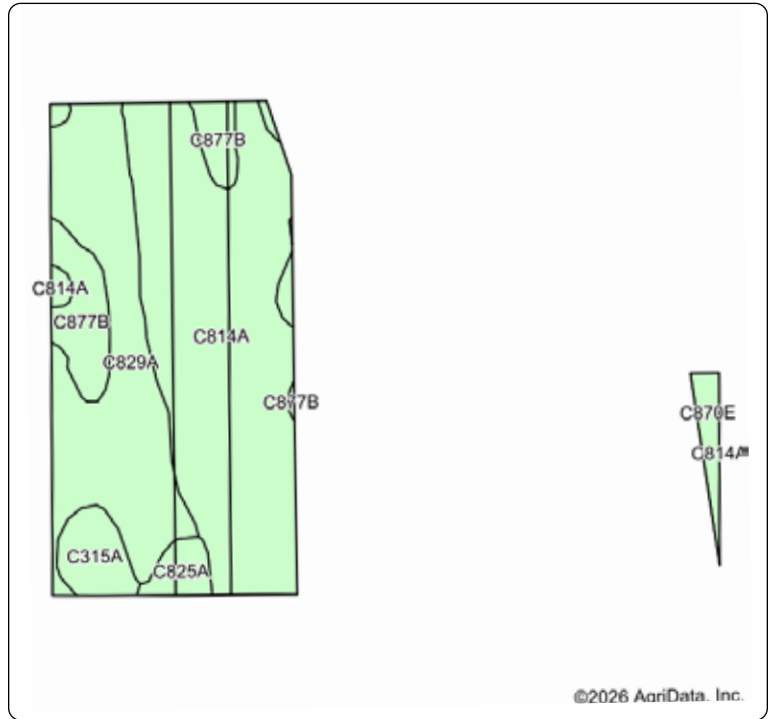
PARCEL 2 • LOGAN COUNTY, ND

Acres: 320 +/-
Legal: W½SE¼; SW¼; W½NE¼ 14-134-73
FSA Crop Acres: 58.02
Taxes (2025): \$912.14

Parcel 2 is a versatile tract suitable for grazing and forage production, with potential conversion to cropland. The pasture acres are perimeter-fenced, and the wetland in the center of the parcel currently provides water. The parcel is subject to a USF&W Wetland Easement.

Crop	Base Acres	Yield
Wheat	37.20	18 bu.
Corn	3.90	42 bu.
Barley	7.10	31 bu.
Total Base Acres: 48.2		

Crop	Base Acres	Yield
Corn	1.71	118 bu.
Sunflowers	4.79	1,196 lbs.
Soybeans	1.11	23 bu.
Total Base Acres: 19.87		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C814A	Bowdle-Lehr loams, 0 to 2 percent slopes	40.18	51.6%	IIIs	50
C829A	Marysland loam, 0 to 1 percent slopes	23.15	29.7%	IVw	35
C877B	Wabek-Lehr complex, 2 to 6 percent slopes	6.77	8.7%	VIIs	38
C315A	Karlsruhe coarse sandy loam, 0 to 2 percent slopes	3.48	4.5%	IIIe	53
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	2.30	3.0%	VIIIs	25
C825A	Divide loam, 0 to 2 percent slopes	1.94	2.5%	IIIs	56
Weighted Average					44

PARCEL 2 • LOGAN COUNTY, ND

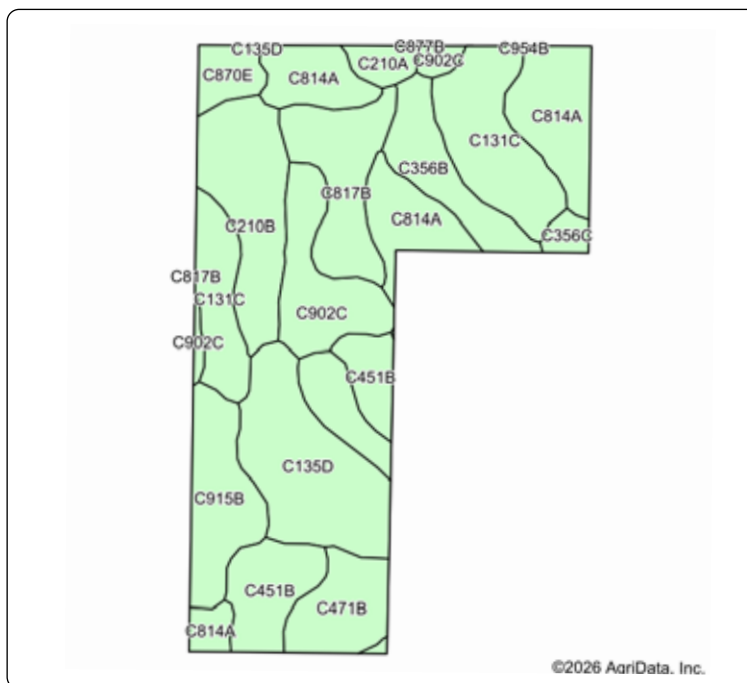


PARCEL 3 • LOGAN COUNTY, ND

Acres: 160 +/-
Legal: NW¼SE¼; N½NE¼, SW¼NE¼ 24-134-73
FSA Crop Acres: 162.13 +/-
Taxes (2025): \$\$1,155.46

Parcel 3 is a highly productive tract of gently rolling farmland with a Soil Productivity Index (SPI) of 63.5. The parcel is not subject to any USF&W easements.

Crop	Base Acres	Yield
Wheat	99.90	38 bu.
Corn	13.87	118 bu.
Sunflowers	38.92	1,196 lbs.
Soybeans	9.34	23 bu.
Total Base Acres: 162.03		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C814A	Bowdle-Lehr loams, 0 to 2 percent slopes	30.41	18.9%	IIIs	50
C131C	Williams loam, 6 to 9 percent slopes	22.15	13.7%	IIIe	68
C135D	Zahl-Williams loams, 9 to 15 percent slopes	19.90	12.3%	VIe	44
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	15.43	9.5%	Ile	81
C902C	Amor-Cabba loams, 6 to 9 percent slopes	13.13	8.1%	IIIe	53
C817B	Lehr-Bowdle loams, 2 to 6 percent slopes	12.34	7.6%	IIIe	49
C451B	Arnegard loam, 2 to 6 percent slopes	12.31	7.6%	Ile	93
C915B	Reeder-Arnegard loams, 3 to 6 percent slopes	11.41	7.0%	Ile	81
C356B	Flaxton-Williams complex, 0 to 6 percent slopes	8.95	5.5%	IIIe	70
C471B	Grail silty clay loam, 2 to 6 percent slopes	8.32	5.1%	Ile	91
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	3.58	2.2%	VIIIs	25
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	2.51	1.5%	IIc	85
C356C	Flaxton-Williams complex, 6 to 9 percent slopes	1.63	1.0%	IVe	55
C954B	Regent-Wyola silty clay loams, 3 to 6 percent slopes	0.06	0.0%	Ile	81
Weighted Average					63.5

PARCEL 3 • LOGAN COUNTY, ND



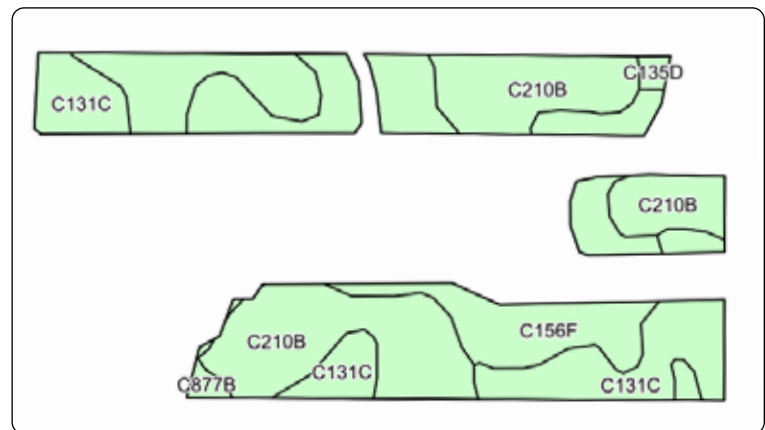
PARCEL 4 • LOGAN COUNTY, ND

Acres: 80 +/-
Legal: N½NE¼ 8-134-72
FSA Crop Acres: 37.4 +/-
Taxes (2025): \$460.00

Parcel 4 offers productive cropland and excellent grazing potential. A meandering creek through the center of the parcel provides a water source. The parcel is not subject to any USF&W easements.



Crop	Base Acres	Yield
Wheat	21.17	37 bu.
Sunflowers	9.00	1,550 lbs.
Soybeans	5.83	30 bu.
Total Base Acres: 36.00		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	17.63	47.1%	Ile	81
C131C	Williams loam, 6 to 9 percent slopes	12.46	33.3%	IIle	68
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	6.68	17.9%	Vlle	39
C877B	Wabek-Lehr complex, 2 to 6 percent slopes	0.32	0.9%	VIIs	38
C135D	Zahl-Williams loams, 9 to 15 percent slopes	0.31	0.8%	VIle	44
Weighted Average					68.5

PARCEL 4 • LOGAN COUNTY, ND



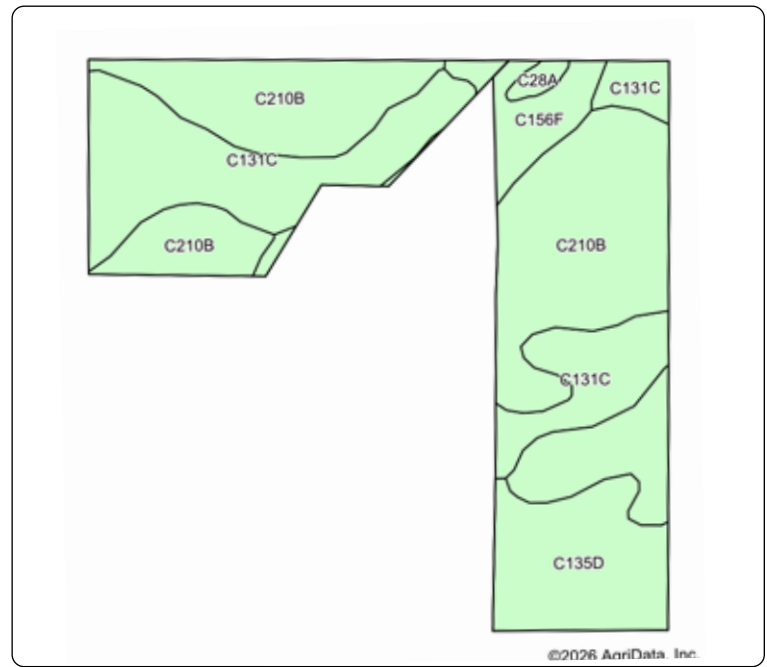
PARCEL 5 • LOGAN COUNTY, ND

Acres: 160 +/-
 Legal: NW¼ 12-134-72
 FSA Crop Acres: 78.58 +/-
 Taxes (2025): \$1,008.70

Parcel 5 features exceptional cropland and lush, perimeter-fenced pasture with a dugout that provides water. The parcel is subject to a USF&W Wetland Easement.



Crop	Base Acres	Yield
Wheat	45.93	37 bu.
Sunflowers	19.52	1,550 lbs
Soybeans	12.64	30 bu.
Total Base Acres: 78.09		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	38.57	49.1%	Ile	81
C131C	Williams loam, 6 to 9 percent slopes	23.16	29.5%	IIle	68
C135D	Zahl-Williams loams, 9 to 15 percent slopes	11.27	14.3%	VIle	44
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	4.88	6.2%	VIIle	39
C28A	Vallers, moderately saline-Parnell complex, 0 to 1 percent slopes, Missouri Coteau phase	0.70	0.9%	IVw	32
Weighted Average					68.8

PARCEL 5 • LOGAN COUNTY, ND



PARCEL 6 • LOGAN COUNTY, ND

Acres: 156.99 +/-
Legal: Lot 4; SW $\frac{1}{4}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ SW $\frac{1}{4}$ 4-134-71
Taxes (2025): \$583.32

Parcel 6 offers excellent grazing land situated in a vast rolling landscape. There is a dugout on the south end of the parcel for a water source along with a large wetland on the north end. This parcel is subject to a USF&W Wetland Easement.



PARCEL 6 • LOGAN COUNTY, ND



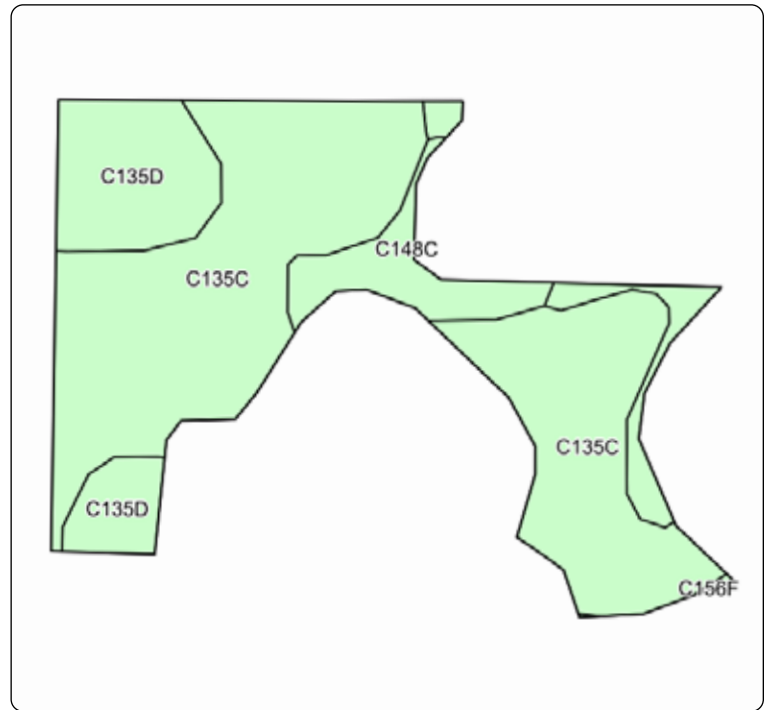
PARCEL 7 • LOGAN COUNTY, ND

Acres: 151.73 +/-
Legal: NE¼ 3-134-71
FSA Crop Acres: 20.68 +/-
Taxes (2025): \$409.68

Parcel 7 consists of lush grasses and large water sources making this parcel excellent not only for livestock, but also for waterfowl hunting. There is a new fence on the east side of the parcel. This parcel is subject to a USF&W Wetland Easement.



Crop	Base Acres	Yield
Wheat	15.40	18 bu.
Sunflowers	4.40	1,585 lbs.
Total Base Acres: 19.80		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	14.39	69.6%	IVe	56
C135D	Zahl-Williams loams, 9 to 15 percent slopes	4.66	22.5%	VIe	44
C148C	Williams-Zahl-Parnell complex, 0 to 9 percent slopes	1.63	7.9%	IVe	51
Weighted Average					52.9

PARCEL 7 • LOGAN COUNTY, ND

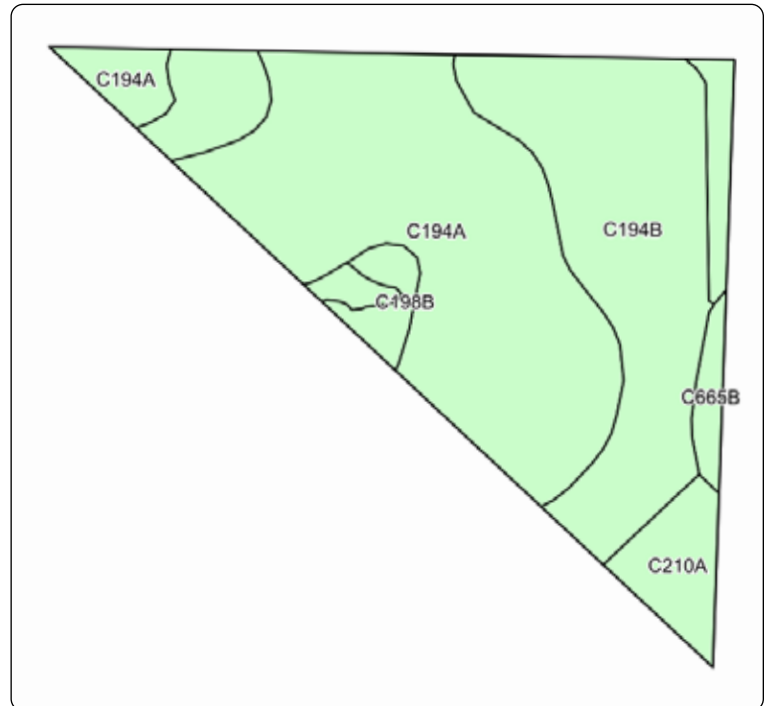


PARCEL 8 • MCINTOSH COUNTY, ND

Acres: 77 +/-
Legal: PT OF NW¼ N & E of RR 36-129-73
FSA Crop Acres: 64.17 +/-
Taxes (2025): \$940.01

Parcel 8 consists of mostly all Class II Soils and boasts an average Soil Productivity Index (SPI) of 76.9. There are no USF&W Easements on this parcel.

Crop	Base Acres	Yield
Wheat	13.89	32 bu.
Corn	18.31	90 bu.
Sunflowers	22.31	1,353 lbs.
Barley	9.10	67 bu.
Total Base Acres: 63.61		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C194A	Bearpaw-Zeeland loams, 0 to 3 percent slopes	33.37	51.9%	Ile	79
C194B	Bearpaw-Zeeland loams, 3 to 6 percent slopes	23.39	36.5%	Ile	76
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	3.59	5.6%	IIc	85
C198B	Bearpaw-Noonan loams, 0 to 6 percent slopes	1.71	2.7%	IIIs	67
C665B	Noonan-Niobell-Williams loams, 0 to 6 percent slopes	1.37	2.1%	IVe	58
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau phase	0.74	1.2%	IVw	40
Weighted Average					77

PARCEL 8 • MCINTOSH COUNTY, ND



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 12/31/26. 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 31, 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.