

PIFER'S ANNUAL WESTERN DAKOTA
LAND AUCTION



720.03 Acres • Bowman County, ND

FRIDAY, OCTOBER 16, 2026 - 10:00 AM MT
PIFER'S REGIONAL OFFICE • BOWMAN, ND

Pifer's



— OWNER —

Kenneth L. Richard Family

OVERALL PROPERTY

Pifer's Auction & Realty presents the Kenneth L. Richard Family Land Auction, a generational offering of 720.03 +/- acres of quality cropland and hayland located approximately 12 miles south of Bowman in Gem Township. The Richard family name is well-known across this region of Bowman County, and this property reflects decades of careful stewardship and has been well managed for many years by a respected local tenant.

The offering consists of three parcels totaling approximately 584.52 +/- crop acres, 33 +/- acres of developed hayland and 64 +/- acres of native grass utilized for livestock grazing. The land lies along the tributary of Alkali Creek and sits in an area well suited for raising small grains and livestock feedstuffs. Alkali Creek traverses the southwest portion of parcel 3, adding habitat for upland birds and seasonal deer and antelope activity.

This sale is part of the 21st Annual Western Dakota Land Auction, the longest-running and one of the most successful recurring land auction events in the region. Buyers may bid live in person at the Pifer's Regional Office in Bowman or participate online through land.pifers.com.

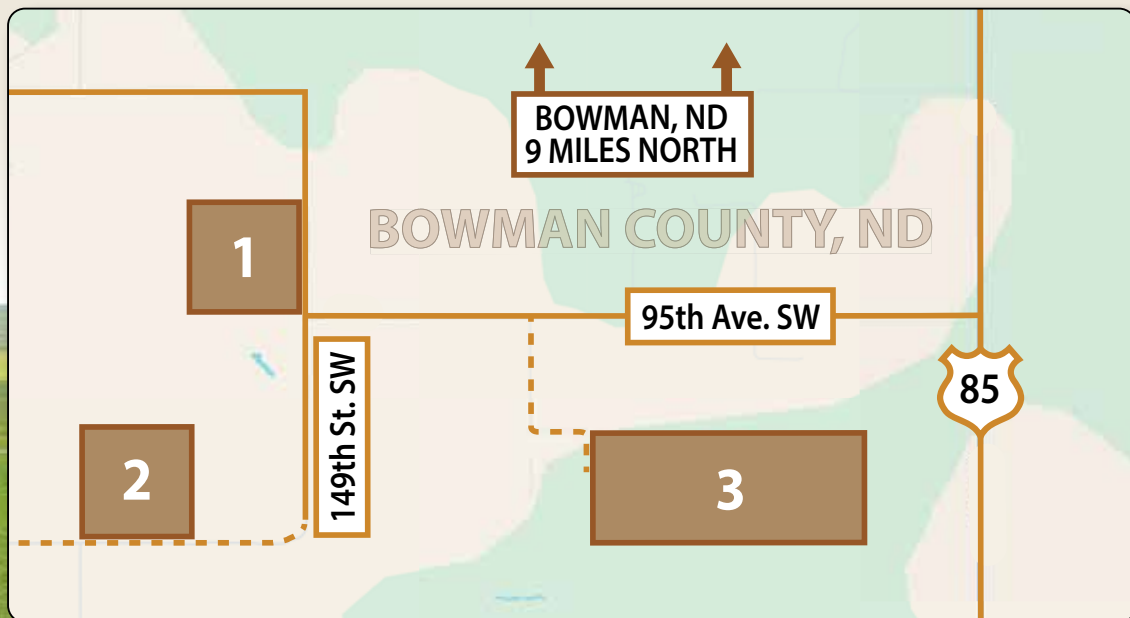
DRIVING DIRECTIONS

From Bowman, ND, drive 9 miles south on US Hwy. #85 to 95th Ave. SW. Turn west on 95th Ave. SW and continue 2 miles to the intersection with 148th St. SW. From this intersection:

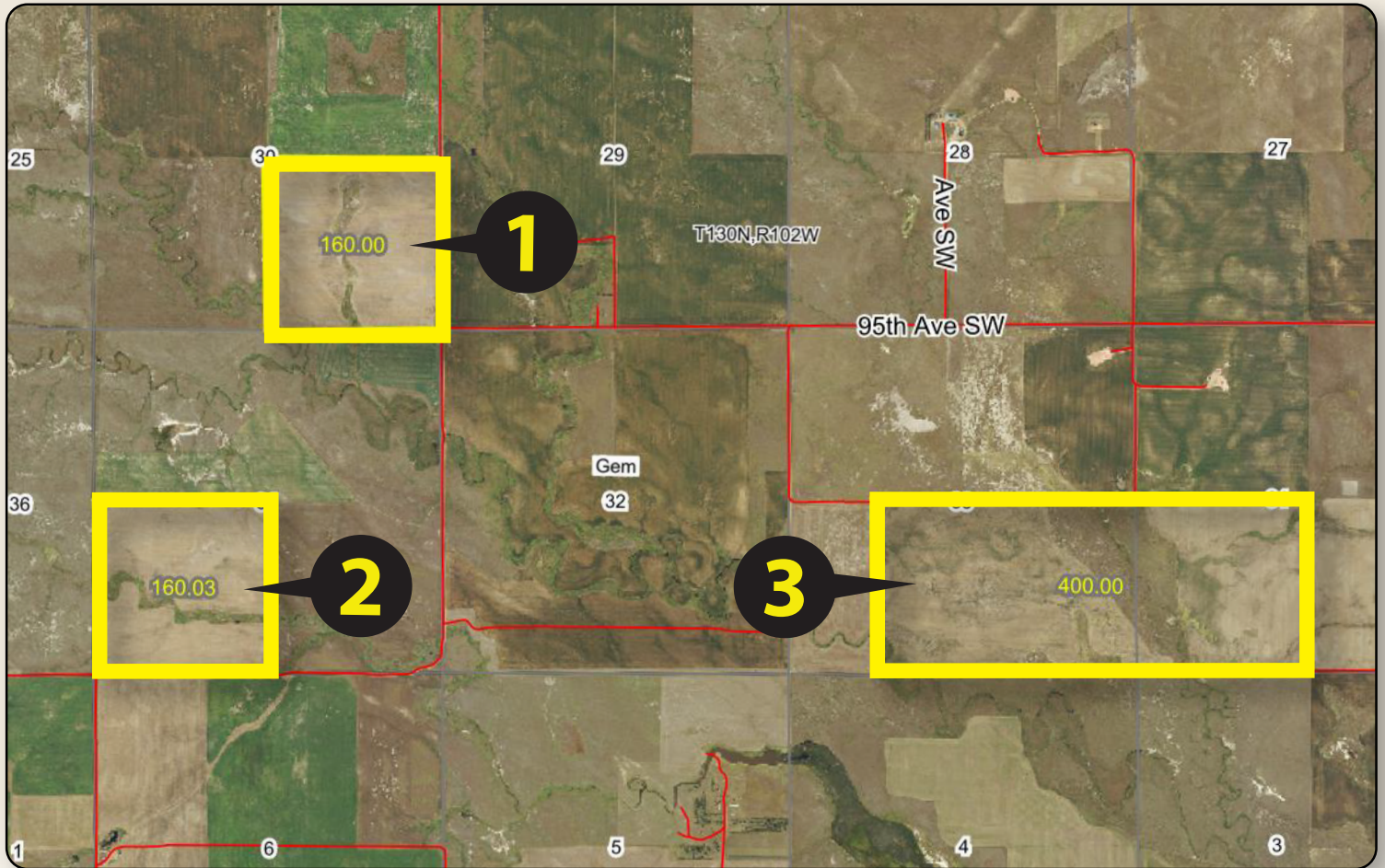
Parcel 3: Travel 1/2 mile south on 148th St. SW, then 1/4 mile east.

Parcel 1: Continue 1 mile west on 95th Ave. SW from the 148th St. SW intersection.

Parcel 2: From parcel 1, travel 1 mile south on 149th St. SW, then 1/2 mile west.



OVERALL PROPERTY



ANDY MRNAK

701.206.1095
andy@pifers.com

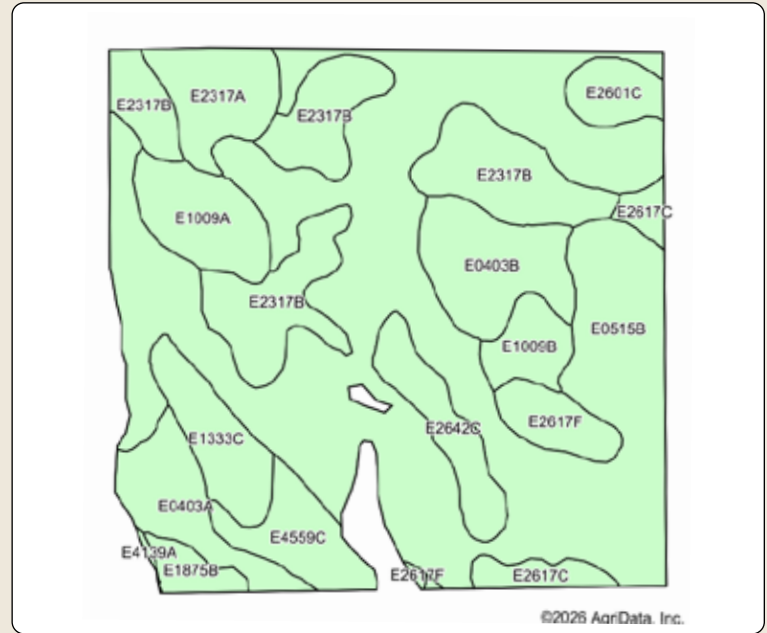
JIM SABE

701.523.6283
jsabe@pifers.com

PARCEL 1

Acres: 160 +/-
 Legal: SE¼ 30-130-102
 FSA Crop Acres: 153.56 +/-
 Taxes: \$450.51 (2025)

Crop	Base Acres	Yield
Wheat	110.36	38 bu.
Corn	19.43	57 bu.
Peas	18.22	1,553 lbs.
Total Base Acres: 148.01		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	75.57	49.2%	VI	28
E2317B	Reeder-Janesburg complex, 3 to 6 percent slopes	21.56	14.0%	II	68
E0403B	Belfield-Daglum-Farland silt loams, 2 to 6 percent slopes	8.13	5.3%	II	64
E1009A	Moreau-Barkof silty clays, 0 to 3 percent slopes	6.16	4.0%	III	66
E0403A	Belfield-Daglum-Farland silt loams, 0 to 2 percent slopes	6.10	4.0%	II	66
E2317A	Reeder-Janesburg complex, 0 to 3 percent slopes	5.91	3.8%	II	71
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	5.47	3.6%	IV	38
E4559C	Manning-Wabek complex, 6 to 9 percent slopes	5.13	3.3%	IV	31
E2642C	Reeder-Cabba loams, 6 to 9 percent slopes	4.94	3.2%	III	59
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	3.46	2.3%	VII	27
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	3.21	2.1%	III	61
E2617C	Cabba-Amor loams, 6 to 9 percent slopes	3.05	2.0%	VI	45
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	2.90	1.9%	III	62
E1875B	Telfer loamy fine sand, 0 to 6 percent slopes	1.83	1.2%	IV	40
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	0.14	0.1%	VIw	43
Weighted Average					43.5

Pifer's

709 12th St. NE • Bowman, ND 58623

PARCEL 1

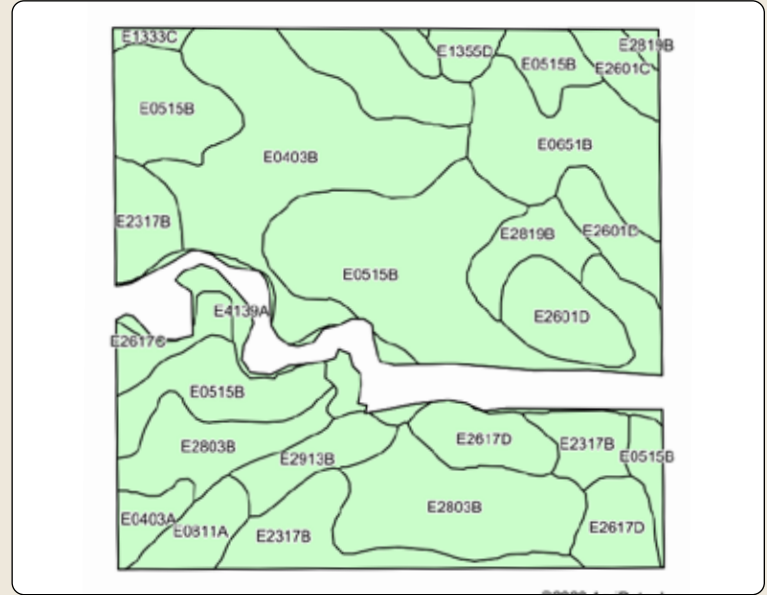
Solid cropland that lays well across 153.56 +/- crop acres, with township road access at the southeast corner. The land has historically produced small grains and hay and has been well maintained throughout its production history.



PARCEL 2

Acres: 160.03 +/-
 Legal: SW¼ 31-130-102
 FSA Crop Acres: 149.91+/-
 Taxes: \$518.97 (2025)

Crop	Base Acres	Yield
Wheat	107.76	38 bu.
Corn	18.98	57 bu.
Peas	17.79	1,553 lbs.
Total Base Acres: 144.53		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	44.09	29.6%	VI	28
E0403B	Belfield-Daglum-Farland silt loams, 2 to 6 percent slopes	21.78	14.5%	II	68
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	18.22	12.2%	II	64
E2317B	Reeder-Janesburg complex, 3 to 6 percent slopes	13.01	8.7%	II	66
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	11.29	7.5%	II	66
E2617D	Cabba-Amor loams, 9 to 15 percent slopes	8.57	5.7%	VI	71
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	8.50	5.7%	IV	38
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	4.27	2.8%	II	31
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	3.90	2.6%	VI	59
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	3.79	2.5%	III	27
E0811A	Grail silty clay loam, 0 to 2 percent slopes	3.22	2.1%	II	61
E2617C	Cabba-Amor loams, 6 to 9 percent slopes	2.39	1.6%	VI	45
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	2.31	1.5%	III	62
E0403A	Belfield-Daglum-Farland silt loams, 0 to 2 percent slopes	2.13	1.4%	II	62
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	1.65	1.1%	VI	40
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	0.79	0.5%	IV	43
Weighted Average					52.1

PARCEL 2

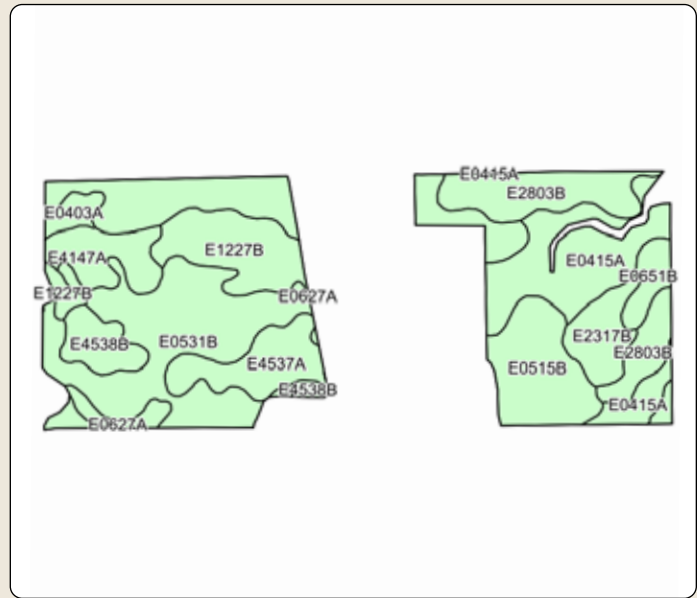
A slightly rolling quarter with 149.91 +/- crop acres and good productivity for the Gem Township area. A small tributary splits the parcel, providing upland bird habitat along its corridor. Access is available via a two-track trail that is generally passable throughout the year.



PARCEL 3

Acres: 400 +/-
Legal: SE¼ & E½SW¼ 33-130-102
 and SW¼ 34-130-102
FSA Crop Acres: 281.05 +/-
Grazing Acres: 80 +/-
Hay Acres: 33.43 +/-
Taxes: \$1,412.69 (2025)

Crop	Base Acres	Yield
Wheat	263.17	38 bu.
Corn	46.34	57 bu.
Peas	43.45	1,553 lbs.
Total Base Acres: 352.96		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0531B	Rhoades-Rhoades, severely eroded complex, 0 to 6 percent slopes	57.81	20.7%	VIIs	17
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	57.73	20.5%	VIIs	28
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	38.23	13.6%	IIIs	59
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	30.96	11.0%	IIIs	82
E1227B	Desart-Ekalaka-Telfer complex, 0 to 6 percent slopes	24.74	8.8%	IVIs	46
E4537A	Stady loam, 0 to 2 percent slopes	17.73	6.3%	IIIs	61
E4147A	Korell loam, 0 to 2 percent slopes, rarely flooded	14.17	5.0%	IIIs	85
E2317B	Reeder-Janesburg complex, 3 to 6 percent slopes	11.94	4.2%	IIIs	68
E4538B	Stady-Lehr loams, 2 to 6 percent slopes	11.11	4.0%	IIIs	57
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	6.30	2.2%	IIIs	51
E0627A	Farnuf-Belfield-Rhoades complex, 0 to 2 percent slopes	4.22	1.5%	IIIs	70
E0403A	Belfield-Daglum-Farland silt loams, 0 to 2 percent slopes	4.11	1.5%	IIIs	66
E4137A	Korchea loam, 0 to 2 percent slopes, occasionally flooded	2.00	0.7%	IIIs	81
Weighted Average					47.4

PARCEL 3

The largest parcel in the offering at 400 +/- acres, combining 281.05 +/- crop acres with 33.43 +/- acres of developed hayland, and 64 +/- acres of native grass currently under a grazing lease through June 2027. Alkali Creek traverses the southwest portion of the property, contributing habitat for upland bird hunting and seasonal deer and antelope activity. Access is available along a short section line trail. A balanced parcel offering crop production, hay production, grazing capacity, and recreational character.



FSA MAPS

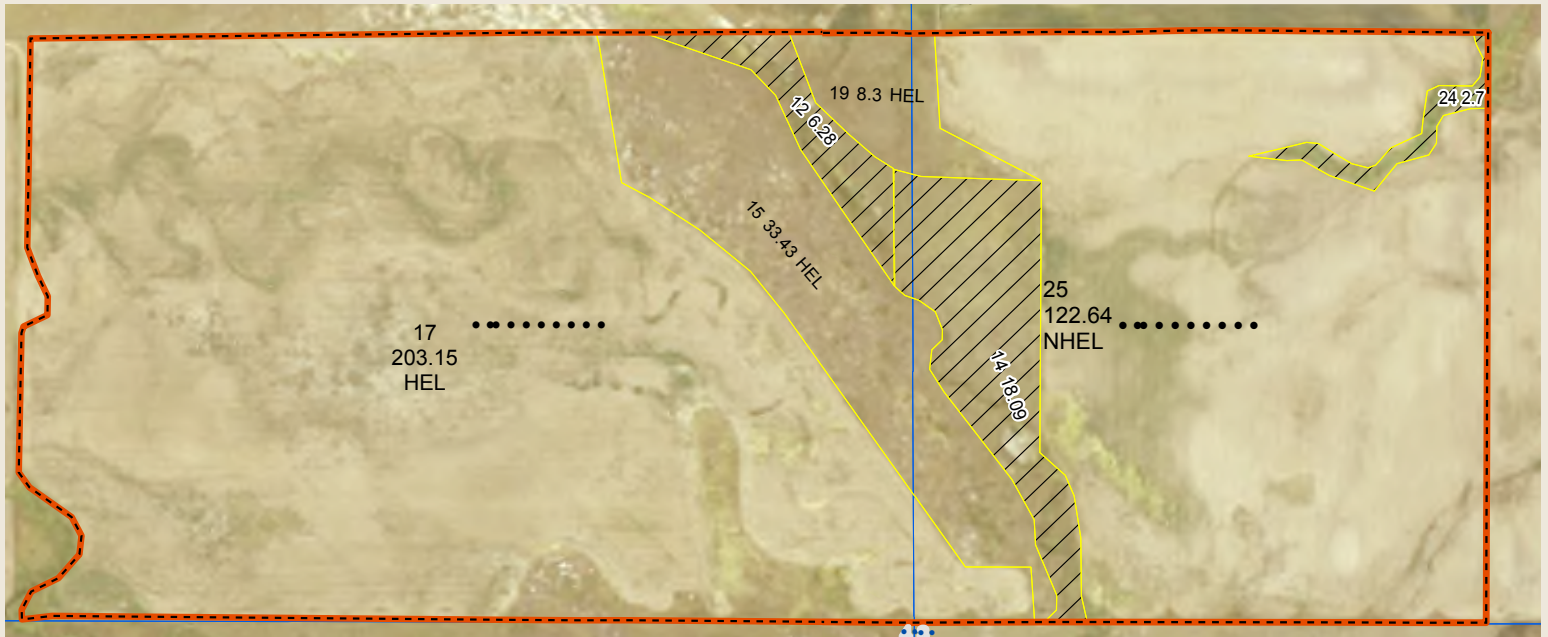
PARCEL 1



PARCEL 2



PARCEL 3



TERMS AND 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 11/30/26. 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 30, 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 ^{21st} Annual WESTERN DAKOTA Land Auctions

Pifer's invites you to this year's annual Western Dakota Land Auction Event for the 21st year and counting! Year after year, the continued success of this great land event can be credited to the unique landscape of the Western Dakotas, where each property has distinct qualities that offer something for everyone.

Whether it is cropland, hayland, rangeland, or a peaceful place to hunt and enjoy with your friends and family, this event will offer a property that fits your desires. This year's 21st Annual Western Dakota Land Auction Event is no exception, and features fantastic properties. Take a little extra time and study the details of these properties and contact one of our agents today for any questions that you may have. Mark these dates and locations on your calendar and join Pifer's for this year's spectacular Western Dakota Land Auction Event!

