1,673.74 Acres • Emmons County, ND

Farmland Auction

Tuesday, November 17, 2026 - 3:00 PM

Pifer's Auction Center of North America • Steele, ND

OWNERS: John & Cindy Schmidt

Pifer's

877.700.4099
www.pifers.com

INTRODUCTION

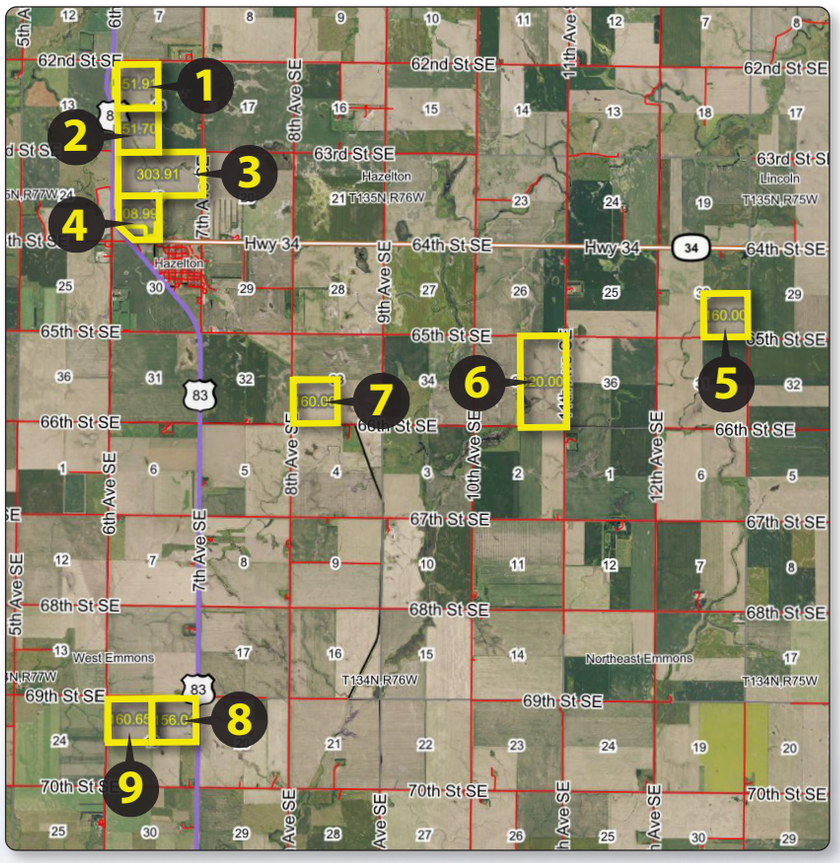
JOHN & CINDY SCHMIDT RETIREMENT LAND AUCTION

1,673.74 +/- Acres of Premier Cropland Near Hazelton, ND

Pifer's Auction & Realty is proud to present the John & Cindy Schmidt Retirement Land Auction, featuring 1,575 +/- acres of highly productive cropland located within six miles of Hazelton, ND.

For more than 50 years, John & Cindy Schmidt have dedicated themselves to the stewardship of this land, implementing careful crop management and soil conservation practices to maintain and enrich its productivity. The result is an exceptional offering of North Dakota cropland with Soil Productivity Indexes (SPI) averaging over 85 across all parcels. Soils throughout the offering are primarily of Grassna, Temvik, and Wilton Loams, complemented by low-sloping fields with gentle natural drainage that support excellent farming practices and productivity.

All parcels feature excellent access. The overall offering includes more than 2.5 miles of frontage along ND Hwy. #83. The combination of productive soils, strong access, and close proximity to Hazelton creates an outstanding opportunity for both established producers and farmland investors.



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OVERALL PROPERTY

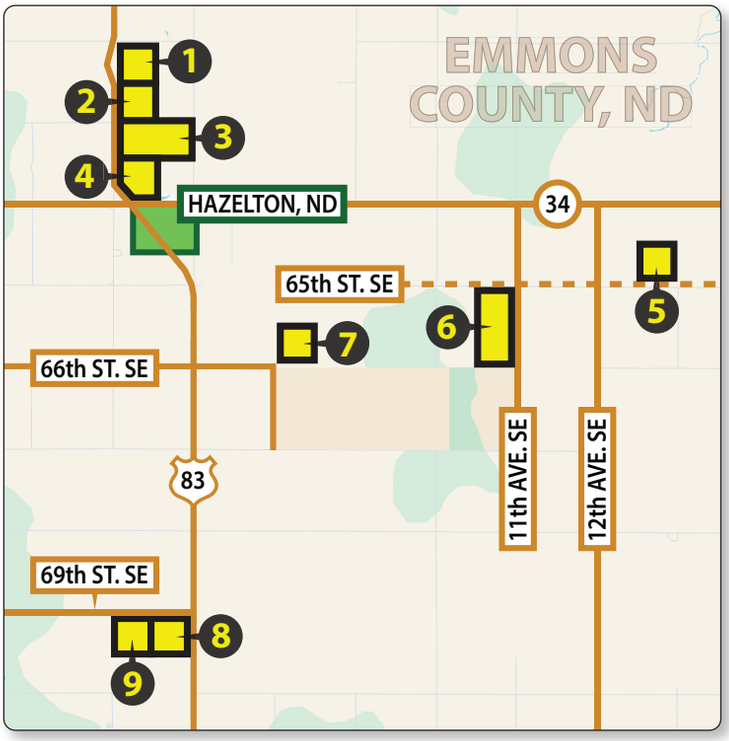
DRIVING DIRECTIONS

Parcels 1-4: From Hazelton, ND, travel north on ND Hwy. #83. Parcels 1-4 are located directly north of Hazelton on the east side of the highway. To access parcel 4, travel north 0.5 miles on 7th Ave. SE.

Parcel 5: From Hazelton, ND, travel east on ND Hwy. #34 for 7 miles. Turn south on 14th Ave. SE and travel 1 mile. Turn west on 65th St. SE and travel 1 mile to the southeast corner of the parcel.

Parcel 6: From Hazelton, ND, travel east on ND Hwy. #34 for 4 miles. Turn south on 11th Ave. SE and travel 1 mile to the northeast corner of the parcel.

Parcel 7: From Hazelton, ND, travel south on ND Hwy. #83 for 1.5 miles. Turn east on 66th St. SE and travel 1 mile to the southwest corner of the parcel.



Parcels 8 & 9: From Hazelton, ND, travel south on ND Hwy. #83 for 4.5 miles. Parcel 9 is located at the intersection of ND Hwy. #83 and 69th St. SE. Continue east on 69th St. SE for 0.5 miles to the northeast corner of parcel 10.

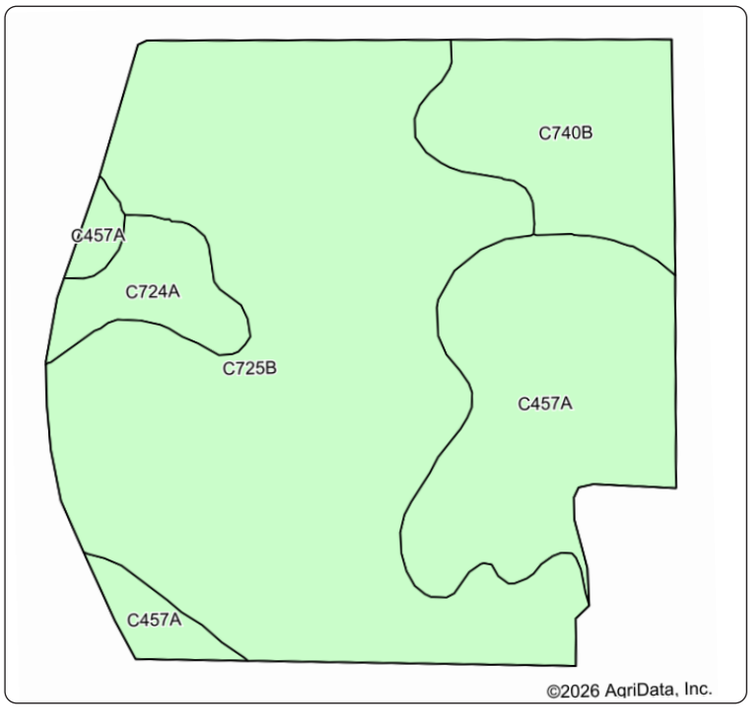
KEY DETAILS

- Available for the 2027 crop year.
- All crops currently on the property will remain the property of the sellers.
- All property previously owned by the Railroad was purchased back by the sellers in 2007.
- All crops will be removed from the property by December 31, 2026.
- Grain in Bins will be Removed by December 31, 2026
- Sellers will retain all subsurface mineral rights.

PARCEL 1

Acres: 151.91 +/-
Legal: NW¼ Less RW 2.88 A PAR 23 18-135-76
FSA Crop Acres: 144.32 +/-
Taxes (2025): $1,385.16

Excellent access off 62nd St. SE with frontage along ND Hwy. #83. This highly productive quarter features primarily Omio-Armor Complex and Grassna Silt Loams soils with an average SPI of 84.6. The property also includes mature trees with a grain bin site with electricity and access to the bin site from the south off 63rd St. SE. The entire parcel has no U.S. Fish & Wildlife Service (USFWS) easements.

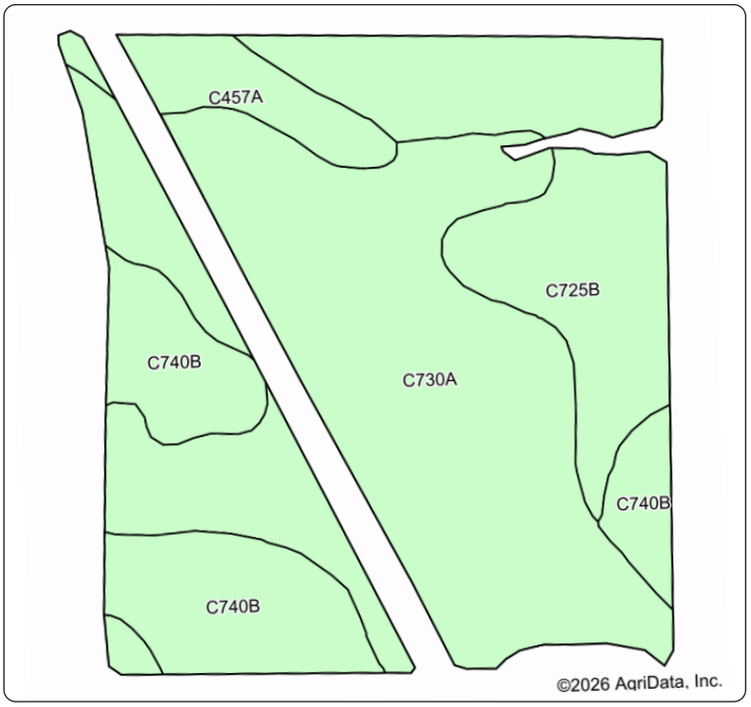


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C725B	Omio-Amor complex, 3 to 6 percent slopes	87.16	60.4%	IIe	80
C457A	Grassna silt loam, 0 to 2 percent slopes	33.09	22.9%	IIc	98
C740B	Temvik silt loam, 3 to 6 percent slopes	17.41	12.1%	IIe	81
C724A	Omio-Grassna silt loams, 0 to 3 percent slopes	6.66	4.6%	IIs	87
			Weighted Average		**87.6**

PARCEL 2

Acres: 151.7 +/-
Legal: SW¼ Less RY. RW 2.87A PAR 23 18-135-76
FSA Crop Acres: 128.11 +/-
Taxes (2025): $1,429.89

Highly productive cropland featuring over 68 acres of Wilton Silt Loam soils with an average SPI of 88.6! Excellent access is available from both the east and west sides of the property with a half mile of frontage along ND Hwy. #83. The entire parcel has no U.S. Fish & Wildlife Service (USFWS) easements.

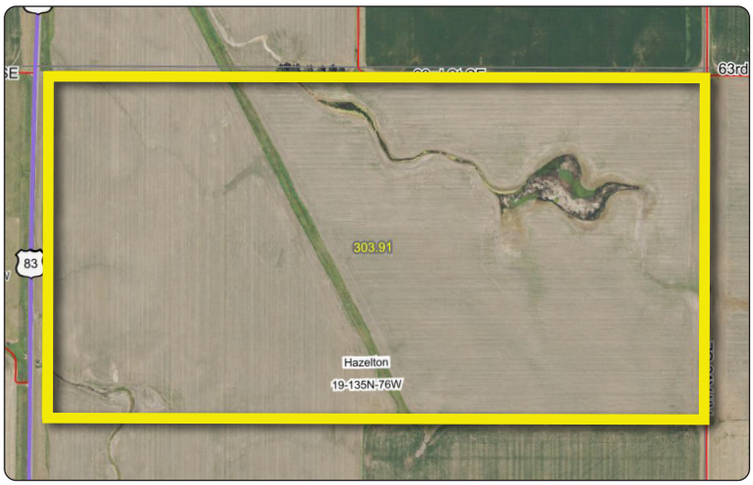


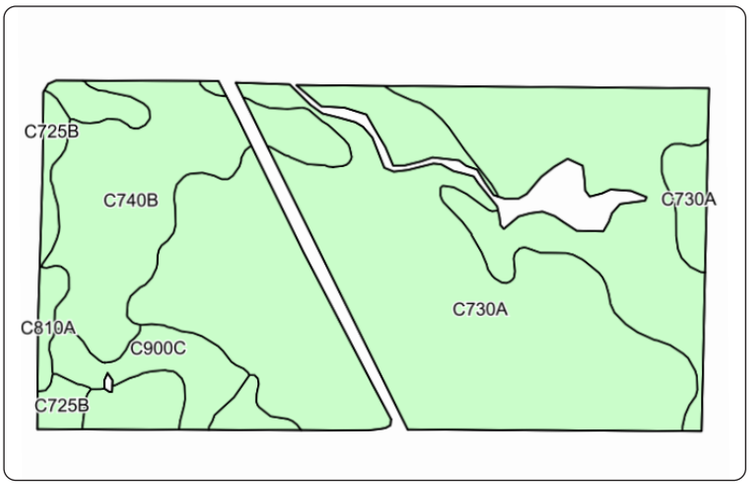
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C730A	Wilton silt loam, 0 to 3 percent slopes	68.33	53.3%	IIc	94
C725B	Omio-Amor complex, 3 to 6 percent slopes	29.81	23.3%	IIe	80
C740B	Temvik silt loam, 3 to 6 percent slopes	23.05	18.0%	IIe	81
C457A	Grassna silt loam, 0 to 2 percent slopes	6.92	5.4%	IIc	98
			Weighted Average		**88.6**

PARCEL 3

Acres: 303.91 +/-
Legal: FCL NW¼ Less RW 2.43 A, NE1/4 Less RW 19-135-76
FSA Crop Acres: 285.91 +/-
Taxes (2025): $2,796.011

Highly productive cropland with mostly Wilton and Temvik Silt Loam soils with an average SPI of 86.6! The property offers excellent access from the west, east and north sides of the property and offers a half mile of frontage on ND Hwy. #83. The entire parcel has no U.S. Fish & Wildlife Service (USFWS) easements.



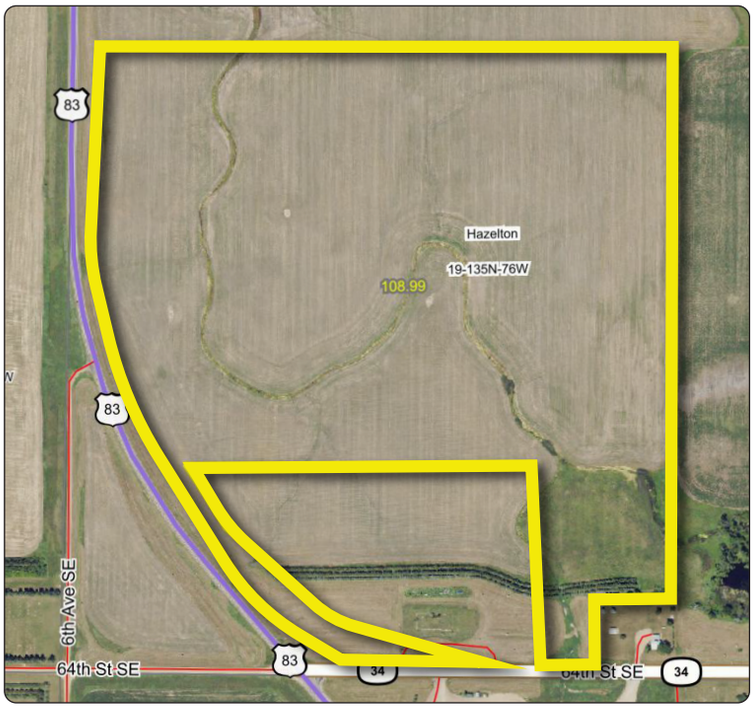


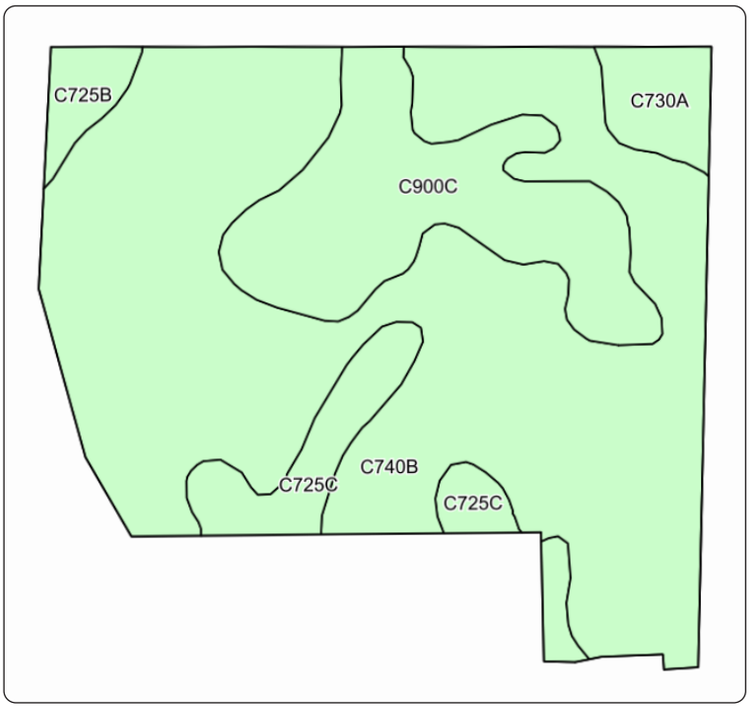
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C730A	Wilton silt loam, 0 to 3 percent slopes	153.53	53.8%	IIc	94
C740B	Temvik silt loam, 3 to 6 percent slopes	110.31	38.6%	IIe	81
C900C	Amor loam, 6 to 9 percent slopes	12.35	4.3%	IIIe	56
C725B	Omio-Amor complex, 3 to 6 percent slopes	6.64	2.3%	IIe	80
C810A	Bowdle loam, 0 to 2 percent slopes	2.98	1.0%	IIIs	56
			Weighted Average		**86.6**

PARCEL 4

Acres: 108.99 +/-
Legal: SW¼ Less RW & Less TCTS; TCT in Lot 4 & SE¼SW¼ Hazelton City 19-135-76
FSA Crop Acres: 103.57 +/-
Taxes (2025): $909.94

Highly productive cropland, mostly Temvik Silt Loam soils with an average SIP of 75.7 and excellent frontage along ND Hwy. #83. Approximately 2.9 acres of this parcel are located within the Hazelton city limits and are subject to pending special assessments. Estimated Assessments are Approx. $14,092 and will become the responsibility of the Buyer. The entire parcel has no U.S. Fish & Wildlife Service (USFWS) easements.



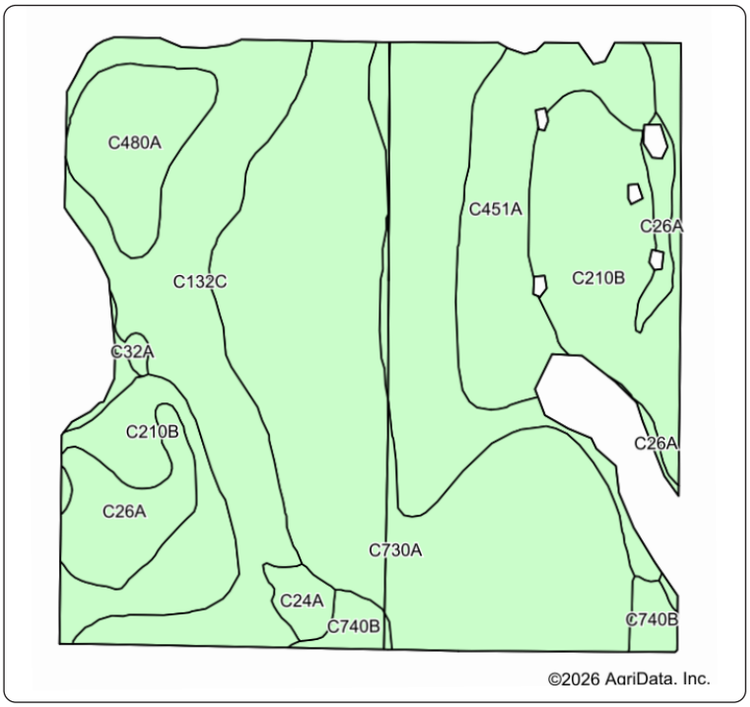


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C740B	Temvik silt loam, 3 to 6 percent slopes	71.84	69.4%	IIe	81
C900C	Amor loam, 6 to 9 percent slopes	18.35	17.7%	IIIe	56
C725C	Omio-Amor complex, 6 to 9 percent slopes	7.54	7.3%	IIIe	66
C730A	Wilton silt loam, 0 to 3 percent slopes	3.57	3.4%	IIc	94
C725B	Omio-Amor complex, 3 to 6 percent slopes	2.27	2.2%	IIe	80
			Weighted Average		***75.9***

PARCEL 5

Acres: 160 +/-
Legal: W½SE¼ & E½SE¼ 30-135-75
FSA Crop Acres: 147.66 +/-
Taxes (2025): $1,393.73

Highly productive cropland with mostly Wilton Silt Loams and Williams-Bowbells Loam soils with an average SPI of 80.7! The property features good access from the south and has no U.S. Fish & Wildlife Service (USFWS) easements.

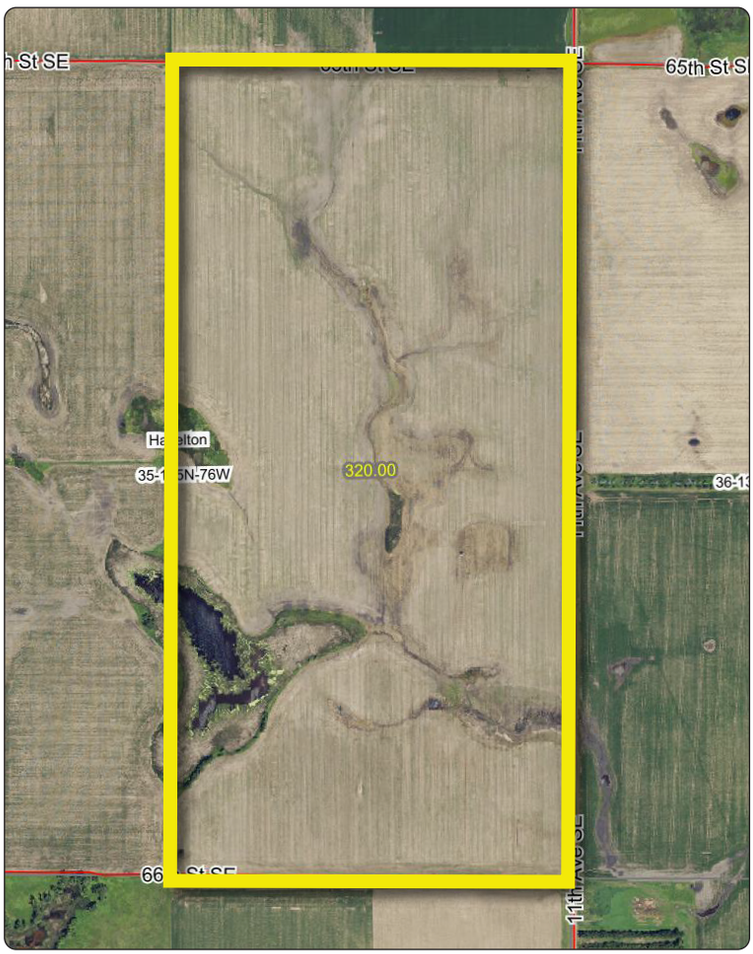


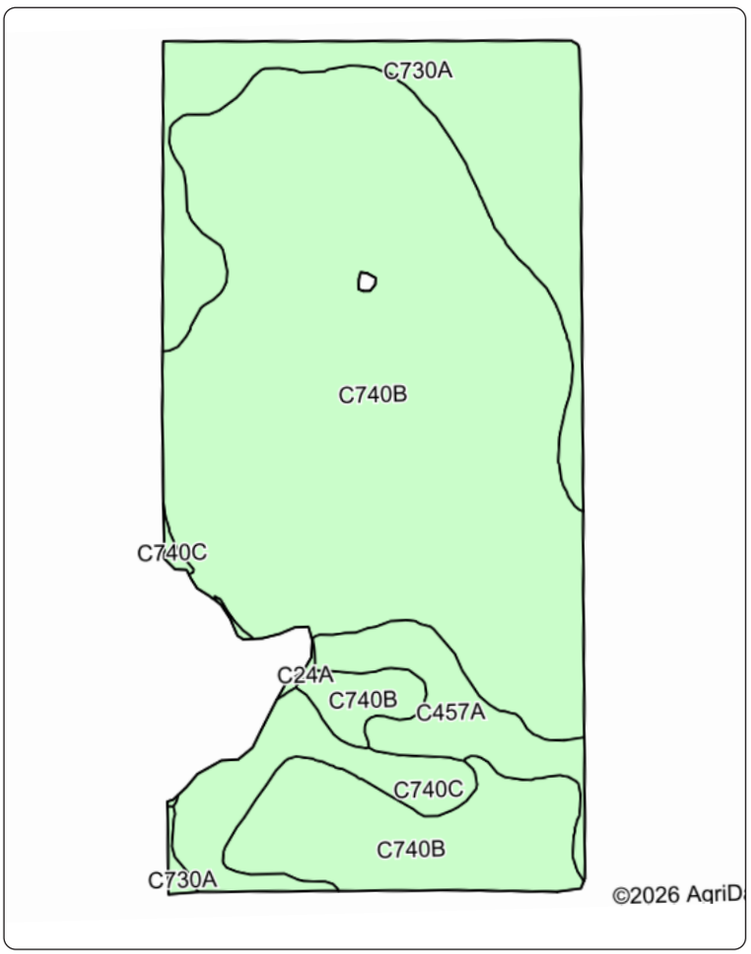
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C730A	Wilton silt loam, 0 to 3 percent slopes	47.78	32.0%	IIc	94
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	43.18	29.0%	IIe	81
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	24.08	16.2%	IIIe	60
C451A	Arnegard loam, 0 to 2 percent slopes	13.80	9.3%	IIc	98
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau phase	7.75	5.2%	IVw	40
C480A	Shambo loam, 0 to 2 percent slopes	7.57	5.1%	IIc	84
C740B	Temvik silt loam, 3 to 6 percent slopes	2.70	1.8%	IIe	81
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau phase	1.57	1.1%	Vw	24
C32A	Vallers-Tonka complex, 0 to 1 percent slopes	0.46	0.3%	IVw	43
			Weighted Average		**80.7**

PARCEL 6

Acres: 320 +/-
Legal: NE¼ & SE¼ 35-135-76
FSA Crop Acres: 296.63 +/-
Taxes (2025): $1,393.73

Highly productive cropland comprised primarily of Temvik Silt Loams with an average SPI of 82.8! The property features excellent access from the east and is subject to a U.S. Fish & Wildlife Service Wetland Easement.



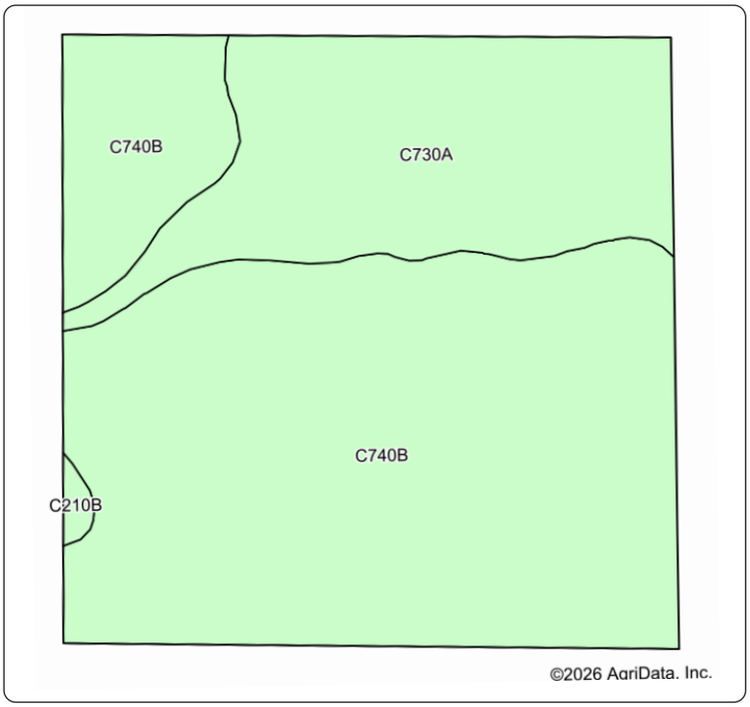


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C740B	Temvik silt loam, 3 to 6 percent slopes	215.75	72.7%	IIe	81
C730A	Wilton silt loam, 0 to 3 percent slopes	45.90	15.5%	IIc	94
C740C	Temvik silt loam, 6 to 9 percent slopes	18.05	6.1%	IIIe	64
C457A	Grassna silt loam, 0 to 2 percent slopes	16.31	5.5%	IIc	98
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Co-teau phase	0.62	0.2%	Vw	24
			Weighted Average		**82.8**

PARCEL 7

Acres: 160 +/-
Legal: E½SW¼, W½SW¼ 33-135-76
FSA Crop Acres: 157.77 +/-
Taxes (2025): $1,425.13

Highly productive cropland comprised primarily of Temvik Silt Loams with an overall SPI of 84.6! The property features excellent access from the south and has no U.S. Fish & Wildlife Service Wetland Easements.

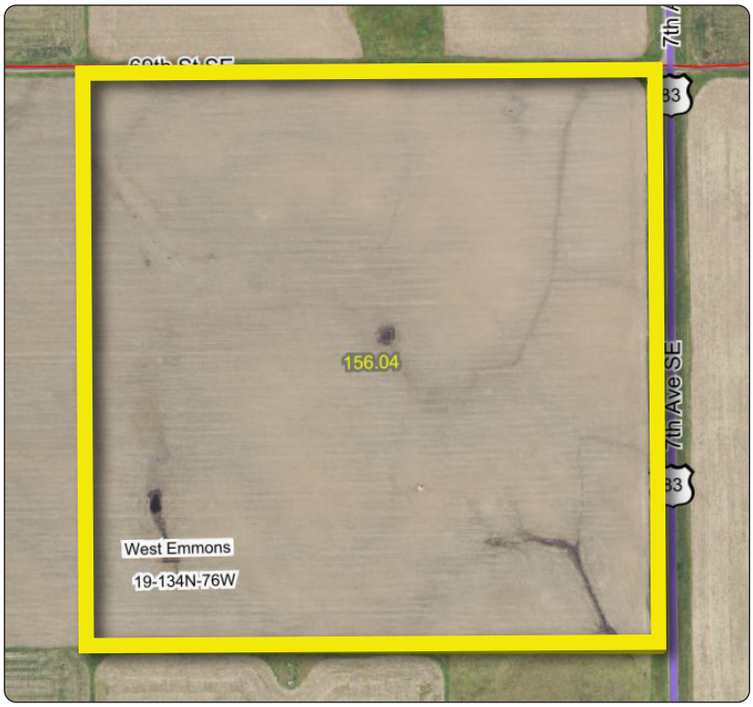


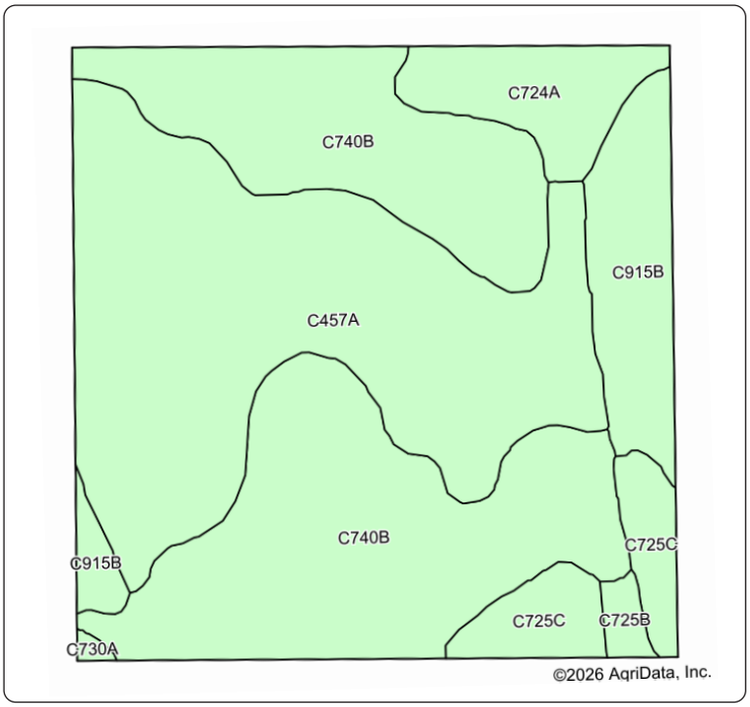
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C740B	Temvik silt loam, 3 to 6 percent slopes	112.84	71.5%	IIe	81
C730A	Wilton silt loam, 0 to 3 percent slopes	44.11	28.0%	IIc	94
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	0.82	0.5%	IIe	81
			Weighted Average		**84.6**

PARCEL 8

Acres: 156.04 +/-
Legal: NE¼ Less RW 19-134-76
FSA Crop Acres: 155.18 +/-
Taxes (2025): $1,450.84

Highly productive cropland with primarily Temvik and Grassna Silt Loam soils with an overall SPI of 87.3! The property features excellent access from both the north and east sides, along with frontage on ND Hwy. #83. The entire parcel has no U.S. Fish & Wildlife Service Wetland Easements.



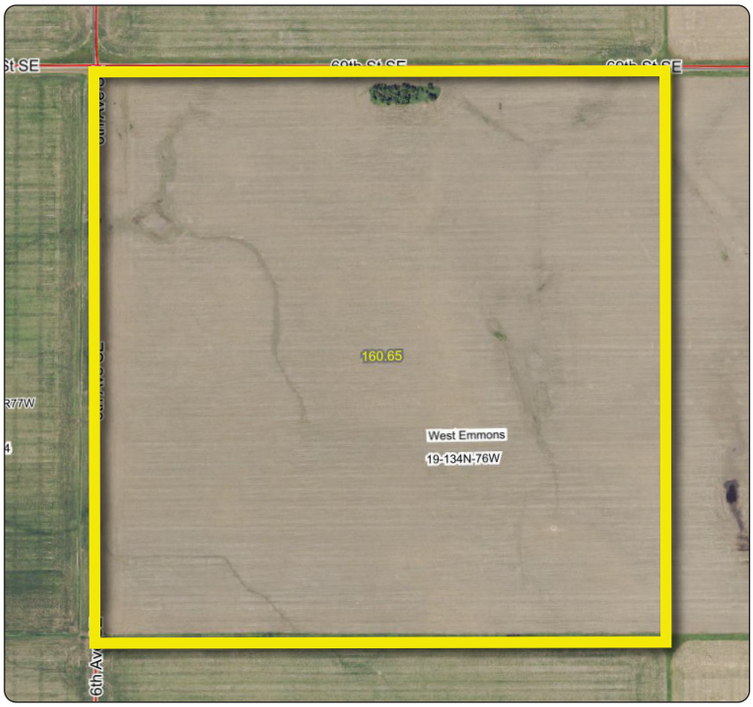


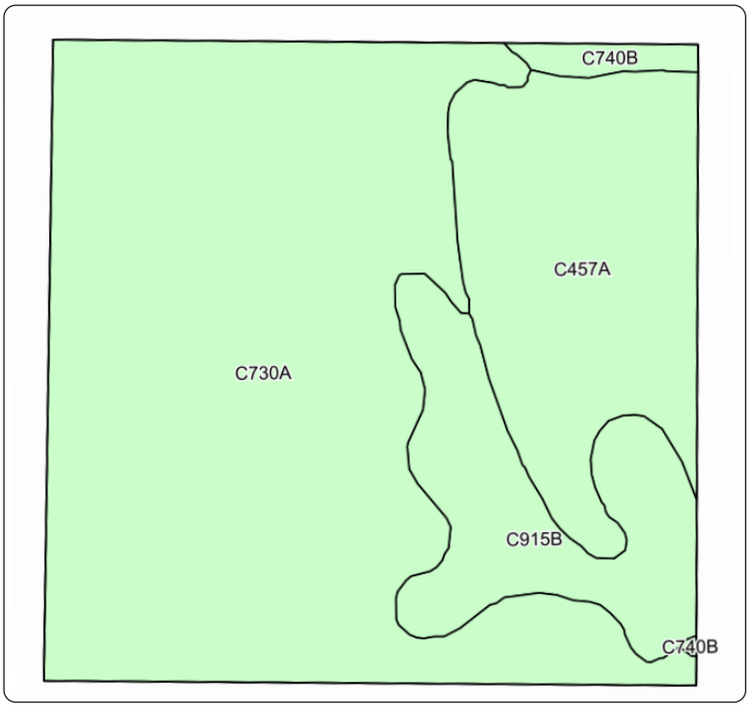
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C740B	Temvik silt loam, 3 to 6 percent slopes	62.89	40.6%	IIe	81
C457A	Grassna silt loam, 0 to 2 percent slopes	59.49	38.3%	IIc	98
C915B	Reeder-Arnegard loams, 3 to 6 percent slopes	13.78	8.9%	IIe	81
C724A	Omio-Grassna silt loams, 0 to 3 percent slopes	9.05	5.8%	IIs	87
C725C	Omio-Amor complex, 6 to 9 percent slopes	8.24	5.3%	IIIe	66
C725B	Omio-Amor complex, 3 to 6 percent slopes	1.39	0.9%	IIe	80
C730A	Wilton silt loam, 0 to 3 percent slopes	0.34	0.2%	IIc	94
			Weighted Average		**87.1**

PARCEL 9

Acres: 160.65 +/-
Legal: NW¼ 19-134-76
FSA Crop Acres: 156.58 +/-
Taxes (2025): $1,569.84

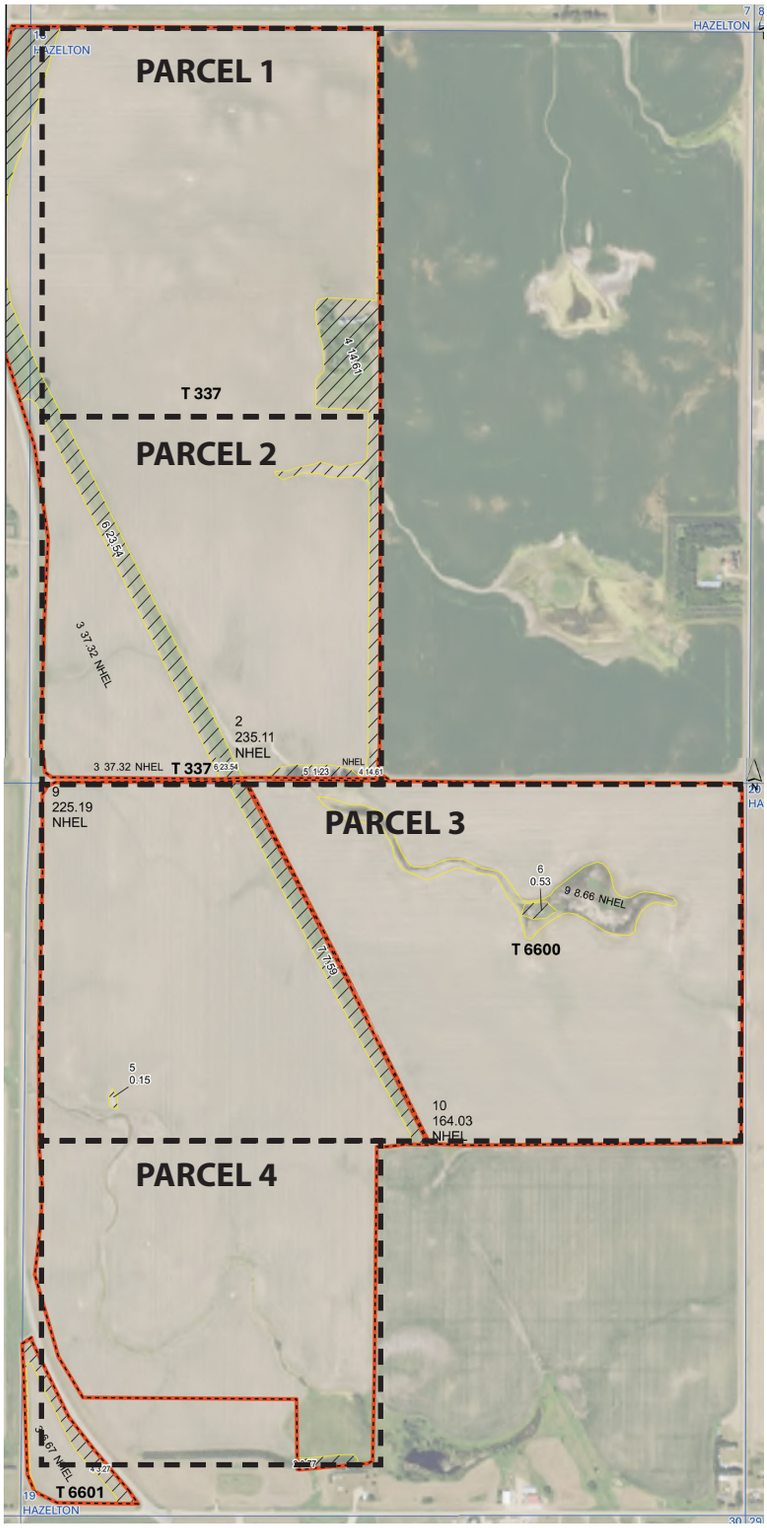
Highly productive cropland with mostly Wilton and Grassna Silt Loam soils with an Overall SPI of 93! The property features excellent access from both the north and west sides and has no U.S. Fish & Wildlife Service Wetland Easements.





Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C730A	Wilton silt loam, 0 to 3 percent slopes	99.97	63.9%	IIc	94
C457A	Grassna silt loam, 0 to 2 percent slopes	33.87	21.6%	IIc	98
C915B	Reeder-Arnegard loams, 3 to 6 percent slopes	20.68	13.2%	IIe	81
C740B	Temvik silt loam, 3 to 6 percent slopes	2.06	1.3%	IIe	81
			Weighted Average		**93**

FSA INFORMATION

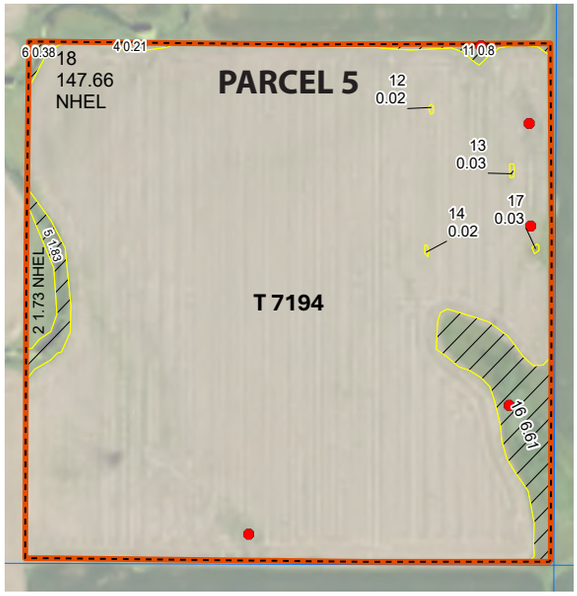


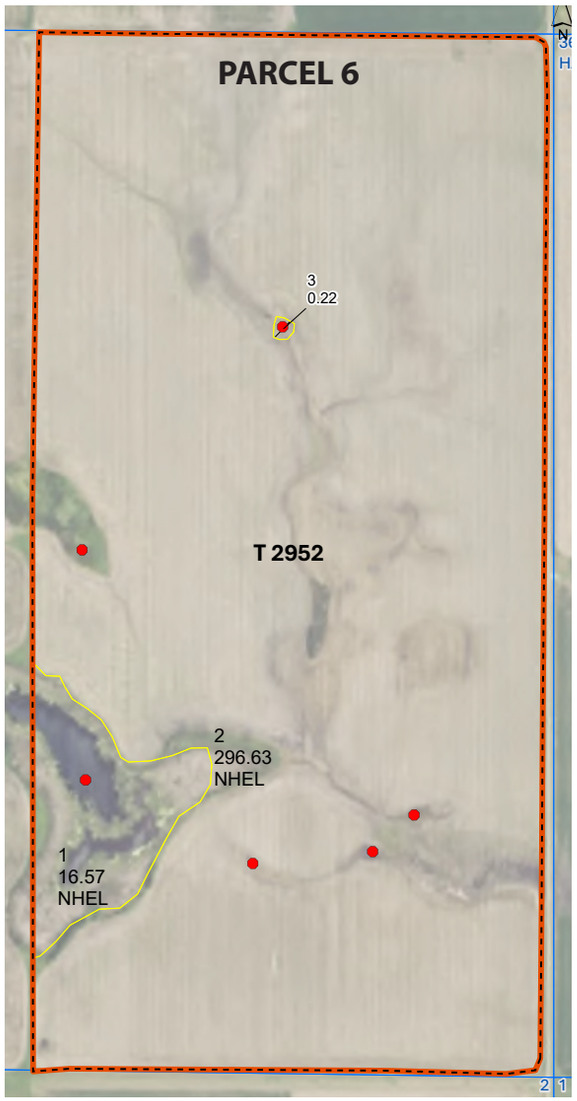
PARCELS 1 & 2 COMBINED		
Crop	**Base Acres**	**Yield**
Wheat	131.00	51 bu.
Flax	4.60	26 bu.
Corn	67.50	98 bu.
Sunflowers	22.90	2,096 lbs.
Soybeans	42.30	36 bu.
Total Base Acres: 268.30		

PARCEL 3		
Crop	**Base Acres**	**Yield**
Wheat	83.22	48 bu.
Flax	2.87	26 bu.
Corn	42.99	86 bu.
Sunflowers	14.54	2,096 lbs.
Soybeans	26.68	26 bu.
Total Base Acres: 170.30		

PARCELS 3 & 4 COMBINED		
Crop	**Base Acres**	**Yield**
Wheat	108.78	51 bu.
Oats	2.50	45 bu.
Flax	33.33	26 bu.
Corn	56.71	98 bu.
Sunflowers	22.16	1,823 lbs.
Soybeans	30.42	36 bu.
Total Base Acres: 226.60		

FSA INFORMATION

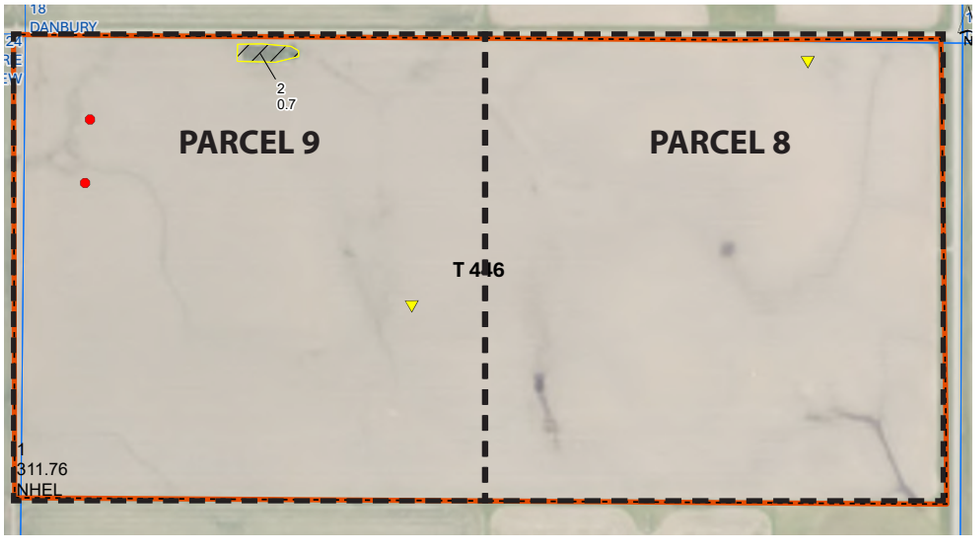




PARCEL 5		
Crop	**Base Acres**	**Yield**
Wheat	67.90	47 bu.
Oats	3.20	45 bu.
Flax	2.30	26 bu.
Corn	35.20	78 bu.
Sunflowers	13.70	1,926 lbs.
Soybeans	19.60	28 bu.
Total Base Acres: 141.90		

PARCEL 6		
Crop	**Base Acres**	**Yield**
Wheat	150.30	51 bu.
Flax	5.20	26 bu.
Corn	77.50	98 bu.
Sunflowers	26.30	2,096 lbs.
Soybeans	48.70	36 bu.
Total Base Acres: 308.00		

FSA INFORMATION



PARCEL 7		
Crop	**Base Acres**	**Yield**
Wheat	70.80	51 bu.
Oats	3.50	45 bu.
Flax	2.10	26 bu.
Corn	37.00	98 bu.
Sunflowers	15.50	1,922 lbs.
Soybeans	20.10	36 bu.
Total Base Acres: 148.00		

PARCELS 8 & 9 COMBINED		
Crop	**Base Acres**	**Yield**
Wheat	218.97	51 bu.
Oats	3.20	45 bu.
Flax	5.17	26 bu.
Corn	212.86	100 bu.
Sunflowers	28.24	2,014 lbs.
Soybeans	115.16	32 bu.
Total Base Acres: 583.60		

PROPERTY PHOTOS

PARCEL 1

PARCEL 1

PARCEL 2

PARCEL 2

PARCEL 3

PARCEL 3

PROPERTY PHOTOS

PARCEL 4

PARCEL 4

PARCEL 5

PARCEL 5

PARCEL 6

PARCEL 6

PROPERTY PHOTOS

PARCEL 7

PARCEL 7

PARCEL 8

PARCEL 8

PARCEL 9

PARCEL 9

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 1/4/27. 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 January 4, 2027, 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

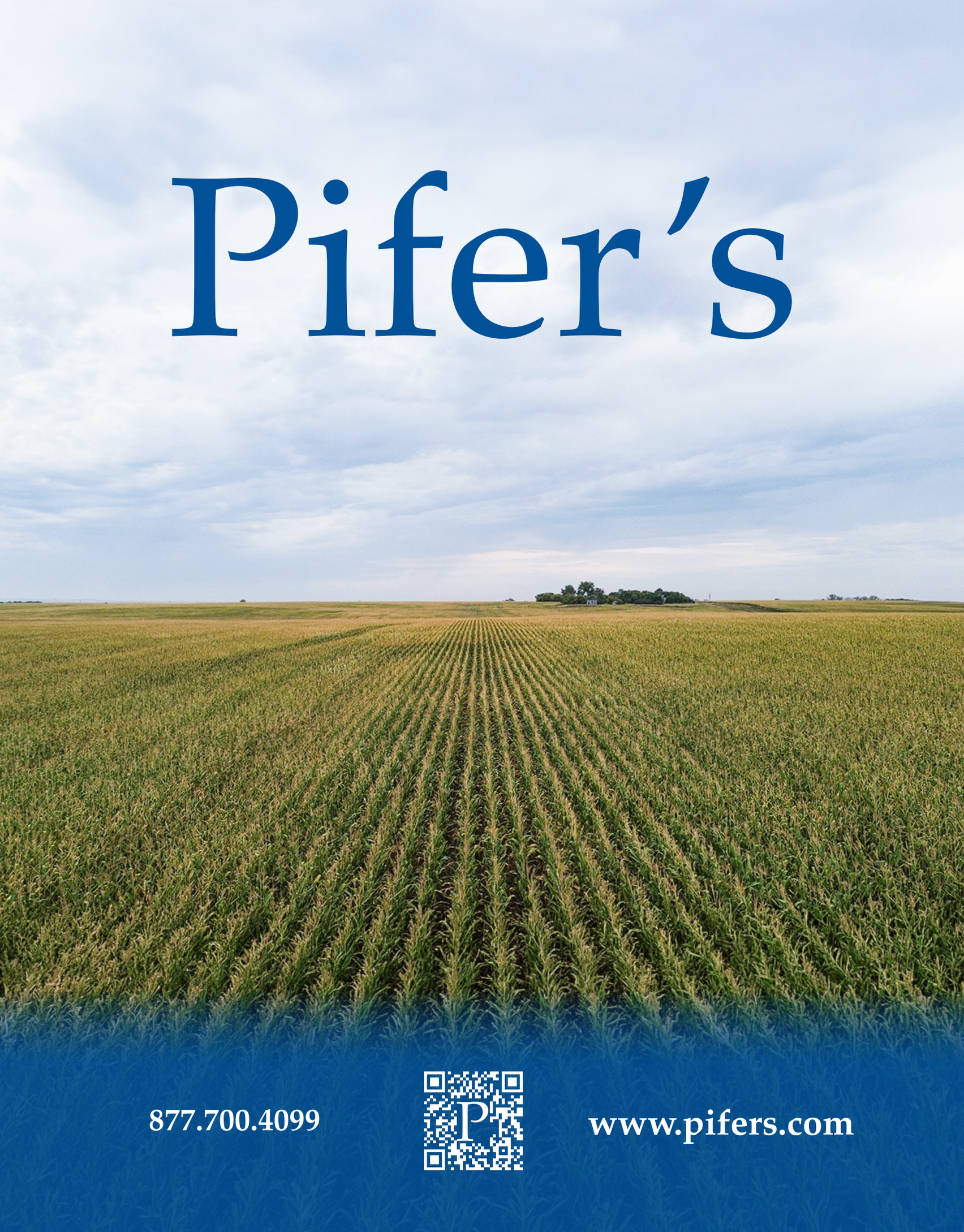
Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

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.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