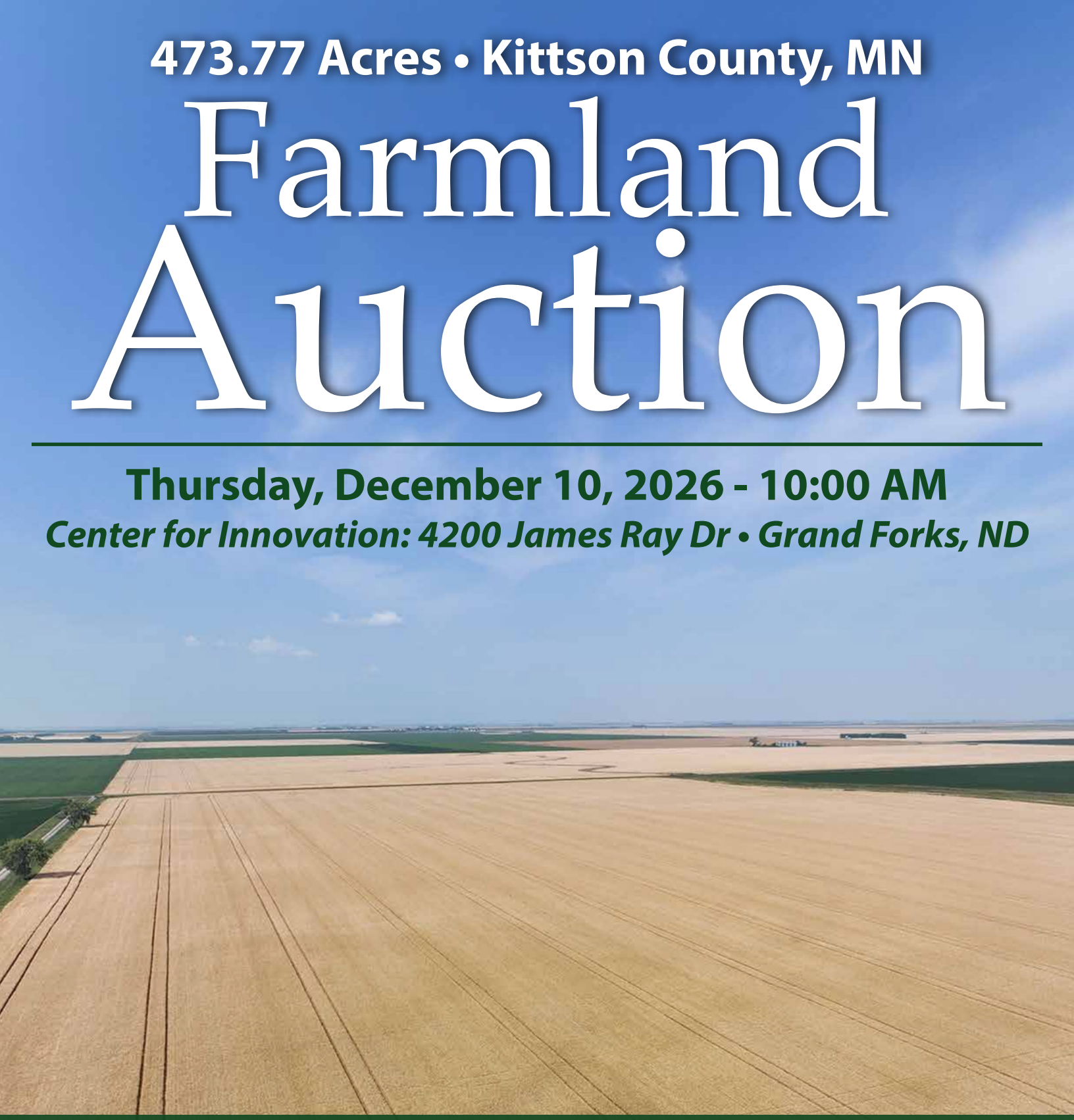
473.77 Acres • Kittson County, MN

Farmland Auction

Thursday, December 10, 2026 - 10:00 AM

Center for Innovation: 4200 James Ray Dr • Grand Forks, ND



OWNER: Gregory Bogestad

Pifer's

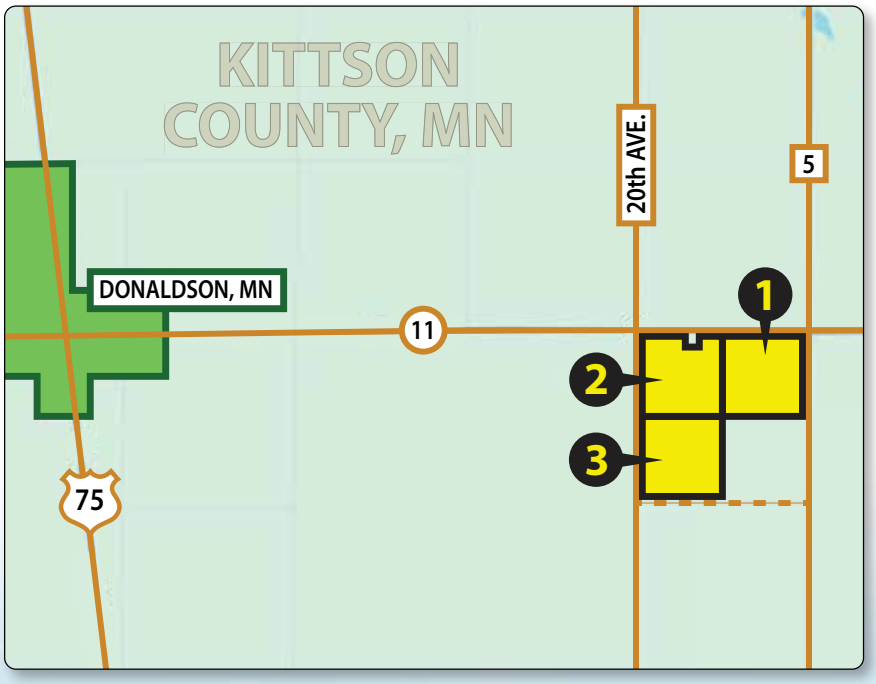
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INTRODUCTION

This 473.77 +/- acres in Kittson County, MN features 450.22 +/- acres of exceptional cropland, suitable for growing sugar beets, potatoes, corn, soybeans, wheat, canola and sunflowers. Located east Donaldson, MN with excellent access of MN Hwy 11. The property boasts an outstanding Soil Productivity Index (SPI) with much of it between 89 & 93! All parcels are available for 2027 Crop year! This is a live auction with internet and phone bidding available.

DRIVING DIRECTIONS

From Donaldson, MN, go 3.5 miles east. This will bring you to the northeast corner of parcel 1 and northwest corner of parcel 3. Parcel 2 borders the south line of parcel 1.





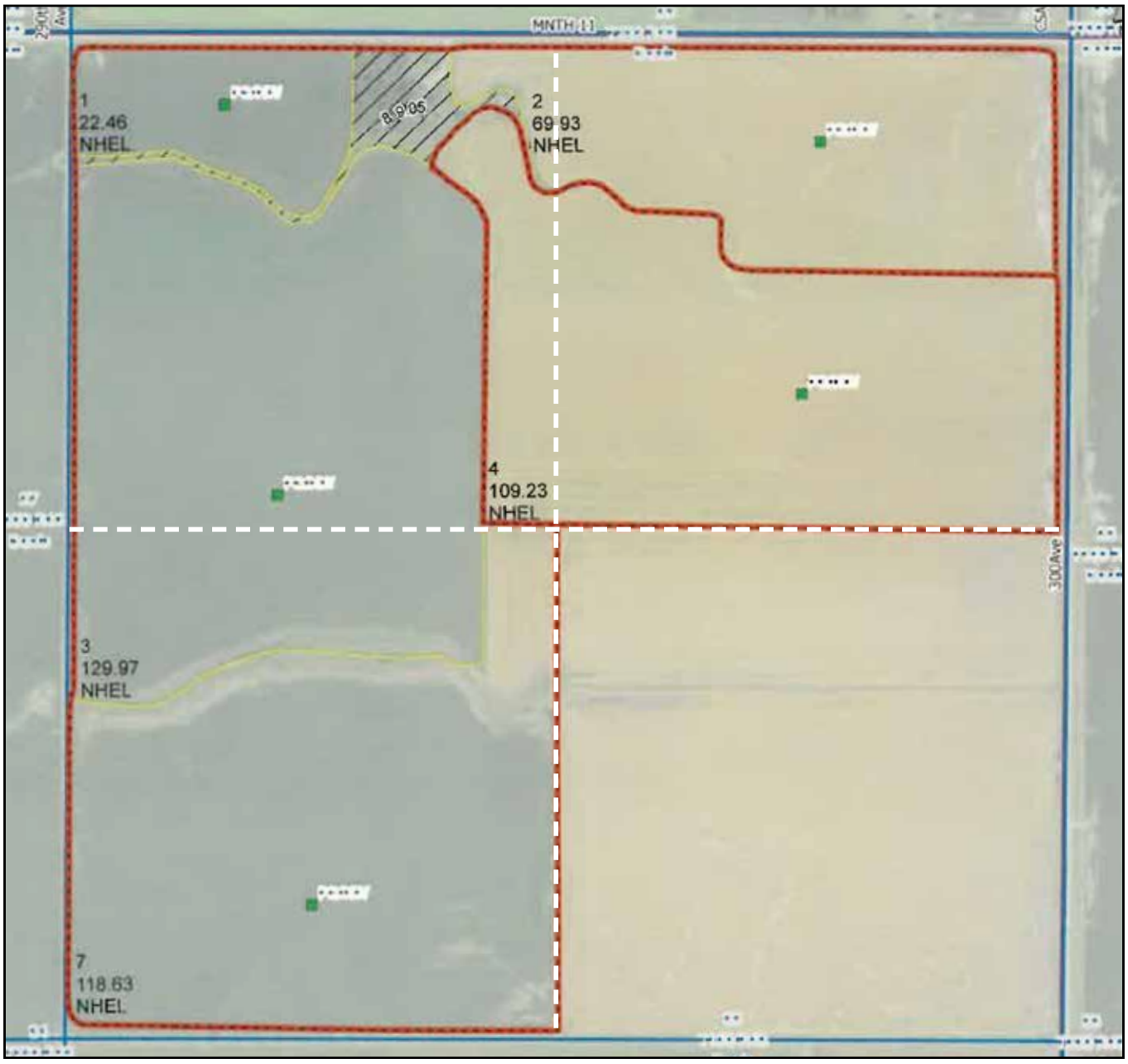


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OVERALL PROPERTY



Parcels 1 & 2 Combined		
Crop	**Base Acres**	**Yield**
Wheat	51.60	52 bu.
Corn	0.25	124 bu.
Soybeans	47.97	26 bu.
Total Base Acres: 99.82		

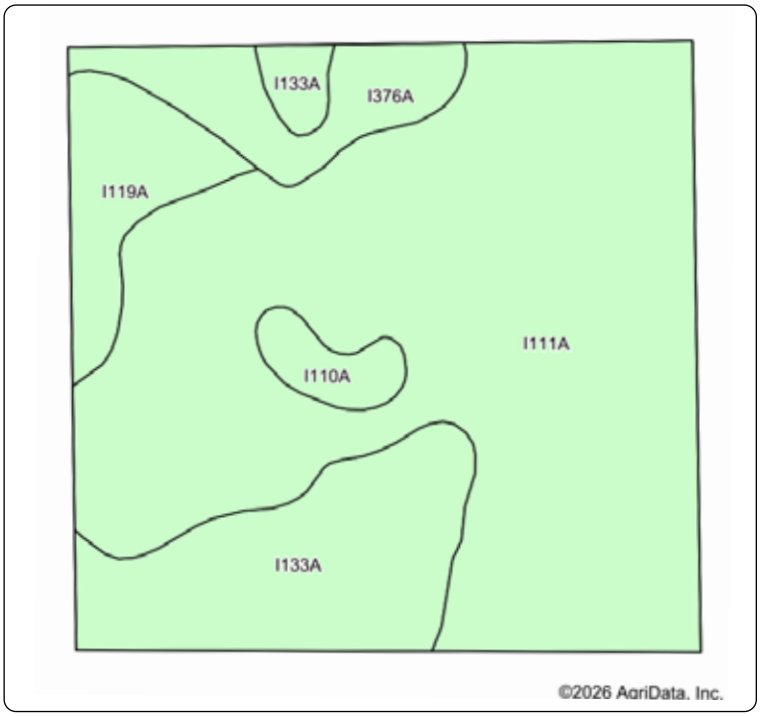
Parcels 1, 2 & 3 Combined		
Crop	**Base Acres**	**Yield**
Wheat	146.36	49 bu.
Corn	185.38	26 bu.
Soybeans	185.38	26 bu.
Canola	0.27	1,118 lbs.
Total Base Acres: 332.07		

PARCEL 1

Acres: 158 +/-
Legal: NE¼ 26-159-48
FSA Crop Acres: 154.41 +/-
Taxes (2026): $1,388.00

158.00 Total Acres, including approximately 154.41 FSA crop acres. This highly productive parcel has an 86.2 Soil Productivity Index (SPI), with a significant portion of the cropland rated between 89 and 93 SPI. Excellent access off of MN Hwy 11.





Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I111A	Wheatville very fine sandy loam, 0 to 2 percent slopes	103.35	67.0%	IIe	89
I133A	Northcote clay, 0 to 1 percent slopes	26.16	16.9%	IIw	75
I376A	Colvin silty clay loam, 0 to 1 percent slopes	10.84	7.0%	IIw	89
I119A	Bearden silty clay loam, 0 to 2 percent slopes	10.40	6.7%	IIe	93
I110A	Augsburg, Borup and Colvin soils, very poorly drained, 0 to 1 percent slopes	3.66	2.4%	IVw	60
			Weighted Average		**86.2**

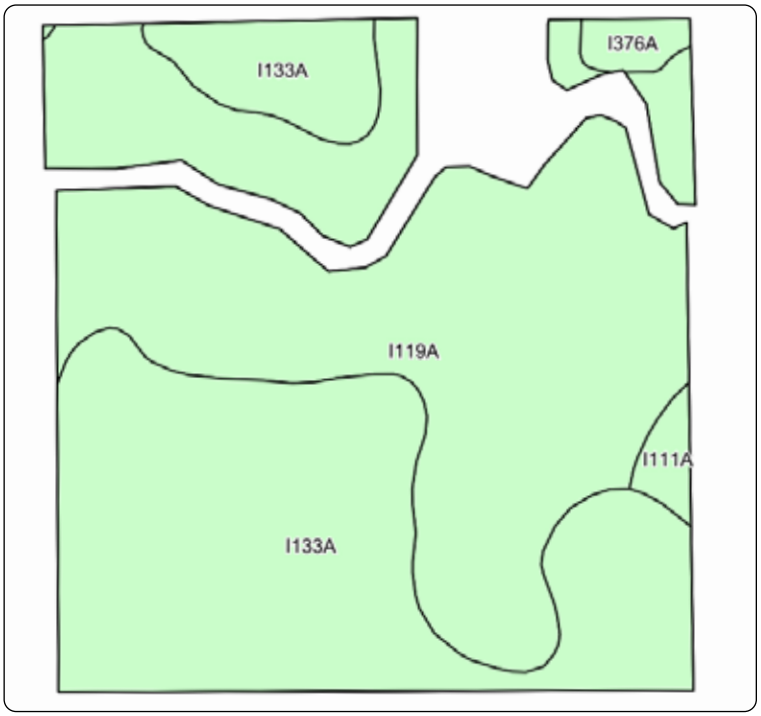


PARCEL 2

Acres: 155.77 +/-
Legal: NW¼ Less Farmstead 26-159-48
FSA Crop Acres: 138.68 +/-
Taxes (2026): $2,724.00

155.77 Total Acres, including approximately 138.68 FSA crop acres. This highly productive parcel has an 86 Soil Productivity Index (SPI), with a significant portion of the cropland rated between 89 and 93 SPI. Excellent access off of MN Hwy 11.





Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I119A	Bearden silty clay loam, 0 to 2 percent slopes	75.18	54.2%	IIe	93
I133A	Northcote clay, 0 to 1 percent slopes	59.85	43.2%	IIw	75
I376A	Colvin silty clay loam, 0 to 1 percent slopes	1.85	1.3%	IIw	89
I111A	Wheatville very fine sandy loam, 0 to 2 percent slopes	1.80	1.3%	IIe	89
			Weighted Average		**85.1**



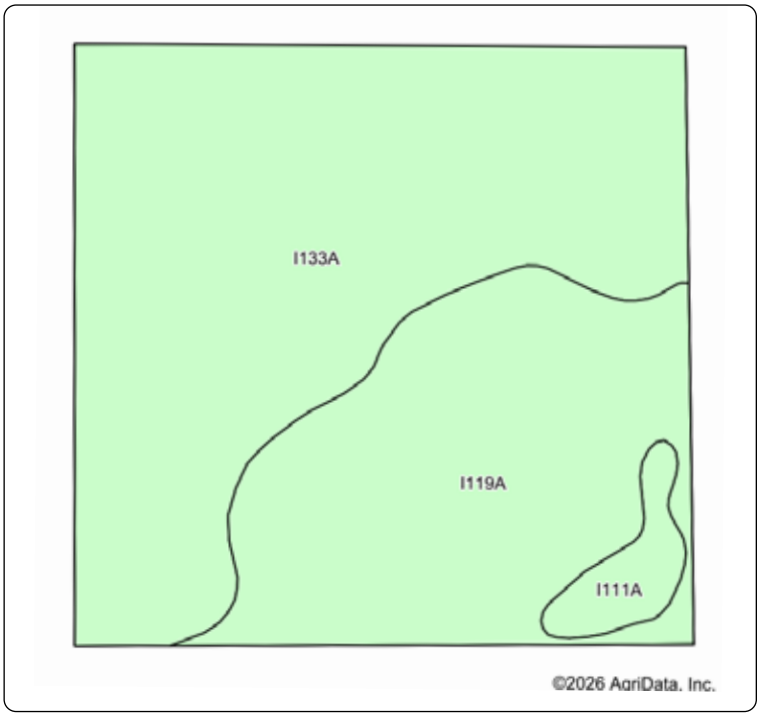
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PARCEL 3

Acres: 160 +/-
Legal: SW¼ 26-159-48
FSA Crop Acres: 157.13 +/-
Taxes (2026): $2,618.00

160.00 Total Acres, including approximately 157.13 FSA crop acres. This highly productive parcel has an 82.3 Soil Productivity Index (SPI), with a significant portion of the cropland rated between 75 and 93 SPI.





Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I133A	Northcote clay, 0 to 1 percent slopes	95.51	60.8%	IIw	75
I119A	Bearden silty clay loam, 0 to 2 percent slopes	56.43	35.9%	IIe	93
I111A	Wheatville very fine sandy loam, 0 to 2 percent slopes	5.19	3.3%	IIe	89
			Weighted Average		**81.9**



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 1/25/27. 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 25, 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

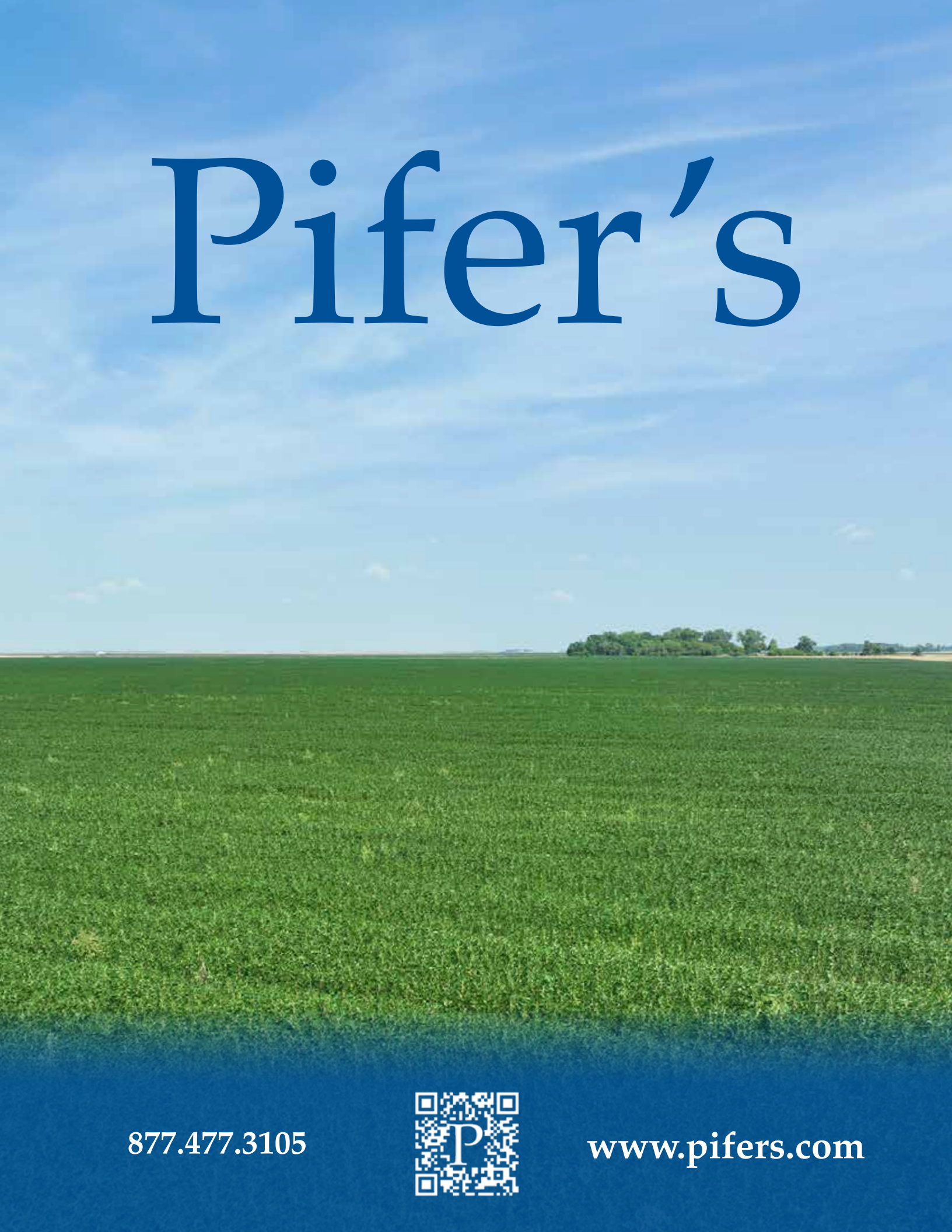
Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

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, MN #14-106.


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