2,224.03 Acres • Benson County, ND

Farmland Auction

Thursday, December 10, 2026 - 2:00 PM

Pifer's Regional Office • Devils Lake, ND



OWNERS: Kristi Rendahl & Rebecca Rendahl

Pifer's

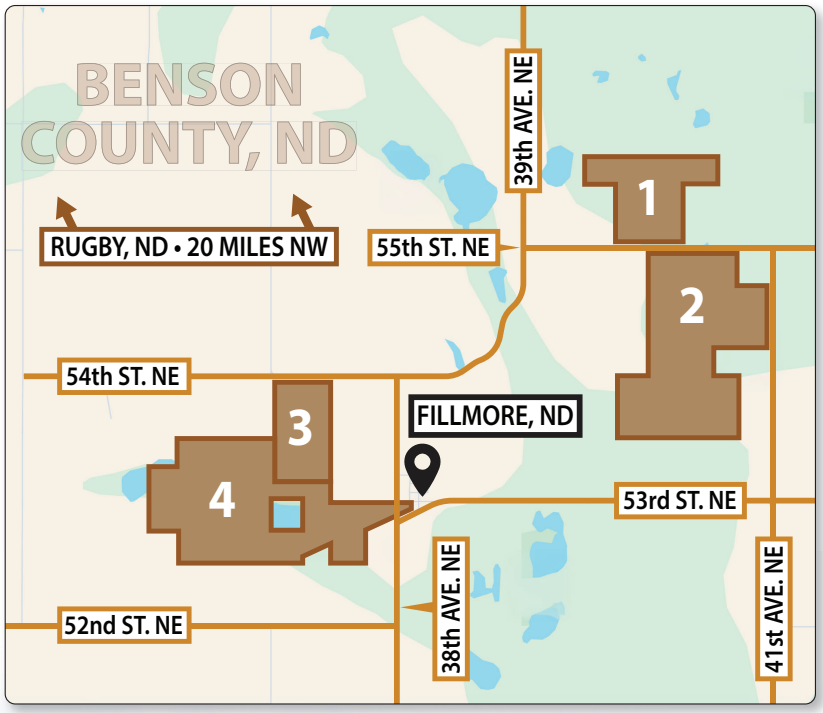
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INTRODUCTION

Located just outside Fillmore, North Dakota, this exceptional land offering encompasses approximately 2,224.03 acres of diverse agricultural and recreational property in Benson County. The land will be offered in 4 separate parcels, providing a versatile combination of productive cropland, quality pasture and hay land, and outstanding hunting opportunities.

The property features approximately 1,040 acres of cropland and 786 acres of grassland and pasture, complemented by premium wildlife habitat. Ponds, natural ravines, established shelterbelts, and wooded areas create an attractive environment for wildlife and enhance the property's recreational appeal. The property also borders U.S. Fish & Wildlife Service lands, adding to its appeal for outdoor enthusiasts and hunting interests.

The parcels are currently subject to U.S. Fish & Wildlife Service wetland and grassland easements. With a combination of agricultural productivity, grazing potential, and exceptional wildlife habitat, this Benson County offering presents a unique opportunity for farmers, ranchers, investors, and recreational land buyers.



DRIVING DIRECTIONS

Parcel 3: Fillmore, ND: at the intersection of 53rd St. NE and 38th Ave. NE will bring you to the east border.

Parcels 1 & 2: Fillmore, ND: Starting on 38th Ave./ County Rd 5, go north 1 mile to Slotto Rd, follow it to 55th St./Slotto Rd and go east 1 mile. This will bring you to the south end of parcel 1 and the northwest corner of parcel 2.

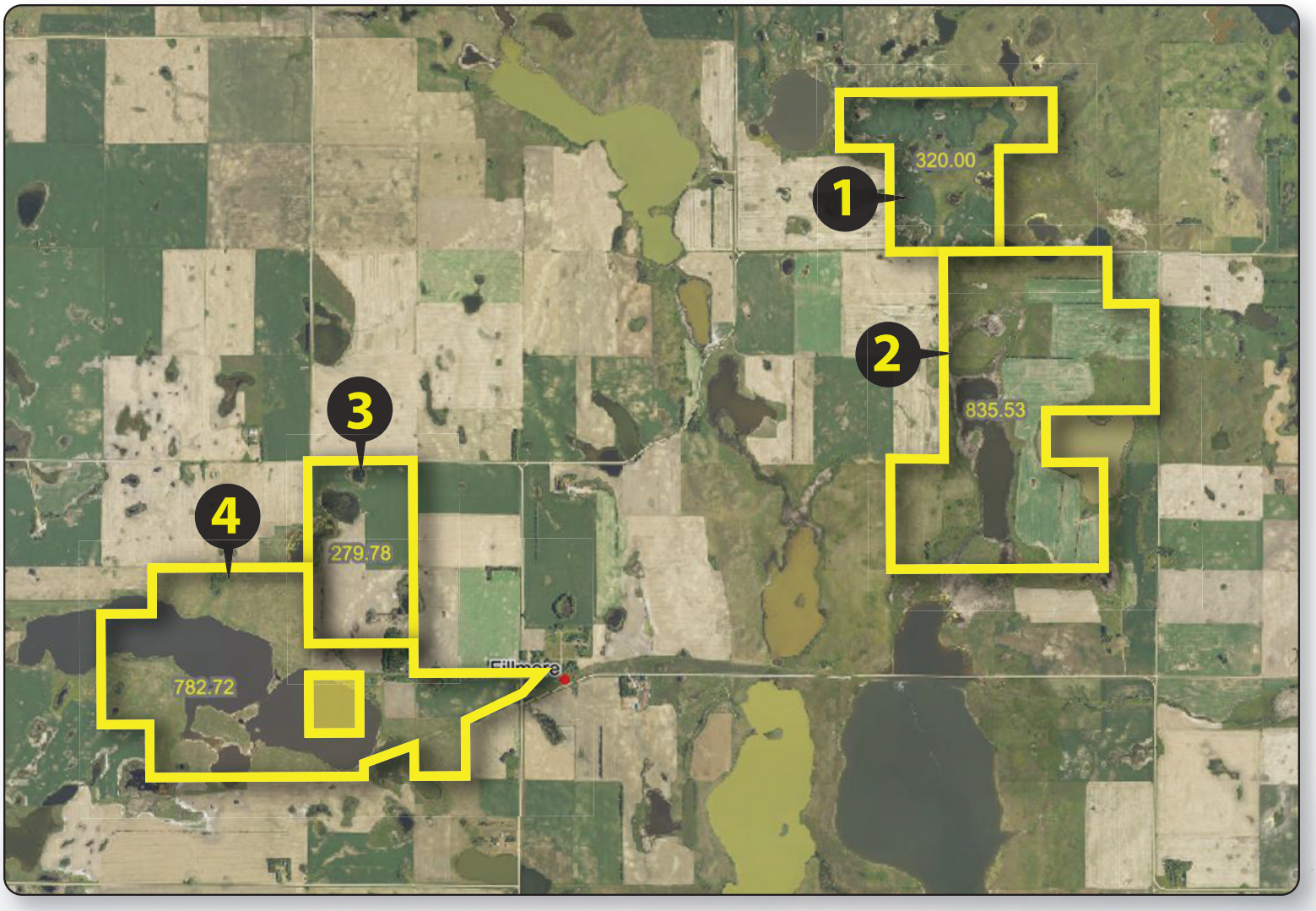


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OVERALL PROPERTY



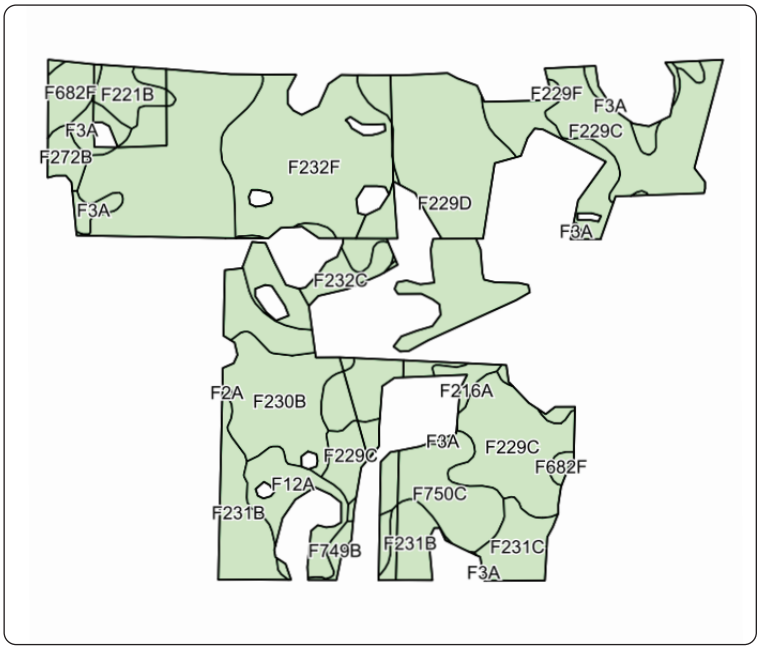


PARCEL 1

Acres: 320 +/-
Legal: W½SW¼ & S½NW¼ 26-155-71 and E½SE¼ & S½NE¼ 27-155-71
FSA Crop Acres: 203.27 +/-
Pasture/Grass Acres: 103.21 +/-
Taxes (2025): $1,427.86

This parcel has a perpetual US Fish & Wildlife Wetland Easement.



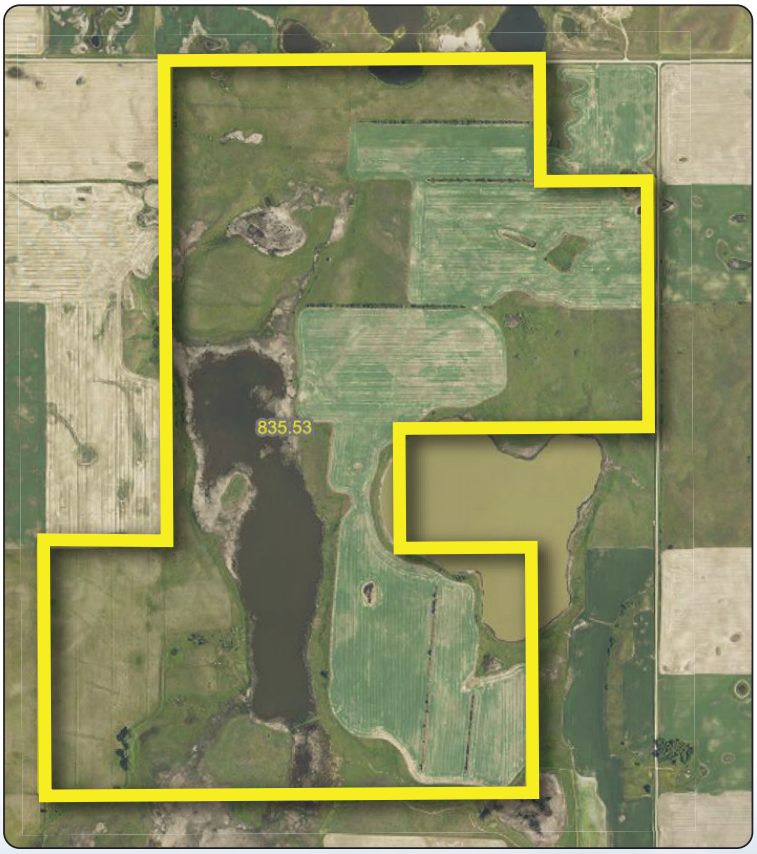


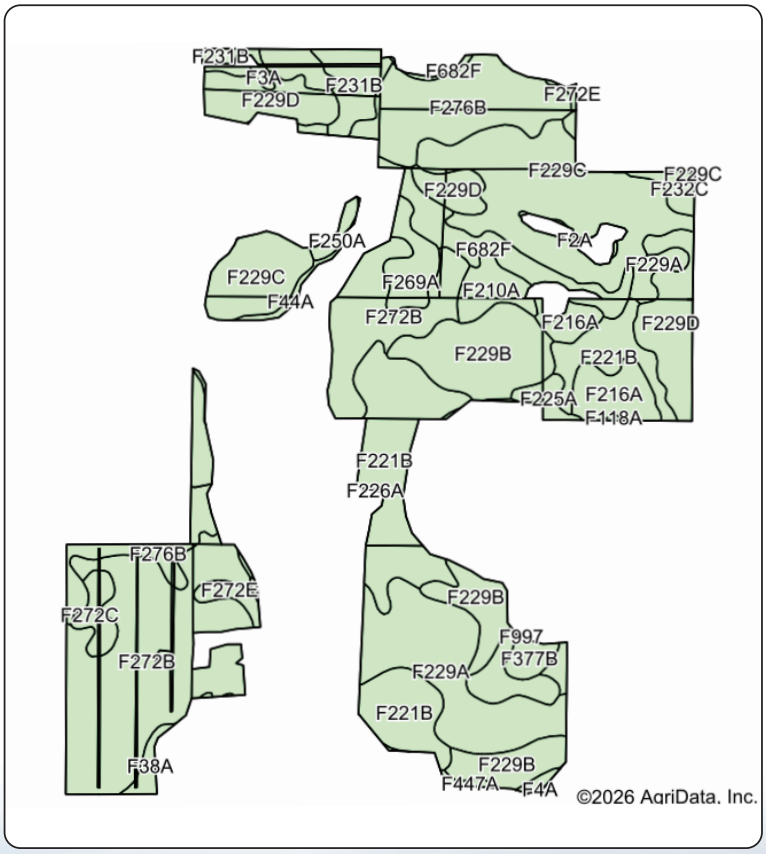
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F229D	Heimdal-Esmond-Sisseton loams, 9 to 15 percent slopes	63.97	31.3%	VIe	40
F229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	31.47	15.5%	IVe	54
F232F	Esmond-Heimdal-Parnell complex, 0 to 35 percent slopes	28.33	14.0%	VIIe	29
F230B	Heimdal-Esmond loams, 3 to 6 percent slopes	13.71	6.8%	IIIe	63
F231B	Embden-Heimdal complex, 3 to 6 percent slopes	11.70	5.8%	IIIe	68
F750C	Dickey-Esmond-Embden complex, 3 to 9 percent slopes	10.59	5.2%	IVe	51
F229F	Esmond-Heimdal loams, 15 to 35 percent slopes	6.70	3.3%	VIIe	30
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	6.59	3.2%	IVw	31
F232C	Esmond-Heimdal-Parnell complex, 0 to 9 percent slopes	6.46	3.2%	IVe	48
F231C	Heimdal-Embden-Esmond complex, 6 to 9 percent slopes	5.28	2.6%	IVe	53
F682F	Esmond-Sioux complex, 9 to 35 percent slopes	4.03	2.0%	VIIe	26
F3A	Parnell silty clay loam, 0 to 1 percent slopes	3.78	1.9%	Vw	25
F221B	Heimdal-Cathay loams, 3 to 6 percent slopes	3.70	1.8%	IIe	67
F216A	Fram loam, saline, 0 to 3 percent slopes	2.80	1.4%	IIIs	56
F272B	Arvilla-Sioux complex, 2 to 6 percent slopes	2.13	1.0%	IIIe	36
F749B	Towner-Heimdal complex, 3 to 6 percent slopes	1.73	0.9%	IIIe	67
F2A	Tonka silt loam, 0 to 1 percent slopes	0.11	0.1%	IVw	42
			Weighted Average		**44.7**

PARCEL 2

Acres: 838.53 +/-
Legal: E½ & NW¼NE¼ & S½NE¼ & N½SE¼ 35-155-71 and NW¼ & W½NE¼ 2-154-71 and E½NE¼ 3-154-71
FSA Crop Acres: 518.63 +/-
Pasture/Grass Acres: 310.9 +/-
Taxes (2025): $4,678.99

This parcel has a perpetual US Fish & Wildlife Wetland Easement and a portion of sections 2 & 3 have a Grassland Easement.





SOILS ON FOLLOWING PAGE



PARCEL 2

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F272B	Arvilla-Sioux complex, 2 to 6 percent slopes	99.97	19.2%	IIIe	36
F229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	79.10	15.3%	IVe	54
F221B	Heimdal-Cathay loams, 3 to 6 percent slopes	63.47	12.2%	IIe	67
F276B	Renshaw-Sioux complex, 2 to 6 percent slopes	48.33	9.3%	IIIs	40
F229B	Heimdal-Emrick loams, 3 to 6 percent slopes	45.51	8.8%	IIe	72
F229A	Heimdal-Emrick loams, 0 to 3 percent slopes	43.92	8.5%	IIe	79
F229D	Heimdal-Esmond-Sisseton loams, 9 to 15 percent slopes	37.27	7.2%	VIe	40
F682F	Esmond-Sioux complex, 9 to 35 percent slopes	17.27	3.3%	VIIe	26
F216A	Fram loam, saline, 0 to 3 percent slopes	14.97	2.9%	IIIs	56
F231B	Embden-Heimdal complex, 3 to 6 percent slopes	11.87	2.3%	IIIe	68
F269A	Fordville-Renshaw loams, 0 to 2 percent slopes	9.10	1.8%	IIs	54
F210A	Fram-Tonka complex, 0 to 3 percent slopes	8.14	1.6%	IIe	62
F272C	Sioux-Arvilla-Renshaw complex, 6 to 9 percent slopes	5.64	1.1%	VIs	26
F231C	Heimdal-Embden-Esmond complex, 6 to 9 percent slopes	4.62	0.9%	IVe	53
F232C	Esmond-Heimdal-Parnell complex, 0 to 9 percent slopes	4.28	0.8%	IVe	48
F377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	3.93	0.8%	IIIe	63
F272E	Sioux-Arvilla-Renshaw complex, 9 to 25 percent slopes	3.77	0.7%	VIs	18
F225A	Larson-Cathay loams, 0 to 3 percent slopes	3.57	0.7%	IIs	57
F38A	Arveson fine sandy loam, 0 to 1 percent slopes	3.21	0.6%	IVw	32
F44A	Colvin silt loam, 0 to 1 percent slopes, frequently ponded	2.36	0.5%	Vw	22
F250A	Divide loam, 0 to 2 percent slopes	2.27	0.4%	IIs	58
F447A	Colvin-Borup complex, saline, 0 to 1 percent slopes	2.07	0.4%	IVw	37
F220A	Fram-Cathay loams, 0 to 3 percent slopes	1.78	0.3%	IIe	78
F3A	Parnell silty clay loam, 0 to 1 percent slopes	1.28	0.2%	Vw	25
F2A	Tonka silt loam, 0 to 1 percent slopes	0.50	0.1%	IVw	42
F118A	Vallers loam, saline, 0 to 1 percent slopes	0.43	0.1%	IVw	42
			Weighted Average		**52.2**



PARCEL 1







PARCEL 2







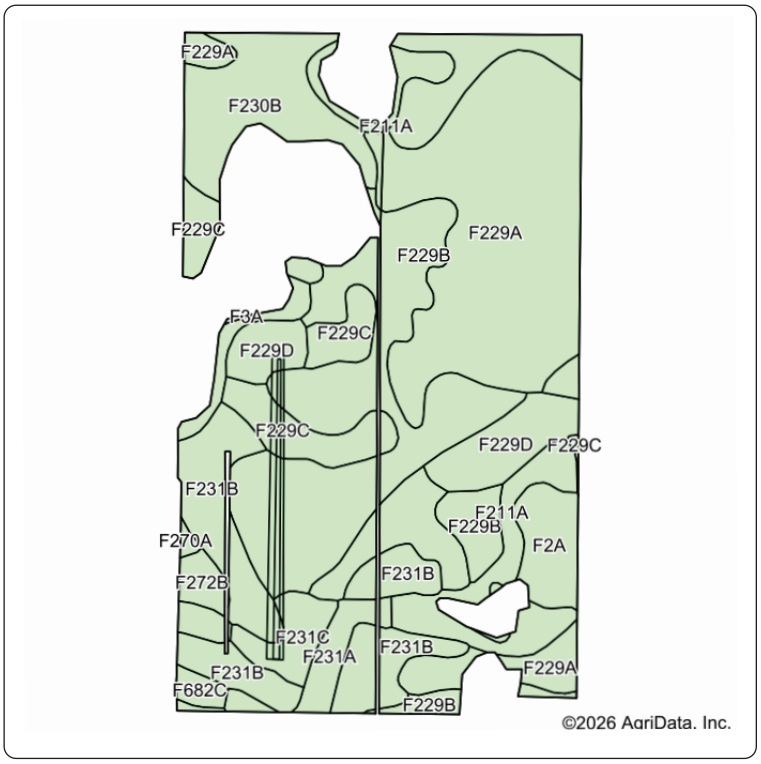
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PARCEL 3

Acres: 279.78 +/-
Legal: NW¼ & N½SW¼ & N½S½SW¼ 5-154-71
FSA Crop Acres: 232.62 +/-
Grass/Habitat Acres: 37.73 +/-
Taxes (2025): $2,636.19

This parcel has a perpetual US Fish & Wildlife Wetland Easement.



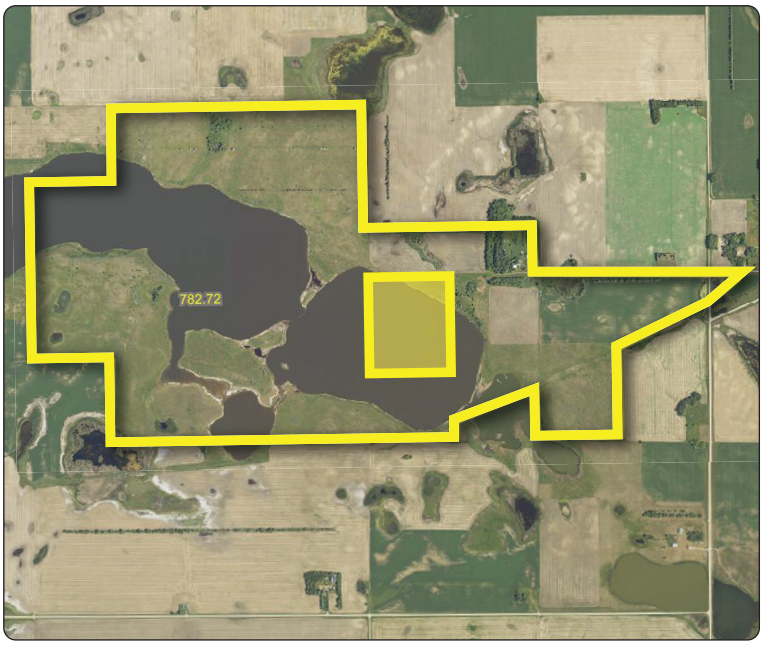


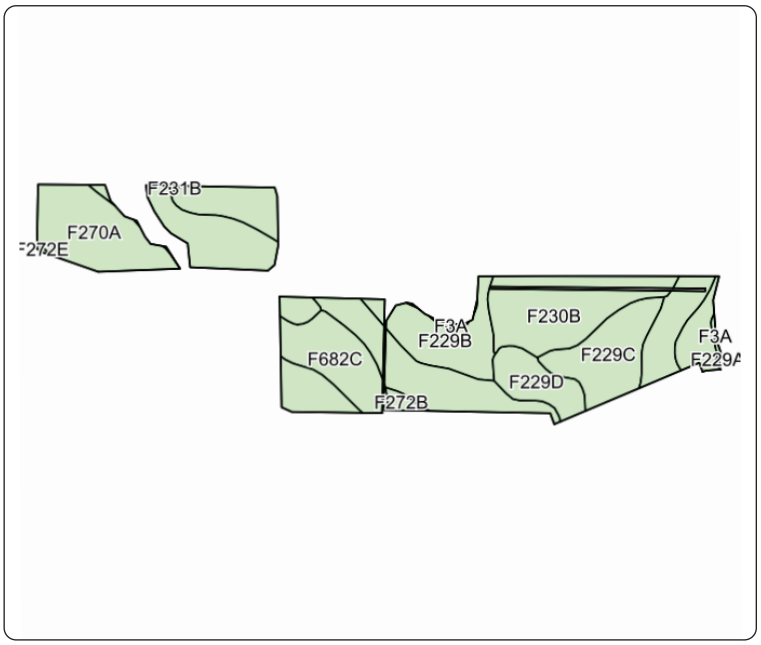
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F229A	Heimdal-Emrick loams, 0 to 3 percent slopes	59.12	25.4%	IIe	79
F229B	Heimdal-Emrick loams, 3 to 6 percent slopes	47.89	20.6%	IIe	72
F230B	Heimdal-Esmond loams, 3 to 6 percent slopes	26.37	11.3%	IIIe	63
F231B	Embden-Heimdal complex, 3 to 6 percent slopes	24.91	10.7%	IIIe	68
F229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	22.08	9.5%	IVe	54
F211A	Fram-Wyard loams, 0 to 3 percent slopes	17.13	7.4%	IIe	77
F229D	Heimdal-Esmond-Sisseton loams, 9 to 15 percent slopes	12.20	5.2%	VIe	40
F2A	Tonka silt loam, 0 to 1 percent slopes	7.03	3.0%	IVw	42
F231C	Heimdal-Embden-Esmond complex, 6 to 9 percent slopes	5.10	2.2%	IVe	53
F231A	Embden-Heimdal complex, 0 to 3 percent slopes	4.99	2.1%	IIIe	72
F682C	Heimdal-Sioux complex, 3 to 9 percent slopes	3.10	1.3%	IIe	52
F272B	Arvilla-Sioux complex, 2 to 6 percent slopes	2.28	1.0%	IIIe	36
F270A	Arvilla sandy loam, 0 to 2 percent slopes	0.71	0.3%	IIIe	41
F3A	Parnell silty clay loam, 0 to 1 percent slopes	0.07	0.0%	Vw	25
			Weighted Average		**67.3**

PARCEL 4

Acres: 782.72 +/-
Legal: S½S½SW¼ 5-154-71 & NE¼SW¼ & S½SW¼ & SE¼ 6-154-71 and NE¼ & E½NW¼ & NW¼NW¼ 7-154-71 and NW¼ (Less 18.5 A) & N 94.59 Acres of NE¼ 8-154-71
FSA Crop Acres: 85.49 +/-
Pasture/Grass Acres: 371.8 +/-
Hunting Habitat/Wetland Acres: 327.17 +/-
Taxes (2025): $3,507.31

This parcel has a perpetual US Fish & Wildlife Wetland Easement and a portion of sections 6 & 7 have a Grassland Easement.





Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F231A	Embden-Heimdal complex, 0 to 3 percent slopes	17.28	20.0%	IIIe	72
F230B	Heimdal-Esmond loams, 3 to 6 percent slopes	15.06	17.4%	IIIe	63
F270A	Arvilla sandy loam, 0 to 2 percent slopes	15.00	17.3%	IIIe	41
F229B	Heimdal-Emrick loams, 3 to 6 percent slopes	12.26	14.2%	IIe	72
F229D	Heimdal-Esmond-Sisseton loams, 9 to 15 percent slopes	9.49	11.0%	VIe	40
F229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	8.58	9.9%	IVe	54
F682C	Heimdal-Sioux complex, 3 to 9 percent slopes	7.64	8.8%	IIe	52
F272B	Arvilla-Sioux complex, 2 to 6 percent slopes	0.69	0.8%	IIIe	36
F3A	Parnell silty clay loam, 0 to 1 percent slopes	0.36	0.4%	Vw	25
F272E	Sioux-Arvilla-Renshaw complex, 9 to 25 percent slopes	0.07	0.1%	VIs	18
F231B	Embden-Heimdal complex, 3 to 6 percent slopes	0.06	0.1%	IIIe	68
			Weighted Average		**57.5**

PARCEL 3







PARCEL 4







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

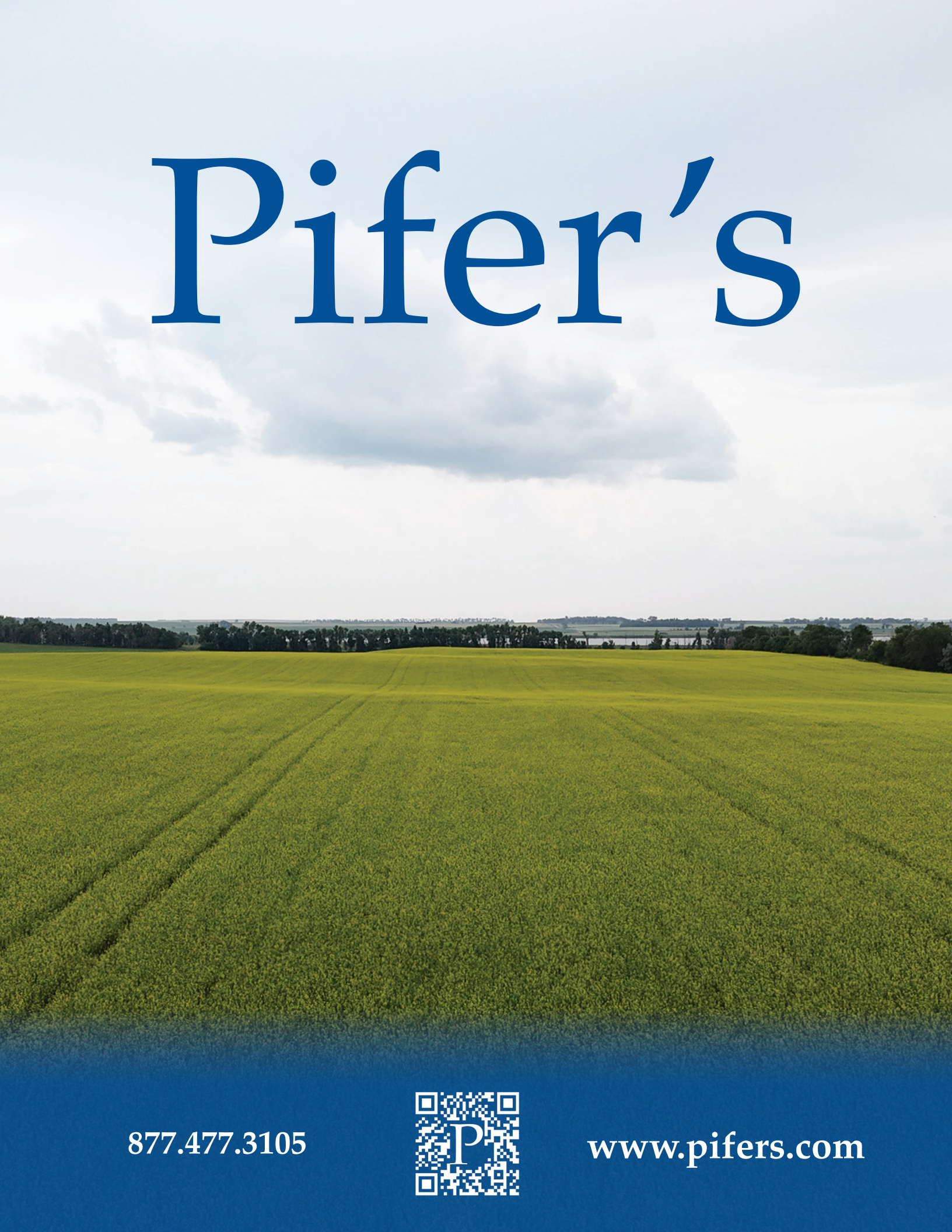
Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

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, Bob Pifer, ND #905.


Pifer's
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