

# Farmland Auction

**25**  
YEARS  
est. 2000

**477.14 Acres - Stutsman & LaMoure Counties, ND**

**Wednesday, March 26, 2025 – 10:00 a.m.**

**Gladstone Inn & Suites • Jamestown, ND**



***OWNER: Schlenker Jay Land Partnership LLLP***

STOCK PHOTO



**Pifer's**

**877.700.4099**

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# INTRODUCTION

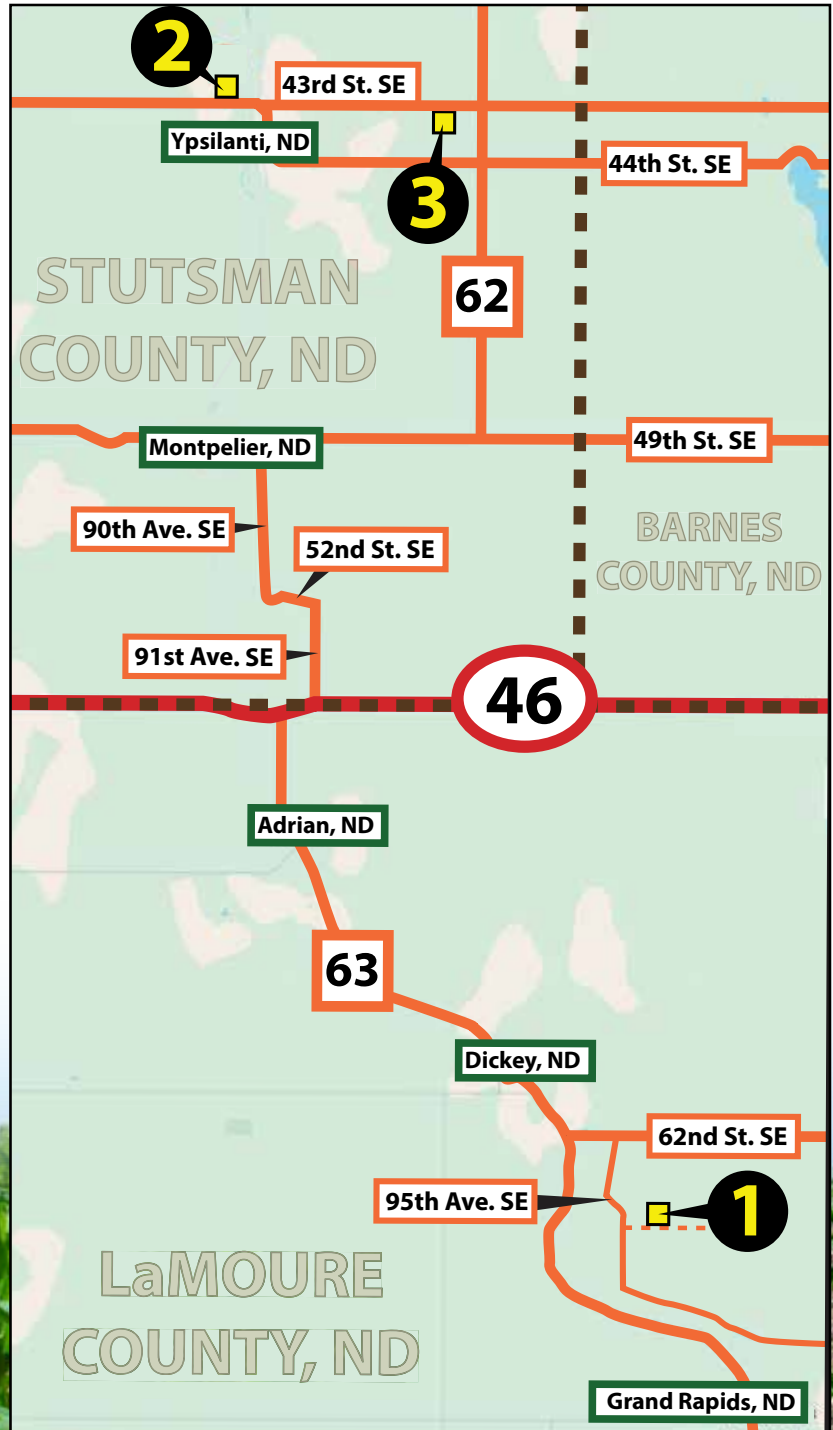
**Auction Note:** This auction features three quarters of farmland in Stutsman and LaMoure Counties, ND. Parcel one is located north of Grand Rapids, ND and features productive cropland with Barnes-Svea loam soils. Parcels two and three are located near Ypsilanti, ND and feature a mix of productive cropland and lush pasture. All three parcels present an excellent opportunity to expand your farm operation or diversify your investment portfolio!

## Driving Directions:

**Parcel 1:** From Dickey, ND, go south on County Rd. #63 for 1 mile to 62nd St. SE. Go east on 62nd St. SE for 0.5 miles to 95th Ave. SE. Go south on 95th Ave. SE for 1 mile and follow the curve to the section line. Go east on the section line for 0.5 miles and this will put you at the SW corner of the property.

**Parcel 2:** From Ypsilanti, ND, go west on 43rd St. SE for 1 mile. This will put you at the SW corner of the property.

**Parcel 3:** From Ypsilanti, ND, go east on 43rd St. SE for 3 miles. This will put you at the NW corner of the property.



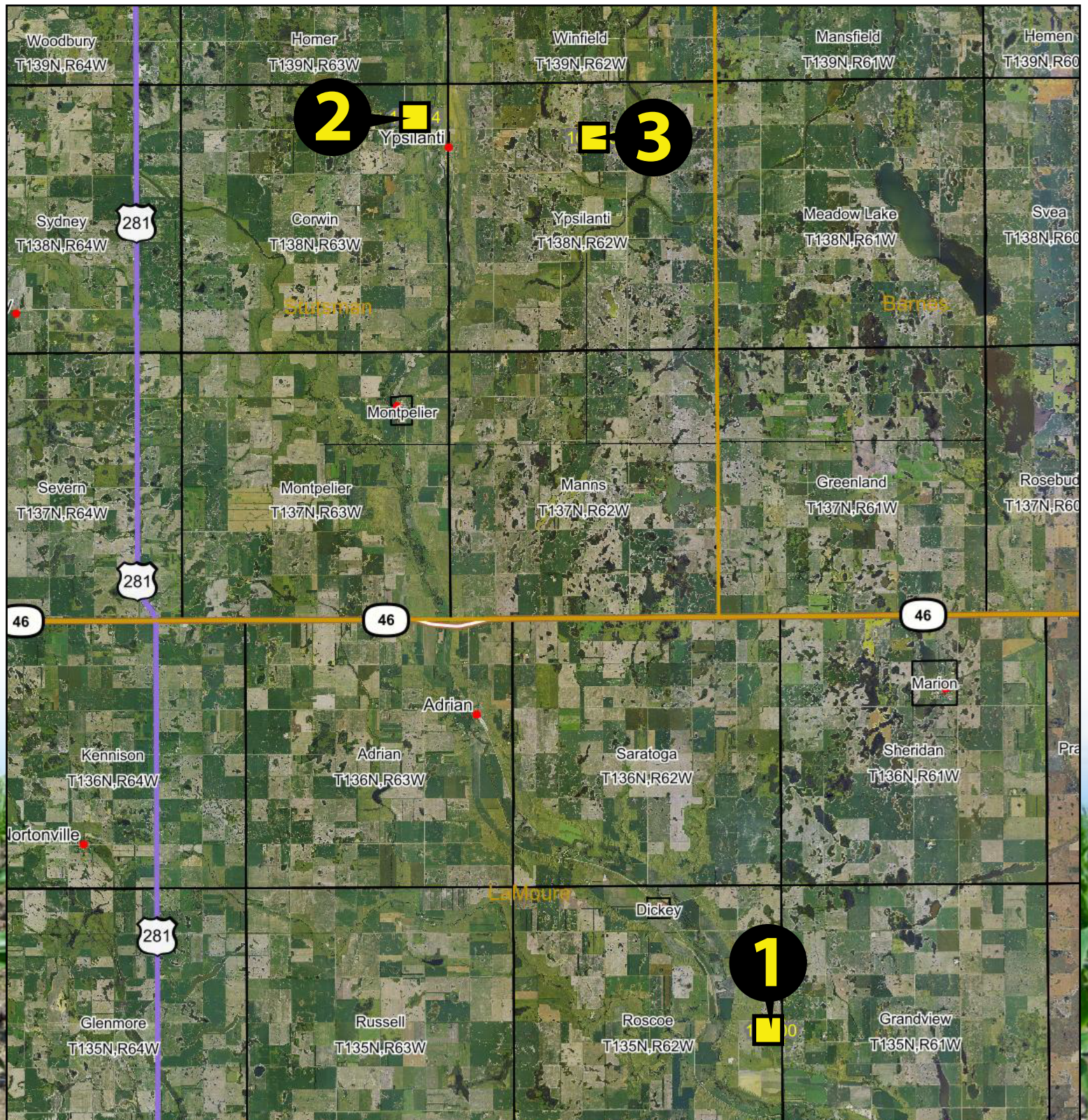
Jack Pifer • 701.261.4762 or [jack@pifers.com](mailto:jack@pifers.com)

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# OVERALL PROPERTY

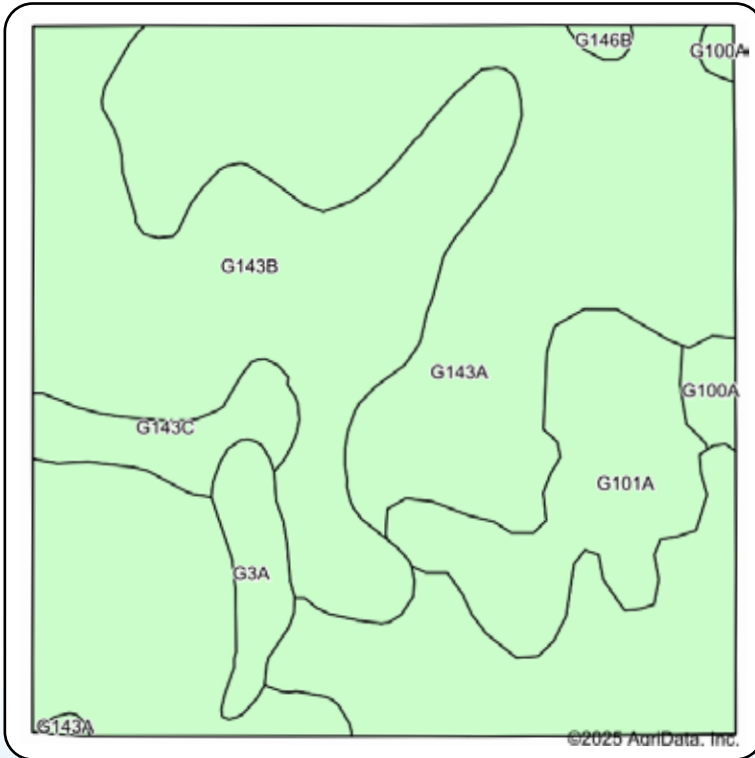




# PARCEL 1 • LaMOURE COUNTY

**Acres:** 160 +/-  
**Legal:** NE¼ 24-135-62  
**FSA Crop Acres:** 160.13 +/- (FSA Crop Acres Exceed Deeded Tax Acres)  
**Taxes (2024):** \$1,830.55

This parcel features productive cropland consisting of Barnes-Svea loam soils suitable for corn and soybeans. FSA crop acres may not reflect actual planted acres in recent years.



Crop	Base Acres	Yield
Wheat	29.65	53 bu.
Soybeans	130.03	32 bu.
Total Base Acres: 159.68		

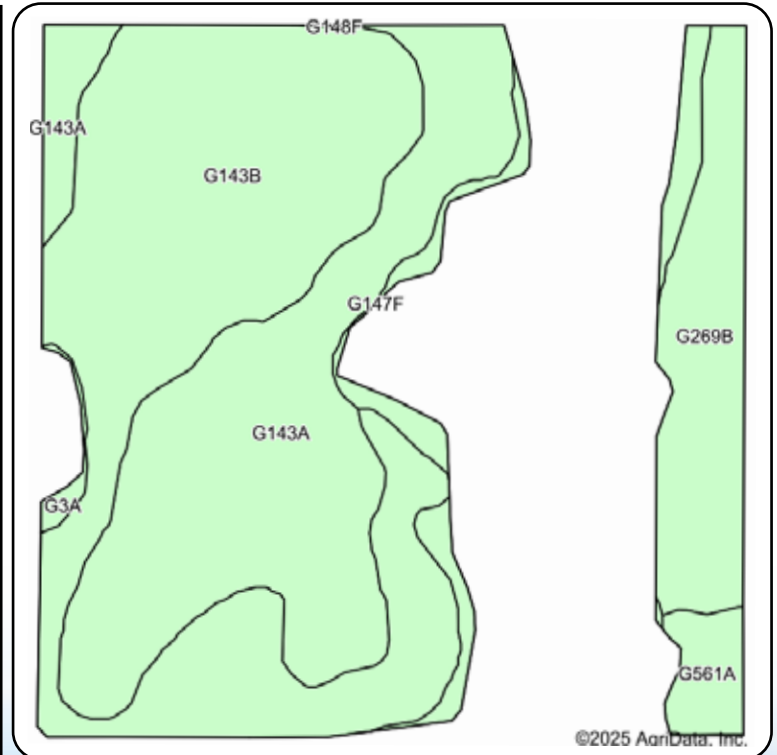
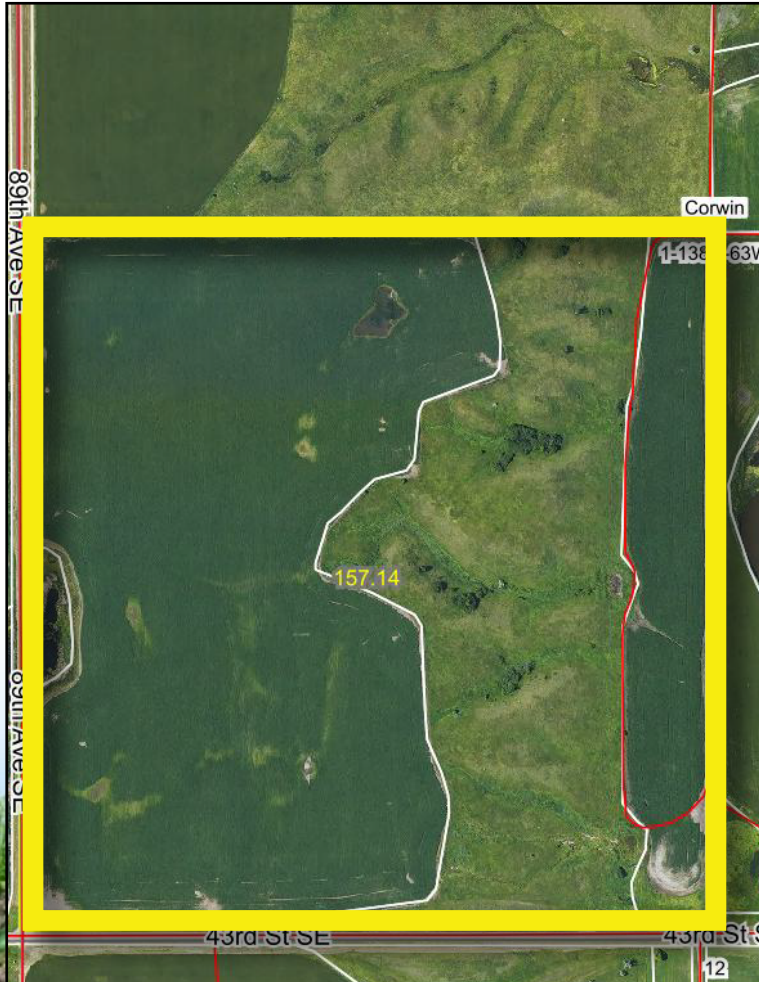
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	73.11	45.7%	IIc	85
G143B	Barnes-Svea loams, 3 to 6 percent slopes	57.70	36.0%	IIe	75
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	16.65	10.4%	IIe	77
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	5.46	3.4%	IVe	55
G3A	Parnell silty clay loam, 0 to 1 percent slopes	4.44	2.8%	Vw	25
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	2.22	1.4%	IIe	64
G146B	Barnes-Buse-Parnell complex, 0 to 6 percent slopes	0.55	0.3%	IIIe	63
Weighted Average					77.5



# PARCEL 2 • STUTSMAN COUNTY

**Acres:** 157.14 +/-  
**Legal:** SW¼ 1-138-63  
**FSA Crop Acres:** 103.46 +/-  
**Pasture Acres:** 45.8 +/-  
**Taxes (2024):** \$1,296.69

This parcel features a mix of productive crop and pastureland just north of Ypsilanti, ND. There is excellent access along 43rd St SE.



Crop	Base Acres	Yield
Corn	41.46	147 bu.
Soybeans	48.73	35 bu.
Total Base Acres: 90.19		

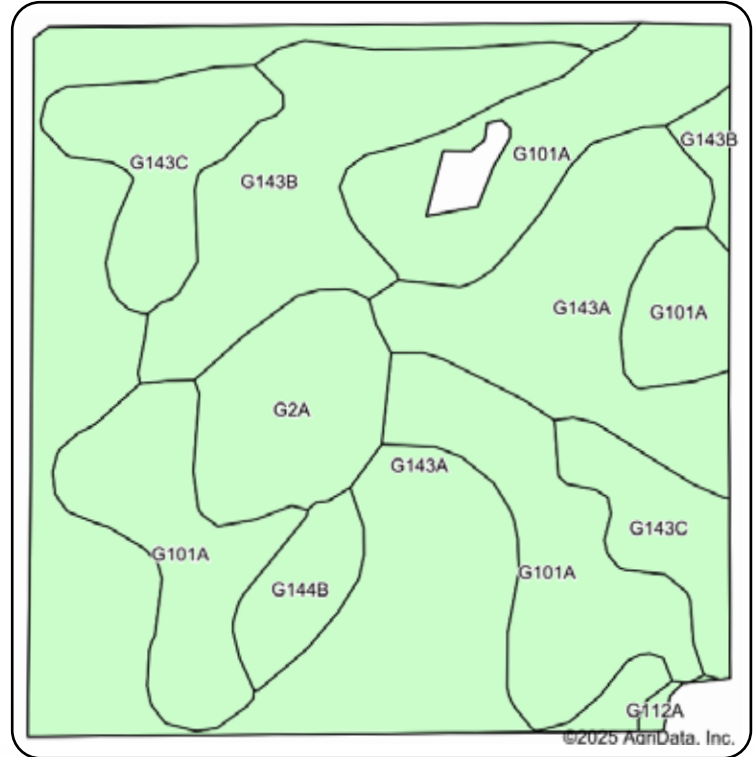
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	46.85	45.3%	Ile	75
G143A	Barnes-Svea loams, 0 to 3 percent slopes	35.57	34.4%	IIc	85
G269B	Fordville-Renshaw loams, 2 to 6 percent slopes	12.46	12.0%	IIIe	50
G147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	5.29	5.1%	VIIe	33
G561A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	2.71	2.6%	IIc	84
G3A	Parnell silty clay loam, 0 to 1 percent slopes	0.58	0.6%	Vw	25
Weighted Average					73.2



# PARCEL 3 • STUTSMAN COUNTY

**Acres:** 160 +/-  
**Legal:** NW¼ 10-138-62  
**FSA Crop Acres:** 158.16 +/-  
**Taxes (2024):** \$1,207.12

This parcel features productive cropland consisting of Barnes-Svea loam soils. There is excellent access along 43rd St SE and 93rd Ave SE. This property is subject to a US Fish & Wildlife wetland easement. FSA crop acres may not reflect actual planted acres in recent years.



Crop	Base Acres	Yield
Wheat	11.54	34 bu.
Corn	52.11	105 bu.
Sunflowers	5.46	928 lbs.
Soybeans	63.36	28 bu.
Total Base Acres: 132.47		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	61.21	38.7%	IIc	85
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	44.70	28.3%	Ile	77
G143B	Barnes-Svea loams, 3 to 6 percent slopes	20.12	12.7%	Ile	75
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	15.78	10.0%	IVe	55
G2A	Tonka silt loam, 0 to 1 percent slopes	11.37	7.2%	IVw	42
G144B	Barnes-Buse loams, 3 to 6 percent slopes	4.60	2.9%	IIIe	69
G112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	0.38	0.2%	IIw	58
Weighted Average					74.9



# 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 5/5/25. 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 May 5, 2025, 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

# 25

YEARS

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