



Badlands Ranch **Auction**

3,076.71 Acres • Golden Valley County, ND

Thursday, May 8, 2025 – 4:00 p.m. (MT)
North Dakota Cowboy Hall of Fame • Medora, ND



OWNERS: *Byron & Kathy Richard*



INTRODUCTION

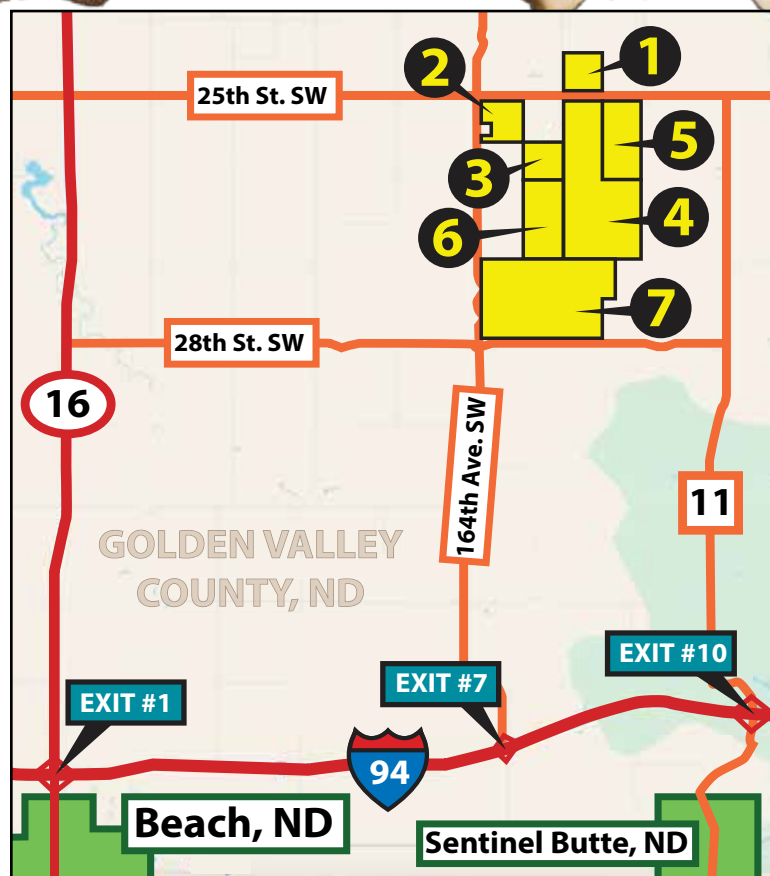
This remarkable ranch, nearing 3,100 acres, is along the edge of America's Badlands north Sentinel Butte and presents an extraordinary opportunity for ranchers, farmers, and outdoor enthusiasts alike. With a balanced combination of highly productive cropland, rolling native grass pastures, and a premium ranch headquarters, this property is perfectly equipped for a top-tier farm and ranch operation.

The ranch features a fully functional headquarters, complete with a modest yet tastefully updated home, a heated mechanics shop, cold storage buildings, and outstanding livestock handling facilities. Designed for efficiency, the barns and indoor working facilities provide year-round functionality.

Beyond its vibrant agricultural production, this property stands out as an exceptional hunting destination. The rolling terrain, natural cover, and proximity to Theodore Roosevelt National Park create a habitat teeming with upland birds, whitetail deer, mule deer, and other large game. Whether for a dedicated sportsman or a rancher looking to enjoy North Dakota's rich wildlife and landscape, this property offers unparalleled opportunities.

Proficiently managed to improve productivity, this ranch is equipped with a combination of new, updated and well-maintained fences and multiple water sources. The strategic infrastructure allows for efficient rotational grazing throughout the entire season, maximizing forage utilization while maintaining pasture health. Additionally, the fenced cropland offers valuable fall grazing opportunities.

Whether you are in the market to expand your land investment holdings, improve the productivity of your current operation, or secure that ideal hunting destination, this auction presents a rare opportunity for you. **Auction Subject to Prior Sale**



Andy Mrnak
701.206.1095
andy@pifers.com



Jim Sabe
701.523.6283
jsabe@pifers.com

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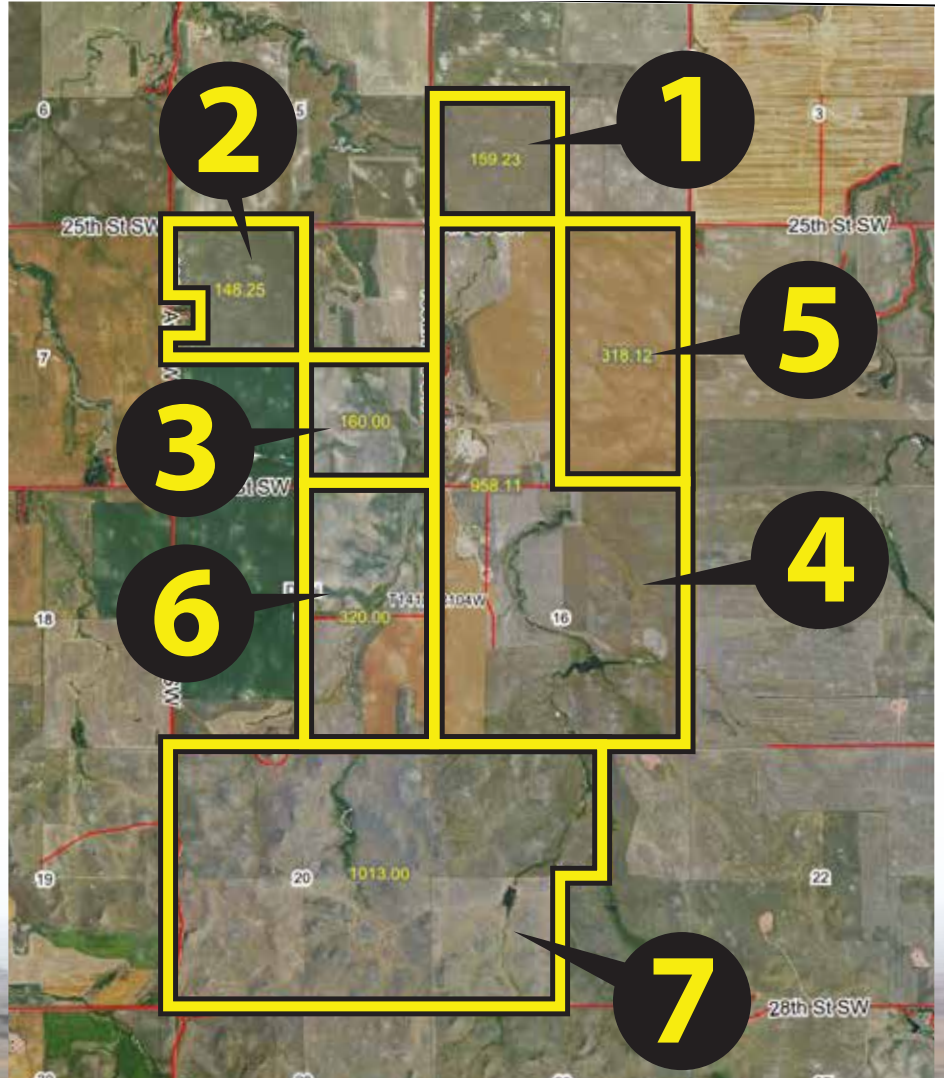
WORKING RANCH ATTRIBUTE'S

This ranch blends seamlessly into its natural surroundings, offering wildlife habitat while operating as a resourceful working ranch. The owners' investments in fence maintenance and water resources has increased long-term productivity and sustainable grazing management. The headquarters is supplied with Rural Water in addition to the primary well, which is integrated into a network of pipelines that distributes water throughout the pastures. Strategically placed stock dams further enhance water availability, ensuring each grazing unit is well-supported.

The ranch's cropland tracts are individually fenced, separating summer grazing pastures from the growing crops, while allowing for fall entry to the harvested fields or cover crop areas for an extended grazing season and feeding area deep into the fall and winter months.

Adding to its appeal, the ranch features numerous large, fenced tree shelterbelts thoughtfully placed throughout the property. These natural windbreaks provide critical seasonal habitat and protection for both livestock and wildlife alike.

The ranch also features a livestock working facility and sorting corrals in the heart of the ranch headquarters. The design of the pastures and fences lead funnel the livestock towards this system, making cattle handling easier and less stressful. With indoor and outdoor working spaces, the facility allows for efficient processing in many weather conditions.



COMMUNITY & SURROUNDING AREAS

The rich ranching heritage, outdoor adventure, and tight-knit community living that is found throughout the Billings and Golden Valley County area is second to none. These communities are deeply rooted in agriculture and western traditions, with generations of ranching families contributing to the region's strong sense of resilience and self-sufficiency.

Sentinel Butte and Beach provide a peaceful, rural lifestyle with a strong agricultural backbone, along with all of the essential amenities with restaurants, shopping, groceries, and an excellent school system. The area is known for its outstanding livestock operations, scenic rolling landscapes and rugged badlands which offer exceptional hunting opportunities. Summer highlights include Golden Valley County Fair in Beach, Champions Ride in Sentinel Butte, and countless events throughout the area.

Just a short drive away, Medora serves as the region's cultural and tourism hub, drawing visitors with its historic charm, cowboy spirit, and the world-famous Medora Musical that celebrates North Dakota's history and the legacy of Theodore Roosevelt. The town also hosts rodeos, Western festivals, and the annual Medora Cowboy Christmas, making it a year-round destination. Come to Medora to enjoy world class dining and entertainment!

For outdoor enthusiasts, the Theodore Roosevelt National Park, located near Medora, offers unmatched hiking, horseback riding, and wildlife viewing, while the Little Missouri River provides opportunities for fishing and kayaking. The area's hunting scene is also exceptional, with abundant whitetail and mule deer, upland birds, and other big game species.

Together, these communities offer a balance of rural tranquility, deep-rooted traditions, and outdoor recreation, making them an ideal place for those who appreciate wide-open spaces, a welcoming atmosphere, and a lifestyle shaped by the land.

Medora, ND ----- 25 Miles

Dickinson, ND ----- 65 Miles

Bismarck, ND ----- 160 Miles

Miles City, MT ----- 125 Miles

Billings, MT ----- 270 Miles



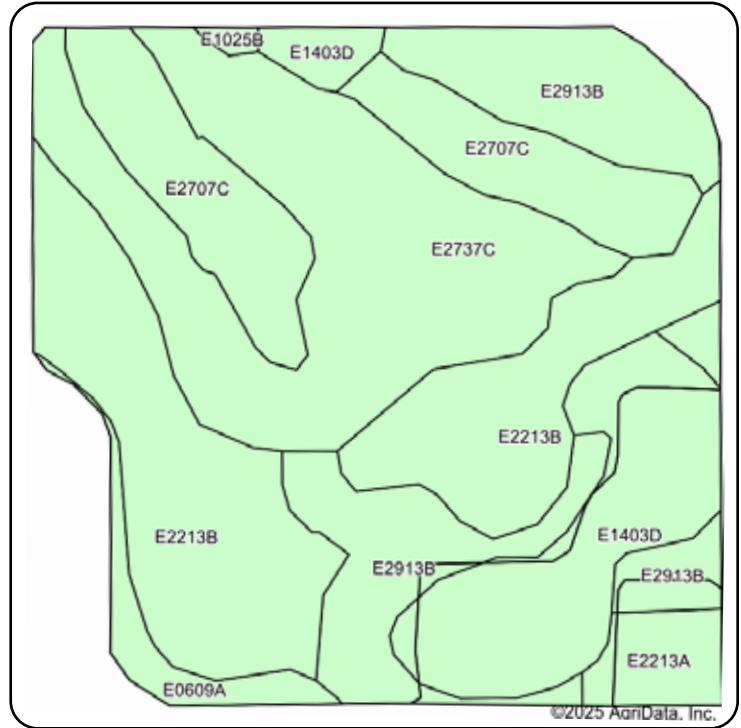
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PARCEL 1

Acres: 159.23 +/-
Legal: SW¼ 4-141-104
FSA Crop Acres: 144.73 +/-
Pasture Acres: 12.96 +/-
Taxes (2024): \$431.85

This highly productive quarter section has been strategically converted from cropland to premium grazing and hayland. With a Soil Productivity Index (SPI) averaging over 58, it retains strong agronomic potential while providing outstanding forage production. The land's versatility allows for continued livestock grazing or a potential transition back to cropland.



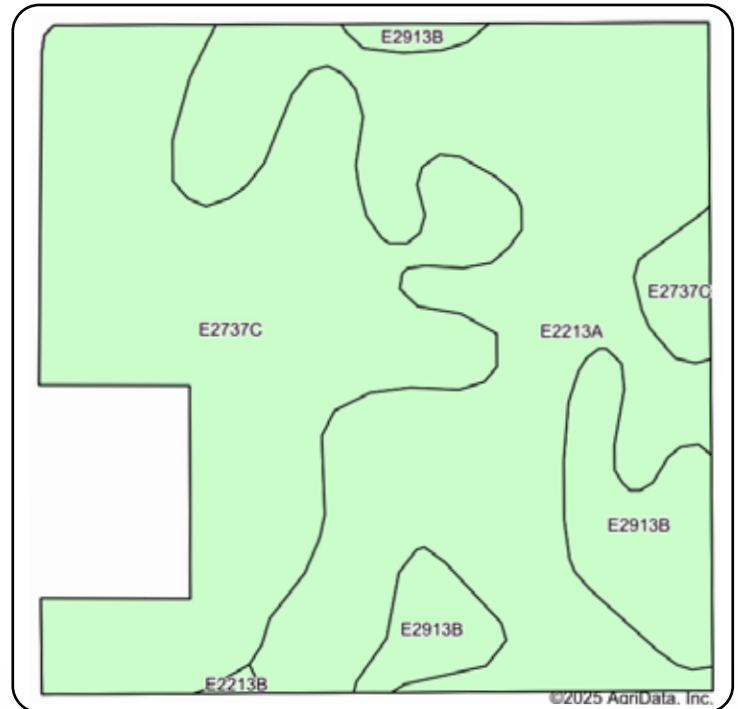
Crop	Base Acres	Yield
Oats	37.79	74 bu.
Corn	75.87	122 bu.
Total Base Acres: 113.66		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2213B	Golva silt loam, 2 to 6 percent slopes	36.91	25.5%	Ile	81
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	36.26	25.1%	IVe	53
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	24.72	17.1%	IIIe	67
E2707C	Cabba-Chama silt loams, 3 to 9 percent slopes	19.37	13.4%	VIe	44
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	19.27	13.3%	VIe	26
E2213A	Golva silt loam, 0 to 2 percent slopes	3.94	2.7%	IIc	86
E0609A	Belfield-Grail-Arnegard complex, saline, 0 to 2 percent slopes	3.82	2.6%	IIIs	43
E1025B	Regent-Wyola silty clay loams, 3 to 6 percent slopes	0.44	0.3%	Ile	79
Weighted Average					58.4

PARCEL 2

Acres: 148.25 +/-
Legal: NW¼ Less Farm 8-141-104
FSA Crop Acres: 143.94 +/-
Taxes (2024): \$479.05

With an impressive SPI of 70, this quarter section stands out as one of the most productive parcels in the offering. Most recently utilized as premium grazing land, it features excellent access and adaptability. Whether continued as high-quality pasture or returned to crop production, this land offers a strong return on investment.



Crop	Base Acres	Yield
Wheat	119.2	36 bu.
Barley	24.7	39 bu.
Total Base Acres: 143.9		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2213A	Golva silt loam, 0 to 2 percent slopes	67.16	46.9%	IIc	86
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	60.41	42.2%	IVe	53
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	15.32	10.7%	IIIe	67
E2213B	Golva silt loam, 2 to 6 percent slopes	0.33	0.2%	IIe	81
Weighted Average					70

PARCEL 3

Acres: 160 +/-
Legal: SE¼ 8-141-104
FSA Crop Acres: 128.56 +/-
Pasture Acres: 25.47 +/-
Taxes (2024): \$462.31

Diverse and well-positioned, this quarter section combines strong cropland potential with additional value for livestock feed production. With an SPI over 68 and excellent road access, this parcel offers extreme productivity while directly adjacent to the main ranch headquarters. Significant effort has been invested in wildlife management, with introduced tree shelter belts positioned near the seasonal creek bed.

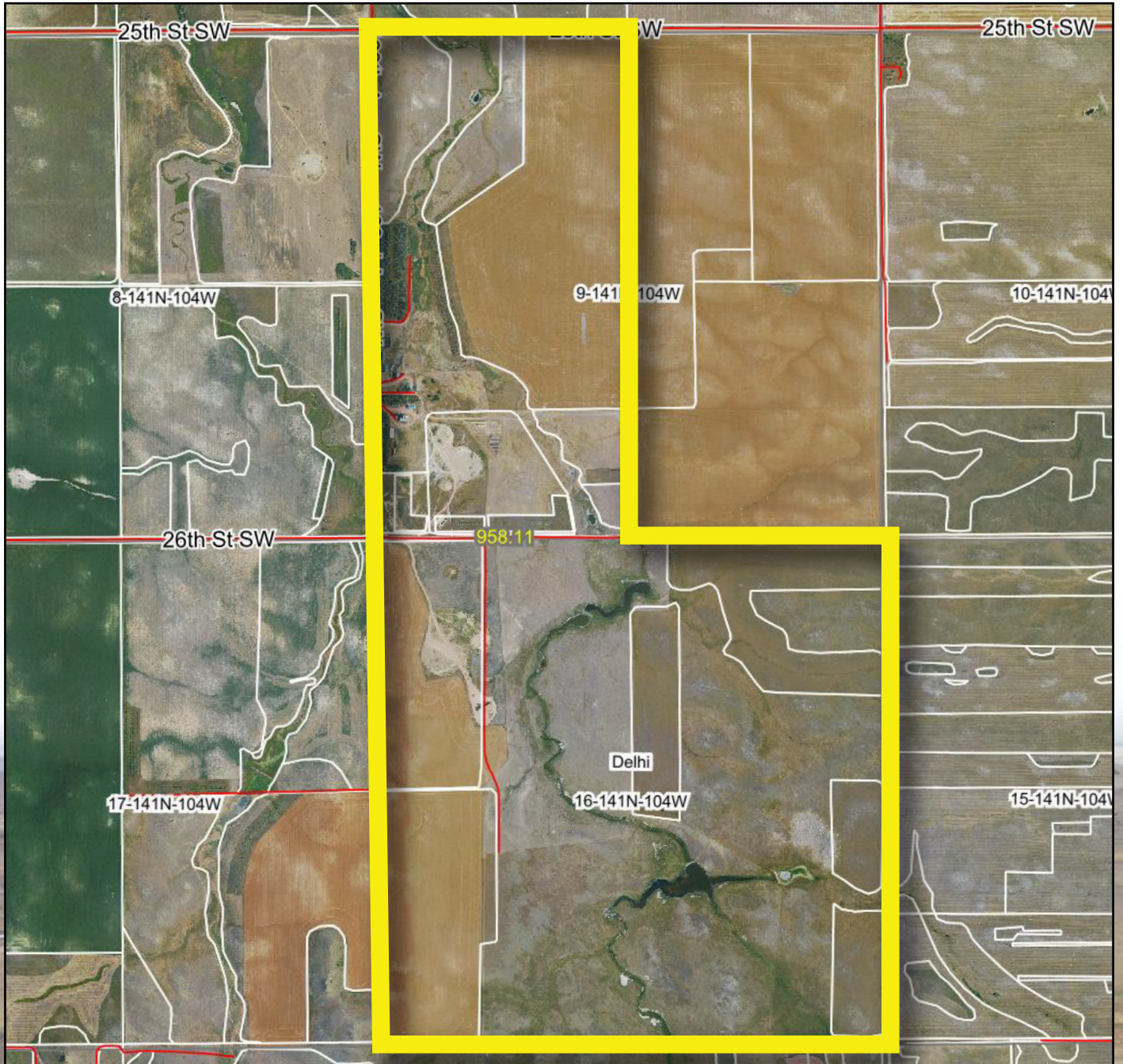


Crop	Base Acres	Yield
Oats	32.11	74 bu.
Corn	64.46	122 bu.
Total Base Acres: 96.57		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2213A	Golva silt loam, 0 to 2 percent slopes	55.02	42.9%	IIc	86
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	40.34	31.4%	IVe	53
E4575B	Wanagan loam, 2 to 6 percent slopes	13.55	10.5%	IIIe	58
E4123A	Havrelon-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	6.33	4.9%	VIw	40
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	5.45	4.2%	IIIe	67
E4575A	Wanagan loam, 0 to 2 percent slopes	5.14	4.0%	IIIs	62
E2145A	Shambo loam, 0 to 2 percent slopes	2.73	2.1%	IIc	87
Weighted Average					68.7

PARCEL 4

As the heart of the ranch operation, Parcel 4 features a well-developed headquarters with a modest ranch home, modern Morton machine shop with guest room, large equipment shed, an updated calving barn, and extensive working facilities. Over 950 contiguous acres blend productive cropland, premier grazing pastures, and impressive hunting habitat. A central water-well and pipeline system work in tandem with the natural water sources that are scattered throughout, providing reliable water for livestock and wildlife. Additionally, introduced tree shelter belts support an established wildlife management program.



PARCEL 4

Acres: 160 +/-
 Legal: SE¼ 8-141-104
 FSA Crop Acres: 128.56 +/-
 Pasture Acres: 25.47 +/-
 Taxes (2024): \$462.31

COMBINED WITH PARCEL 6 & PART OF PARCEL 7

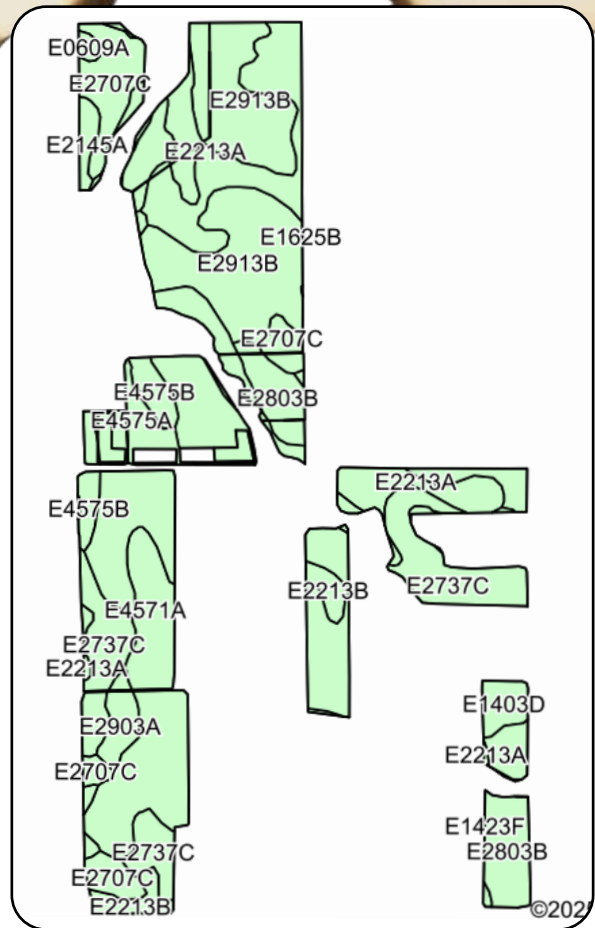
Crop	Base Acres	Yield
Oats	135.13	74 bu.
Corn	271.27	122 bu.

Total Base Acres: 406.4

COMBINED WITH PARCEL 5

Crop	Base Acres	Yield
Oats	141.33	74 bu.
Corn	283.72	122 bu.

Total Base Acres: 425.05



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	118.53	25.1%	IIle	67
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	71.54	15.2%	IVe	53
E4571A	Shambo loam, gravelly substratum, 0 to 2 percent slopes	53.50	11.4%	IIc	73
E2213A	Golva silt loam, 0 to 2 percent slopes	52.40	11.1%	IIc	86
E4575A	Wanagan loam, 0 to 2 percent slopes	38.78	8.2%	IIIs	62
E2707C	Cabba-Chama silt loams, 3 to 9 percent slopes	30.98	6.6%	VIe	44
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	27.75	5.9%	IIe	76
E0609A	Belfield-Grail-Arnegard complex, saline, 0 to 2 percent slopes	27.23	5.8%	IIIs	43
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	14.32	3.0%	VIe	26
E4575B	Wanagan loam, 2 to 6 percent slopes	12.57	2.7%	IIle	58
E2213B	Golva silt loam, 2 to 6 percent slopes	11.64	2.5%	IIe	81
E2903A	Chama-Sen silt loams, 0 to 3 percent slopes	7.67	1.6%	IIle	72
E2145A	Shambo loam, 0 to 2 percent slopes	4.26	0.9%	IIc	87
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	0.13	0.0%	IIle	63
Weighted Average					64

RANCH HEADQUARTERS PHOTOS



Pifer's

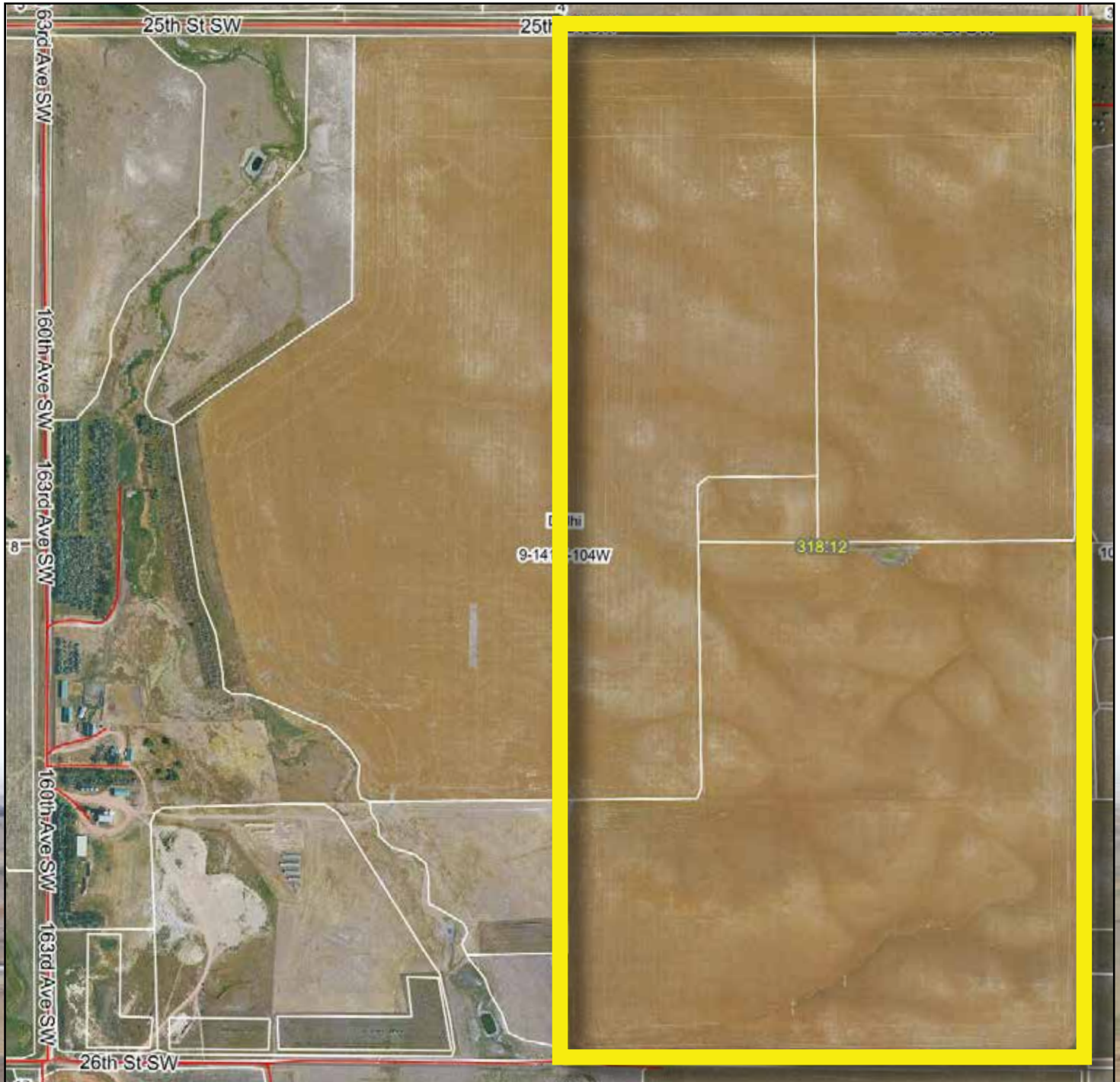
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RANCH HEADQUARTERS PHOTOS



PARCEL 5

Primarily cropland and hayland with excellent access, this parcel is located in the heart of the ranch. With an SPI of 56, Parcel 5 is certain to offer continued production of small grains, row crops, or livestock forage crops.

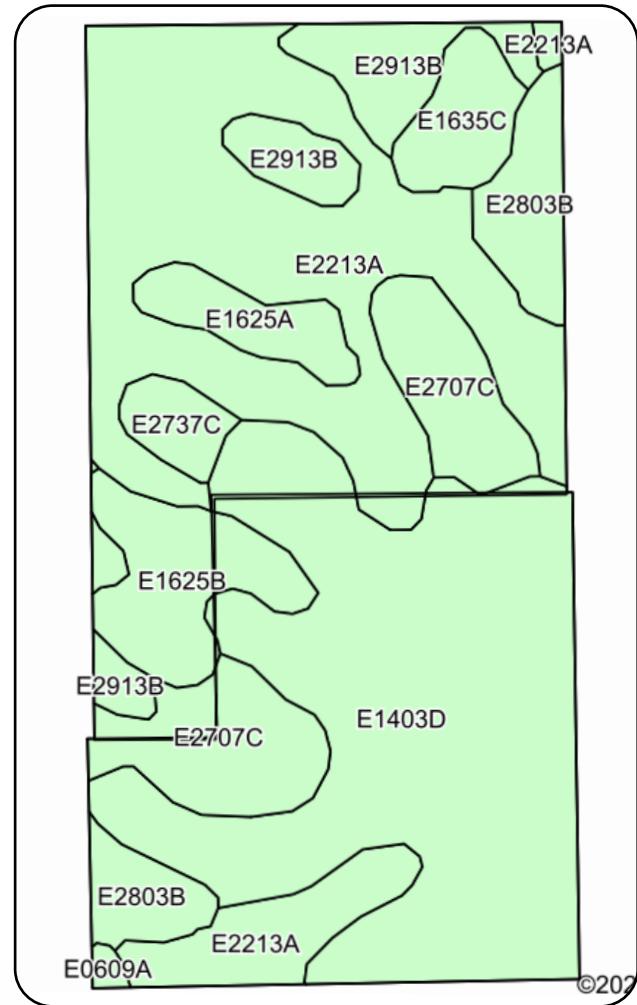


PARCEL 5

Acres: 318.12 +/-
 Legal: E½ 9-141-104 (Less ROW)
 FSA Crop Acres: 312.77 +/-
 Taxes (2024): \$958.10

****COMBINED WITH PARCEL 4****

Crop	Base Acres	Yield
Oats	141.33	74 bu.
Corn	283.72	122 bu.
Total Base Acres: 425.05		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	107.60	34.4%	VIe	26
E2213A	Golva silt loam, 0 to 2 percent slopes	96.16	30.8%	IIc	86
E2707C	Cabba-Chama silt loams, 3 to 9 percent slopes	30.25	9.7%	VIe	44
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	19.23	6.2%	IIIe	67
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	17.49	5.6%	IIIe	63
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	17.29	5.5%	Ile	76
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	9.46	3.0%	IVe	51
E1625A	Vebar-Parshall fine sandy loams, 0 to 3 percent slopes	8.74	2.8%	IIIe	66
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	5.37	1.7%	IVe	53
E0609A	Belfield-Grail-Arnegard complex, saline, 0 to 2 percent slopes	0.88	0.3%	IIIs	43
Weighted Average					56

PARCEL 6

This highly productive cropland features a strong SPI average over 62. Parcel 6 is a high-performing parcel suited for diverse crop and feed production. Additionally, introduced tree shelter belts have been established, reinforcing a long-term wildlife conservation effort while also serving as livestock windbreaks and shelter.

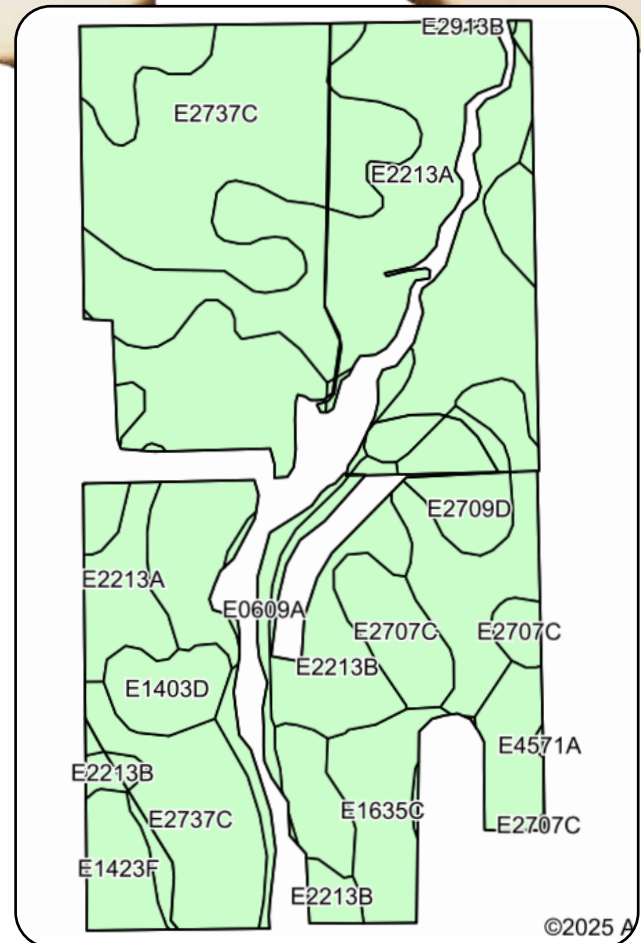


PARCEL 6

Acres: 320 +/-
 Legal: E½ 17-141-104
 FSA Crop Acres: 268.02 +/-
 Recreational Acres: 34.35 +/-
 Taxes (2024): \$912.42

****COMBINED WITH PARCEL 4
 & PART OF PARCEL 7****

Crop	Base Acres	Yield
Oats	135.13	74 bu.
Corn	271.27	122 bu.
Total Base Acres: 406.4		

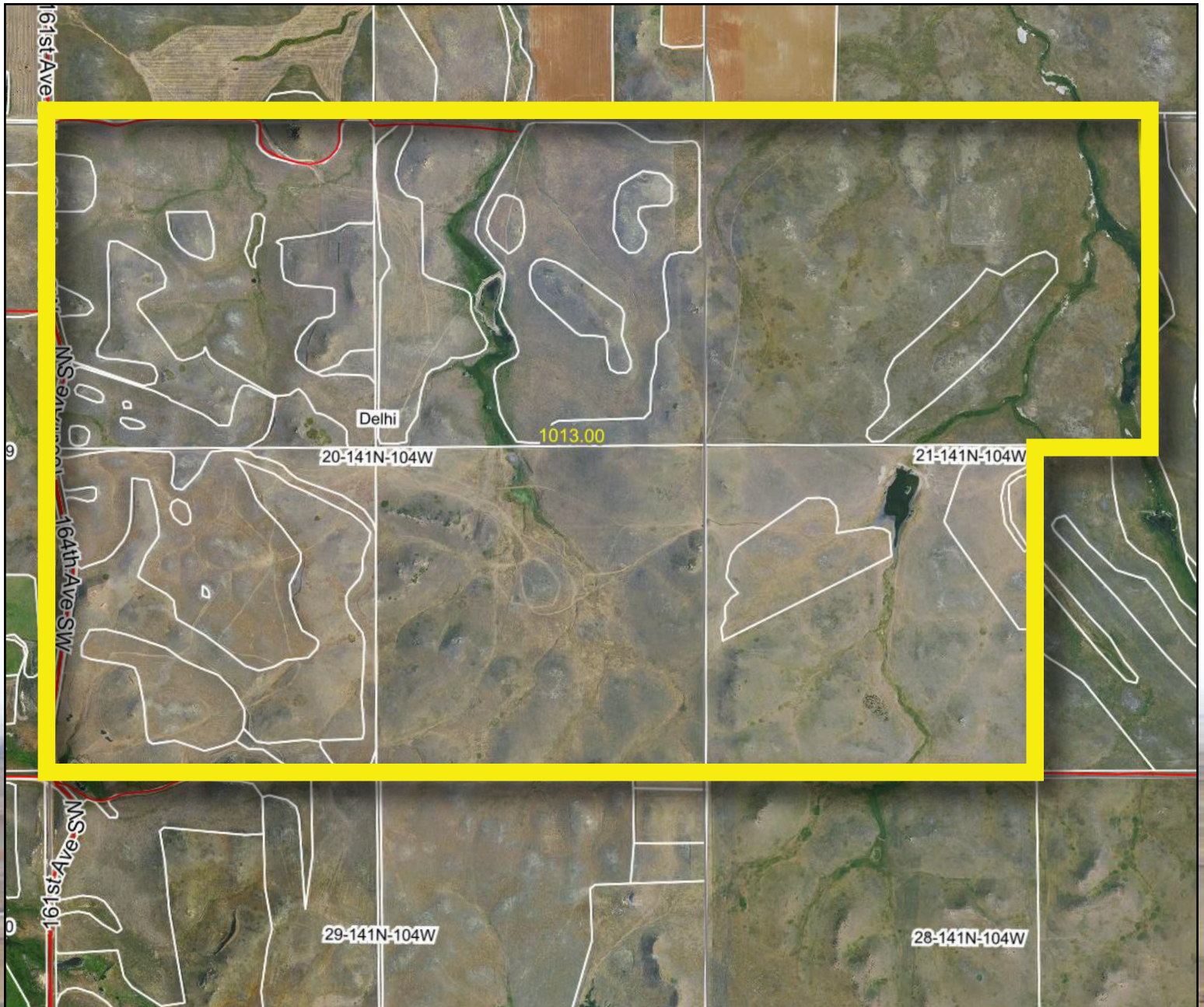


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Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	113.39	42.6%	IVe	53
E2213A	Golva silt loam, 0 to 2 percent slopes	76.57	28.8%	IIc	86
E2213B	Golva silt loam, 2 to 6 percent slopes	24.35	9.2%	IIe	81
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	11.05	4.2%	IVe	51
E2707C	Cabba-Chama silt loams, 3 to 9 percent slopes	10.23	3.8%	VIe	44
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	8.29	3.1%	VIe	33
E0609A	Belfield-Grail-Arnegard complex, saline, 0 to 2 percent slopes	6.95	2.6%	IIIs	43
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	6.80	2.6%	VIe	26
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	6.80	2.6%	VIIe	22
E4575B	Wanagan loam, 2 to 6 percent slopes	0.72	0.3%	IIIe	58
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	0.32	0.1%	IIIe	67
E4123A	Havrelon-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	0.14	0.1%	VIW	40
E4571A	Shambo loam, gravelly substratum, 0 to 2 percent slopes	0.13	0.0%	IIc	73
Weighted Average					62.3

PARCEL 7

As the largest parcel in the offering, this expansive tract consists primarily of native grass pastures with upgraded fences and multiple water sources designed to enhance the rotational grazing cells. Natural water is widely available throughout the parcel and a pipeline-fed water system, originating from the well at the main headquarters, it extends to multiple livestock tanks, while an additional well on the west side can supply a secondary tank. This well-managed grazing offers solid production for livestock while also serving as a prime location for wildlife and recreational opportunities, making it a valuable asset for both ranching and hunting enthusiasts.



PARCEL 7

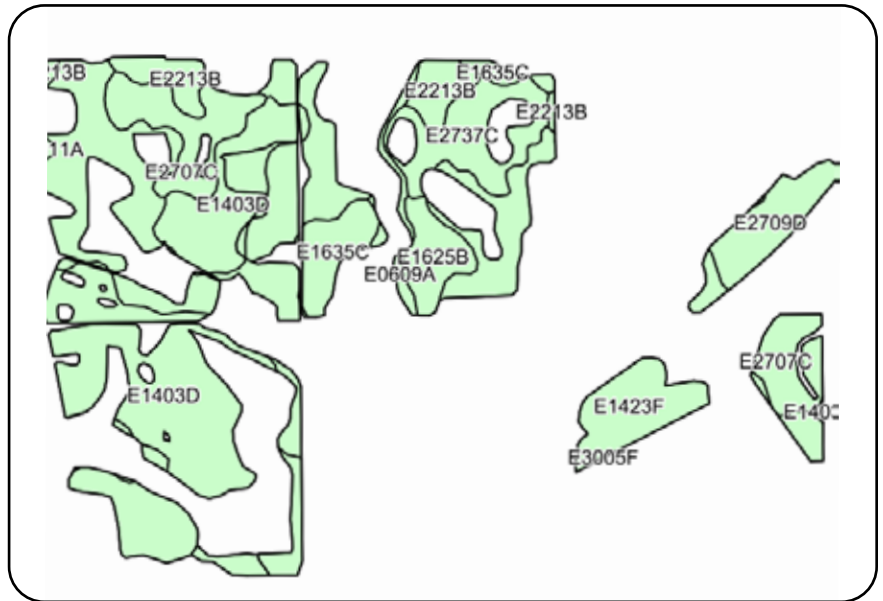
Acres: 1,013 +/-
 Legal: All 20-141-104, NW¼, W 53 ac. NE¼, & SW ¼ 21-141-104
 FSA Crop Acres: 331.62 +/-
 Pasture Acres: 630.78 +/-
 Taxes (2024): \$1,485.90

COMBINED WITH PARCEL 4

Crop	Base Acres	Yield
Oats	162.57	74 bu.
Corn	326.35	122 bu.
Total Base Acres: 488.92		

Crop	Base Acres	Yield
Wheat	29.2	24 bu.
Barley	0.5	39 bu.
Total Base Acres: 29.7		

Crop	Base Acres	Yield
Wheat	72.2	32 bu.
Total Base Acres: 72.2		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	111.42	34.0%	Vlle	22
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	103.77	31.5%	Vle	26
E2707C	Cabba-Chama silt loams, 3 to 9 percent slopes	32.06	9.7%	Vle	44
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	21.04	6.4%	IVe	53
E2213B	Golva silt loam, 2 to 6 percent slopes	15.61	4.7%	Ile	81
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	14.98	4.6%	Vle	33
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	13.49	4.1%	IVe	51
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	11.37	3.5%	IIle	63
E0609A	Belfield-Grail-Arnegard complex, saline, 0 to 2 percent slopes	4.75	1.4%	IIIs	43
E0811A	Grail silty clay loam, 0 to 2 percent slopes	0.42	0.1%	IIc	96
E3005F	Brandenburg-Cabba complex, 6 to 70 percent slopes	0.08	0.0%	Vlls	22
Weighted Average					33.7

PROPERTY PHOTOS



Pifer's

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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 6/23/25. 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 June 23, 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.

III. Purchase Agreement, Marketability, Signing Area (cont'd)

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

est. 2000

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