

Farmland Auction

25
YEARS
est. 2000

709 Acres • Emmons County, ND

Tuesday, May 20, 2025 – 10:00 a.m.

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



OWNER: Elizabeth Bachmeier Life Estate



Pifer's

701.475.7653

www.pifers.com

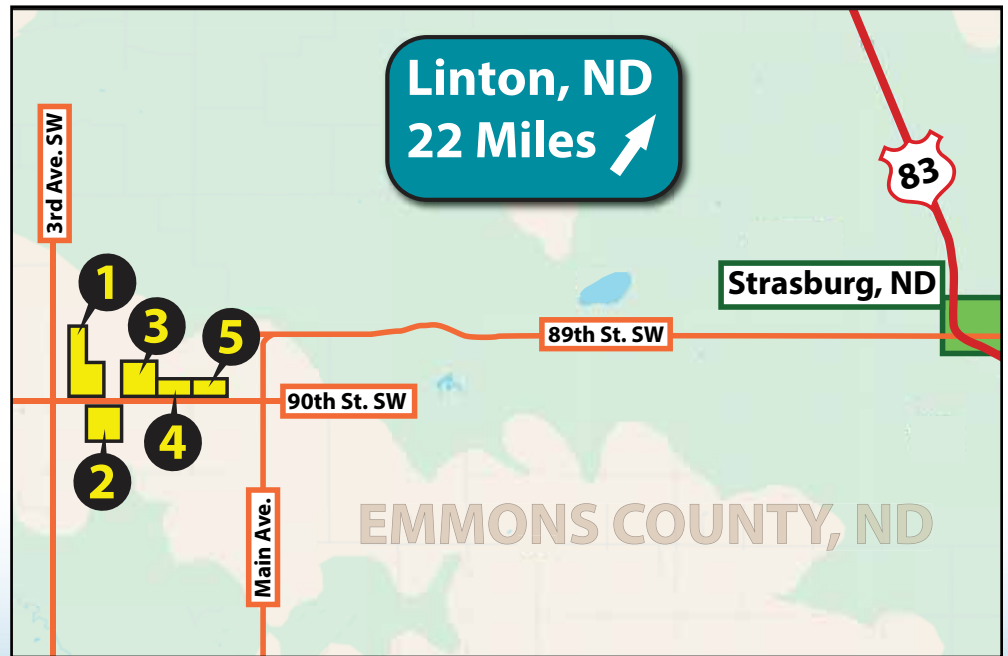
INTRODUCTION

Auction Note: This exceptional property presents an opportunity to own a well-balanced tract of productive pastureland and cropland, enhanced by outstanding wildlife habitat. The pasture is supported by a stock dam, well water, and a very well-maintained 4-wire perimeter fence, making it ideal for grazing operations. In addition to its agricultural strengths, the property is a hunter's paradise, offering excellent pheasant hunting along with fantastic mule deer and white-tailed deer hunting. Heavily wooded draws provide ideal cover and habitat, and the land has even seen large bull moose and bull elk passing through. Approximately 404 +/- acres of highly productive cropland are included, with Soil Productivity Indexes (SPI) ranging from the 70s to 90s, highlighting the land's farming potential.

The property is subject to a landowner/tenant lease through 2025, with the new owner(s) receiving the 2025 lease payment. Sellers will retain the subsurface mineral rights of what they currently own. There are no USFW Easements on this property. **

Driving Directions

From Strasburg, ND, go 10 miles west on 89th St. SW. Follow the curve south on Main Ave for one mile then follow the curve back to the west on 90th St. SW. Go a half mile west on 90th St. SW to parcels 3, 4, and 5 on the north side of the road. Continue another quarter mile west from the southwest corner of parcel 3 to parcels 1 and 2.

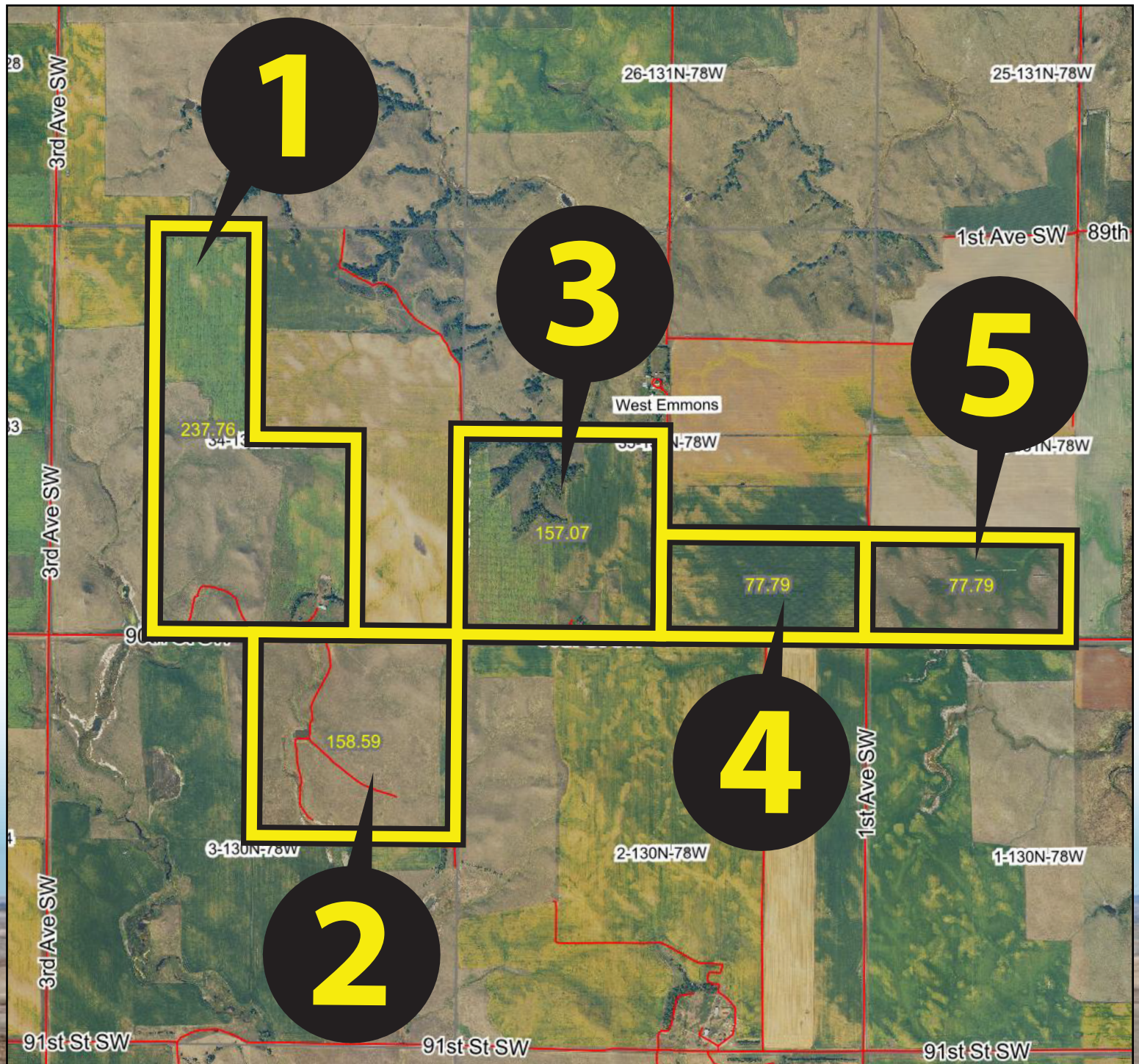


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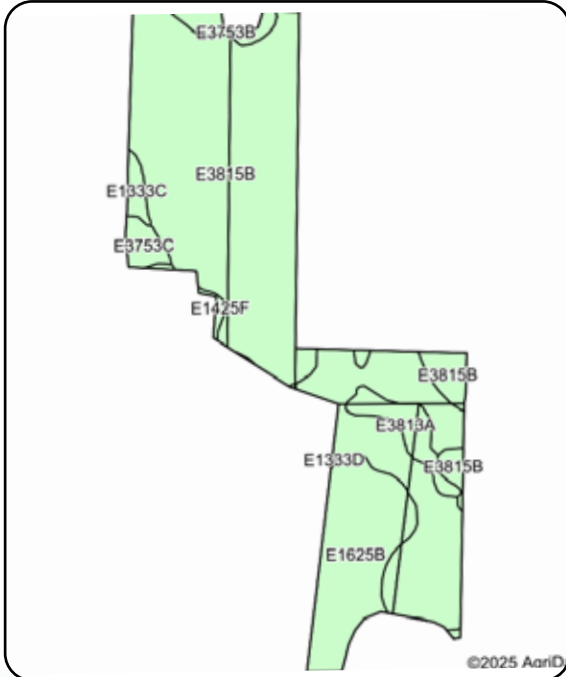
OVERALL PROPERTY



PARCEL 1

Acres: 237.76 +/-
Legal: E½W½ Less 1.12 A Parcel #19, W½SE¼
 Less 1.12 A Parcel #20 in 34-131-78
FSA Crop Acres: 129.94 +/-
Pasture Acres: 106.62 +/-
Taxes (2024): \$1,267.24

This diverse parcel offers 129.94 +/- acres of productive cropland with an average SPI of 75.6! The balance of the parcel is rolling pastureland with lush grasses, 4-wire perimeter fencing, and a well for a water source.



ALL PARCELS COMBINED

Crop	Base Acres	Yield
Oats	83.49	44 bu.
Corn	127.02	68 bu.
Sunflowers	119.49	1,456 lbs.
Total Base Acres: 330.0		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3815B	Bryant silt loam, 2 to 6 percent slopes	70.64	54.3%	Ile	84
E3753C	Omio-Amor silt loams, 6 to 9 percent slopes	30.53	23.5%	IIle	64
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	19.54	15.0%	IIle	63
E3813A	Grassna silt loam, loess, 0 to 2 percent slopes	4.52	3.5%	IIc	98
E3753B	Omio-Amor silt loams, 3 to 6 percent slopes	2.40	1.8%	Ile	80
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	1.56	1.2%	IVe	40
E1425F	Flasher-Vebar complex, 15 to 70 percent slopes	0.72	0.6%	VIIe	15
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	0.08	0.1%	VIe	32
Weighted Average					75.6

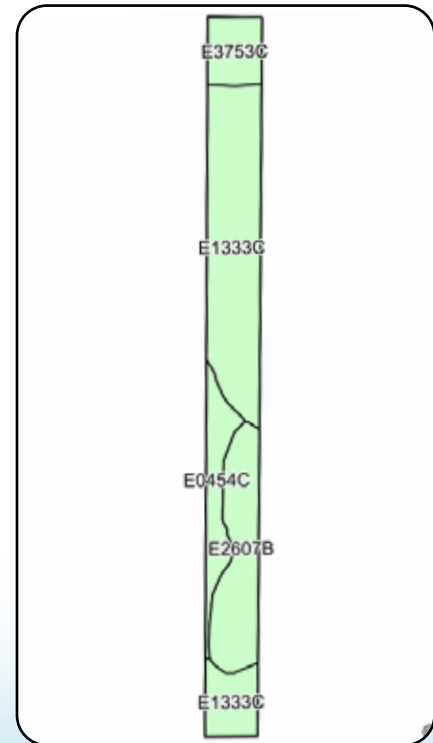
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PARCEL 2

Acres: 158.59 +/-
Legal: NE¼ Less 2.21 A Parcel #23 in 3-130-78
FSA Crop Acres: 11.58 +/-
Pasture Acres: 144.65 +/-
Taxes (2024): \$418.87

This quarter section of pastureland offers lush grasses and like-new 4-wire perimeter fencing. There is a stock dam and well water for water sources. Please note: The well that supplies water for parcel 2 is located on parcel 1. In the event that there are two different buyers for parcels 1 and 2, there will be a recorded shared well agreement put into place.



ALL PARCELS COMBINED

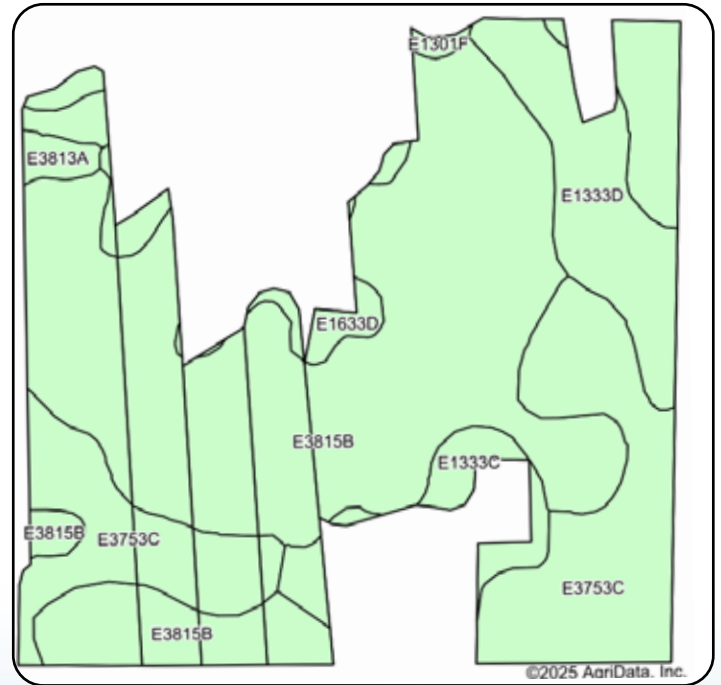
Crop	Base Acres	Yield
Oats	83.49	44 bu.
Corn	127.02	68 bu.
Sunflowers	119.49	1,456 lbs.
Total Base Acres:		330.0

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	6.23	53.8%	IVe	40
E2607B	Amor-Werner loams, 3 to 6 percent slopes	2.77	23.9%	IIe	72
E0454C	Daglum-Rhoades complex, 6 to 9 percent slopes	1.46	12.6%	VIIs	28
E3753C	Omio-Amor silt loams, 6 to 9 percent slopes	1.12	9.7%	IIIe	64
Weighted Average					48.5

PARCEL 3

Acres: 1587.07 +/-
Legal: SW¼ Less RW Less 2.21A Parcel in 35-131-78
FSA Crop Acres: 112.13 +/-
Hunting Acres: 33.05 +/-
Taxes (2024): \$917.86

This parcel has it all! The 112.13 +/- acres of cropland boasts an average SPI of 70.6 while the balance of the parcel is a sportsman's dream. The heavily wooded draws provide fantastic habitat for mule deer and white-tailed deer along with upland game.



ALL PARCELS COMBINED

Crop	Base Acres	Yield
Oats	83.49	44 bu.
Corn	127.02	68 bu.
Sunflowers	119.49	1,456 lbs.

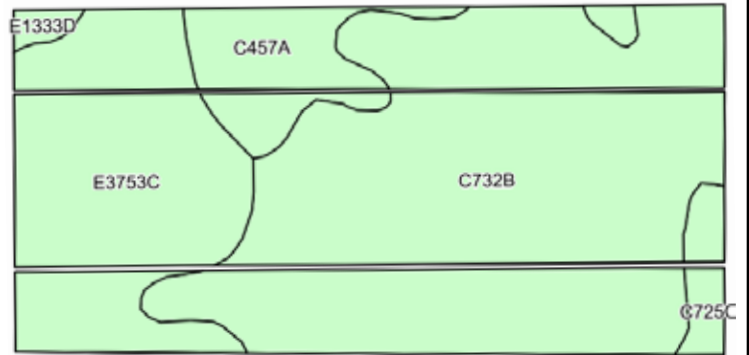
Total Base Acres: 330.0

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3815B	Bryant silt loam, 2 to 6 percent slopes	62.73	55.9%	Ile	84
E3753C	Omio-Amor silt loams, 6 to 9 percent slopes	29.68	26.5%	IIle	64
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	10.41	9.3%	VIle	32
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	4.09	3.6%	IVle	40
E1633D	Vebar fine sandy loam, 9 to 15 percent slopes	3.70	3.3%	VIle	36
E3813A	Grassna silt loam, loess, 0 to 2 percent slopes	1.12	1.0%	IIc	98
E1301F	Cohagen-Vebar-Parshall fine sandy loams, 9 to 35 percent slopes	0.40	0.4%	VIIle	24
Weighted Average					70.6

PARCEL 4

Acres: 77.79 +/-
 Legal: S½SE¼ 35-131-78
 FSA Crop Acres: 73.54 +/-
 Taxes (2024): \$632.18

This short 80 +/- acre parcel offers 73.54 +/- acres of very productive cropland that has an average SPI of 78.4!



ALL PARCELS COMBINED

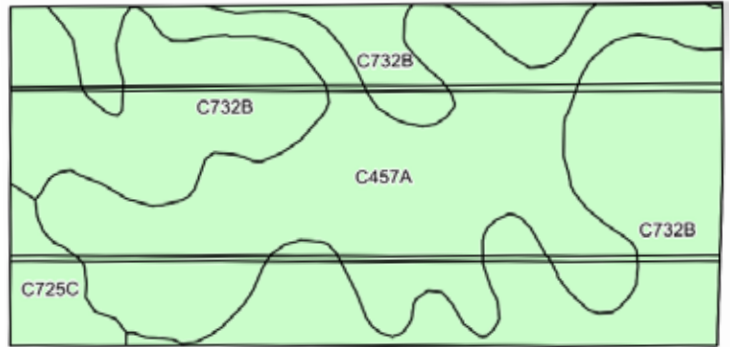
Crop	Base Acres	Yield
Oats	83.49	44 bu.
Corn	127.02	68 bu.
Sunflowers	119.49	1,456 lbs.
Total Base Acres: 330.0		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C732B	Bryant silt loam, 2 to 6 percent slopes	43.53	60.7%	Ile	83
E3753C	Omio-Amor silt loams, 6 to 9 percent slopes	19.25	26.8%	IIle	64
C457A	Grassna silt loam, 0 to 2 percent slopes	6.42	9.0%	IIc	98
C725C	Omio-Amor complex, 6 to 9 percent slopes	1.89	2.6%	IIle	66
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	0.61	0.9%	VIle	32
Weighted Average					78.4

PARCEL 5

Acres: 77.79 +/-
Legal: S½SW¼ & Less 2.21 A Parcel #30 in 36-131-78
FSA Crop Acres: 77.28 +/-
Taxes (2024): \$725.79

This short 80+/- acre parcel offers 77.28 +/- cropland acres made up of all Class II & III soils and boasts an average SPI of 89.2!



ALL PARCELS COMBINED

Crop	Base Acres	Yield
Oats	83.49	44 bu.
Corn	127.02	68 bu.
Sunflowers	119.49	1,456 lbs.
Total Base Acres: 330.0		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C732B	Bryant silt loam, 2 to 6 percent slopes	38.20	49.4%	Ile	83
C457A	Grassna silt loam, 0 to 2 percent slopes	35.83	46.4%	Ilc	98
C725C	Omio-Amor complex, 6 to 9 percent slopes	3.25	4.2%	IIle	66
Weighted Average					89.2

PROPERTY PHOTOS



PROPERTY PHOTOS



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 7/7/25. 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 July 7, 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

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YEARS

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est. 2000

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