

Farmland Auction

25
YEARS
est. 2000

460.55 Acres • Morton County, ND

Tuesday, September 23, 2025 – 11:00 a.m.

Holiday Inn • Bismarck, ND



OWNER: Nuss Children Irrevocable Trust



Pifer's

701.475.7653

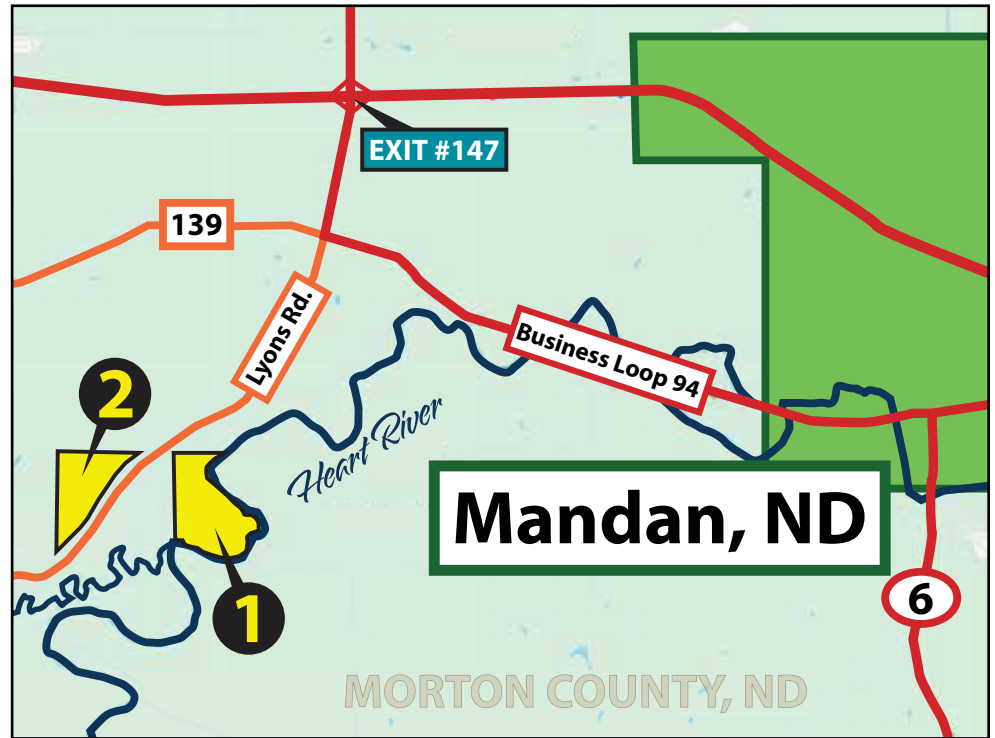
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INTRODUCTION

Auction Note: Located just 10 minutes from Mandan, ND, this diverse and scenic property offers nearly 2 miles of Heart River frontage and stunning views in every direction. With productive cropland and lush pastureland protected by perimeter fencing, this property is well-suited for both farming and ranching. An irrigation permit allowing water to be pumped from the Heart River adds significant value to the operation. The property features heavily wooded draws that provide excellent wildlife habitat, supporting fantastic mule deer and white-tailed deer hunting, along with outstanding pheasant hunting. This rare combination of recreational and agricultural appeal is available for the 2026 season.

Driving Directions

From Mandan, ND, go 3 miles west on I-94 to Exit #147. Go 1 mile south on Business Loop 94 to Lyons Rd. Continue south on Lyons Rd. for 2 miles. Go south on the quarter line road for 1/8 of a mile to parcel 1. Continue 1 mile south on Lyons Road to parcel 2 on the west side of the road.

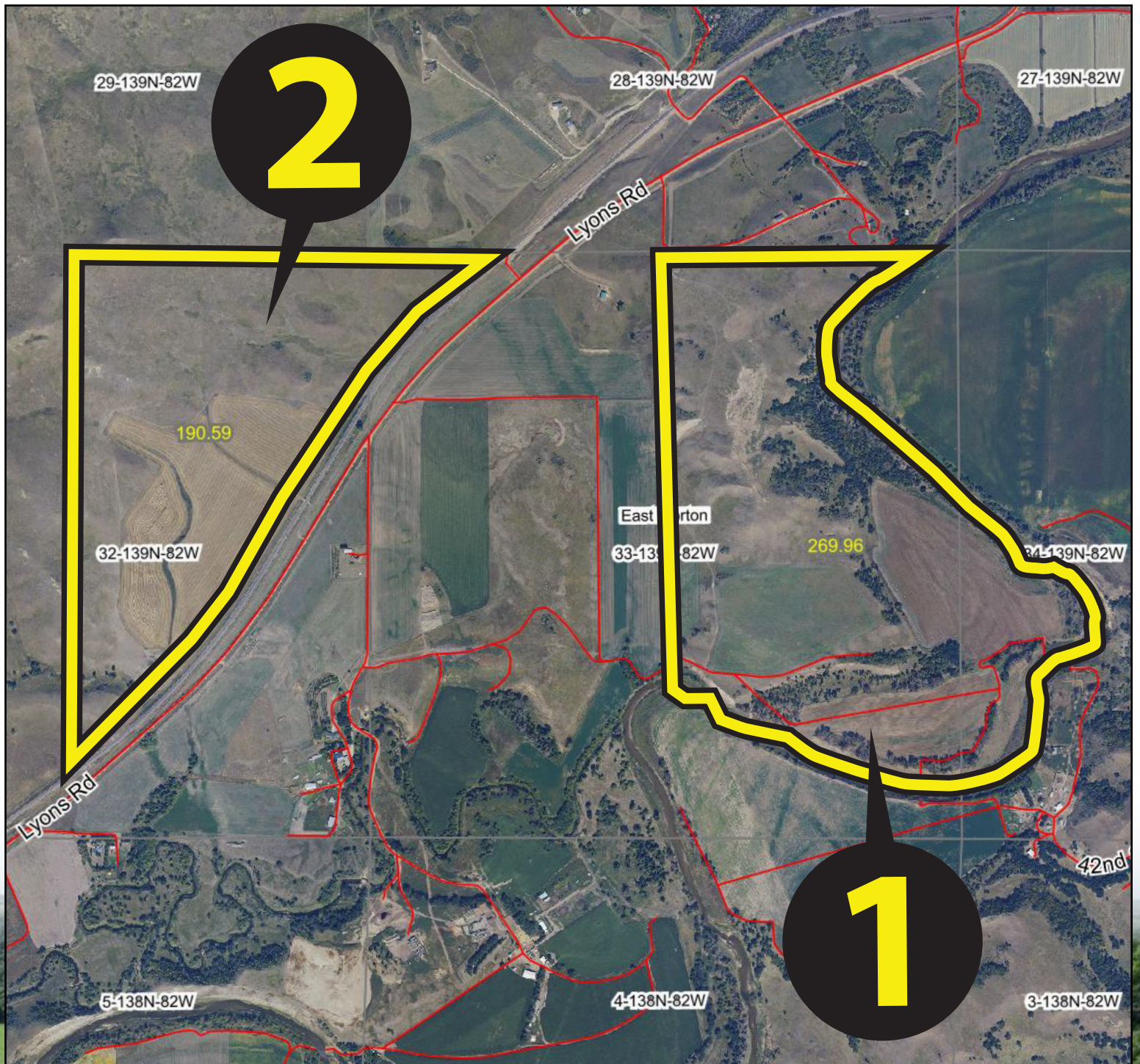


Darin Peterson • 701.220.5396 or darin@pifers.com

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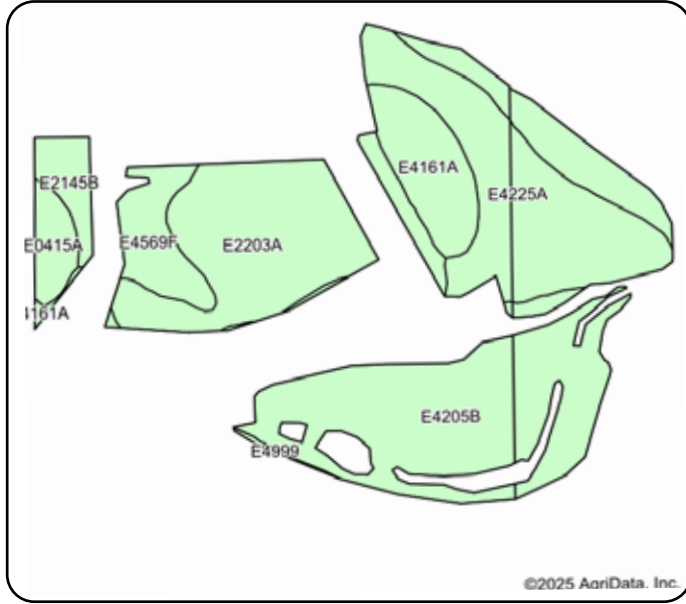
510 7th St. NW • Steele, ND 58482

OVERALL PROPERTY



PARCEL 1

Acres: 269.96 +/-
Legal: S½NE¼ & NW¼NE¼ (Less Lot A of SE¼NE¼ – 7.99 A), Lot A of SE¼, Lot A of NE¼NE¼ 33-139-82, Lot A of SW¼NW¼ & Lot A of SW¼ 34-139-82
FSA Crop Acres: 101.76 +/-
Pasture Acres: 156.11 +/-
Taxes (2024): \$1,611.69

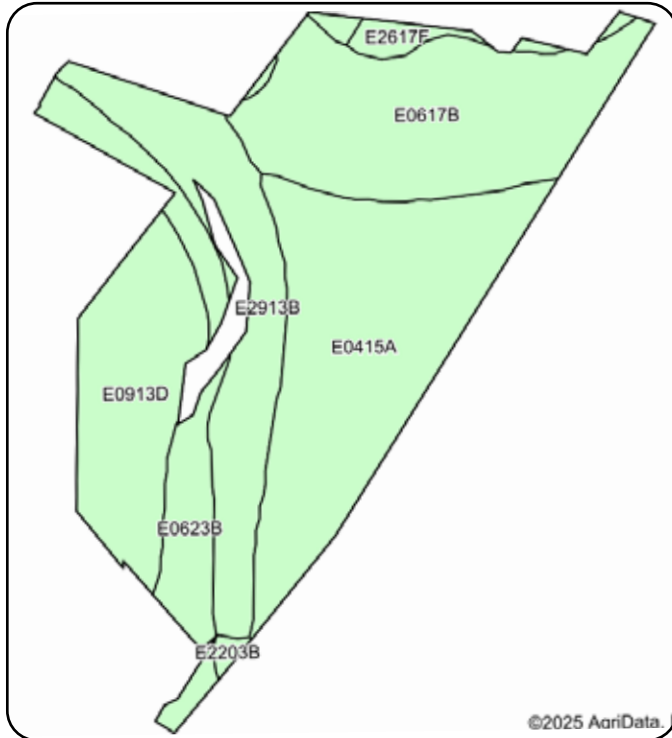


Crop	Base Acres	Yield
Oats	11.16	45 bu.
Corn	9.78	56 bu.
Barley	18.52	38 bu.
Total Base Acres: 39.46		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E4205B	Banks loamy fine sand, 0 to 6 percent slopes, occasionally flooded	36.88	36.1%	IVe	37
E4225A	Breien fine sandy loam, 0 to 2 percent slopes, rarely flooded	21.84	21.5%	IIIe	41
E2203A	Farland silt loam, 0 to 2 percent slopes	20.23	19.9%	IIc	89
E4569F	Wabek-Cabba-Shambo complex, 6 to 35 percent slopes	8.41	8.3%	VIIe	26
E4161A	Straw loam, 0 to 2 percent slopes, rarely flooded	8.01	7.9%	IIe	88
E2145B	Shambo loam, 2 to 6 percent slopes	3.15	3.1%	IIe	82
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	3.02	3.0%	IIIs	60
E4999	Water	0.22	0.2%	VIIIw	0
Weighted Average					53.3

PARCEL 2

Acres: 190.59 +/-
Legal: SE¼ (Less R/W 25.68 A & 2.16 A & Lot A 3.06 A & Less Aud Lot B of SE¼ 88.81 A), NE¼ (Less R/W 14.24 A & 0.17 A RD & Less Aud Lot C of NE¼ 5.59 A) in 32-139-82, PT Lying N & W of BN R/W in N½NW¼ 33-139-82
FSA Crop Acres: 67.4 +/-
Pasture Acres: 123 +/-
Taxes (2024): \$596.05



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	20.30	30.1%	Ils	60
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	16.77	24.9%	Ile	65
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	11.03	16.4%	IIle	67
E0913D	Moreau-Wayden silty clays, 9 to 15 percent slopes	10.39	15.4%	VIle	34
E0623B	Grail-Belfield clay loams, 2 to 6 percent slopes	6.99	10.4%	Ile	79
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	1.21	1.8%	VIIle	27
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	0.42	0.6%	IVle	40
E2203B	Farland silt loam, 2 to 6 percent slopes	0.29	0.4%	Ile	86
Weighted Average					59.7

PROPERTY PHOTOS



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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 11/7/25. 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 November 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.

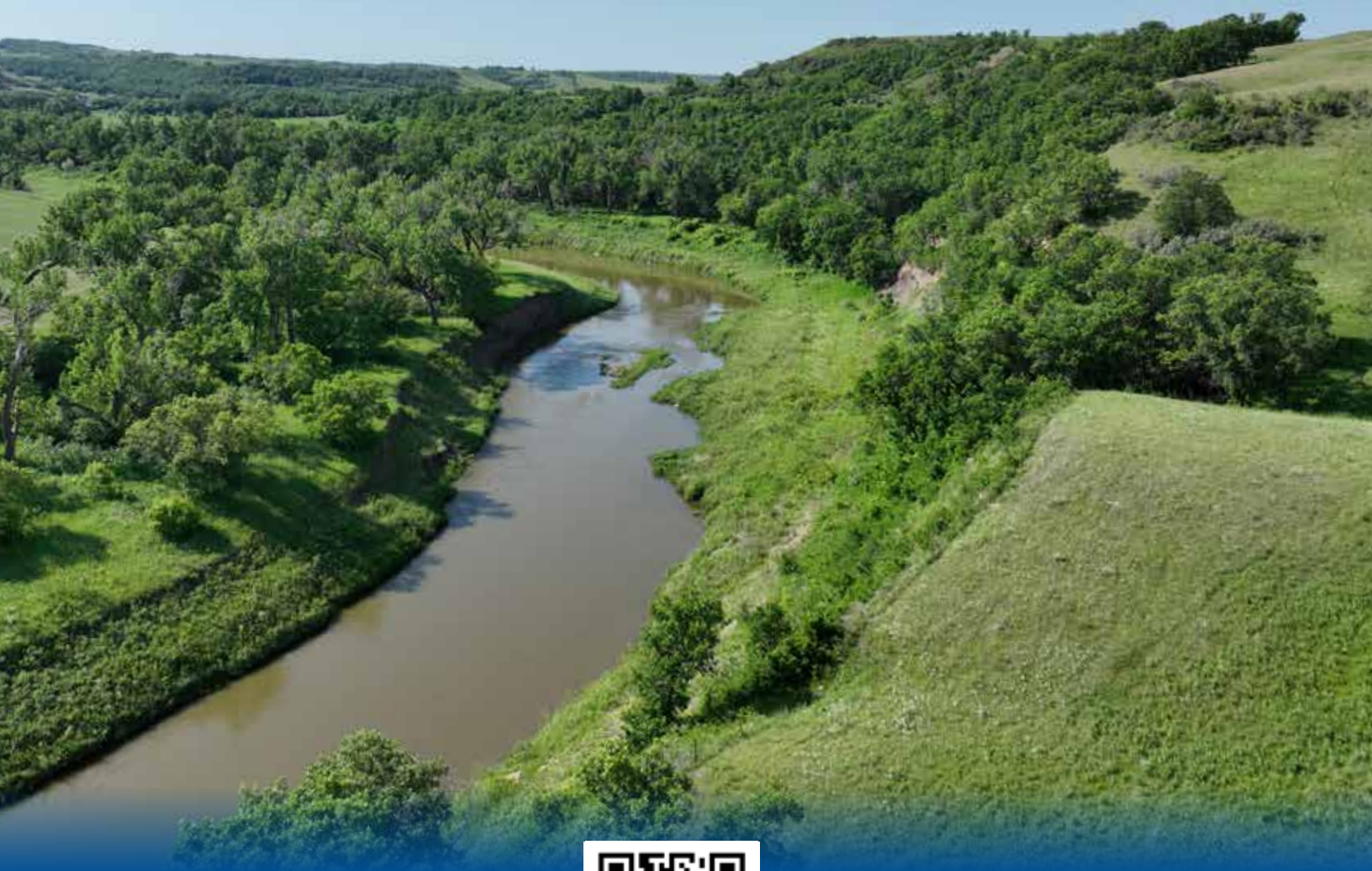
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