

Farmland Auction

25
YEARS
est. 2000

1,001.42 Acres • Emmons County, ND

Tuesday, September 23, 2025 – 12:00 p.m.

Holiday Inn • Bismarck, ND

OWNERS: *Spencer Ryckman, Tracy Schaeffer & Beth Serra*



Pifer's

701.475.7653

www.pifers.com

INTRODUCTION

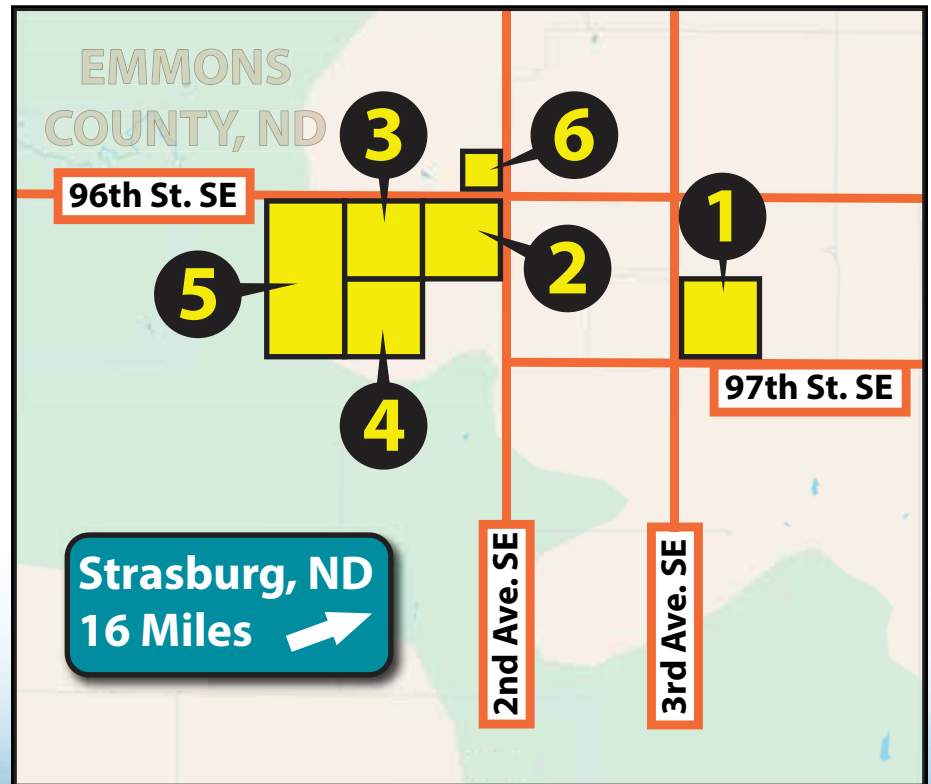
Auction Note: This exceptional, diverse farmland auction features over 1,000 +/- acres of highly productive farmland in Emmons County, ND available in 6 parcels. This generational farm features a powerful combination of productive cropland and lush pastureland, making it ideal for both farming and ranching. The cropland is primarily Bryant and Temvik loam soils, known for their fertility and strong yield potential with some Soil Productivity Indexes (SPI) exceeding 90! The pastureland is native grassland, fenced and includes water sources, providing excellent conditions for grazing livestock. Parcel 3 includes an established farmstead, offering functional infrastructure and added value for a turnkey operation or rural living. Don't miss your chance to own premium farmland in a proven agricultural region. This land is available for the 2026 crop year! Contact us today for a full bidder's packet and auction details.

Note: There are NO USFW Easements on this property. The seller will retain all subsurface mineral rights owned as of record.

Driving Directions

Parcel 1: From Strasburg ND, proceed 8 miles south on ND Hwy. #83. Then west 12 miles on 96th St. SE, then south 0.5 miles on 3rd Ave. SE. This will bring you to the northwest corner of parcel 1.

Parcels 2-6: From Strasburg ND, proceed south 8 miles on ND Hwy. #83. Then west 13 miles on 96th St. SE. On the north side of the road will be parcel 6, on the south side will be parcel 2. Continue west for 0.5 miles for parcels 3 and 4 and an additional 0.5 miles for parcel 5.



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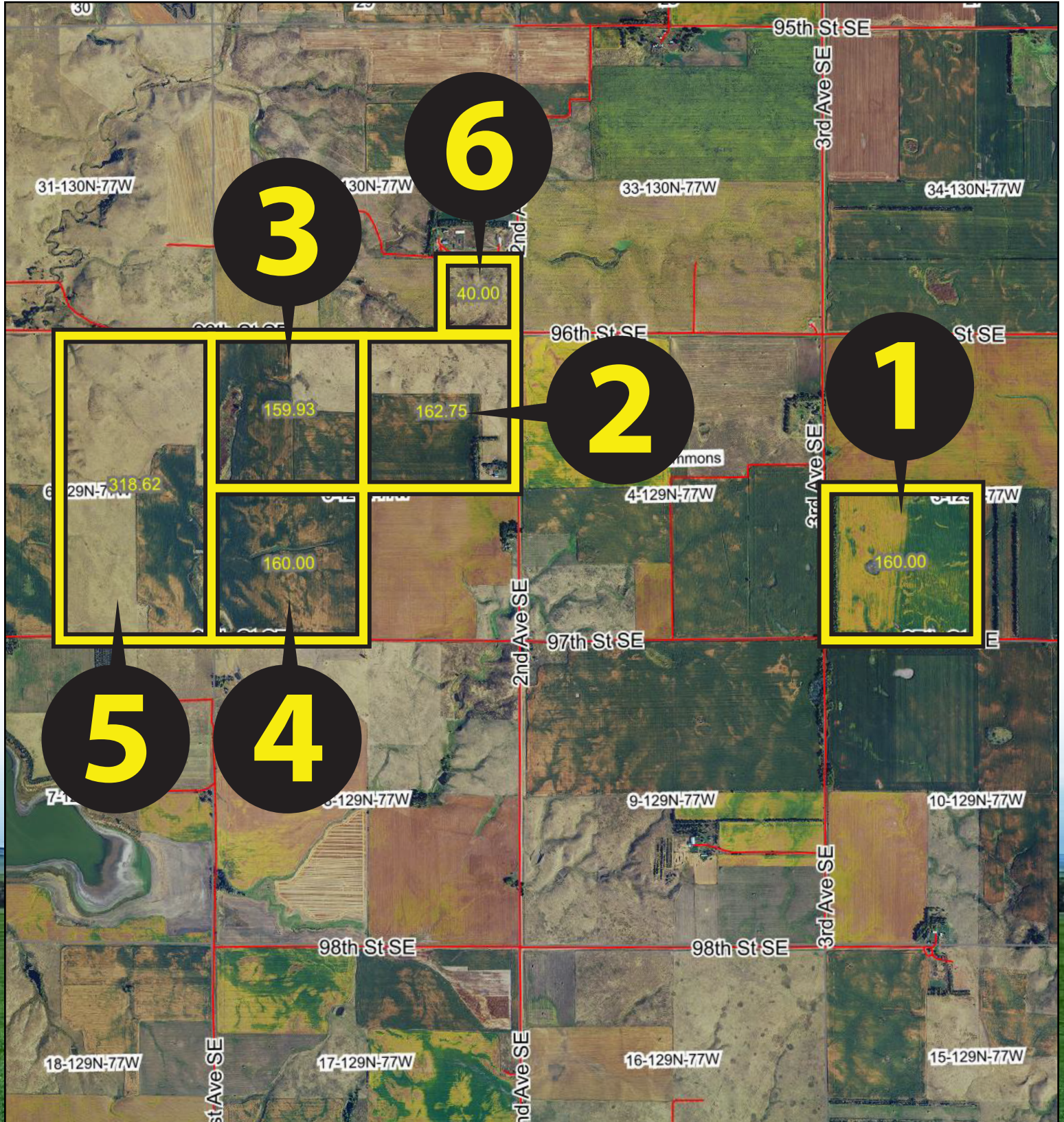


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510 7th St. NW • Steele, ND 58482

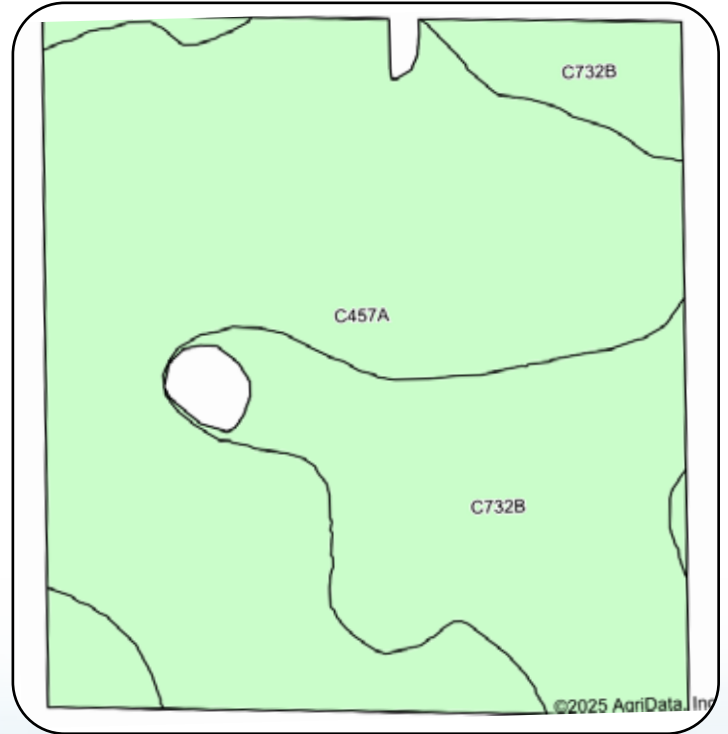
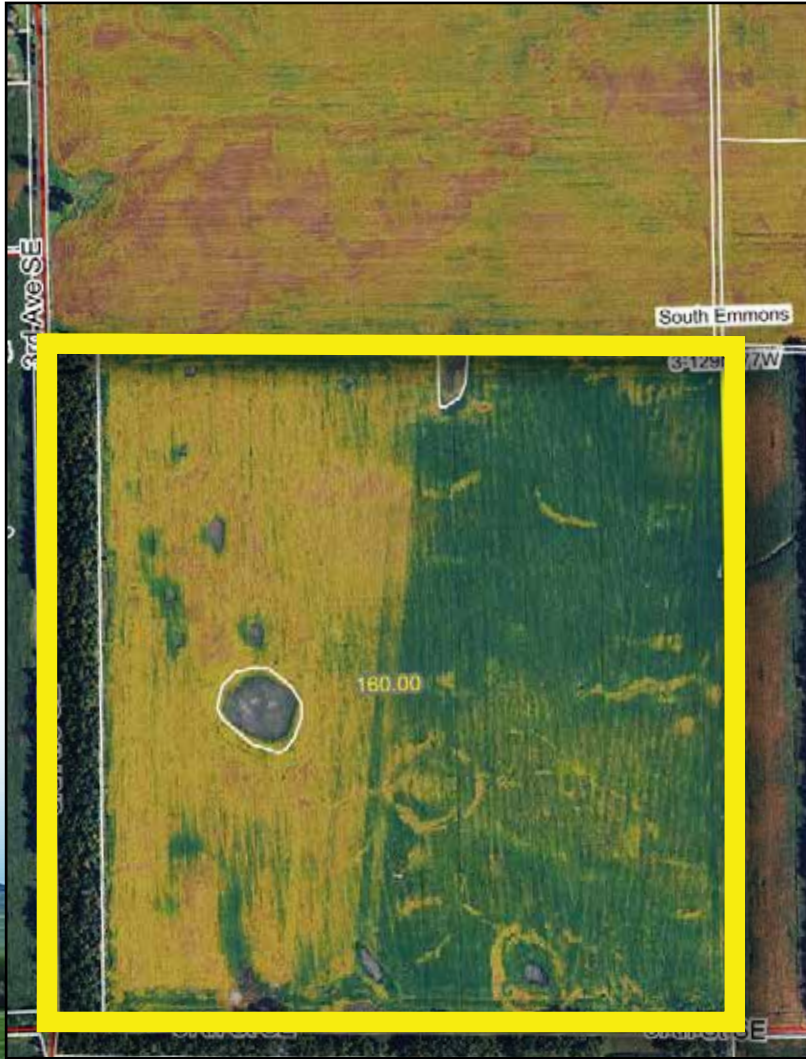
OVERALL PROPERTY



PARCEL 1

Acres: 160 +/-
Legal: SW¼ 3-129-77
FSA Crop Acres: 143.26 +/-
Taxes (2024): \$1,027.31

This highly productive parcel boasts an SPI of over 92, with soils largely comprised of Bryant and Temvik loams. The land features a mature shelterbelt and a consistent history of high yields.



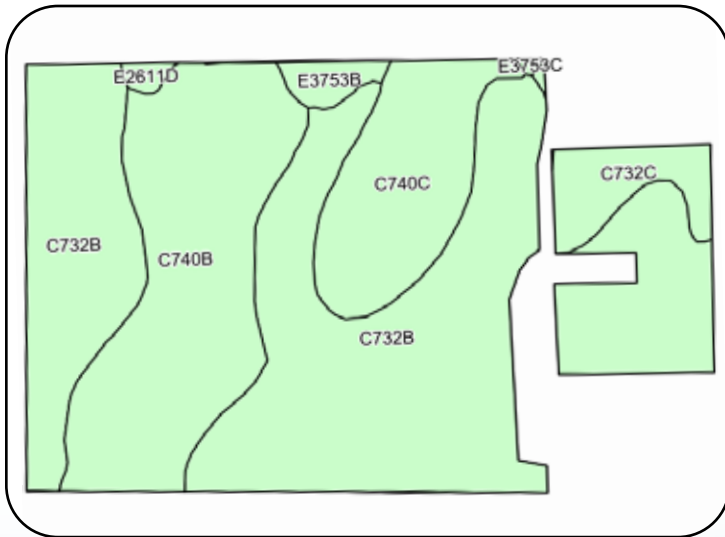
Crop	Base Acres	Yield
Corn	26.83	110 bu.
Sunflowers	26.83	1,727 lbs.
Soybeans	26.81	26 bu.
Barley	26.83	70 bu.
Total Base Acres: 107.3		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C457A	Grassna silt loam, 0 to 2 percent slopes	91.69	64.0%	IIc	98
C732B	Bryant silt loam, 2 to 6 percent slopes	51.57	36.0%	IIe	83
Weighted Average					92.6

PARCEL 2

Acres: 162.75 +/-
Legal: NE¼ 5-129-77
FSA Crop Acres: 81.66 +/- (Estimate)
Pasture Acres: 63.79 +/- (Estimate)
Farmstead Acres: 10.17 +/-
Taxes (2024): \$756.64

Parcel 2 is a diverse property featuring approximately 81 +/- acres of cropland with an SPI over 79, and 63 +/- acres of lush pasture with a reliable water source. The well-maintained farmstead includes a mature shelter belt, functional outbuildings, corrals, and a tidy, well-kept home.



PARCELS 2-5 COMBINED

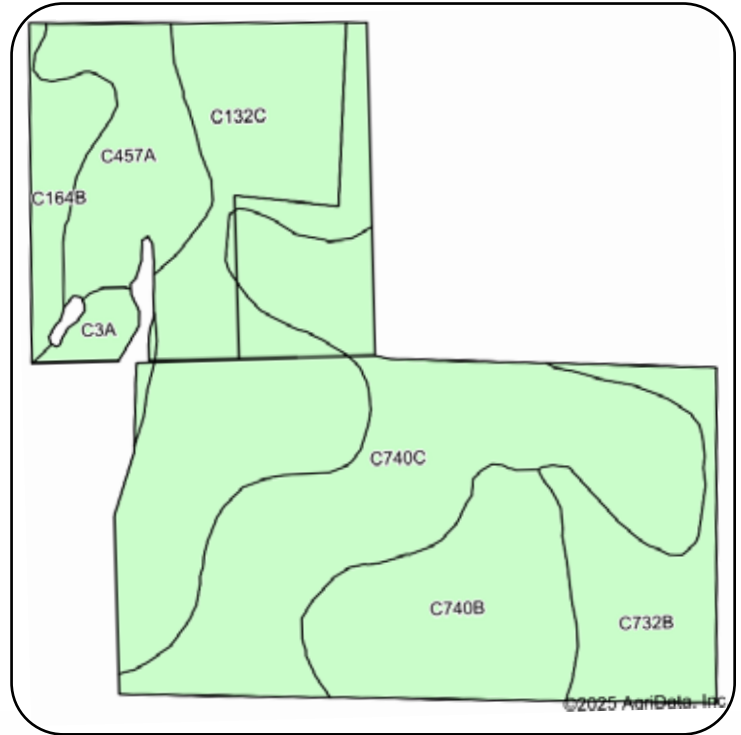
Crop	Base Acres	Yield
Corn	153.56	108 bu.
Soybeans	153.56	25 bu.
Total Base Acres: 307.12		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C732B	Bryant silt loam, 2 to 6 percent slopes	46.37	56.8%	Ile	83
C740B	Temvik silt loam, 3 to 6 percent slopes	19.95	24.4%	Ile	81
C740C	Temvik silt loam, 6 to 9 percent slopes	9.94	12.2%	IIle	64
C732C	Bryant silt loam, 6 to 9 percent slopes	3.70	4.5%	IIle	67
E3753B	Omio-Amor silt loams, 3 to 6 percent slopes	1.20	1.5%	Ile	80
E2611D	Werner-Amor loams, 9 to 15 percent slopes	0.40	0.5%	VIle	35
E3753C	Omio-Amor silt loams, 6 to 9 percent slopes	0.10	0.1%	IIle	64
Weighted Average					79.2

PARCEL 3

Acres: 159.93 +/-
Legal: Lots 3 & 4 Less R/W and S½NW¼ 5-129-77
FSA Crop Acres: 96.26 +/- (Estimate)
Pasture Acres: 40.12 +/- (Estimate)
Taxes (2024): \$716.91

Parcel 3 offers over 106 +/- acres of productive cropland with an SPI above 70, providing strong farming yields. Additionally, the property includes 40 +/- acres of pastureland that presents an opportunity for future tillable expansion.



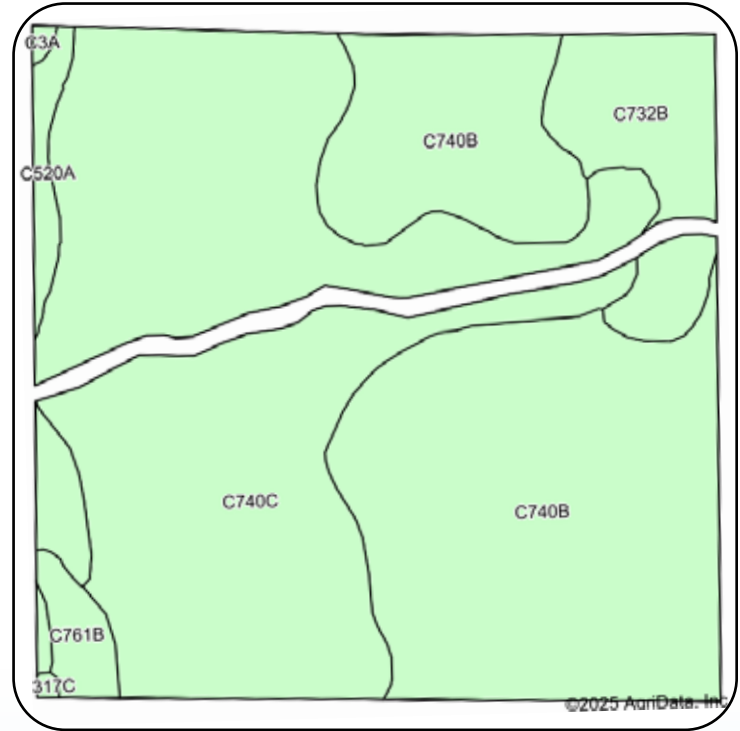
PARCELS 2-5 COMBINED		
Crop	Base Acres	Yield
Corn	153.56	108 bu.
Soybeans	153.56	25 bu.
Total Base Acres: 307.12		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C740C	Temvik silt loam, 6 to 9 percent slopes	32.42	30.5%	IIIe	64
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	31.10	29.2%	IIIe	61
C740B	Temvik silt loam, 3 to 6 percent slopes	15.33	14.4%	Ile	81
C732B	Bryant silt loam, 2 to 6 percent slopes	10.99	10.3%	Ile	83
C457A	Grassna silt loam, 0 to 2 percent slopes	10.11	9.5%	IIc	98
C164B	Williams-Falkirk loams, 3 to 6 percent slopes	4.56	4.3%	Ile	79
C3A	Parnell silty clay loam, 0 to 1 percent slopes	1.96	1.8%	Vw	20
Weighted Average					70.6

PARCEL 4

Acres: 160 +/-
 Legal: SW¼ 5-129-77
 FSA Crop Acres: 150.14 +/-
 Taxes (2024): \$807.02

Parcel 4 offers all cropland, featuring strong soils with an SPI over 72. This efficient, high-performing parcel is well-suited for consistent crop production.



PARCELS 2-5 COMBINED

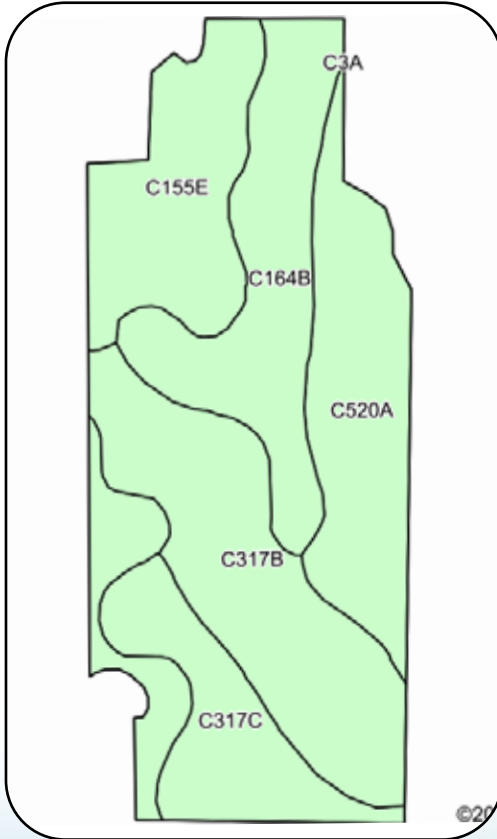
Crop	Base Acres	Yield
Corn	153.56	108 bu.
Soybeans	153.56	25 bu.
Total Base Acres: 307.12		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C740C	Temvik silt loam, 6 to 9 percent slopes	70.73	47.1%	IIle	64
C740B	Temvik silt loam, 3 to 6 percent slopes	60.51	40.3%	Ile	81
C732B	Bryant silt loam, 2 to 6 percent slopes	11.20	7.5%	Ile	83
C520A	Belfield-Daglum complex, 0 to 2 percent slopes	4.34	2.9%	IIls	69
C761B	Parshall-Lihen fine sandy loams, 2 to 6 percent slopes	2.60	1.7%	IIle	61
C317B	Lihen-Telfer loamy fine sands, 0 to 6 percent slopes	0.35	0.2%	IVe	44
C3A	Parnell silty clay loam, 0 to 1 percent slopes	0.24	0.2%	Vw	20
C317C	Lihen-Telfer loamy fine sands, 6 to 9 percent slopes	0.17	0.1%	IVe	35
Weighted Average					72.2

PARCEL 5

Acres: 318.62 +/-
Legal: NE¼ Less R/W & SE¼ 6-129-77
FSA Crop Acres: 86.1 +/-
Pasture Acres: 226.02 +/-
Taxes (2024): \$582.75

Parcel 5 is a lush, well-balanced property featuring two water sources and over 226 +/- acres of fully fenced pasture, making it ideal for cattle production. With more than 86 +/- crop acres, this parcel offers strong potential to enhance cash flow through both crop and livestock operations.



PARCELS 2-5 COMBINED

Crop	Base Acres	Yield
Corn	153.56	108 bu.
Soybeans	153.56	25 bu.
Total Base Acres: 307.12		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C317B	Lihen-Telfer loamy fine sands, 0 to 6 percent slopes	21.34	24.8%	IVe	44
C155E	Zahl-Max-Arnegard loams, 9 to 25 percent slopes	19.84	23.0%	Vlle	36
C164B	Williams-Falkirk loams, 3 to 6 percent slopes	17.36	20.2%	Ile	79
C520A	Belfield-Daglum complex, 0 to 2 percent slopes	16.60	19.3%	IIIs	69
C317C	Lihen-Telfer loamy fine sands, 6 to 9 percent slopes	10.96	12.7%	IVe	35
Weighted Average					52.9

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PARCEL 6

Acres: 40 +/-
Legal: SE $\frac{1}{4}$ SE $\frac{1}{4}$ 32-130-77
Pasture Acres: 36.74 +/-
Taxes (2024): \$74.09

This 40 +/- acre parcel offers prime pastureland that is fully fenced and ready for grazing. It's an excellent opportunity for livestock producers looking to expand or establish a manageable grazing unit.



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 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.

Pifer's

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YEARS

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est. 2000

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