

Farmland Auction

25
YEARS
est. 2000

640 Acres • Sheridan County, ND

Friday, September 26, 2025 – 10:00 a.m.

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



OWNER: Madison Dakota Property LLC



Pifer's

701.475.7653

www.pifers.com

INTRODUCTION

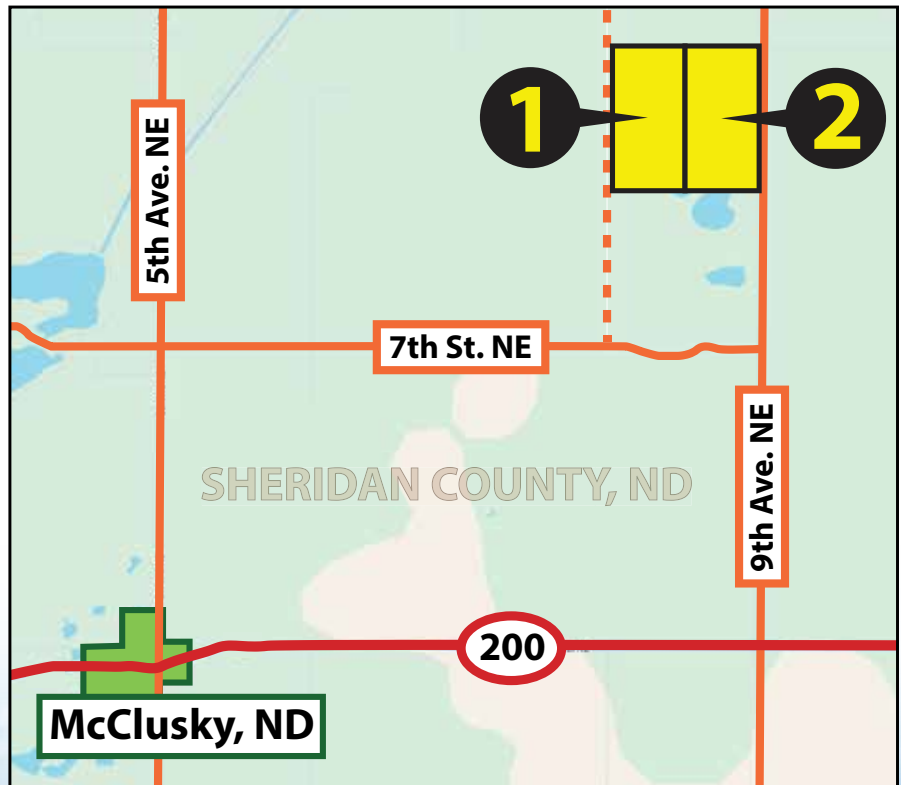
Auction Note: Pifer's is proud to present 640 +/- contiguous acres of productive and diverse farmland in Sheridan County, selling in two parcels. This farmland features over 350 +/- acres of cropland, comprised predominantly of Williams-Zahl Complex and Williams-Bowbells Loam soils, ideal for producing small grains, corn, canola, sunflowers and soybeans. In addition to its strong agricultural potential, the farmland includes native grasses and provides outstanding waterfowl hunting opportunities, making it a rare find for both producers and outdoor enthusiasts. This property is available for the 2026 Grazing and Crop Season!

Note: This parcel is subject to USFW Wetland Easements. The seller will be retaining all subsurface minerals.

Driving Directions from McClusky, ND

Parcel 1: Take ND Hwy. #200 east for 4 miles, go north on 9th Ave. NE for 2 miles, turn west on 7th St. NE for one mile, turn north onto private road for 1 mile. This will bring you to the farmstead and access for the remainder of the property.

Parcel 2: Take ND Hwy. #200 east for 4 miles, go north on 9th Ave. NE for 3 miles, this will put you at the southeast corner of the property.



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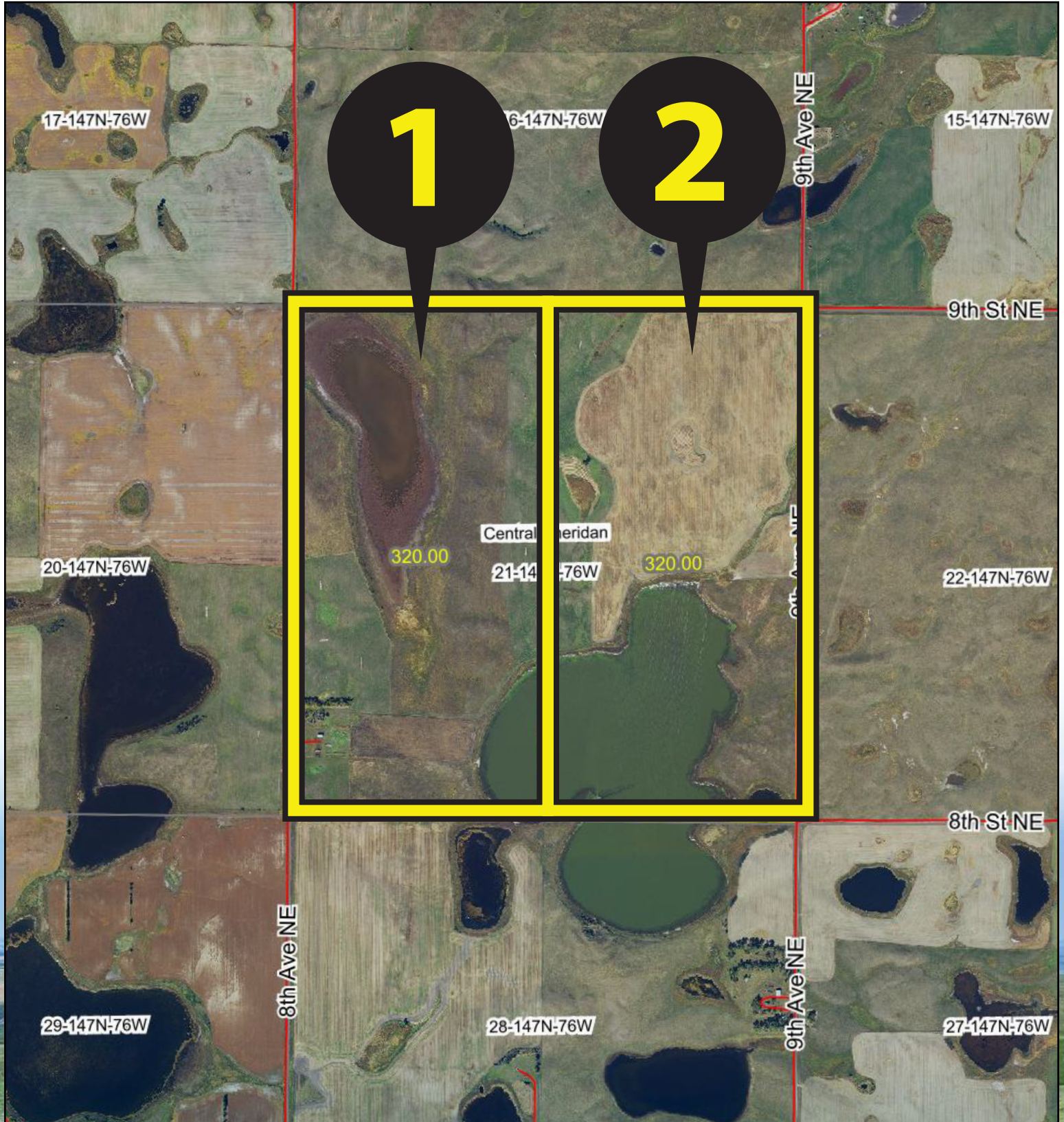


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OVERALL PROPERTY



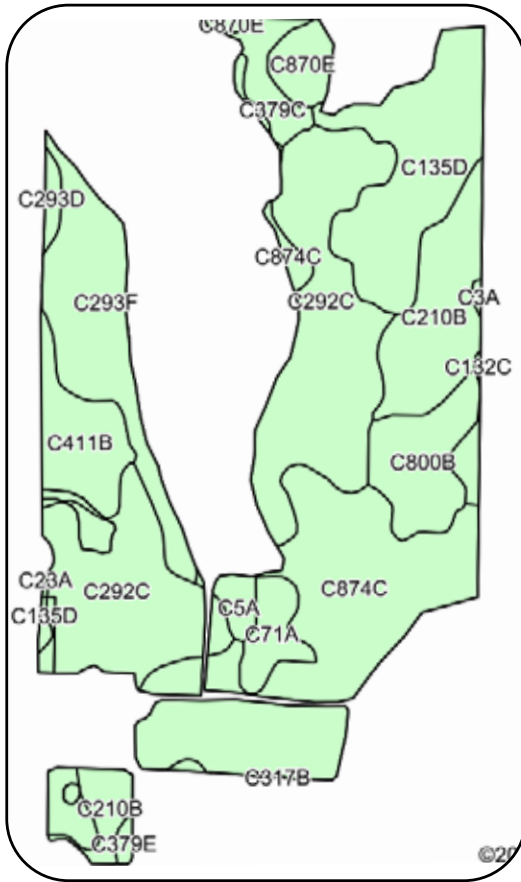
PARCEL 1

Acres: 320 +/-
Legal: W½ 21-147-76
FSA Crop Acres: 190.68 +/- (Estimate)
Pasture Acres: 98.17 +/- (Estimate)
Recreational Acres: 17.73 +/- (Estimate)
Taxes (2024): \$1,039.66

Parcel 1 features a private farmstead surrounded by mature trees, offering shelter and wildlife habitat with access via a private drive. This parcel includes productive cropland with quality soils, suitable for small grains, corn, and soybeans.



PARCEL 1

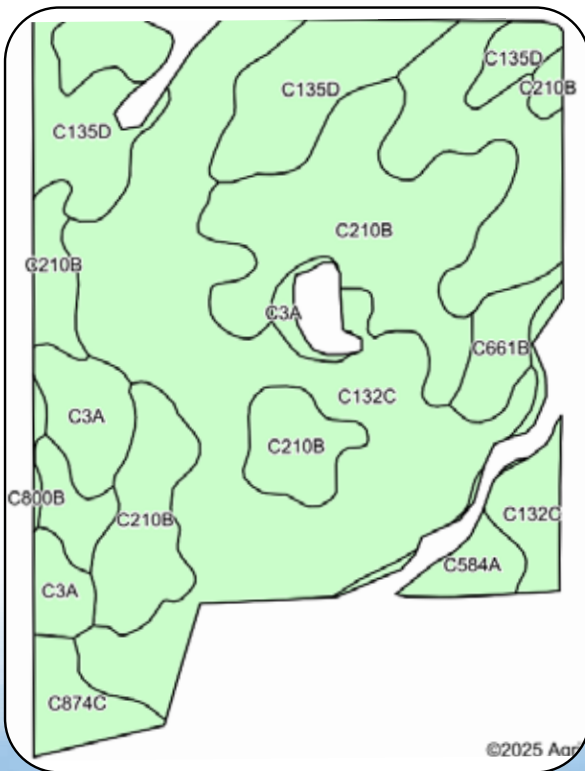


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C292C	Heimdal-Esmond-Sisseton loams, low precipitation, 6 to 9 percent slopes	52.99	28.2%	IIle	54
C874C	Wabek-Appam complex, 6 to 9 percent slopes	43.18	22.8%	VIIs	26
C135D	Zahl-Williams loams, 9 to 15 percent slopes	21.58	11.4%	VIle	43
C293F	Esmond-Heimdal loams, low precipitation, 15 to 35 percent slopes	17.48	9.2%	VIIle	31
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	17.22	9.1%	Ile	83
C800B	Appam sandy loam, 2 to 6 percent slopes	9.74	5.1%	IIle	38
C411B	Makoti silty clay loam, 2 to 6 percent slopes	9.16	4.8%	Ile	87
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	4.26	2.2%	VIIIs	23
C71A	Fram loam, moderately saline, 0 to 3 percent slopes	4.23	2.2%	IIIs	54
C379C	Krem-Lihen-Zahl complex, 0 to 9 percent slopes	4.00	2.1%	IVe	44
C5A	Southam silty clay loam, 0 to 1 percent slopes	1.93	1.0%	VIIIw	5
C3A	Parnell silty clay loam, 0 to 1 percent slopes	1.63	0.9%	Vw	20
C293D	Esmond-Heimdal loams, low precipitation, 9 to 15 percent slopes	1.17	0.6%	VIle	42
C379E	Krem-Lihen-Zahl complex, 9 to 25 percent slopes	0.59	0.3%	VIIle	26
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	0.15	0.1%	IIle	61
C317B	Lihen-Telfer loamy fine sands, 0 to 6 percent slopes	0.06	0.0%	IVe	44
Weighted Average					45.8

PARCEL 2

Acres: 320 +/-
Legal: E½ 21-147-76
FSA Crop Acres: 165.73 +/- (Estimate)
Pasture Acres: 79.31 +/- (Estimate)
Recreational Acres: 83.62 +/- (Estimate)
Taxes (2024): \$1,359.03

Parcel 2 is comprised of productive cropland with soils well-suited for raising small grains, corn, and soybeans. In addition to its agricultural value, the parcel offers excellent waterfowl hunting opportunities thanks to natural habitat features throughout the property.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	80.44	48.5%	IIIe	61
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	42.65	25.7%	Ile	83
C135D	Zahl-Williams loams, 9 to 15 percent slopes	19.86	12.0%	VIe	43
C3A	Parnell silty clay loam, 0 to 1 percent slopes	9.47	5.7%	Vw	20
C874C	Wabek-Appam complex, 6 to 9 percent slopes	4.45	2.7%	VIIs	26
C584A	Harriet loam, 0 to 2 percent slopes	4.40	2.7%	VIIs	26
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	4.25	2.6%	IIIe	60
C800B	Appam sandy loam, 2 to 6 percent slopes	0.21	0.1%	IIIe	38
Weighted Average					60.2

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 11/10/25. 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 10, 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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