

Farmland Auction

25
YEARS
est. 2000

**873.41 Acres • Benson, Towner
& Pierce Counties, ND**

Tuesday, September 30, 2025 – 5:00 p.m.

Spirit Lake Casino & Resort • Devils Lake, ND

OWNERS: Terry Marchus & Todd Marchus



Pifer's

701.475.7653

www.pifers.com

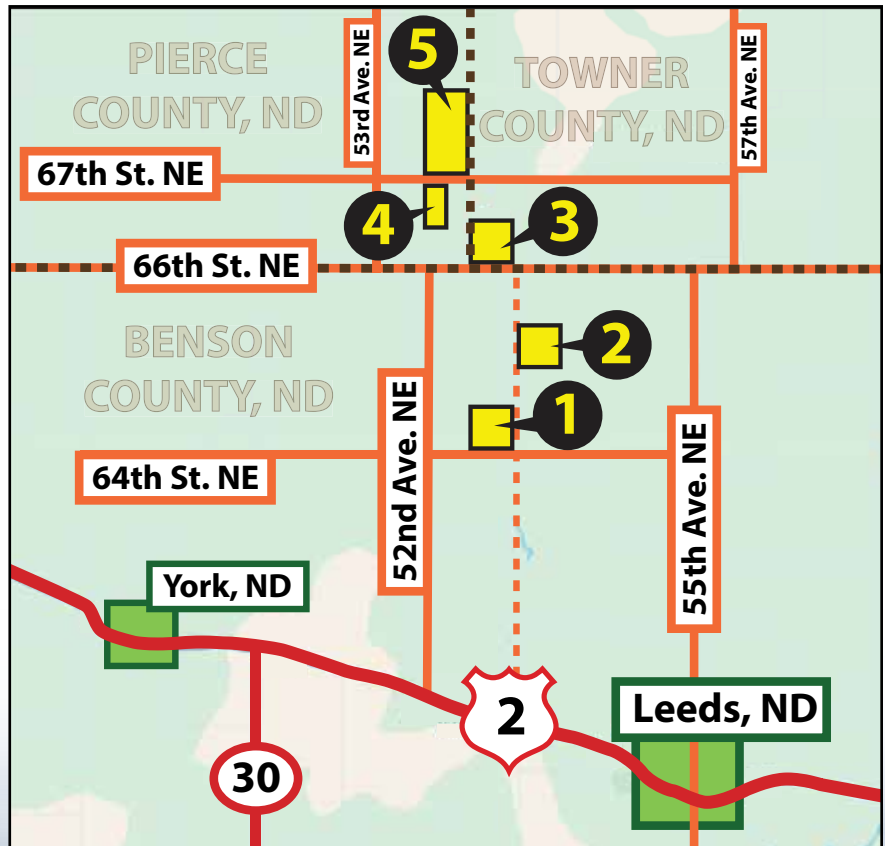
INTRODUCTION

Auction Note: This is an exceptional opportunity to own highly diverse property in north-central North Dakota. Featuring a strong mix of productive cropland, income-producing Conservation Reserve Program (CRP) acres, and prime recreational land, this offering has something for everyone.

Located near the renowned Devils Lake region, this property lies in the heart of one of the Midwest's premier outdoor destinations. Parcels 4 and 5 border Hurricane Lake, offering stunning views and direct access to world-class waterfowl hunting. The cropland consists primarily of productive Class II and Class III soils, well-suited for a variety of crops. Additional income is provided through established CRP contracts.

Driving Directions

From Leeds, ND, go 2.5 miles west on ND Hwy. #2 to 52nd Ave. NE. Go 3 miles north on 52nd Ave. NE (This will transition to 54th Ave.) to the southeast corner of parcel 1. Go 1 mile north on 54th Ave. NE to the southwest corner of parcel 2, then continue north 1.2 miles and turn west on 66th St. NE. Here you will be at the southeast corner of parcel 3. Continue west 1.5 miles and turn north on 53rd Ave. NE and go 1 mile. Go east on 67th St. NE for a half mile. Parcel 4 is on the south side of the road and parcel 5 is on the north side of the road.



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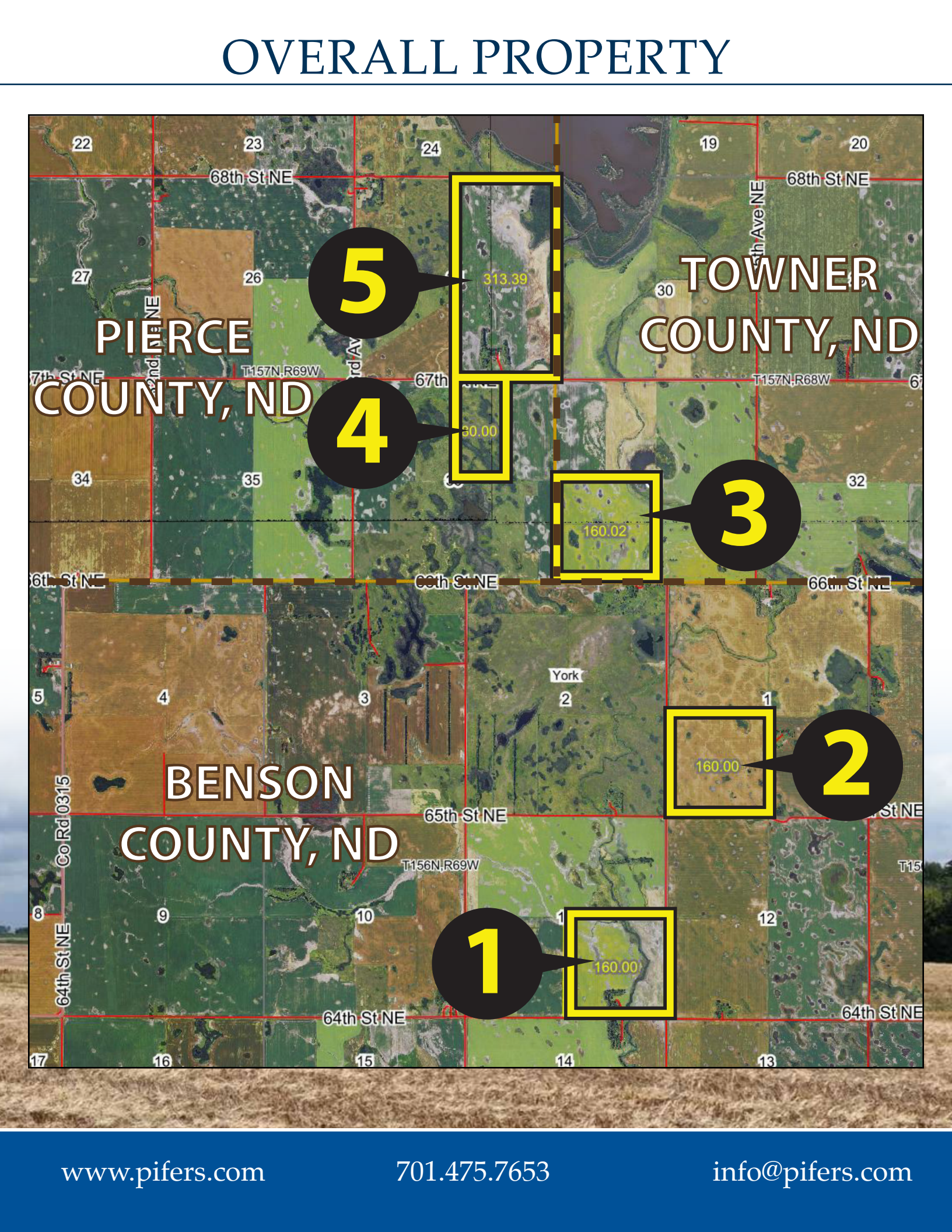
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OVERALL PROPERTY

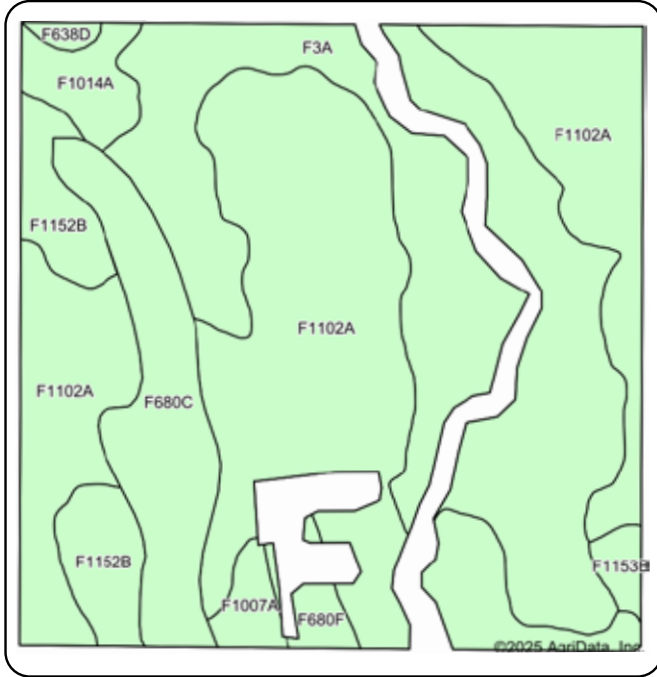
The map displays the following information:

- Counties:** PIERCE COUNTY, ND; BENSON COUNTY, ND; TOWNER COUNTY, ND
- Townships and Ranges:** T157N, R69W; T156N, R69W; T157N, R68W
- Streets:** 68th St NE, 67th St NE, 66th St NE, 65th St NE, 64th St NE, 63rd Ave NE, 62nd Ave NE, 61st Ave NE, 60th Ave NE, 59th Ave NE, 58th Ave NE, 57th Ave NE, 56th Ave NE, 55th Ave NE, 54th Ave NE, 53rd Ave NE, 52nd Ave NE, 51st Ave NE, 50th Ave NE, 49th Ave NE, 48th Ave NE, 47th Ave NE, 46th Ave NE, 45th Ave NE, 44th Ave NE, 43rd Ave NE, 42nd Ave NE, 41st Ave NE, 40th Ave NE, 39th Ave NE, 38th Ave NE, 37th Ave NE, 36th Ave NE, 35th Ave NE, 34th Ave NE, 33rd Ave NE, 32nd Ave NE, 31st Ave NE, 30th Ave NE, 29th Ave NE, 28th Ave NE, 27th Ave NE, 26th Ave NE, 25th Ave NE, 24th Ave NE, 23rd Ave NE, 22nd Ave NE, 21st Ave NE, 20th Ave NE, 19th Ave NE, 18th Ave NE, 17th Ave NE, 16th Ave NE, 15th Ave NE, 14th Ave NE, 13th Ave NE, 12th Ave NE, 11th Ave NE, 10th Ave NE, 9th Ave NE, 8th Ave NE, 7th Ave NE, 6th Ave NE, 5th Ave NE, 4th Ave NE, 3rd Ave NE, 2nd Ave NE, 1st Ave NE
- Highlighted Properties:**
 - 1. 160.00 acres
 - 2. 160.00 acres
 - 3. 160.02 acres
 - 4. 30.00 acres
 - 5. 313.39 acres



PARCEL 1 • BENSON COUNTY

Acres: 160 +/-
Legal: SE¼ 11-156-69
FSA Crop Acres: 147.3 +/-
Taxes (2024): \$999.32



Crop	Base Acres	Yield
Wheat	63.65	29 bu.
Soybeans	43.0	20 bu.
Barley	19.67	44 bu.
Canola	17.44	1,102 lbs.

Total Base Acres: 143.76



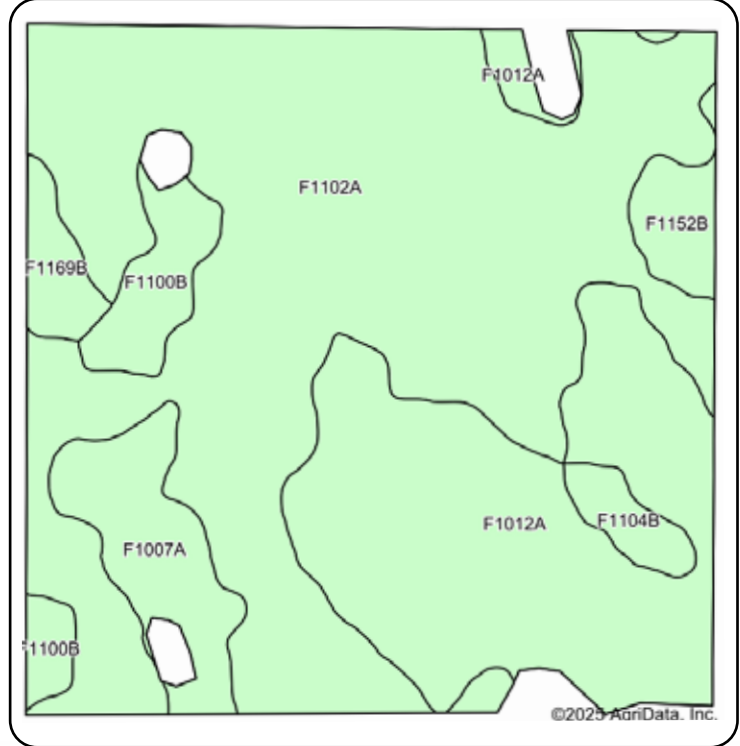
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	67.49	45.9%	Ile	72
F3A	Parnell silty clay loam, 0 to 1 percent slopes	46.76	31.7%	Vw	25
F680C	Barnes-Sioux complex, 3 to 9 percent slopes	14.65	9.9%	Ile	55
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	8.66	5.9%	Ile	77
F1014A	Hamerly, saline-Tonka complex, 0 to 3 percent slopes	3.94	2.7%	IVw	48
F1007A	Tonka-Vallers complex, 0 to 2 percent slopes	2.09	1.4%	IVw	48
F680F	Buse-Sioux complex, 9 to 35 percent slopes	1.71	1.2%	Vlle	22
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	1.37	0.9%	Ile	82
F638D	Udorthents loamy, borrow area, 0 to 15 percent slopes	0.63	0.4%	Vle	27
Weighted Average					54

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PARCEL 2 • BENSON COUNTY

Acres: 160 +/-
Legal: SW¼ 1-156-69
FSA Crop Acres: 150.91 +/-
Taxes (2024): \$1,396.81

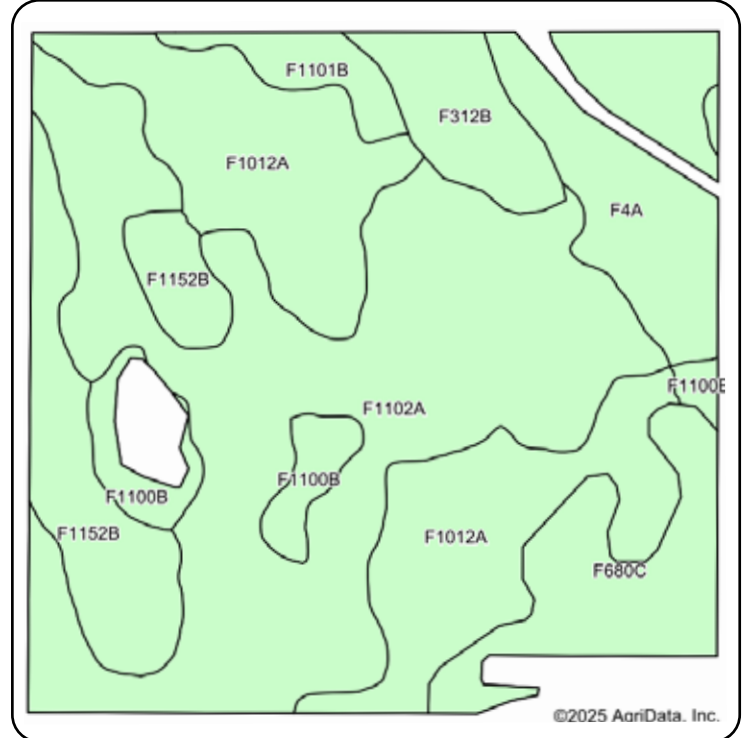


Crop	Base Acres	Yield
Wheat	65.21	29 bu.
Soybeans	44.05	20 bu.
Barley	20.15	44 bu.
Canola	17.86	1,102 lbs.
Total Base Acres: 147.27		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	87.46	57.9%	Ile	72
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	39.62	26.3%	Vw	33
F1007A	Tonka-Vallers complex, 0 to 2 percent slopes	8.88	5.9%	IVw	48
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	6.19	4.1%	IVe	63
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	3.40	2.3%	Ile	77
F1169B	Balaton-Souris loams, 0 to 4 percent slopes	2.92	1.9%	IIle	77
F1104B	Hamerly-Balaton loams, 0 to 4 percent slopes	2.44	1.6%	Ile	75
Weighted Average					60.2

PARCEL 3 • TOWNER COUNTY

Acres: 160.02 +/-
Legal: Lots 3-4 & E½SW¼ 31-157-68
FSA Crop Acres: 147.98 +/-
Taxes (2024): \$1,382.85

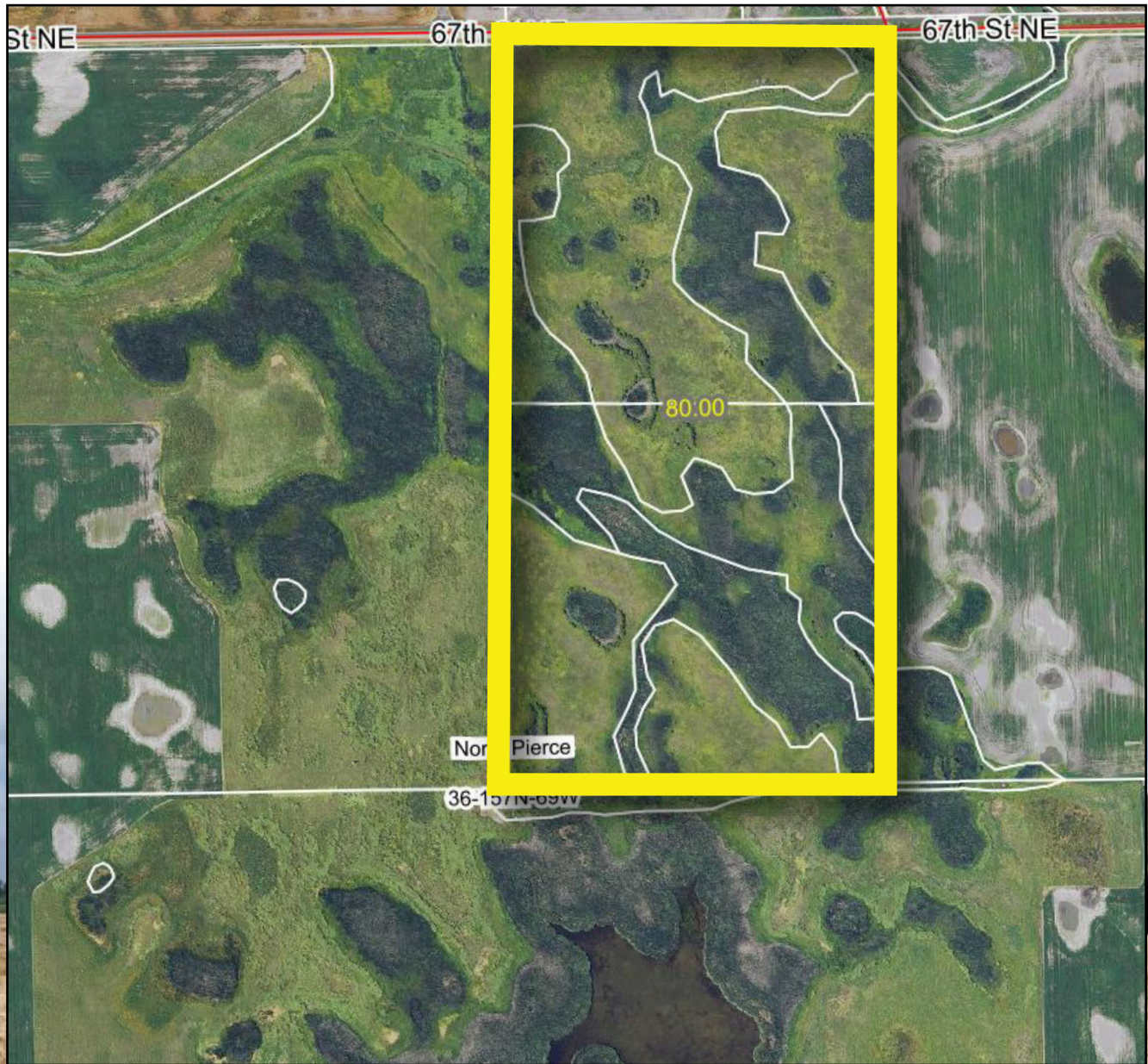


Crop	Base Acres	Yield
Wheat	63.95	29 bu.
Soybeans	43.2	20 bu.
Barley	19.76	44 bu.
Canola	17.52	1,102 lbs.
Total Base Acres: 144.43		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	58.27	38.8%	Ile	72
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	33.35	22.1%	Vw	33
F4A	Southam silty clay loam, 0 to 1 percent slopes	15.23	10.1%	VIIIw	10
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	14.88	9.9%	Ile	77
F680C	Barnes-Sioux complex, 3 to 9 percent slopes	12.39	8.2%	Ile	55
F312B	Brantford-Coe complex, 2 to 6 percent slopes	6.95	4.6%	IIle	42
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	6.04	4.0%	IVe	63
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	3.49	2.3%	Ile	73
Weighted Average					54.5

PARCEL 4 • PIERCE COUNTY

Acres: 80 +/-
Legal: NW $\frac{1}{4}$ NE $\frac{1}{4}$ & SW $\frac{1}{4}$ NE $\frac{1}{4}$ 36-157-69
FSA Crop Acres: 23.77 +/-
CRP Acres: 25.2 Acres @ \$54.06/acre – \$1,362.00/annually - Expires 9/30/2032
21.69 Acres @ \$49.29/acre – \$1,069.00/annually - Expires 9/30/2032
Taxes (2024): \$316.67



PARCEL 5 • PIERCE COUNTY

Acres: 313.39 +/-
Legal: SE¼ Less Outlot 489, NE¼ & Lake Bottom Lots 1-22 and 23 in 25-157-69
FSA Crop Acres: 296.94 +/-
Taxes (2024): \$1,472.60

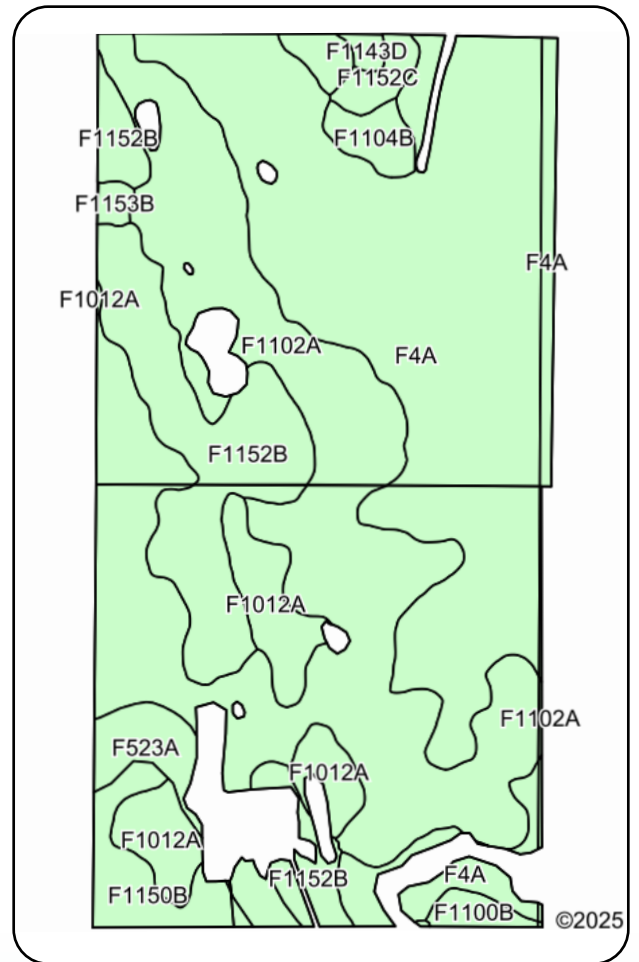


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PARCEL 5 • PIERCE COUNTY

Crop	Base Acres	Yield
Wheat	133.69	29 bu.
Soybeans	90.3	20 bu.
Barley	51.3	44 bu.
Canola	36.62	1,102 lbs.
Total Base Acres: 301.91		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F4A	Southam silty clay loam, 0 to 1 percent slopes	111.82	37.0%	VIIIw	10
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	101.41	33.7%	Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	36.94	12.3%	Ile	77
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	16.43	5.5%	Vw	33
F1150B	Balaton-Tonka-Hamerly complex, 0 to 5 percent slopes	8.27	2.7%	Ile	67
F523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	7.73	2.6%	VIw	21
F4A	Southam silty clay loam, 0 to 1 percent slopes	5.38	1.8%	VIIIw	10
F1104B	Hamerly-Balaton loams, 0 to 4 percent slopes	3.70	1.2%	Ile	75
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	3.29	1.1%	Ile	82
F1152C	Balaton-Souris-Svea loams, 3 to 9 percent slopes	2.89	1.0%	IIle	75
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	2.21	0.7%	IVe	63
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	0.95	0.3%	VIe	47
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	0.19	0.1%	Ile	72
Weighted Average					44.9

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 11/14/25. 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 14, 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

20

est. 2000

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