

Farmland Auction

25
YEARS
est. 2000

541.34 Acres • Kidder & Stutsman Counties, ND

Monday, October 13, 2025 – 10:00 a.m.

Gladstone Inn & Suites • Jamestown, ND

OWNER: Craig Dewald Estate



Pifer's

877.700.4099

www.pifers.com

INTRODUCTION

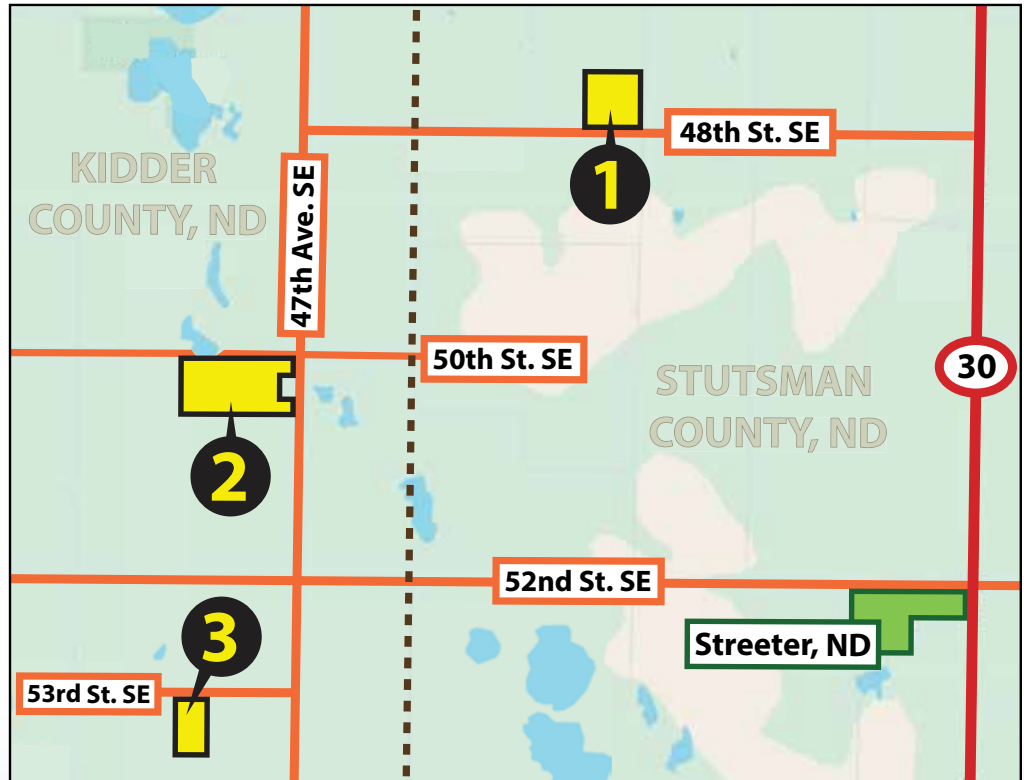
Auction Note: This auction features 541.34 +/- acres of productive farmland in Kidder & Stutsman Counties, ND. The parcels are located in Newbury and Graf townships. Parcel one features a mix of productive cropland and lush pasture. Parcel two features over 300 +/- acres with productive crop acres and mature tree rows and grassland areas with excellent wildlife habitat. Parcel three contains 80 +/- acres of mostly cropland currently planted to rye with easy access along the north border of the property. This will be a live auction held in Jamestown, ND with online bidding available. Don't miss this opportunity to expand your farm operation or diversify your investment portfolio!

Driving Directions

Parcel 1: From Streeter, ND, head west on 52nd St. SE for 4 miles. Then, head north on 47th Ave. SE for 4 miles. Go east on 48th St. SE for 3 miles to reach the SW corner of the property.

Parcel 2: From Streeter, ND, head west on 52nd St. SE for 4 miles. Then, head north on 47th Ave. SE for 2 miles to reach the NE corner of the property.

Parcel 3: From parcel 2, head south on 47th Ave. SE for 3 miles. Then head west on 53rd St. SE for 1 mile to reach the NW corner of the property.

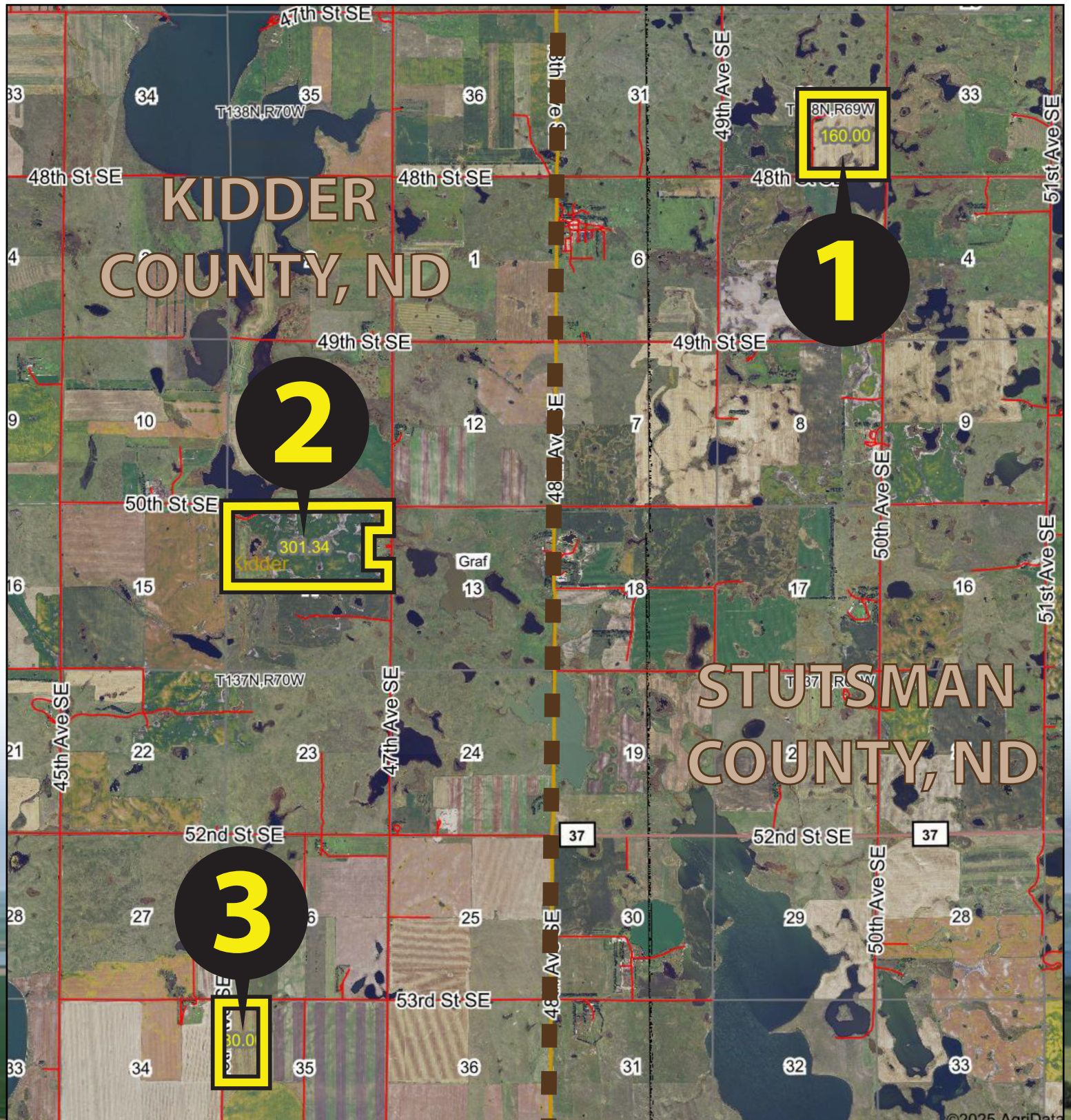


Jack Pifer • 701.261.4762 or jack@pifers.com

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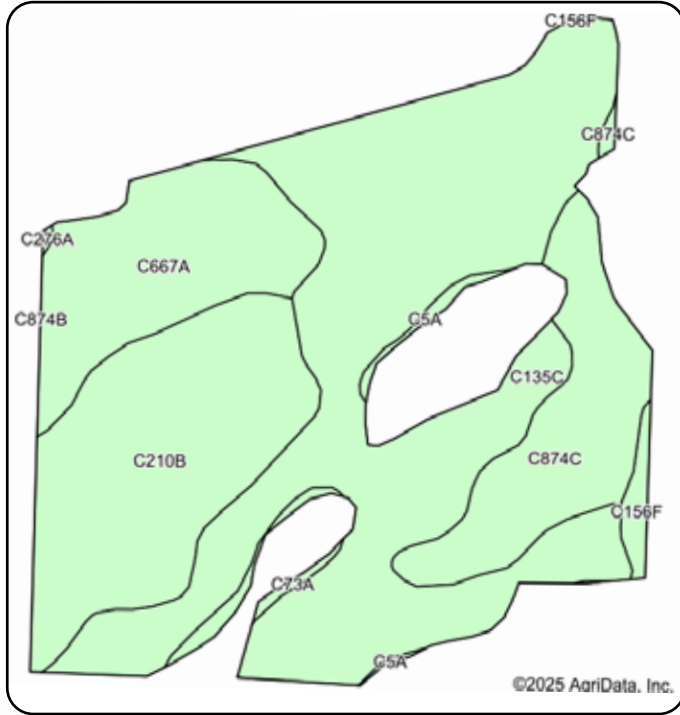
1506 29th Ave. S • Moorhead, MN 56560

OVERALL PROPERTY



PARCEL 1 • STUTSMAN COUNTY

Acres: 160 +/-
Legal: SE¼ 32-138-69
FSA Crop Acres: 102.38 +/-
Pasture Acres: 39.66 +/-
Taxes (2024): \$1,140.17



Crop	Base Acres	Yield
Wheat	43.23	41 bu.
Corn	20.65	80 bu.
Sunflowers	5.14	900 lbs.
Barley	25.02	56 bu.
Total Base Acres: 94.04		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	47.13	48.7%	IVe	56
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	21.03	21.8%	Ile	83
C667A	Williams-Niobell loams, 0 to 3 percent slopes	13.53	14.0%	IIc	81
C874C	Wabek-Appam complex, 6 to 9 percent slopes	12.10	12.5%	VIIs	26
C73A	Hamerly-Vallers loams, moderately saline, 0 to 3 percent slopes	1.09	1.1%	IIIs	40
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	1.05	1.1%	VIIe	36
C5A	Southam silty clay loam, 0 to 1 percent slopes	0.64	0.7%	VIIIw	5
C276A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	0.07	0.1%	IIw	58
Weighted Average					60.9

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PARCEL 1 PHOTOS



PARCEL 2 • KIDDER COUNTY

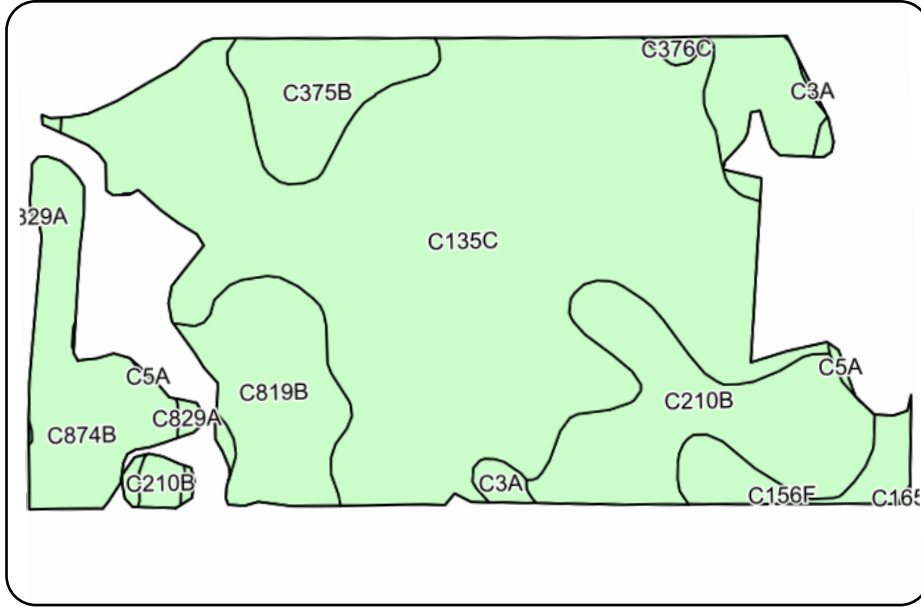
Acres: 301.34 +/-
Legal: N½N½ Less Part of Tract 14-1 Less 1.25 Acres R/W, S½N½ Less Part of Tract 14-1
Less 1.26 Acres R/W 14-137-70
FSA Crop Acres: 232.71 +/-
Taxes (2024): \$1,606.16



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PARCEL 2 • KIDDER COUNTY

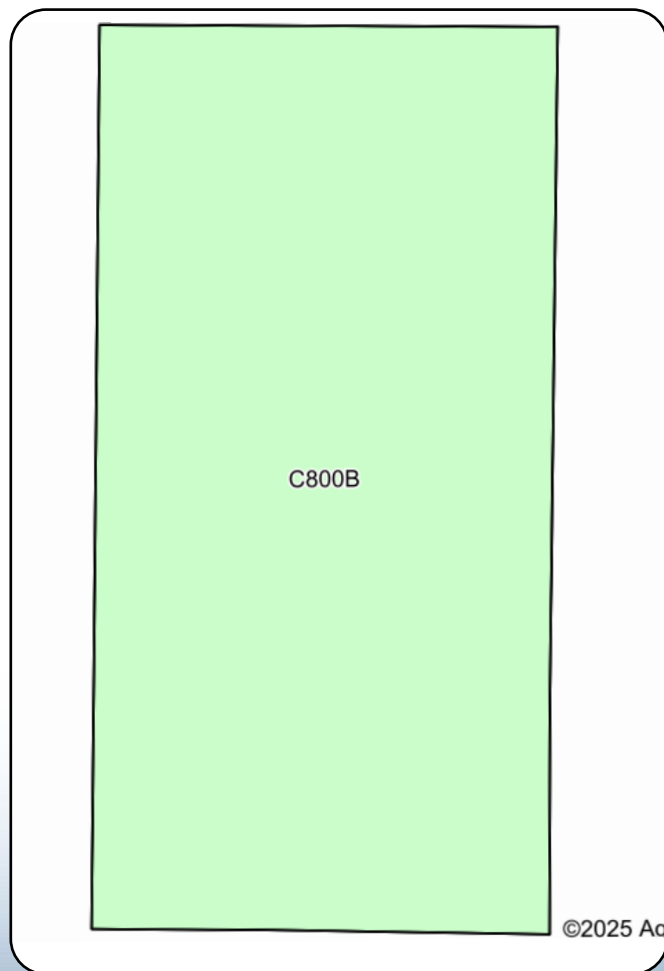
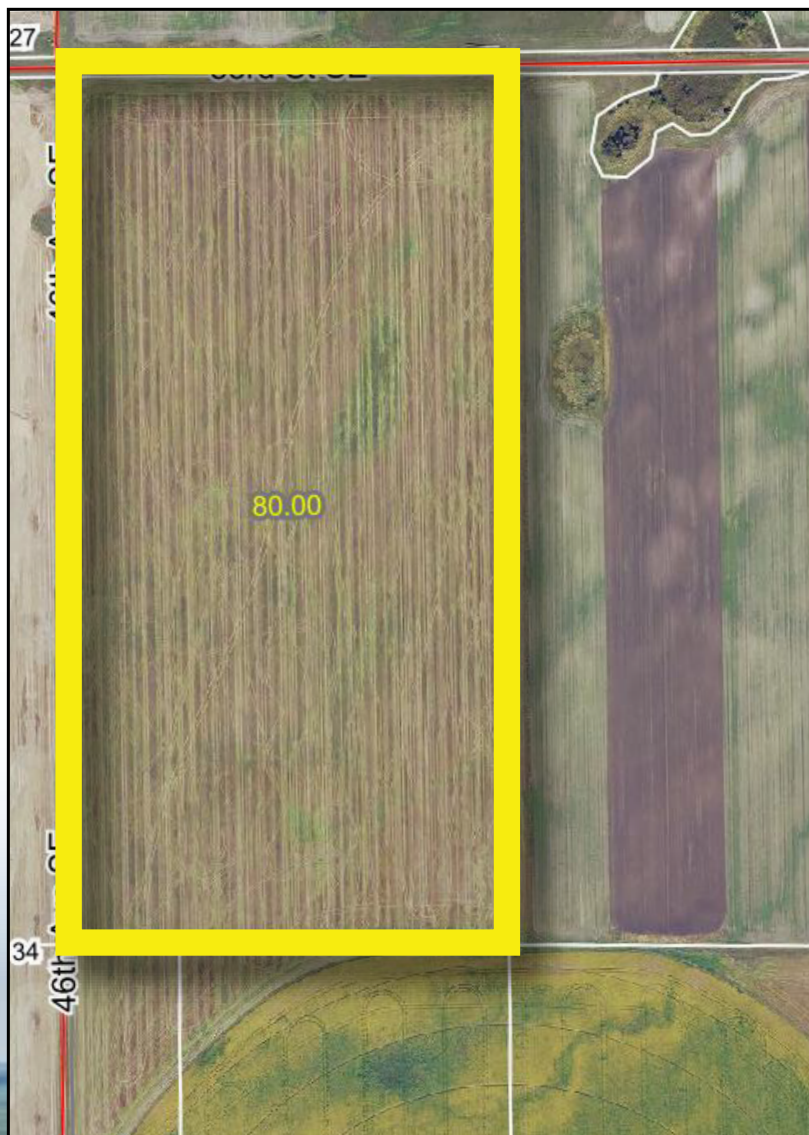


Crop	Base Acres	Yield
Wheat	77.41	51 bu.
Corn	6.28	162 bu.
Soybeans	74.7	25 bu.
Canola	14.76	1,247 lbs.
Total Base Acres: 173.15		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	133.21	57.6%	IVe	56
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	29.24	12.6%	IIe	83
C874B	Wabek-Appam complex, 2 to 6 percent slopes	19.08	8.2%	VI s	32
C819B	Lehr-Wabek loams, 2 to 6 percent slopes	18.42	7.9%	IIIe	41
C375B	Krem-Flaxton complex, 0 to 6 percent slopes	12.82	5.5%	IVe	56
C311B	Hecla-Ulen loamy fine sands, low precipitation, 0 to 6 percent slopes	8.16	3.5%	IVe	49
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	6.86	3.0%	VIIe	36
C3A	Parnell silty clay loam, 0 to 1 percent slopes	1.49	0.6%	Vw	20
C829A	Marysland loam, 0 to 1 percent slopes	1.28	0.6%	IVw	37
C376C	Krem-Williams complex, 6 to 9 percent slopes	0.81	0.3%	VIe	46
C5A	Southam silty clay loam, 0 to 1 percent slopes	0.36	0.2%	VIIIw	5
C165F	Zahl-Max-Parnell complex, 0 to 35 percent slopes	0.09	0.0%	VIIe	30
Weighted Average					54.9

PARCEL 3 • KIDDER COUNTY

Acres: 80 +/- (Final Acres TBD by Survey)
Legal: W½NW¼ 35-137-70
FSA Crop Acres: 78.47 +/-
Taxes (2024): \$666.59 (Includes Acreage Not For Sale)



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C800B	Appam sandy loam, 2 to 6 percent slopes	78.47	100.0%	IIIe	38
Weighted Average					38

PARCEL 3 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 12/1/25. 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 December 1 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.



TERMS & CONDITIONS

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

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est. 2000

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