

Farmland Auction

25
YEARS
est. 2000

639.58 Acres • Sheridan County, ND

Tuesday, October 14, 2025 – 10:00 a.m.

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



OWNER: Lisa Kahler



Pifer's

701.475.7653

www.pifers.com

INTRODUCTION

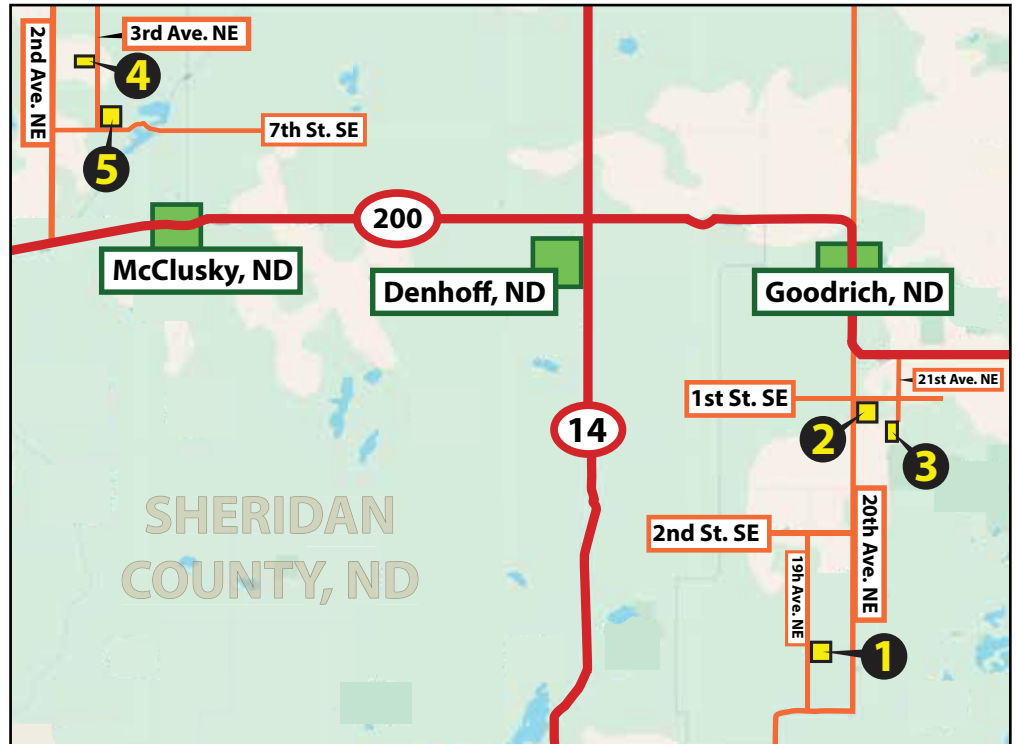
Auction Note: Now is your opportunity to own over 639 +/- acres of productive cropland and premier hunting land. This expansive property features fertile soils, with the majority comprised of Class II and III soils, making it highly suitable for growing corn, soybeans, and small grains. In addition to its strong agricultural potential, the land offers some of the best waterfowl hunting in the nation along with excellent deer hunting opportunities. Whether you're looking to expand your farming operation or secure a prime recreational property, this is an offering you won't want to miss. The property will be offered in 5 parcels and is available to farm in 2026.

Driving Directions

Parcel 1: From Goodrich, ND, go 2 miles south on ND Hwy. #200. Continue south on 20th Ave. NE for 4 miles to 2nd St. SE. Go 1 mile west on 2nd St. SE to 19th Ave. SE. Go 2.5 miles south on 19th Ave. SE. Here you will be at the northwest corner of parcel 1.

Parcels 2 & 3: From Goodrich, ND, go 2 miles south on ND Hwy. #200. Continue south on 20th Ave. NE for 1 mile. Here you will be at the northwest corner of parcel 2. Go east on 1st St. NE for 1 mile to 21st Ave. NE. Go a half mile south on 21st Ave. NE. Here you will be at the northeast corner of parcel 3.

Parcels 4 & 5: From McClusky, ND, go 2.5 miles west on ND Hwy. #200 to 2nd Ave. NE. Go 2.5 miles north on 2nd Ave. NE to 7th St. NE. Go 1 mile east on 7th St. NE. Here you will be at the southwest corner of parcel 5. Go north on 3rd Ave. NE for 1.25 miles. Here you will be at the southeast corner of parcel 4.

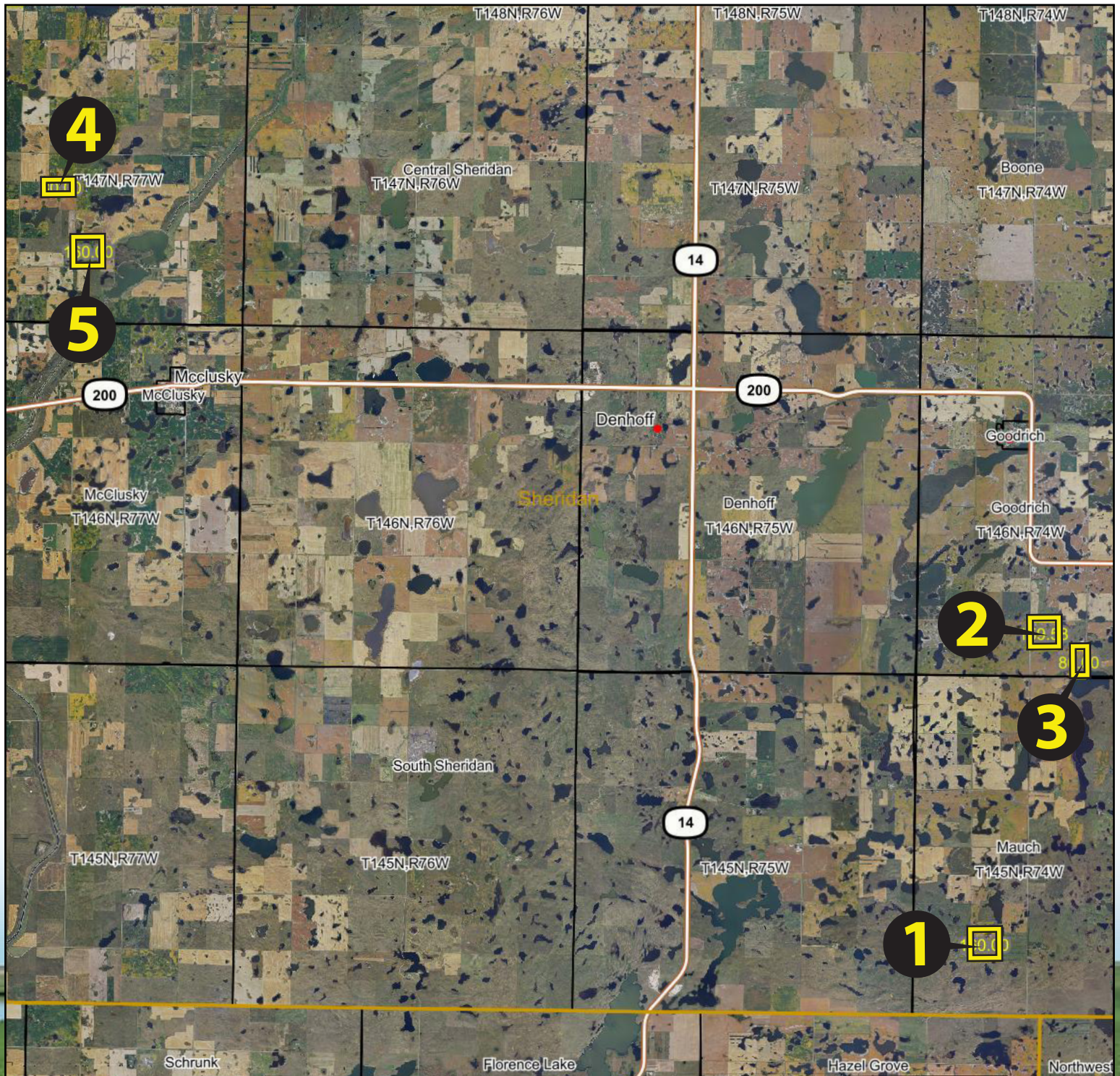


Darin Peterson • 701.220.5396 or darin@pifers.com

Pifer's

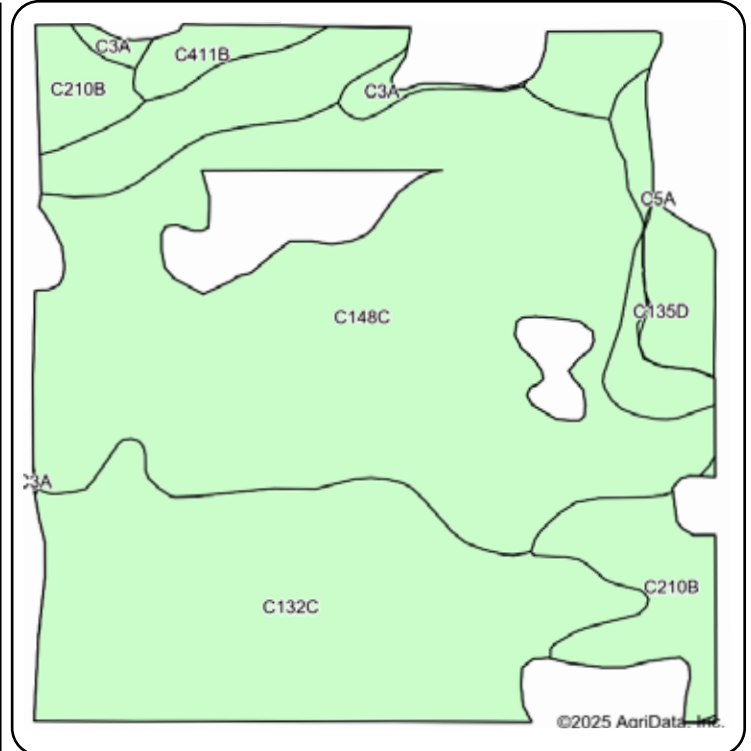
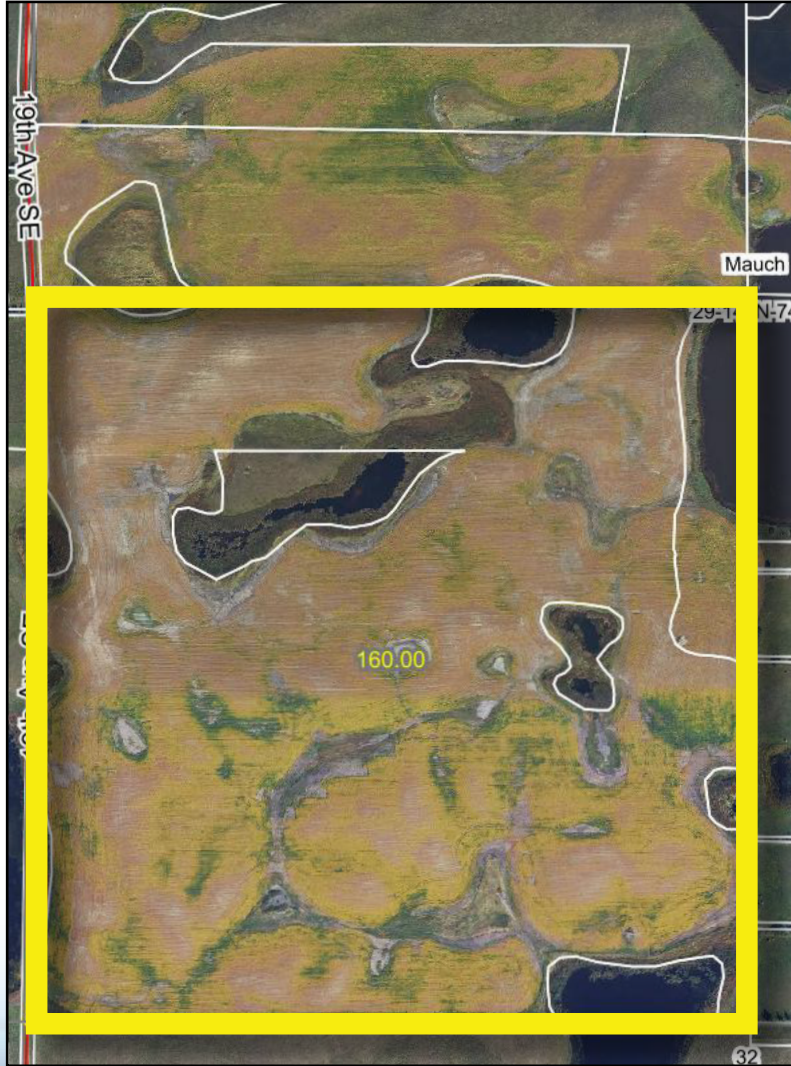
510 7th St. NW • Steele, ND 58482

OVERALL PROPERTY



PARCEL 1

Acres: 160 +/-
Legal: SW¼ 29-145-74
FSA Crop Acres: 137.69 +/-
Taxes (2024): \$819.36

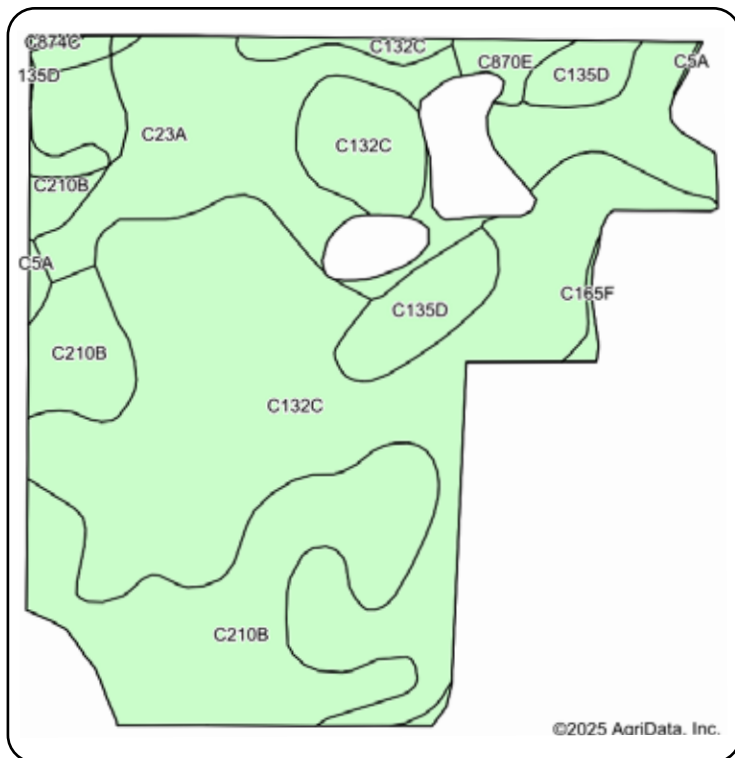


Crop	Base Acres	Yield
Wheat	83.65	52 bu.
Flax	44.01	25 bu.
Corn	1.67	42 bu.
Total Base Acres: 129.33		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C148C	Williams-Zahl-Parnell complex, 0 to 9 percent slopes	65.70	48.2%	IVe	51
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	49.17	36.0%	IIle	61
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	10.52	7.7%	Ile	83
C135D	Zahl-Williams loams, 9 to 15 percent slopes	7.25	5.3%	VIe	43
C411B	Makoti silty clay loam, 2 to 6 percent slopes	2.31	1.7%	Ile	87
C3A	Parnell silty clay loam, 0 to 1 percent slopes	1.54	1.1%	Vw	20
Weighted Average					56.9

PARCEL 2

Acres: 159.58 +/-
Legal: NW¼ Less ROW 33-146-74
FSA Crop Acres: 115.08 +/-
Pasture Acres: 40.13 +/-
Taxes (2024): \$781.20

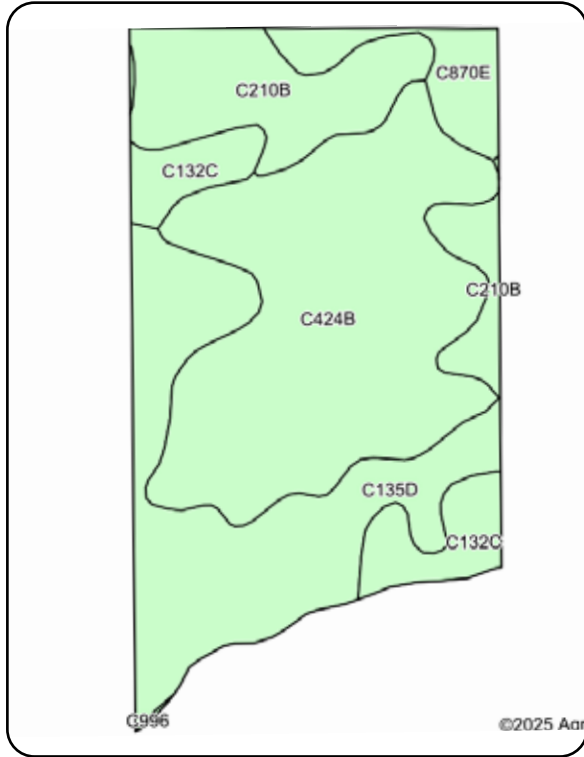


Crop	Base Acres	Yield
Wheat	71.64	52 bu.
Flax	37.69	25 bu.
Corn	1.43	42 bu.
Total Base Acres: 110.76		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	52.83	47.6%	IIIe	61
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	25.94	23.4%	Ile	83
C23A	Vallers, moderately saline-Parnell complex, 0 to 1 percent slopes	23.78	21.4%	IVw	35
C135D	Zahl-Williams loams, 9 to 15 percent slopes	6.00	5.4%	VIe	43
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	1.32	1.2%	VIIIs	23
C165F	Zahl-Max-Parnell complex, 0 to 35 percent slopes	0.57	0.5%	VIIe	30
C5A	Southam silty clay loam, 0 to 1 percent slopes	0.44	0.4%	VIIIw	5
C874C	Wabek-Appam complex, 6 to 9 percent slopes	0.16	0.1%	VIIs	26
Weighted Average					58.7

PARCEL 3

Acres: 80 +/-
 Legal: E½SE¼ 33-146-74
 FSA Crop Acres: 65.16 +/-
 Recreational Acres: 15.34 +/-
 Taxes (2024): \$404.23



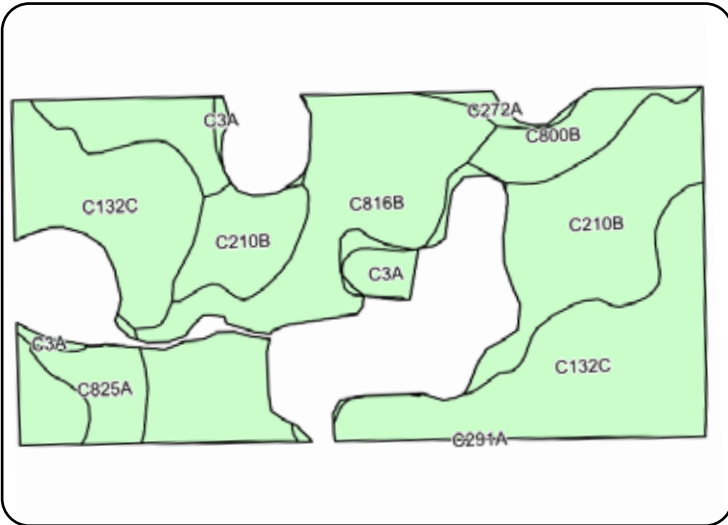
Crop	Base Acres	Yield
Wheat	40.56	52 bu.
Flax	21.34	25 bu.
Corn	0.81	42 bu.
Total Base Acres: 62.71		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C424B	Minot silty clay, 2 to 6 percent slopes	27.86	42.7%	Ile	78
C135D	Zahl-Williams loams, 9 to 15 percent slopes	17.67	27.1%	Vle	43
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	10.68	16.4%	Ile	83
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	5.52	8.5%	IIle	61
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	3.43	5.3%	Vlls	23
Weighted Average					65

PARCEL 4

Acres: 80 +/-
 Legal: N½SE¼ 21-147-77
 FSA Crop Acres: 64.58 +/-
 Taxes (2024): \$379.91

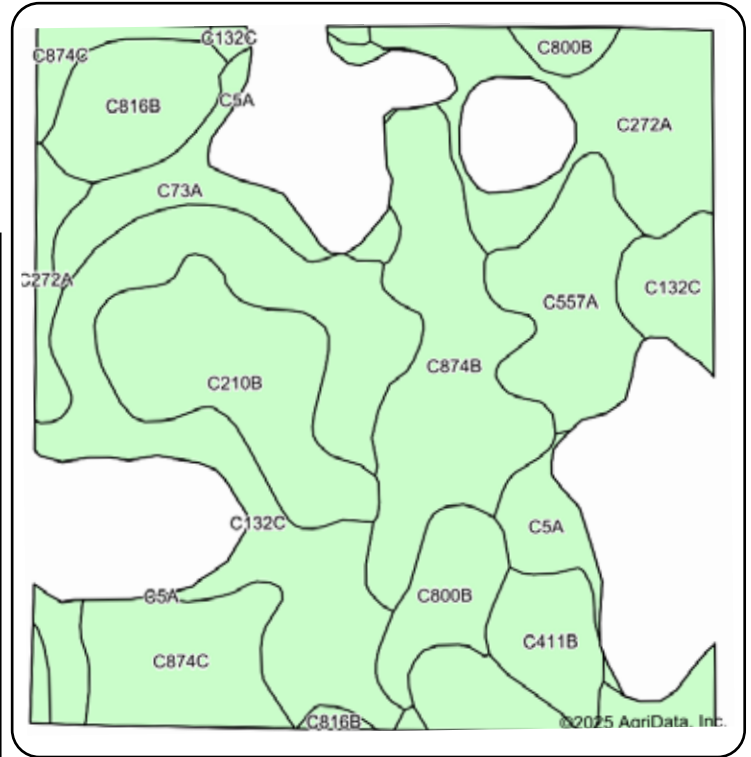


Crop	Base Acres	Yield
Wheat	43.8	32 bu.
Barley	8.0	24 bu.
Total Base Acres: 51.8		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	20.38	33.2%	IIIe	61
C816B	Lehr loam, 2 to 6 percent slopes	19.99	32.5%	IIIe	44
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	13.22	21.5%	Ile	83
C800B	Appam sandy loam, 2 to 6 percent slopes	2.92	4.7%	IIIe	38
C825A	Divide loam, 0 to 2 percent slopes	2.49	4.0%	IIs	62
C3A	Parnell silty clay loam, 0 to 1 percent slopes	1.94	3.2%	Vw	20
C272A	Hamerly-Tonka complex, 0 to 3 percent slopes	0.56	0.9%	Ile	62
Weighted Average					57.9

PARCEL 5

Acres: 160 +/-
 Legal: SW¼ 27-147-77
 FSA Crop Acres: 122.47 +/-
 Recreational Acres: 36.03 +/-
 Taxes (2024): \$638.71



Crop	Base Acres	Yield
Wheat	59.3	32 bu.
Oats	9.1	59 bu.
Barley	30.4	36 bu.
Canola	6.5	735 lbs.
Total Base Acres: 105.3		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	29.89	24.4%	IIle	61
C874B	Wabek-Appam complex, 2 to 6 percent slopes	15.55	12.7%	VIIs	32
C272A	Hamerly-Tonka complex, 0 to 3 percent slopes	14.37	11.7%	Ile	62
C874C	Wabek-Appam complex, 6 to 9 percent slopes	13.61	11.1%	VIIs	26
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	12.34	10.1%	Ile	83
C557A	Miranda-Noonan loams, 0 to 3 percent slopes	8.78	7.2%	VIIs	40
C816B	Lehr loam, 2 to 6 percent slopes	8.61	7.0%	IIle	44
C800B	Appam sandy loam, 2 to 6 percent slopes	5.97	4.9%	IIle	38
C73A	Hamerly-Vallers loams, moderately saline, 0 to 3 percent slopes	5.85	4.8%	IIIs	40
C411B	Makoti silty clay loam, 2 to 6 percent slopes	4.51	3.7%	Ile	87
C5A	Southam silty clay loam, 0 to 1 percent slopes	2.99	2.4%	VIIIw	5
Weighted Average					50.5

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.

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.

PROPERTY PHOTOS



PROPERTY PHOTOS



Pifer's

25

YEARS

25

est. 2000

701.475.7653



www.pifers.com