

L A N D A U C T I O N

426.95 +/- ACRES SLOPE COUNTY, ND

WEDNESDAY, OCTOBER 15, 2025 - 10:00 a.m. (MT)
ROOSEVELT GRAND DAKOTA HOTEL • DICKINSON, ND

OWNERS: RONALD ROLLER & BENEDICT ROLLER

Pifer's ^{20th} Annual
WESTERN DAKOTA
Land Auctions

ONLINE
BIDDING

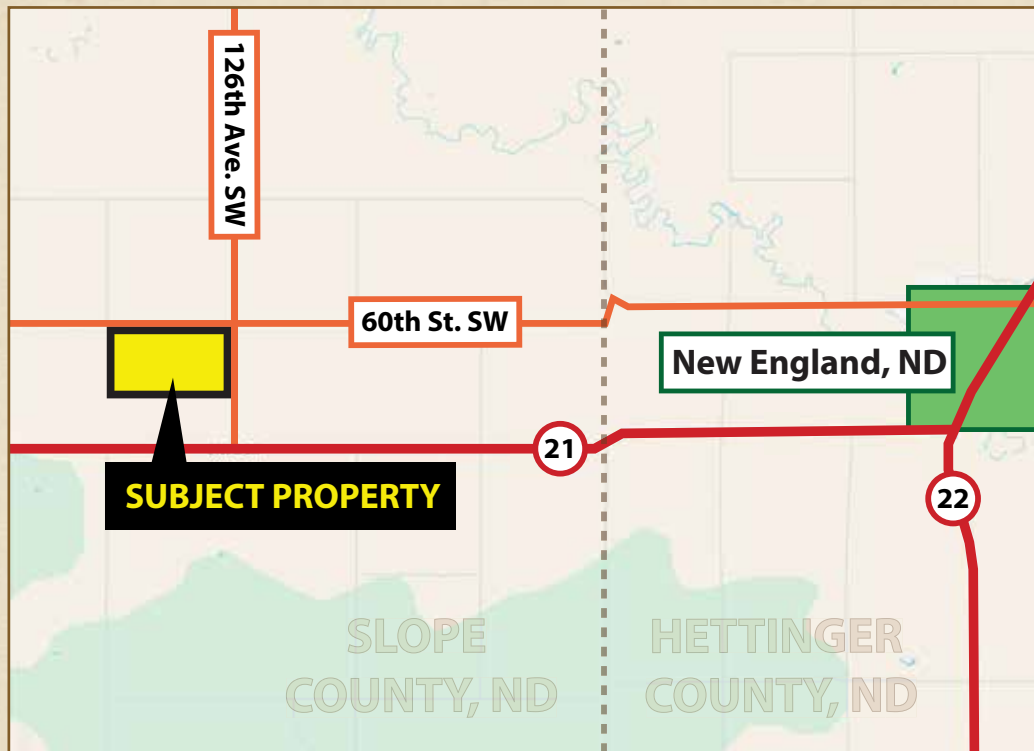


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Offering great access and immediate availability for the 2026 crop year, this farm is well-positioned for both producers and investors. The land features strong producing soil types with an average Soil Productivity Index (SPI) of 65.5, supporting diverse crop options including corn, soybeans, wheat, and sunflowers. Clean FSA crop acreages and minimal waste make this a highly efficient and productive tract. In addition to its agricultural strengths, the property also offers excellent pheasant hunting, adding valuable recreational appeal.

Driving Directions:

From the ND Hwy. #21 and ND Hwy. #22 interchange south of New England, ND, go 5.75 miles west on ND Hwy. #21 to 126th Ave. SW. Go ¼ mile north on 126th Ave. Here you will be at the southeast corner of the property.



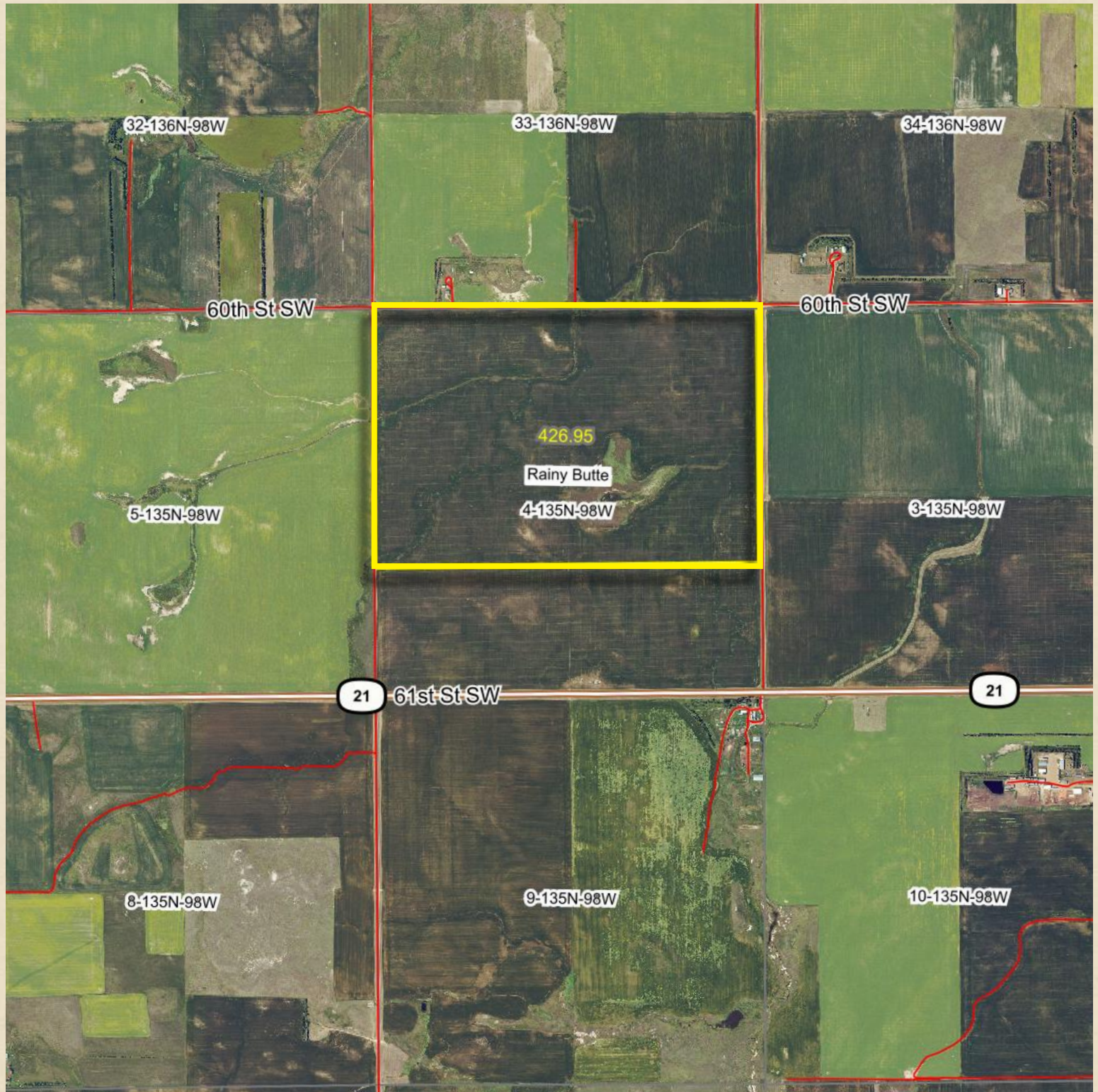
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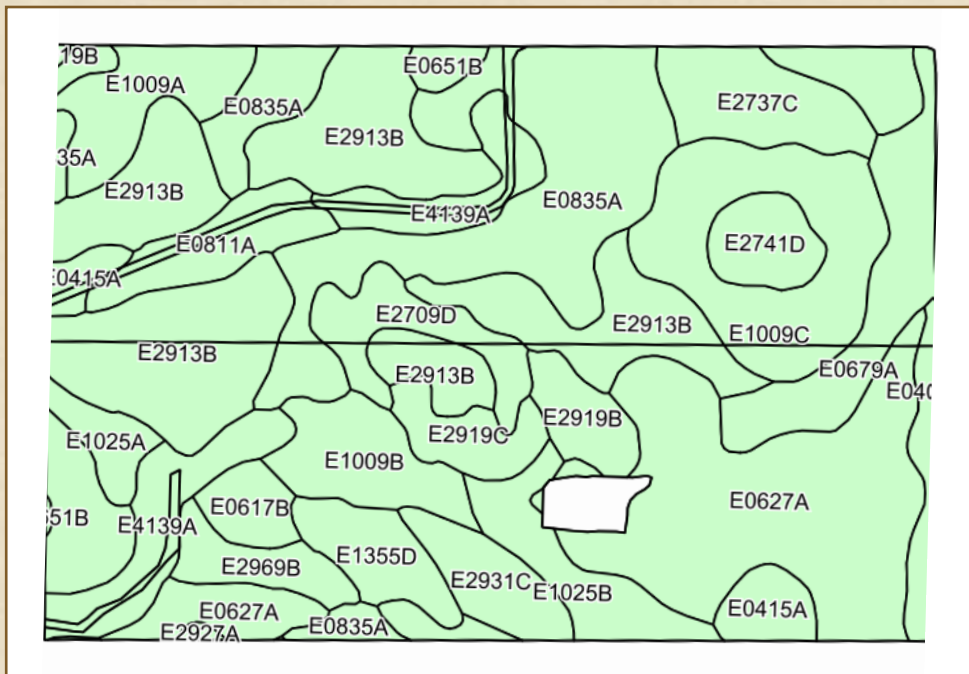


AERIAL MAP



PROPERTY INFORMATION FSA & SOIL MAPS

Acres:	426.95 +/-
Legal:	1/3; Middle 1/3 in 4-135-98
FSA Crop Acres:	401.36 +/-
CRP Acres:	15.57 Acres @ \$39.30/acre - \$612.00/annually – Expires 9/30/2026
Taxes (2024):	\$1,822.77



PROPERTY INFORMATION

BASE ACRES & SOILS

CROP	BASE ACRES	YIELD
Wheat	373.6	49 bu.
Total Base Acres: 373.6		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	75.98	18.3%	IIle	67
E0835A	Wyola-Grail silty clay loams, 0 to 2 percent slopes	60.60	14.5%	IIc	90
E0627A	Farnuf-Belfield-Rhoades complex, 0 to 2 percent slopes	57.56	13.8%	IIc	70
E1009C	Moreau-Barkof silty clays, 6 to 9 percent slopes	28.55	6.8%	IVe	49
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	21.29	5.1%	VIw	43
E0679A	Wyola-Daglum complex, 0 to 2 percent slopes	17.96	4.3%	IIIs	64
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	13.36	3.2%	IVe	53
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	12.71	3.0%	IIle	61
E1009A	Moreau-Barkof silty clays, 0 to 3 percent slopes	12.04	2.9%	IIle	66
E1025B	Regent-Wyola silty clay loams, 3 to 6 percent slopes	11.50	2.8%	IIe	79
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	10.54	2.5%	VIe	33
E0811A	Grail silty clay loam, 0 to 2 percent slopes	10.31	2.5%	IIc	96
E2969B	Sen silt loam, 3 to 6 percent slopes	9.20	2.2%	IIe	76
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	8.94	2.1%	VIe	32
E2931C	Morton-Cabba silt loams, 6 to 9 percent slopes	8.67	2.1%	IIle	59
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	8.60	2.1%	IVs	35
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	7.73	1.9%	IIIs	60
E2919C	Morton silty clay loam, 6 to 9 percent slopes	7.28	1.7%	IIle	61
E2741D	Cabba-Chama-Sen silt loams, 9 to 15 percent slopes	7.13	1.7%	VIe	36
E2919B	Morton silty clay loam, 3 to 6 percent slopes	7.02	1.7%	IIe	76
E0403A	Belfield-Daglum-Farland silt loams, 0 to 2 percent slopes	5.33	1.3%	IIIs	66
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	5.15	1.2%	IIe	65
E1025A	Regent-Wyola silty clay loams, 0 to 3 percent slopes	4.91	1.2%	IIIs	84
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	2.37	0.6%	IIe	51
E0651A	Regent-Janesburg complex, 0 to 3 percent slopes	1.61	0.4%	IIIs	54
E2927A	Morton-Farland silt loams, 0 to 3 percent slopes	0.59	0.1%	IIIs	84
Weighted Average					65.8

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 12/2/25. 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 2, 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 **20th** Annual
WESTERN DAKOTA
Land Auctions

Pifer's invites you to this year's annual Western Dakota Land Auction Event for the 20th year and counting! Year after year, the continued success of this great land event can be credited to the unique landscape of the Western Dakotas, where each property has distinct qualities that offer something for everyone.

Whether it is cropland, hayland, rangeland, or a peaceful place to hunt and enjoy with your friends and family, this event will offer a property that fits your desires. This year's 20th Annual Western Dakota Land Auction Event is no exception, and features fantastic properties. Take a little extra time and study the details of these properties and contact one of our agents today for any questions that you may have. Mark these dates and locations on your calendar and join Pifer's for this year's spectacular Western Dakota Land Auction Event!