Farmland Auction

25 YEARS
est. 2000

217.01 Acres • Cass County, ND

Thursday, November 6, 2025 – 2:00 p.m.

Holiday Inn • Fargo, ND

OWNERS: Jason Olson, Carrie Sauvageau & Lisa Rustand

Pifer's

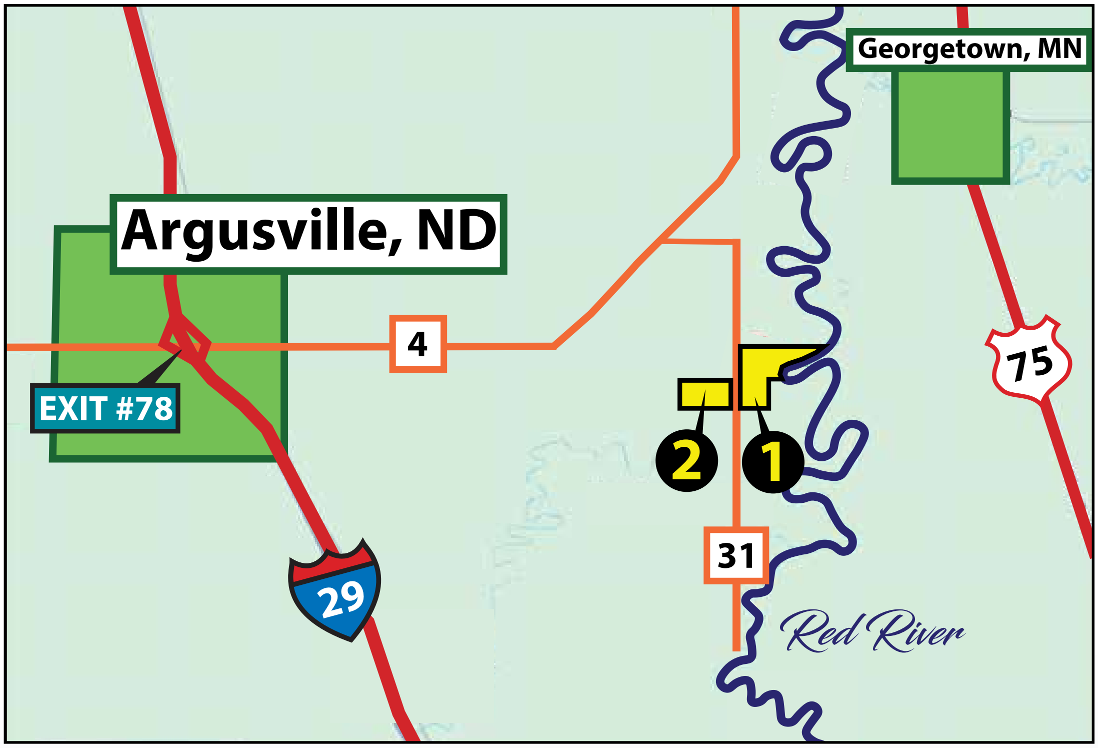
877.700.4099
www.pifers.com

INTRODUCTION

Auction Note: This is a premier opportunity to purchase 217.01 +/- acres of exceptional cropland in Harwood Township, Cass County, ND. These two parcels feature highly productive Fargo silty clay soils, outstanding Soil Productivity Indexes (SPI) in the high 80s, and a proven crop rotation that includes soybeans, sunflowers, corn, wheat, and sugar beets. Located within the footprint of the new FM Diversion project, this land not only offers strong agricultural returns but also holds long-term potential for future development or infrastructure benefit.

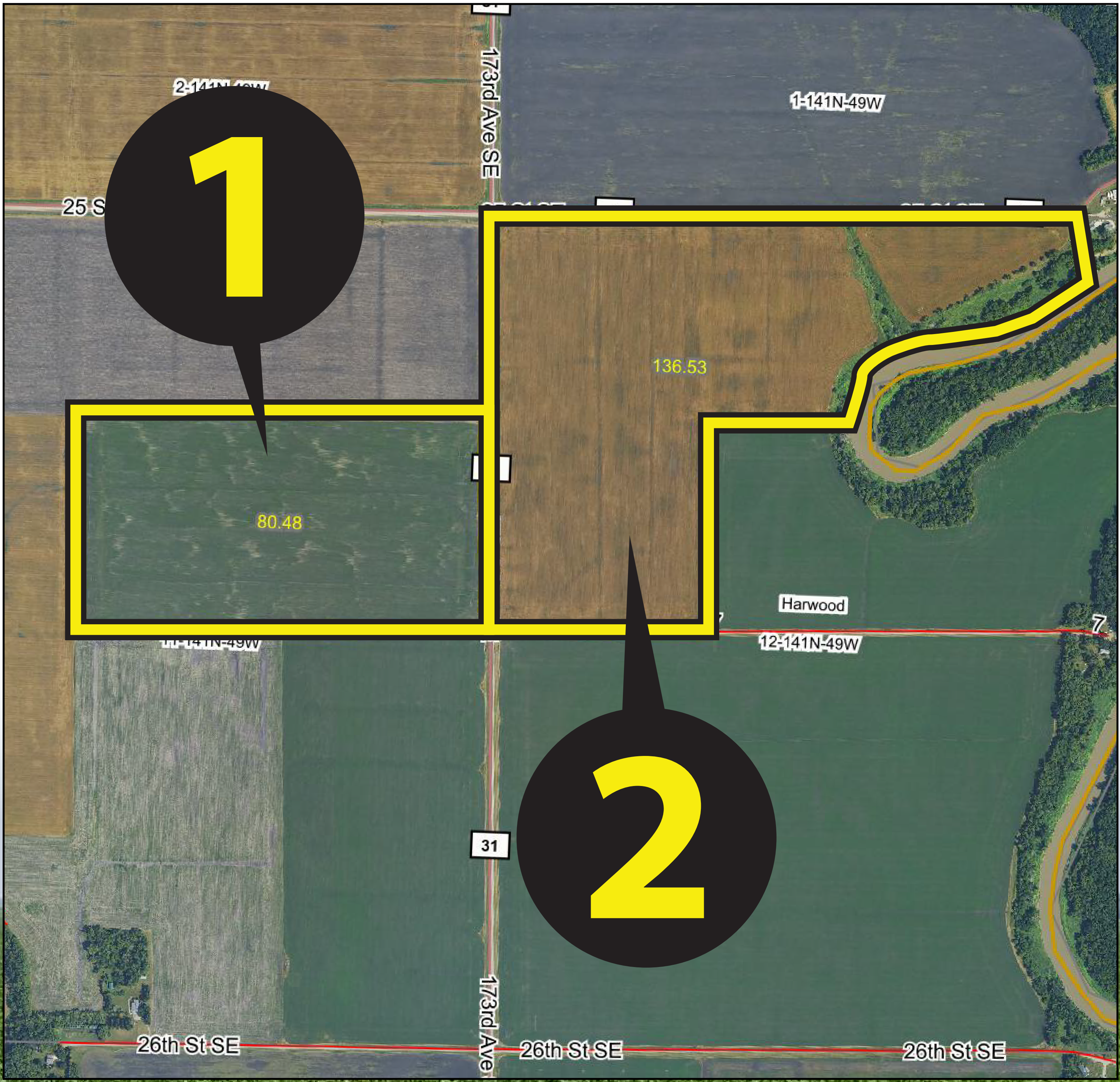
Driving Directions

From Argusville, ND, go east 5 miles on 25th St. SE, then south 1 mile on 173rd Ave. SE to reach both parcels.



Steve Link • 701.361.9985 or stlink@pifers.com

OVERALL PROPERTY



PARCEL 1

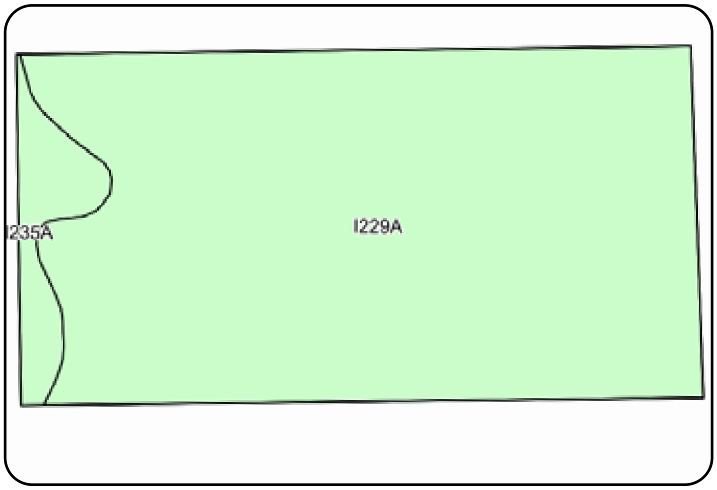
Acres: 80.48 +/-

Legal: S½NE¼ 11-141-49

FSA Crop Acres: 79.73 +/-

Taxes (2024): $1,194.23 (Including Drain Assessment)

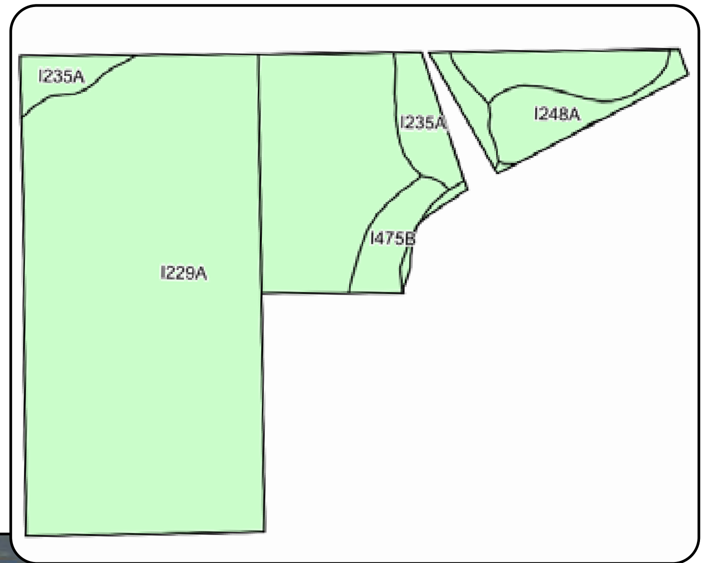
This parcel features nearly 100% cropland with 93.9% Fargo silty clay soils and a strong SPI of 86. The land has a consistent crop rotation that includes corn, soybeans, sunflowers, and sugar beets. Excellent road access and efficient field layout make this a turn-key addition to any operation.



Crop	Base Acres	Yield
Wheat	19.89	52 bu.
Soybeans	59.64	36 bu.
Total Base Acres: 79.53		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	74.71	93.9%	IIw	86
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	4.82	6.1%	IIIw	86
				Weighted Average	86

PARCEL 2



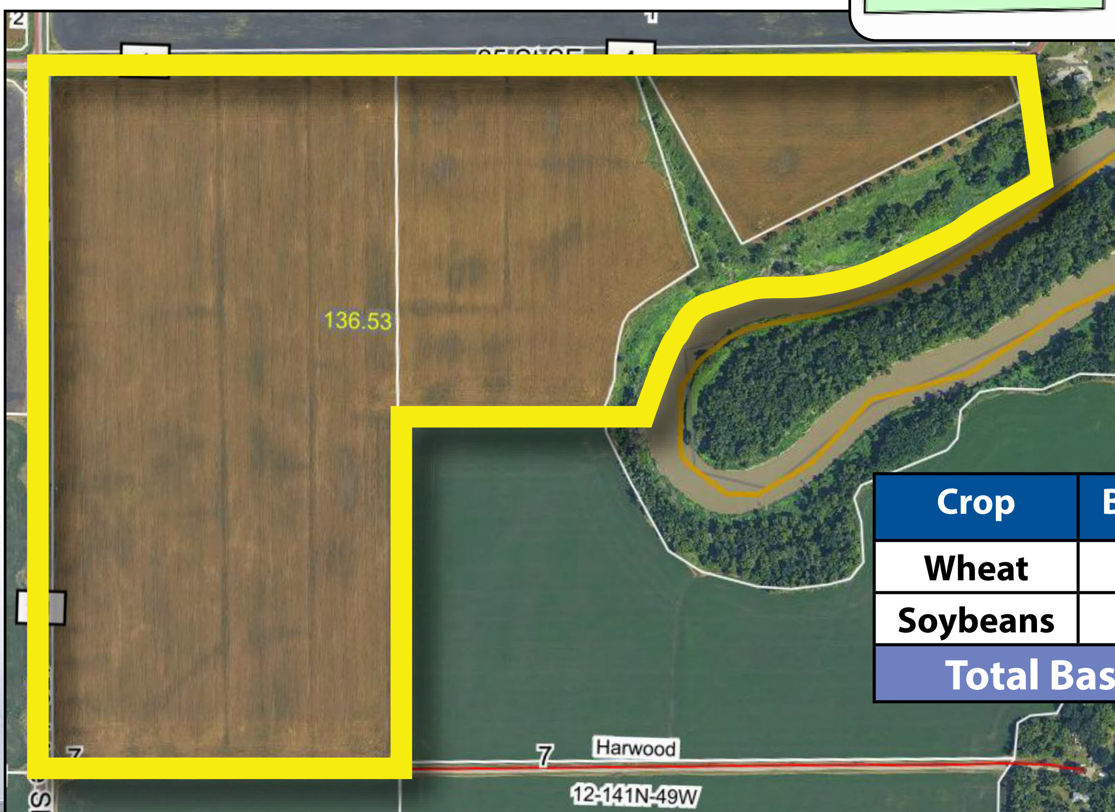
Acres: 136.53 +/-

Legal: Tract in Lots 1 & 2 and W½ NW¼ Less Rd & Aud Lot 1 in 12-141-49

FSA Crop Acres: 118.12 +/-

Taxes (2024): $1,658.42 (Including Drain Assessment)

A highly productive farm with over 85% Fargo silty clay soils and an SPI of 86. This parcel supports a diversified rotation of soybeans, corn, sunflowers, and sugar beets. Located inside the FM Diversion area, this land offers excellent production today and exciting potential tomorrow.



Crop	Base Acres	Yield
Wheat	29.5	52 bu.
Soybeans	88.54	36 bu.
Total Base Acres: 118.04		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	101.22	85.7%	IIw	86
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	7.77	6.6%	IIIw	86
I248A	Wahpeton silty clay, 0 to 2 percent slopes, occasionally flooded	4.90	4.2%	IIe	90
I475B	Sinai silty clay, levees, 0 to 6 percent slopes	3.55	3.0%	IIe	88
I149E	Cashel-Fluvaquents, channeled complex, 0 to 25 percent slopes, frequently flooded	0.60	0.5%	IIIe	32
				Weighted Average	**86**

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 12/22/25. 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 22 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. 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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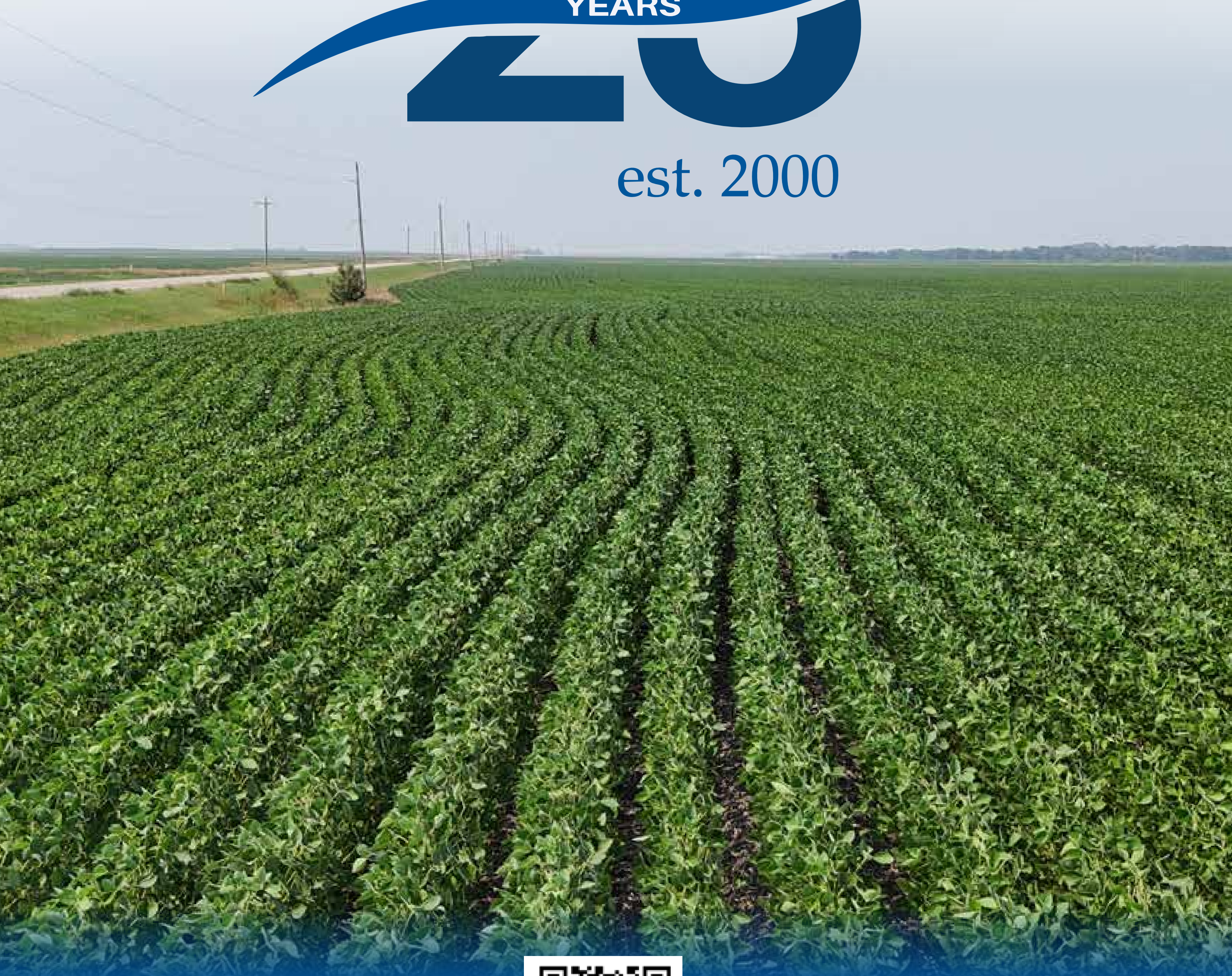

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