

Farmland Auction

25
YEARS
est. 2000

480 Acres • Logan County, ND

Tuesday, December 9, 2025 – 10:00 a.m.

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



OWNER: Opp Farm



Pifer's

877.477.3105

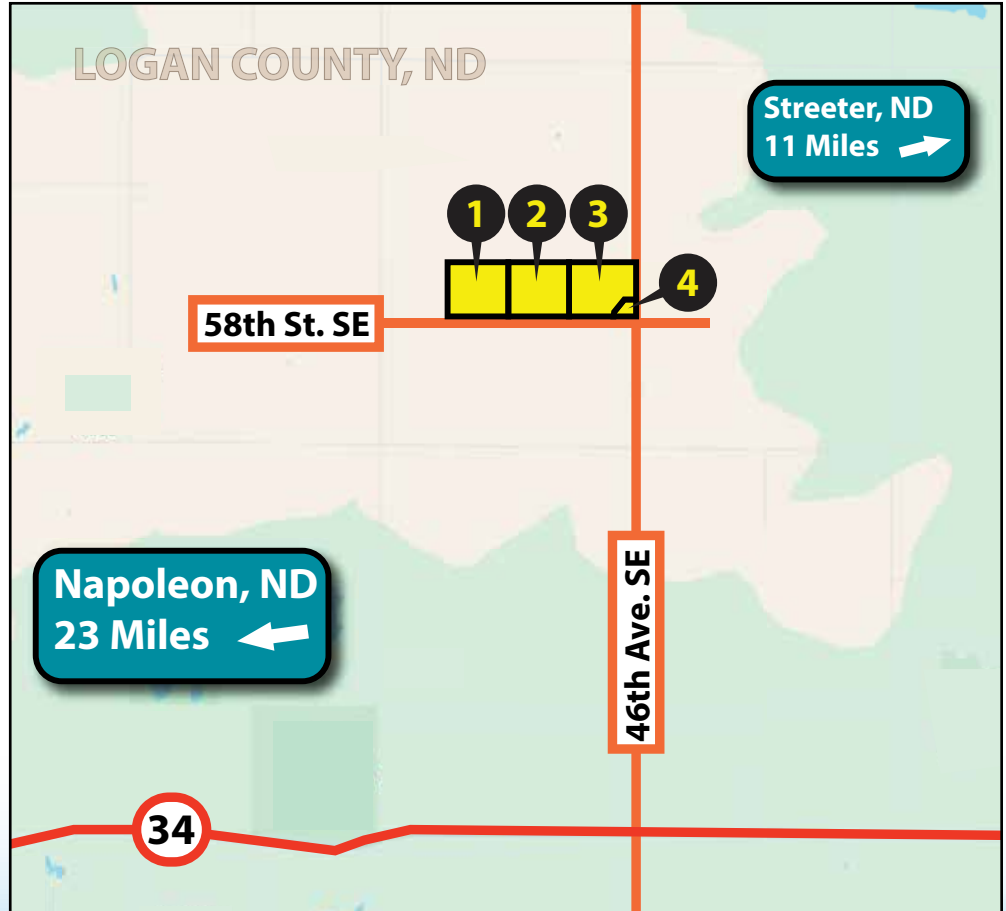
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INTRODUCTION

Auction Note: This Logan County land near Napoleon, ND features 480 +/- acres which includes irrigated & non-irrigated cropland and a grain bin site! Irrigated land contains approximately 385.4 +/- acres with 3 pivots and 6 irrigation wells. Great soil conditions on the irrigation systems for potatoes, corn, soybeans and canola. Grain bin site includes 4.5 +/- acres and three grain bins with 100,000 bushel total capacity. Available for 2026 crop year. This is a live auction with internet and phone bidding available.

Driving Directions

From Napoleon, ND, go east 15 miles on ND Hwy. #34 and then 4 miles north on 46th Ave. SE. This will bring you to the southeast corner of parcel 1. Go west one mile on 58th St. SE. This will bring you to the southeast corner to parcel 1 and the southwest corner to parcel 2.



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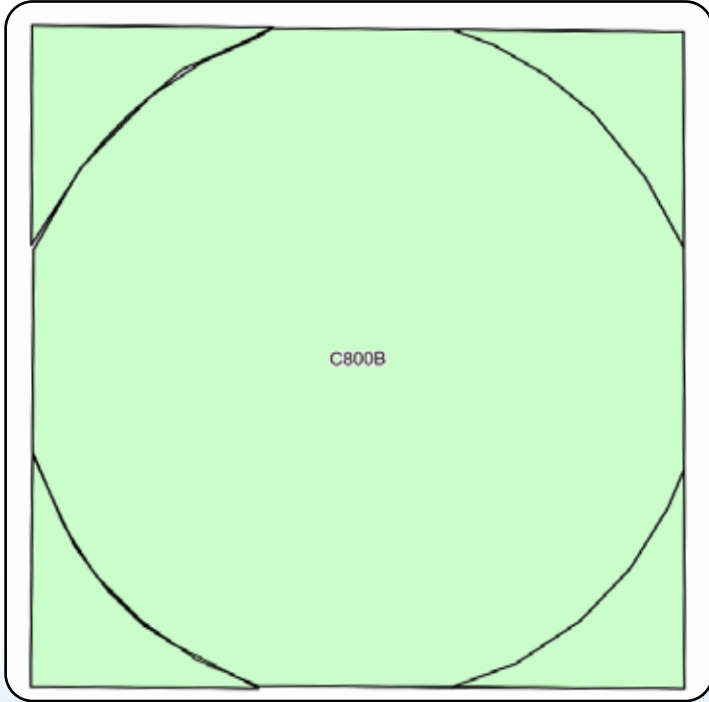
OVERALL PROPERTY



PARCEL 1

Acres: 160 +/-
Legal: SE¼ 21-136-70
Irrigated Crop Acres: 131.22 +/-
Non Irrigated Acres: 26.66 +/-
Taxes (2024): \$663.48

Pivot Information: 2023 Valley electric system, 7 towers, lower pressure drop nozzles, Three submersible wells with 3-Phase 10HP, 15HP, and 20HP pumps. Well permit #3124 approved for 202.5 +/- acre feet of water to irrigate a total of 135.2 +/- acres, 900 gallons/minute. Pivot makes a full circle and is currently irrigating approximately 131.22 +/- acres.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C800B	Appam sandy loam, 2 to 6 percent slopes	158.30	100.0%	IIIe	38
Weighted Average					38

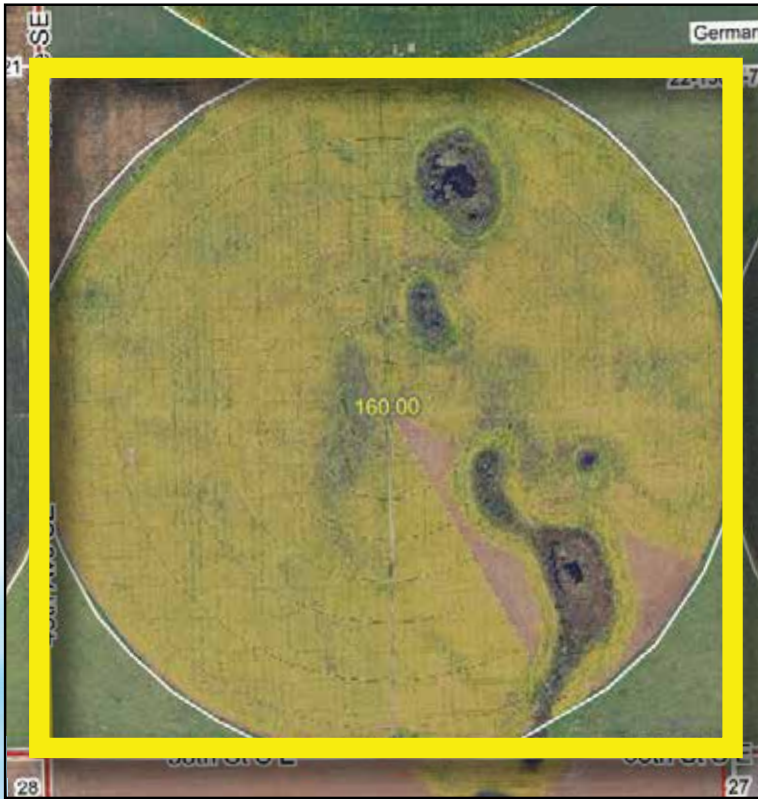
PARCEL 2

Acres: 160 +/-
Legal: SW¼ 22-136-70
Irrigated Crop Acres: 123.5 +/-
Non Irrigated Acres: 34.67 +/-
Taxes (2024): \$645.93

Pivot Information: 2022 Valley electric system, 7 towers, lower pressure drop nozzles, One well with one 3-Phase 40HP turbine pump electric pump. Pivot does not quite make a full circle and is currently irrigating approximately 123.5 +/- acres.

Well permit #3232 is combined between parcels 2 (SW¼ 22-136-70) & 3 (SE¼ 22-136-70) approved for 405 +/- acre feet of water to irrigate a total of 270 +/- acres, 2,000 gallons/minute.

Note: If there are two separate buyers between parcel 2 and 3, the well permit #3232 will need a request to be split with parcel 3 (SE¼ 22-136-70) from the North Dakota State Water Resources.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C800B	Appam sandy loam, 2 to 6 percent slopes	116.49	73.3%	IIle	38
C327B	Yecross loamy sand, 0 to 6 percent slopes	30.29	19.1%	IVe	46
C810A	Bowdle loam, 0 to 2 percent slopes	7.18	4.5%	IIIs	56
C317B	Lihen-Telfer loamy fine sands, 0 to 6 percent slopes	3.02	1.9%	IVe	30
C874B	Wabek-Appam complex, 2 to 6 percent slopes	1.88	1.2%	VIIs	32
Weighted Average					40.1

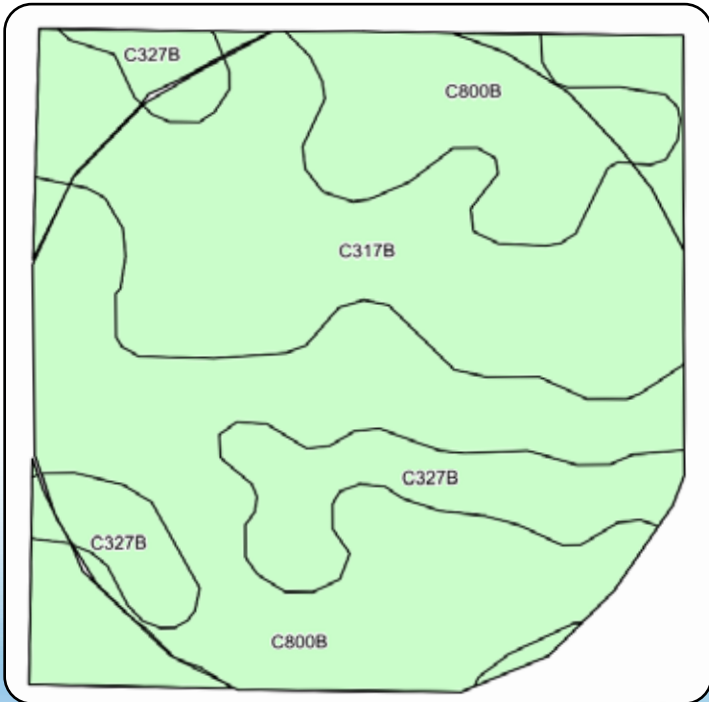
PARCEL 3

Acres: 155.5 +/-
Legal: SE¼ 22-136-70
Irrigated Crop Acres: 130.65 +/-
Non Irrigated Acres: 19.72 +/-
Taxes (2024): \$656.22

Pivot Information: 2023 Valley electric system, 7 towers, lower pressure drop nozzles, One well with one 3-Phase 40HP turbine pump and one 3-Phase 15HP submersible pump. Pivot makes a full circle and is currently irrigating approximately 130.65 +/- acres.

Well permit #3232 is combined between parcels 2 (SW¼ 22-136-70) & 3(SE¼ 22-136-70) approved for 405 +/- acre feet of water to irrigate a total of 270 +/- acres, 2,000 gallons/minute.

Note: If there are two separate buyers between parcel 3 and 2, the well permit #3232 will need a request to be split with parcel 2 (SW¼ 22-136-70) from the North Dakota State Water Resources.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C800B	Appam sandy loam, 2 to 6 percent slopes	77.53	51.7%	IIIe	38
C317B	Lihen-Telfer loamy fine sands, 0 to 6 percent slopes	49.73	33.2%	IVe	30
C327B	Yecross loamy sand, 0 to 6 percent slopes	22.66	15.1%	IVe	46
Weighted Average					36.6

PARCEL 4

Acres: 4.5 +/-
Legal: 4.5 +/- Acre Tract in the Corner of SE¼ 22-136-70
Taxes (2024): TBD

This parcel features 4.5 +/- acre three grain bins with 100,000 total bushel capacity, aeration, heat, and three-phase power. Excellent access along 46th Ave. SE with a well maintained gravel road.

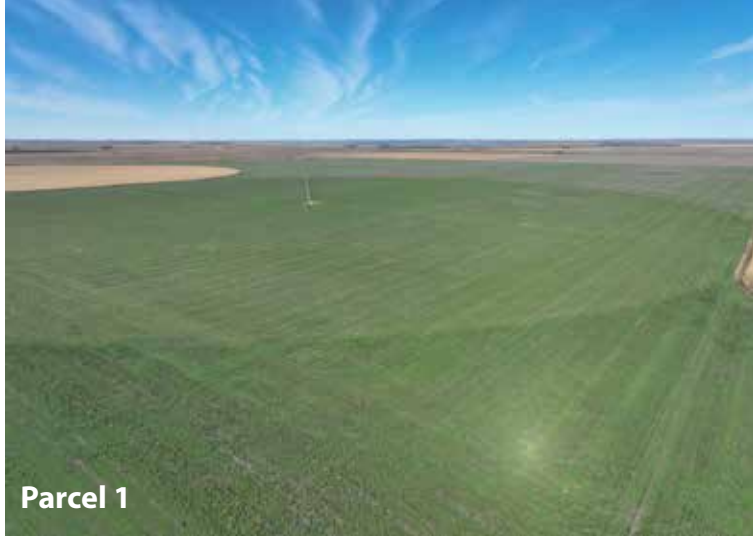
- 1 - Chief Bin - 40,000 bu. Storage with 3-Phase Full Floor Aeration & Electric Heater & Spreader
- 2 - Titan Bins - 30,000 bu. Storage with 3-Phase Full Floor Aeration & Electric Heaters



PARCEL 4 PHOTOS



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 1/23/26. 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 January 23, 2026, 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, Bob Pifer, ND #905.



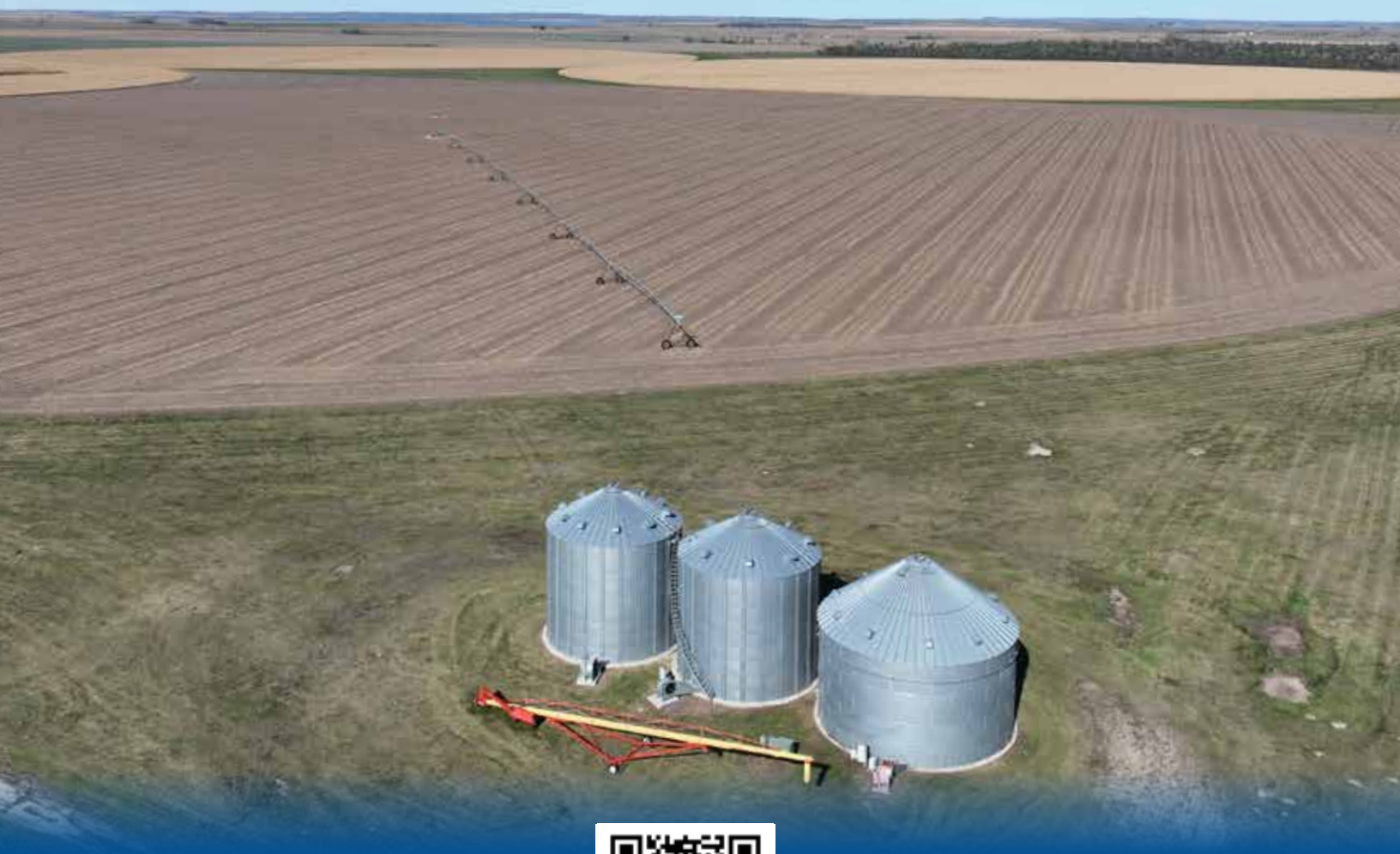
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