

Farmland Auction

25
YEARS
est. 2000

2,531.07 Acres • Bowman & Slope Counties, ND

Wednesday, December 10, 2025 – 1:00 p.m. (MT)

Pifer's Regional Office • Bowman, ND



OWNER: Hadley Brothers, LLP



Pifer's

701.523.7366

www.pifers.com

INTRODUCTION

Auction Note: This generational ranch in Bowman and Slope Counties, presents an exceptional opportunity to acquire over 2,500 +/- acres of highly productive native grass, cropland, and hayland in the heart of Western North Dakota's ranching and hunting paradise. With multiple parcels near the Montana border and within the shadows of the North Dakota Badlands, this property is unmatched in its combination of livestock production, recreational hunting, and investment appeal.

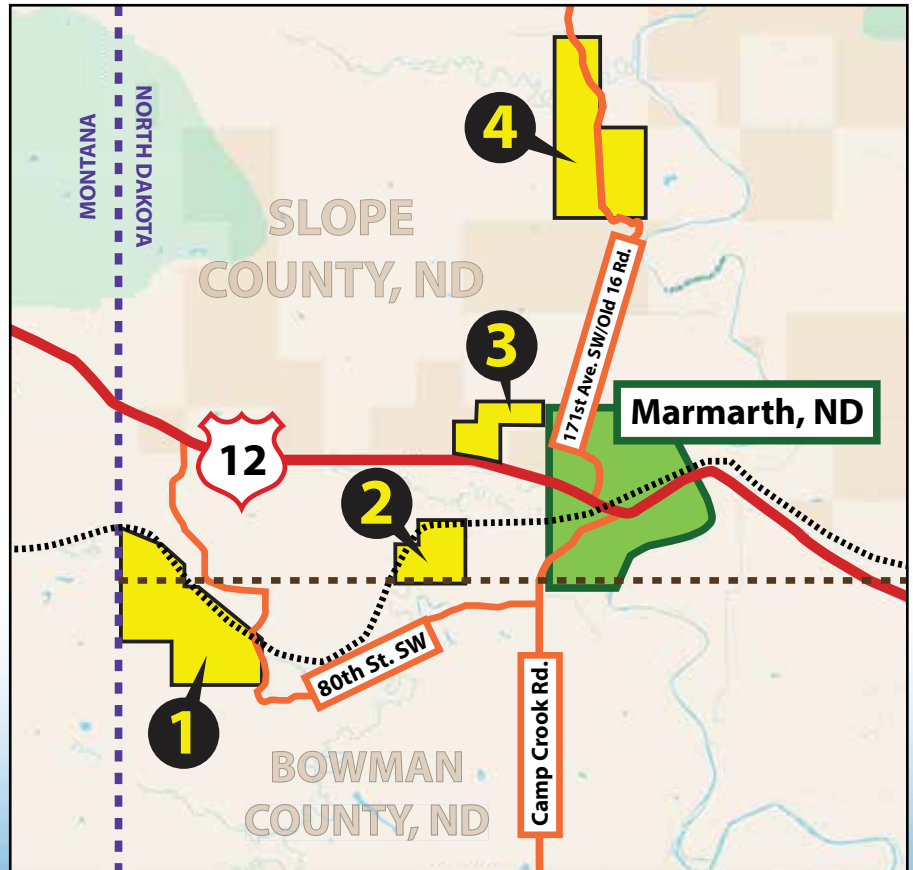
Together, the four parcels offer a remarkable balance of grazing land and hayland supported by natural water sources, stock dams, and developed wells. In addition, the property is located within one of the top big game hunting regions in the state. This will be one sale you will not want to miss!

Driving Directions

Parcels 1 & 2: From Marmarth, ND, drive $\frac{1}{4}$ mile west on US Hwy. #12 to Camp Crook Rd. Follow Camp Crook Rd. west and south for a total of 1 mile to 80th St. SW. Turn west and drive for 1 mile to trail entrance for parcel 2. Continue for an additional 2.5 miles to 175th Ave. SW. Turn north on 175th Ave. SW and drive for $\frac{1}{4}$ mile to the southeast corner of parcel 1.

Parcel 3: From Marmarth, ND, drive west on US Hwy. #12 for 1.75 miles. Parcel 3 is on the north side of the highway.

Parcel 4: From Marmarth, ND, drive west on US Hwy. #12 for $\frac{1}{2}$ mile to 171st Ave. SW/Old 16 Rd. Turn and follow Old 16 Rd. north for 3.25 miles to the southern entrance to parcel 4.



Andy Mrnak
701.206.1095
andy@pifers.com

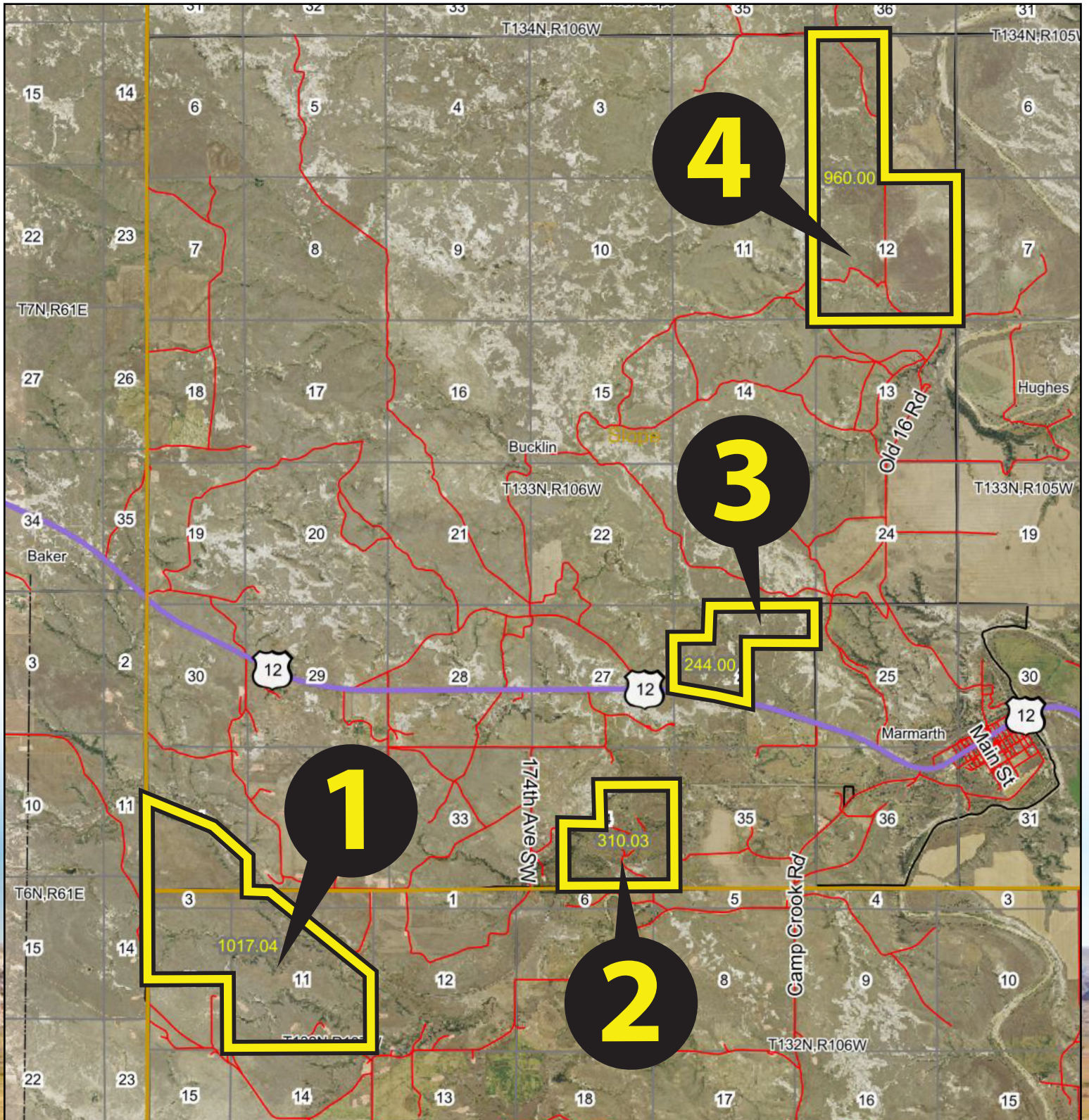


Jim Sabe
701.523.6283
jsabe@pifers.com

Pifer's

709 12th St. NE • Bowman, ND 58623

OVERALL PROPERTY



PARCEL 1 FSA & INFORMATION

Acres: 1,017.04 +/-

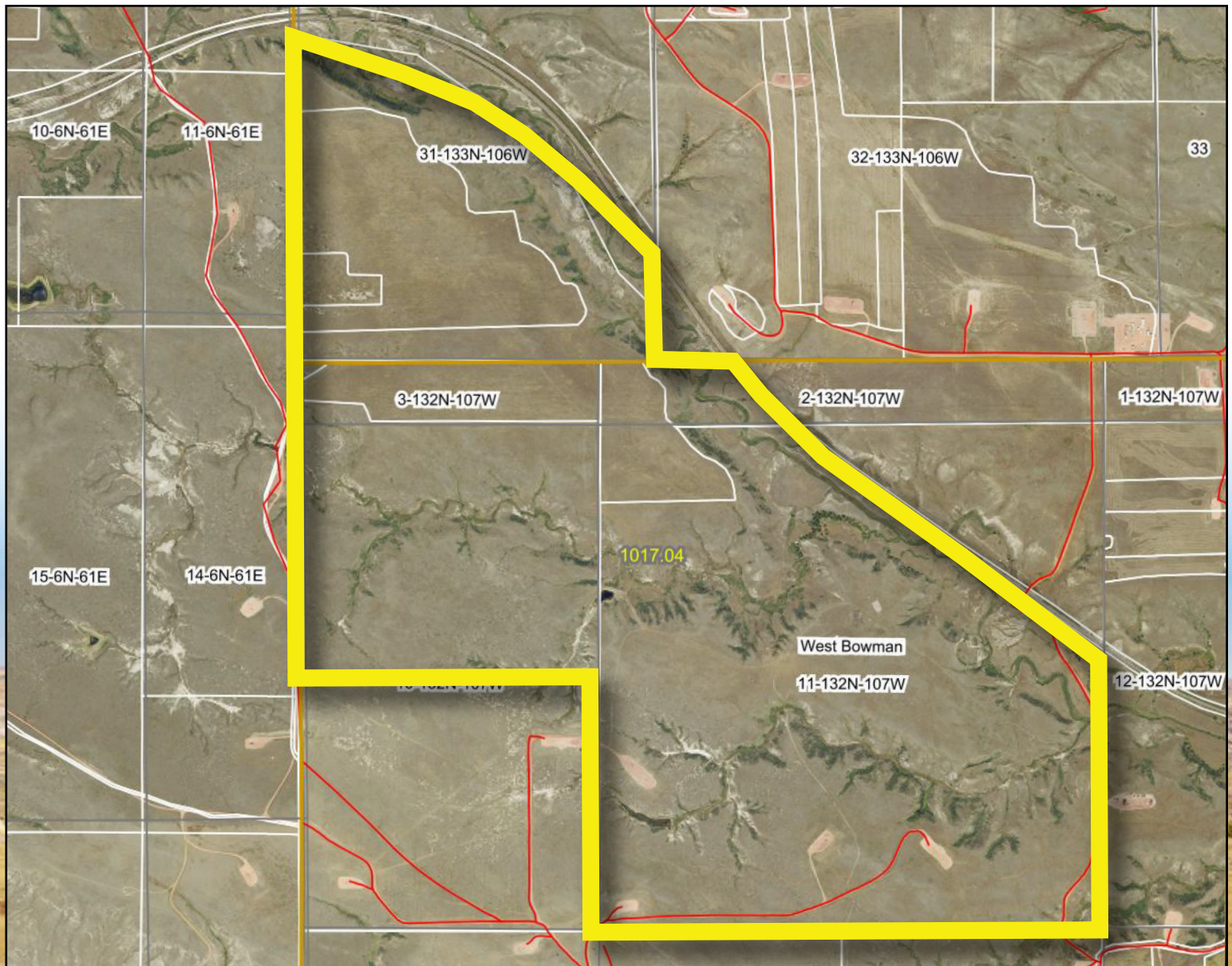
Legal: Tract South of RR ROW 31-133-106, Tract of Lots 3 & 4 South of RR ROW 2-132-107, Lots 1-2 in 3-132-107, Lots 1-2 & E½ NE¼ 10-132-107, All South of RR ROW 11-132-107 (Survey to be Provided)

FSA Crop Acres: 172.71 +/-

Pasture Acres: 832.52 +/-

Taxes (2024): \$1,723.78

Parcel 1 is a complete package, offering over 1,000 +/- acres of well-balanced land with excellent access, dependable water, and natural protection. Over 172 +/- acres of cropland are currently used for hay production, while the balance is strong native and introduced grasses make it a highly productive unit. The western boundary lays along the Montana state line, while the BNSF railroad defines the north. Along this edge, Corral Creek winds for more than two miles, supplying natural water and habitat along the creek bed. Additional draws and a supplemental water pipeline are just examples of the value-added production benefits of parcel 1.

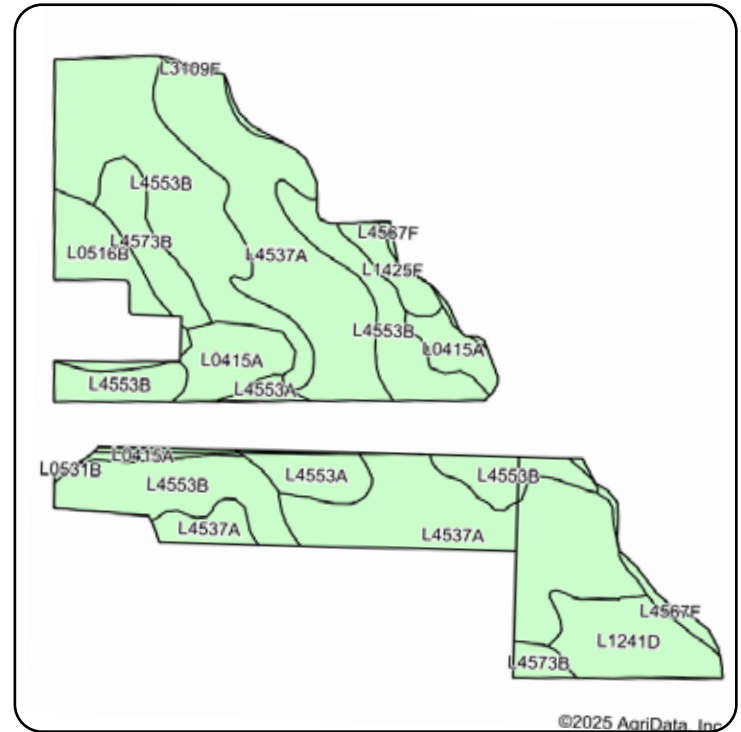


Pifer's

709 12th St. NE • Bowman, ND 58623

PARCEL 1 SOILS

Crop	Base Acres	Yield
Wheat	50.4	19 bu.
Oats	59.11	36 bu.
Total Base Acres: 109.51		

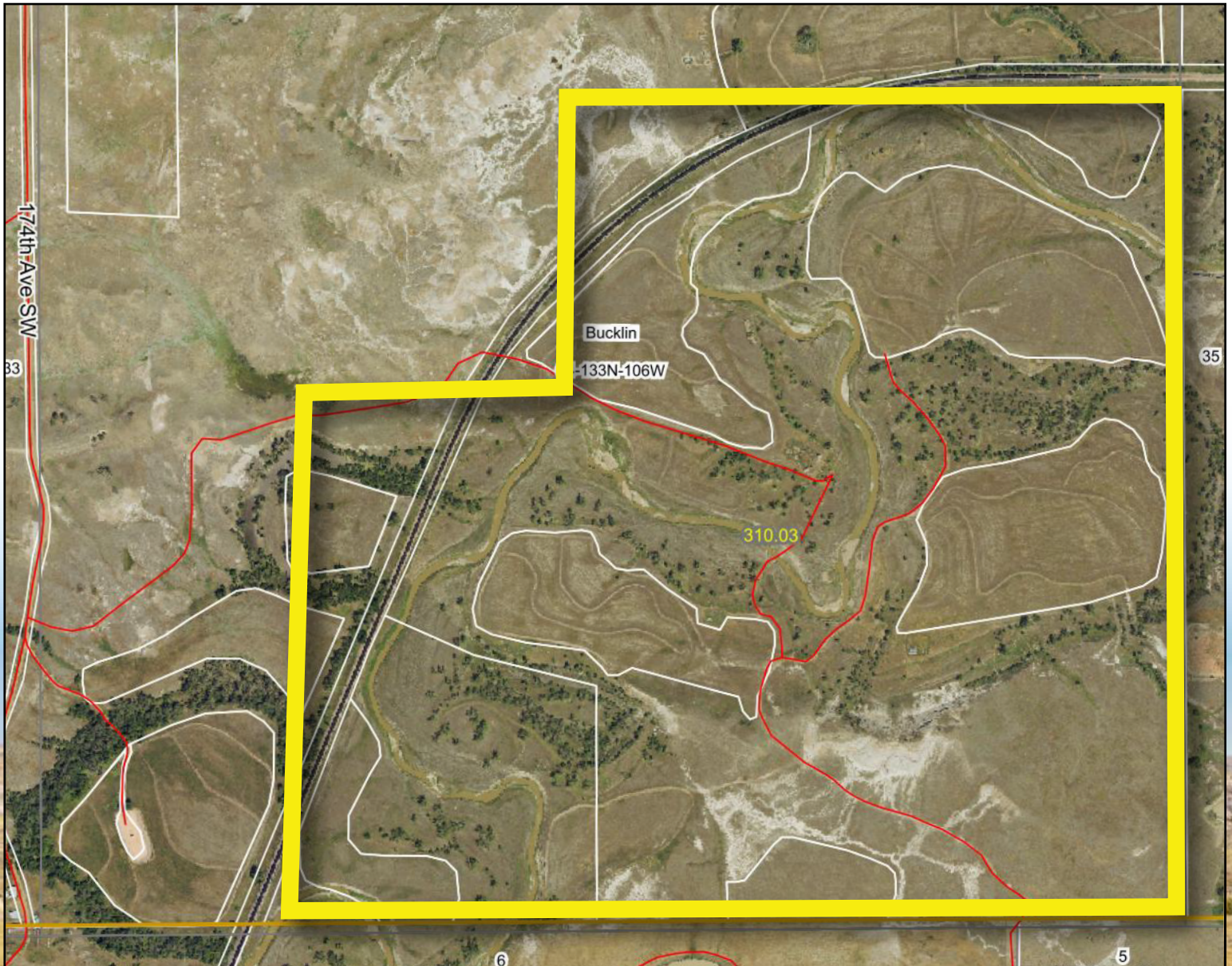


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
L4553B	Chinook fine sandy loam, gravelly substratum, 2 to 6 percent slopes	41.96	24.4%	IIle	54
L4537A	Chanta loam, 0 to 2 percent slopes	32.71	18.9%	IIs	60
L4537A	Chanta loam, 0 to 2 percent slopes	27.78	16.1%	IIs	60
L4553B	Chinook fine sandy loam, gravelly substratum, 2 to 6 percent slopes	17.63	10.2%	IIle	54
L0415A	Belfield, low precipitation-Maltese complex, 0 to 2 percent slopes	11.30	6.5%	IIs	63
L1241D	Archin-Ladner fine sandy loams, 6 to 15 percent slopes	11.19	6.5%	VIIs	26
L0516B	Gerda-Maltese complex, 0 to 6 percent slopes	7.82	4.5%	VIIs	29
L4573B	Kremlin, gravelly substratum-Chanta loams, 2 to 6 percent slopes	6.79	3.9%	IIle	66
L4553A	Chinook fine sandy loam, gravelly substratum, 0 to 2 percent slopes	4.87	2.8%	IIle	57
L1425F	Rhame-Fleak complex, 9 to 50 percent slopes	3.68	2.1%	VIIle	18
L4567F	Tinsley-Chanta complex, 6 to 35 percent slopes	1.85	1.1%	VIIIs	20
L4573B	Kremlin, gravelly substratum-Chanta loams, 2 to 6 percent slopes	1.77	1.0%	IIle	66
L4553A	Chinook fine sandy loam, gravelly substratum, 0 to 2 percent slopes	1.45	0.8%	IIle	57
L0415A	Belfield, low precipitation-Maltese complex, 0 to 2 percent slopes	0.96	0.6%	IIs	63
L4567F	Tinsley-Chanta complex, 6 to 35 percent slopes	0.58	0.3%	VIIIs	20
L3109F	Fleak-Badland complex, 9 to 70 percent slopes	0.26	0.2%	VIIle	10
L0531B	Gerda-Gerda, barren complex, 0 to 6 percent slopes	0.11	0.1%	VIIs	31
Weighted Average					53.2

PARCEL 2 FSA & INFORMATION

Acres: 310.03 +/-
Legal: S½NE¼, SE¼ & E½W¼ 34-133-106
FSA Crop Acres: 95.7 +/- (Estimate)
Pasture Acres: 198.11 +/-
Taxes (2024): \$370.02

This secluded parcel is dominated by the tree-lined riverbed of Little Beaver Creek, offering productive grazing land and hayland alongside a haven of wildlife habitat. The cropland along the creek bottom enhances its farming value, while the heavy cover and lack of through roads make it an excellent hunting property with abundant privacy.



PARCEL 2 SOILS

Crop	Base Acres	Yield
Wheat	50.4	19 bu.
Oats	59.11	36 bu.
Total Base Acres: 109.51		

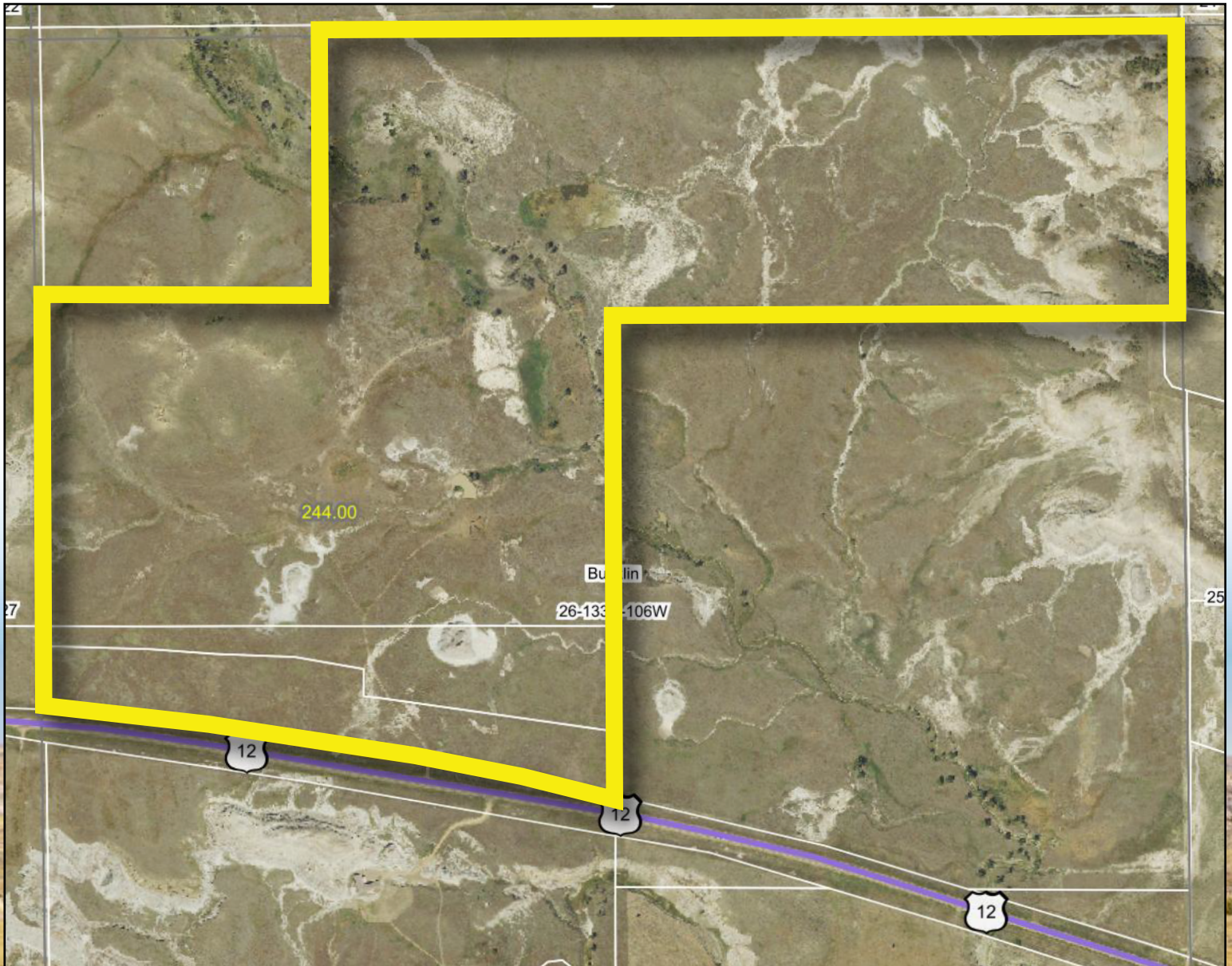


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
L4122A	Havre clay loam, 0 to 2 percent slopes, occasionally flooded	38.52	40.4%	Ile	82
L4187A	Glendive fine sandy loam, 0 to 2 percent slopes, occasionally flooded	36.86	38.5%	IIle	61
L4187B	Glendive fine sandy loam, 2 to 6 percent slopes, occasionally flooded	7.49	7.8%	IIle	63
L0415A	Belfield, low precipitation-Maltese complex, 0 to 2 percent slopes	3.46	3.6%	IIs	63
L3250C	Sham loam, 2 to 9 percent slopes	2.15	2.2%	VIle	34
L4209B	Hanly fine sandy loam, 0 to 6 percent slopes, occasionally flooded	1.90	2.0%	IIle	41
L4999	Water	1.83	1.9%	VIIIw	0
L0415A	Belfield, low precipitation-Maltese complex, 0 to 2 percent slopes	1.45	1.5%	IIs	63
L4122A	Havre clay loam, 0 to 2 percent slopes, occasionally flooded	0.58	0.6%	Ile	82
L4033A	Lallie silty clay, low precipitation, 0 to 1 percent slopes, occasionally flooded	0.49	0.5%	IVw	29
L3247C	Patent, occasionally flooded-Vanda-Gerda, barren complex, 0 to 9 percent slopes	0.32	0.3%	VIle	30
L4155A	Glendive-Havre-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	0.24	0.3%	VIw	38
L3101F	Badland-Cabbart complex, 6 to 70 percent slopes	0.22	0.2%	VIIIle	6
L3247C	Patent, occasionally flooded-Vanda-Gerda, barren complex, 0 to 9 percent slopes	0.10	0.1%	VIle	30
L4155A	Glendive-Havre-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	0.09	0.1%	VIw	38
Weighted Average					67.2

PARCEL 3

Acres: 244 +/-
Legal: A Tract North of HWY ROW in SW¼, E½NW¼, SW¼NW¼ & N½NE¼ 26-133-106
Pasture Acres: 244 +/-
Taxes (2024): \$367.34

Located along US Hwy. #12 with excellent access, this parcel extends northeast into the clay butte. The rimrock style formations highlight the natural beauty, while the native grasses and natural terrain provide forage, protection, and exceptional habitat for both livestock and wildlife. Parcel 3 also offers an updated Solar Powered Well and water tank in the middle of the tract offering easy access to reliable water in a strategic location.



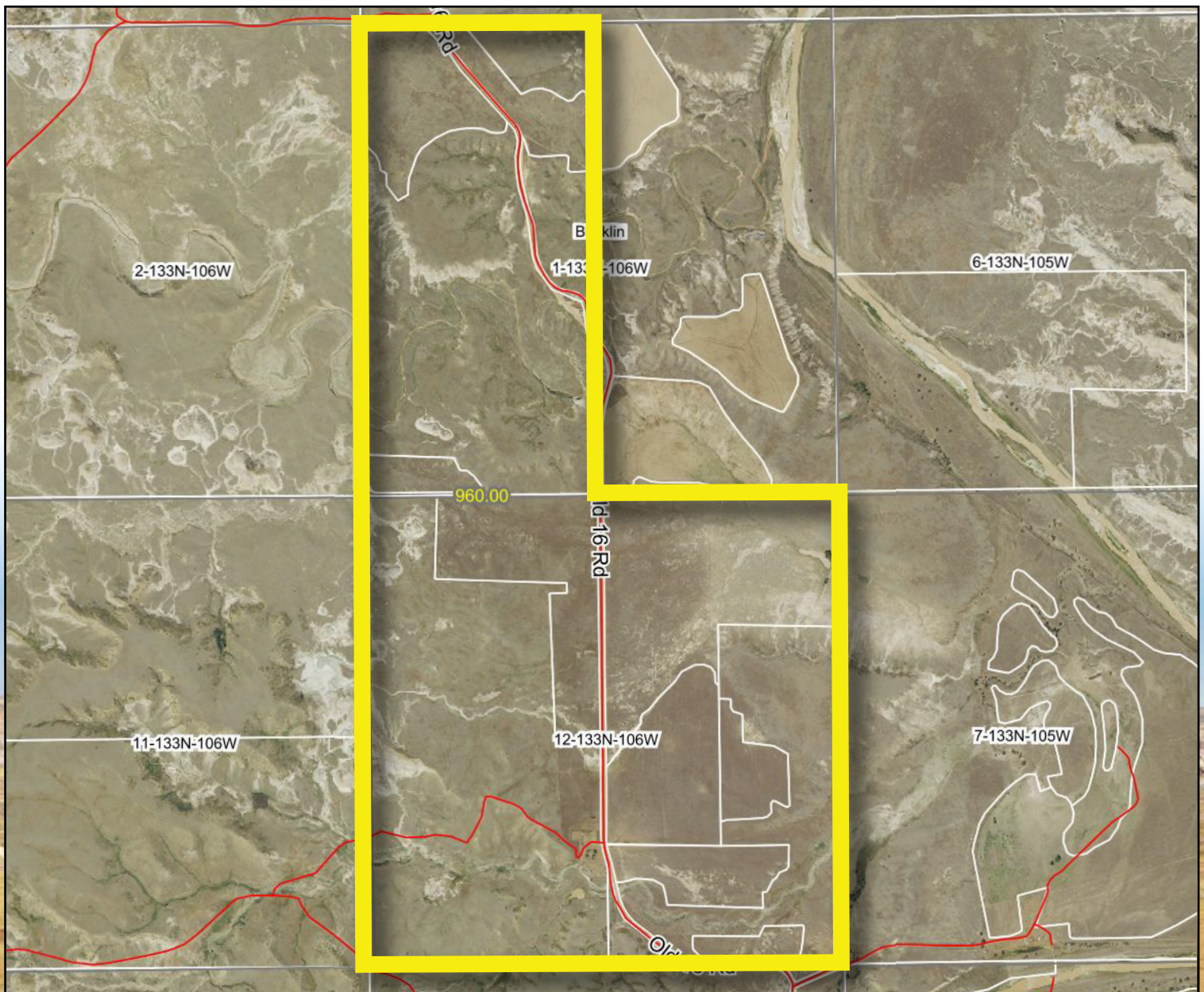
PARCEL 3 PHOTOS



PARCEL 4 FSA & INFORMATION

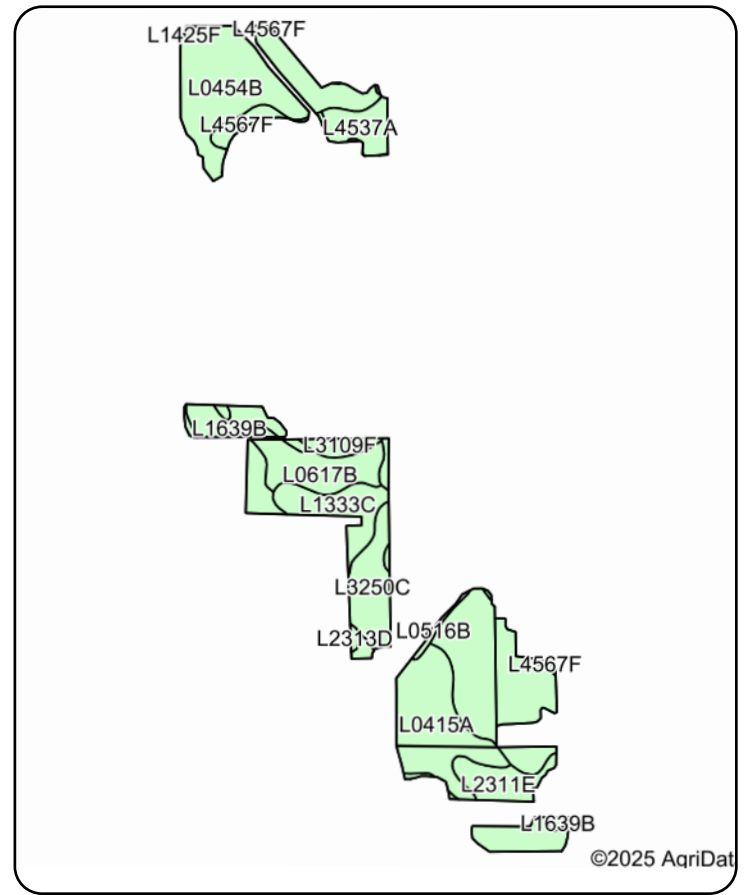
Acres: 960 +/-
Legal: Lots 4 & 5, S½NW¼ & SW¼ in 1-133-106 & All 12-133-106
FSA Crop Acres: 230.63 +/-
Pasture Acres: 716.13 +/-
Taxes (2024): \$1,102.38

The northernmost portion of this productive ranch, Parcel 4 features over 230 +/- acres of hayland complemented by native grazing land and creek bed draws with stock dams. Furthermore, the spring fed South Mosquito Creek, developed spring fed tank, and a well with supplemental pipeline supplies livestock excellent water to the parcel and supports extended grazing production. This tract sits along the edge of the Little Missouri River Valley, the North Dakota Badlands and also at the southern base of Pretty Butte, offering a scenic setting alongside the natural production of this parcel.



PARCEL 4 SOILS

Crop	Base Acres	Yield
Wheat	50.9	19 bu.
Oats	59.6	36 bu.
Total Base Acres: 110.5		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
L1639B	Chinook-Rhame fine sandy loams, 3 to 6 percent slopes	59.00	25.7%	IIle	62
L0454B	Maltese-Gerda complex, 0 to 6 percent slopes	47.96	20.8%	IVs	35
L0415A	Belfield, low precipitation-Maltese complex, 0 to 2 percent slopes	33.22	14.4%	IIs	63
L2311E	Scairt-Maltese-Boxwell complex, 2 to 25 percent slopes	19.65	8.5%	VIIs	33
L0617B	Belfield, low precipitation-Ethridge-Maltese complex, 2 to 6 percent slopes	18.04	7.8%	Ile	69
L3250C	Sham loam, 2 to 9 percent slopes	15.44	6.7%	VIle	34
L1333C	Rhame-Blacksheep fine sandy loams, 6 to 9 percent slopes	14.41	6.2%	IVe	41
L4537A	Chanta loam, 0 to 2 percent slopes	9.18	4.0%	IIs	60
L4567F	Tinsley-Chanta complex, 6 to 35 percent slopes	5.51	2.4%	VIIIs	20
L3109F	Fleak-Badland complex, 9 to 70 percent slopes	4.56	2.0%	VIIle	10
L0516B	Gerda-Maltese complex, 0 to 6 percent slopes	1.25	0.5%	VIIs	29
L2807C	Boxwell-Kremlin loams, 6 to 9 percent slopes	1.19	0.5%	IIle	59
L2313D	Boxwell-Scairt-Maltese complex, 6 to 15 percent slopes	0.70	0.3%	IVe	42
L3237D	Patent, gullied, frequently flooded-Sham-Patent complex, 2 to 15 percent slopes	0.52	0.2%	VIle	18
Weighted Average					49

PARCEL 1 PHOTOS



PARCEL 2 PHOTOS



PARCEL 4 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 1/26/26. 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 26, 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.

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.

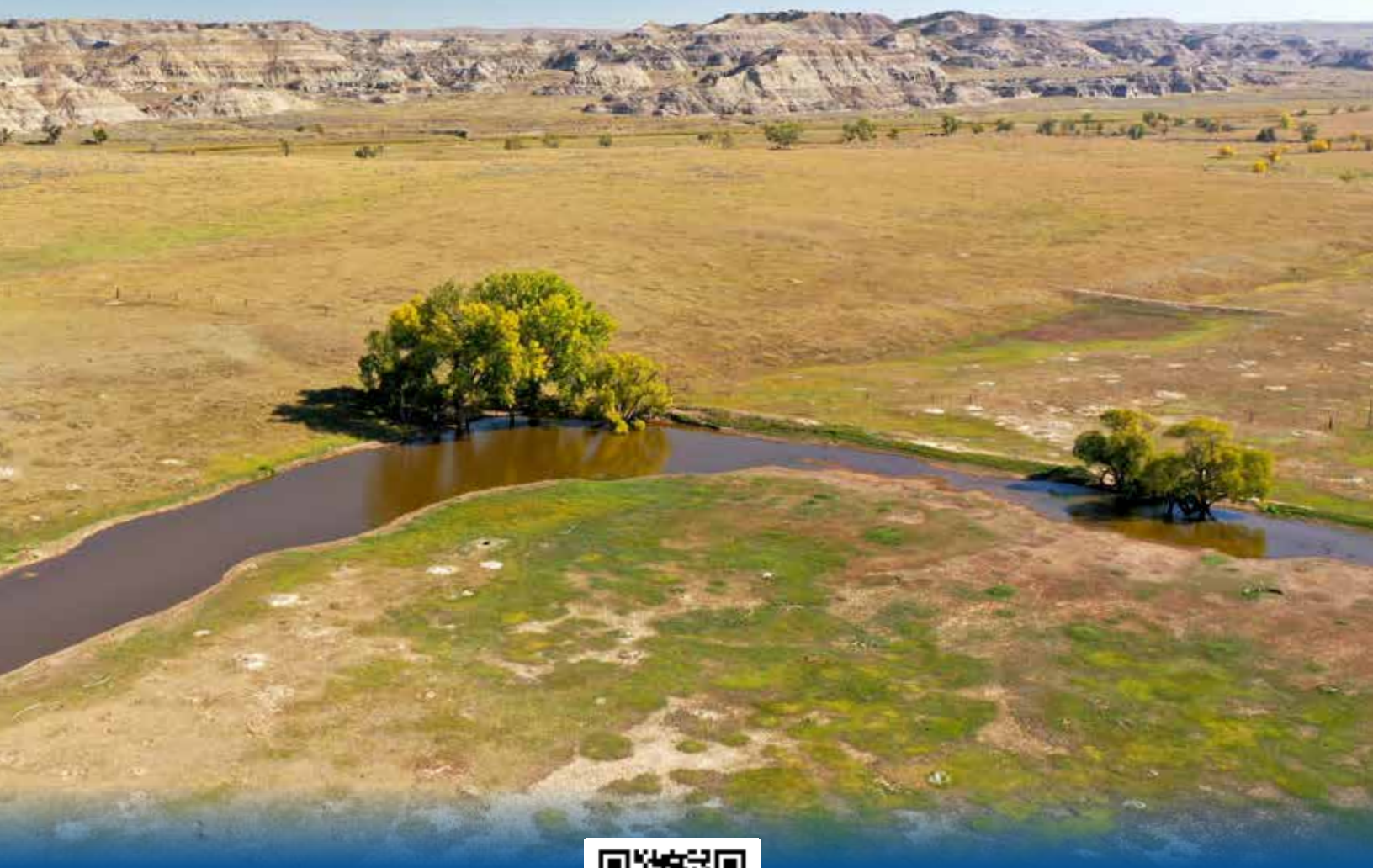
Pifer's

25

YEARS

20

est. 2000



701.523.7366



www.pifers.com