

Farmland Auction

25
YEARS
est. 2000

1,178.71 Acres • Ward County, ND

Thursday, December 11, 2025 – 11:00 a.m.

Sleep Inn & Suites • Minot, ND

OWNER: Wayne Hornberger



Pifer's

877.700.4099

www.pifers.com

INTRODUCTION

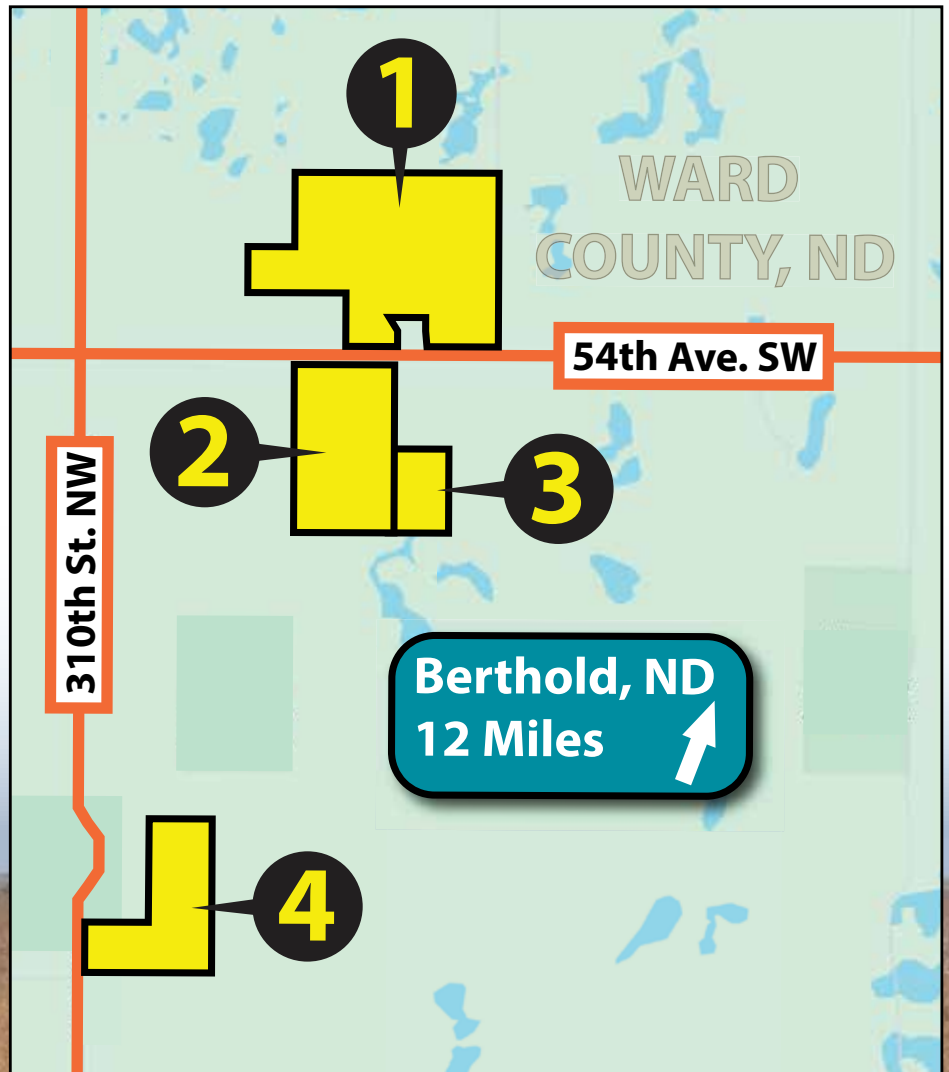
Auction Note: This auction presents 1,178.71 +/- acres of prime pastureland and farmland in Tolgen Township. These parcels offer outstanding access with paved roads leading directly to parcels one, two, and four.

Parcels One, two and four also showcase a versatile blend of lush pasture and highly productive cropland, making them ideal for both farming and ranching operations. Each pasture tract is equipped with quality fencing and reliable access to natural water sources. In addition, Parcel three includes a gravel mining site, with proven extraction history and potential for additional material adding unique value and income opportunity to the property.

Whether you're looking to expand your current farm or ranch, or seeking a strong long-term investment, this auction offers a rare opportunity to acquire productive North Dakota land.

Driving Directions

From Berthold, ND, head west on 72nd Ave. NW. Then, head south on 310th St. NW for 9 miles. Then, head east on 54th Ave. SW for 1.5 miles to reach the south end of parcel one and the north end of parcel 2. To reach parcel three, head south on the gravel trail located on the NE corner of parcel 2 for .5 miles. To reach parcel 4, return to 310th St. NW and head south for 3 miles to reach the SW corner of the property.

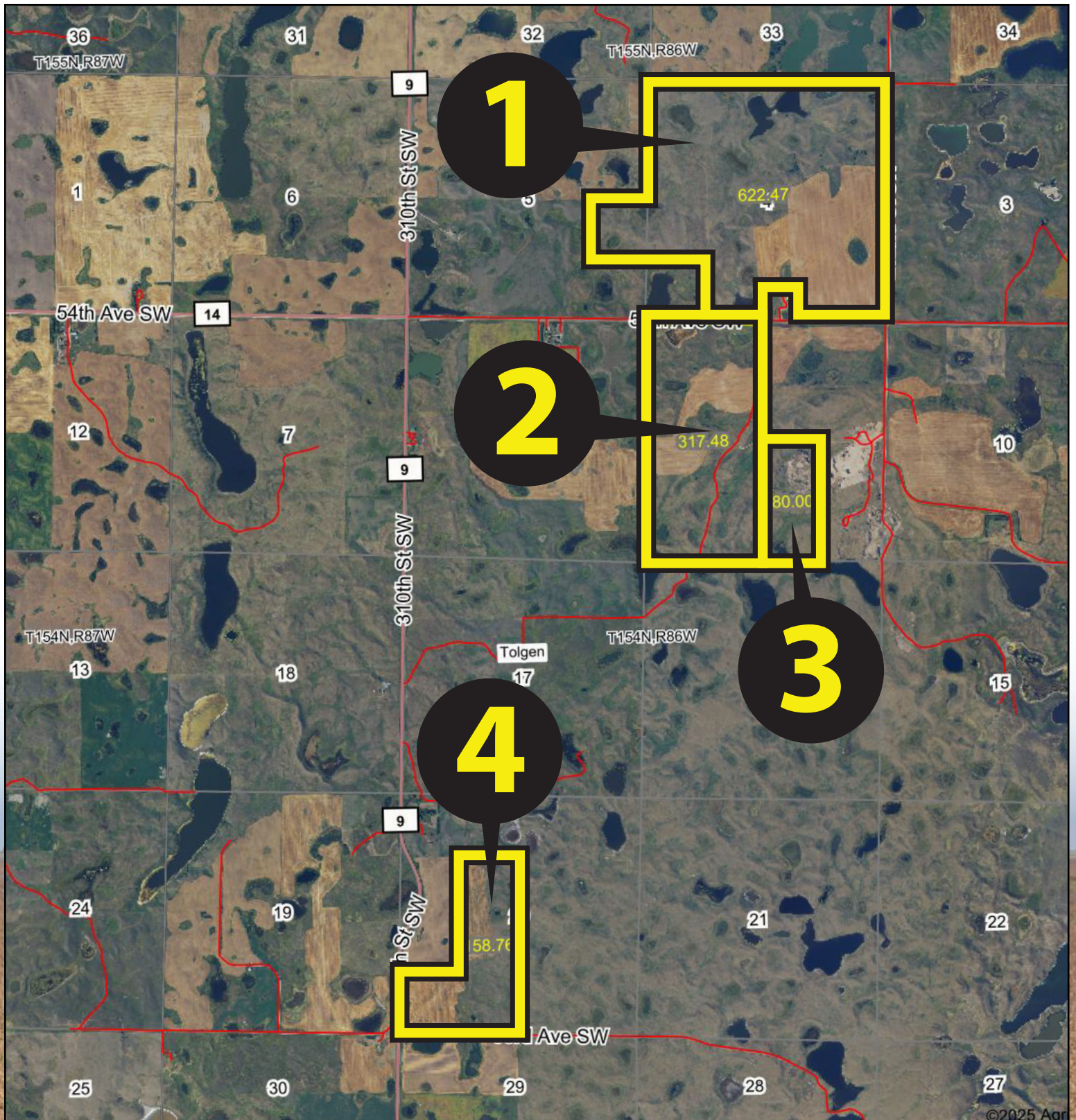


Jack Pifer • 701.261.4762 or jack@pifers.com

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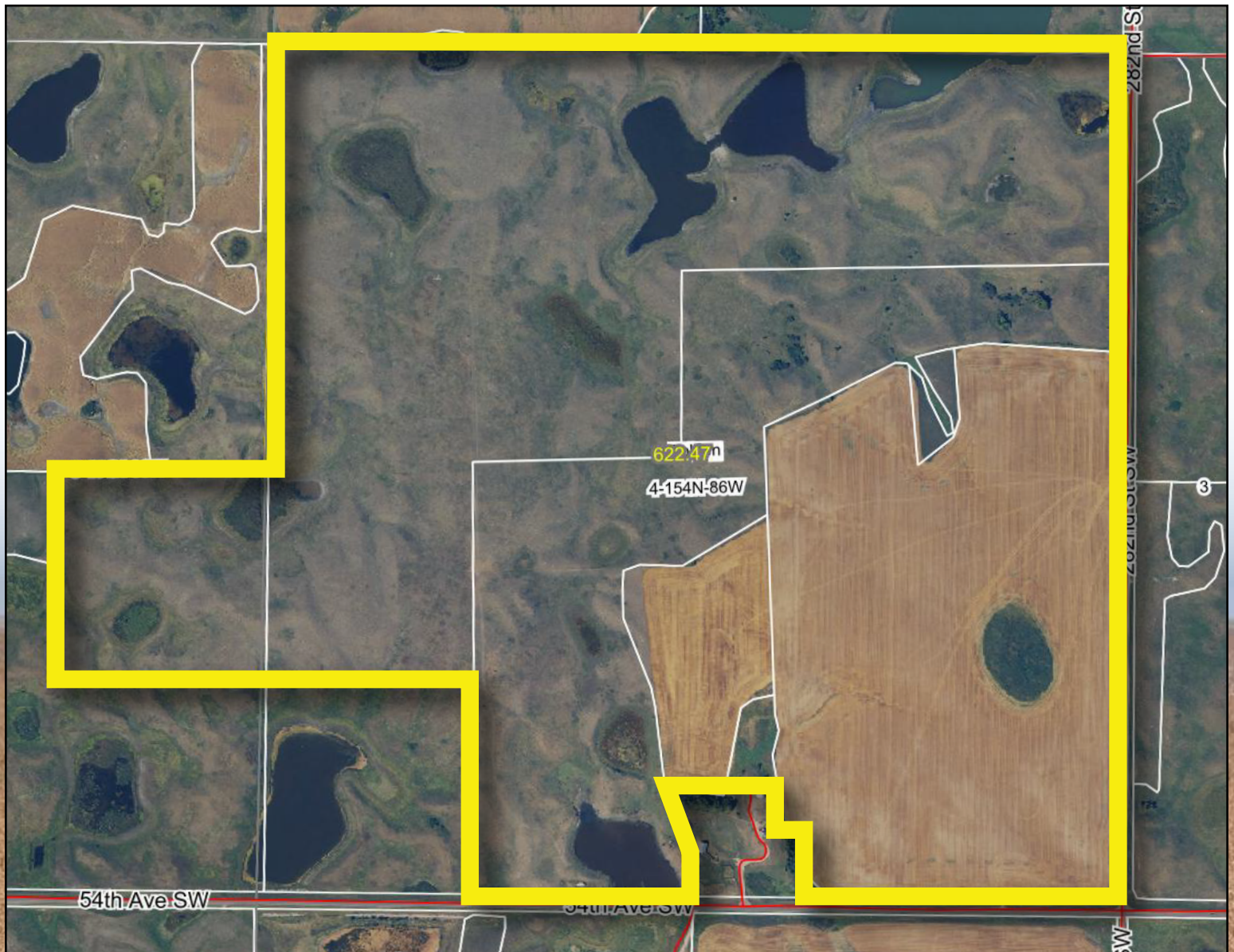
OVERALL PROPERTY



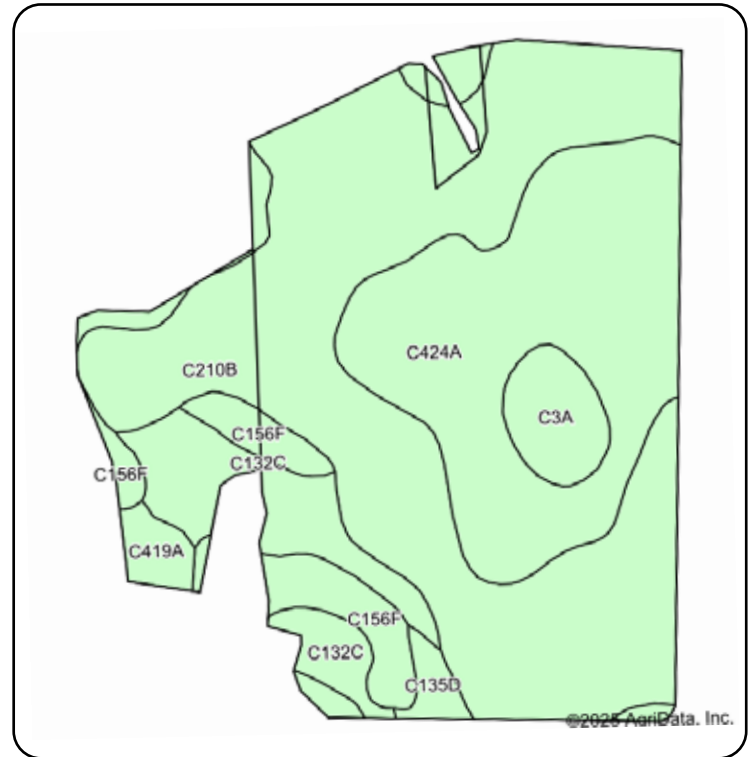
PARCEL 1 FSA & INFORMATION

Acres: 622.47 +/-
Legal: Lots 1- 4, S½NE¼, NW¼SE¼, NE¼SW¼, E½SE¼, SW¼SE¼ SE¼SW¼ Less ROW & OLT 1, S½NW¼, NW¼SW¼ 4-154-86 & NE¼SE¼ 5-154-86
FSA Crop Acres: 181.16 +/-
Pasture Acres: 439.7 +/-
Taxes (2024): \$2,615.45

This parcel features over 180 +/- acres of productive cropland with a Soil Productivity Index (SPI) of 75! The balance of the parcel is broken up into multiple pastures with lush grasses, quality fencing, and ample access to water sources. The entire parcel is encumbered by a US Fish and Wildlife Wetland Easement, and portions of the pastureland are encumbered by a grassland easement.



PARCEL 1 SOILS



PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	235.5	52 bu.
Flax	1.9	20 bu.
Barley	8.2	42 bu.
Total Base Acres: 245.6		

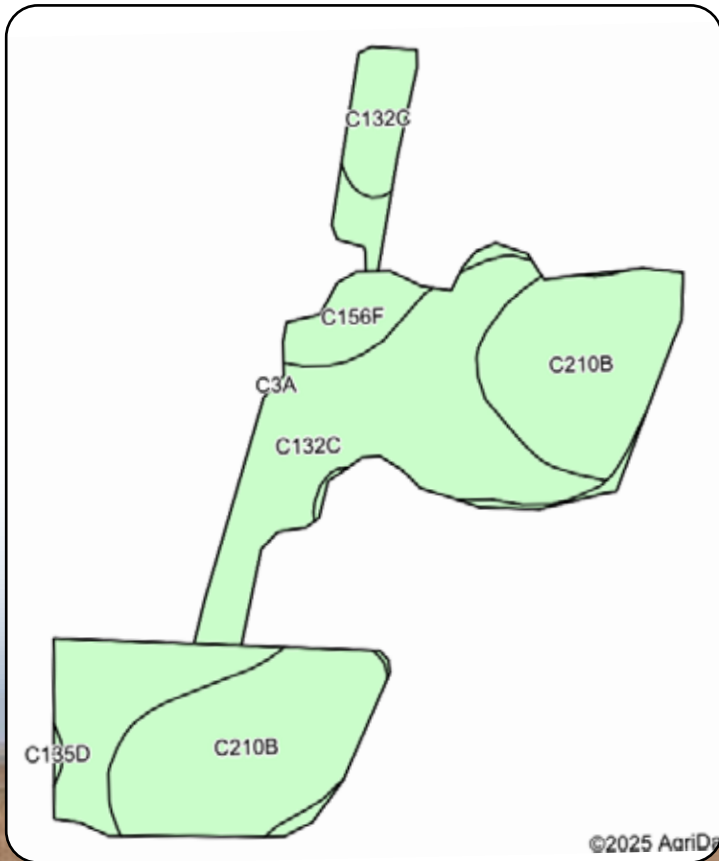
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	89.23	49.3%	Ile	83
C424A	Minot silty clay, 0 to 2 percent slopes	49.75	27.5%	Ils	84
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	15.78	8.7%	IIle	61
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	14.36	7.9%	Vlle	36
C3A	Parnell silty clay loam, 0 to 1 percent slopes	6.43	3.5%	Vw	20
C419A	Wildrose silty clay, 0 to 2 percent slopes	3.59	2.0%	Ile	87
C135D	Zahl-Williams loams, 9 to 15 percent slopes	2.02	1.1%	VIle	43
Weighted Average					75

PARCEL 2

Acres: 317.48 +/-
Legal: NW¼ Less Rd & SW¼ 9-154-86
FSA Crop Acres: 65.07 +/-
Pasture Acres: 252.41 +/-
Taxes (2024): \$776.13

This parcel features over 65 +/- acres of productive cropland with an SPI of 68 and over 250 +/- acres of pastureland. The pastureland has excellent water sources and excellent wildlife habitat. The entire parcel is encumbered by a US Fish and Wildlife Wetland Easement, and a portion of the pasture are encumbered by a grassland easement.

PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	235.5	52 bu.
Flax	1.9	20 bu.
Barley	8.2	42 bu.
Total Base Acres: 245.6		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	31.46	48.1%	IIIe	61
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	27.75	42.5%	Ile	83
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	5.98	9.2%	VIIe	36
C135D	Zahl-Williams loams, 9 to 15 percent slopes	0.14	0.2%	VIe	43
Weighted Average					68

PARCEL 2 PHOTOS



PARCEL 3

Acres: 80 +/-
Legal: W½SE¼ 9-154-86
Mineral Acres: 26.47 +/-
Pasture Acres: 53.53 +/-
Taxes (2024): \$1,063.19

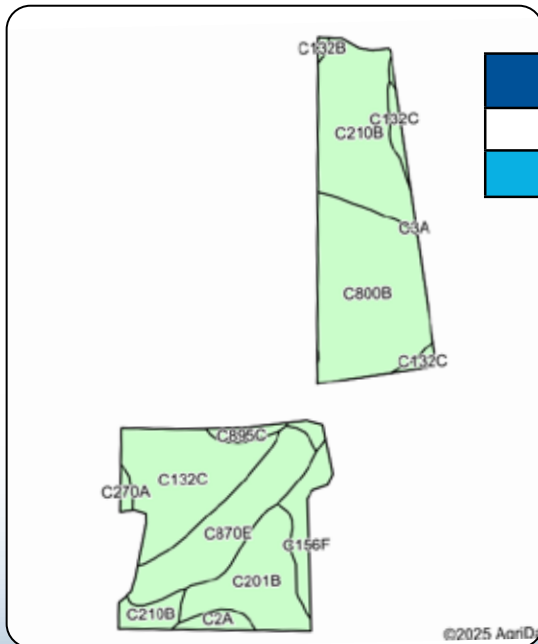
This parcel features a mix of pastureland and 26.47 +/- acres that have previously been mined for gravel. This parcel is encumbered by US Fish and Wildlife Wetland and Grassland Easements.



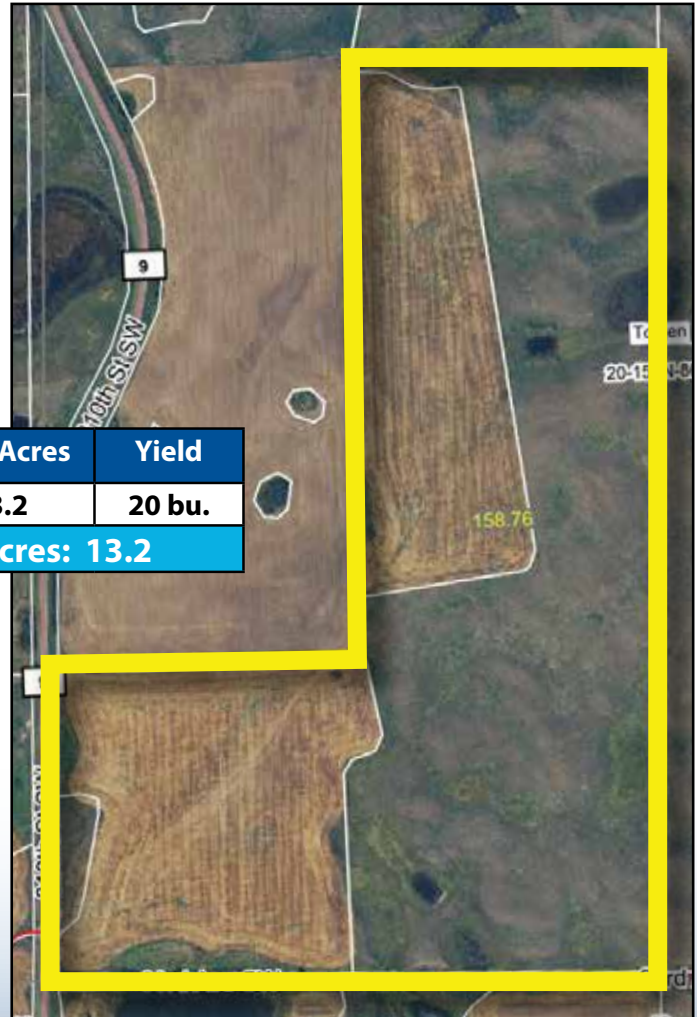
PARCEL 4

Acres: 158.76 +/-
Legal: S½SW¼ Less Hwy, NE¼SW¼
 & SE¼NW¼ 20-154-86
FSA Crop Acres: 68.61 +/-
Pasture Acres: 88.44 +/-
Taxes (2024): \$531.60

This parcel features an excellent mix of productive cropland and quality pastureland. The cropland has excellent access from 310th St. SW. The pasture has quality perimeter fencing and multiple water sources. This parcel is encumbered by a US Fish and Wildlife Wetland Easement. The pastureland on this parcel is under lease through 4/1/2029. The cropland is available to farm in 2026.



Crop	Base Acres	Yield
Flax	13.2	20 bu.
Total Base Acres: 13.2		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C800B	Appam sandy loam, 2 to 6 percent slopes	17.59	25.8%	IIIe	38
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	14.06	20.7%	Ile	83
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	12.74	18.7%	IIIe	61
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	9.74	14.3%	VIIIs	23
C201B	Bowbells loam, 3 to 6 percent slopes	8.20	12.1%	Ile	89
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	2.99	4.4%	VIIe	36
C2A	Tonka silt loam, 0 to 1 percent slopes	1.15	1.7%	IVw	45
C895C	Wabek-Williams-Zahl complex, 3 to 9 percent slopes, very stony	0.86	1.3%	VIIs	37
C270A	Hamerly loam, 0 to 3 percent slopes	0.45	0.7%	Ile	76
C132B	Williams-Zahl loams, 3 to 6 percent slopes	0.18	0.3%	Ile	76
Weighted Average					56

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

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