

Farmland Auction

25
YEARS
est. 2000

854.58 Acres • Mountrail & Ward Counties, ND

Tuesday, October 21, 2025 – 10:00 a.m.

Sleep Inn & Suites • Minot, ND

OWNERS: Calvin Thunshelle & Terry Thunshelle



Pifer's

877.477.3105

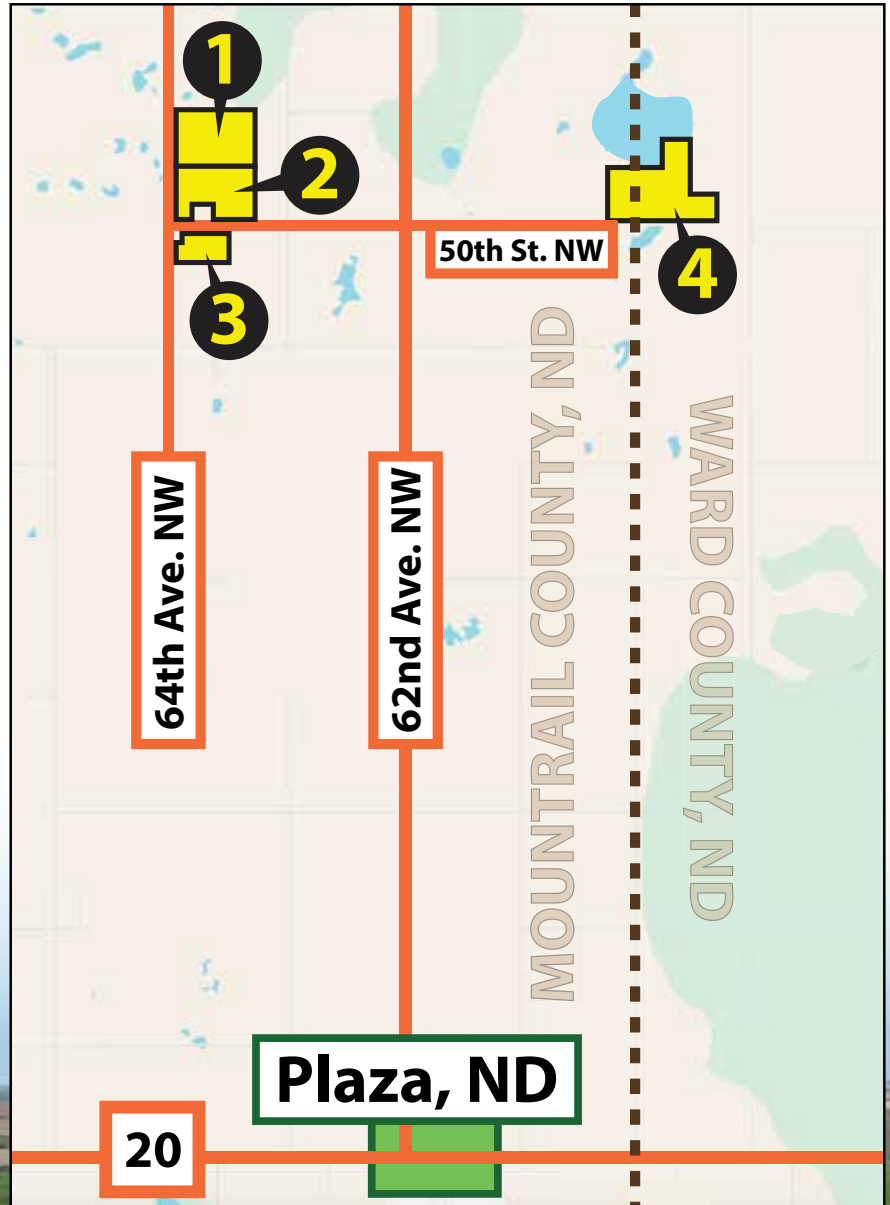
www.pifers.com

INTRODUCTION

Auction Note: This property, north of Plaza, ND, features highly productive crop and pastureland and will be offered in four parcels. The 744.65 +/- crop acres are suitable for growing corn, wheat, sunflowers and soybeans. The pasture offers excellent grazing and water sources. Good Soil Productivity Index (SPI) numbers dominate many of the cropland acres. This is a rare opportunity in Mountrail & Ward Counties to expand your operation or investment portfolio with productive crop and grassland! It is available for the 2026 crop year! This is a live auction with internet and phone bidding available.

Driving Directions

From Plaza, ND go north 7.5 miles on 62nd Ave. NW and then go west 2 miles on 50th St. NW. This will bring you to the southwest corner of parcel 2 and the northwest corner of parcel 3. Parcel 1 is half mile to the north. Go back east 3.75 miles on 50th St. NW. This will bring you to the southwest corner of parcel 4.

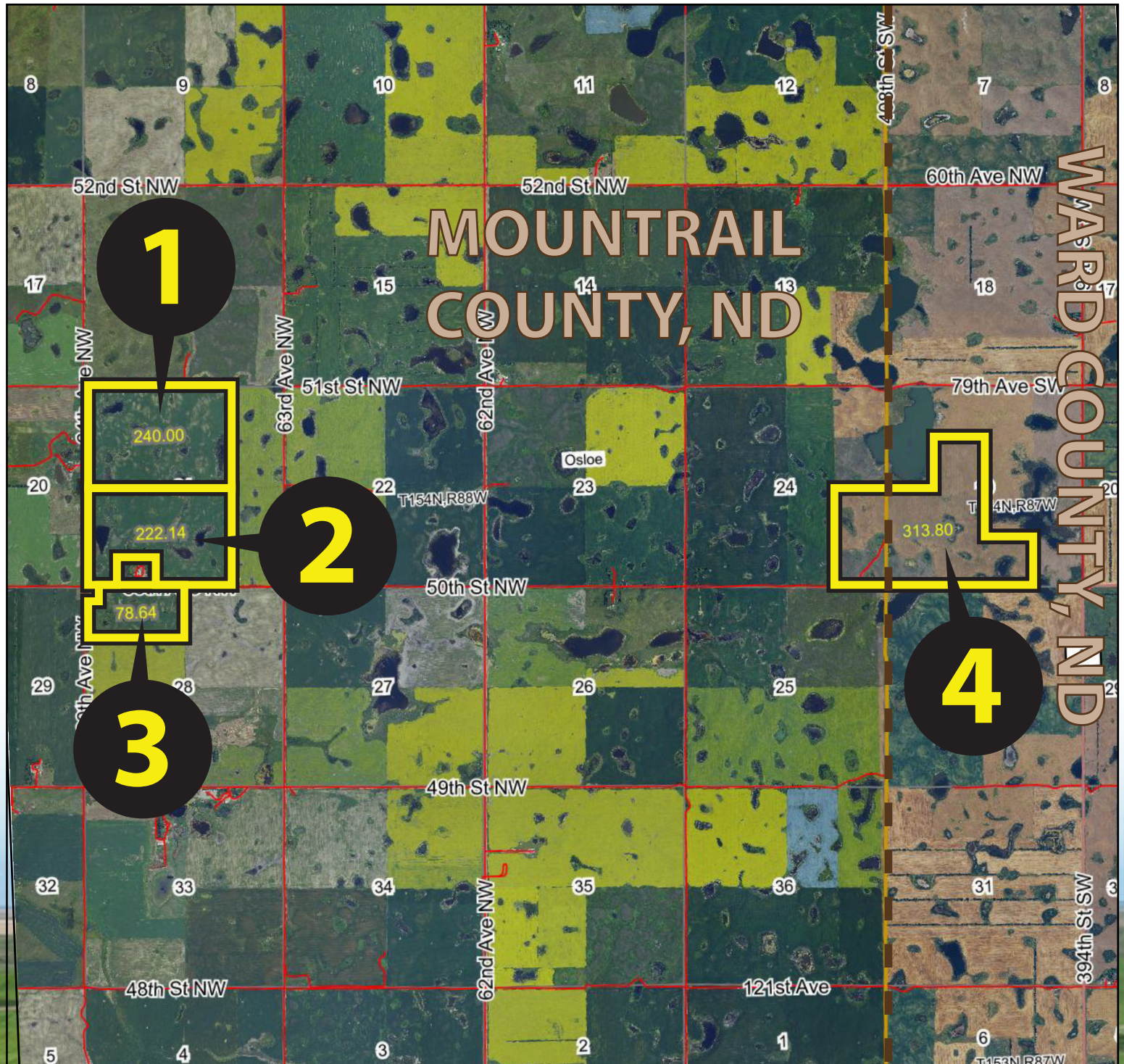


Bob Pifer • 701.371.8538 or bob@pifers.com

Pifer's

997 47th Ave. S, Suite #3 • Grand Forks, ND 58201

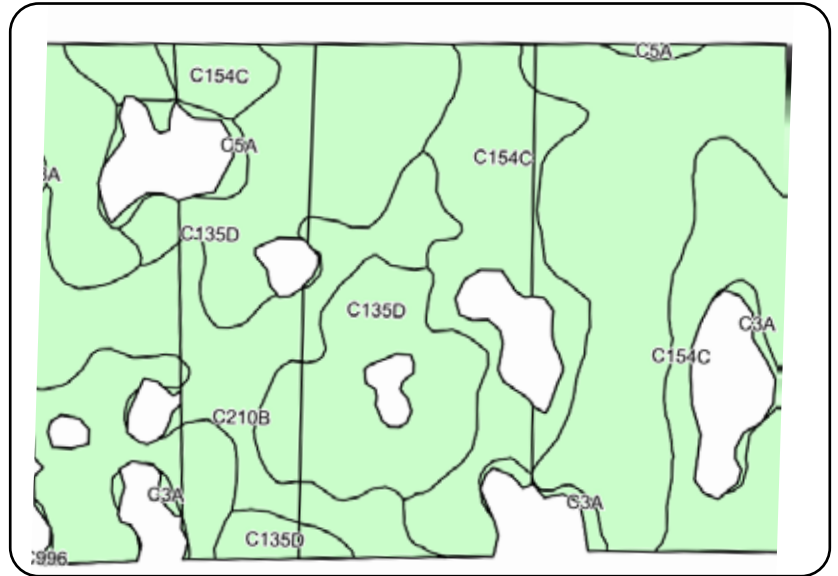
OVERALL PROPERTY



PARCEL 1

Acres: 240 +/-
 Legal: NW¼ & W½NE¼ 21-154-88
 FSA Crop Acres: 209.45 +/-
 Taxes (2024): \$963.24

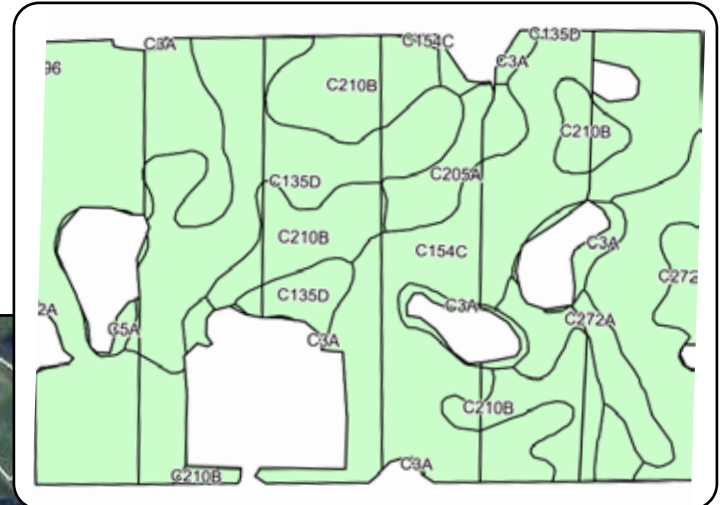
Crop	Base Acres	Yield
Wheat	129.27	30 bu.
Flax	5.4	17 bu.
Barley	25.29	40 bu.
Canola	49.49	1,105 lbs.
Total Base Acres: 209.45		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C135D	Zahl-Williams loams, 9 to 15 percent slopes	96.58	46.0%	Vle	43
C154C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	76.15	36.4%	IVe	60
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	30.34	14.5%	Ile	83
C3A	Parnell silty clay loam, 0 to 1 percent slopes	3.39	1.6%	Vw	20
C5A	Southam silty clay loam, 0 to 1 percent slopes	2.83	1.4%	VIIIw	5
C996	Water	0.16	0.1%	VIIIw	0
Weighted Average					54.1

PARCEL 2

Acres: 222.14 +/-
 Legal: SW¼ Less Outlot 1 & W½SE¼ 21-154-88
 FSA Crop Acres: 195.64 +/-
 Taxes (2024): \$976.99



PARCELS 2 & 3 COMBINED		
Crop	Base Acres	Yield
Wheat	171.24	30 bu.
Flax	7.3	17 bu.
Barley	30.98	40 bu.
Canola	57.68	1,105 lbs.
Total Base Acres: 267.2		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C154C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	95.01	48.0%	IVe	60
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	45.71	23.1%	Ile	83
C135D	Zahl-Williams loams, 9 to 15 percent slopes	32.38	16.4%	VIe	43
C272A	Hamerly-Tonka complex, 0 to 3 percent slopes	10.73	5.4%	Ile	62
C205A	Bowbells-Tonka complex, 0 to 3 percent slopes	6.94	3.5%	IIc	75
C3A	Parnell silty clay loam, 0 to 1 percent slopes	5.54	2.8%	Vw	20
C5A	Southam silty clay loam, 0 to 1 percent slopes	1.01	0.5%	VIIIw	5
C996	Water	0.33	0.2%	VIIIw	0
C2A	Tonka silt loam, 0 to 1 percent slopes	0.12	0.1%	IVw	45
Weighted Average					61.7

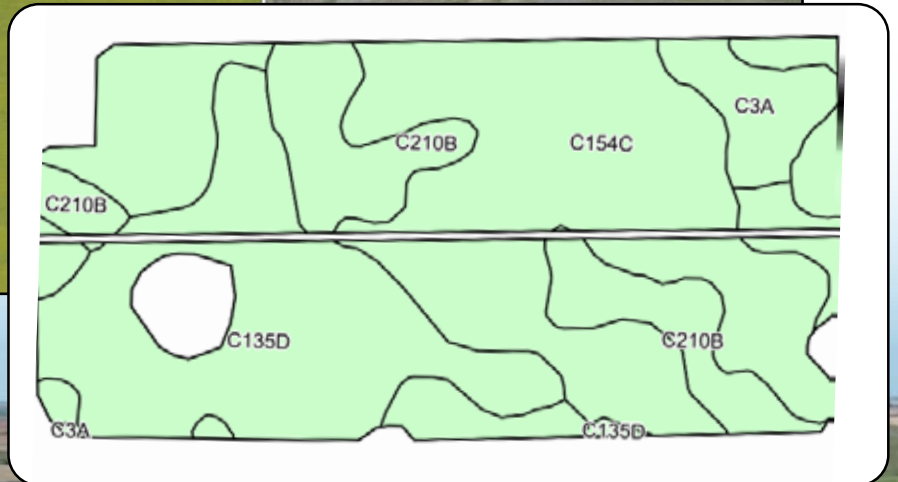
PARCEL 3

Acres: 78.64 +/-
 Legal: N½NW¼ 28-154-88
 FSA Crop Acres: 71.57 +/-
 Taxes (2024): \$331.78



PARCELS 2 & 3 COMBINED

Crop	Base Acres	Yield
Wheat	171.24	30 bu.
Flax	7.3	17 bu.
Barley	30.98	40 bu.
Canola	57.68	1,105 lbs.
Total Base Acres: 267.2		



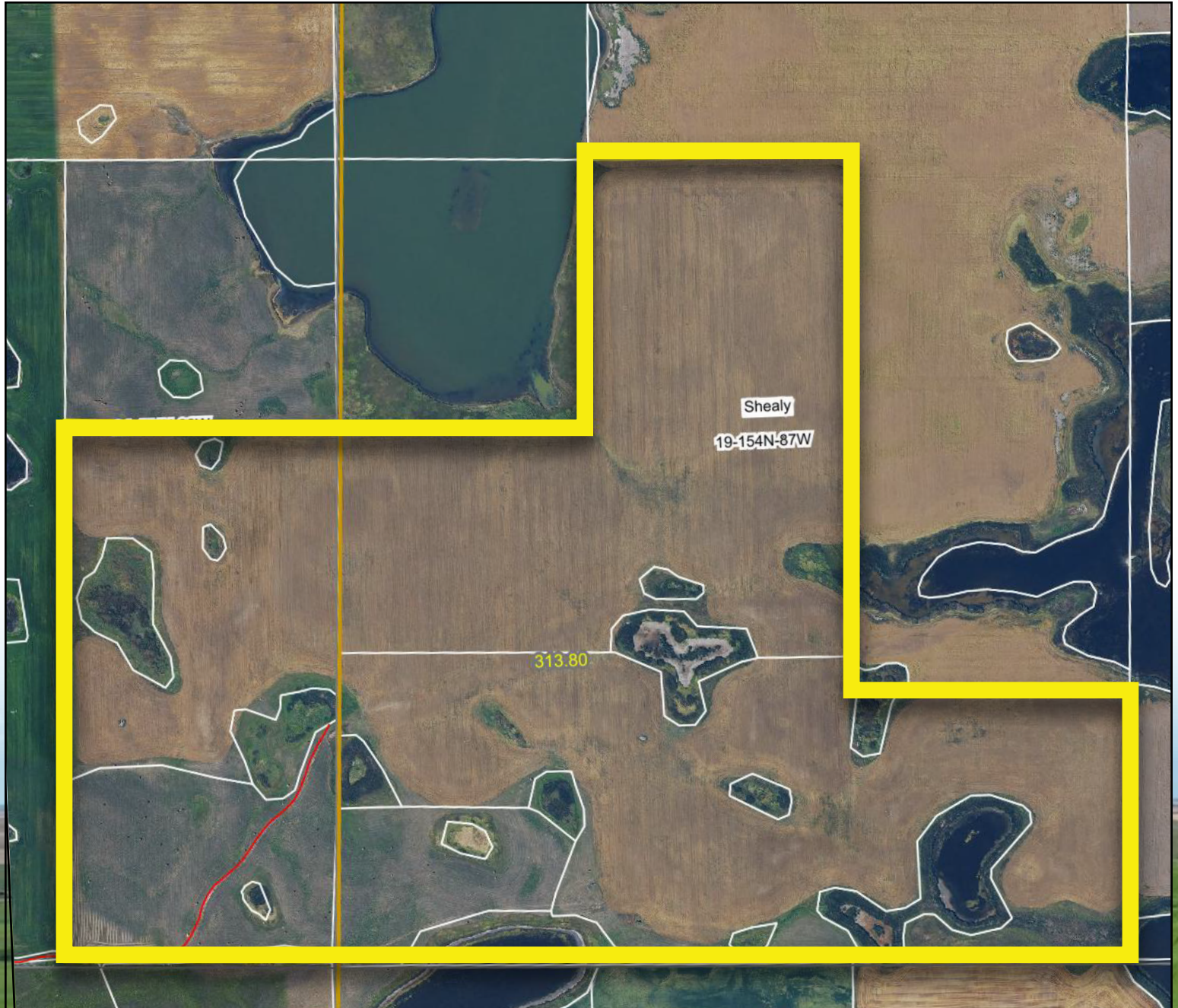
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C154C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	34.82	48.6%	IVe	60
C135D	Zahl-Williams loams, 9 to 15 percent slopes	19.44	27.2%	VIe	43
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	13.76	19.2%	IIe	83
C3A	Parnell silty clay loam, 0 to 1 percent slopes	3.55	5.0%	Vw	20
Weighted Average					57.8

PARCELS 1-3 PHOTOS



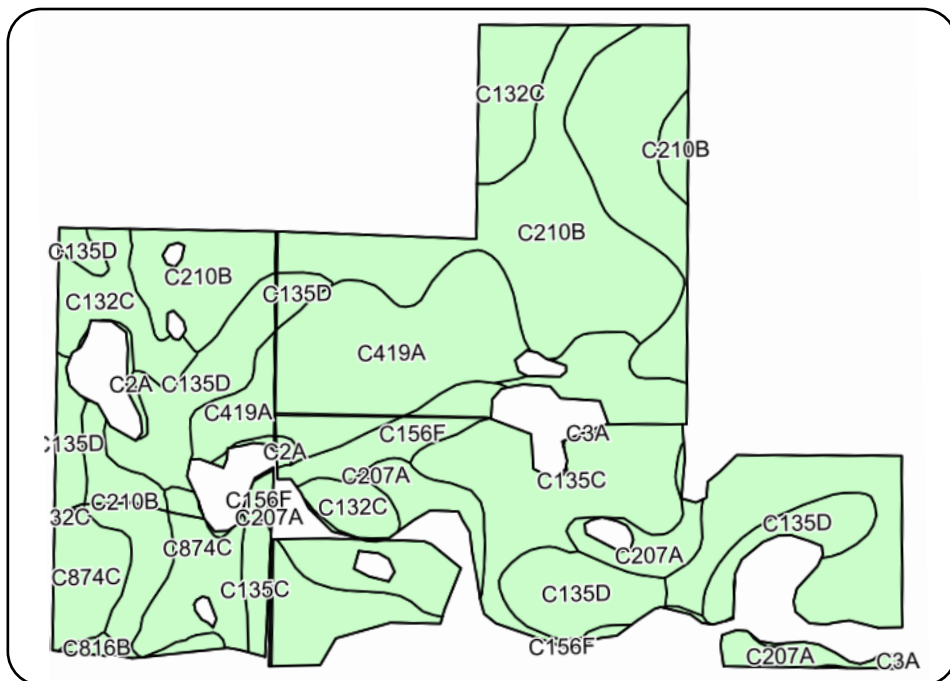
PARCEL 4

Acres: 313.8 +/-
Legal: E½SE¼ 24-154-88 (Mountrail County) and SW¼ & SE¼NW¼ & SW¼SE¼ 19-154-87 (Ward County)
FSA Crop Acres: 281.37 +/-
Grass Acres: 32.9 +/-
Taxes (2024): \$1,753.55



PARCEL 4

Crop	Base Acres	Yield
Wheat	149.29	30 bu.
Flax	6.1	17 bu.
Barley	28.93	40 bu.
Canola	53.03	1,105 lbs.
Total Base Acres: 237.35		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	56.37	21.1%	IVe	56
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	37.20	13.9%	Ile	83
C419A	Wildrose silty clay, 0 to 2 percent slopes	27.86	10.4%	Ile	87
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	19.39	7.3%	Ile	83
C419B	Wildrose silty clay, 2 to 6 percent slopes	19.28	7.2%	Ile	83
C207A	Bowbells-Parnell complex, 0 to 3 percent slopes	19.21	7.2%	IIc	76
C874C	Wabek-Appam complex, 6 to 9 percent slopes	16.67	6.2%	VIIs	26
C135D	Zahl-Williams loams, 9 to 15 percent slopes	16.63	6.2%	VIe	43
C135D	Zahl-Williams loams, 9 to 15 percent slopes	15.40	5.8%	VIe	43
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	12.10	4.5%	IIIe	61
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	8.18	3.1%	IIIe	61
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	6.87	2.6%	VIIe	36
C419A	Wildrose silty clay, 0 to 2 percent slopes	4.74	1.8%	Ile	87
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	3.01	1.1%	IVe	56
C816B	Lehr loam, 2 to 6 percent slopes	1.62	0.6%	IIIe	44
C2A	Tonka silt loam, 0 to 1 percent slopes	1.20	0.4%	IVw	45
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	0.91	0.3%	VIIe	36
C2A	Tonka silt loam, 0 to 1 percent slopes	0.42	0.2%	IVw	45
C3A	Parnell silty clay loam, 0 to 1 percent slopes	0.19	0.1%	Vw	20
C207A	Bowbells-Parnell complex, 0 to 3 percent slopes	0.12	0.0%	IIc	76
Weighted Average					65.1

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 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, Bob Pifer, ND #905.

Pifer's

25

YEARS

25

est. 2000

877.477.3105



www.pifers.com