

480 Acres • Morton County, ND

Farmland Auction

Wednesday, October 14, 2026 - 4:30 p.m.

Country Inn & Suites • Bismarck, ND

OWNER: The Guenther Family



Pifer's

**701.475.7653
www.pifers.com**

INTRODUCTION

This 480 +/- acre property offers an excellent combination of productive cropland and lush native pasture, providing an opportunity for both farming and livestock operations. Offered in two parcels, the property contains over 164 total acres of cropland with Soil Productivity Indexes (SPI) averaging above 79. Soils are primarily comprised of Wyola Silty Loams, providing quality growing conditions for area crops.

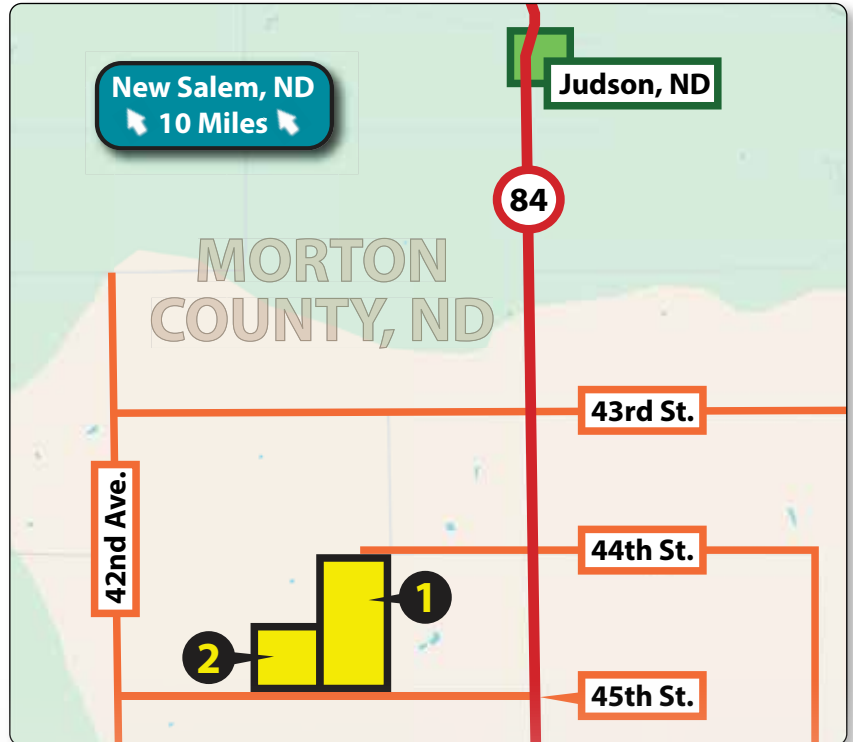
The balance of the property consists of lush native pasture with solid perimeter fencing, cross fencing, and a livestock dugout allowing for flexibility between summer and fall grazing.

The entire property is free of U.S. Fish & Wildlife Service easements and will be available for the 2027 crop and grazing season. Sellers will retain all subsurface mineral rights.

DRIVING DIRECTIONS

Parcel 1: From Judson, ND - Take Country Rd 84 south for 3.5 miles, turn east on 44th Street for 1 mile. Here you will be at the northeast corner of the property.

Parcel 2: From Judson, ND - Take County Road 84 south for 2.5 miles, turn west on 43rd Street for 3 miles, turn south on 42nd Avenue for 2 miles, turn back east on 45th Street for 1 mile. Here you will be at the southwest corner of the property.



Abbey Messer
701.202.4646
amesser@pifers.com

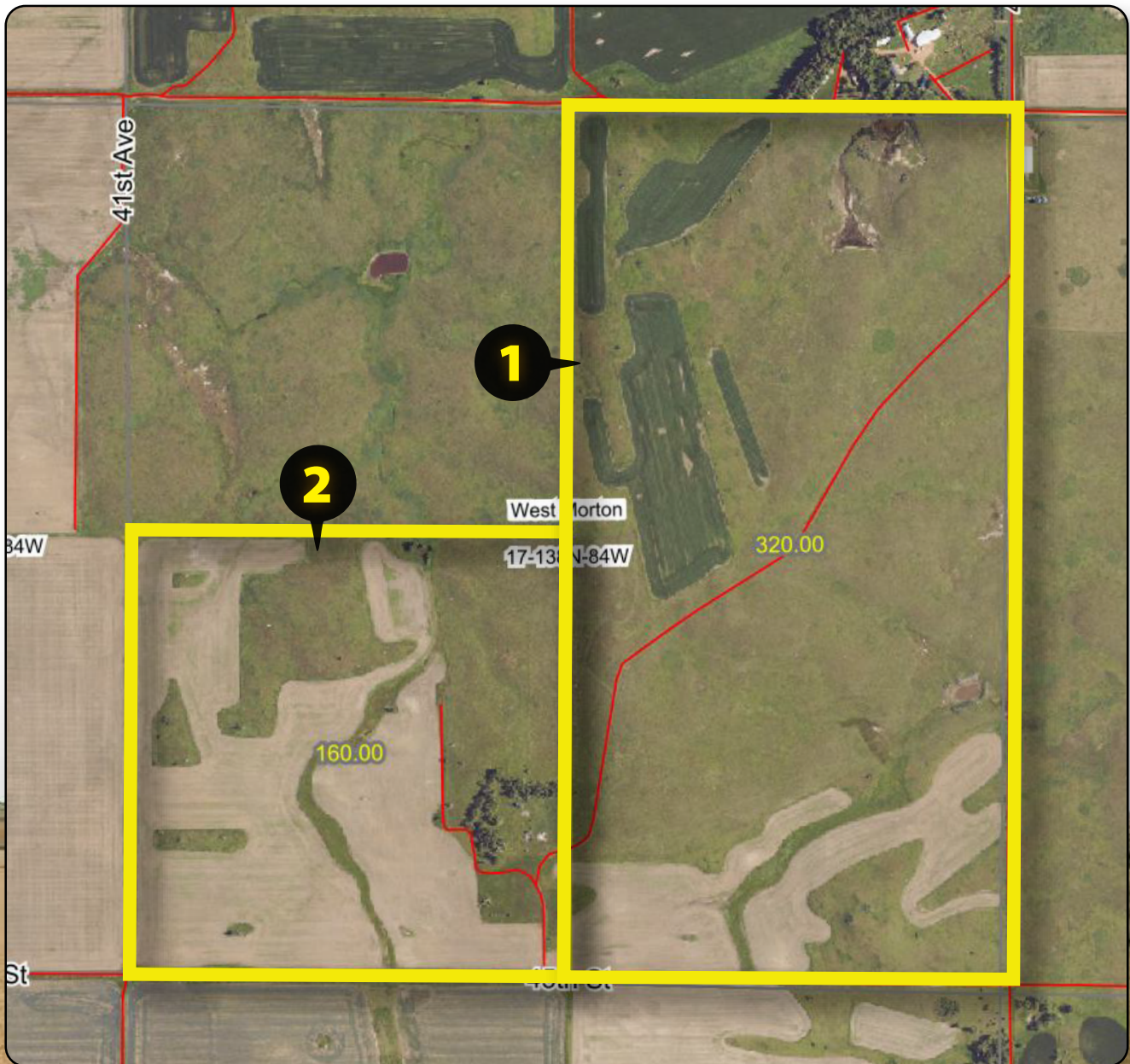


Kevin Pifer
701.238.5810
kpifer@pifers.com

OVERALL PROPERTY

Parcel 1: This parcel features lush native pasture with solid fencing along with over 75 +/- acres of productive cropland. A livestock dugout is located along the east edge of the property, providing an established water source for grazing. The parcel offers good access from 44th Street to the northeast corner of the property.

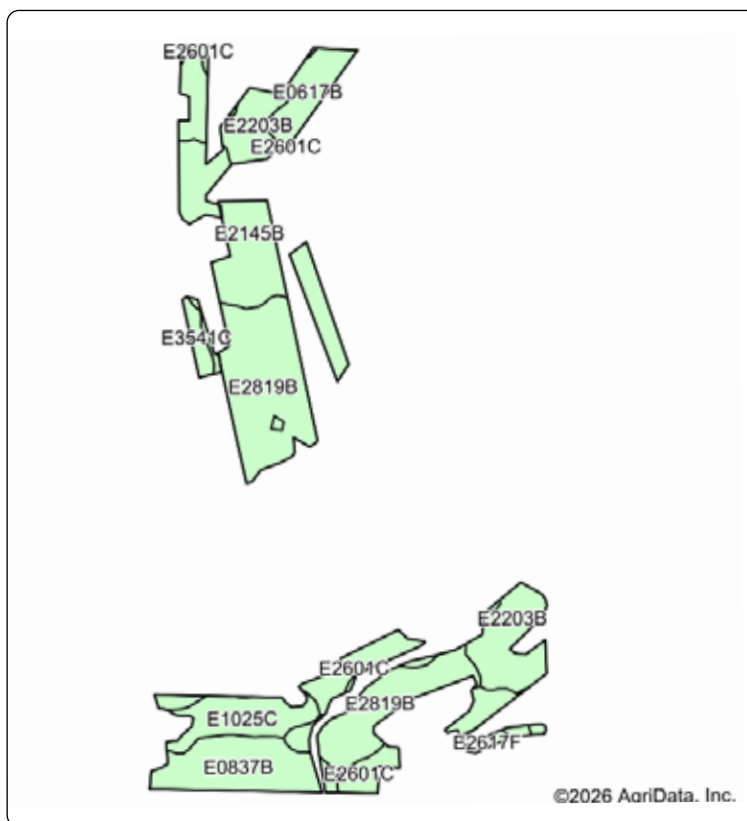
Parcel 2: This parcel features over 89 +/- acres of productive cropland with good access off 45th Street. An established section line runs along the entire south boundary of the property, providing additional access. An older farmstead with mature, established trees is situated in the southeast corner of the parcel.



PARCEL 1

Acres: 320 +/-
 Legal: E½ 17-138-84
 FSA Crop Acres: 75.48 +/-
 Pasture Acres: 244.52 +/-
 Taxes: \$1,661.61 (2025)

PARCEL 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	79.68	39 bu.
Oats	44.96	76 bu.
Corn	11.57	79 bu.
Barley	26.30	56 bu.
Total Base Acres: 162.51		

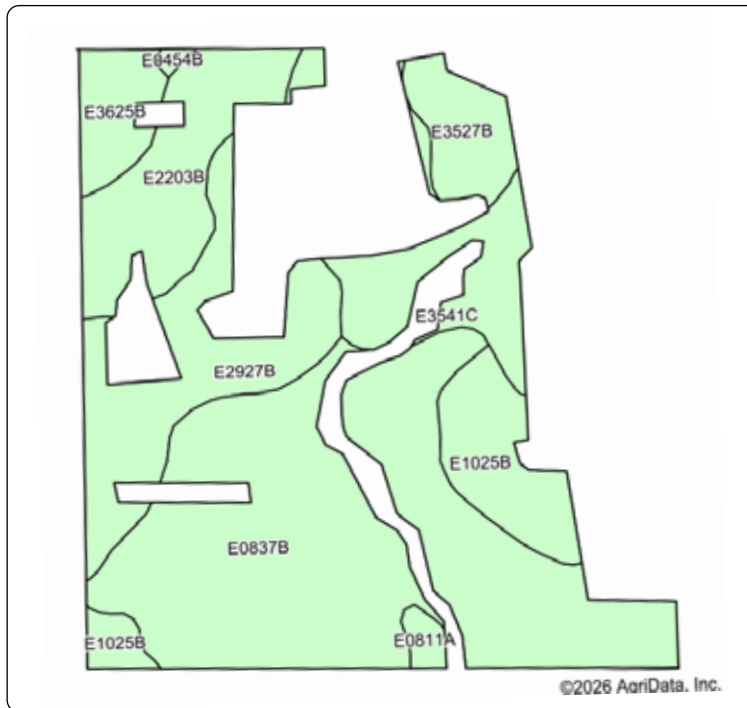


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	22.31	29.4%	Ile	78
E2145B	Shambo loam, 2 to 6 percent slopes	12.57	16.7%	Ile	82
E2203B	Farland silt loam, 2 to 6 percent slopes	12.12	16.1%	Ile	86
E0837B	Wyola silty clay loam, 2 to 6 percent slopes	9.51	12.6%	Ile	85
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	7.59	10.1%	IIle	62
E1025C	Regent-Wyola silty clay loams, 6 to 9 percent slopes	5.50	7.3%	IIle	62
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	3.97	5.3%	Ile	65
E3541C	Williams-Zahl loams, 6 to 9 percent slopes	1.25	1.7%	IIle	60
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	0.55	0.7%	VIIle	27
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	0.08	0.1%	IVe	53
Weighted Average					76.7

PARCEL 2

Acres: 160 +/-
 Legal: SW¼ 17-138-84
 FSA Crop Acres: 89.74 +/-
 Taxes: \$665.42 (2025)

PARCEL 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	79.68	39 bu.
Oats	44.96	76 bu.
Corn	11.57	79 bu.
Barley	26.30	56 bu.
Total Base Acres: 162.51		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0837B	Wyola silty clay loam, 2 to 6 percent slopes	41.78	46.5%	Ile	85
E2927B	Morton-Farland silt loams, 3 to 6 percent slopes	12.99	14.5%	Ile	77
E2203B	Farland silt loam, 2 to 6 percent slopes	10.04	11.2%	Ile	86
E3541C	Williams-Zahl loams, 6 to 9 percent slopes	7.97	8.9%	IIle	60
E1025B	Regent-Wyola silty clay loams, 3 to 6 percent slopes	7.73	8.6%	Ile	79
E3527B	Williams-Bowbells loams, 3 to 6 percent slopes	4.44	4.9%	Ile	84
E3625B	Williams-Reeder loams, 3 to 6 percent slopes	3.73	4.2%	Ile	85
E0811A	Grail silty clay loam, 0 to 2 percent slopes	0.84	0.9%	IIc	92
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	0.24	0.3%	IVs	35
Weighted Average					81.1

PARCEL 1



PARCEL 2



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 11/30/26. 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 November 30, 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. 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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