

PIFER'S ANNUAL WESTERN DAKOTA
LAND AUCTION



320 ACRES • HETTINGER COUNTY, ND

THURSDAY, OCTOBER 15, 2026 - 10:00 AM MT
HENRY BIESIOT ACTIVITIES CENTER • DICKINSON, ND



Pifer's



— OWNERS —
*Ralph & Rose Ann
Kerzman Family*

OVERALL PROPERTY

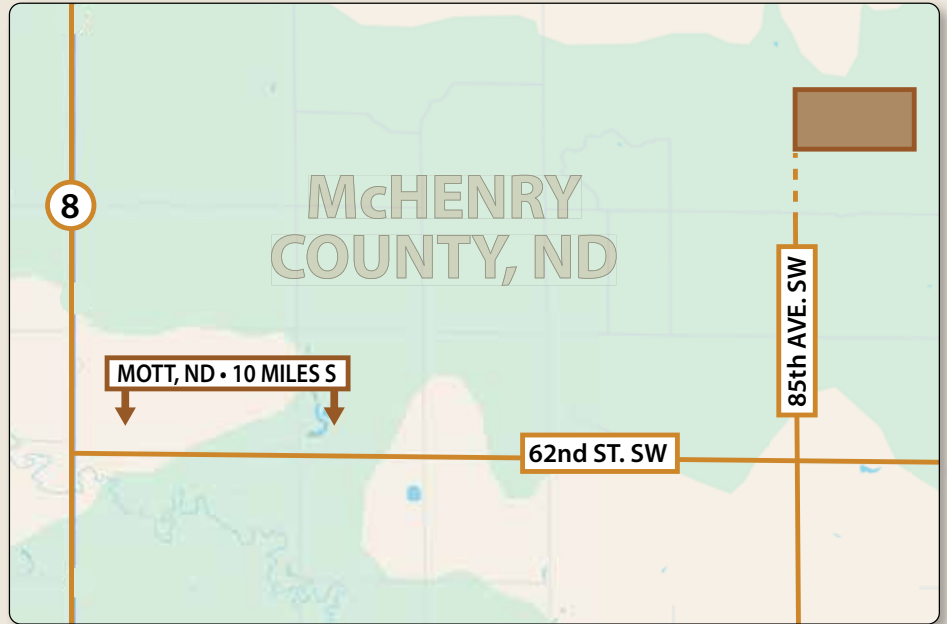
Pifer's Auction & Realty is pleased to offer 320.00 +/- acres of productive Hettinger County farmland at public auction. Situated 18 miles northeast of Mott, this half-section brings together working cropland, established CRP, and quality upland habitat in the heart of North Dakota pheasant country.

The property offers a balanced opportunity for the operator, the investor, and the recreational buyer, with strong soil productivity, dependable annual income, and the kind of habitat that draws pheasants and upland birds year after year. Tree rows crossing the property hold winter moisture and add cover that complements the surrounding cropland and CRP.

For the buyer looking to combine solid agricultural return with genuine recreational value, this property checks the boxes.

DRIVING DIRECTIONS

From Mott, ND: Drive north on ND Hwy. #8 for 10 miles to 62nd St. SW (St. Placidus Rd.), then east for 6 miles to 85th Ave. SW. Turn north on 85th Ave. SW and drive 2 miles to the corner of 60th St. Continue north on the section line trail for ½ mile to the property.



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Pifer's

709 12th St. NE • Bowman, ND 58623

PROPERTY INFORMATION

Acres: 320 +/-

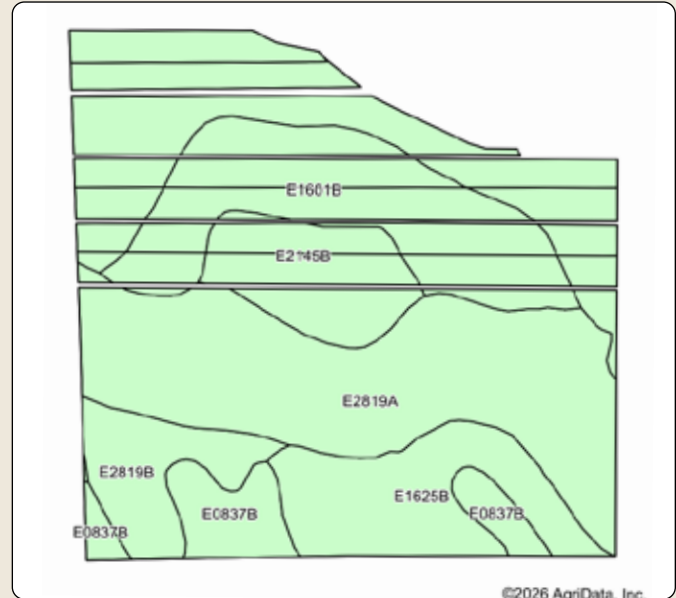
Legal: N½ 36-136-92

Crop Acres: 137.57 +/-

CRP Acres: 143.8 - Annual Payment: \$44.07/acre or \$6,335
(Expires: 9/30/2032)

Taxes: \$1,914.75 (2025)

Crop	Base Acres	Yield
Wheat	101.34	32 bu.
Barley	5.26	46 bu.
Canola	26.45	1,168 lbs.
Total Base Acres: 133.05		

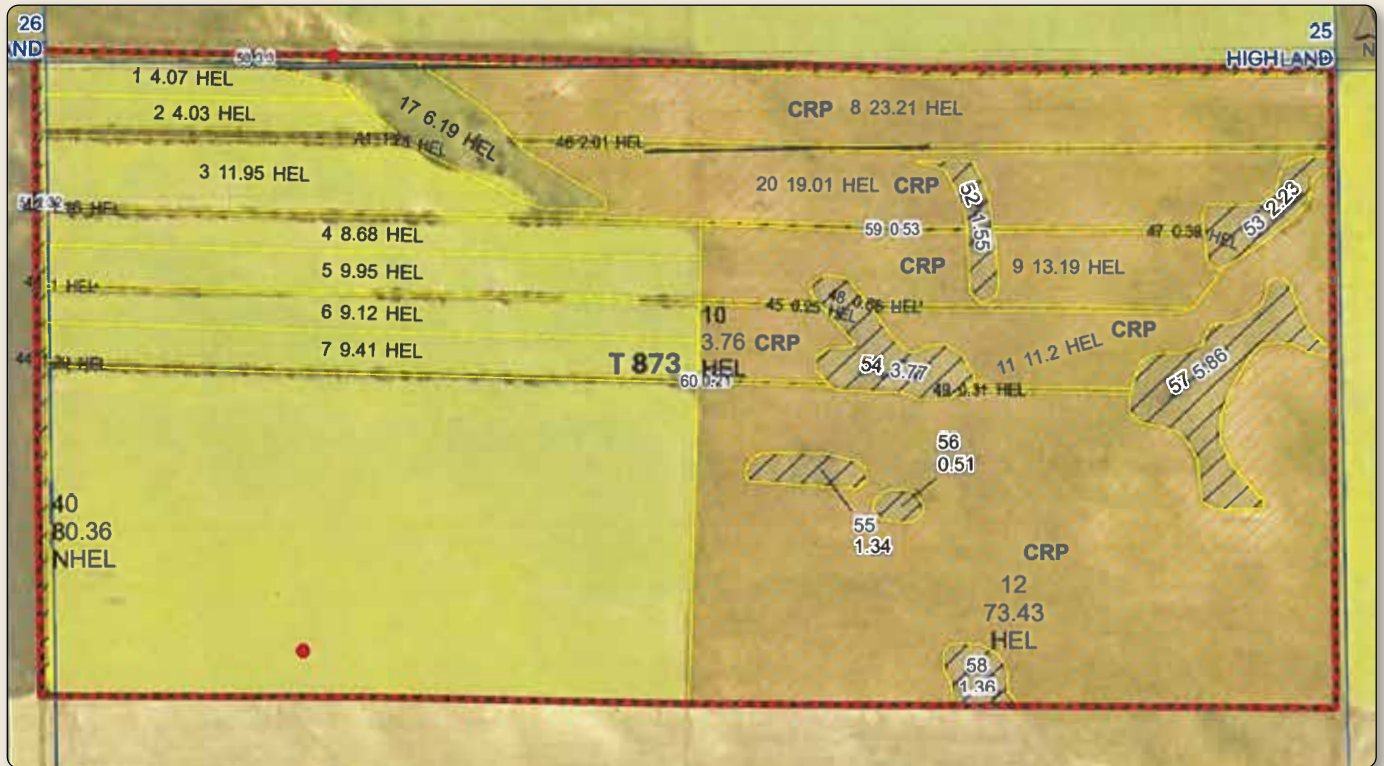


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	44.69	32.6%	IIIe	62
E2819A	Reeder-Farnuf loams, 0 to 3 percent slopes	41.02	29.8%	IIIs	84
E1601B	Beisigl-Lihen loamy fine sands, 0 to 6 percent slopes	23.72	17.2%	IVe	35
E2145B	Shambo loam, 2 to 6 percent slopes	10.78	7.8%	IIe	82
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	8.87	6.4%	IIe	78
E0837B	Wyola silty clay loam, 2 to 6 percent slopes	8.49	6.2%	IIe	85
Weighted Average					67.9



PROPERTY INFORMATION

A productive half-section split between active cropland and established CRP. The 137.57 +/- FSA cropland acres are currently in crop production. This property excels with a Soil Productivity Index (SPI) average of 63.8 supporting consistent yields. Tree rows through the northern portion of this property hold winter moisture and, alongside the CRP cover, provide excellent habitat for pheasants and upland game birds. A well-rounded parcel offering income from both cropland and CRP, with recreational value built in.



PROPERTY PHOTOS



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709 12th St. NE • Bowman, ND 58623

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TERMS AND 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.

Pifer's ^{21st} Annual WESTERN DAKOTA Land Auctions

Pifer's invites you to this year's annual Western Dakota Land Auction Event for the 21st year and counting! Year after year, the continued success of this great land event can be credited to the unique landscape of the Western Dakotas, where each property has distinct qualities that offer something for everyone.

Whether it is cropland, hayland, rangeland, or a peaceful place to hunt and enjoy with your friends and family, this event will offer a property that fits your desires. This year's 21st Annual Western Dakota Land Auction Event is no exception, and features fantastic properties. Take a little extra time and study the details of these properties and contact one of our agents today for any questions that you may have. Mark these dates and locations on your calendar and join Pifer's for this year's spectacular Western Dakota Land Auction Event!

