

# Farmmland Auction

**25**  
YEARS  
est. 2000

**298 Acres • LaMoure County, ND**

**Wednesday, April 23, 2025 – 10:00 a.m.**

**Gladstone Inn & Suites • Jamestown, ND**

**OWNERS: Cody Larson & Casey Larson**



**Pifer's**

**877.700.4099**

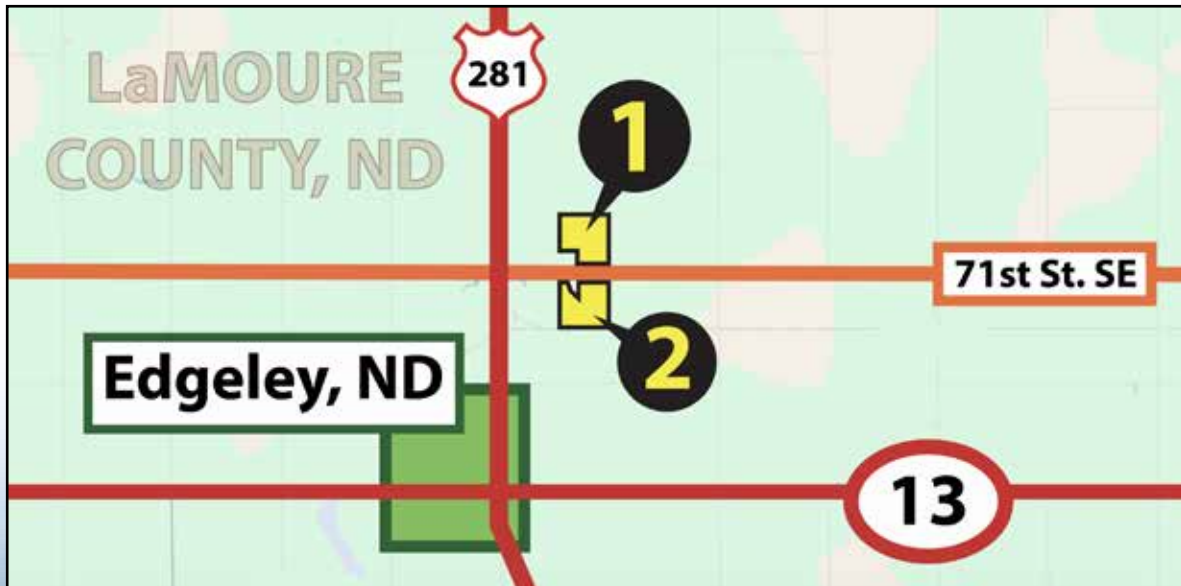
**www.pifers.com**

# INTRODUCTION

**Auction Note:** This is an excellent opportunity to acquire prime agricultural land in LaMoure County, ND. The offering includes two separate parcels consisting of high-quality cropland, and pastureland. These tracts boast productive soils, strong yield potential, and favorable access. The properties will be available for purchase in individual tracts or as a complete unit, presenting a great investment opportunity for producers and investors alike. This property is conveniently located only ½ mile off Hwy. #281 and just 1 mile northeast of the city of Edgeley, ND.

- Quality Cropland: Predominantly Barnes-Svea loams with excellent productivity ratings.
- Diverse Uses: Suitable for grain production, livestock operations, or investment.
- Good Access: Well-located in LaMoure County, ND, with established farmsteads.
- Convenient Location: Only 1/2 mile off Hwy. #281 and 1 mile northeast of Edgeley, ND.
- Flexible Purchase Options: Available as separate tracts or as a complete package.
- For more information or to schedule a viewing, contact Pifer's Auction & Realty.

**Driving Directions from Edgeley, ND:** Drive north on Hwy. #281 2 miles. Turn east on 71st St. SE. After 1 mile, parcel 1 will be to the north and parcel 2 will be to the south.

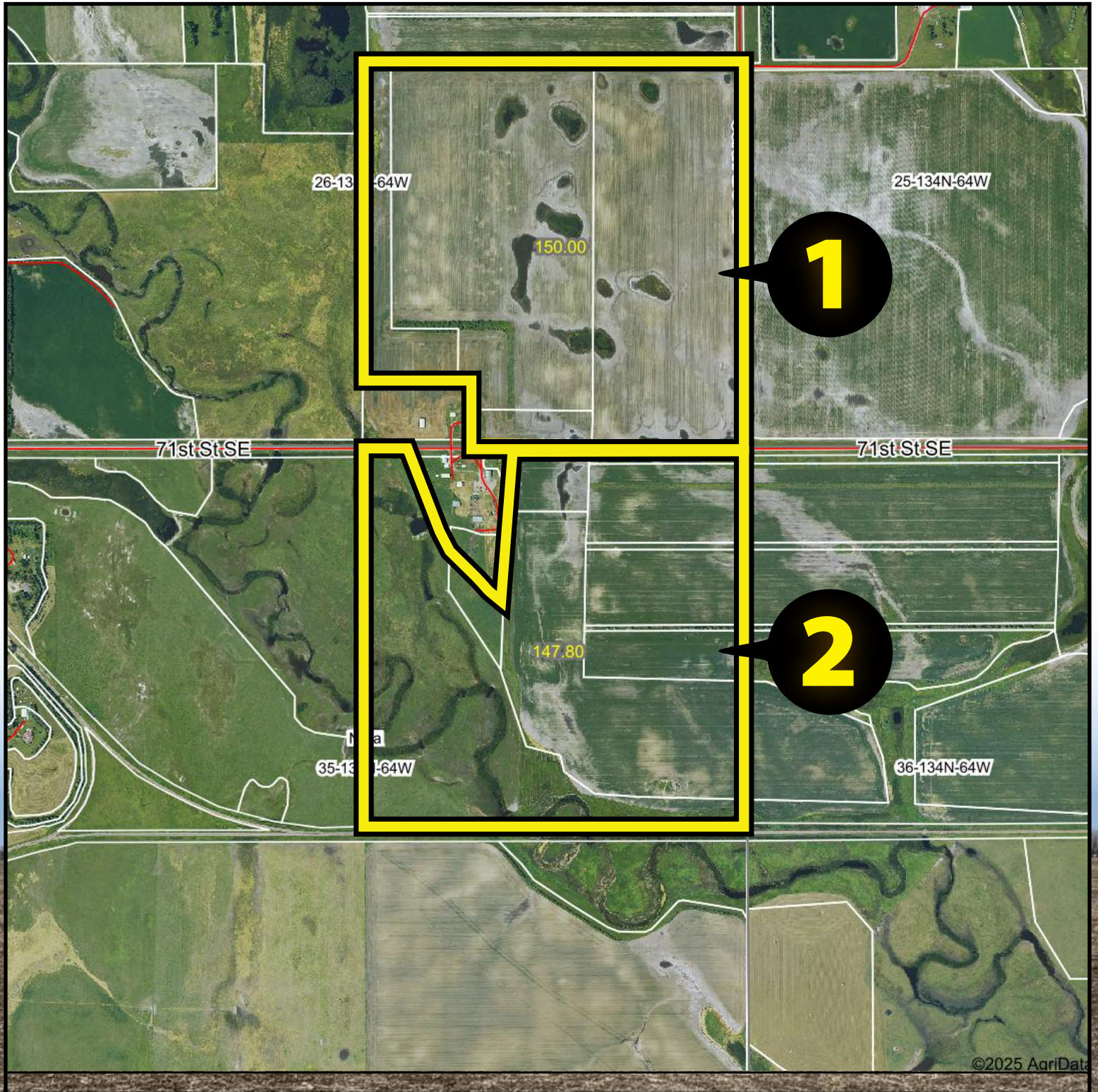


**Steve Link** • 701.361.9985 or [stlink@pifers.com](mailto:stlink@pifers.com)

**Pifer's**

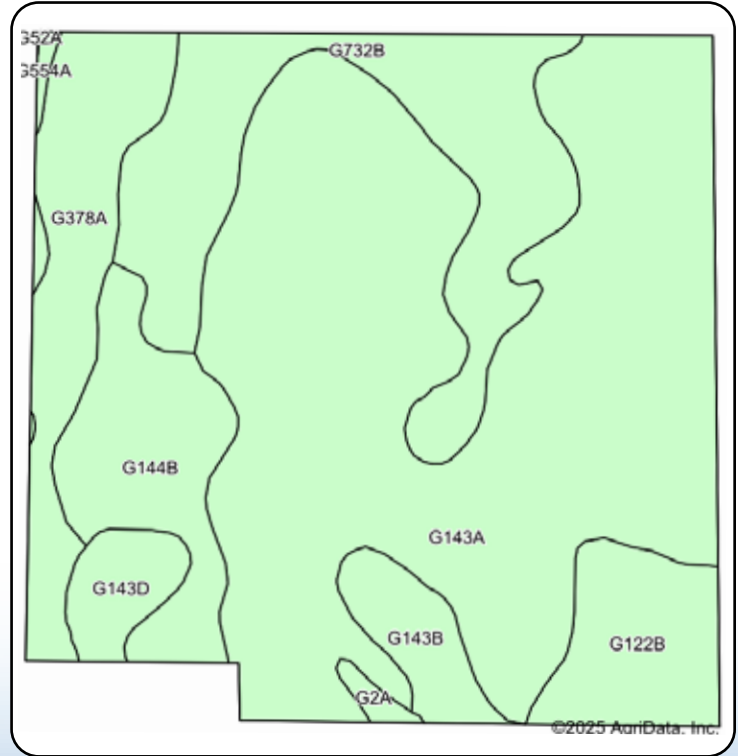
1506 29th Ave. S • Moorhead, MN 56560

# OVERALL PROPERTY



# PARCEL 1

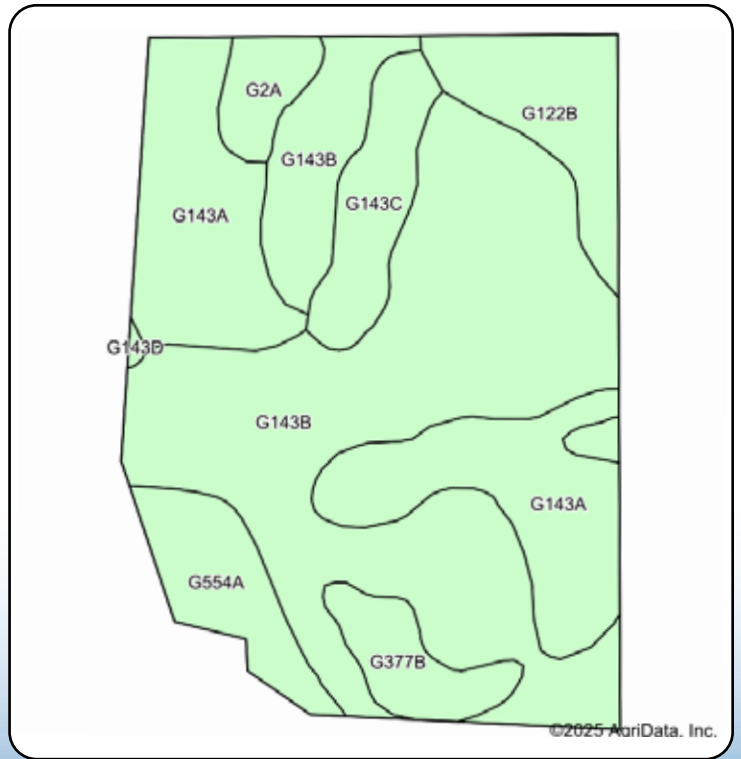
**Acres:** 150 +/-  
**Legal:** SE¼ Less Farmstead 26-134-64  
**FSA Crop Acres:** 150 +/-  
**Taxes (2024):** \$2,503.36 (Includes Farmstead)  
**Owner:** Cody Larson



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	80.36	54.3%	IIc	85
G732B	Swenoda-Barnes complex, 3 to 6 percent slopes	23.10	15.7%	IIIe	74
G378A	Egeland-Emdben fine sandy loams, 0 to 2 percent slopes	13.32	9.0%	IIIe	70
G144B	Barnes-Buse loams, 3 to 6 percent slopes	12.36	8.4%	IIIe	69
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	8.78	6.0%	IIe	72
G143B	Barnes-Svea loams, 3 to 6 percent slopes	4.50	3.1%	IIe	75
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	3.69	2.5%	VIe	41
G554A	Harriet loam, 0 to 1 percent slopes, occasionally flooded	0.70	0.5%	VIIs	21
G2A	Tonka silt loam, 0 to 1 percent slopes	0.68	0.5%	IVw	42
<b>Weighted Average</b>					<b>77.9</b>

# PARCEL 2

**Acres:** 147.8 +/-  
**Legal:** NE¼ 35-134-64 (Less Farmstead)  
**FSA Crop Acres:** 88 +/-  
**Pasture Acres:** 60 +/-  
**Taxes (2024):** \$1,938.77 (Includes Farmstead)  
**Owner:** Casey Larson



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	42.47	50.1%	Ile	75
G143A	Barnes-Svea loams, 0 to 3 percent slopes	19.34	22.8%	IIc	85
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	6.20	7.3%	Ile	72
G554A	Harriet loam, 0 to 1 percent slopes, occasionally flooded	5.60	6.6%	VIc	21
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	5.04	6.0%	IVe	55
G377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	3.53	4.2%	IIIe	63
G2A	Tonka silt loam, 0 to 1 percent slopes	2.37	2.8%	IVw	42
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	0.14	0.2%	VIe	41
<b>Weighted Average</b>					<b>70.8</b>

# PROPERTY 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 6/9/25. 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 June 9, 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, Kevin Pifer, ND #715.

# Pifer's

# 25

YEARS

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