

# Farmland Auction

**25**  
YEARS  
est. 2000

**289.62 Acres • Morton County, ND**

**Tuesday, September 23, 2025 – 10:00 a.m.**

**Holiday Inn • Bismarck, ND**



***OWNER: Craig Lohstreter Etal***



**Pifer's**

**701.475.7653**

**[www.pifers.com](http://www.pifers.com)**

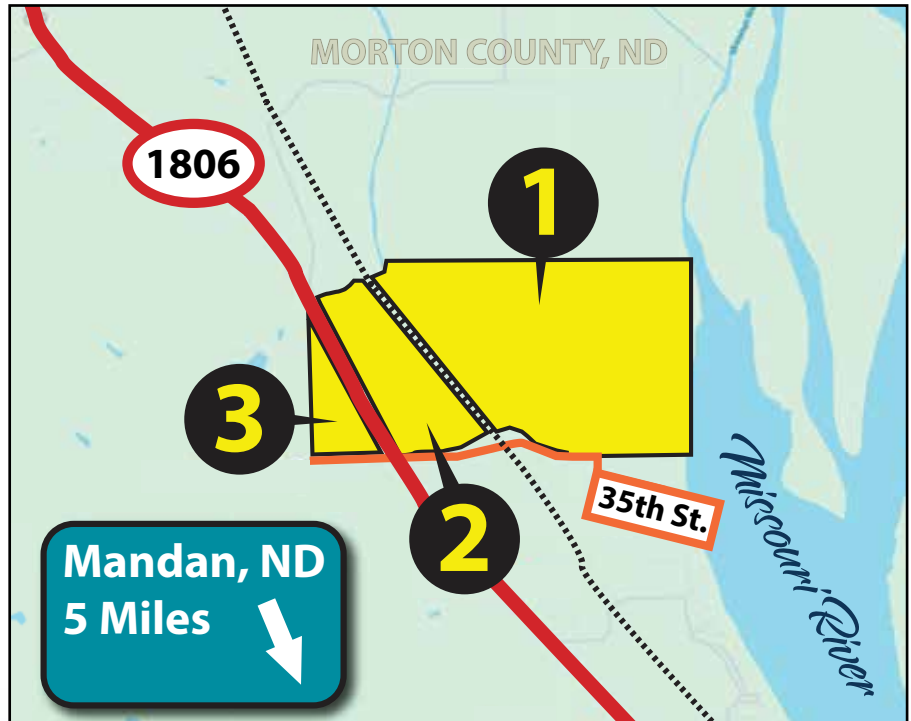
# INTRODUCTION

**Auction Note:** This is a rare opportunity to purchase a highly diverse and productive property just five miles north of Mandan, ND, along Hwy. #1806. Offered in three distinct parcels, this land presents strong potential for both agricultural and development uses. The cropland is highly productive, featuring irrigated acres primarily consisting of Lohler Complex soils, boasting Soil Productivity Indexes (SPI) over 76 — ideal for a wide variety of crops. The property also benefits from excellent logistical advantages, including BNSF Railway frontage and excellent access via 35th St. Parcel 3 stands out as prime development land with direct access off Hwy. #1806, making it an exceptional investment for residential properties. Whether you're looking to expand your farming operation or capitalize on a high-potential development opportunity, this property deserves your attention.

**Special Note:** This property is free of USFW Easements. The tenant owns the irrigation system and pump.

## Driving Directions

From Mandan ND, take ND Hwy. #1806 northwest for 5 miles. Turn east on 35th St. On the north side of 35th St. will be parcels 1 & 2. At the intersection of Hwy. #1806 and 5th St. on the west side will be parcel 3.



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**Pifer's**

510 7th St. NW • Steele, ND 58482

# OVERALL PROPERTY



# PARCEL 1

**Acres:** 208.2 +/-  
**Legal:** Outlot A in the SW¼ 28- 140-81 & Outlot F in the SE¼ 29-140-81  
**FSA Crop Acres:** 171.36 +/-  
**Irrigation System:** SN: 55955, 1996 Linsey Zimmatic 7 Tower  
**Pump:** SN: 54519, Cornell 4RB - 40-4, Additional # on Pump: TCO0014  
**Electric Motor:** Baldor 40hp 230/480, 1780 rpm  
**Taxes (2024):** \$1,001.21

Outlot "A" SW¼ 28-140-81 (154.96 Acres Surveyed), and Outlot "F" in the SE¼ 29-140-81 (53.24 Acres Surveyed) will be sold as one unit. The irrigation diversion point on the Square Butte Creek is in Outlot "F", with buried underground water pipeline to the Seven Tower, 1,297 ft. Lindsey Zimmatic irrigation system. The 7-tower system covers acreage on both Outlots "A", and "F".

The soils on these two Outlots consists of mainly Class IIe and IIle soils, with an SPI of 76.2. The soils in the Missouri River bottom land are well suited for irrigation and a variety of crops.

Lohstreter Water Permit(s):

Water Permit No. 961 was amended in 1988 to add an additional Point of Diversion in the NE¼SE¼ and SE¼SE¼ in 29-140-81, Square Butte Creek, for 268 Acre-Feet, 134 Acres, and a pumping rate not to exceed 2,200 gallons per minute. The previous Point of Diversion was directly from the Missouri River, but accretion changed the river channel to the east.

The Priority date remains January 2, 1962

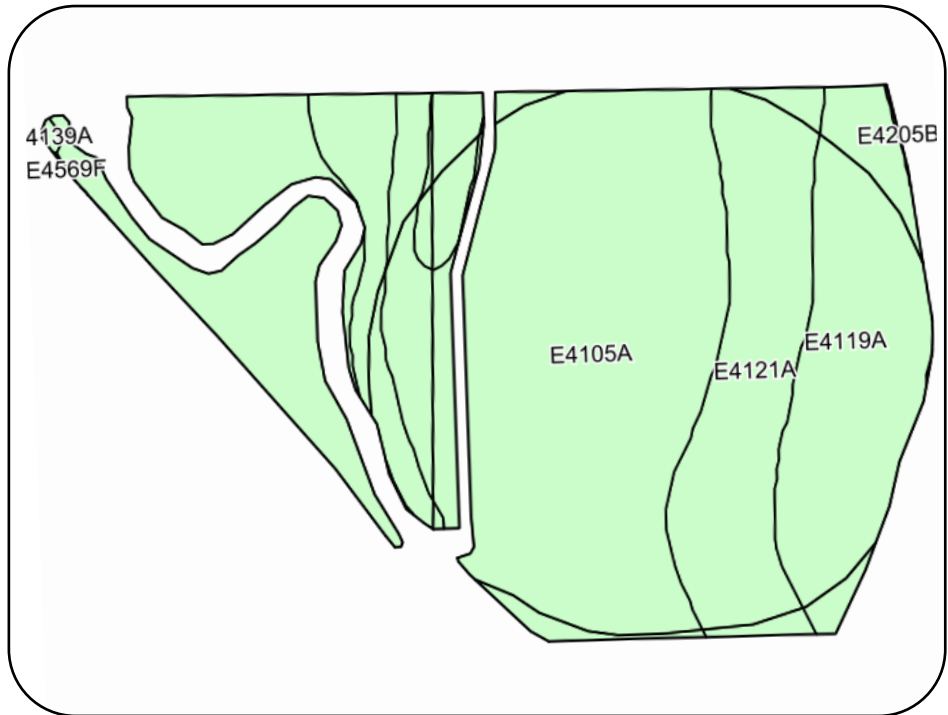
Water Permit No. 550 was canceled when 961 was amended.

*NOTE: The following irrigation equipment listed is owned by the present tenant of the land, and if the buyer is different than the tenant, the new buyer would need to purchase or lease the equipment from the tenant. If no agreement can be reached, the tenant would have to remove their equipment within 30 days of the termination or expiration of the LEASE AGREEMENT.*



# PARCEL 1

**ALL PARCELS COMBINED**		
Crop	Base Acres	Yield
Oats	39.58	86 bu.
Corn	141.45	166 bu.
Soybeans	49.47	31 bu.
Total Base Acres: 230.5		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E4105A	Lohler complex, 0 to 2 percent slopes, occasionally flooded	101.28	59.1%	Ile	78
E4121A	Havrelon loam, 0 to 2 percent slopes, occasionally flooded	40.74	23.8%	Ile	77
E4119A	Havrelon fine sandy loam, 0 to 2 percent slopes, occasionally flooded	29.01	16.9%	Ile	69
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	0.22	0.1%	VIw	43
E4205B	Banks loamy fine sand, 0 to 6 percent slopes, occasionally flooded	0.11	0.1%	IVe	37
Weighted Average					76.2

# PARCEL 2

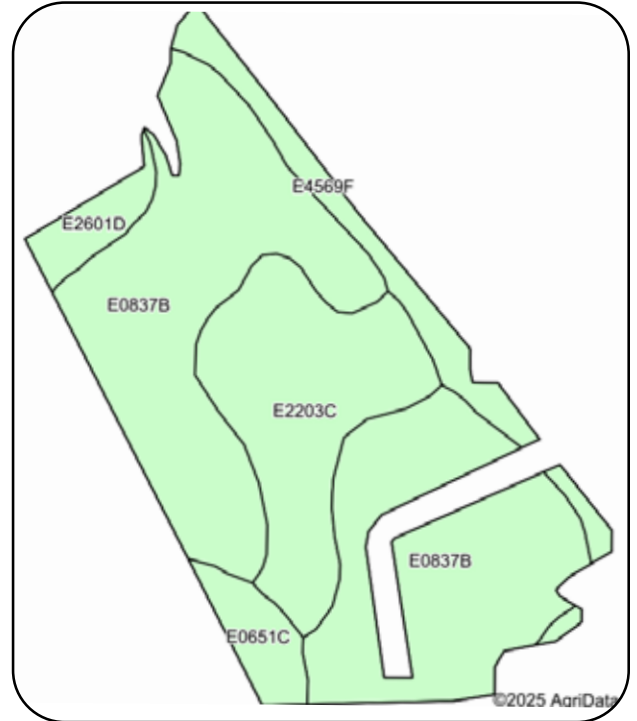
Acres: 62.36 +/-

Legal: Outlot E in 29-140-81

FSA Crop Acres: 47.63 +/-

Taxes (2024): \$286.17

Outlet "E" consists of 62.36 +/- surveyed acres with the BNSF Railroad on the east and Hwy. #1806 on the west side, with over ½ mile of Hwy. #1806 frontage. The acreage in-between is quality cropland with a SPI of 72.7. An "L" shaped tree belt of 2.24 +/- acres in the southeast corner contains a Rural water tap. This property is well suited to agriculture as well as a prime location with amenities to support future development.



## \*\*ALL PARCELS COMBINED\*\*

Crop	Base Acres	Yield
Oats	39.58	86 bu.
Corn	141.45	166 bu.
Soybeans	49.47	31 bu.

**Total Base Acres: 230.5**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0837B	Wyola silty clay loam, 2 to 6 percent slopes	29.12	61.1%	Ile	85
E2203C	Farland silt loam, 6 to 9 percent slopes	10.60	22.3%	IIle	69
E4569F	Wabek-Cabba-Shambo complex, 6 to 35 percent slopes	4.22	8.9%	Vlle	26
E0651C	Regent-Janesburg complex, 6 to 9 percent slopes	2.00	4.2%	IIle	40
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	1.69	3.5%	IVe	40
<b>Weighted Average</b>					<b>72.7</b>

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# PARCEL 3

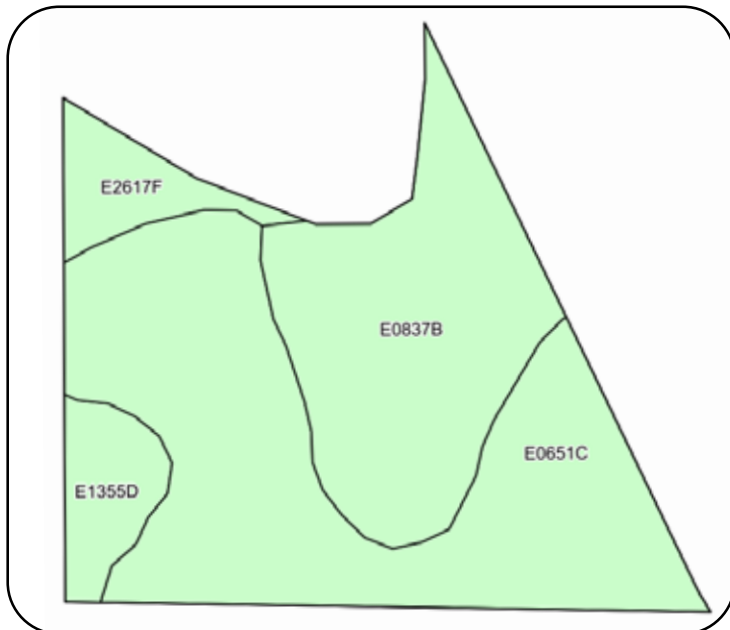
**Acres:** 19.63 +/-

**Legal:** Remainder of SE¼ in 29-140-81

**FSA Crop Acres:** 12.33 +/-

**Taxes (2024):** \$88.68

This parcel offers outstanding development potential just five miles north of Mandan, ND, with direct access off Hwy. #1806. Currently zoned Agricultural, it presents a great opportunity for a small subdivision or a single owner looking for additional acreage close to town. With nearby utilities and excellent access, this property is well-positioned for future growth and development in a rapidly expanding area.



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Crop	Base Acres	Yield
Oats	39.58	86 bu.
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Soybeans	49.47	31 bu.
Total Base Acres:		230.5

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0651C	Regent-Janesburg complex, 6 to 9 percent slopes	6.64	53.8%	IIIe	40
E0837B	Wyola silty clay loam, 2 to 6 percent slopes	4.12	33.4%	Ile	85
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	0.81	6.6%	VIe	32
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	0.76	6.2%	VIIe	27
Weighted Average					53.7

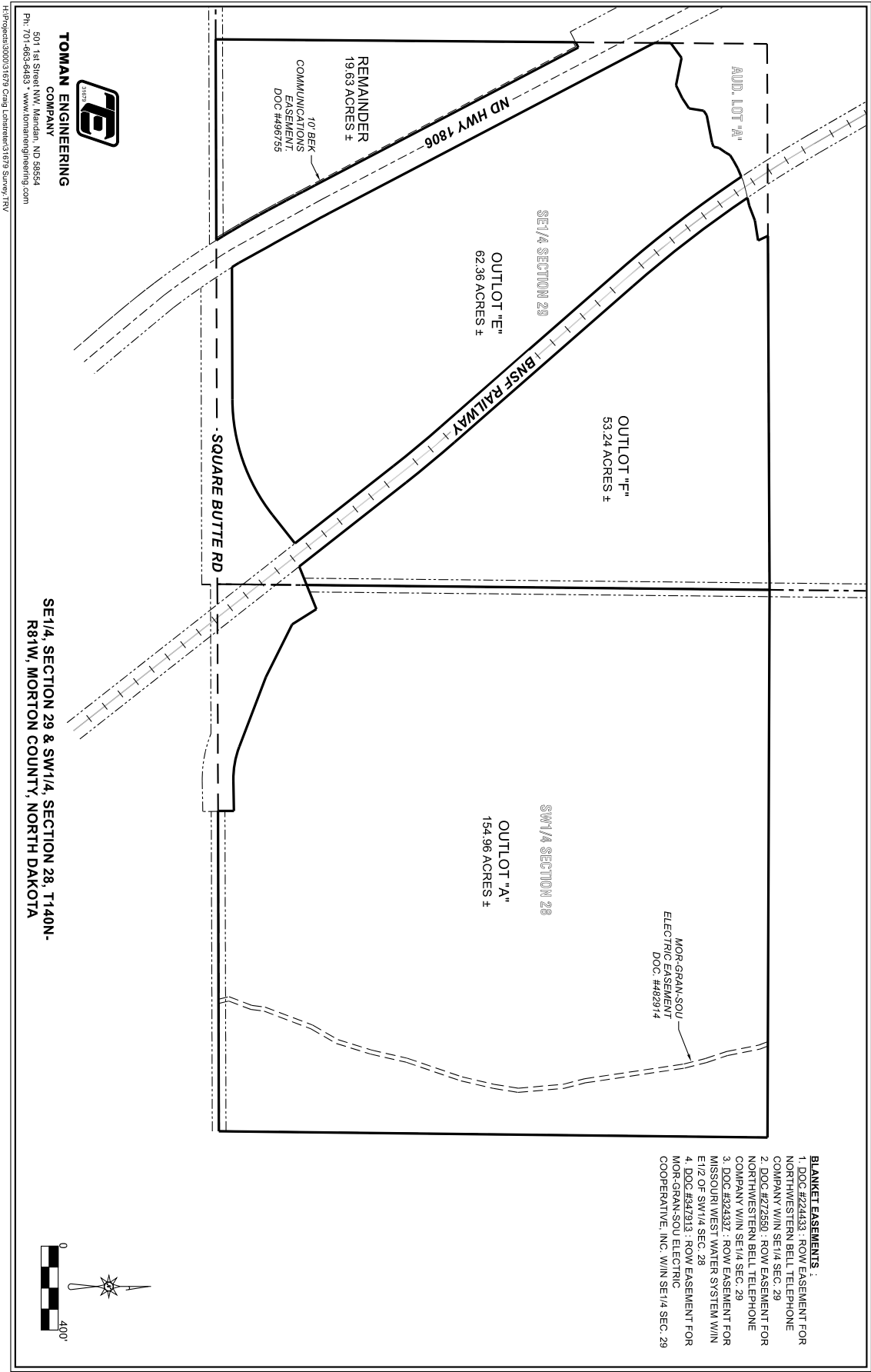
# AERIAL PHOTOS



# PROPERTY PHOTOS



# SURVEY WITH EASEMENTS



# 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 11/7/25. 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 November 7, 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.

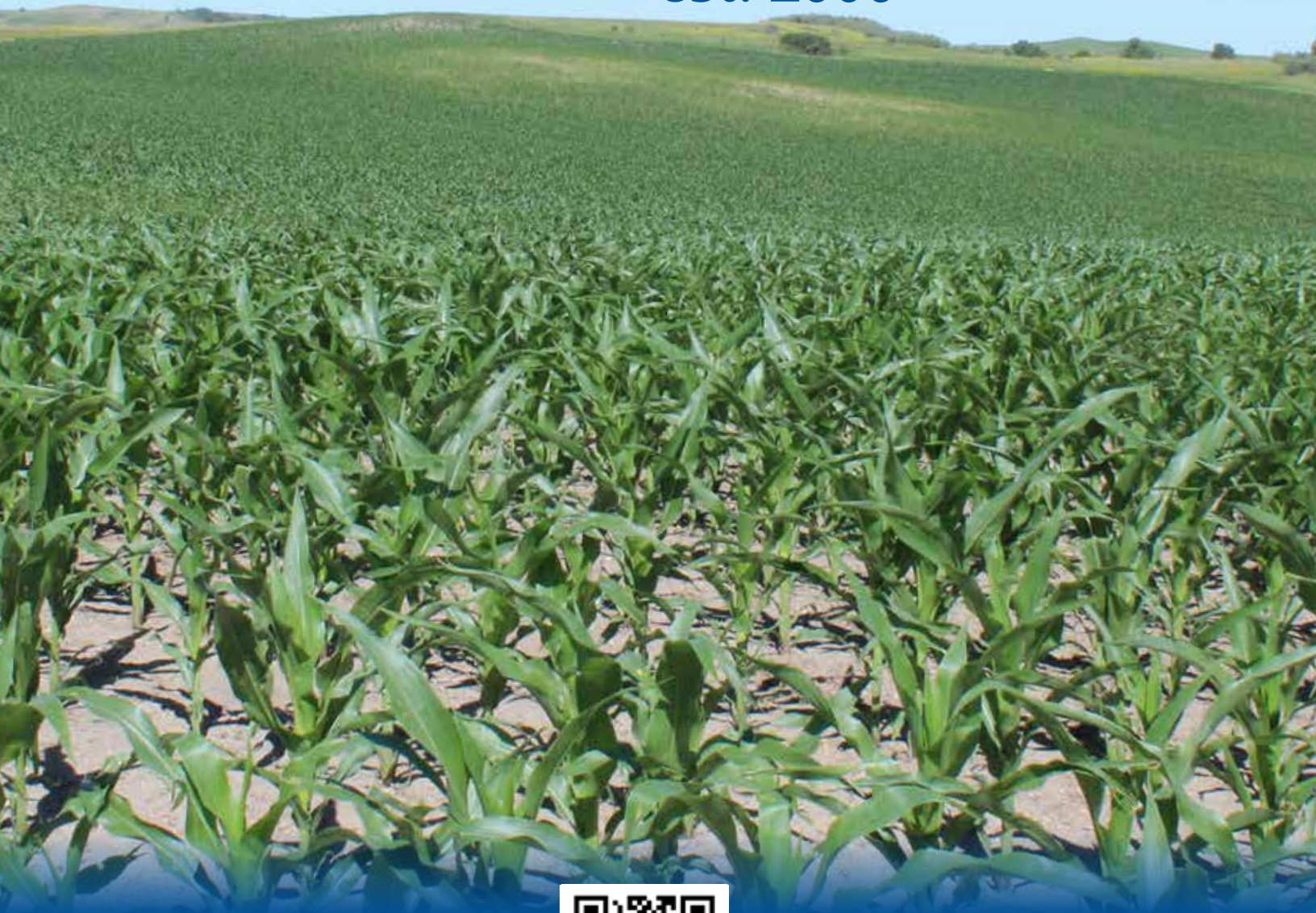
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# 25

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