

Farmland Auction

25
YEARS
est. 2000

400 Acres • Benson County, ND

Wednesday, July 16, 2025 – 10:00 a.m.

Spirit Lake Casino • Devils Lake, ND

OWNERS: Sarah Smith, Teresa Wood & Brian Prunty



Pifer's

877.477.3105

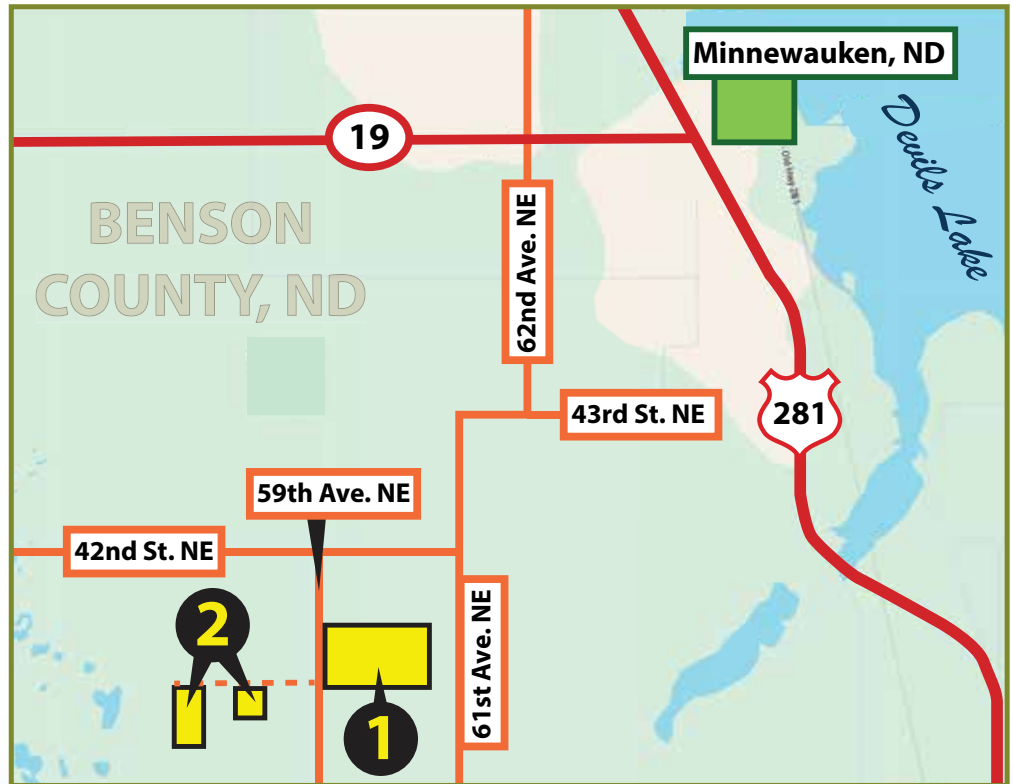
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INTRODUCTION

Auction Note: This Benson County land features 400 +/- acres, including highly productive cropland and Conservation Reserve Program (CRP) acres. The cropland has a strong cropping history with excellent soils, many of which have Soil Productivity Indexes (SPI) ranging in the 70s and 80s. The CRP land provides a strong annual payment. Wildlife habitat provides fantastic hunting opportunities for deer, waterfowl, upland birds, and small game with the CRP ground, native grasses, brush and water sources. Tillable acres are available for the 2026 crop year. All parcels have a US Fish & Wildlife Wetland Easement. This is a live auction with internet and phone bidding available.

Driving Directions

From the junction of ND Hwy. #19 and US Hwy. #281 in Minnewauken, ND, head west for 1.25 miles. Then turn south onto County Rd. #25 (also known as 62nd/61st Ave. NE) and continue to 42nd St. NE. Turn west on 42nd St. NE and drive one mile. Then turn south on 59th Ave. NE and continue one mile. This will bring you to the southwest corner of parcel 1. From here, go west 0.5 mile to reach the northeast corner of the 40 +/- acre portion of parcel 2. Continue west another 0.5 mile to arrive at the northwest corner of the 80 +/- acre portion of parcel 2.

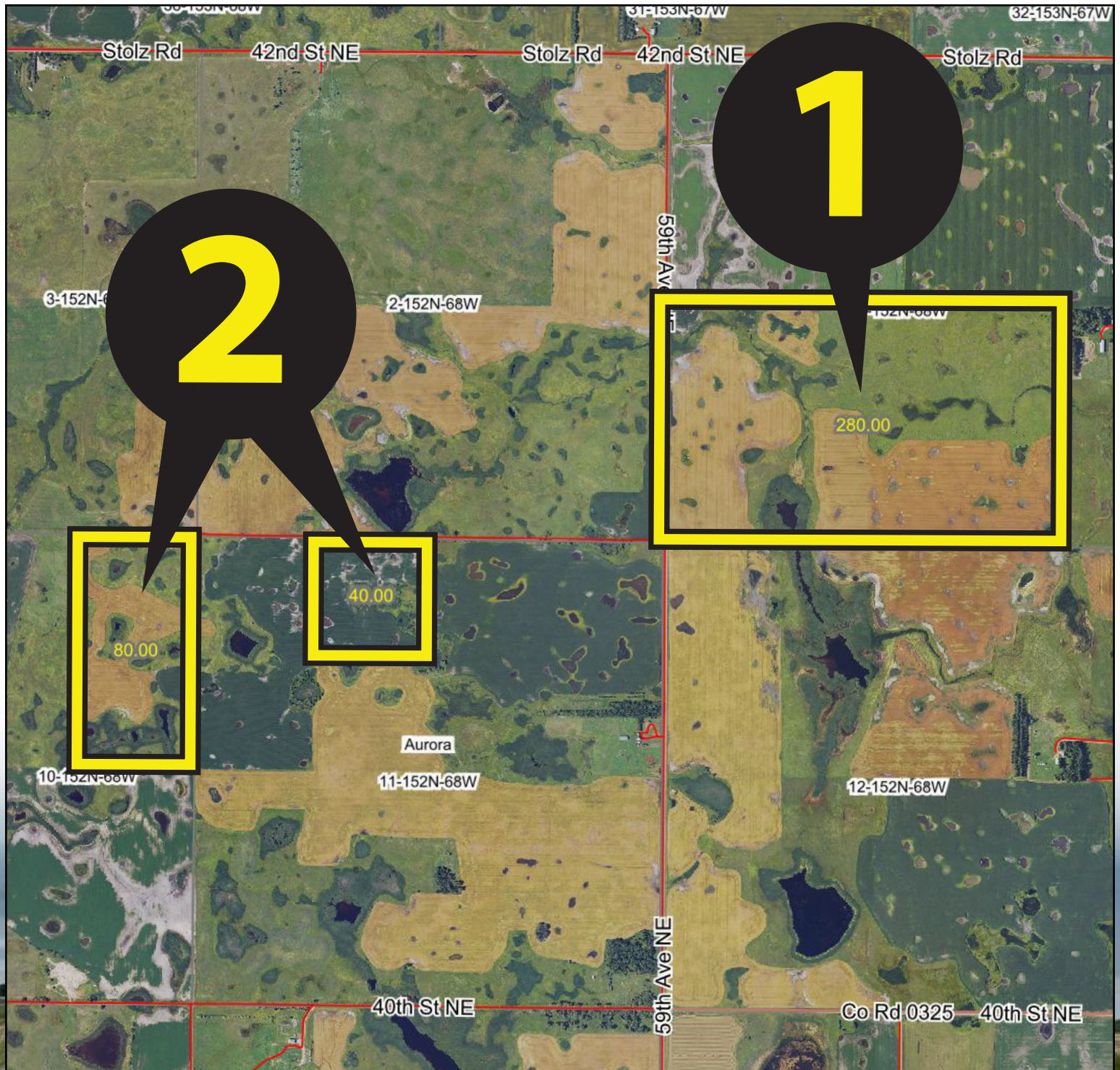


Bob Pifer • 701.371.8538 or bob@pifers.com

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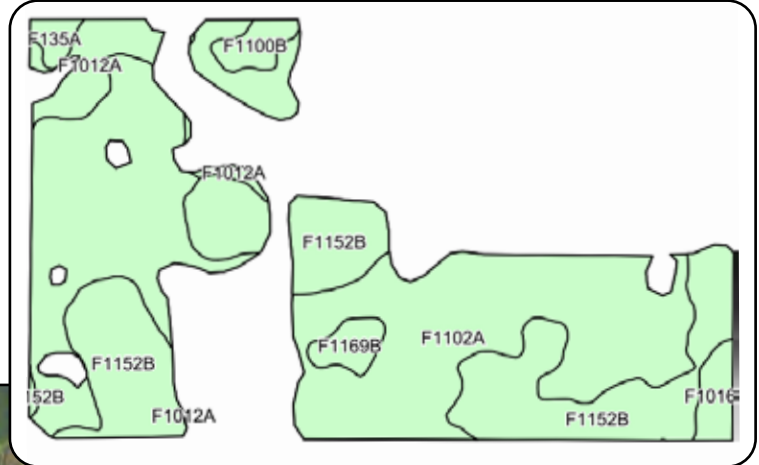
OVERALL PROPERTY



PARCEL 1

Acres: 280 +/-
Legal: SW¼ & W½SE¼ & W½E½SE¼ 1-152-68
FSA Crop Acres: 142.97 +/-
CRP Acres: 82.9 +/- acres @ \$47.00/acre - \$3,896.00/annually – Expires: 9-30-2030
 16.67 +/- acres @ \$39.09/acre - \$652.00/annually – Expires: 9-30-2030
Taxes (2024): \$2,099.00

Crop	Base Acres	Yield
Wheat	22.6	50 bu.
Corn	18.01	78 bu.
Soybeans	88.07	28 bu.
Total Base Acres: 128.68		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	80.77	57.4%	Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	43.89	31.2%	Ile	77
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	6.67	4.7%	Vw	33
F1016A	Hamerly, saline-Wyard-Tonka complex, 0 to 3 percent slopes	2.80	2.0%	IIIs	59
F1169B	Balaton-Souris loams, 0 to 4 percent slopes	2.57	1.8%	IIle	77
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	2.56	1.8%	IVe	63
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	1.52	1.1%	Ile	75
Weighted Average					71.4

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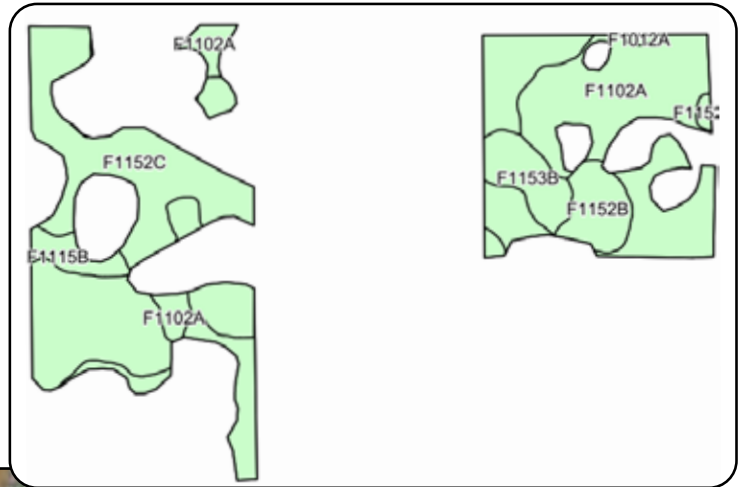
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PARCEL 2

Acres: 120 +/-
 Legal: E½NE¼ 10-152-68 & NE¼NW¼ 11-152-68
 FSA Crop Acres: 75.99 +/-
 CRP Acres: 22.4 +/- acres @ \$47.00/acre - \$1,053.00/annually – Expires: 9-30-2030
 Taxes (2024): \$710.14

****ONLY INCLUDES THE 80 ACRES****
THE 40 ACRE PROPERTY INCLUDES
ACREAGE NOT FOR SALE

Crop	Base Acres	Yield
Wheat	5.86	50 bu.
Corn	4.67	78 bu.
Soybeans	22.85	28 bu.
Total Base Acres: 33.38		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1152C	Balaton-Souris-Svea loams, 3 to 9 percent slopes	32.31	47.3%	IIIe	75
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	23.76	34.8%	Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	4.02	5.9%	Ile	77
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	3.85	5.6%	Ile	82
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	2.28	3.3%	VIe	47
F1115B	Parnell-Hamerly-Vallers, saline, complex, 0 to 4 percent slopes	1.93	2.8%	Vw	51
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	0.21	0.3%	Vw	33
Weighted Average					72.7

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 9/2/25. 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 September 2, 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.

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