

Farmland Auction

25
YEARS
est. 2000

318.76 Acres • Divide & Williams Counties, ND

Thursday, July 24, 2025 – 11:00 a.m. (CT)

Four Points Hotel • Williston, ND



OWNER: Les Storhaug



Pifer's

877.477.3105

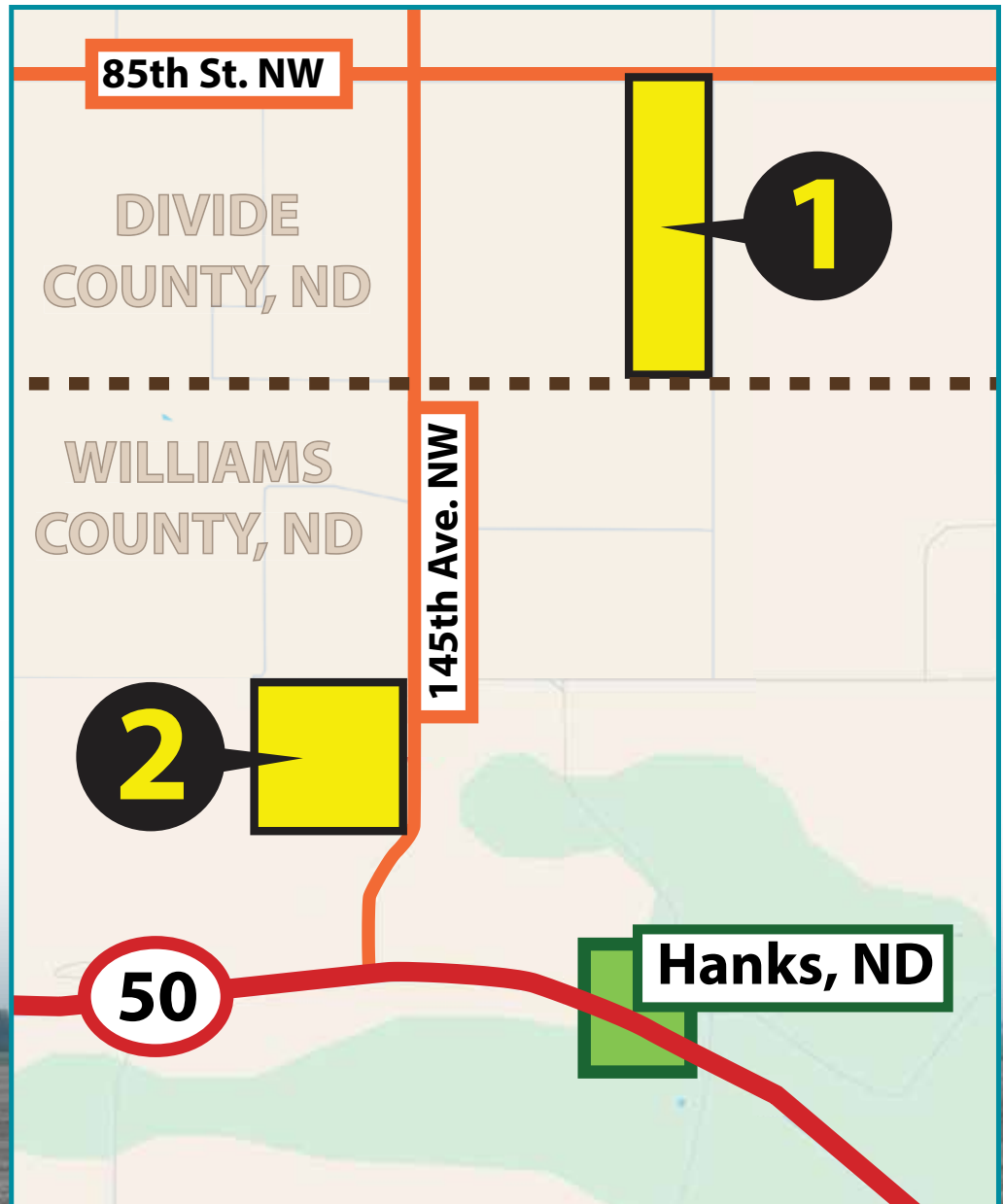
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INTRODUCTION

Auction Note: This land features 318.76 acres suitable for wheat, canola, sunflowers and soybeans. This is a good opportunity in Divide & Williams Counties to expand your operation or investment portfolio with productive cropland located just north of Hanks, ND. This property has fantastic Soil Productivity Indexes (SPI) with much of it ranging between 80-90! The property will be sold in two parcels and will be a live auction with internet bidding available.

Driving Directions

From Hanks, ND, go west one mile to 145th Ave. NW and then ½ mile north. This will bring you to the southeast corner of parcel 2. Continue north 2.5 miles to 85th St. NW and east 1 mile. This will bring you to the northeast corner of parcel 1.

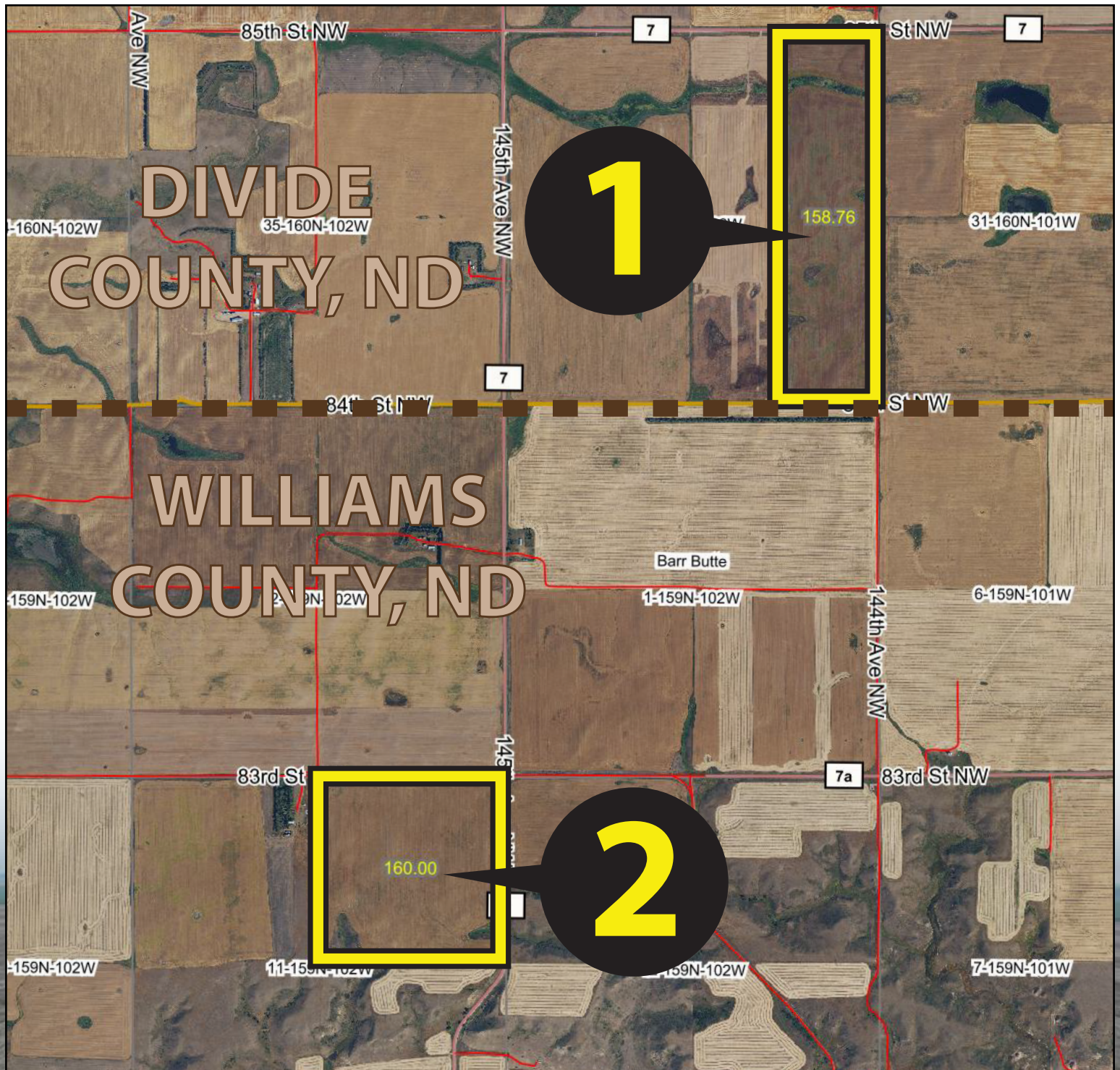


Bob Pifer • 701.371.8538 or bob@pifers.com

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997 47th Ave. S, Suite #3 • Grand Forks, ND 58201

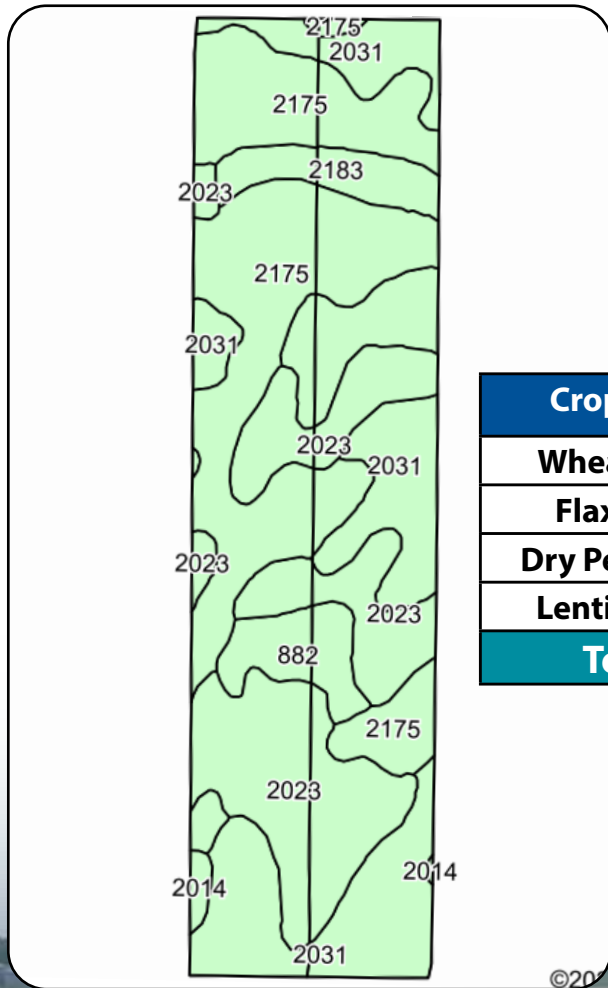
OVERALL PROPERTY



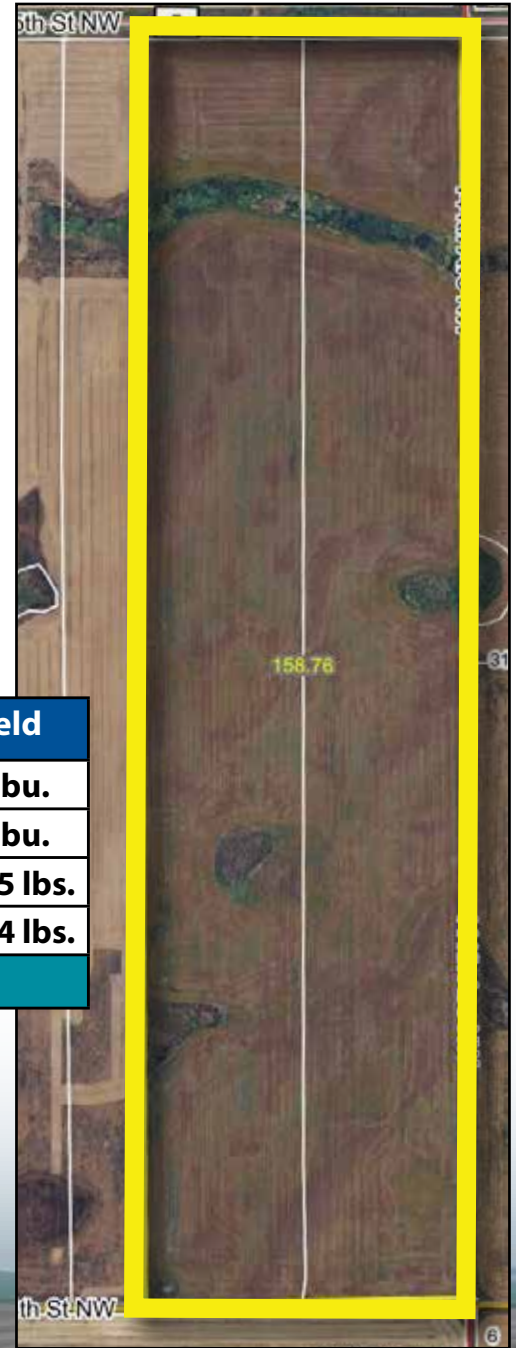
PARCEL 1 • DIVIDE COUNTY

Acres: 158.76 +/-
 Legal: E½NE¼ & E½SE¼ 36-160-102
 FSA Crop Acres: 158.51 +/-
 Taxes (2024): \$1,064.53

This parcel features 158.51 +/- acres of excellent cropland with an SPI of 70.6 with much of the soils having an SPI between 76 & 83! This parcel is available for the 2026 crop season, and the seller is to retain subsurface minerals.



Crop	Base Acres	Yield
Wheat	97.3	32 bu.
Flax	9.6	14 bu.
Dry Peas	14.96	2,565 lbs.
Lentils	33.97	1,004 lbs.
Total Base Acres: 155.83		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
2175	Zahl-Williams loams, 6 to 9 percent slopes	55.15	34.8%	IVe	60
2031	Williams-Zahl loams, 3 to 6 percent slopes	46.04	29.0%	Ile	76
2023	Williams-Niobell loams, 0 to 3 percent slopes	42.62	26.9%	IIc	80
882	Hamerly-Tonka complex, 0 to 3 percent slopes	7.08	4.5%	IIw	83
2183	Lihen-Blanchard loamy fine sands, 0 to 6 percent slopes	6.56	4.1%	IVe	44
2014	Williams-Bowbells loams, 0 to 3 percent slopes	1.05	0.7%	IIc	90
Weighted Average					70.6

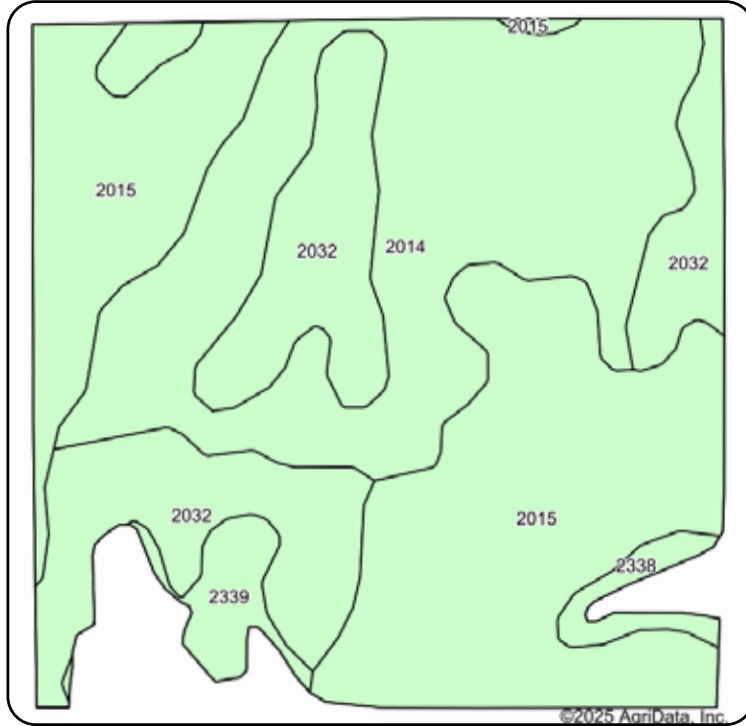
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PARCEL 2 • WILLIAMS COUNTY

Acres: 160 +/-
Legal: NE¼ 11-159-102
FSA Crop Acres: 145.74 +/-
Taxes (2024): \$946.83

This parcel features 145.74 +/- acres of excellent cropland with an SPI of 78.6 with much of the soils having an SPI between 85 & 90! This parcel is available for the 2026 crop season, and the seller is to retain subsurface minerals.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
2015	Williams-Bowbells loams, 3 to 6 percent slopes	56.58	38.7%	Ile		85
2014	Williams-Bowbells loams, 0 to 3 percent slopes	50.50	34.5%	IIc		90
2032	Vida-Zahill loams, 2 to 8 percent slopes	32.67	22.3%	IIIe	IIIe	57
2339	Amor-Zahl-Cabba loams, 9 to 25 percent slopes	4.14	2.8%	VIIe		33
2338	Amor-Williams-Zahl loams, 3 to 9 percent slopes	2.51	1.7%	IIIe		63
Weighted Average						78.6

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 9/4/25. 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 4, 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.

Pifer's

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