

Farmland Auction

25
YEARS
est. 2000

1,000 Acres • Emmons County, ND

Tuesday, October 14, 2025 – 10:00 a.m.

Pifer's Auction Center of North America • Steele, ND



***OWNERS: Robert Schumacher, Mary Ann Coupland,
Sharon Fishel, Valencia Wald & Alvin Schumacher Estate***



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701.475.7653

www.pifers.com

INTRODUCTION

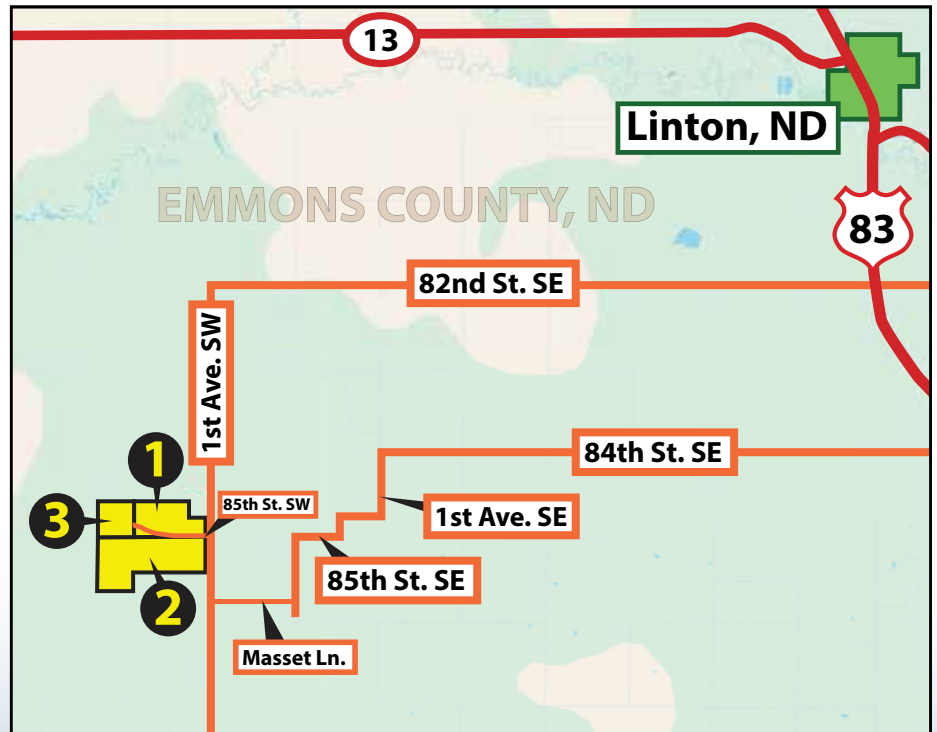
Auction Note: This diverse farm features 559 +/- acres of cropland and 442 +/- acres of highly productive pasture. The cropland was enrolled in the Conservation Reserve Program (CRP) for 30 years. The pastureland features multiple water sources and abundant native grasses. What's more, the valleys and coulees provide ideal habitat for wildlife.

The established shelterbelts and decades of soil conservation practices make the cropland ideal for organic and modern farming practices. Soil types include Linton-Sutley Silt Loams, Bryant Silt Loams, and Reeder-Farnuf Loams, which are ideal soils for small grains including wheat, barley, flax, durum, oats, sunflowers, canola and more.

Special Notes: Parcel 1 includes a farmstead with an older home, functioning well, and electricity. This parcel is subject to prior sale. The land is free of any tenant leases or U.S. Fish & Wildlife easements. All subsurface minerals will be retained by the sellers.

Driving Directions

From Linton, ND, proceed south 4 miles on ND Hwy. #83, then turn west on 84th St. SE and continue for 7 miles, then south on 1st Ave. SE and drive for 1 mile until the road transitions into 85th St. SE. Follow the curve south for one mile. Proceed west onto Masset Ln. and continue for 1 mile. Then head north on 1st Ave. SW for 0.75 miles, where you will reach the southeast corner of parcel 1 and the northeast corner of parcel 2. Continue west one mile on 85th St. SW to arrive at the southeast corner of parcel 3.



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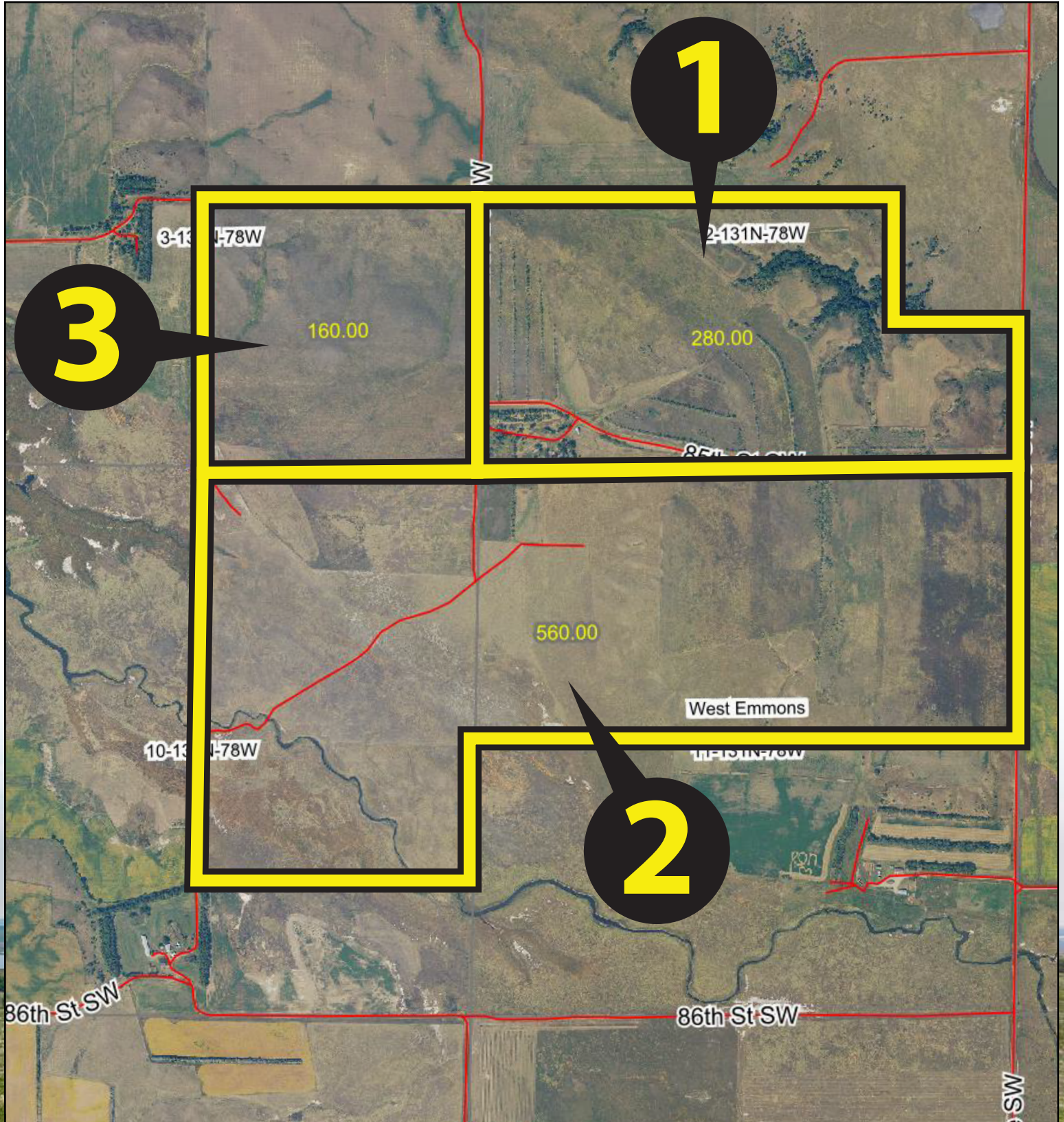


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OVERALL PROPERTY



PARCEL 1

Acres: 280 +/-
Legal: SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ & SE $\frac{1}{4}$ SE $\frac{1}{4}$ 2-131 78
FSA Crop Acres: 144.34 +/-
Pasture Acres: 121.44 +/-
Taxes (2024): \$1,253.45

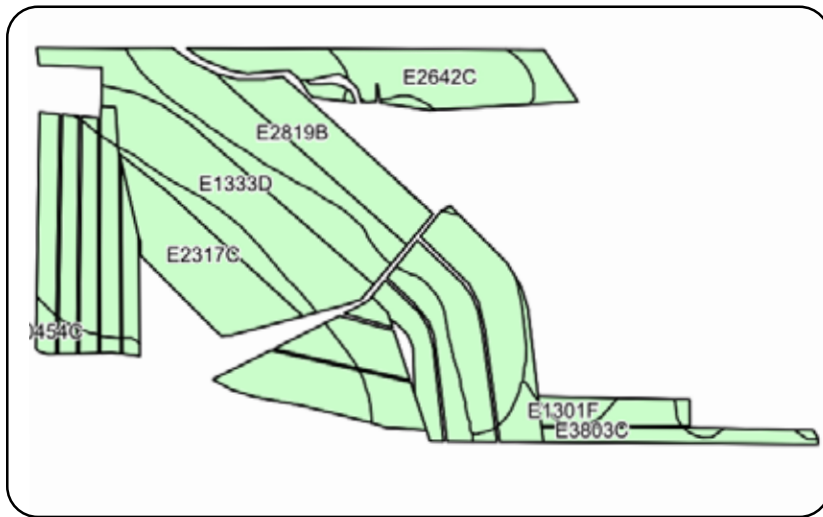
This parcel features 140.13 +/- acres of cropland, historically enrolled in the CRP program for over 30 years, along with mature trees and shelterbelts that provide excellent soil conservation and wildlife habitat. Additionally, the property includes 121.44 +/- acres of productive pastureland, featuring natural draws and coolies ideal for grazing and wildlife habitat. A 17 +/- acre farmstead sits on the property, complete with an older farmhouse, outbuildings, well water, and electricity. With some improvements, this could serve as a hunting retreat, future homesite, or farmhand quarters. Please note the farmstead is subject to prior sale.



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PARCEL 1



ALL PARCELS COMBINED		
Crop	Base Acres	Yield
Wheat	475.63	16 bu.
Oats	54.7	44 bu.
Barley	8.8	41 bu.
Total Base Acres: 539.13		

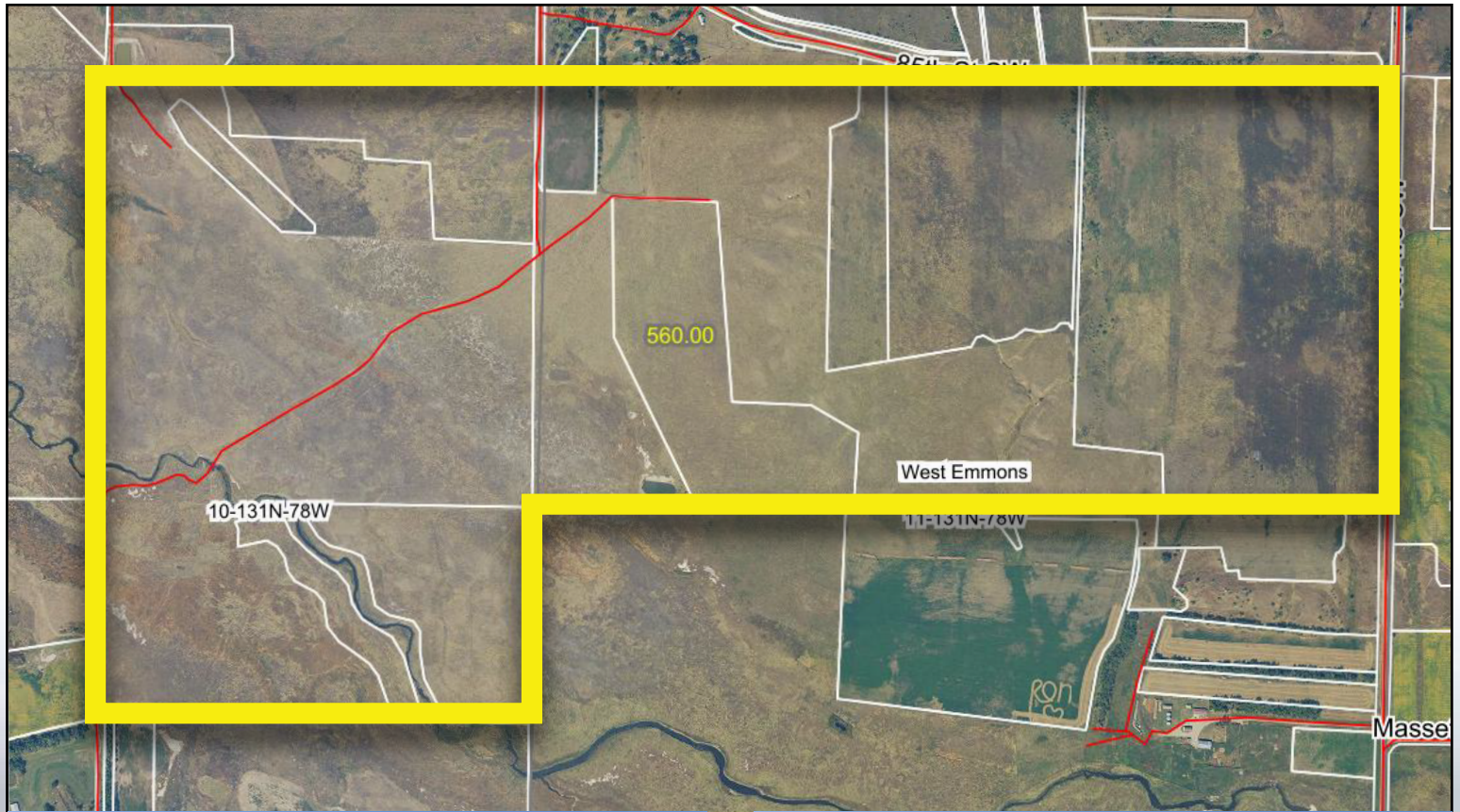


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2317C	Reeder-Janesburg complex, 6 to 9 percent slopes	40.65	28.7%	IIIe	52
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	38.44	27.2%	VIe	32
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	37.23	26.3%	Ile	78
E2642C	Reeder-Cabba loams, 6 to 9 percent slopes	9.53	6.7%	IIIe	59
E3803C	Linton-Sutley silt loams, 6 to 9 percent slopes	7.81	5.5%	IIIe	60
E1301F	Cohagen-Vebar-Parshall fine sandy loams, 9 to 35 percent slopes	5.46	3.9%	VIIe	24
E0454C	Daglum-Rhoades complex, 6 to 9 percent slopes	2.42	1.7%	VI	28
Weighted Average					52.8

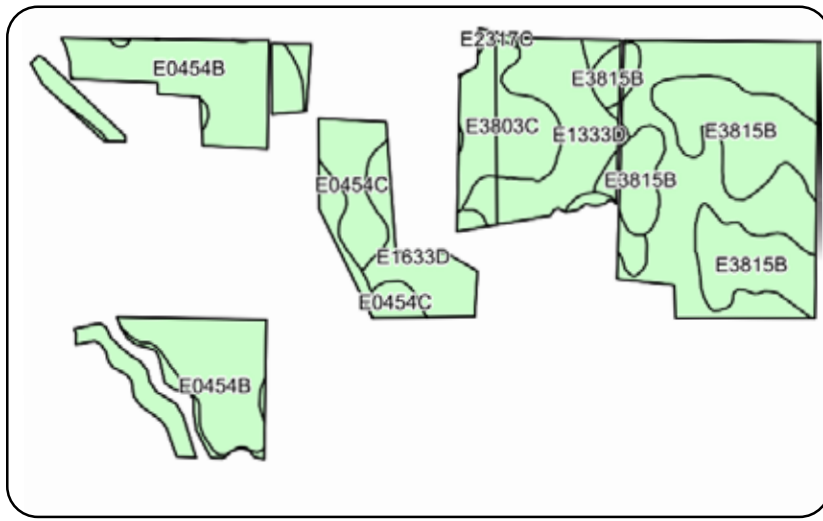
PARCEL 2

Acres: 560 +/-
Legal: NE¼, N½SE¼ 10-131-78 & NE¼, NW¼ 11-131-78
FSA Crop Acres: 275.19 +/-
Pasture Acres: 283.41 +/-
Taxes (2024): \$1,418.88

This parcel features a diverse mix of cropland and pastureland, with cropland previously enrolled in CRP for over 30 years, ensuring excellent soil conservation and habitat preservation. The pastureland is well-equipped for grazing, featuring cross-fencing with multiple grazing cells, two water dugouts, and perimeter fencing. Little Beaver Creek meanders through the southwest corner of the property, creating a prime location for wildlife habitat.



PARCEL 2



ALL PARCELS COMBINED		
Crop	Base Acres	Yield
Wheat	475.63	16 bu.
Oats	54.7	44 bu.
Barley	8.8	41 bu.
Total Base Acres: 539.13		



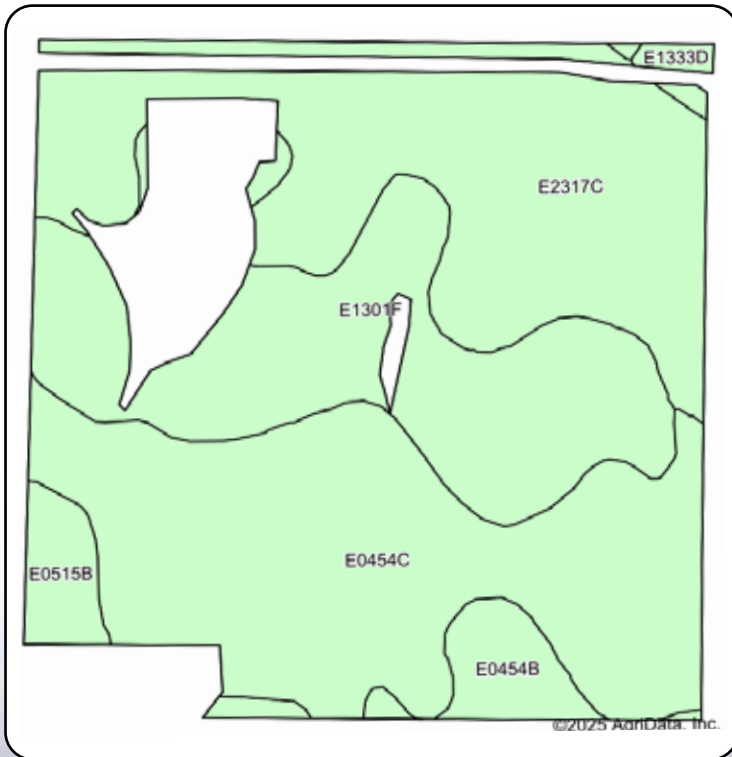
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3803C	Linton-Sutley silt loams, 6 to 9 percent slopes	78.51	28.6%	IIle	60
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	60.00	21.9%	IVs	35
E3815B	Bryant silt loam, 2 to 6 percent slopes	55.72	20.3%	Ile	84
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	28.29	10.3%	VIe	32
E1633D	Vebar fine sandy loam, 9 to 15 percent slopes	18.98	6.9%	VIe	36
E0454C	Daglum-Rhoades complex, 6 to 9 percent slopes	17.84	6.5%	VIIs	28
E4005A	Harriet loam, 0 to 2 percent slopes, occasionally flooded	14.16	5.2%	VIIs	27
E2317C	Reeder-Janesburg complex, 6 to 9 percent slopes	0.81	0.3%	IIle	52
Weighted Average					51.1

PARCEL 3

Acres: 160 +/-
 Legal: SE¼ 3-131-78
 FSA Crop Acres: 139.7 +/-
 Pasture Acres: 16.1 +/-
 Taxes (2024): \$320.15

This parcel features cropland previously enrolled in CRP, offering excellent soil conservation and habitat benefits. The property is fully enclosed with perimeter fencing and includes a dugout in the southwest corner, providing a reliable water source for livestock and wildlife.

ALL PARCELS COMBINED		
Crop	Base Acres	Yield
Wheat	475.63	16 bu.
Oats	54.7	44 bu.
Barley	8.8	41 bu.
Total Base Acres: 539.13		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0454C	Daglum-Rhoades complex, 6 to 9 percent slopes	50.11	35.9%	VIIs	28
E2317C	Reeder-Janesburg complex, 6 to 9 percent slopes	44.21	31.6%	IIIs	52
E1301F	Cohagen-Vebar-Parshall fine sandy loams, 9 to 35 percent slopes	34.81	24.9%	VIIIs	24
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	5.69	4.1%	IVIs	35
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	3.78	2.7%	VIIs	29
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	1.02	0.7%	VIIs	32
E2642C	Reeder-Cabba loams, 6 to 9 percent slopes	0.11	0.1%	IIIs	59
Weighted Average					35

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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 12/22/25. 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 December 22, 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.



TERMS & CONDITIONS

III. Purchase Agreement, Marketability, Signing Area (cont'd)

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

YEARS

20

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