

1,174.48 Acres • Benson County, ND

# Farmland Auction

Wednesday, January 21, 2026 – 10:00 a.m.

*Ramsey County Event Center: 7823 Hwy. #19 • Devils Lake, ND*



**OWNERS:** *Brian & Steve Olson*



Pifer's

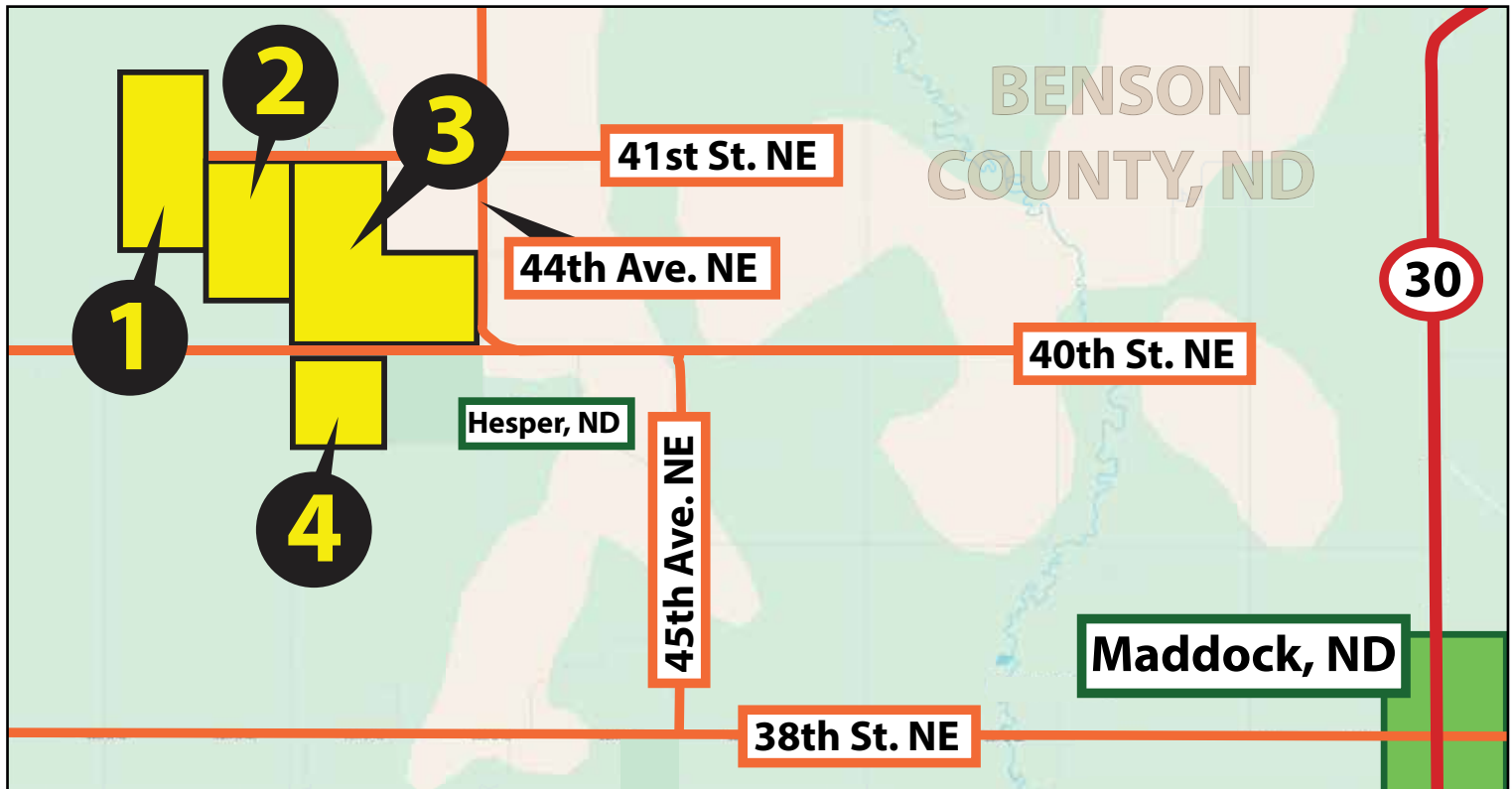
877.477.3105

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



# INTRODUCTION

**Auction Note:** This exceptional 1,174.48 +/- acre property, in Hesper Township, presents a rare opportunity to acquire highly productive crop, pasture and hunting land. Available for the 2026 crop year, the property will be sold at a live auction with options for internet and phone bidding. Don't miss this opportunity to secure prime agricultural land!



## Driving Directions

From Maddock, ND, go 4 miles west on 38th St. NE, then 2 miles north on 45th Ave. NE. Go west 1 mile on 40th St. NE. This will bring you to the southeast corner of parcel 3. Continue west a 1/2 mile, this will bring you to the northeast corner of parcel 4. Go back to 44th. Ave NE and go north 1 mile to 41st St. NE and then west 1.5 miles. This will bring you to the east side of parcel 1 and the northwest corner of parcel 2.



**Bob Pifer** | 701.371.8538 • [bob@pifers.com](mailto:bob@pifers.com)

**Pifer's**

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



**Barley** 46.27 55 bu.

**Total Base Acres: 821.9**

1-152N-71W 1-70W 5-152N-70W 4-152N-70W

294.48 240.00 480.00 160.00

1 2 3 4

43rd Ave NE 45th St NE 45th Ave NE 40th St NE 39th St NE 44th Ave NE 45th St NE

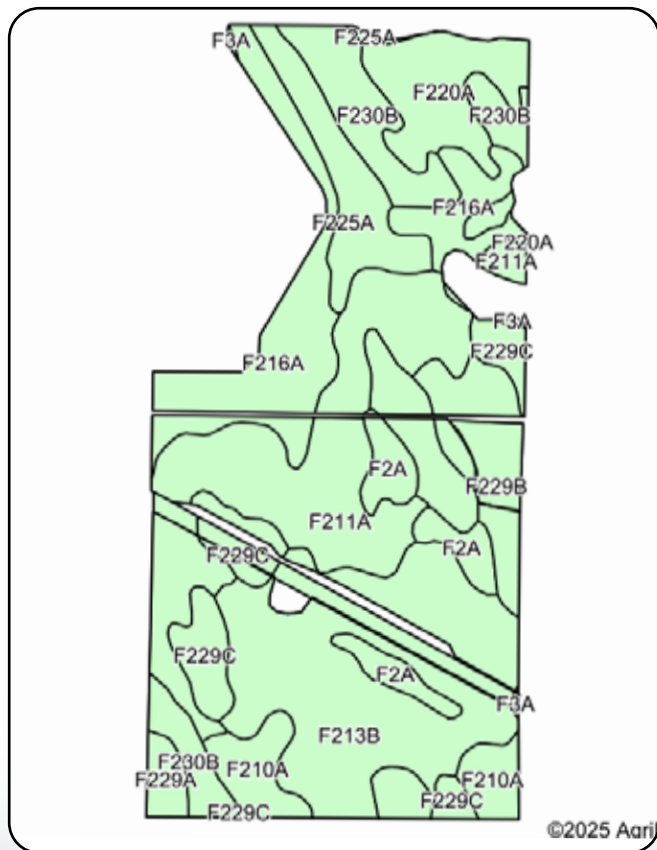
12-152N-71W 1-70W 8-152N-70W 9-152N-70W

13-152N-71W 18-152N-70W 16-152N-70W



# PARCEL 1

**Acres:** 294.48 +/-  
**Legal:** SW¼ 6-152-70 & NW¼ 7-152-70  
**FSA Crop Acres:** 237.81 +/-  
**Grass/Habitat Acres:** 50 +/-  
**Taxes (2025):** \$2,705.33

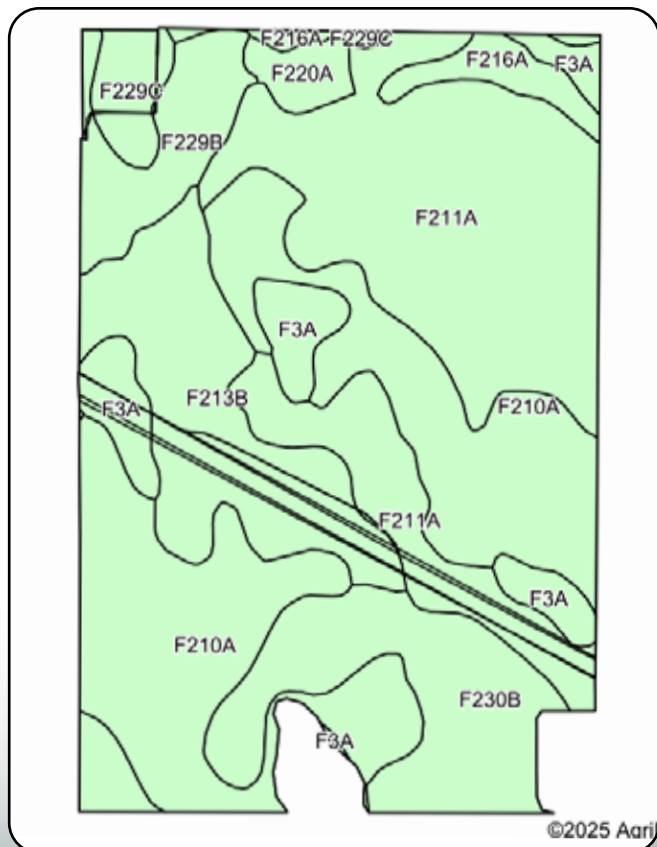


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F213B	Ortonville-Wyard loams, 0 to 6 percent slopes	51.87	22.0%	Ile	70
F211A	Fram-Wyard loams, 0 to 3 percent slopes	46.73	19.8%	Ile	77
F216A	Fram loam, saline, 0 to 3 percent slopes	28.99	12.3%	IIIs	56
F229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	21.63	9.2%	IVe	54
F230B	Heimdal-Esmond loams, 3 to 6 percent slopes	18.49	7.8%	IIle	63
F220A	Fram-Cathay loams, 0 to 3 percent slopes	14.64	6.2%	Ile	78
F229B	Heimdal-Emrick loams, 3 to 6 percent slopes	12.99	5.5%	Ile	72
F225A	Larson-Cathay loams, 0 to 3 percent slopes	12.85	5.5%	IIs	57
F210A	Fram-Tonka complex, 0 to 3 percent slopes	12.77	5.4%	Ile	62
F2A	Tonka silt loam, 0 to 1 percent slopes	11.01	4.7%	IVw	42
F229A	Heimdal-Emrick loams, 0 to 3 percent slopes	2.95	1.3%	Ile	79
F3A	Parnell silty clay loam, 0 to 1 percent slopes	0.63	0.3%	Vw	25
<b>Weighted Average</b>					<b>65.8</b>



# PARCEL 2

Acres: 240 +/-  
 Legal: NE¼ & N½SE¼ 7-152-70  
 FSA Crop Acres: 230.29 +/-  
 Grass/Habitat Acres: 9.22 +/-  
 Taxes (2025): \$2,455.42



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F211A	Fram-Wyard loams, 0 to 3 percent slopes	68.86	29.4%	Ile	77
F210A	Fram-Tonka complex, 0 to 3 percent slopes	66.60	28.4%	Ile	62
F213B	Ortonville-Wyard loams, 0 to 6 percent slopes	29.28	12.5%	Ile	70
F230B	Heimdal-Esmond loams, 3 to 6 percent slopes	28.94	12.3%	IIle	63
F3A	Parnell silty clay loam, 0 to 1 percent slopes	13.33	5.7%	Vw	25
F229B	Heimdal-Emrick loams, 3 to 6 percent slopes	12.22	5.2%	Ile	72
F216A	Fram loam, saline, 0 to 3 percent slopes	5.94	2.5%	IIIs	56
F229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	5.54	2.4%	IVe	54
F220A	Fram-Cathay loams, 0 to 3 percent slopes	3.64	1.6%	Ile	78
<b>Weighted Average</b>					<b>65.9</b>



# PARCEL 3

Acres: 480 +/-  
Legal: W½ & SE¼ 8-152-70  
FSA Crop Acres: 410.1 +/-  
Pasture Acres: 54.19 +/-  
Taxes (2025): \$3,738.67

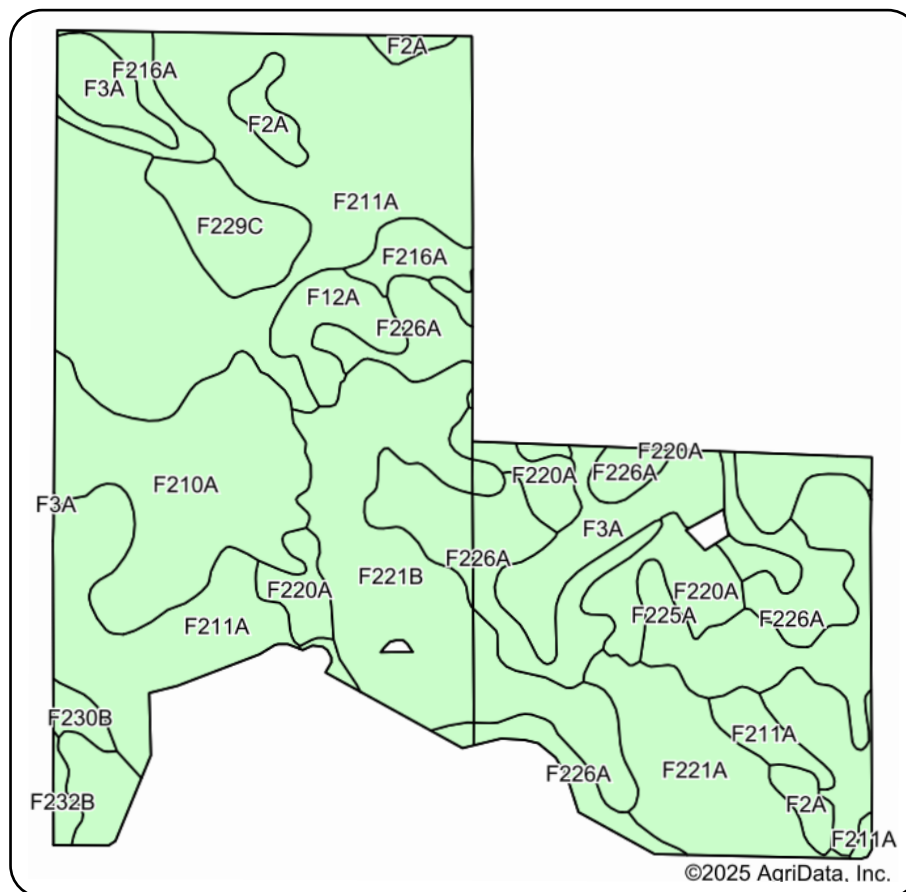


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# PARCEL 3



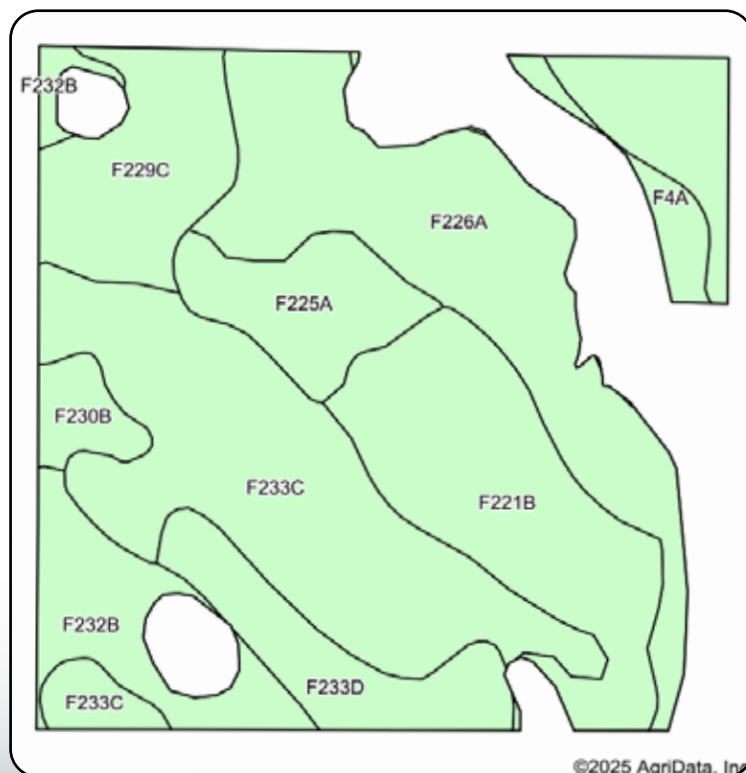
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F211A	Fram-Wyard loams, 0 to 3 percent slopes	124.42	30.3%	Ile	77
F221B	Heimdal-Cathay loams, 3 to 6 percent slopes	51.10	12.5%	Ile	67
F226A	Uranda-Larson loams, 0 to 3 percent slopes	47.63	11.6%	VIIs	48
F210A	Fram-Tonka complex, 0 to 3 percent slopes	40.54	9.9%	Ile	62
F220A	Fram-Cathay loams, 0 to 3 percent slopes	28.72	7.0%	Ile	78
F3A	Parnell silty clay loam, 0 to 1 percent slopes	24.24	5.9%	Vw	25
F221A	Emrick-Cathay loams, 0 to 3 percent slopes	23.06	5.6%	IIs	71
F225A	Larson-Cathay loams, 0 to 3 percent slopes	21.19	5.2%	IIs	57
F229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	17.56	4.3%	IVe	54
F216A	Fram loam, saline, 0 to 3 percent slopes	10.93	2.7%	IIIs	56
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	8.78	2.1%	IVw	31
F2A	Tonka silt loam, 0 to 1 percent slopes	7.89	1.9%	IVw	42
F230B	Heimdal-Esmond loams, 3 to 6 percent slopes	2.33	0.6%	IIle	63
F232B	Heimdal-Esmond-Parnell complex, 0 to 6 percent slopes	1.70	0.4%	Ile	61
<b>Weighted Average</b>					<b>63.2</b>



# PARCEL 4

**Acres:** 160 +/-  
**Legal:** NW¼ 17-152-70  
**FSA Crop Acres:** 130.06 +/-  
**Water Bank Program Acres:** 67.2 +/- @ \$50/acre – \$3,360.00/annually – Expires: 12-31-2030  
 21.8 +/- @ \$35/acre – \$763.00/annually – Expires: 12-31-2030  
**Taxes (2025):** \$898.81

WBP Total Yearly Payments for parcel 4 is \$4,123.00 with payments sent our February time frame. Buyer to receive all 2027, 2028, 2029, and 2030 payments.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F226A	Uranda-Larson loams, 0 to 3 percent slopes	33.72	26.0%	VI s	48
F233C	Esmond-Heimdal-Darnen loams, 3 to 9 percent slopes	31.71	24.4%	IV e	61
F221B	Heimdal-Cathay loams, 3 to 6 percent slopes	20.77	16.0%	II e	67
F229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	11.33	8.7%	IV e	54
F232B	Heimdal-Esmond-Parnell complex, 0 to 6 percent slopes	9.80	7.5%	II e	61
F233D	Esmond-Heimdal-Darnen loams, 6 to 15 percent slopes	8.89	6.8%	VI e	46
F225A	Larson-Cathay loams, 0 to 3 percent slopes	8.20	6.3%	II s	57
F230B	Heimdal-Esmond loams, 3 to 6 percent slopes	2.90	2.2%	III e	63
F4A	Southam silty clay loam, 0 to 1 percent slopes	2.74	2.1%	VIII w	10
<b>Weighted Average</b>					<b>55.7</b>



# 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 3/26/26. 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 March 26, 2026, 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.

## 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, Bob Pifer, ND #905.

# PROPERTY PHOTOS



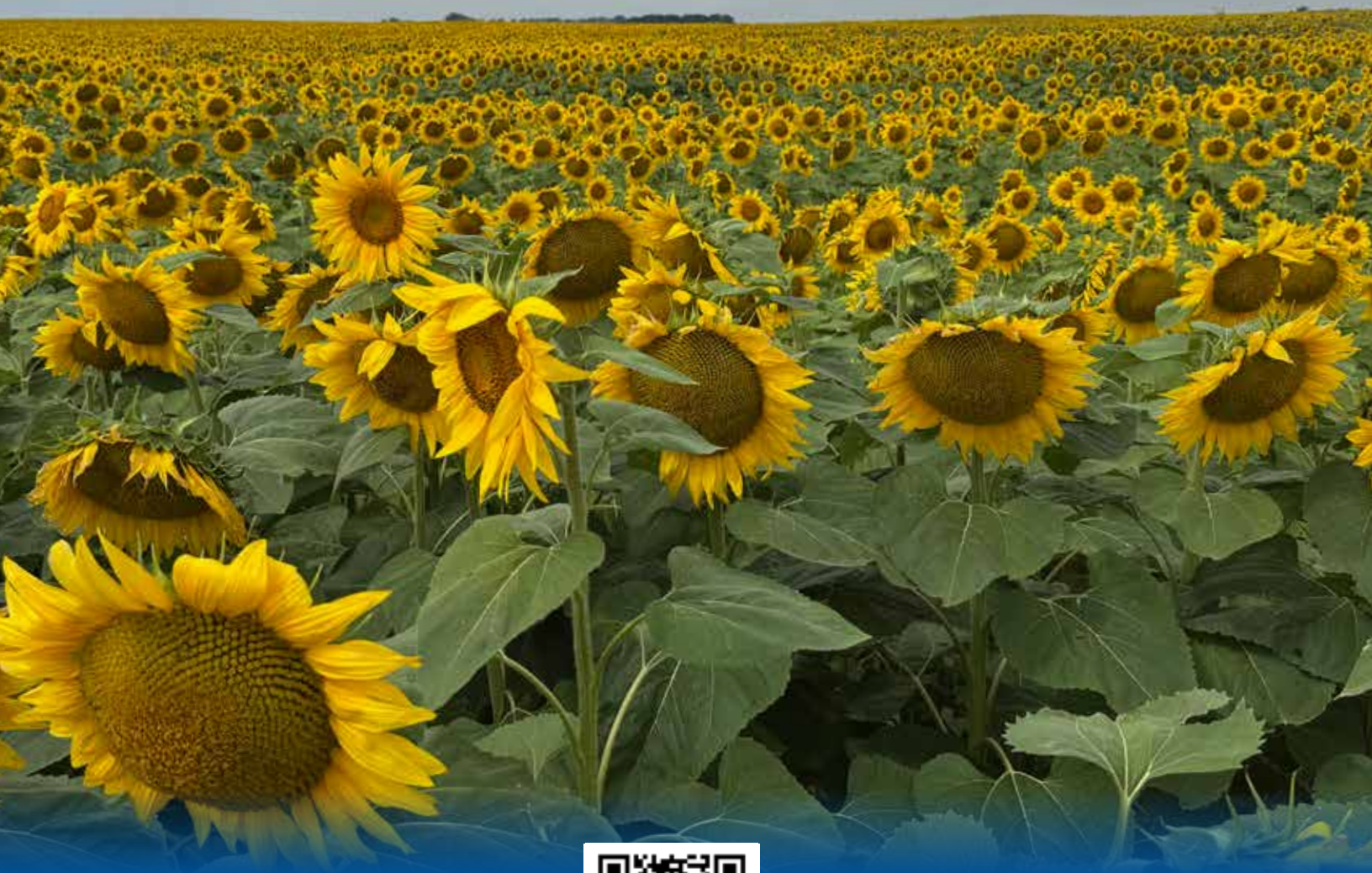


# PROPERTY PHOTOS





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