

1,333.8 Acres • Bottineau County, ND

# Farmland Auction

Wednesday, April 8, 2026 – 10:00 a.m. (CT)

*Cobblestone Inn & Suites • Bottineau, ND*

**OWNERS:** *Daniel & Heidi Kersten*



Pifer's

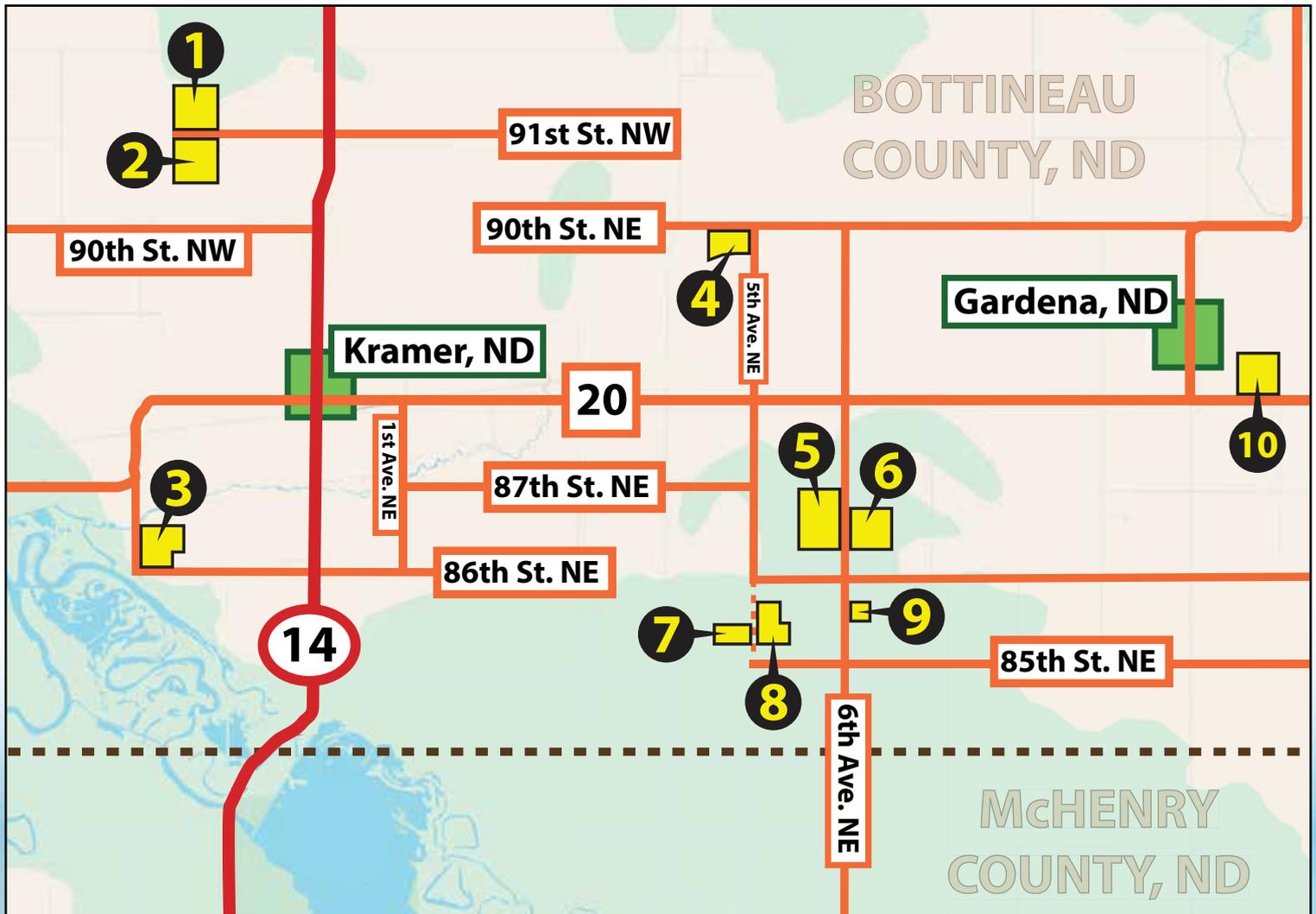
701.261.4762

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# INTRODUCTION

**Auction Note:** This Pifer's land auction features 1,333.8 +/- acres in Bottineau County, ND. The properties are in Starbuck, Stone Creek, Elysian, and Oak Creek Townships. This is a diverse land offering with parcels featuring productive cropland and exceptional wildlife habitat. There are no US Fish and Wildlife easements on the properties. This land is available to farm in 2026! Don't miss this exceptional opportunity to expand your farm operation or invest in incoming producing hunting land!

Buyer's will receive immediate possession upon receipt of 10% earnest money payment.

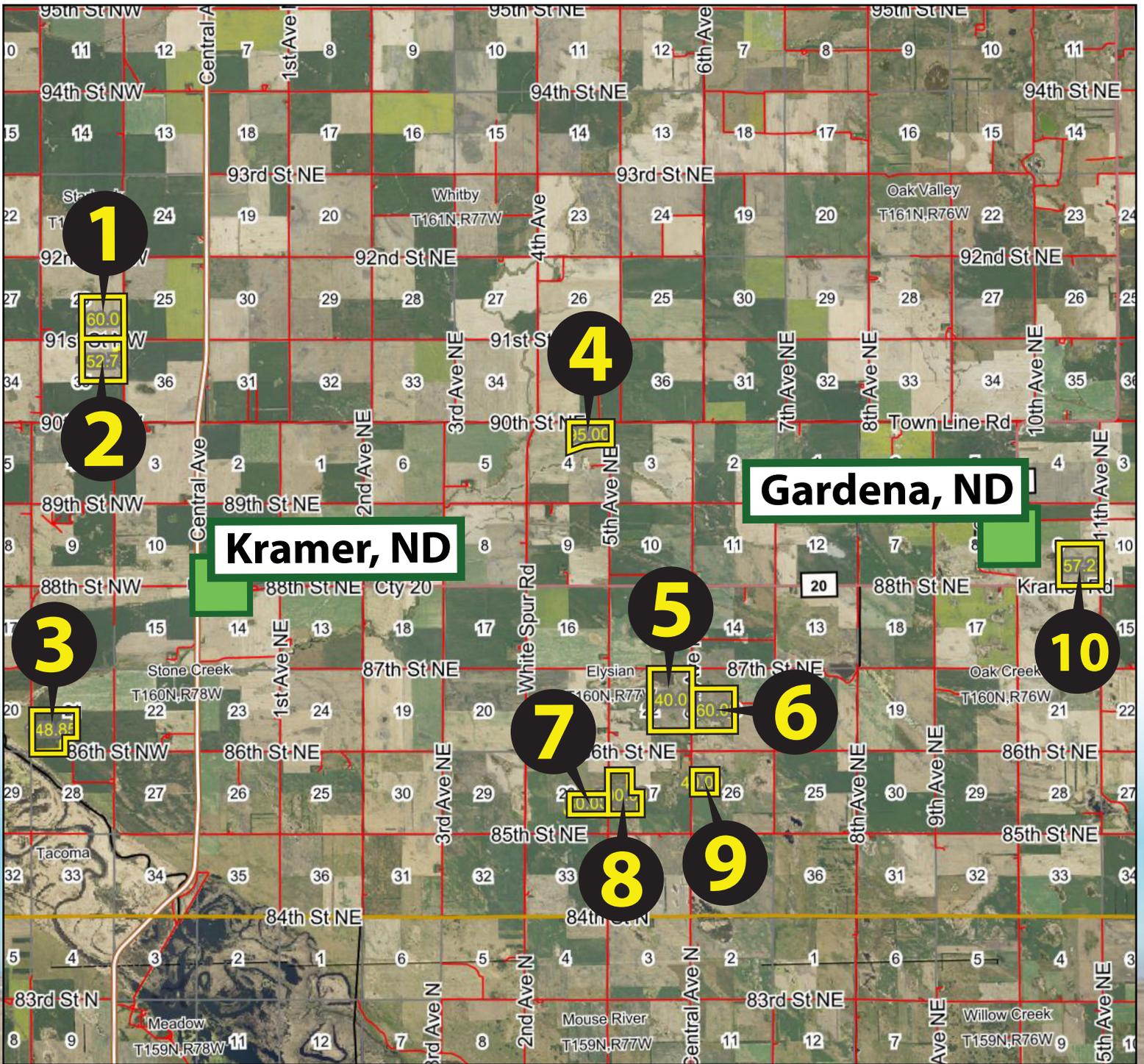


Jack Pifer | 701.261.4762 • [jack@pifers.com](mailto:jack@pifers.com)

Pifer's

1506 29th Ave. S • Moorhead, MN 56560

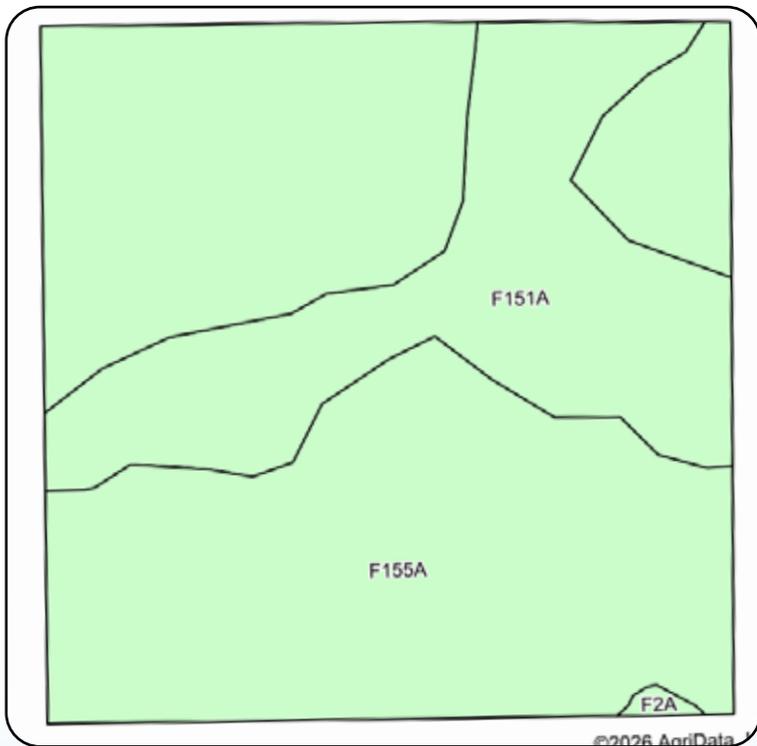
# OVERALL PROPERTY



# PARCEL 1

Acres: 160 +/-  
 Legal: SE¼ 26-161-78  
 FSA Crop Acres: 159.81 +/-  
 Taxes (2025): \$1,474.00

This parcel features almost all crop acres with productive class II loam soils and a Soil Productivity Index (SPI) of 81.4!



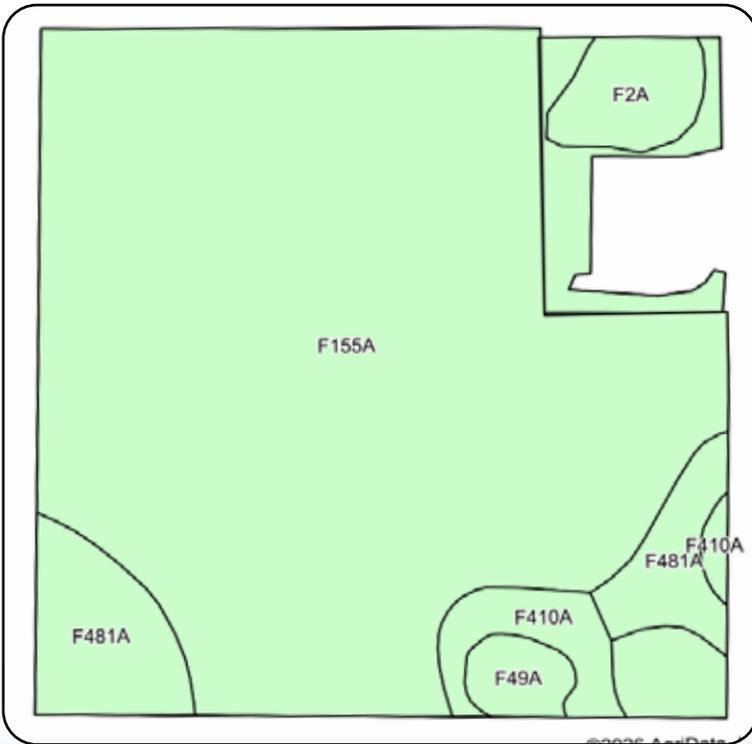
PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	64.83	38 bu.
Canola	194.47	1,861 lbs.
<b>Total Base Acres: 259.3</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F155A	Hamlet-Balaton loams, 0 to 2 percent slopes	116.38	72.8%	IIc	84
F151A	Hamlet-Tonka-Hamerly complex, 0 to 2 percent slopes	42.91	26.9%	IIc	75
F2A	Tonka silt loam, 0 to 1 percent slopes	0.52	0.3%	IVw	42
<b>Weighted Average</b>					<b>81.4</b>

# PARCEL 2

Acres: 152.75 +/-  
 Legal: N½NE¼ Less Outlot 2 & S½NE¼ 35-161-78  
 FSA Crop Acres: 155.58 +/- (FSA Crop Acres Exceed Deeded Tax Acres)  
 Taxes (2025): \$1,845.46

This parcel features almost all crop acres with productive class II loam soils and an SPI of 80.6!



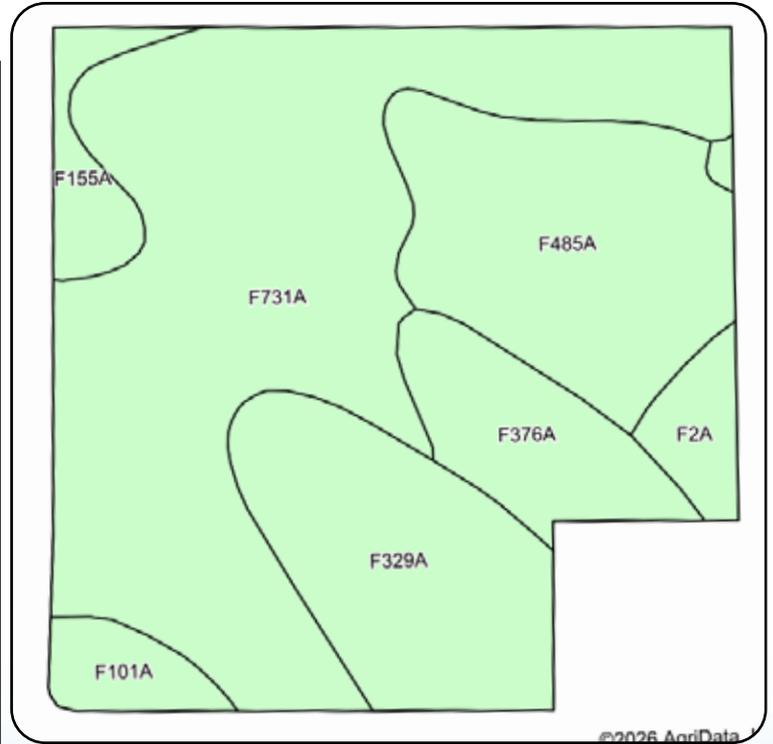
PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	64.83	38 bu.
Canola	194.47	1,861 lbs.
<b>Total Base Acres: 259.3</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F155A	Hamlet-Balaton loams, 0 to 2 percent slopes	129.13	83.5%	IIc	84
F481A	Overly silty clay loam, 0 to 2 percent slopes	12.71	8.2%	IIc	89
F410A	Fargo silty clay, 0 to 1 percent slopes	5.25	3.4%	IVw	40
F2A	Tonka silt loam, 0 to 1 percent slopes	4.96	3.2%	IVw	42
F49A	Fargo-Hegne silty clays, 0 to 1 percent slopes, frequently ponded	2.60	1.7%	Vw	27
<b>Weighted Average</b>					<b>80.6</b>

# PARCEL 3

Acres: 148.85 +/-  
 Legal: SW¼ Less Outlot 2 in 21-160-78  
 FSA Crop Acres: 145.31 +/-  
 Taxes (2025): \$1,178.86

This parcel features almost all crop acres and an SPI on 75.1! The land also borders the J Clark Salyer Wildlife Refuge, providing excellent recreation opportunities.



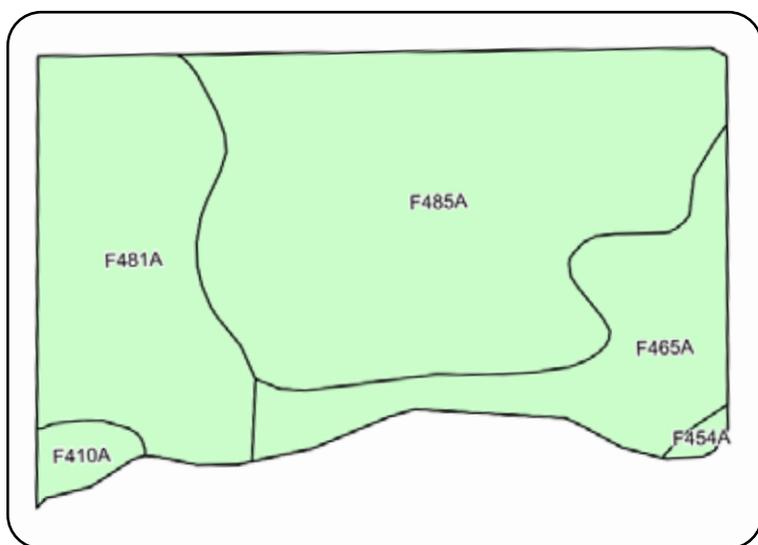
Crop	Base Acres	Yield
Wheat	34.68	64 bu.
Barley	69.38	58 bu.
Canola	34.44	1,874 lbs.
<b>Total Base Acres: 138.5</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F731A	Swenoda fine sandy loam, 0 to 3 percent slopes	69.38	47.8%	IIIe	76
F485A	Gardena loam, 0 to 2 percent slopes	27.18	18.7%	IIe	92
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	23.26	16.0%	IIIe	60
F376A	Embden fine sandy loam, 0 to 2 percent slopes	11.60	8.0%	IIIe	69
F155A	Hamlet-Balaton loams, 0 to 2 percent slopes	4.93	3.4%	IIc	84
F2A	Tonka silt loam, 0 to 1 percent slopes	4.69	3.2%	IVw	42
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	4.27	2.9%	IIe	77
<b>Weighted Average</b>					<b>75.1</b>

# PARCEL 4

Acres: 95 +/- (Final Acres TBD by Survey)  
 Legal: 95 +/- Acres in NE¼ 4-160-77 (Final Legal TBD by Survey)  
 FSA Crop Acres: 90.42 +/-  
 Taxes (2025): \$1,418.69 (For Entire NE¼)

This parcel features productive class II loam soils with an SPI of 87.3! Final legal description and acres will be determined by survey after the sale.



**(INCLUDES ACRES NOT FOR SALE)**

Crop	Base Acres	Yield
Wheat	72.38	41 bu.
Sunflowers	18.99	1,328 lbs.
Soybeans	1.72	31 bu.
Barley	13.02	64 bu.
Canola	27.56	1,392 lbs.

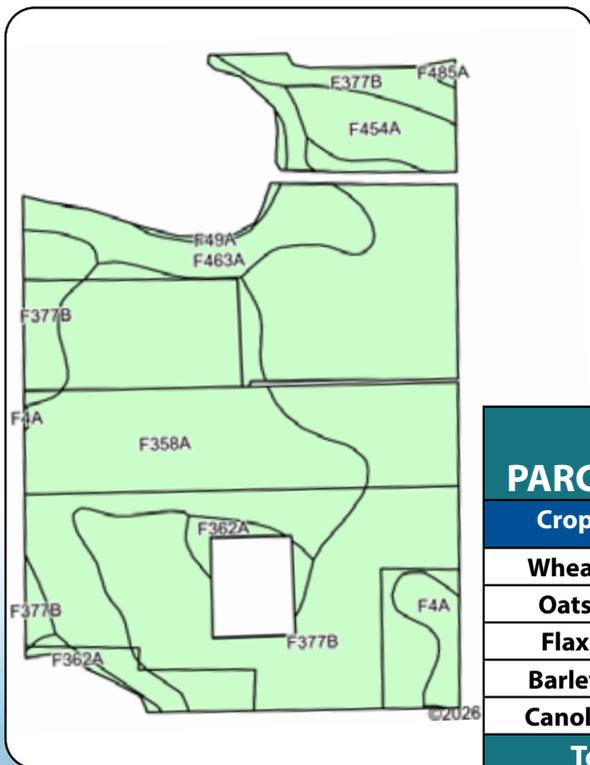
**Total Base Acres: 133.67**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F485A	Gardena loam, 0 to 2 percent slopes	48.33	53.5%	Ile	92
F481A	Overly silty clay loam, 0 to 2 percent slopes	23.72	26.2%	IIc	89
F465A	Aberdeen-Overly silt loams, 0 to 2 percent slopes	15.76	17.4%	IIIs	77
F410A	Fargo silty clay, 0 to 1 percent slopes	2.05	2.3%	IVw	40
F454A	Glyndon loam, 0 to 2 percent slopes	0.56	0.6%	Ile	77
<b>Weighted Average</b>					<b>87.3</b>

# PARCEL 5

**Acres:** 240 +/-  
**Legal:** NE¼ & N½SE¼ 22-160-77  
**FSA Crop Acres:** 189.76 +/-  
**Taxes (2025):** \$1,266.88

This parcel features a mix of productive cropland and excellent wildlife habitat. The cropland consists of loam soils and was previously planted to soybeans. The various wetlands and tree rows on the property provide excellent habitat for deer, upland game, and waterfowl. Portions of the property were previously enrolled in the Conservation Reserve Program (CRP).



TRACT #3654 PARCELS 5 & 6 COMBINED		
Crop	Base Acres	Yield
Wheat	76.06	58 bu.
Oats	44.6	44 bu.
Flax	15.97	26 bu.
Barley	78.7	38 bu.
Canola	28.47	1,613 lbs.
<b>Total Base Acres: 243.8</b>		

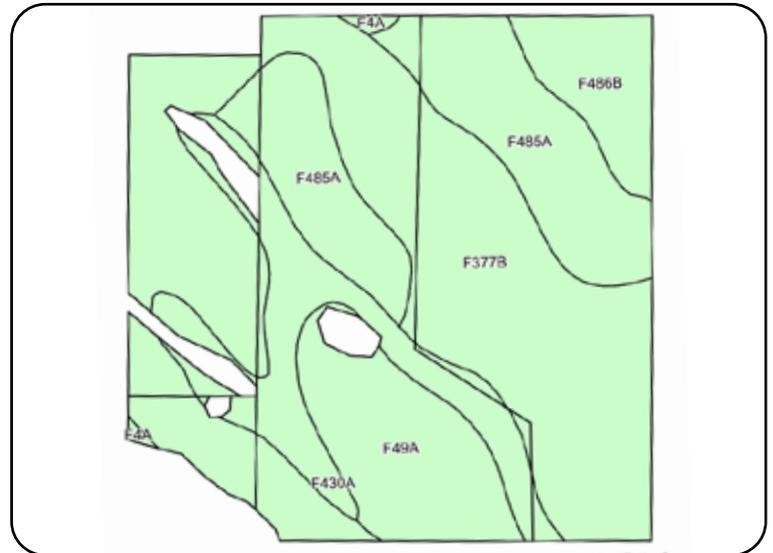
TRACT #3599		
Crop	Base Acres	Yield
Wheat	38.11	61 bu.
Sunflowers	6.51	1,350 lbs.
Canola	17.45	1,909 lbs.
<b>Total Base Acres: 62.07</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F377B	Embsen-Egeland fine sandy loams, 2 to 6 percent slopes	95.51	50.5%	IIIe	63
F358A	Letcher fine sandy loam, 0 to 2 percent slopes	61.84	32.6%	IVs	47
F463A	Aberdeen-Exline silt loams, 0 to 2 percent slopes	14.47	7.6%	IIIs	47
F454A	Glyndon loam, 0 to 2 percent slopes	8.15	4.3%	Ile	77
F4A	Southam silty clay loam, 0 to 1 percent slopes	4.27	2.3%	VIIIw	10
F362A	Stirum-Arveson, saline fine sandy loams, 0 to 1 percent slopes	3.66	1.9%	VIs	23
F49A	Fargo-Hegne silty clays, 0 to 1 percent slopes, frequently ponded	1.15	0.6%	Vw	27
F485A	Gardena loam, 0 to 2 percent slopes	0.47	0.2%	Ile	92
<b>Weighted Average</b>					<b>55</b>

# PARCEL 6

Acres: 160 +/-  
 Legal: S½NW¼ & N½SW¼ 23-160-77  
 FSA Crop Acres: 146.33 +/-  
 Taxes (2025): \$1,146.11

This parcel features productive cropland with a mix of loam soils. The property also features excellent wildlife habitat, with wetlands providing cover for deer, upland game, and waterfowl. Portions of this property were previously enrolled in CRP.



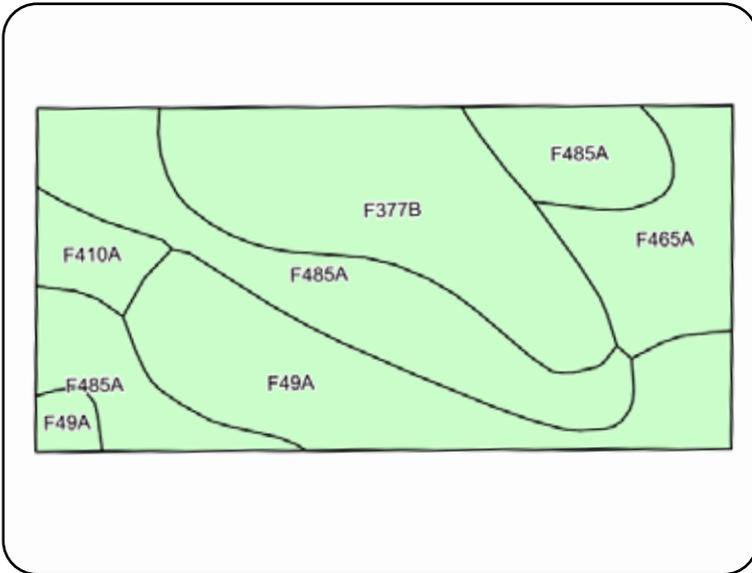
PARCELS 5 & 6 COMBINED		
Crop	Base Acres	Yield
Wheat	76.06	58 bu.
Oats	44.6	44 bu.
Flax	15.97	26 bu.
Barley	78.7	38 bu.
Canola	28.47	1,613 lbs.
<b>Total Base Acres: 243.8</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F377B	Emlden-Egeland fine sandy loams, 2 to 6 percent slopes	71.92	49.1%	IIIe	63
F485A	Gardena loam, 0 to 2 percent slopes	29.93	20.5%	Ile	92
F430A	Bearden silty clay loam, 0 to 2 percent slopes	18.29	12.5%	Ile	84
F49A	Fargo-Hegne silty clays, 0 to 1 percent slopes, frequently ponded	16.49	11.3%	Vw	27
F486B	Gardena-Eckman loams, 2 to 6 percent slopes	9.09	6.2%	Ile	80
F4A	Southam silty clay loam, 0 to 1 percent slopes	0.61	0.4%	VIIIw	10
<b>Weighted Average</b>					<b>68.3</b>

# PARCEL 7

Acres: 80 +/-  
 Legal: N½SE¼ 28-160-77  
 FSA Crop Acres: 79.83 +/-  
 Taxes (2025): \$567.03

Most of the crop acres on this parcel are currently seeded in alfalfa and a small field in the SE corner was planted with oats in 2025. This parcel also contains excellent wildlife habitat.



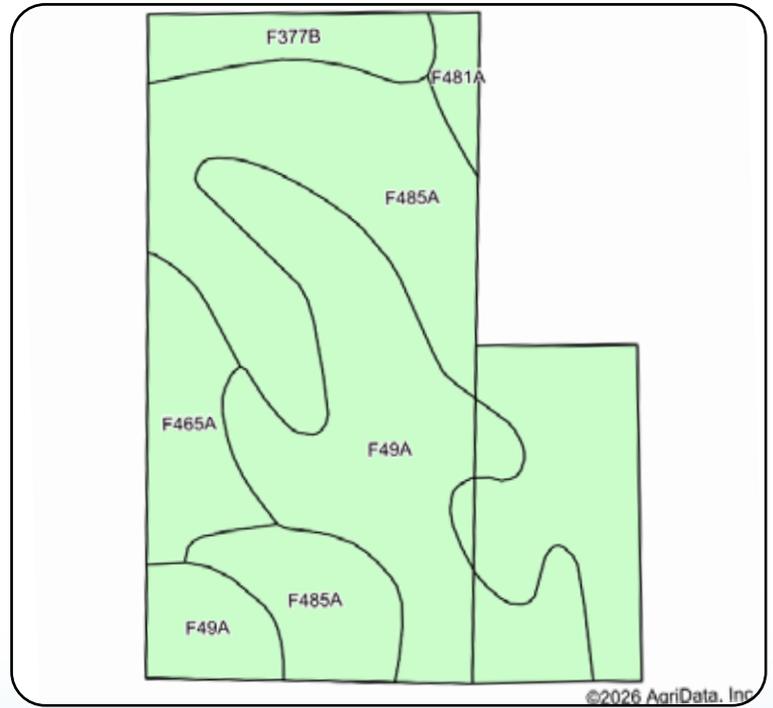
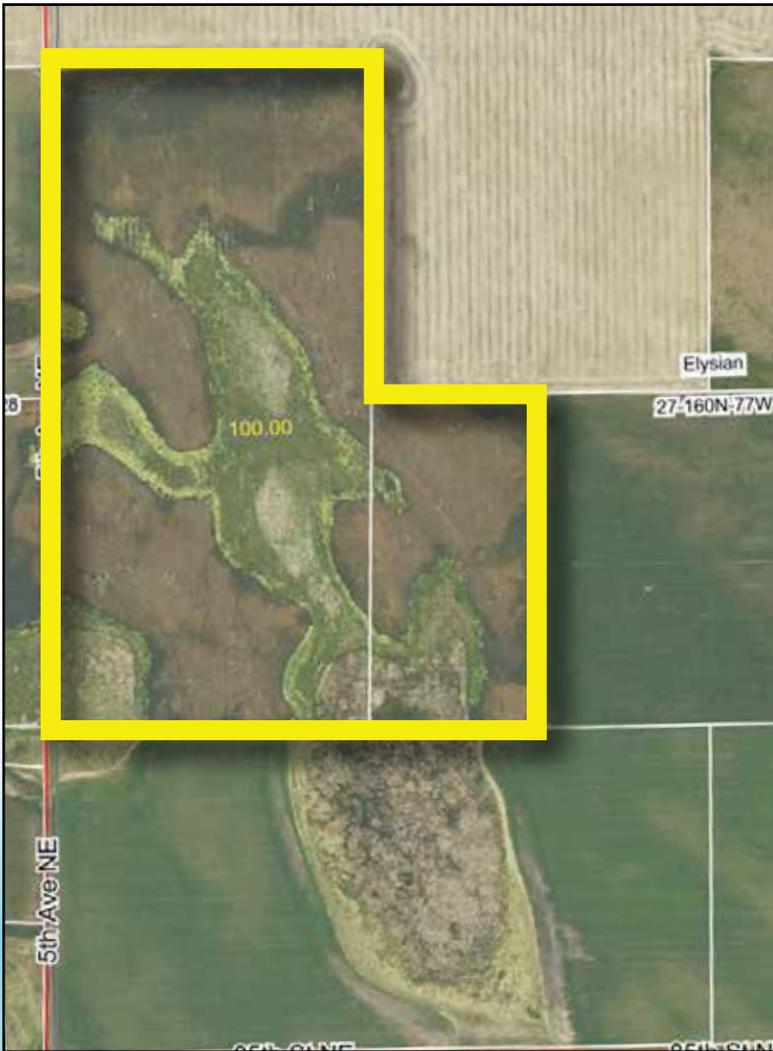
PARCELS 7 & 8 COMBINED		
Crop	Base Acres	Yield
Wheat	90.31	61 bu.
Sunflowers	15.41	1,350 lbs.
Canola	41.33	1,909 lbs.
<b>Total Base Acres: 147.05</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F485A	Gardena loam, 0 to 2 percent slopes	27.20	34.2%	Ile	92
F377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	21.19	26.5%	IIle	63
F49A	Fargo-Hegne silty clays, 0 to 1 percent slopes, frequently ponded	19.19	24.0%	Vw	27
F465A	Aberdeen-Overly silt loams, 0 to 2 percent slopes	9.06	11.3%	IIs	77
F410A	Fargo silty clay, 0 to 1 percent slopes	3.19	4.0%	IVw	40
<b>Weighted Average</b>					<b>64.9</b>

# PARCEL 8

Acres: 100 +/-  
 Legal: SW¼NW¼, NW¼SW¼, W½NE¼SW¼ 27-160-77  
 FSA Crop Acres: 99.87 +/-  
 Taxes (2025): \$726.65

This property is primarily seeded with alfalfa and a large field in the center of the property was seeded with oats in 2025. The mix of forage and small wetlands on this property create excellent wildlife habitat.



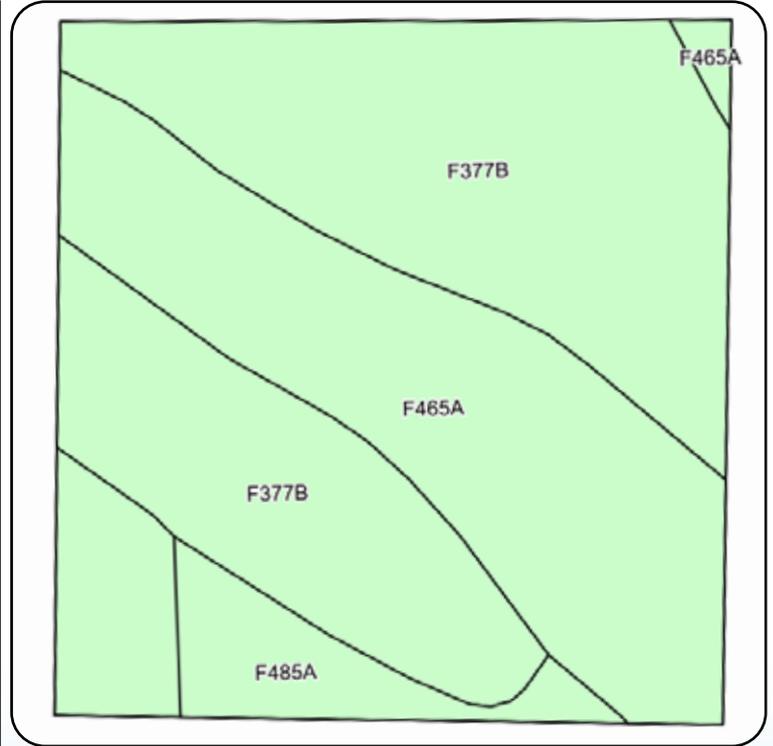
PARCELS 7 & 8 COMBINED		
Crop	Base Acres	Yield
Wheat	90.31	61 bu.
Sunflowers	15.41	1,350 lbs.
Canola	41.33	1,909 lbs.
<b>Total Base Acres: 147.05</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F485A	Gardena loam, 0 to 2 percent slopes	48.51	48.6%	Ile	92
F49A	Fargo-Hegne silty clays, 0 to 1 percent slopes, frequently ponded	34.88	34.9%	Vw	27
F465A	Aberdeen-Overly silt loams, 0 to 2 percent slopes	8.48	8.5%	Ils	77
F377B	Emden-Egeland fine sandy loams, 2 to 6 percent slopes	5.88	5.9%	IIle	63
F481A	Overly silty clay loam, 0 to 2 percent slopes	2.12	2.1%	IIc	89
<b>Weighted Average</b>					<b>66.3</b>

# PARCEL 9

Acres: 40 +/-  
 Legal: SW¼NW¼ 26-160-77  
 FSA Crop Acres: 40.43 +/- (FSA Crop Acres Exceed Deeded Tax Acres)  
 Taxes (2025): \$329.28

This 40 +/- acre piece contains productive cropland with an SPI of 70.5!



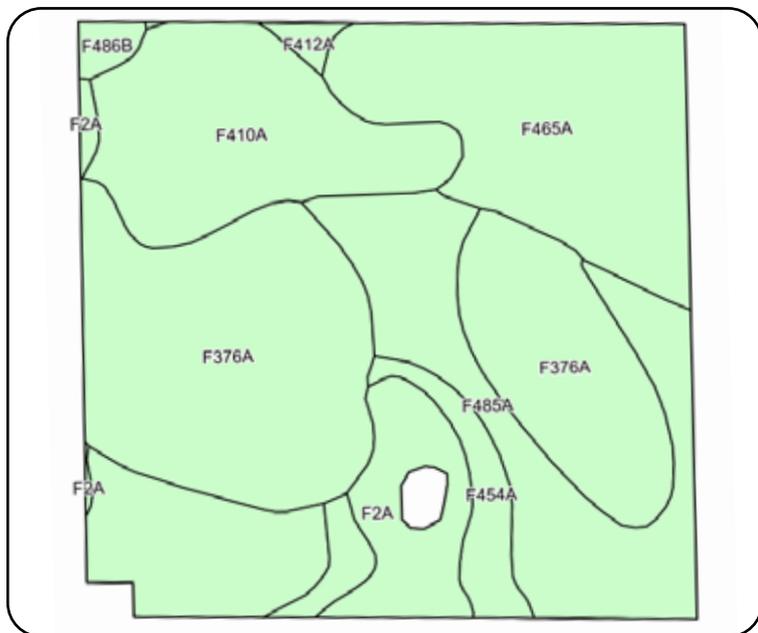
Crop	Base Acres	Yield
Wheat	25.52	58 bu.
Flax	5.36	26 bu.
Canola	9.55	1,613 lbs.
<b>Total Base Acres: 40.43</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	21.82	53.9%	IIIe	63
F465A	Aberdeen-Overly silt loams, 0 to 2 percent slopes	15.87	39.3%	IIIs	77
F485A	Gardena loam, 0 to 2 percent slopes	2.74	6.8%	Ile	92
<b>Weighted Average</b>					<b>70.5</b>

# PARCEL 10

Acres: 157.23 +/-  
 Legal: SE¼ Less 2.77 Ac 9-160-76  
 FSA Crop Acres: 156.18 +/- (Estimate)  
 Taxes (2025): \$1,144.57

This parcel features mostly crop acres that consist of productive loam soils with an SPI of 70.1!

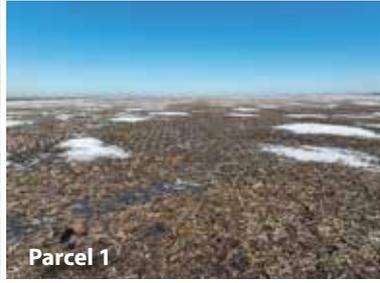


**(INCLUDES ACRES NOT FOR SALE)**

Crop	Base Acres	Yield
<b>Wheat</b>	<b>79.51</b>	<b>61 bu.</b>
<b>Sunflowers</b>	<b>13.57</b>	<b>1,350 lbs.</b>
<b>Canola</b>	<b>36.4</b>	<b>1,909 lbs.</b>
<b>Total Base Acres: 129.48</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F376A	Embden fine sandy loam, 0 to 2 percent slopes	50.19	32.2%	IIIe	69
F485A	Gardena loam, 0 to 2 percent slopes	35.95	23.0%	Ile	92
F465A	Aberdeen-Overly silt loams, 0 to 2 percent slopes	28.39	18.2%	Ils	77
F410A	Fargo silty clay, 0 to 1 percent slopes	22.53	14.4%	IVw	40
F2A	Tonka silt loam, 0 to 1 percent slopes	9.88	6.3%	IVw	42
F454A	Glyndon loam, 0 to 2 percent slopes	6.97	4.5%	Ile	77
F486B	Gardena-Eckman loams, 2 to 6 percent slopes	1.29	0.8%	Ile	80
F412A	Hegne silty clay, 0 to 1 percent slopes	0.98	0.6%	IVw	40
<b>Weighted Average</b>					<b>70.1</b>

# 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 5/26/26. 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 May 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, Kevin Pifer, ND #715.

# Pifer's

701.261.4762



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