

1,587.34 Acres • Stutsman & Dickey Counties, ND

Farmland Auction

Tuesday, October 13, 2026 – 10:00 a.m.

Gladstone Inn & Suites • Jamestown, ND



OWNER: Mark Gray Estate

STOCK PHOTO



Pifer's

701.220.5396

www.pifers.com

INTRODUCTION

Auction Note: This exceptional land offering features 1,587.34 +/- acres made up of mostly all productive cropland across 7 parcels in Stutsman and Dickey Counties. These tracts offer strong cropping histories and highly productive soils, some with Soil Productivity Index (SPI) ratings in the 80s. Whether you are looking to expand your farming operation or seeking a solid investment, this land offers an unparalleled opportunity. This is a live auction with internet bidding available.

- No US Fish & Wildlife Easements on any of this property.
- Mineral Rights will transfer to buyer.
- Available to farm in 2027.

Driving Directions

Parcel 1: From Kulm, ND, go 6.5 miles south on ND Hwy. #56 to 84th St. SE. Go 2.5 miles west on 84th St. SE to the southeast corner of parcel 1.

Parcels 2 & 3: From Gackle, ND, go 7 miles north on 63rd Ave. SE to 47th St. SE. Go 1 mile west on 47th St. SE to 62nd Ave. SE. Go a half mile on 62nd Ave. SE to the southeast corner of parcel 2 and the southwest corner of parcel 3.

Parcel 4: From Gackle, ND, go 7.5 miles north on 63rd Ave. SE to the southeast corner of parcel 4.

Parcels 5 & 6: From Gackle, ND, go 2 miles north on 63rd Ave. SE to 52nd St. SE. Go 1 mile east on 52nd St. SE, follow the curve north on 64th Ave. SE for 1 mile. Now follow the curve east on 51st St. SE for 3 miles to 67th Ave. SE. Go 2 miles north on 67th Ave. SE to the northeast corner of parcel 5 and the northwest corner of parcel 6.

Parcel 7: From Gackle, ND, go 2 miles east on ND Hwy. #46 to 65th Ave. SE. Go 1 mile north on 65th Ave. SE to the southwest corner of parcel 7.

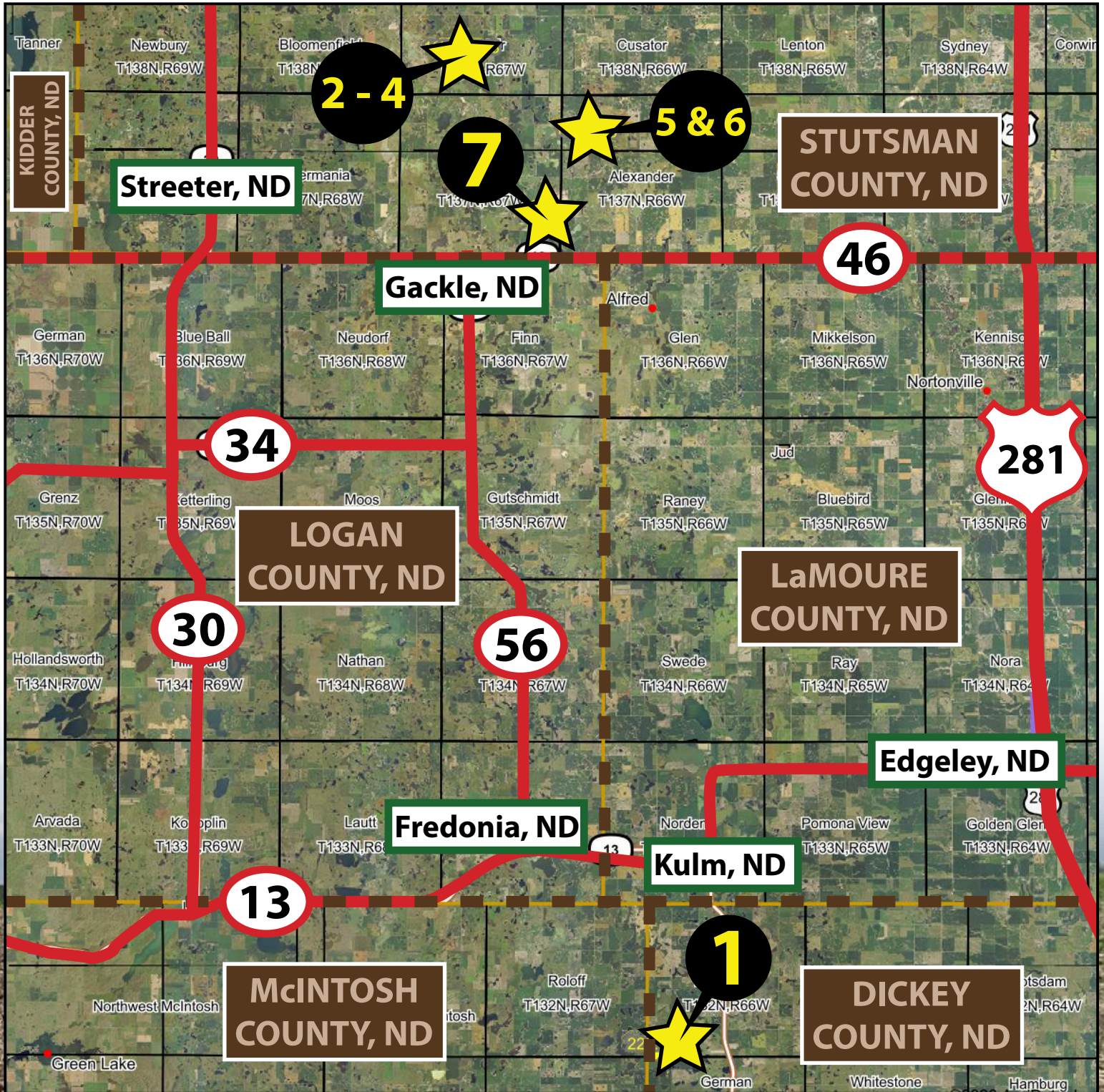


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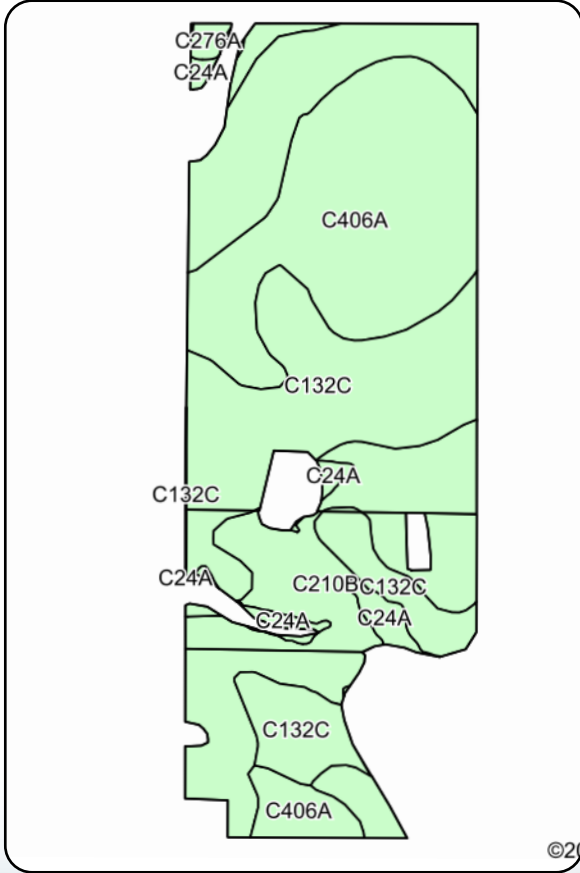
510 7th St. NW • Steele, ND 58482

OVERALL PROPERTY



PARCEL 1 • DICKEY COUNTY

Acres: 229.86 +/-
Legal: Gov Lots 1 & 2 (NW¼), Gov Lots 3 & 4 (SW¼) in 31-132-66
FSA Crop Acres: 190.61 +/-
Taxes (2025): \$1,373.16

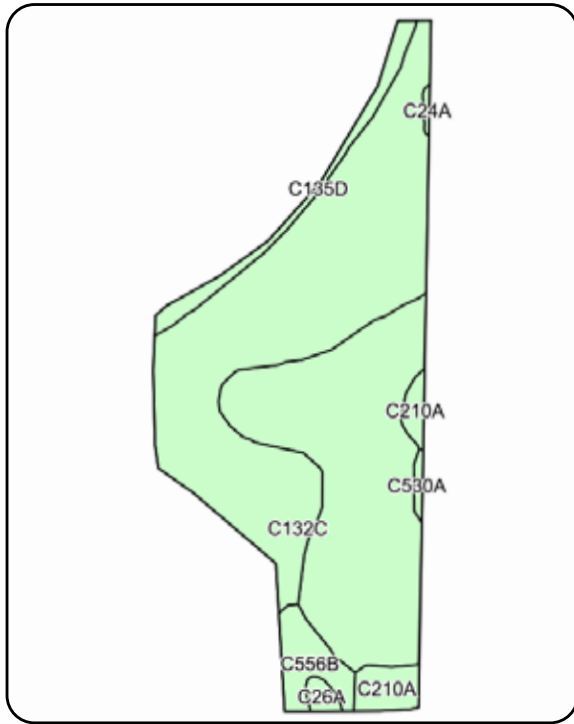


Crop	Base Acres	Yield
Soybeans	146.9	26 bu.
Total Base Acres: 146.9		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	78.19	41.0%	IIIe	60
C406A	Makoti-Sakakawea complex, 0 to 2 percent slopes	57.91	30.4%	IIc	82
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	46.52	24.4%	Ile	81
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau phase	5.06	2.7%	Vw	24
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	1.79	0.9%	IIc	85
C276A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	1.08	0.6%	IIw	55
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	0.06	0.0%	IIIe	60
Weighted Average					71.1

PARCEL 2 • STUTSMAN COUNTY

Acres: 160 +/-
Legal: NE¼ 29-138-67
FSA Crop Acres: 54.89 +/- (38.79 +/- Acres in Crop Production)
Pasture Acres: 103.2 +/-
Taxes (2025): \$727.00



PARCELS 2-4 COMBINED

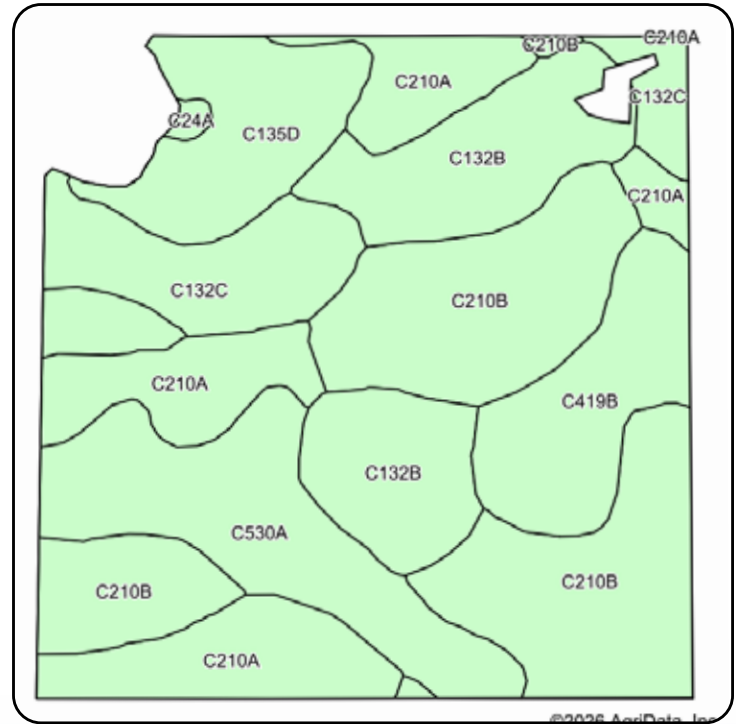
Crop	Base Acres	Yield
Wheat	50.22	30 bu.
Soybeans	289.83	28 bu.

Total Base Acres: 340.05

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	19.52	50.4%	IIIe	60
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	14.27	36.8%	Ile	81
C556B	Noonan-Miranda loams, 0 to 6 percent slopes	1.57	4.0%	IVs	42
C135D	Zahl-Williams loams, 9 to 15 percent slopes	1.49	3.8%	VIe	44
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	1.36	3.5%	IIc	85
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau	0.31	0.8%	IVw	40
C530A	Aberdeen silty clay loam, low precipitation, 0 to 2 percent slopes	0.18	0.5%	IIIs	70
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau	0.09	0.2%	Vw	24
Weighted Average					67.1

PARCEL 3 • STUTSMAN COUNTY

Acres: 160 +/-
 Legal: NW¼ 28-138-67
 FSA Crop Acres: 147.01 +/- (Estimate)
 Taxes (2025): \$1,708.07

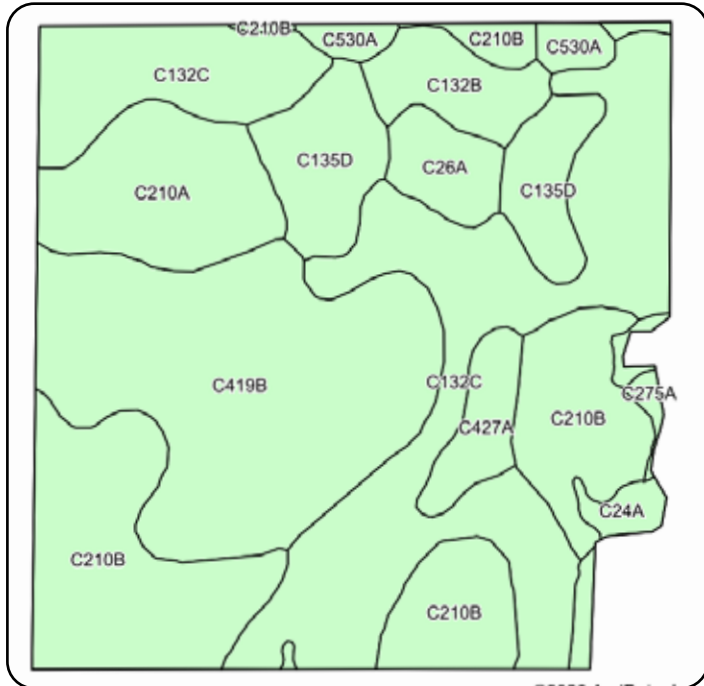


PARCELS 2-4 COMBINED		
Crop	Base Acres	Yield
Wheat	50.22	30 bu.
Soybeans	289.83	28 bu.
Total Base Acres: 340.05		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	43.68	29.7%	Ile	81
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	23.63	16.1%	Ilc	85
C132B	Williams-Zahl loams, 3 to 6 percent slopes	21.57	14.7%	Ile	75
C530A	Aberdeen silty clay loam, low precipitation, 0 to 2 percent slopes	19.13	13.0%	Ils	70
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	13.61	9.3%	Ille	60
C419B	Wildrose silty clay, 2 to 6 percent slopes	12.70	8.6%	Ile	83
C135D	Zahl-Williams loams, 9 to 15 percent slopes	12.22	8.3%	Vle	44
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau	0.47	0.3%	Vw	24
Weighted Average					74.3

PARCEL 4 • STUTSMAN COUNTY

Acres: 157.48 +/-
 Legal: NE¼ Less Hwy 28-138-67
 FSA Crop Acres: 150.58 +/- (Estimate)
 Taxes (2025): \$1,600.53

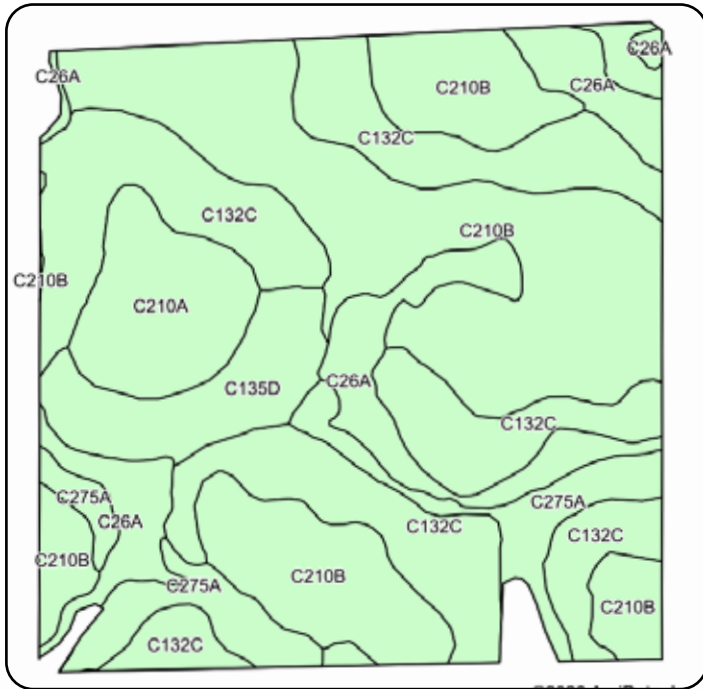


PARCELS 2-4 COMBINED		
Crop	Base Acres	Yield
Wheat	50.22	30 bu.
Soybeans	289.83	28 bu.
Total Base Acres: 340.05		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	43.66	29.0%	IIIe	60
C419B	Wildrose silty clay, 2 to 6 percent slopes	33.95	22.5%	Ile	83
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	31.80	21.1%	Ile	81
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	11.60	7.7%	IIc	85
C135D	Zahl-Williams loams, 9 to 15 percent slopes	11.14	7.4%	VIe	44
C132B	Williams-Zahl loams, 3 to 6 percent slopes	5.13	3.4%	Ile	75
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau	3.80	2.5%	IVw	40
C427A	Fargo-Hegne silty clays, 0 to 1 percent slopes	3.71	2.5%	IVw	44
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau	2.85	1.9%	Vw	24
C530A	Aberdeen silty clay loam, low precipitation, 0 to 2 percent slopes	2.38	1.6%	IIIs	70
C275A	Hamerly-Bowbells loams, 0 to 3 percent slopes	0.56	0.4%	Ile	83
Weighted Average					69.5

PARCEL 5 • STUTSMAN COUNTY

Acres: 160 +/-
 Legal: NE¼ 7-137-66
 FSA Crop Acres: 157.57 +/-
 Taxes (2025): \$1,700.17

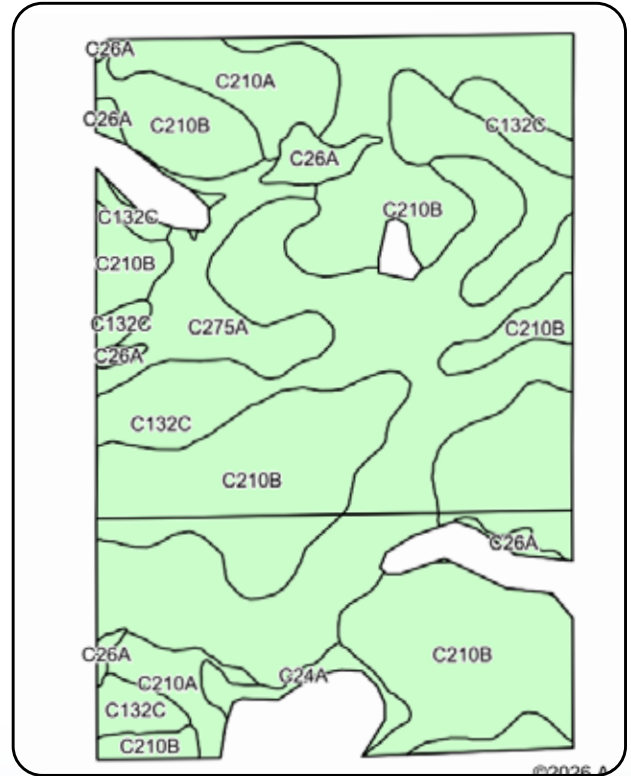


PARCELS 5 & 6 COMBINED		
Crop	Base Acres	Yield
Wheat	54.48	30 bu.
Soybeans	314.37	28 bu.
Total Base Acres: 368.85		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity In-dex
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	59.73	38.0%	Ile	81
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	47.94	30.4%	IIle	60
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau	16.74	10.6%	IVw	40
C275A	Hamerly-Bowbells loams, 0 to 3 percent slopes	12.68	8.0%	Ile	83
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	10.75	6.8%	IIc	85
C135D	Zahl-Williams loams, 9 to 15 percent slopes	9.73	6.2%	VIe	44
Weighted Average					68.4

PARCEL 6 • STUTSMAN COUNTY

Acres: 240 +/-
 Legal: N½SW¼ & NW¼ 8-137-66
 FSA Crop Acres: 224.68 +/-
 Taxes (2025): \$2,531.45



PARCELS 5 & 6 COMBINED		
Crop	Base Acres	Yield
Wheat	54.48	30 bu.
Soybeans	314.37	28 bu.
Total Base Acres: 368.85		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity In-dex
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	102.20	45.5%	Ile	81
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	73.27	32.6%	IIle	60
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	16.68	7.4%	IIc	85
C275A	Hamerly-Bowbells loams, 0 to 3 percent slopes	13.45	6.0%	Ile	83
C551A	Hamerly-Niobell loams, 0 to 3 percent slopes	10.00	4.5%	Ile	77
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau	5.90	2.6%	IVw	40
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau	3.17	1.4%	Vw	24
Weighted Average					72.5

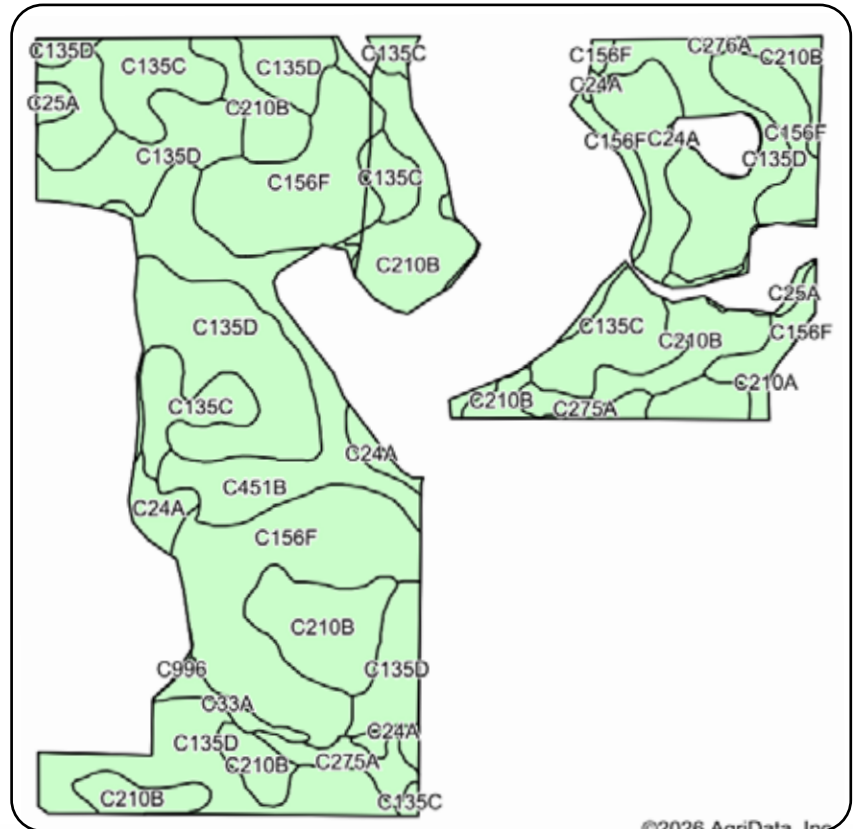
PARCEL 7 • STUTSMAN COUNTY

Acres: 480 +/-
Legal: NE¼, NW¼ & SW¼ 25-137-67
FSA Crop Acres: 313.5 +/-
Hunting Acres: 151.06 +/-
Taxes (2025): \$2,772.38



PARCEL 7 • STUTSMAN COUNTY

Crop	Base Acres	Yield
Oats	15.9	48 bu.
Barley	41.9	42 bu.
Total Base Acres: 57.8		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity In-dex
C135D	Zahl-Williams loams, 9 to 15 percent slopes	88.26	28.2%	Vle	44
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	67.07	21.4%	Vlle	39
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	56.39	18.0%	lle	81
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	42.93	13.7%	IVe	56
C451B	Arnegard loam, 2 to 6 percent slopes	31.37	10.0%	lle	93
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau	9.26	3.0%	Vw	24
C275A	Hamerly-Bowbells loams, 0 to 3 percent slopes	7.66	2.4%	lle	83
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	4.79	1.5%	llc	85
C33A	Parnell-Vallers complex, 0 to 1 percent slopes	2.74	0.9%	Vw	30
C25A	Southam silty clay loam, 0 to 1 percent slopes, Missouri Coteau	2.45	0.8%	Vlllw	9
C276A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	0.44	0.1%	llw	55
C996	Water	0.15	0.0%	Vlllw	0
Weighted Average					56.7

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 12/3/26. 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 December 3, 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. 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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