

545.44 Acres • Burleigh County, ND

Farmland Auction

Wednesday, October 14, 2026 - 5:00 p.m.

Country Inn & Suites: 3205 N 14th St. • Bismarck, ND



OWNER: Agnew Family LTD Partnership



Pifer's

**701.220.5396
www.pifers.com**

INTRODUCTION

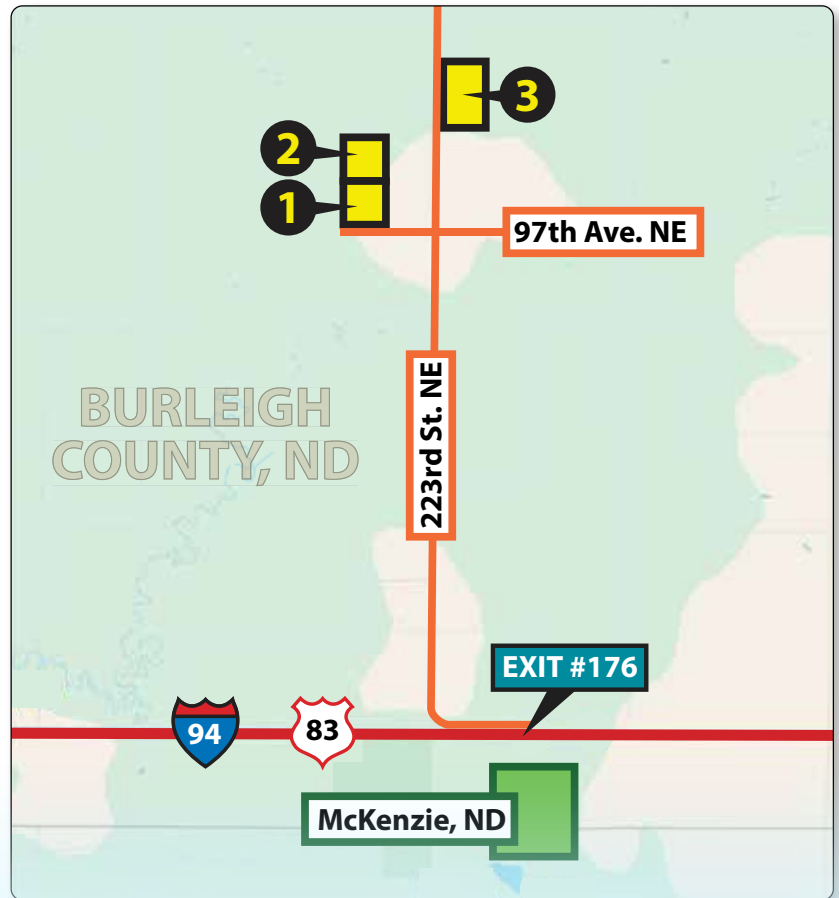
This offering includes 545.44 +/- acres in Burleigh County, ND, all within 20 minutes of the Bismarck–Mandan metro area. The property will be offered in three parcels, each with distinct features. Parcel 1 consists primarily of cropland and offers strong gravel-mining potential. Parcel 2 includes both hayland and cropland, with similar gravel-mining potential. Gravel exploration testing on Parcels 1 and 2 produced positive results. Parcel 3 is native pasture with highly productive soils, giving the new owner the option to convert it to cropland. All three parcels also provide excellent hunting opportunities for upland game and white-tailed deer. Whether you're looking to expand your farming operation or looking to buy land with great investment potential, this property is one you won't want to overlook!

- There are no USF&W Easements
- Subsurface mineral rights will be retained by the sellers. Surface minerals including gravel will be transferred to the buyer(s).
- All parcels are available for 2027.

DRIVING DIRECTIONS

Parcels 1 and 2: From the I-94 exit #176 (McKenzie Exit) go 1 mile west on 30th Ave. NE. Follow the curve north on 223rd St. NE for 5 miles to 97th Ave. NE. Go 1 mile west on 97th Ave. NE to the southwest corner of parcel 1. Continue a half mile north down the section line road to the southwest corner of parcel 2.

Parcel 3: From the I-94 exit #176 (McKenzie Exit) go 1 mile west on 30th Ave. NE. Follow the curve north on 223rd St. NE for 6 miles to the southwest corner of parcel 3.



Darin Peterson | 701.220.5396 | darin@pifers.com

Pifer's

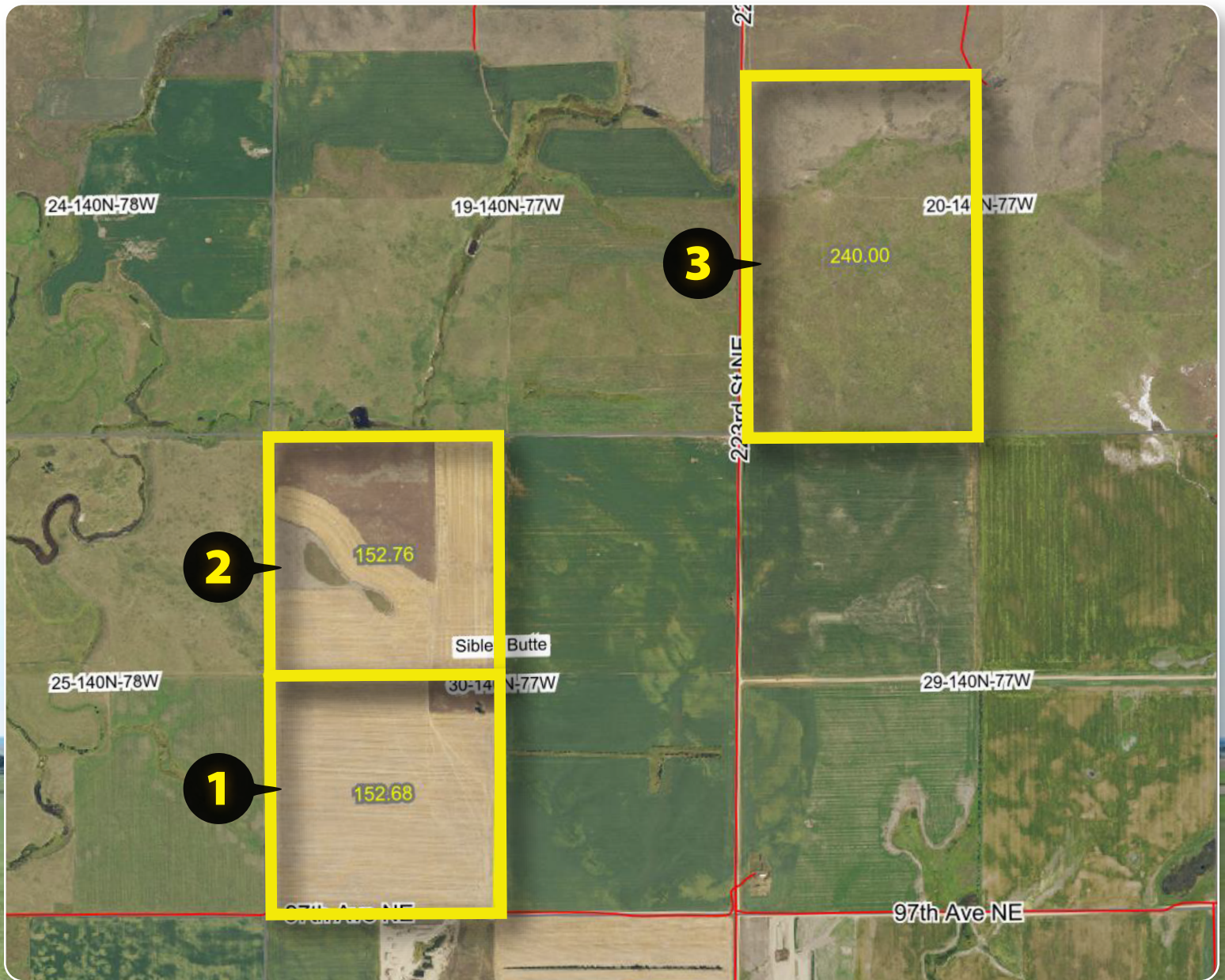
510 7th St. NW • Steele, ND 58482

OVERALL PROPERTY

Parcel 1 consists of 146 +/- crop acres with an average Soil Productivity Index (SPI) of 48.2. This parcel has had gravel exploration testing done and has great potential for future mining.

Parcel 2 consists of both hay land and cropland and has also had gravel exploration testing done and has great potential for future mining.

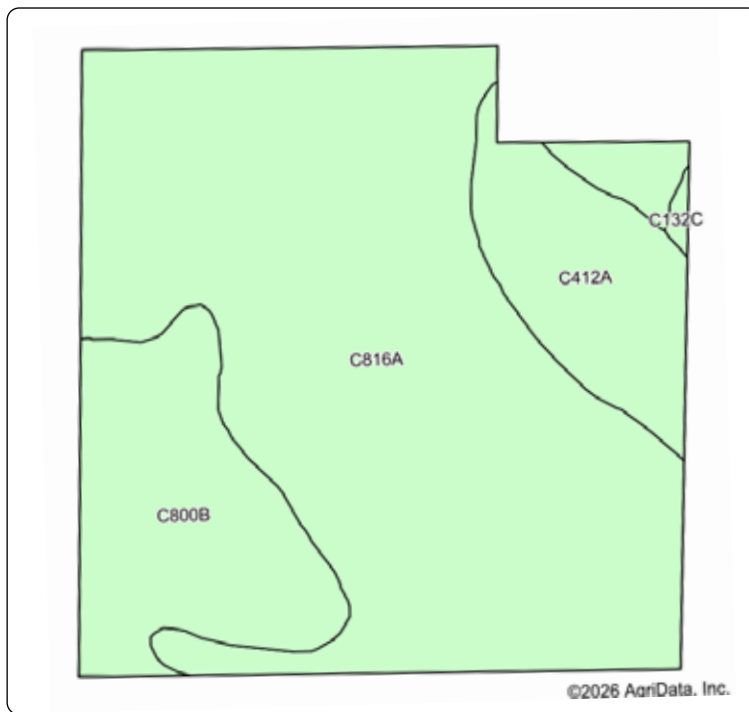
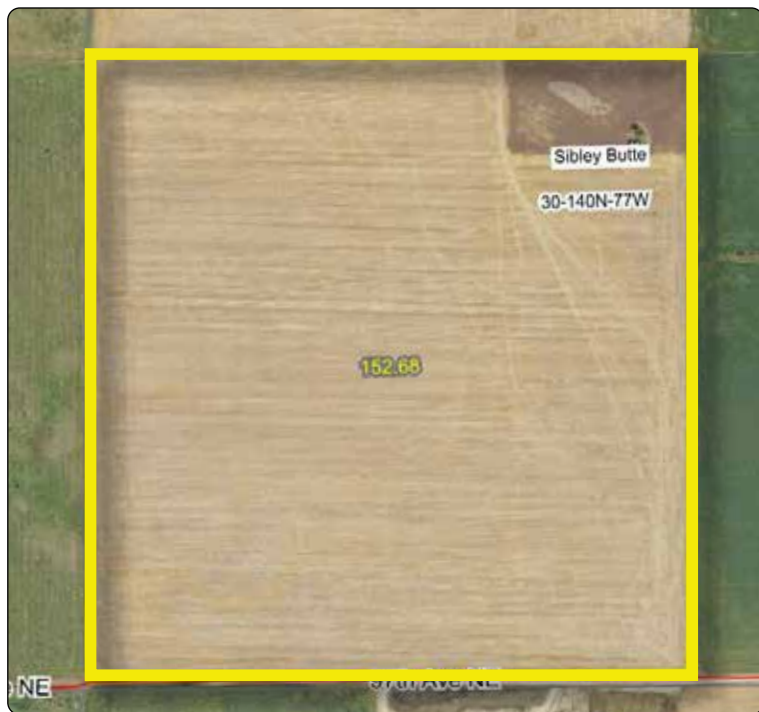
Parcel 3 is native pasture made up of mostly all Class II & III loam soils with an average Soil Productivity Index (SPI) of 76.3 giving the buyer the option of having very productive grazing land or putting this land into crop production. There is a windmill driven well on this parcel for a water source.



PARCEL 1

Acres: 152.68 +/-
 Legal: SW¼ 30-140-77
 FSA Crop Acres: 146 +/-
 Taxes: \$388.44 (2025)

PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	108.57	32 bu.
Corn	22.15	65 bu.
Sunflowers	43.58	1,359 lbs.
Total Base Acres: 174.30		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C816A	Lehr loam, 0 to 2 percent slopes	102.61	70.3%	III _s	43
C800B	Appam sandy loam, 2 to 6 percent slopes	26.08	17.9%	III _e	38
C412A	Roseglen silt loam, 0 to 2 percent slopes	16.81	11.5%	II _c	95
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	0.50	0.3%	III _e	60
Weighted Average					48.2



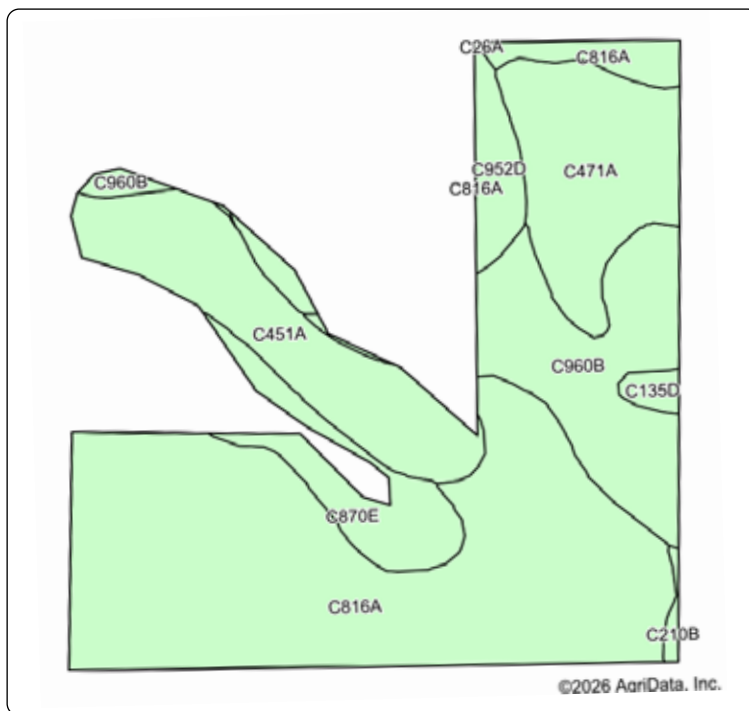
PARCEL 1 PHOTOS



PARCEL 2

Acres: 152.76 +/-
 Legal: NW¼ 30-140-77
 FSACrop Acres: 105.78
 Taxes: \$393.16 (2025)

PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	108.57	32 bu.
Corn	22.15	65 bu.
Sunflowers	43.58	1,359 lbs.
Total Base Acres: 174.30		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C816A	Lehr loam, 0 to 2 percent slopes	49.94	47.2%	IIIIs	43
C960B	Vebar-Williams complex, 0 to 6 percent slopes	15.79	14.9%	IIIe	66
C451A	Arnegard loam, 0 to 2 percent slopes	14.76	14.0%	IIc	98
C471A	Grail silty clay loam, 0 to 2 percent slopes	13.28	12.6%	IIc	91
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	6.57	6.2%	VIIIs	25
C952D	Flasher-Vebar complex, 9 to 15 percent slopes	4.13	3.9%	VIe	28
C135D	Zahl-Williams loams, 9 to 15 percent slopes	0.87	0.8%	VIe	44
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	0.44	0.4%	IIe	81
Weighted Average					58

PARCEL 2 PHOTOS



PARCEL 3

Acres: 240 +/-
Legal: SW¼ & S½NW¼ 20-140-77
Taxes: \$881.37 (2025)



PARCEL 3 PHOTOS



PARCEL 3 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 11/30/26. 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 November 30, 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.

Pifer's

701.475.7653



www.pifers.com