

# Farmland Auction

**25**  
YEARS  
est. 2000

**1,497.94 +/- Acres • Ramsey County, ND**

**Wednesday, February 19, 2025 – 10:00 a.m.**

**Lakota Community Center • Lakota, ND**



***OWNER: Mary Jane Eidsness Estate***



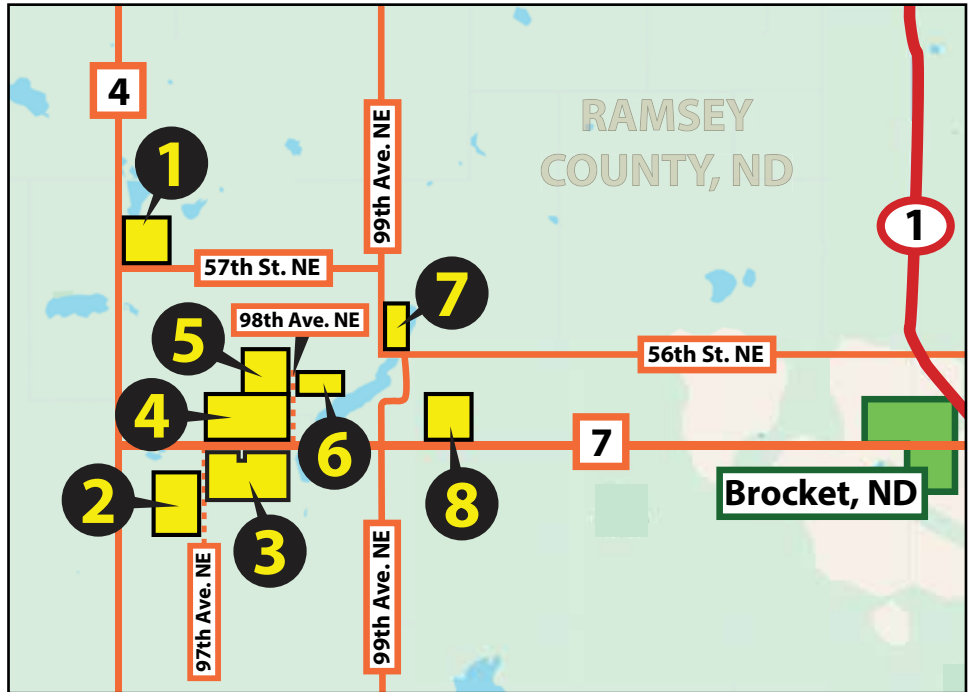
**Pifer's**

**877.477.3105**

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

# INTRODUCTION

**Auction Note:** This property, west of Bocket, ND, features highly productive cropland and will be offered in eight parcels. The 1,381.79 +/- FSA crop acres are suitable for growing corn, wheat, sunflowers, canola and soybeans. This is a rare opportunity in Ramsey County to expand your operation or investment portfolio with good cropland! It is available for the 2025 crop year! This is a live auction with internet and phone bidding available.



## Driving Directions

From Bocket, ND, go west 5 miles on County Rd. #7/55th St. NE. This will bring you to the southeast corner of parcel 8. Continue 1 mile west and go north 1 mile on 99th Ave. NE. This will bring you to the southwest corner of parcel 7. Go back to County Rd. #7 and go 1 mile west. This will bring you to the northeast corner of parcel 3 and the southeast corner of parcel 4. Go north a half mile on 98th Ave. NE. This will bring you to the southeast corner of parcel 5 and the southwest corner of parcel 6. Go back to County Rd. #7 and go 1 mile west and then .25 miles south on 97th Ave. NE. This will bring you to the northeast corner of parcel 2. Back on County Rd. #7 go 1 mile west and 2 miles north on County Rd. #4. This will bring you to the southwest corner of parcel 1.



**Bob Pifer**  
701.371.8538  
bob@pifers.com

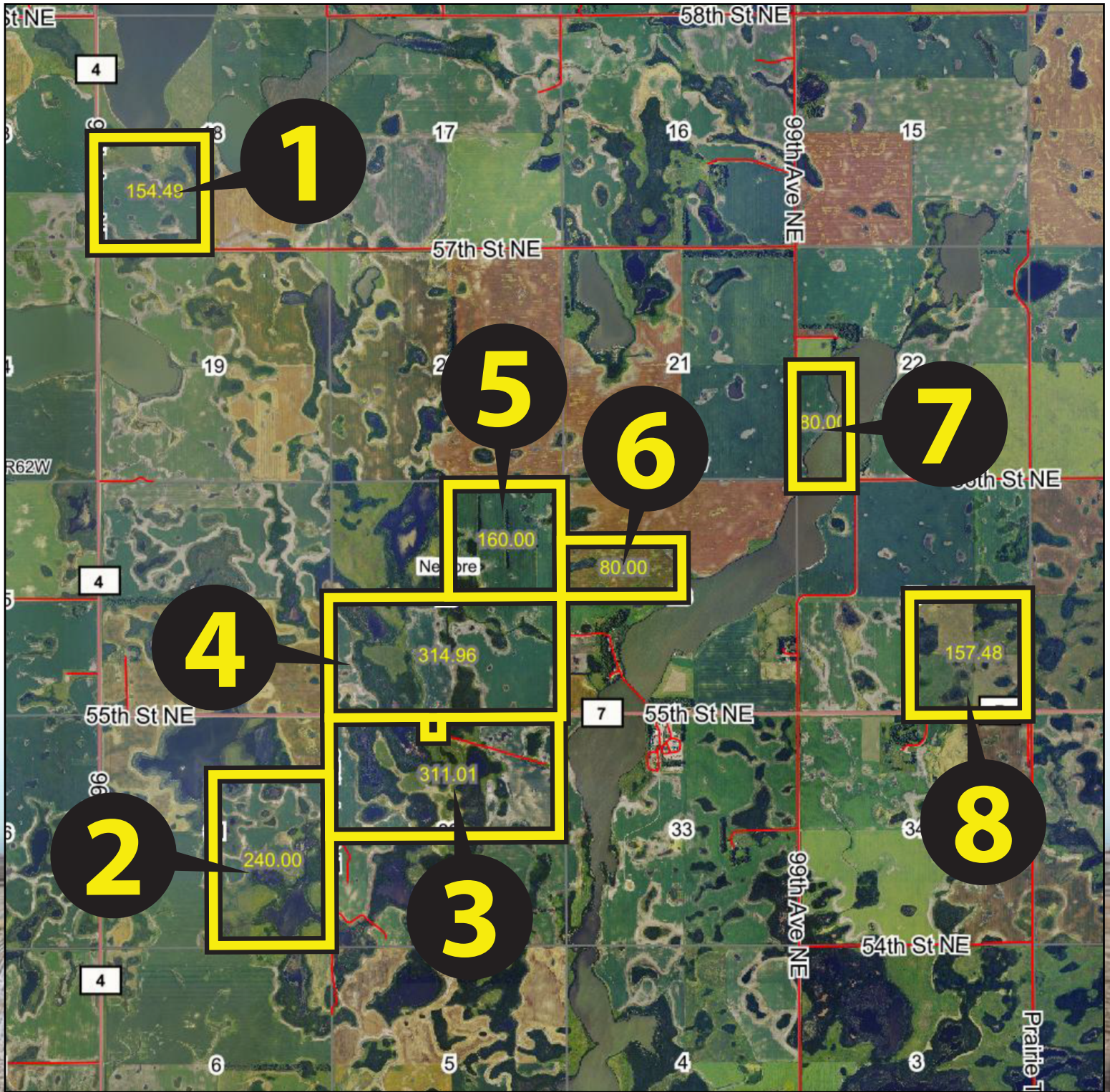
**Jim Aaker**  
701.740.7962  
jaaker@pifers.com

**Pifer's**

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



# OVERALL PROPERTY

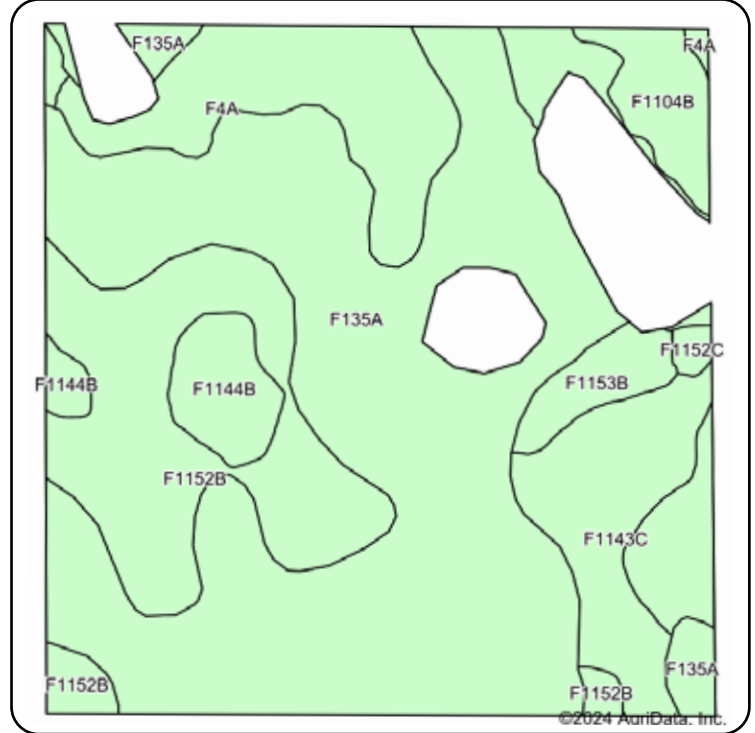




# PARCEL 1

**Acres:** 154.49 +/-  
**Legal:** SW¼ 18-155-61  
**FSA Crop Acres:** 140.03 +/- \*Stated crop acres provided by The Farm Service Agency (FSA) may not represent planted acres\*  
**Taxes (2023):** \$1,148.61

This parcel features 140.03 +/- acres of excellent cropland with an SPI of 67.1 with the majority of the soils between 71-82 SPI. This parcel has a perpetual US Fish & Wildlife Wetland Easement.



Crop	Base Acres	Yield
<b>Wheat</b>	<b>28.46</b>	<b>45 bu.</b>
<b>Corn</b>	<b>47.5</b>	<b>108 bu.</b>
<b>Soybeans</b>	<b>15.45</b>	<b>29 bu.</b>
<b>Canola</b>	<b>39.62</b>	<b>1,800 lbs.</b>
<b>Total Base Acres: 131.03</b>		

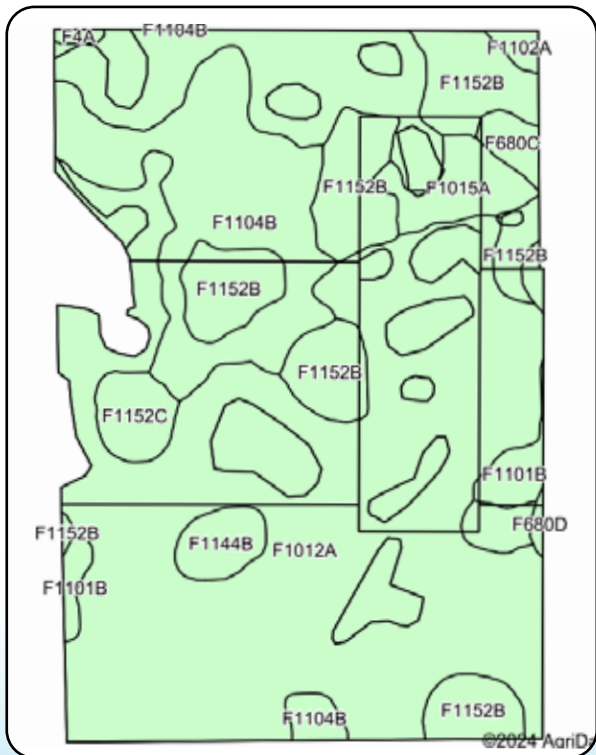
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	72.25	51.7%	Ile	75
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	27.22	19.4%	Ile	77
F4A	Southam silty clay loam, 0 to 1 percent slopes	16.29	11.6%	VIIIw	10
F1143C	Buse-Barnes loams, 3 to 9 percent slopes	10.96	7.8%	IVe	65
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	5.15	3.7%	Ile	71
F1104B	Hamerly-Balaton loams, 0 to 4 percent slopes	4.32	3.1%	Ile	75
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	3.25	2.3%	Ile	82
F1152C	Balaton-Souris-Svea loams, 3 to 9 percent slopes	0.59	0.4%	IIIle	75
<b>Weighted Average</b>					<b>67.1</b>



# PARCEL 2

**Acres:** 240 +/-  
**Legal:** S½NE¼ & SE¼ 31-155-61  
**FSA Crop Acres:** 233.86 +/- \*Stated crop acres provided by The Farm Service Agency (FSA) may not represent planted acres\*  
**Taxes (2023):** \$1,464.03

This parcel features 233.86 +/- crop acres with approximately 167 +/- dry acres.



Crop	Base Acres	Yield
Wheat	5.5	45 bu.
Corn	2.94	89 bu.
Soybeans	11.74	38 bu.
Canola	4.28	1,791 lbs.
<b>Total Base Acres: 24.46</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	148.02	63.6%	Vw	33
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	32.05	13.8%	Ile	77
F1104B	Hamerly-Balaton loams, 0 to 4 percent slopes	30.37	13.1%	Ile	75
F1015A	Hamerly, saline-Wyard loams, 0 to 3 percent slopes	5.84	2.5%	IIIs	61
F1152C	Balaton-Souris-Svea loams, 3 to 9 percent slopes	4.22	1.8%	IIle	75
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	3.82	1.6%	Ile	73
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	3.64	1.6%	Ile	71
F680C	Barnes-Sioux complex, 3 to 9 percent slopes	2.80	1.2%	Ile	55
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	1.00	0.4%	Ile	72
F4A	Southam silty clay loam, 0 to 1 percent slopes	0.48	0.2%	VIIIw	10
F680D	Barnes-Sioux complex, 6 to 15 percent slopes	0.41	0.2%	VIle	44
<b>Weighted Average</b>					<b>47.7</b>



# PARCEL 3

- Acres:** 311.01 +/-
- Legal:** N½ Less 3.95 Acres Farmstead in the NW¼ 32-155-61
- FSA Crop Acres:** 302.6 +/- \*Stated crop acres provided by The Farm Service Agency (FSA) may not represent planted acres and planted acres will vary depending on yearly moisture\*
- Taxes (2023):** \$2,174.40

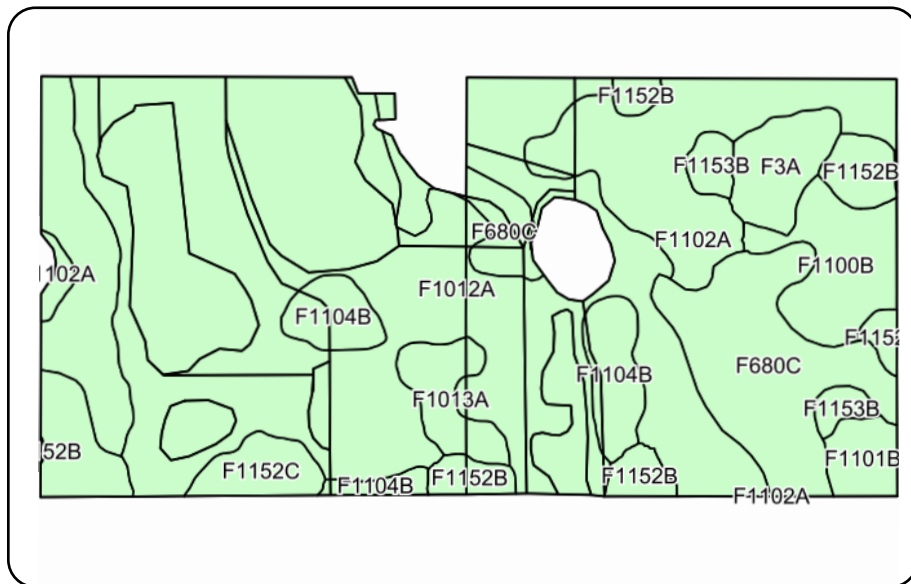
This parcel features 302.6 +/- crop acres with approximately 255 +/- dry acres. This parcel has a perpetual US Fish & Wildlife Wetland Easement on the NE¼.





# PARCEL 3

<b>**COMBINED WITH PART OF PARCEL 4**</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
<b>Wheat</b>	<b>36.71</b>	<b>45 bu.</b>
<b>Corn</b>	<b>52.97</b>	<b>108 bu.</b>
<b>Soybeans</b>	<b>31.58</b>	<b>29 bu.</b>
<b>Canola</b>	<b>46.62</b>	<b>1,800 lbs.</b>
<b>Total Base Acres: 167.88</b>		



<b>Code</b>	<b>Soil Description</b>	<b>Acres</b>	<b>Percent of field</b>	<b>Non-Irr Class *c</b>	<b>Productivity Index</b>
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	148.08	49.7%	Vw	33
F680C	Barnes-Sioux complex, 3 to 9 percent slopes	39.29	13.2%	Ile	55
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	28.27	9.5%	Ile	72
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	28.02	9.4%	Ile	77
F1104B	Hamerly-Balaton loams, 0 to 4 percent slopes	13.26	4.4%	Ile	75
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	12.78	4.3%	IVe	63
F3A	Parnell silty clay loam, 0 to 1 percent slopes	8.00	2.7%	Vw	25
F1013A	Vallers, saline-Hamerly complex, 0 to 3 percent slopes	6.61	2.2%	IVw	55
F1152C	Balaton-Souris-Svea loams, 3 to 9 percent slopes	5.40	1.8%	IIle	75
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	4.55	1.5%	Ile	73
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	3.94	1.3%	Ile	82
<b>Weighted Average</b>					<b>49.2</b>



# PARCEL 4

**Acres:** 314.96 +/-  
**Legal:** S½ 29-155-61  
**FSA Crop Acres:** 281 +/- \*Stated crop acres provided by The Farm Service Agency (FSA) may not represent planted acres and planted acres will vary depending on yearly moisture\*  
**Taxes (2023):** \$2,174.40

This parcel features 281 +/- crop acres with approximately 225.83 +/- dry acres.

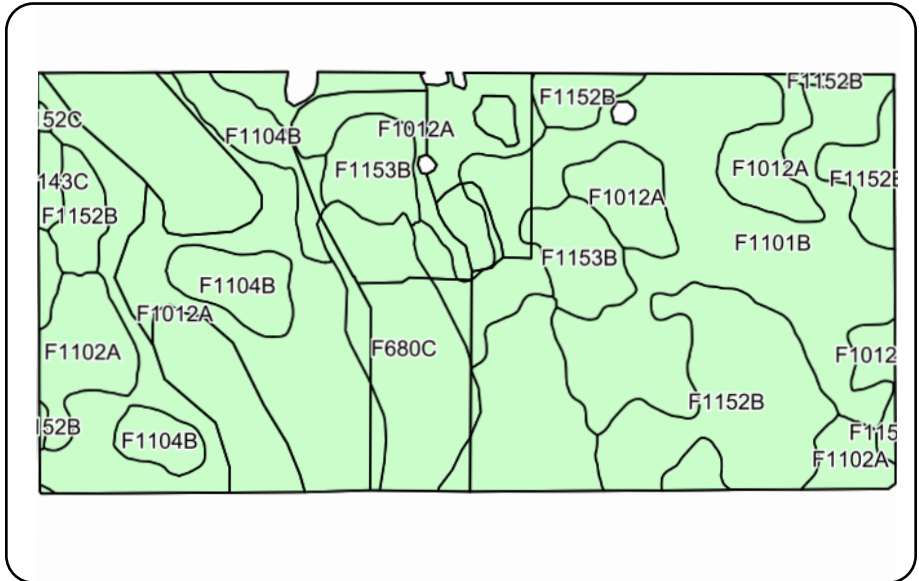




# PARCEL 4

<b>**COMBINED WITH PART OF PARCEL 3**</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
<b>Wheat</b>	<b>36.71</b>	<b>45 bu.</b>
<b>Corn</b>	<b>52.97</b>	<b>108 bu.</b>
<b>Soybeans</b>	<b>31.58</b>	<b>29 bu.</b>
<b>Canola</b>	<b>46.62</b>	<b>1,800 lbs.</b>
<b>Total Base Acres: 167.88</b>		

<b>**COMBINED WITH PARCEL 5**</b>		
<b>Crop</b>	<b>Base Acres</b>	<b>Yield</b>
<b>Wheat</b>	<b>64.71</b>	<b>45 bu.</b>
<b>Corn</b>	<b>108.01</b>	<b>89 bu.</b>
<b>Soybeans</b>	<b>35.13</b>	<b>38 bu.</b>
<b>Canola</b>	<b>90.11</b>	<b>1,791 lbs.</b>
<b>Total Base Acres: 297.96</b>		

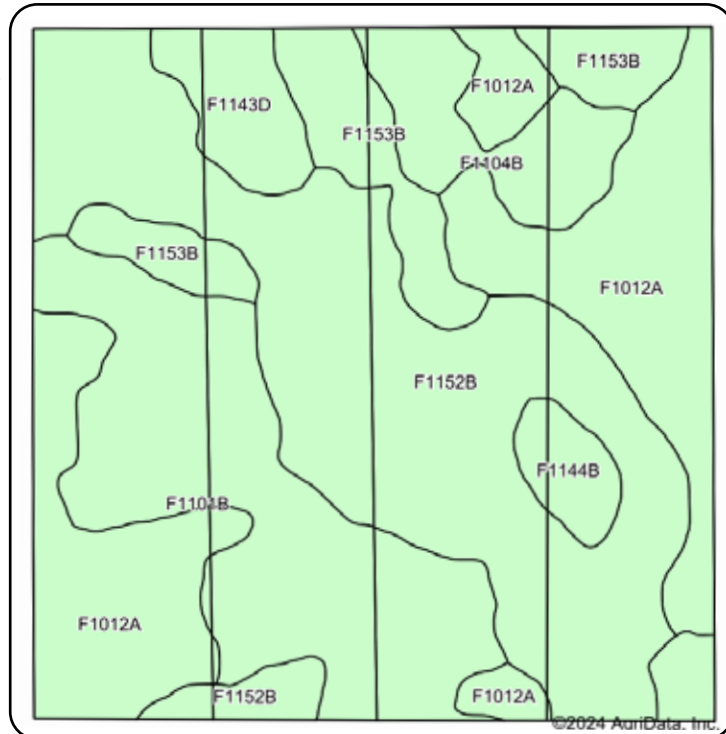


<b>Code</b>	<b>Soil Description</b>	<b>Acres</b>	<b>Percent of field</b>	<b>Non-Irr Class *c</b>	<b>Productivity Index</b>
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	128.41	41.1%	Vw	33
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	68.89	22.2%	Ile	73
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	40.90	13.2%	Ile	77
F680C	Barnes-Sioux complex, 3 to 9 percent slopes	22.58	7.3%	Ile	55
F1104B	Hamerly-Balaton loams, 0 to 4 percent slopes	17.61	5.7%	Ile	75
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	15.42	5.0%	Ile	72
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	14.95	4.8%	Ile	82
F1143C	Buse-Barnes loams, 3 to 9 percent slopes	1.92	0.6%	IVe	65
F1152C	Balaton-Souris-Svea loams, 3 to 9 percent slopes	0.27	0.1%	IIle	75
<b>Weighted Average</b>					<b>56.1</b>

# PARCEL 5

**Acres:** 160 +/-  
**Legal:** NE¼ 29-155-61  
**FSA Crop Acres:** 159.22 +/- \*Stated crop acres provided by The Farm Service Agency (FSA) may not represent planted acres\*  
**Taxes (2023):** \$1,232.54

This parcel features 159.22 +/- crop acres with an SPI of 64.5.



**\*\*COMBINED WITH PARCEL 4\*\***

Crop	Base Acres	Yield
Wheat	64.71	45 bu.
Corn	108.01	89 bu.
Soybeans	35.13	38 bu.
Canola	90.11	1,791 lbs.
<b>Total Base Acres: 297.96</b>		

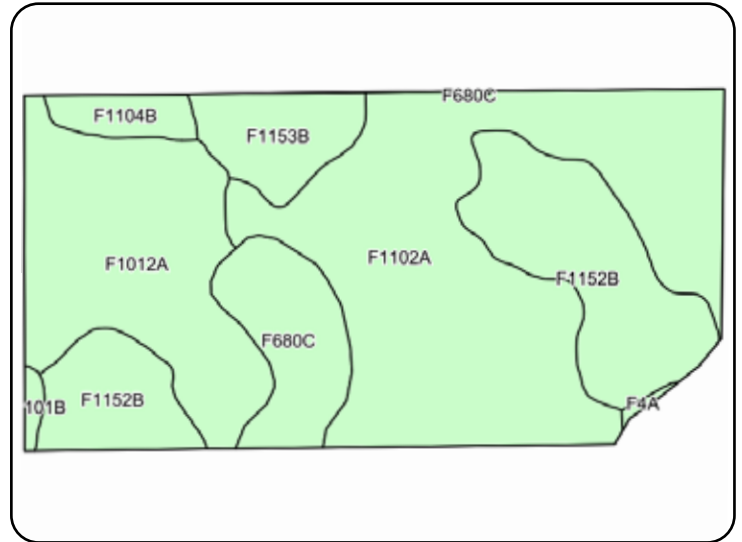
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	54.16	33.9%	Ile	77
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	38.80	24.4%	Vw	33
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	34.01	21.4%	Ile	73
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	13.88	8.7%	Ile	82
F1104B	Hamerly-Balaton loams, 0 to 4 percent slopes	9.07	5.7%	Ile	75
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	5.84	3.7%	Vle	47
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	3.46	2.2%	Ile	71
<b>Weighted Average</b>					<b>64.5</b>



# PARCEL 6

**Acres:** 80 +/-  
**Legal:** S½NW¼ 28-155-61  
**FSA Crop Acres:** 78.74 +/- \*Stated crop acres provided by The Farm Service Agency (FSA) may not represent planted acres\*  
**Taxes (2023):** \$751.57

This parcel features 78.74 +/- crop acres with an SPI of 63.9.



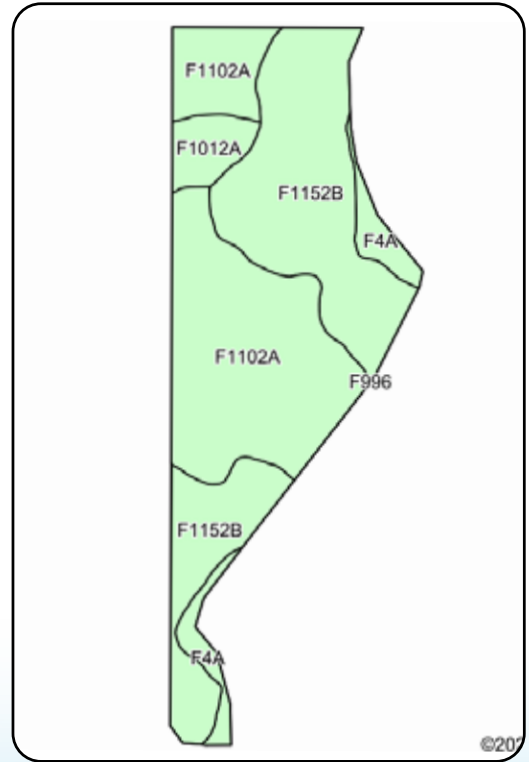
Crop	Base Acres	Yield
Wheat	16.01	45 bu.
Corn	26.72	108 bu.
Soybeans	8.69	29 bu.
Canola	22.29	1,800 lbs.
<b>Total Base Acres: 73.71</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	32.72	42.0%	Ile	72
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	16.55	21.2%	Vw	33
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	15.55	19.9%	Ile	77
F680C	Barnes-Sioux complex, 3 to 9 percent slopes	6.23	8.0%	Ile	55
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	4.41	5.7%	Ile	82
F1104B	Hamerly-Balaton loams, 0 to 4 percent slopes	1.91	2.4%	Ile	75
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	0.43	0.6%	Ile	73
F4A	Southam silty clay loam, 0 to 1 percent slopes	0.18	0.2%	VIIIw	10
<b>Weighted Average</b>					<b>63.9</b>

# PARCEL 7

Acres: 80 +/-  
 Legal: W½SW¼ 22-155-61  
 FSA Crop Acres: 32.27 +/-  
 Taxes (2023): \$286.46

This parcel features 32.27 +/- crop acres with an SPI of 68.7.



Crop	Base Acres	Yield
Wheat	6.56	45 bu.
Corn	10.95	108 bu.
Soybeans	3.56	29 bu.
Canola	9.13	1,800 lbs.
<b>Total Base Acres: 30.2</b>		

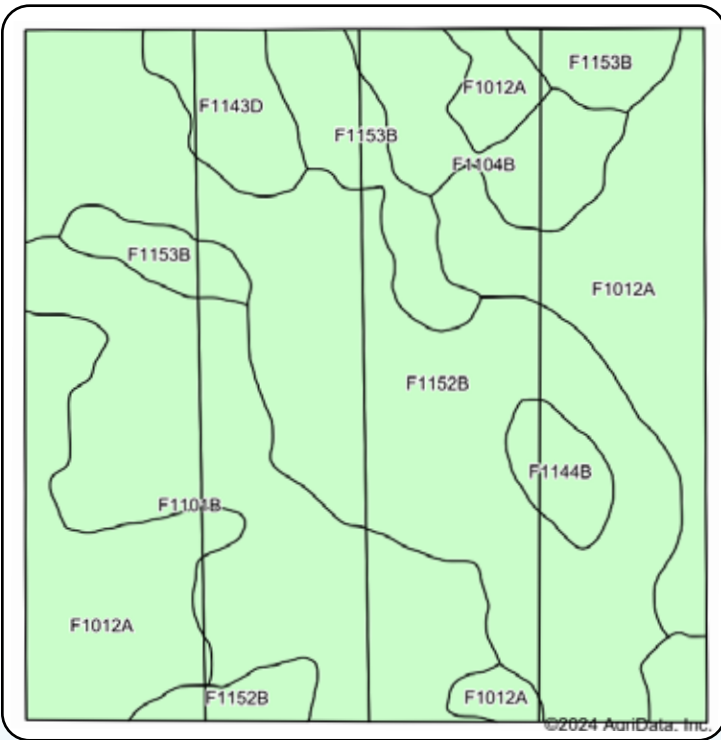
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	14.87	46.2%	Ile	77
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	13.92	43.1%	Ile	72
F4A	Southam silty clay loam, 0 to 1 percent slopes	1.95	6.0%	VIIIw	10
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	1.53	4.7%	Vw	33
<b>Weighted Average</b>					<b>68.7</b>



# PARCEL 8

Acres: 157.48 +/-  
 Legal: SE¼ 27-155-61  
 FSA Crop Acres: 154.07 +/-  
 Taxes (2023): \$1,192.37

This parcel features 154.07 +/- crop acres with an SPI average of 49.4 with portions between 63-77 SPI.



Crop	Base Acres	Yield
Wheat	4.13	45 bu.
Corn	2.21	108 bu.
Soybeans	8.81	29 bu.
Canola	3.21	1,800 lbs.
<b>Total Base Acres: 18.36</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	86.32	56.0%	Vw	33
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	28.92	18.8%	IVe	63
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	20.96	13.6%	Ile	77
F1104B	Hamerly-Balaton loams, 0 to 4 percent slopes	13.77	8.9%	Ile	75
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	4.10	2.7%	Ile	73
<b>Weighted Average</b>					<b>49.4</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 4/7/25. 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 April 7, 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.

## 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.



# Pifer's

# 25 YEARS 25

est. 2000



877.477.3105



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