

Farmland Auction

25
YEARS
est. 2000

478 Acres • Nelson County, ND

**Tuesday, September 30, 2025 – 1:00 p.m.
Lakota Community Center • Lakota, ND**

OWNER: Mark Berg



Pifer's

701.475.7653

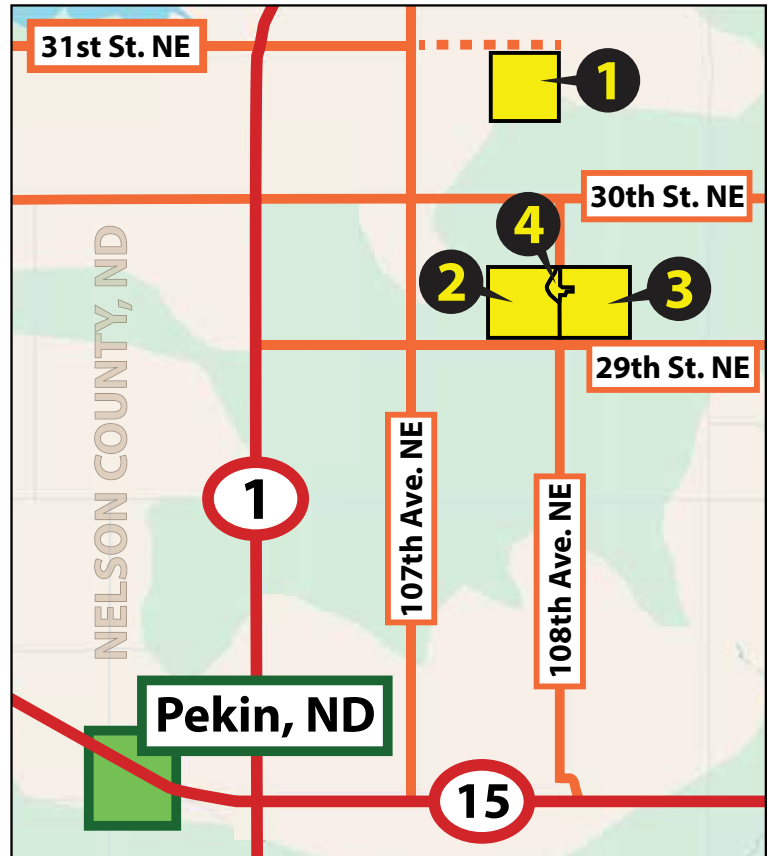
www.pifers.com

INTRODUCTION

Auction Note: Pifer's is proud to offer this exceptional property that includes pastureland, cropland and farmstead in four parcels. Silver Creek winds through part of the property, supporting abundant wildlife habitat.

The land features productive soils well-suited for growing small grains and row crops, along with excellent pastureland ideal for livestock grazing. In addition to its agricultural value, the property provides outstanding opportunities for outdoor enthusiasts with great upland game, white-tailed deer, and waterfowl hunting.

The farmstead includes improvements such as a 2006 32' x 48' shop complete with water hook-up, a quonset, and two smaller steel grain bins for on-site storage. The farmstead is serviced by rural water, and fiber optic internet is available for hook-up. The two-story farmhouse is full of character and includes four bedrooms, two staircases, and a full attic with a stairway leading to a charming widow's walk. The home updates include a newly shingled roof in 2021, updated plumbing, newer appliances, and several stained-glass windows that add a touch of vintage charm. Whether you are looking to expand your farming operation, establish a rural homestead, or enjoy a peaceful retreat with recreational access, this property offers a rare combination of all of the above.



Driving Directions

Parcel 1: From Pekin, ND, go half a mile east on ND Hwy. #15 to ND Hwy. #1. Go 5 miles north on ND Hwy. #1 to 31st St. NE. Go 1.5 miles east on 31st St. NE. This puts you at the NW corner of parcel 1 (The last 0.5 mile is a minimum maintenance road that is passable)

Parcels 2-4: From Pekin, ND, go half a mile east on ND Hwy. #15 to ND Hwy. #1. Go 3 miles north on ND Hwy. #1 to 29th St. NE. Go 2 miles east on 29th St. NE to 108th Ave. NE. Parcels 2, 3 & 4 are on the either side of 108th Ave. NE.



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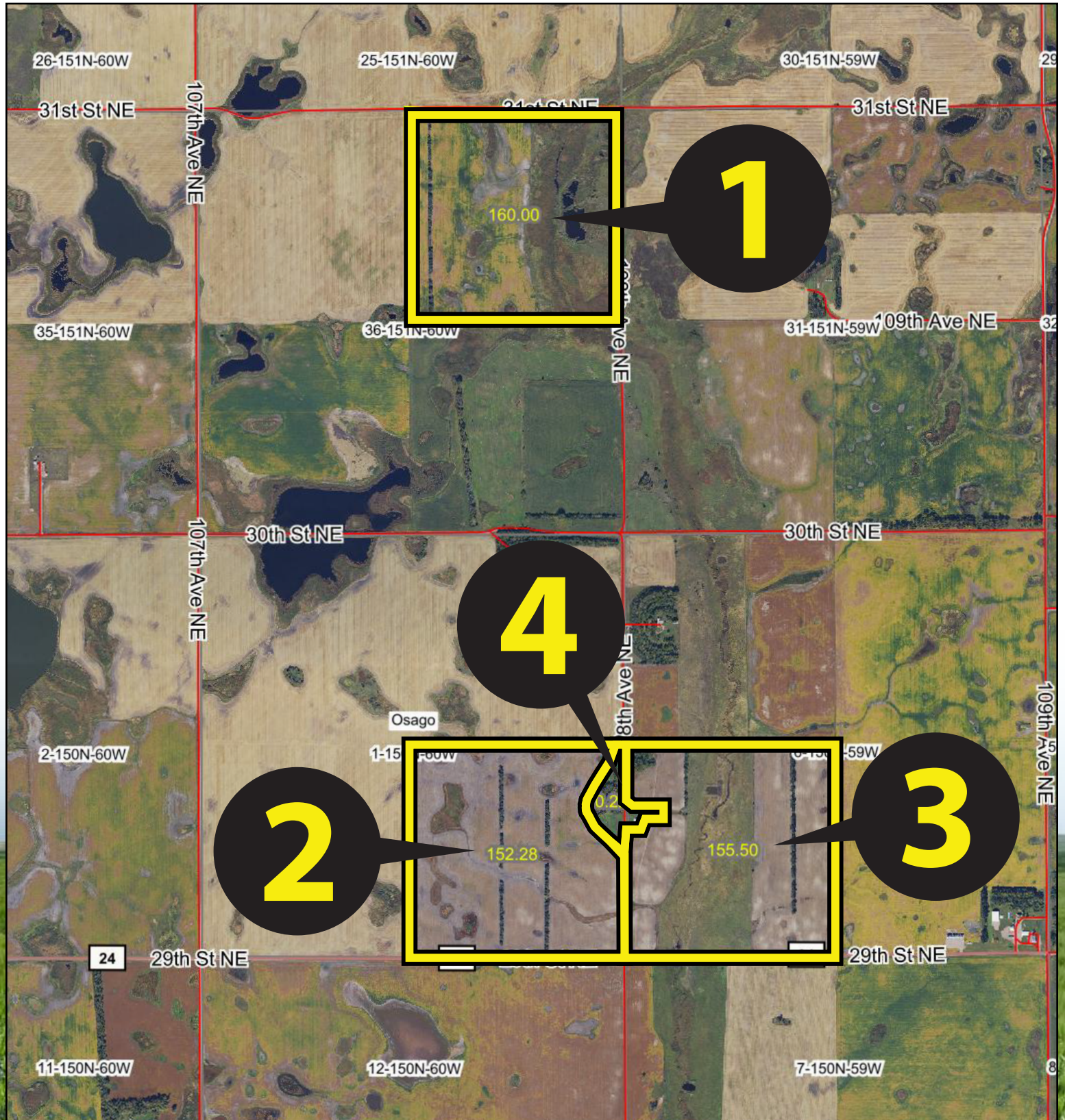


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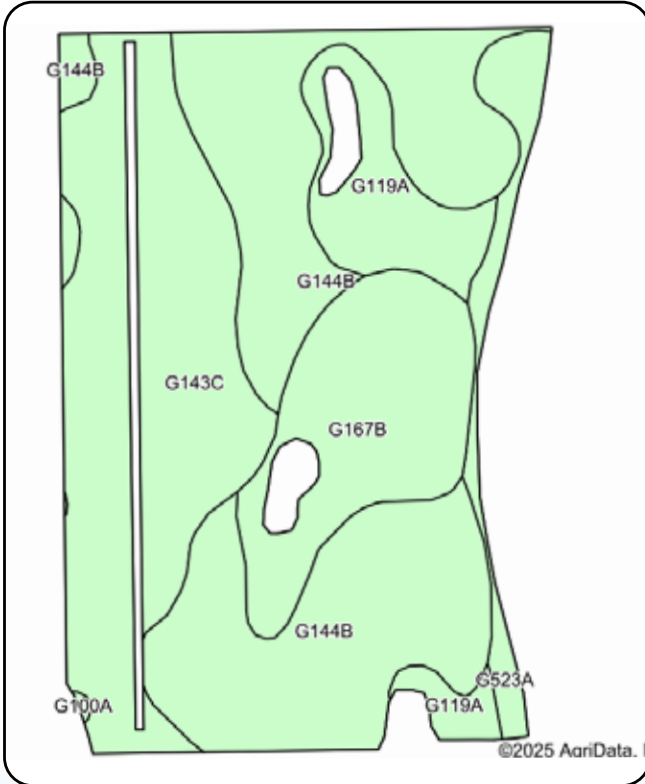
510 7th St. NW • Steele, ND 58482

OVERALL PROPERTY



PARCEL 1

Acres: 160 +/-
Legal: NE¼ 36-151-60
FSA Crop Acres: 91.6 +/-
Recreational Acres: 62.59 +/-
Taxes (2024): \$795.85

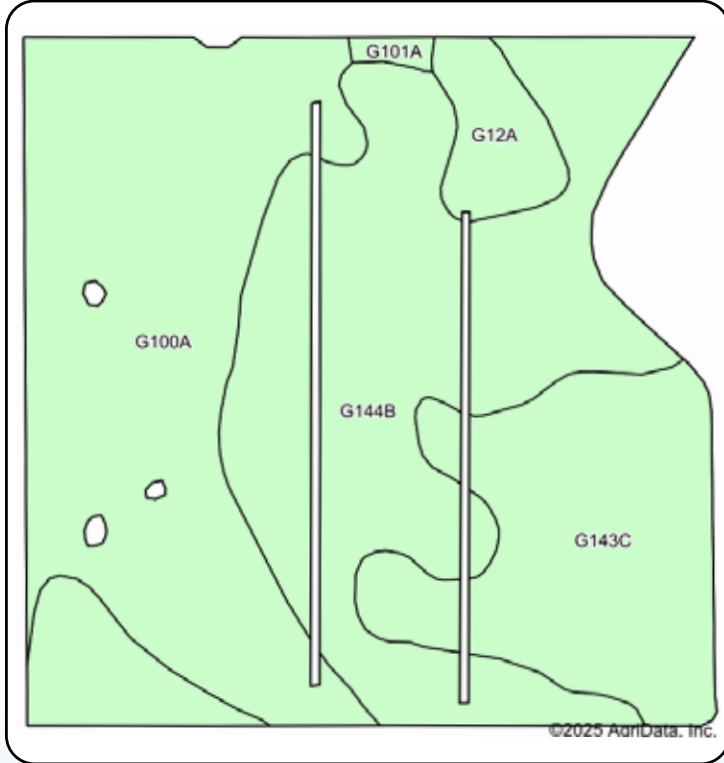


Crop	Base Acres	Yield
Wheat	75.8	55 bu.
Soybeans	10.6	33 bu.
Total Base Acres: 86.4		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G144B	Barnes-Buse loams, 3 to 6 percent slopes	36.85	40.2%	IIIe	69
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	28.27	30.9%	IVe	55
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	14.07	15.4%	Ile	73
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	7.98	8.7%	IVw	45
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	4.34	4.7%	VIw	21
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	0.09	0.1%	Ile	64
Weighted Average					60.9

PARCEL 2

Acres: 152.28 +/-
Legal: SE¼ Less 7.72 +/- Acres in 1-150-60
FSA Crop Acres: 143.88 +/-
Taxes (2024): \$1,456.28



Crop	Base Acres	Yield
Wheat	120.3	55 bu.
Soybeans	16.7	33 bu.
Total Base Acres: 137.0		

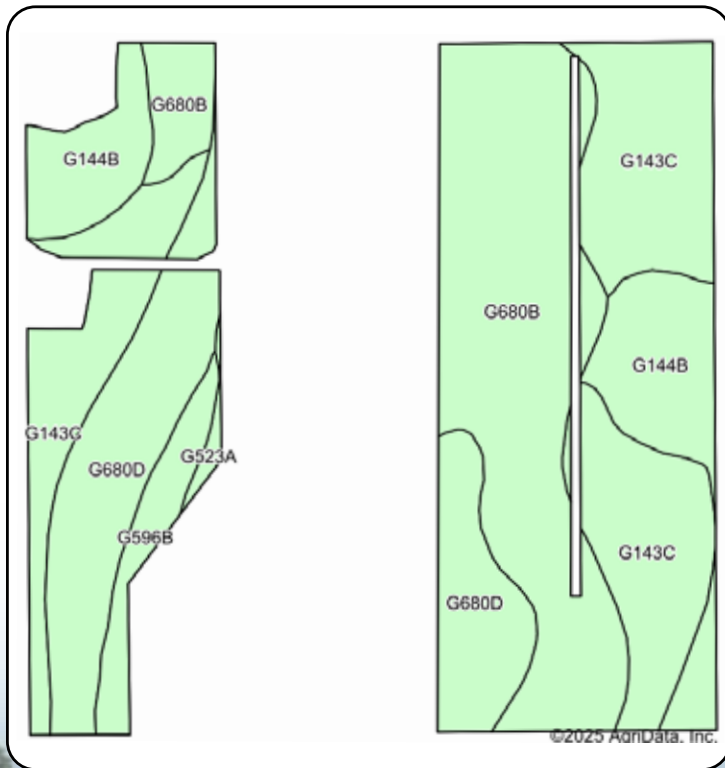
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G144B	Barnes-Buse loams, 3 to 6 percent slopes	58.73	40.8%	IIIe	69
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	50.95	35.4%	Ile	64
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	27.91	19.4%	IVe	55
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	5.54	3.9%	IVw	31
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	0.75	0.5%	Ile	77
Weighted Average					63.1

PARCEL 3

Acres: 155.5 +/-
 Legal: SW¼ Less 2.5 +/- Acres in 6-150-59
 FSA Crop Acres: 92.25 +/-
 Pasture Acres: 57.42 +/-
 Taxes (2024): \$948.92

Crop	Base Acres	Yield
Wheat	17.7	27 bu.
Total Base Acres: 17.7		

Crop	Base Acres	Yield
Wheat	59.5	55 bu.
Soybeans	8.2	33 bu.
Total Base Acres: 67.7		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G680B	Barnes-Sioux complex, 1 to 6 percent slopes	29.30	31.8%	Ile	63
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	27.70	30.0%	IVe	55
G680D	Barnes-Sioux complex, 6 to 15 percent slopes	18.54	20.1%	VIe	44
G144B	Barnes-Buse loams, 3 to 6 percent slopes	12.54	13.6%	IIle	69
G596B	Darnen loam, 2 to 6 percent slopes	3.64	3.9%	Ile	89
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.53	0.6%	VIw	21
Weighted Average					58.4

PARCELS 1-3 PHOTOS



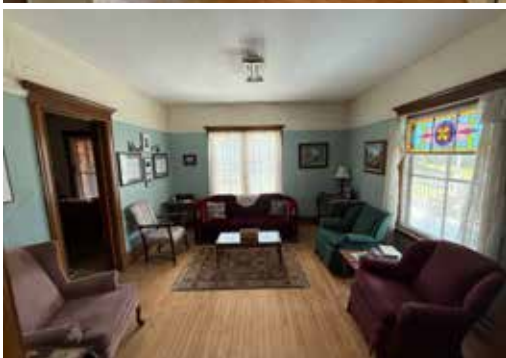
PARCEL 4

Acres:	10.22 +/-
Legal:	7.72 +/- Acres in 1-150-60 & 2.5 +/- Acres in 6-150-59
Year Built:	1905
Total Finished Sq. Ft.:	896 sq. ft. (1st Floor), 896 sq. ft. (2nd Floor), Full Attic, Entryway (Each 100 sq. ft.), 1 Sommer Kitchen (100 sq. ft.)
Bedrooms:	4
Bathrooms:	1 Full
Foundation:	Rock
Flooring:	Hardwood (Main Floor), Plainwood (2nd Floor)
Siding:	Wood
Roof:	Shingles 2021
Heating & Cooling:	Electric Baseboard/ 2 Window A/C
Utilities:	NoDak Electric, Tri County Water
Garage:	None
Quonset:	14' x 28'
Shop:	32' x 48' Shop, Newer
Grain Bins:	2 Small
Taxes (2024):	TBD

This residence is offered with complete furnishings as part of the transaction.



PARCEL 4 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 11/14/25. 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 November 14, 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.



TERMS & CONDITIONS

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

25

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