

Farmland Auction

25
YEARS
est. 2000

1,432.78 Acres • Benson & Pierce Counties, ND

Tuesday, October 21, 2025 – 2:00 p.m.

Eagles Club • Rugby, ND

OWNER: Hartman Family Trust



Pifer's

701.475.7653

www.pifers.com

INTRODUCTION

Auction Note: This is a fantastic opportunity to own 1,432.78 +/- acres of productive cropland, lush pastureland, and prime hunting land with 1,061 +/- being contiguous. This expansive property features fertile soils suitable for growing corn, soybeans, and small grains. In addition to its strong agricultural potential, the land offers great waterfowl hunting along with excellent deer hunting opportunities. Whether you are looking to expand your farming or ranching operation or secure a prime recreational property, this is an offering you will not want to miss. The property will be offered in 8 parcels and is available to farm in 2026.

NOTE: Parcel 3 has a well that supplies water to Parcel 4. If parcels 3 and 4 go to different buyers, those buyers will be required to sign a "Shared Well Agreement."

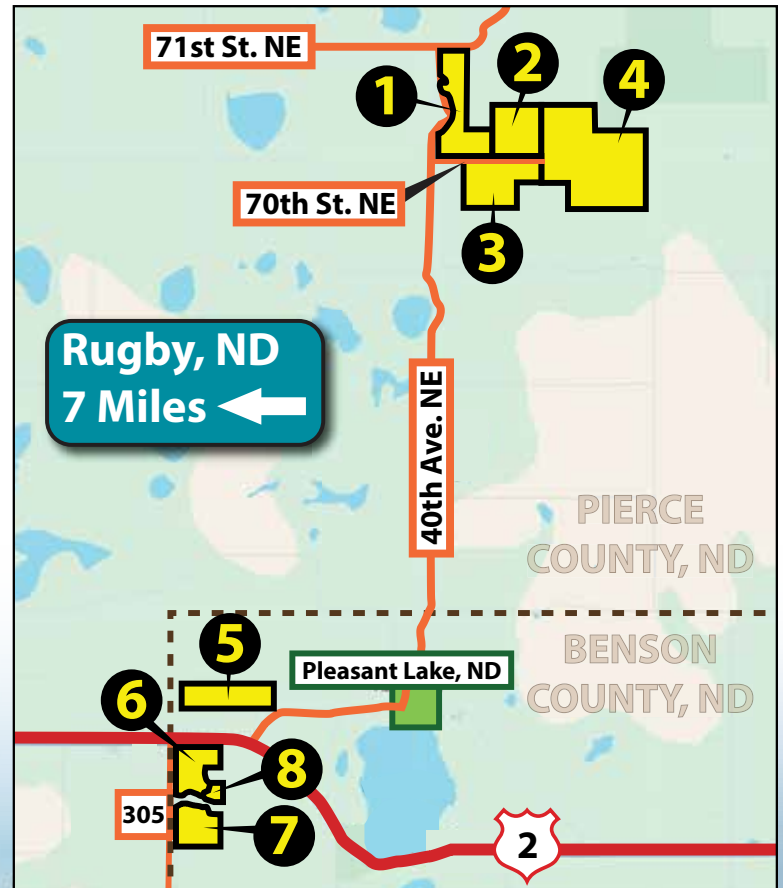
Closing Information: Parcel 3 and 4 will close December 5, 2025. Parcels 1, 2, 5, 6, 7, & 8 will close January 15, 2026.

Driving Directions

Parcels 1-4: From Rugby, ND, go 7 miles east on US Hwy. #2 to unmarked road going north to Pleasant Lake. From Pleasant Lake, go 5 miles north on 40th Ave. NE to 70th St. Here you will be on the far west side of parcels 1-4.

Parcel 5: From Rugby, ND, go 6.5 miles east on US Hwy. #2 to unmarked road. Take the unmarked road northeast for a quarter mile. Here you will be at the southeast corner of the property.

Parcels 6-8: From Rugby, ND, go 6 miles east on US Hwy. #2 to County Rd. #305. Here you are at the northwest corner of parcel 6. Go a half mile south on County Rd. #305 to the northwest corner of parcel 7. Parcel 8 is a half mile east of parcel 6.



Darin Peterson
701.220.5396
darin@pifers.com

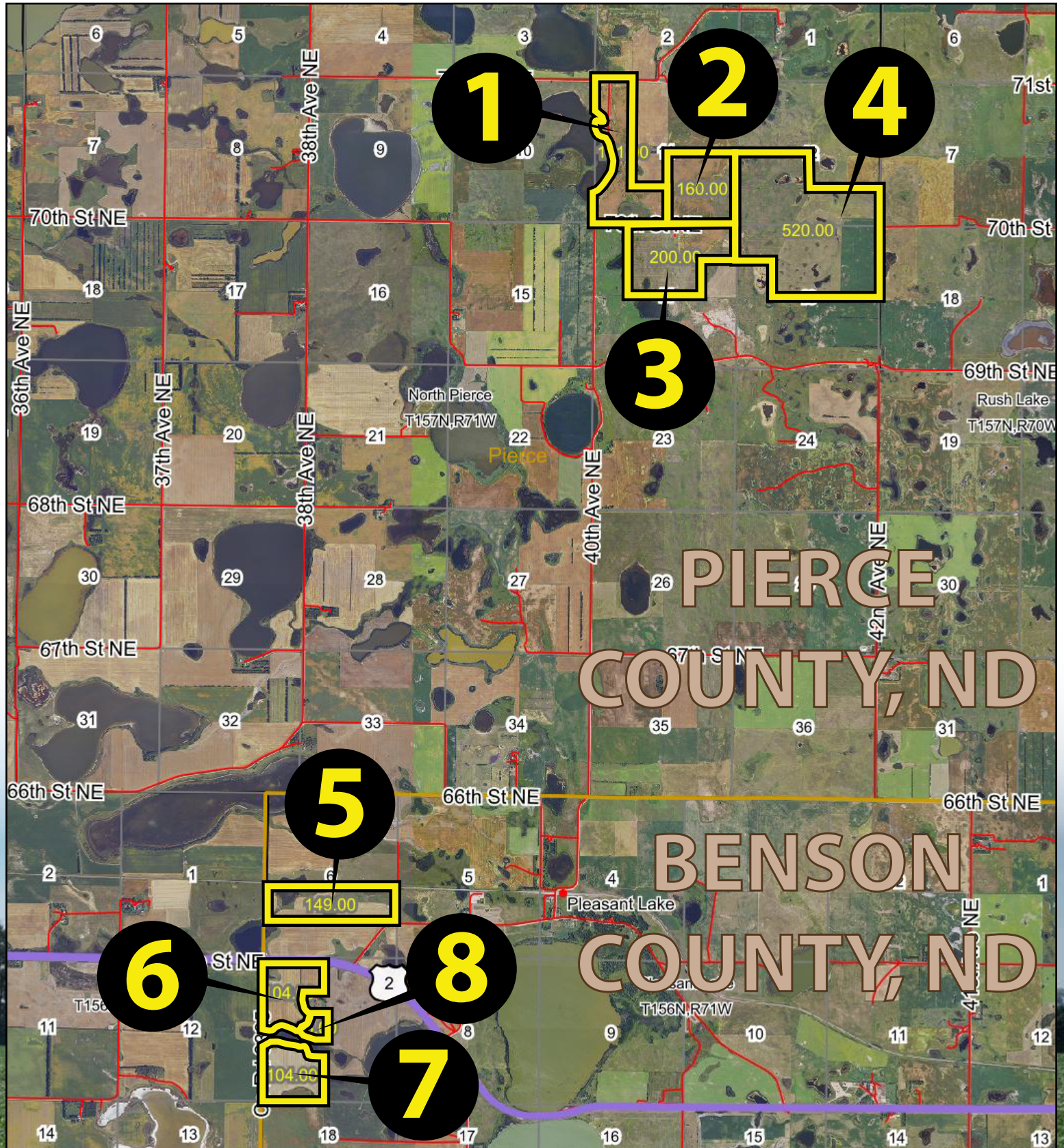


Corey Longnecker
701.302.0418
clongnecker@pifers.com

Pifer's

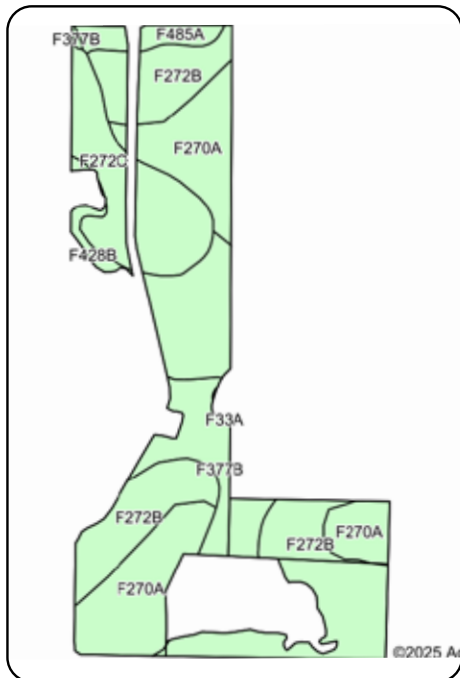
510 7th St. NW • Steele, ND 58482

OVERALL PROPERTY



PARCEL 1 • PIERCE COUNTY

Acres: 181 +/-
 Legal: NW¼NW¼, SW¼SW¼, Lots 1-2 & SE¼SW¼ 11-157-71
 FSA Crop Acres: 138.62 +/-
 Taxes (2024): \$543.30



PARCELS 1 & 2 COMBINED

Crop	Base Acres	Yield
Wheat	23.13	58 bu.
Oats	2.17	83 bu.
Corn	57.01	86 bu.
Soybeans	3.0	28 bu.
Canola	10.41	1,646 lbs.

Total Base Acres: 95.72

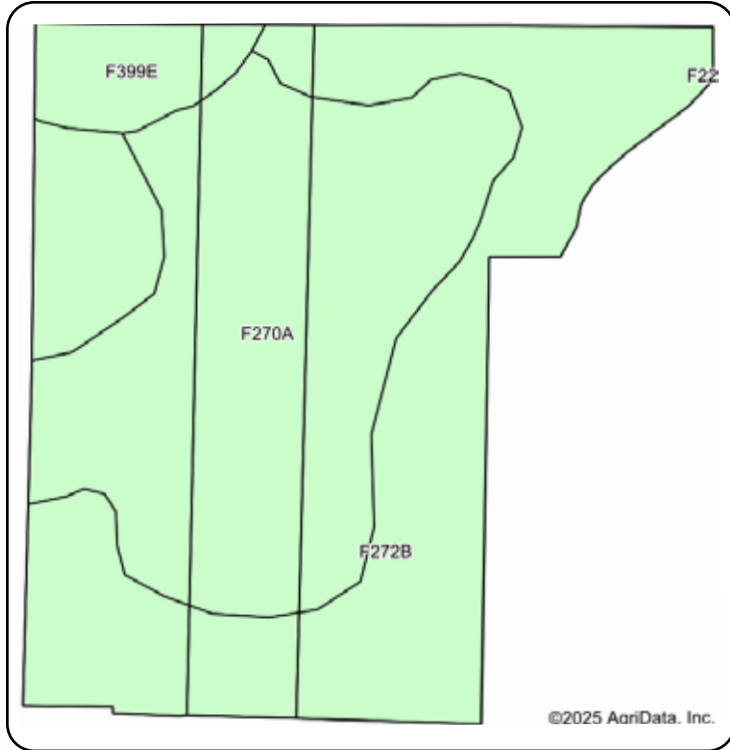
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F272B	Arvilla-Sioux complex, 2 to 6 percent slopes	60.81	43.7%	IIIe	36
F270A	Arvilla sandy loam, 0 to 2 percent slopes	36.53	26.4%	IIIe	41
F272C	Sioux-Arvilla-Renshaw complex, 6 to 9 percent slopes	21.29	15.4%	VIIs	26
F377B	Embsden-Egeland fine sandy loams, 2 to 6 percent slopes	13.52	9.8%	IIIe	63
F485A	Gardena loam, 0 to 2 percent slopes	4.32	3.1%	Ile	92
F428B	Mauvais-Minnewaukan, saline complex, 0 to 6 percent slopes	2.01	1.5%	IVe	38
F33A	Fossum fine sandy loam, 0 to 1 percent slopes	0.14	0.1%	IVw	30
Weighted Average					40.2

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PARCEL 2 • PIERCE COUNTY

Acres: 160 +/-
Legal: SE¼ 11-157-71
FSA Crop Acres: 119.28 +/-
Pasture Acres: 41.79 +/-
Taxes (2024): \$400.04



PARCELS 1 & 2 COMBINED

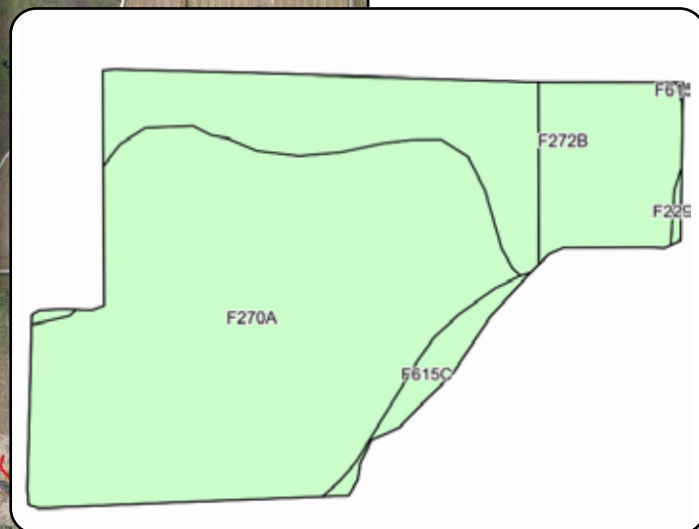
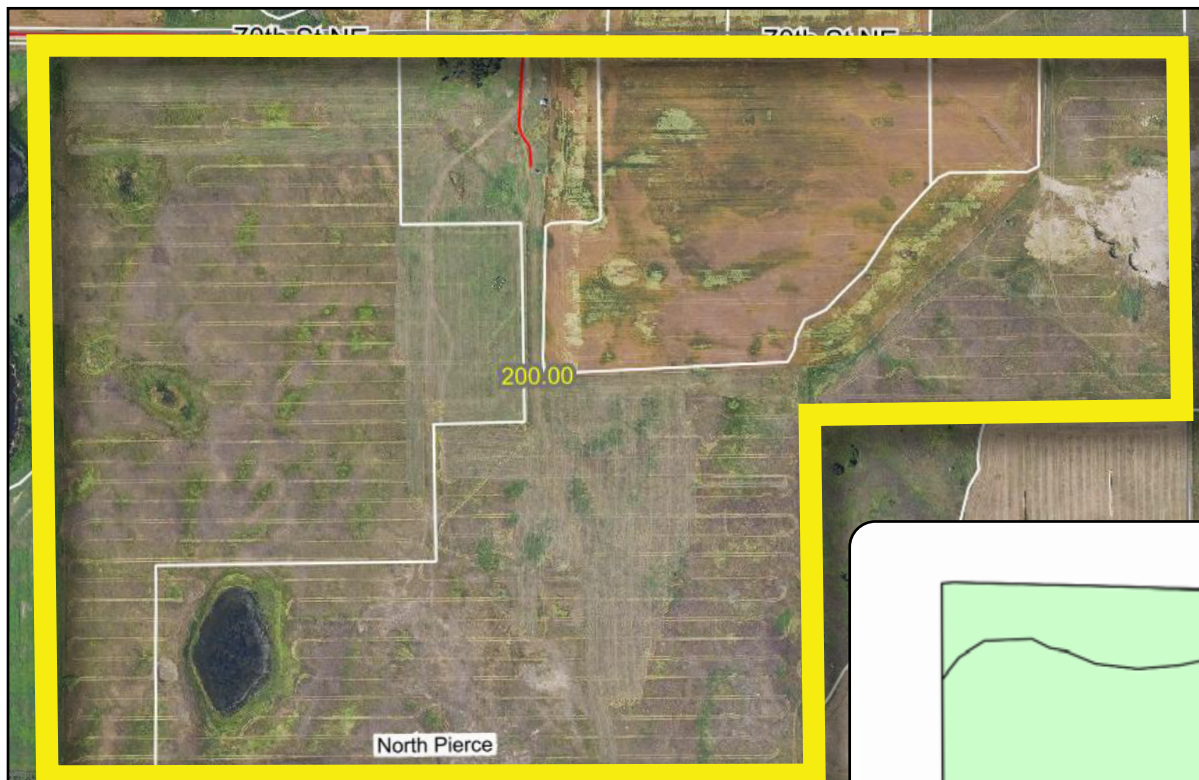
Crop	Base Acres	Yield
Wheat	23.13	58 bu.
Oats	2.17	83 bu.
Corn	57.01	86 bu.
Soybeans	3.0	28 bu.
Canola	10.41	1,646 lbs.

Total Base Acres: 95.72

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F272B	Arvilla-Sioux complex, 2 to 6 percent slopes	57.38	48.2%	IIIe	36
F270A	Arvilla sandy loam, 0 to 2 percent slopes	55.29	46.3%	IIIe	41
F399E	Maddock-Serden loamy fine sands, 6 to 25 percent slopes	6.62	5.5%	VIIe	21
Weighted Average					37.5

PARCEL 3 • PIERCE COUNTY

Acres: 200 +/-
Legal: N½NE¼, SW¼NE¼, NE¼NW¼ & SE¼NW¼ 14-157-71
FSA Crop Acres: 102.35 +/-
Pasture Acres: 91.84 +/-
Taxes (2024): \$482.37



Crop	Base Acres	Yield
Wheat	6.36	58 bu.
Oats	0.59	83 bu.
Corn	15.69	86 bu.
Soybeans	0.83	28 bu.
Canola	2.87	1,646 lbs.

Total Base Acres: 26.34

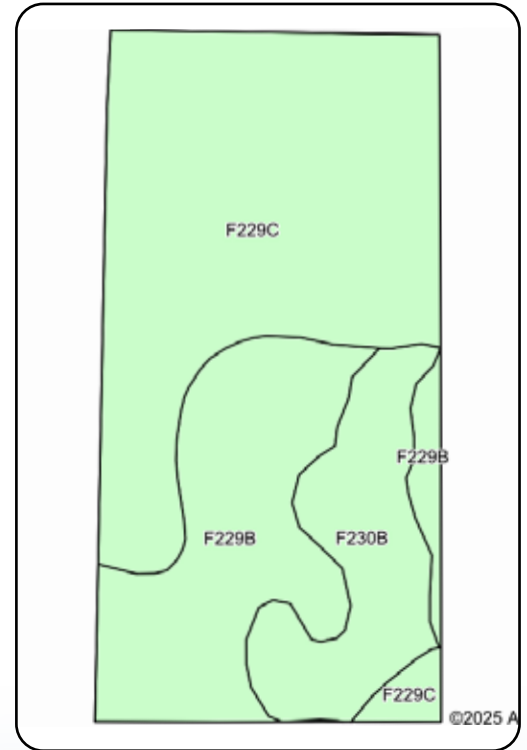
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F270A	Arvilla sandy loam, 0 to 2 percent slopes	21.87	66.9%	IIIe	41
F272B	Arvilla-Sioux complex, 2 to 6 percent slopes	9.75	29.8%	IIIe	36
F615C	Heimdal-Esmond loams, 3 to 9 percent slopes, very stony	0.97	3.0%	VIIs	39
F229F	Esmond-Heimdal loams, 15 to 35 percent slopes	0.09	0.3%	VIIe	30
Weighted Average					39.4

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PARCEL 4 • PIERCE COUNTY

Acres: 520 +/-
Legal: SW¼ & S½SE¼ 12-157-71; N½NE¼, S½NE¼, E½NW¼ & NW¼NW¼ 13-157-71
FSA Crop Acres: 98.47 +/-
Pasture Acres: 418.09 +/-
Taxes (2024): \$1,881.30

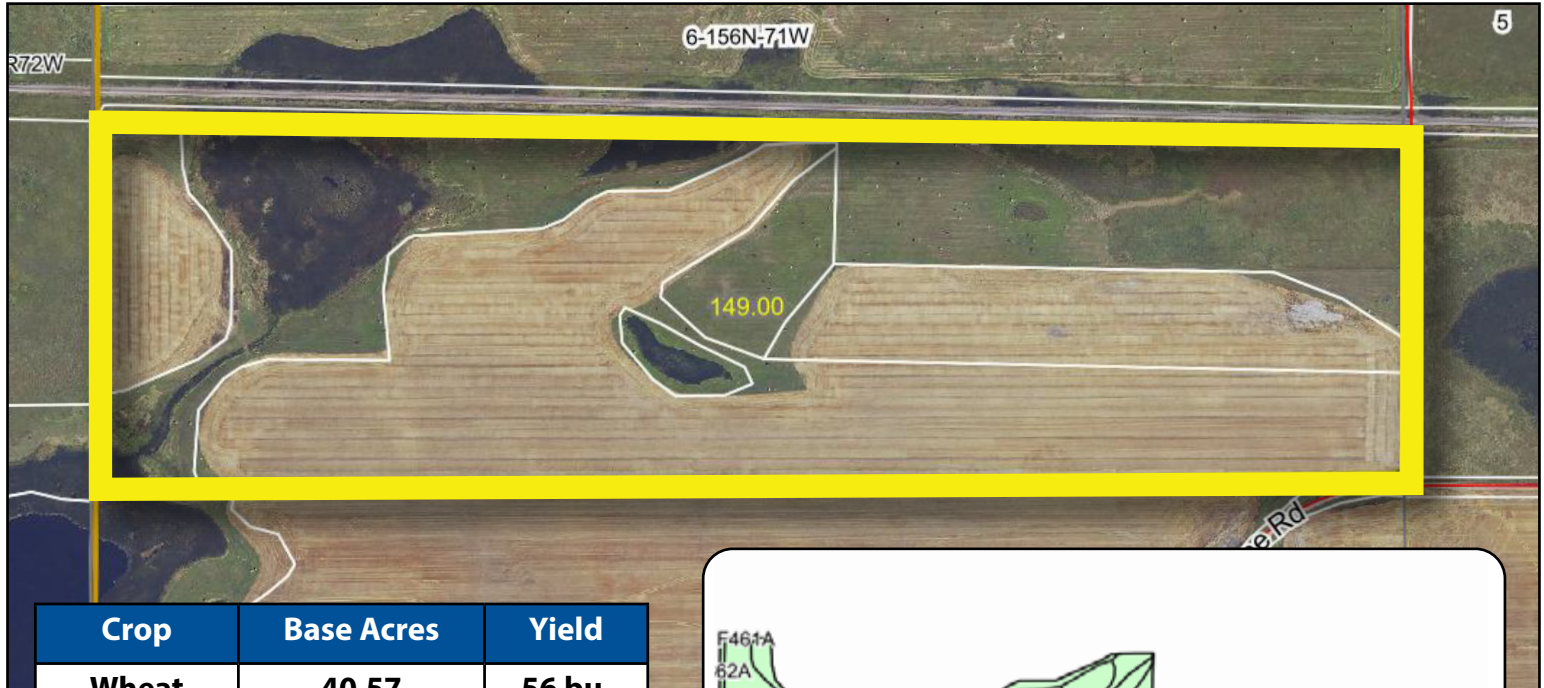


Crop	Base Acres	Yield
Wheat	8.83	58 bu.
Oats	0.82	83 bu.
Corn	21.76	86 bu.
Soybeans	1.15	28 bu.
Canola	3.98	1,646 lbs.
Total Base Acres:		36.54

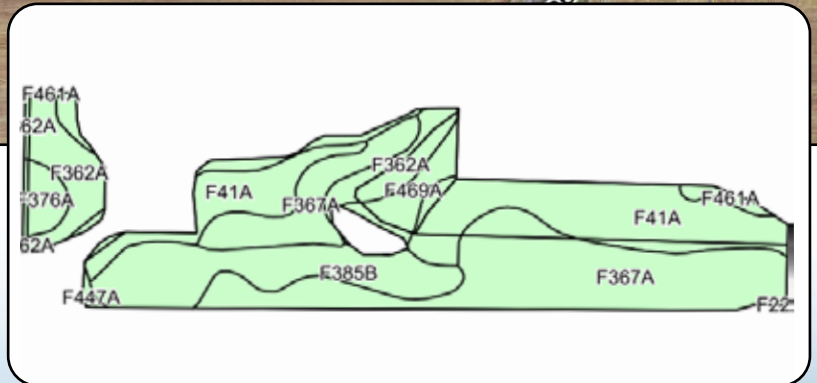
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	53.62	54.4%	IVe	54
F229B	Heimdal-Emrick loams, 3 to 6 percent slopes	28.34	28.8%	Ile	72
F230B	Heimdal-Esmond loams, 3 to 6 percent slopes	16.51	16.8%	IIle	63
Weighted Average					60.7

PARCEL 5 • BENSON COUNTY

Acres: 149 +/-
Legal: N½SE¼, NE¼SW¼ & Lot 12 (Less 0.8 A RW) 6-156-71
FSA Crop Acres: 96.37 +/-
Pasture Acres: 58.45 +/-
Taxes (2024): \$782.90



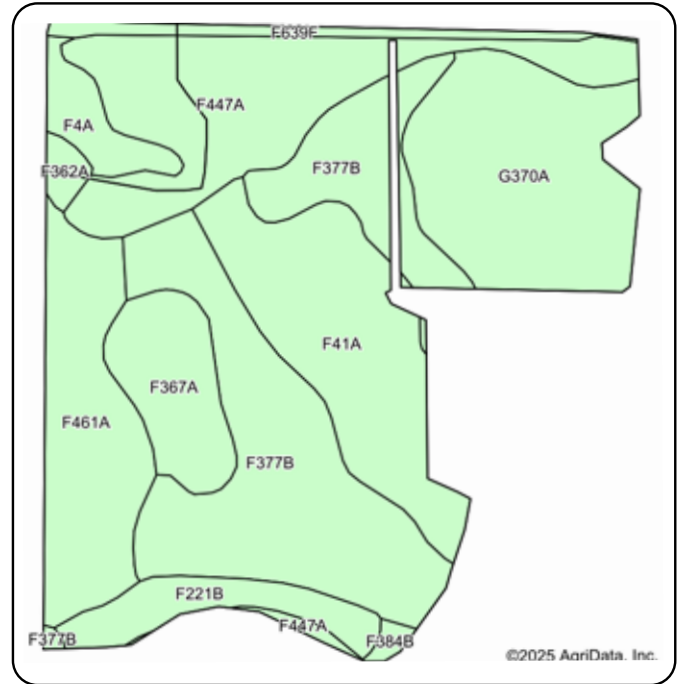
Crop	Base Acres	Yield
Wheat	40.57	56 bu.
Soybeans	20.18	33 bu.
Canola	18.72	1,996 lbs.
Total Base Acres: 79.47		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F367A	Hecla fine sandy loam, 0 to 2 percent slopes	35.29	36.3%	IIIe	57
F41A	Borup loam, 0 to 1 percent slopes	25.64	26.6%	IVw	45
F385B	Maddock loamy fine sand, 0 to 6 percent slopes	14.75	15.3%	IVe	46
F362A	Stirum-Arveson, saline fine sandy loams, 0 to 1 percent slopes	10.10	10.5%	VIIs	23
F469A	Ryan silty clay, 0 to 1 percent slopes	6.45	6.7%	VIe	35
F376A	Embden fine sandy loam, 0 to 2 percent slopes	2.21	2.3%	IIIe	69
F461A	Aberdeen silt loam, 0 to 2 percent slopes	1.04	1.1%	IIIs	66
F362A	Stirum-Arveson, saline fine sandy loams, 0 to 1 percent slopes	0.36	0.4%	VIIs	23
F376A	Embden fine sandy loam, 0 to 2 percent slopes	0.35	0.4%	IIIe	69
F447A	Colvin-Borup complex, saline, 0 to 1 percent slopes	0.34	0.4%	IVw	37
Weighted Average					47.3

PARCEL 6 • BENSON COUNTY

Acres: 102.97 +/-
Legal: E½NW¼ (Less 2.67 Ac, 15.85 Ac & 8.74 Ac), Lots 1 & 2 (Less 3.17 Ac & 5.24 Ac RW) 7-156-71
FSA Crop Acres: 96.76 +/-
Taxes (2024): \$702.25



PARCELS 6-8 COMBINED

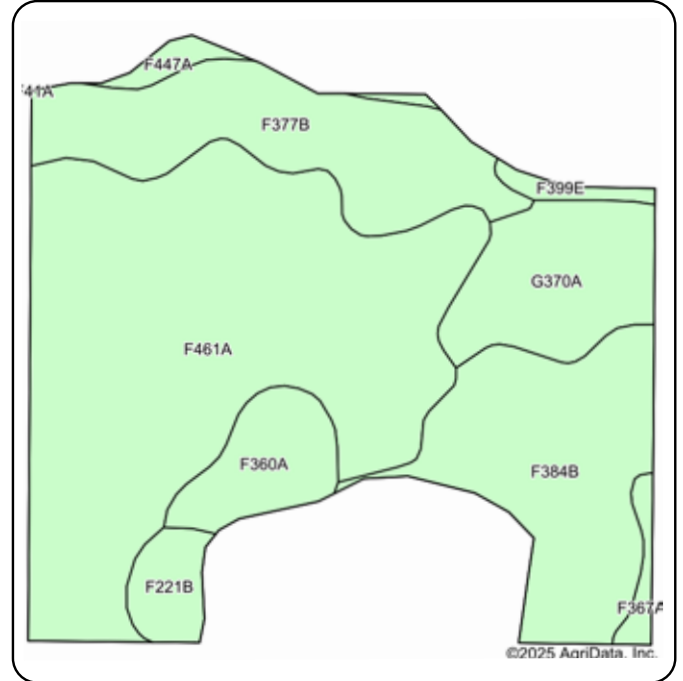
Crop	Base Acres	Yield
Wheat	84.3	56 bu.
Soybeans	41.92	33 bu.
Canola	38.91	1,996 lbs.

Total Base Acres: 165.13

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	24.67	25.5%	IIIe	63
F447A	Colvin-Borup complex, saline, 0 to 1 percent slopes	15.64	16.2%	IVw	37
G370A	Hecla-Maddock loamy fine sands, 0 to 2 percent slopes	15.39	16.0%	IVe	49
F41A	Borup loam, 0 to 1 percent slopes	13.90	14.4%	IVw	45
F461A	Aberdeen silt loam, 0 to 2 percent slopes	11.15	11.6%	IIIs	66
F367A	Hecla fine sandy loam, 0 to 2 percent slopes	5.87	6.1%	IIIe	57
F221B	Heimdal-Cathay loams, 3 to 6 percent slopes	4.06	4.2%	IIe	67
F4A	Southam silty clay loam, 0 to 1 percent slopes	2.61	2.7%	VIIIw	10
F639F	Orthents-Aquents-Urban Land, highway complex, 0 to 35 percent slopes	1.96	2.0%	VIle	19
F362A	Stirum-Arveson, saline fine sandy loams, 0 to 1 percent slopes	0.82	0.9%	VIIs	23
F384B	Maddock-Hecla loamy fine sands, 0 to 6 percent slopes	0.39	0.4%	IVe	46
Weighted Average					51.4

PARCEL 7 • BENSON COUNTY

Acres: 105.55 +/-
Legal: E½SW¼ (Less 18.61 Ac & 5.5Ac), Lots 3 (Less 12.3 Ac) & Lot 4 in 7-156-71
FSA Crop Acres: 89.26 +/-
Taxes (2024): \$719.85



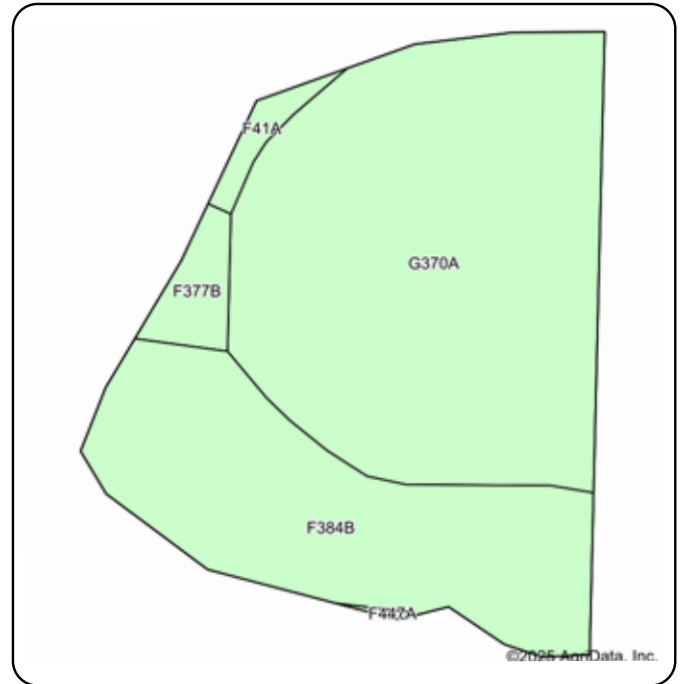
PARCELS 6-8 COMBINED

Crop	Base Acres	Yield
Wheat	84.3	56 bu.
Soybeans	41.92	33 bu.
Canola	38.91	1,996 lbs.
Total Base Acres: 165.13		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F461A	Aberdeen silt loam, 0 to 2 percent slopes	41.91	46.9%	Ils	66
F384B	Maddock-Hecla loamy fine sands, 0 to 6 percent slopes	15.23	17.1%	IVe	46
F377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	13.72	15.4%	IIle	63
G370A	Hecla-Maddock loamy fine sands, 0 to 2 percent slopes	8.36	9.4%	IVe	49
F360A	Embden-Letcher fine sandy loams, 0 to 2 percent slopes	4.72	5.3%	IIle	61
F221B	Heimdal-Cathay loams, 3 to 6 percent slopes	2.42	2.7%	Ile	67
F447A	Colvin-Borup complex, saline, 0 to 1 percent slopes	1.11	1.2%	IVw	37
F367A	Hecla fine sandy loam, 0 to 2 percent slopes	0.96	1.1%	IIle	57
F399E	Maddock-Serden loamy fine sands, 6 to 25 percent slopes	0.83	0.9%	Vlle	21
Weighted Average					59.4

PARCEL 8 • BENSON COUNTY

Acres: 14.26 +/-
Legal: Part of SE¼NW¼ & NE¼SW¼ 7-156- 71
FSA Crop Acres: 14.42 +/- (Exceeds Surveyed Deeded Acres)
Taxes (2024): \$97.25



PARCELS 6-8 COMBINED

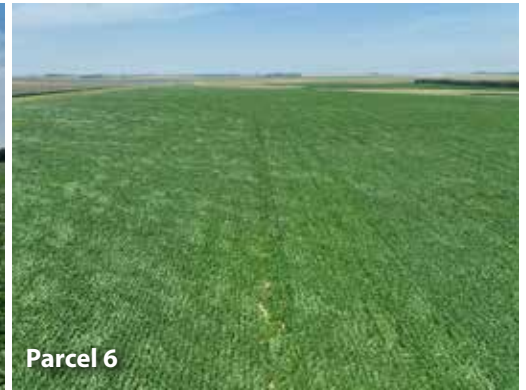
Crop	Base Acres	Yield
Wheat	84.3	56 bu.
Soybeans	41.92	33 bu.
Canola	38.91	1,996 lbs.
Total Base Acres: 165.13		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G370A	Hecla-Maddock loamy fine sands, 0 to 2 percent slopes	9.07	61.0%	IVe	49
F384B	Maddock-Hecla loamy fine sands, 0 to 6 percent slopes	5.02	33.8%	IVe	46
F377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	0.50	3.4%	IIIe	63
F41A	Borup loam, 0 to 1 percent slopes	0.27	1.8%	IVw	45
Weighted Average					48.4

PROPERTY PHOTOS



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. Parcels 3 & 4 must be closed and the total balance of the purchase price paid on or before 12/22/25, and Parcels 1, 2, 5, 6, 7, & 8 will close January 15, 2026. 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 22, 2025 or January 15, 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.



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

YEARS

25

est. 2000

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