

PIFER'S ANNUAL WESTERN DAKOTA
LAND AUCTION



320 ACRES • PERKINS COUNTY, SD

FRIDAY, OCTOBER 16, 2026 - 11:00 AM MT
PIFER'S REGIONAL OFFICE • BOWMAN, ND

Pifer's



— OWNERS —
Larry & Marlys Sack Family
Living Trust and Dale Heinz

OVERALL PROPERTY

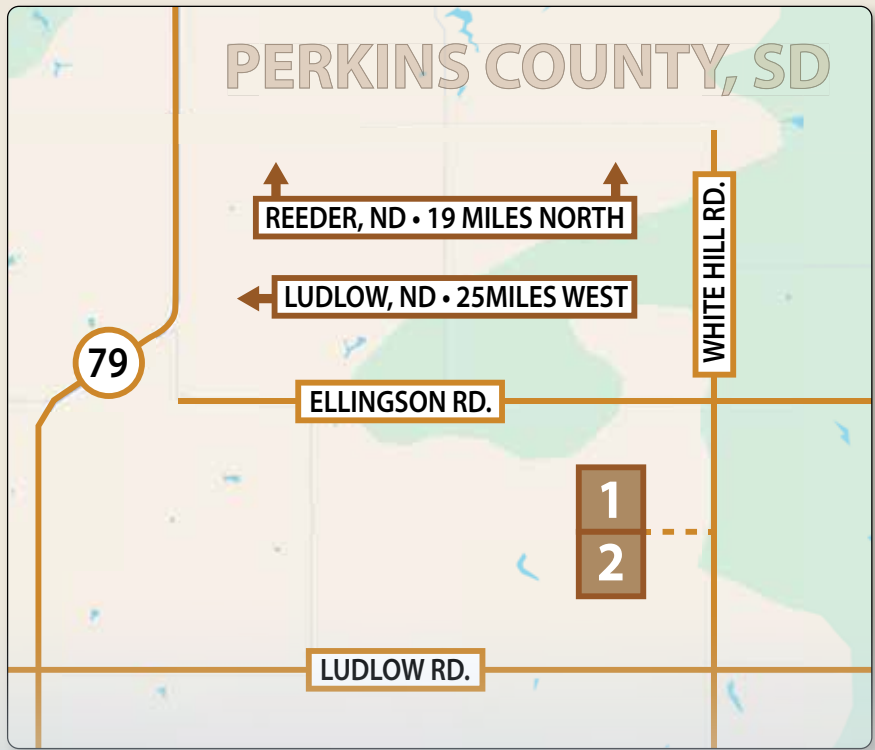
Pifer's Auction & Realty is pleased to offer 320 +/- acres of Perkins County, SD land at auction on behalf of the Larry & Marlys Sack Family Living Trust and Dale Heinz. Held in the family for multiple generations, the property is offered in two distinct quarters, allowing buyers to bid on one or both.

The property lays well and presents a balanced mix of productive cropland and native grass pasture. Natural water is provided by large stock dams, and seasonal creeks add habitat value along the western boundary. The land supports strong wildlife habitat for deer, antelope, and upland birds, making it a well-rounded property for the agricultural operator and recreational landowner alike.

For property inspection or to schedule a private tour, contact Andy Mrnak at 701.206.1095.

DRIVING DIRECTIONS

From Reeder, ND, drive 19 miles south on ND Hwy. #22/SD Hwy. #79 to the Ludlow Rd. Turn and drive east for 5 miles to White Hill Rd. Then drive north for 1 mile to the section line road, then 1/2 mile west on the section line road to the property.

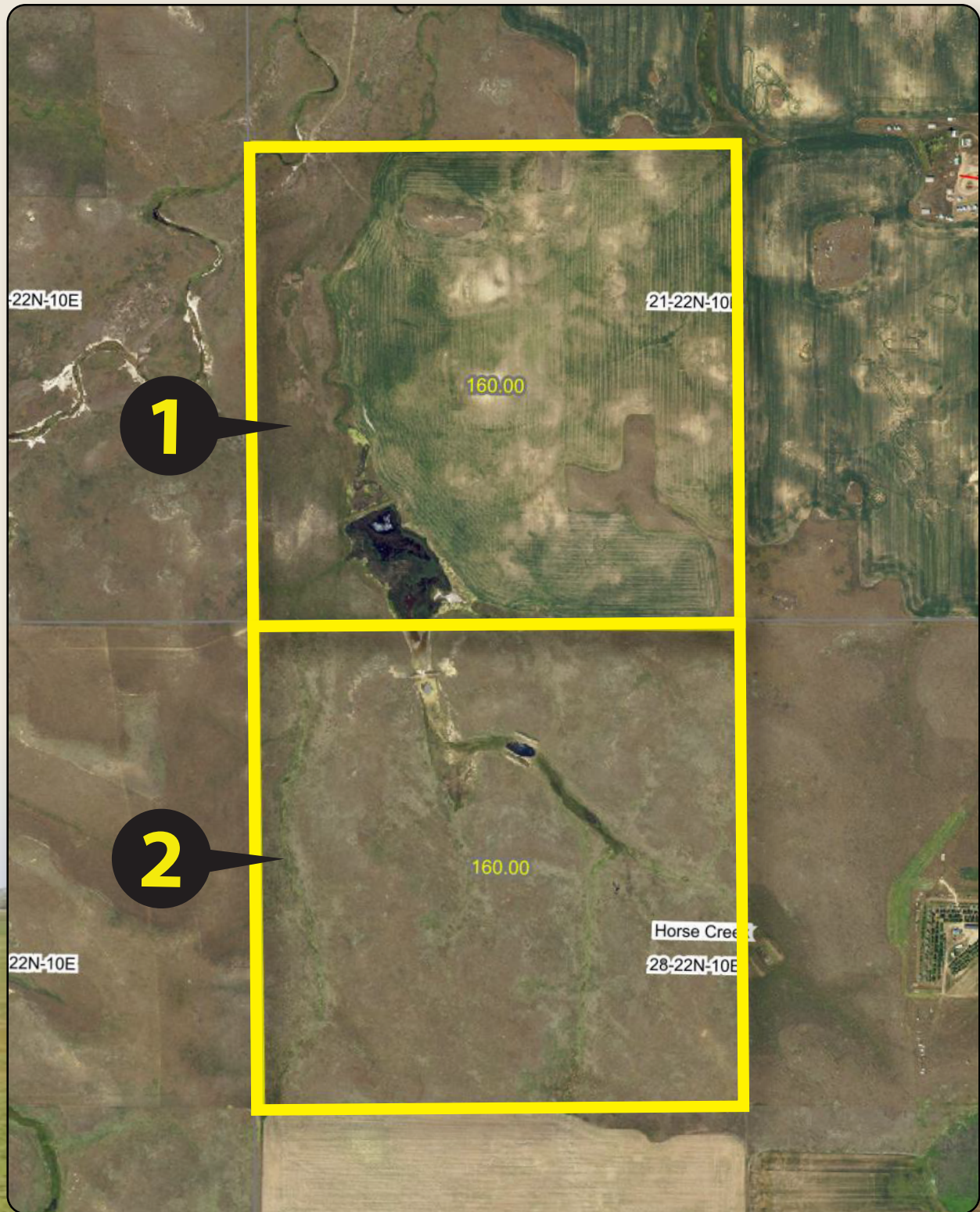


ANDY MRNAK | 701.206.1095 | andy@pifers.com

Pifer's

709 12th St. NE • Bowman, ND 58623

OVERALL PROPERTY

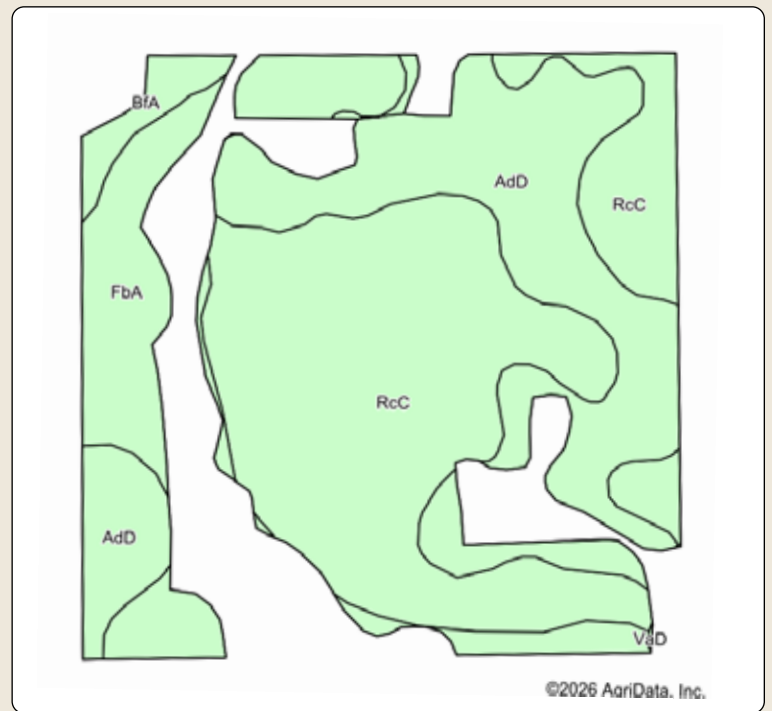


PARCEL 1

Acres: 160 +/-
Legal: SW¼ 21-22-10
FSA Crop Acres: 128.89 +/-
Grazing Acres: 30 +/-
Taxes: \$694.22 (2025)

Crop	Base Acres	Yield
Corn	95.0	53 bu.
Total Base Acres: 95.0		

Parcel 1 is primarily cropland with a strong production history in small grains and livestock feed. The Soil Productivity Index (SPI) is 60.9, with 128.89 +/- FSA crop acres anchoring the working ground. A large stock dam in the southwest corner provides natural water, and 30 +/- acres of grazing land run along the western edge. Seasonal creeks traverse the western boundary, adding habitat value and supporting the wildlife that frequents the property.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
RcC	Reeder-Lantry loams, 2 to 9 percent slopes	61.86	47.9%	Ile		67
AdD	Amor-Cabba loams, 9 to 15 percent slopes	41.44	32.2%	IVe		49
FbA	Farnuf-Daglum loams, 0 to 3 percent slopes	22.51	17.5%	IIc	IIc	66
BfA	Belfield-Rhoades complex, 0 to 2 percent slopes	3.08	2.4%	IIIs		60
Weighted Average						60.9

PARCEL 2

Acres: 160 +/-
Legal: NW¼ 28-22-10
Grazing Acres: 160 +/-
Taxes: \$374.66 (2025)

Parcel 2 is a full 160 +/- acre grazing quarter, dominated by productive native grass that has been carefully maintained over generations. Natural water is supplied by a couple of stock dams positioned to serve the pasture well. This is straightforward, productive grazing land in an area known for strong grass country.



PARCEL 1



PARCEL 2



TERMS AND 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, SD #12782.

Pifer's ^{21st} Annual WESTERN DAKOTA Land Auctions

Pifer's invites you to this year's annual Western Dakota Land Auction Event for the 21st year and counting! Year after year, the continued success of this great land event can be credited to the unique landscape of the Western Dakotas, where each property has distinct qualities that offer something for everyone.

Whether it is cropland, hayland, rangeland, or a peaceful place to hunt and enjoy with your friends and family, this event will offer a property that fits your desires. This year's 21st Annual Western Dakota Land Auction Event is no exception, and features fantastic properties. Take a little extra time and study the details of these properties and contact one of our agents today for any questions that you may have. Mark these dates and locations on your calendar and join Pifer's for this year's spectacular Western Dakota Land Auction Event!

