

# Farmland Auction

**25**  
YEARS  
est. 2000

**777.08 Acres • Traill County, ND**

**Wednesday, May 21, 2025 – 10:00 a.m.**

**Holiday Inn • Fargo, ND**



**OWNER: Ferguson Farms - Sharon Gunderson & Kay Forkner Estates**



**Pifer's**

**877.700.4099**

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

# INTRODUCTION

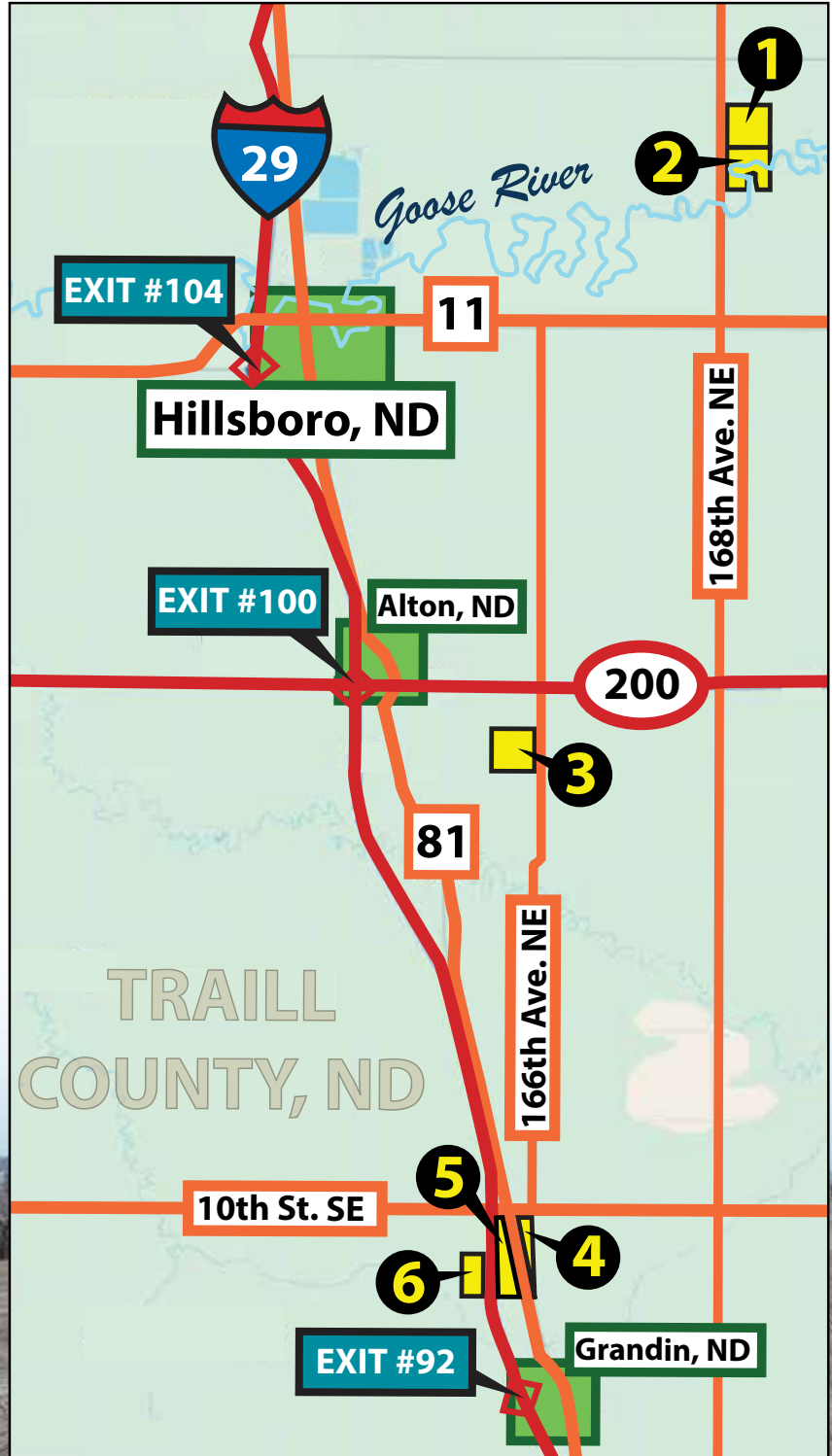
**Auction Note:** This live and online auction features 777.08 +/- acres of exceptional cropland in Traill County, North Dakota. Parcels one and two are located in Caledonia township and feature soil productivity index (SPI) numbers in the 90s! Parcel three is located in Hillsboro township with good access and an SPI in the 80s. Parcels four, five, and six are located in Kelso township and boast SPI scores in the 80s. The land is currently under lease for 2025. Buyers will receive 2025 rent payments. All six parcels feature productive tillable acres and present an excellent opportunity to expand your farm operation or diversify your investment portfolio!

## Driving Directions:

**Parcels 1 & 2:** From Hillsboro, ND head east on County Rd #11 for 4 miles. Then, head north on 168th Ave. NE for 2 miles to reach the SW corner of parcel 1 and the NW corner of parcel 2.

**Parcel 3:** From Alton, ND head east on Hwy. #200 for 2 miles. Then, head south for 1 mile to reach the SE corner of the property.

**Parcels 4, 5 & 6:** From Grandin, ND head north on Hwy. #81 for 2 miles. The intersection of Hwy. #81 and 10th St. SE marks the NW corner of parcel 4 and the NE corner of parcel 5. To reach parcel 6, head west for 0.75 miles then head south on 165th Ave. SE for one mile. A minimum maintenance road leads east to reach parcel 6.



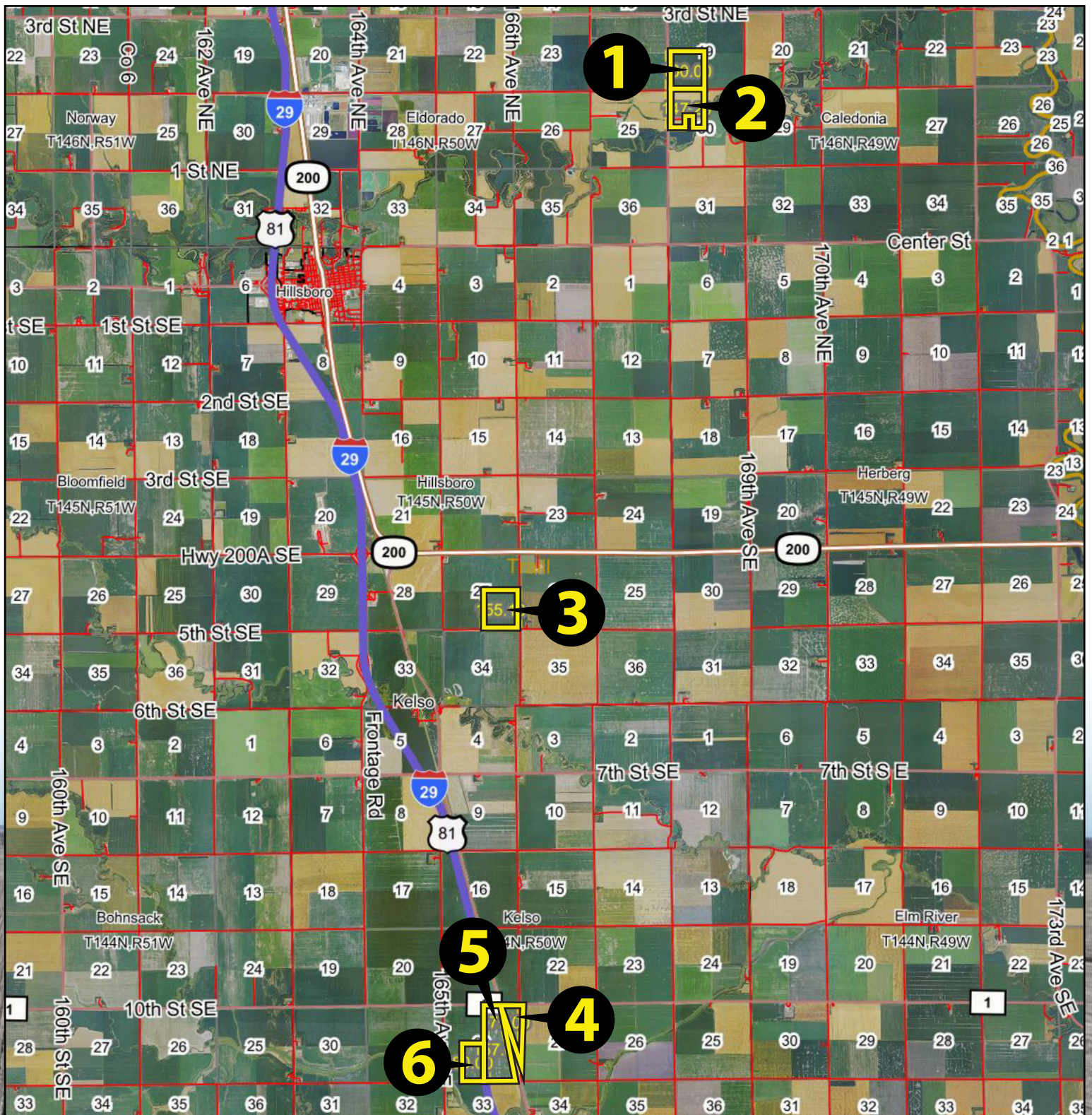
**Jack Pifer • 701.261.4762 or [jack@pifers.com](mailto:jack@pifers.com)**

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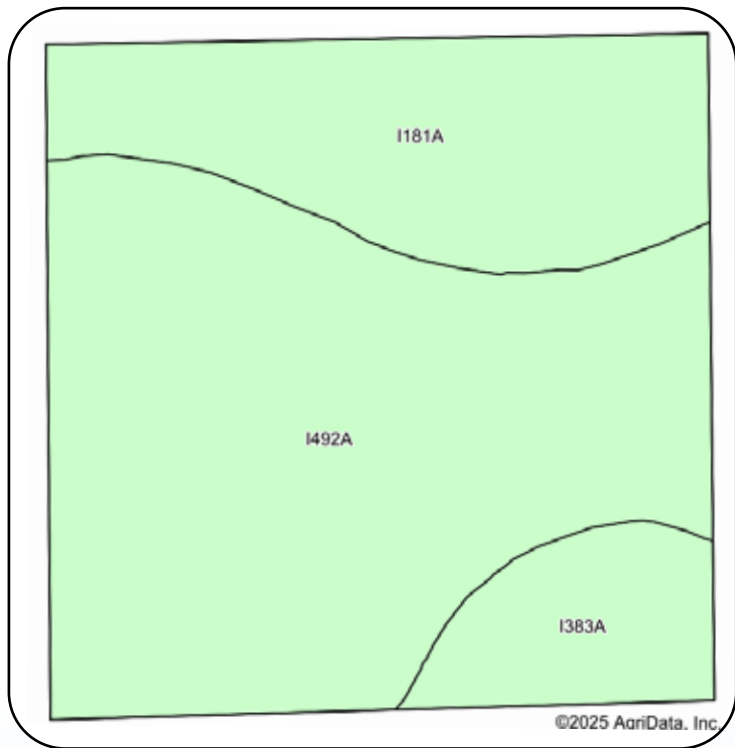
# OVERALL PROPERTY





# PARCEL 1

Acres: 160 +/-  
Legal: SW¼ 19-146-49  
FSA Crop Acres: 158.84 +/-  
Taxes (2024): \$3,414.11



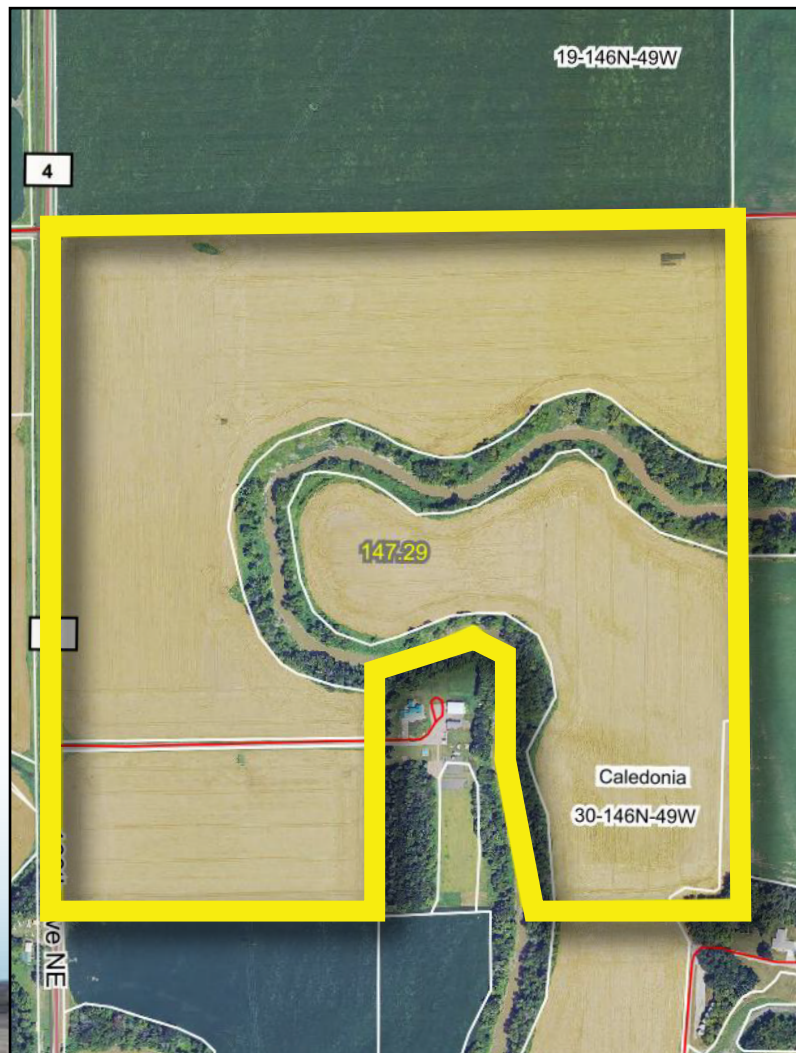
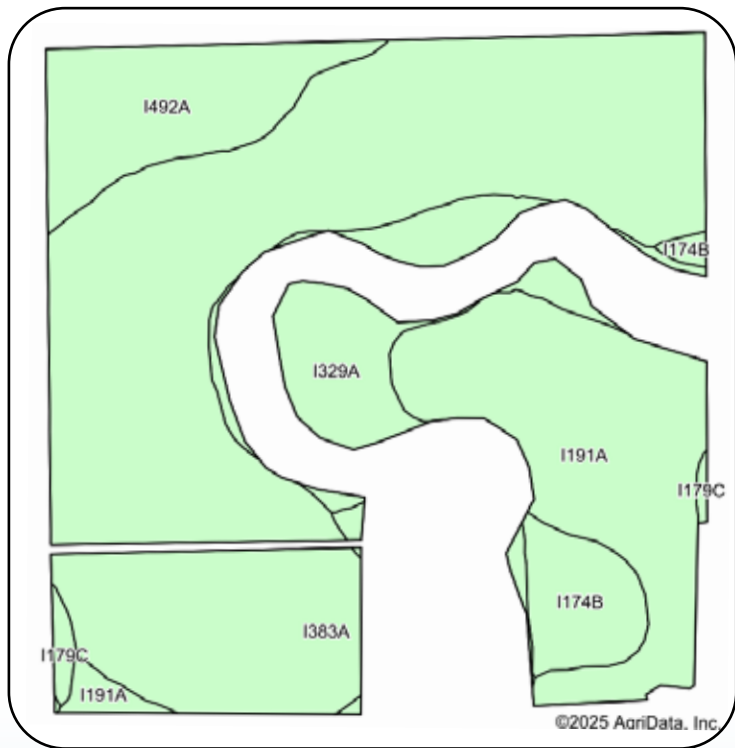
Crop	Base Acres	Yield
Wheat	52.59	55 bu.
Corn	52.62	151 bu.
Soybeans	52.59	40 bu.
Total Base Acres: 157.8		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I492A	Bearden-Lindaas silty clay loams, 0 to 2 percent slopes	100.56	62.8%	IIw	92
I181A	Glyndon-Perella silt loams, 0 to 2 percent slopes	43.52	27.2%	IIe	92
I383A	Overly silty clay loam, 0 to 2 percent slopes	15.92	10.0%	IIc	96
Weighted Average					92.4



# PARCEL 2

**Acres:** 147.29 +/-  
**Legal:** NW¼ Less A 12.71 Ac Tract 30-146-49  
**FSA Crop Acres:** 125.5 +/-  
**Taxes (2024):** \$2,408.63



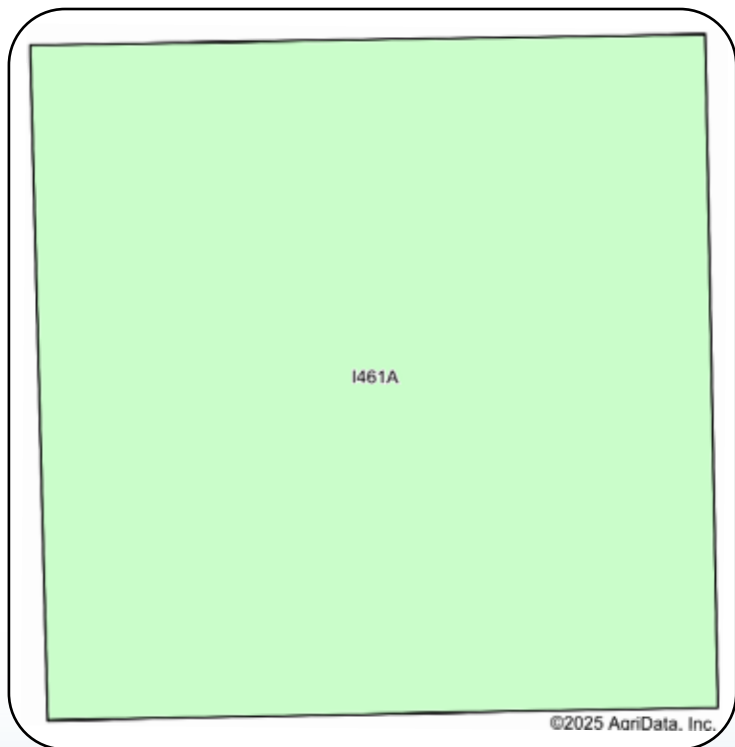
Crop	Base Acres	Yield
Corn	22.54	128 bu.
Soybeans	22.51	36 bu.
Total Base Acres: 45.05		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I383A	Overly silty clay loam, 0 to 2 percent slopes	70.90	56.4%	IIc	96
I191A	Beotia silt loam, 0 to 2 percent slopes	24.56	19.6%	IIc	98
I492A	Bearden-Lindaas silty clay loams, 0 to 2 percent slopes	11.79	9.4%	IIw	92
I329A	Fairdale silt loam, 0 to 2 percent slopes, occasionally flooded	11.56	9.2%	IIc	81
I174B	Overly-Great Bend silty clay loams, 2 to 6 percent slopes	5.73	4.6%	IIe	94
I179C	Great Bend silty clay loam, 6 to 9 percent slopes	0.96	0.8%	IIIe	70
Weighted Average					94.3



# PARCEL 3

Acres: 155.13 +/-  
Legal: SE¼ Less A 80' 27-145-50  
FSA Crop Acres: 156.68 +/- (Exceeds Tax Deeded Acres)  
Taxes (2024): \$5,134.16



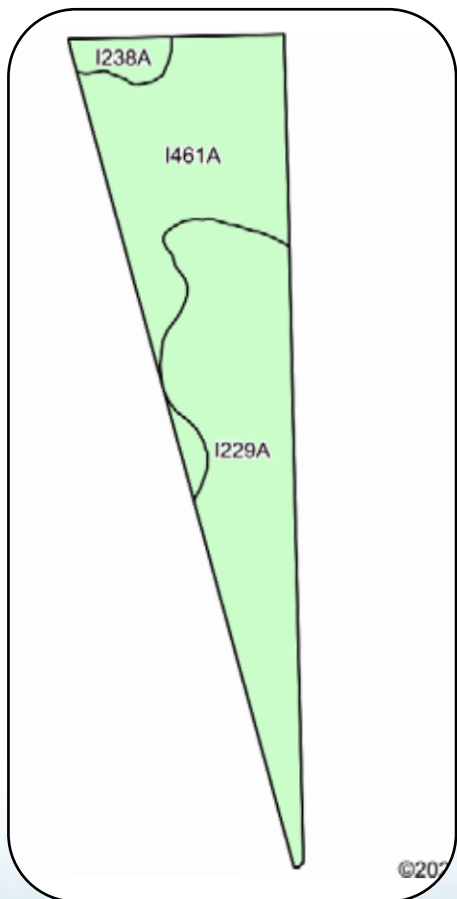
Crop	Base Acres	Yield
Corn	61.77	128 bu.
Soybeans	61.67	36 bu.
Total Base Acres: 123.44		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I461A	Hegne-Enloe silty clays, 0 to 1 percent slopes	155.13	100.0%	IIw	82
Weighted Average					82



# PARCEL 4

Acres: 77 +/-  
 Legal: Part of NE¼ & SE¼ East of RR 28-144-50 (Final Legal TBD by Survey)  
 FSA Crop Acres: 75.73 +/-  
 Taxes (2024): TBD



## \*\*PARCELS 4-6 COMBINED\*\*

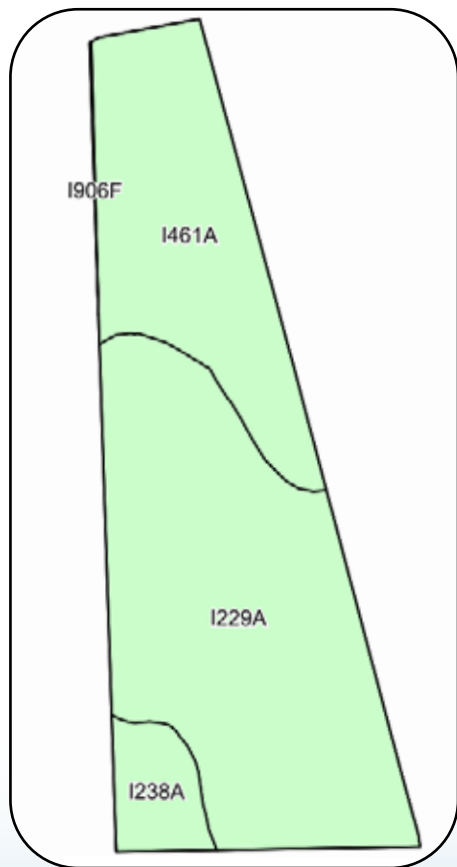
Crop	Base Acres	Yield
Corn	122.84	128 bu.
Soybeans	122.63	36 bu.
Total Base Acres: 245.47		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	40.73	53.8%	IIw	86
I461A	Hegne-Enloe silty clays, 0 to 1 percent slopes	31.95	42.2%	IIw	82
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	3.05	4.0%	IIw	84
Weighted Average					84.2



# PARCEL 5

**Acres:** 157.66 +/- (Final Acres TBD by Survey)  
**Legal:** Part of NE¼ & SE¼ West of RR 28-144-50 (Final Legal TBD by Survey)  
**FSA Crop Acres:** 156.69 +/-  
**Taxes (2024):** TBD



## \*\*PARCELS 4-6 COMBINED\*\*

Crop	Base Acres	Yield
Corn	122.84	128 bu.
Soybeans	122.63	36 bu.
Total Base Acres: 245.47		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	94.92	60.5%	IIw	86
I461A	Hegne-Enloe silty clays, 0 to 1 percent slopes	51.63	33.0%	IIw	82
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	9.90	6.3%	IIw	84
I906F	Orthents-Aquents-Urban Land, highway complex, 0 to 35 percent slopes	0.24	0.2%	IVe	32
Weighted Average					84.5

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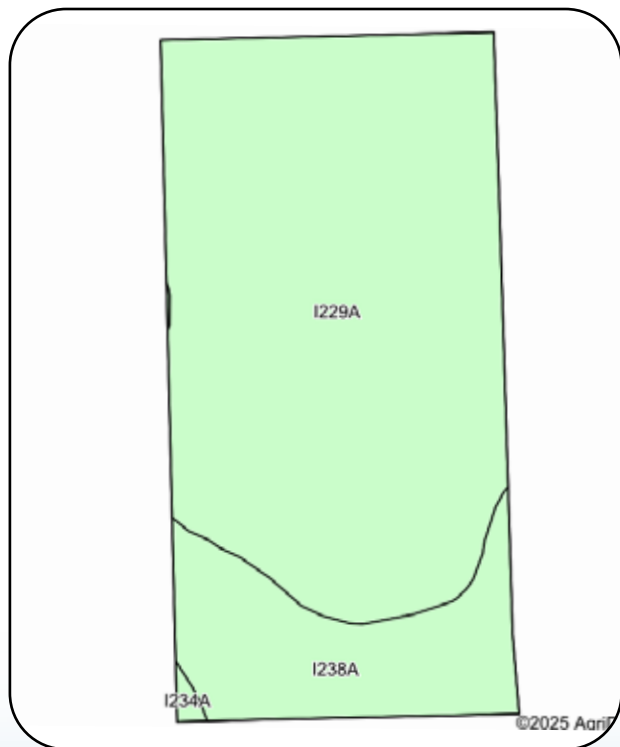
# PARCEL 6

Acres: 80 +/- (Final Acres TBD by Survey)

Legal: E½SW¼ 28-144-50

FSA Crop Acres: 79.12 +/-

Taxes (2024): TBD



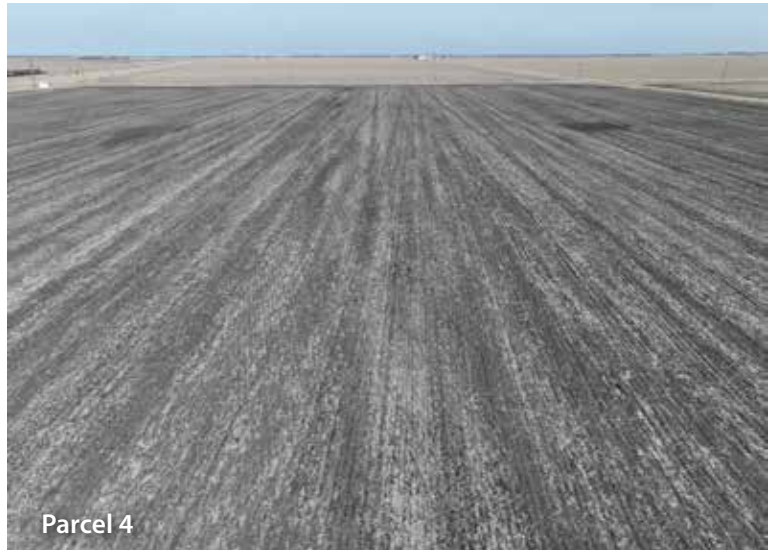
## \*\*PARCELS 4-6 COMBINED\*\*

Crop	Base Acres	Yield
Corn	122.84	128 bu.
Soybeans	122.63	36 bu.
Total Base Acres: 245.47		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	63.29	80.0%	IIw	86
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	15.48	19.6%	IIw	84
I234A	Fargo-Nutley silty clays, 0 to 2 percent slopes	0.35	0.4%	IIw	81
Weighted Average					85.6



# 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 7/7/25. 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 July 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, Kevin Pifer, ND #715.



# Pifer's

# 25

YEARS

# 25

est. 2000

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