

# Farmland Auction

**25**  
YEARS  
est. 2000

**795.56 Acres • Mercer County, ND**

**Wednesday, March 26, 2025 – 5:00 p.m.**

**Holiday Inn • Bismarck, ND**



***OWNER: Stuhlmiller Family Living Trust***



**Pifer's**

**701.475.7653**

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

# INTRODUCTION

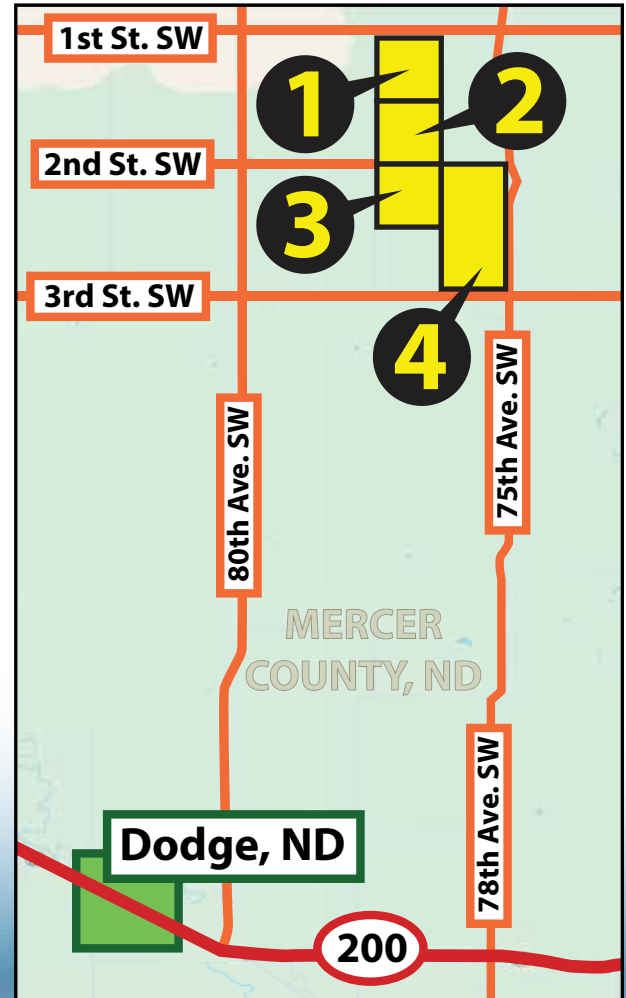
**Auction Note:** This farm is an exceptional offering of productive cropland, fertile pastureland and exceptional water sources on the Goodman Creek Aquifer in Mercer County, North Dakota. What's more, the pastureland has wells and the cropland has highly productive soils including Belfield-Daglum Complex and Belfield-Grail Loams, making it ideal for crops such as corn, soybeans, sunflowers, canola, wheat, and more. Additionally, Parcel 4 has received conditional approval for an industrial use water permit, further increasing the land's value and usability. This land does not have any USFW Easements and will be available for the 2025 crop and grazing year!

## Driving Directions From Dodge, ND:

**Parcel 1:** At the intersection of Hwy. #200 and 80th Ave. SW (2.5 miles east of Dodge, ND), take 77th Ave. SW north for 7 miles. Turn east on 1st St. SW for 1 mile. This will put you at the northwest corner of parcel 1.

**Parcels 2 & 3:** At the intersection of Hwy. #200 and 80th Ave. SW (2.5 miles east of Dodge, ND), take 77th Ave. SW north for 6 miles. Turn east on 2nd St. SW for 1 mile. This will put you at the southwest corner of parcel 2 and the northwest corner of parcel 3.

**Parcel 4:** At the intersection of Hwy. #200 and 78th Ave. SW (3.5 miles east of Dodge, ND), take 78th Ave. SW north for 2 miles. 78th Ave will become 75th Ave. SW, and continue north for 3 additional miles. This will put you at the southeast corner of parcel 4.

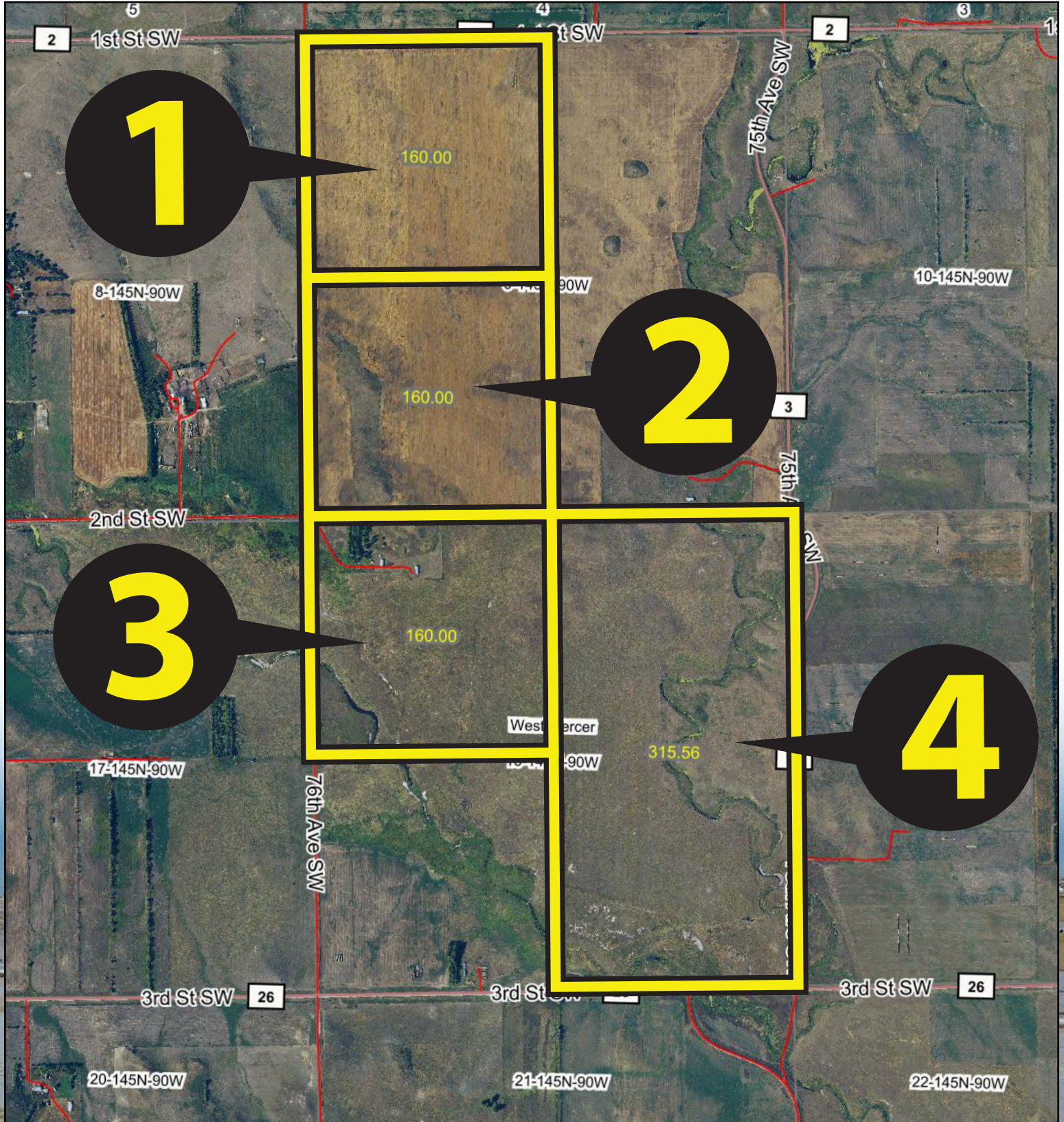


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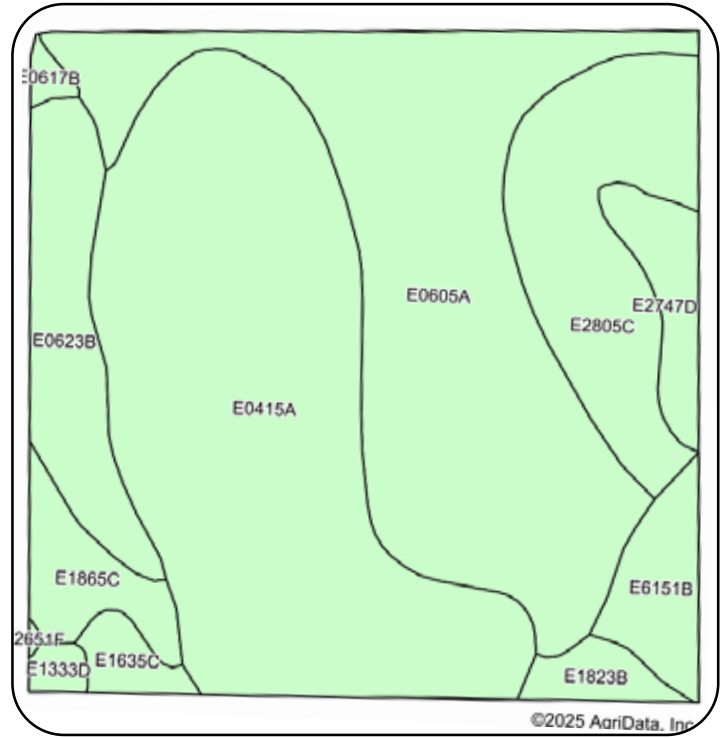
# OVERALL PROPERTY



# PARCEL 1

Acres: 160 +/-  
 Legal: NW¼ 9-145-90  
 FSA Crop Acres: 156.22 +/- (Estimate)  
 Taxes (2024): \$761.33

This is a productive parcel with mostly loam soils and a strong cropping history. It has excellent access off 1st St. SW.



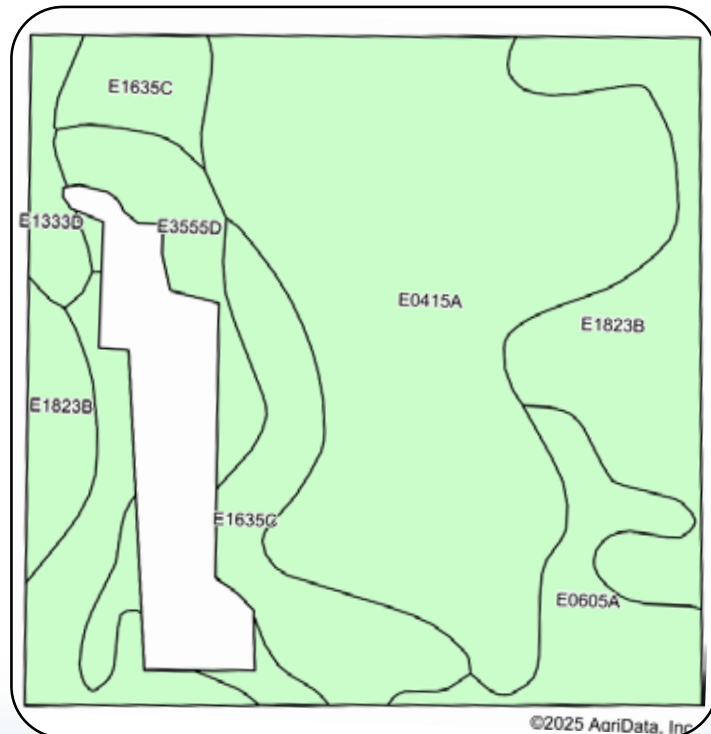
**PARCELS 1 & 2 COMBINED**		
Crop	Base Acres	Yield
Wheat	38.2	24 bu.
Oats	67.5	45 bu.
Barley	77.1	32 bu.
<b>Total Base Acres: 182.8</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	55.39	36.4%	Ils	60
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	47.63	31.2%	Ils	82
E2805C	Amor loam, 6 to 9 percent slopes	17.73	11.6%	IIle	57
E0623B	Grail-Belfield clay loams, 2 to 6 percent slopes	10.90	7.1%	Ile	79
E6151B	Lefor fine sandy loam, 3 to 6 percent slopes	5.21	3.4%	IIle	57
E1865C	Tally-Parshall fine sandy loams, 6 to 9 percent slopes	5.01	3.3%	IVe	50
E2747D	Werner-Chama-Sen silt loams, 9 to 15 percent slopes	4.45	2.9%	VIe	38
E1823B	Parshall fine sandy loam, 2 to 6 percent slopes	2.41	1.6%	IIle	66
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	2.09	1.4%	IVe	51
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	0.92	0.6%	VIe	32
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	0.67	0.4%	Ile	65
E2651F	Werner-Amor-Arnegard loams, 9 to 50 percent slopes	0.10	0.1%	VIe	25
<b>Weighted Average</b>					<b>66.6</b>

# PARCEL 2

Acres: 160 +/-  
 Legal: SW¼ 9-145-90  
 FSA Crop Acres: 140.42 +/- (Estimate)  
 Taxes (2024): \$702.68

This is a productive parcel with a strong cropping history. It has excellent access off 1st St. SW.



<b>**PARCELS 1 &amp; 2 COMBINED**</b>		
Crop	Base Acres	Yield
Wheat	38.2	24 bu.
Oats	67.5	45 bu.
Barley	77.1	32 bu.
<b>Total Base Acres: 182.8</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	63.28	45.3%	IIIs	60
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	27.57	19.7%	IVe	51
E1823B	Parshall fine sandy loam, 2 to 6 percent slopes	23.85	17.0%	IIIle	66
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	11.03	7.9%	IIIs	82
E3555D	Zahl-Williams loams, 9 to 15 percent slopes	10.49	7.5%	VIe	44
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	3.69	2.6%	VIe	32
<b>Weighted Average</b>					<b>59</b>

# PARCEL 3

**Acres:** 160 +/-  
**Legal:** NW¼ 16-145-90  
**FSA Crop Acres:** 116.22 +/-  
**Pasture Acres:** 41.55 +/-  
**Quonset 1:** 40 ft. x 80 ft., Electricity, Cement Floor, New Overhead Door  
**Quonset 2:** 40 ft. x 80 ft., Cement Floor  
**Taxes (2024):** \$552.22

This parcel features productive pastureland with native grasses and a farmstead featuring two quonsets, electricity, well water, and mature trees. Approximately 38 acres were previously enrolled in the Conservation Reserve Program (CRP) and could be returned to production.



## \*\*PARCELS 3 & 4 COMBINED\*\*

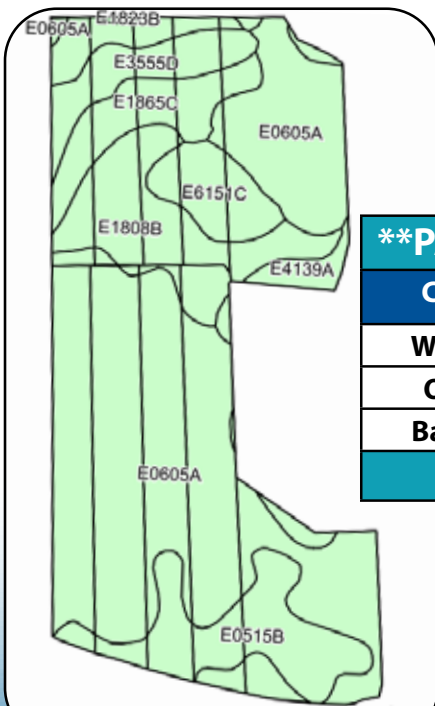
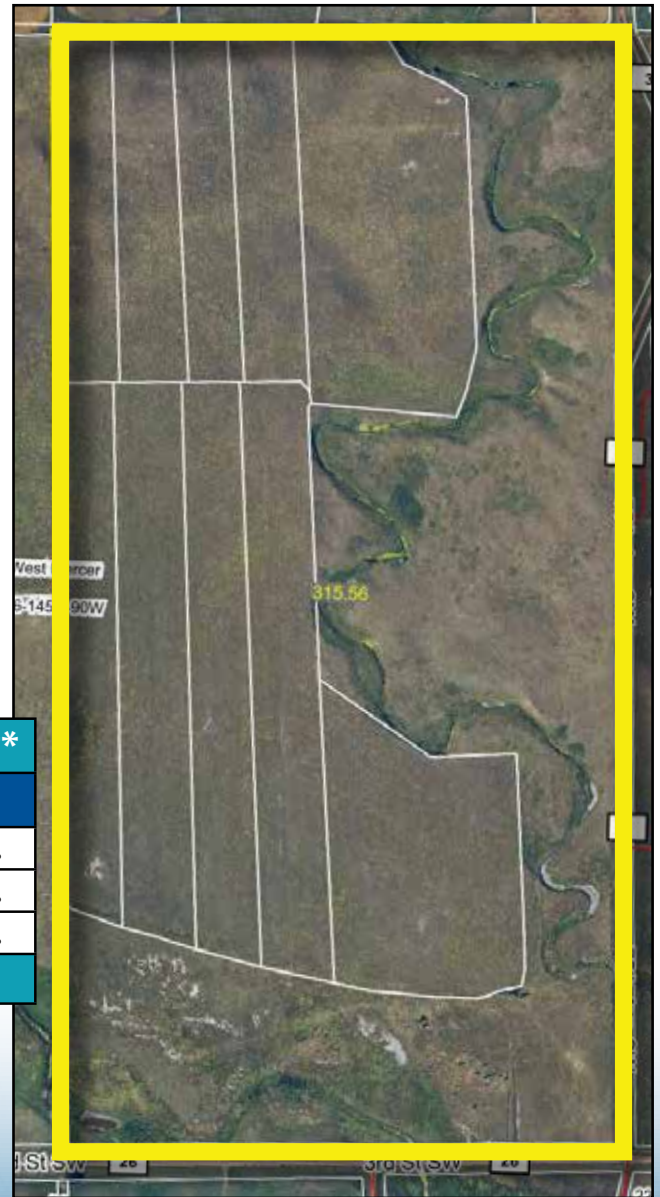
Crop	Base Acres	Yield
Wheat	36.7	24 bu.
Oats	65.0	45 bu.
Barley	74.2	32 bu.
<b>Total Base Acres: 175.9</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	54.57	46.8%	VIs	29
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	47.50	40.9%	IIIs	82
E3555D	Zahl-Williams loams, 9 to 15 percent slopes	7.04	6.1%	VIe	44
E6153D	Lefor-Cohagen fine sandy loam, 9 to 15 percent slopes	4.95	4.3%	VIe	30
E1865C	Tally-Parshall fine sandy loams, 6 to 9 percent slopes	2.05	1.8%	IVe	50
E1808B	Lihen loamy fine sand, 0 to 6 percent slopes	0.11	0.1%	IVe	43
<b>Weighted Average</b>					<b>52</b>

# PARCEL 4

**Acres:** 315.56 +/-  
**Legal:** E½ Less RW 16-145-90  
**FSA Crop Acres:** 169.23 +/-  
**Pasture Acres:** 143.31 +/-  
**Taxes (2024):** \$1,310.17

This parcel features fertile pastureland with the potential to expand cropland acreage - 169 acres were previously enrolled in a CRP and could be returned to production while also being utilized for fall grazing. A well is in the southeast corner of the property. Additionally, the W½SE¼ has received conditional approval for a water permit of up to 350 GPM for industrial use, pending final approval from the North Dakota Water Appropriations Division.



**PARCELS 3 & 4 COMBINED**		
Crop	Base Acres	Yield
Wheat	36.7	24 bu.
Oats	65.0	45 bu.
Barley	74.2	32 bu.
<b>Total Base Acres: 175.9</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	93.82	55.5%	IIIs	82
E1808B	Lihen loamy fine sand, 0 to 6 percent slopes	19.64	11.6%	IVe	43
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	17.97	10.6%	VIIs	29
E1865C	Tally-Parshall fine sandy loams, 6 to 9 percent slopes	10.47	6.2%	IVe	50
E3555D	Zahl-Williams loams, 9 to 15 percent slopes	8.74	5.2%	VIe	44
E6151C	Lefor fine sandy loam, 6 to 9 percent slopes	8.20	4.8%	IVe	42
E6153D	Lefor-Cohagen fine sandy loam, 9 to 15 percent slopes	5.02	3.0%	VIe	30
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	4.98	2.9%	VIW	43
E1823B	Parshall fine sandy loam, 2 to 6 percent slopes	0.40	0.2%	IIle	66
<b>Weighted Average</b>					<b>63.2</b>

# 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. All real estate sales must be closed and the total balance of the purchase price paid on or before 5/12/25. 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 May 12, 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

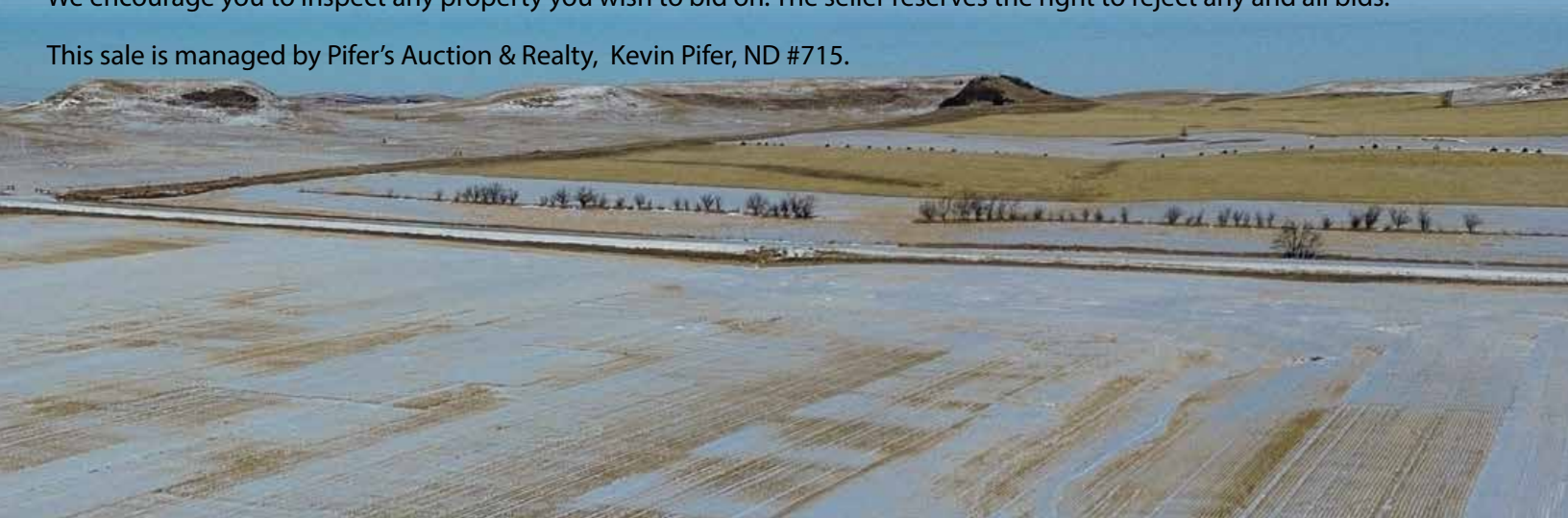
Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

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

YEARS

est. 2000

701.475.7653



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