

## WESTERN DAKOTA EQUIP. AUCTION

**Thursday, March 27, 2025 – 9:00 a.m. (MT)**  
**AUCTION LOCATION: Pifer's Regional Office • Bowman, ND**

2018 John Deere 3046R Tractor

2012 John Deere 9560R Tractor

1989 John Deere 4955 Tractor

NH3 Nurse Tank

**VISIT PIFERS.COM FOR FULL INVENTORY & ONLINE BIDDING!**

John Deere 1895 Air Seeder with John Deere 1910 Cart

2014 New Holland RB560 Baler

1992 Timpte Grain Trailer

2019 Ford F350 XLT Pickup

**OWNERS: Multiple Parties**

This sale is managed by Pifer's Auction & Realty, Kevin Pifer, ND #715. All statements made the day of the auction take precedence over all printed materials.

**Pifer's**  
www.pifers.com

Jim Sabe • 701.523.6283  
 Andy Mmak • 701.206.1095  
 John Soreide • 701.206.0761  
 Kelly Spring • 406.740.0523

## ONLINE ONLY 160 Acres • Rolette County, ND LAND AUCTION

**OPENS: Friday, March 21, 2025 – 8:00 a.m.**  
**CLOSES: Tuesday, March 25, 2025 – 12:00 p.m.**

- 132.6 +/- Crop Acres
- 25.67 +/- CRP Acres - \$22.67/acre
- CRP Contract Expires in 2028
- SE¼ 29-161-72
- Strong Producing Cropland

STOCK PHOTO

**ROLETTE COUNTY, ND**  
**SUBJECT PROPERTY**

**OWNER: Donald Kotschevar**

This sale is managed by Pifer's Auction Company, Kevin Pifer, ND #715. All statements made the day of the auction take precedence over all printed materials. The seller reserves the right to accept or reject any and all bids.

**Pifer's**  
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Kevin Pifer • 701.238.5810  
 Abbey Messer • 701.202.4646

## ONLINE ONLY 320 Acres • Burke County, ND LAND AUCTION

**OPENS: Friday, March 28, 2025 – 8:00 a.m. (CT)**  
**CLOSES: Wednesday, April 2, 2025 – 11:00 a.m. (CT)**

- 290.49 +/- FSA Crop Acres
- Parcel 1: NW¼ 15-163-88
- Parcel 2: SW¼ 10-163-88
- Soil Productivity Indexes in the 70s & 80s!
- Available in 2025

STOCK PHOTO

**BURKE COUNTY, ND**  
**Kenmare, ND**

**OWNERS: Joseph L. & Lynn L. Steinger**

This sale is managed by Pifer's Auction Company, Kevin Pifer, ND #715. All statements made the day of the auction take precedence over all printed materials. The seller reserves the right to accept or reject any and all bids. Seller to reserve all sub-surface minerals.

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To View Complete Listing and Pictures: [www.sundsbauctions.com](http://www.sundsbauctions.com)  
2004 GMC SIERRA "K1500" AUTO, GAS, 4X4 EXTENDED CAB PICKUP W/5.3 LITER V8 MOTOR & 147,000 MILES  
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**OWNER: ROBIN CARLSON ESTATE, LEIF CARLSON, P.R.,**  
**INFO: BERNIE AT 701-721-9920**

**AUCTIONEERS:** SUNDSBAK AUCTIONS, LLC, DARRELL - 701-839-1061, MIKE - 701-720-5286, MARY - 701-721-3517  
**CLERK:** ROB'S CLERKING, P.O. BOX 1833, MINOT, ND 58702-1833, PH: 701-852-6390  
**TERMS:** CASH OR CHECK - U. S. FUNDS - DRIVERS LICENSE ID REQUIRED - ALL ITEMS SOLD AS IS WHERE IS - ALL ITEMS MUST BE PAID FOR THE DAY OF SALE UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE WITH THE CLERK - ALL SALES ARE FINAL - NOT RESPONSIBLE FOR ACCIDENTS OR LOST ITEMS

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*Make an appointment with Kristi or your favorite Realtor to see these Burke County properties. Visit [www.kristibohl.com](http://www.kristibohl.com) to view more information and photos of these homes.*



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**MARCH 14, 15, 16 - LOONEY TUNES- THE DAY THE EARTH BLEW UP (PG)**

**MARCH 21, 22, 23 - LOONEY TUNES- THE DAY THE EARTH BLEW UP (PG)**

**MARCH 28, 29, 30 - UNBREAKABLE BOY (PG)**

**APRIL 4, 5, 6 - LAST BREATH (PG13)**

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**WARD COUNTY LAND FOR SALE  
THIS IS SPECIFICALLY AN  
ONLINE ONLY BID SALE**

(Bidders must have submitted a written bid and be accepted to have the ability to raise their bid online)

**SE1/4 Section 4-157-85**

**160 total deeded acres +/-**

**155.83 tillable acres +/-**

**Productivity Index – 78.7 PI**

**2024 Real Estate Taxes - \$987.66**

**Minerals:** Sellers to reserve all oil, coal, gas and all other minerals the sellers may now own of record.

**Terms:** Cash, with 10% down as earnest money upon completion of bids and balance payable within 45 days. The property is being sold subject to a lease through the 2025 & 2026 crop years ending December 1, 2026. (annual rent is \$9,447.00)

**Bids:** Written bids will be accepted until 5:00 pm on Tuesday, March 25th, 2025. The accepted top bidders will have the right to raise their bids online at 10:00 a.m. on Friday, March 28th, 2025. Sellers will furnish an updated abstract. Sellers will pay the 2024 Real Estate Taxes and all prior years. Sellers and buyer will split the fee for the actual closing 50/50. The sellers reserve the right to accept, reject or modify any and all bids and to modify the online bidding requirements.

**Online Bidding:** Broker is not legally or financially responsible for any problems or issues that may arise during the online bidding process such as loss of internet connection, etc.

**Information:** Bids may be submitted to and further information may be obtained from:

**Ryan Haugen, Haugen Farm Realty, Inc.,  
3108 S. Broadway, Ste. i,  
Minot, ND 58701, (701) 839-1451, or from our  
website at www.haugenfarmrealty.com.**

**FARMLAND FOR SALE**

The following parcels are being offered for sale in Ward, Burke and, Renville Counties, North Dakota by the Jensen Family.

- PARCEL 1:** NE1/4 less Hwy 52 & right of way of Section 4, Township 161 N, Range 88 W, Ward County, ND (128.3 Crop acres more or less)
- PARCEL 2:** NE1/4 of Section 16, Township 163 N, Range 87 W, Renville County, ND (151.85 Crop acres more or less)
- PARCEL 3:** NE1/4 of Section 21, Township 163 N, Range 87 W, Renville County, ND (148.31 Crop acres more or less)
- PARCEL 4:** NE1/4 of Section 10, Township 163 N, Range 88 W, Burke County, ND (141.37 Crop acres more or less)
- PARCEL 5:** SW1/4 of Section 24, Township 163 N, Range 88 W, Burke County, ND (148.05 Crop acres more or less)
- PARCEL 6:** NE1/4 of Section 26, Township 163 N, Range 88 W, Burke County, ND (148.18 Crop acres more or less)
- PARCEL 7:** NW1/4 and NE1/4 less Outlot 1 of Section 33, Township 162 N, Range 88 W, Burke County, ND (243.5 Crop acres more or less, 55.82 Pasture acres more or less)
- PARCEL 8:** W1/2SW1/4 less 2 acres known as Outlot 1 of Section 34, Township 162 N, Range 88 W, Burke County, ND (74.89 Crop acres more or less)

Grantors except and reserve all oil, gas and other minerals presently owned by grantors with rights of ingress and egress for purposes of exploration, development and marketing of said minerals.

Subject to easements, reservations and conveyances of record.

**Terms of the sales will be as follows:**

1. The seller reserves the right to reject any and all bids, to waive irregularities in the bidding process, and to amend the terms of the offer.
2. All bids must be submitted on forms supplied by Danish Mill Realty, LLC, and shall be submitted in writing to Danish Mill Realty, LLC at the State Bank & Trust of Kenmare, P.O. Box 727, Kenmare, ND 58746, prior to the bid opening.
3. Only parties who have submitted bids with a cashier's check are invited to attend the live bidding.
4. You must have submitted a bid in writing in order to bid on that particular parcel.
5. No bid will be accepted which is not accompanied by a certified check or cashier's check payable to Danish Mill Realty, LLC for \$5,000.00.
6. If you submit a bid on multiple parcels you will only need to bring one cashier's check for \$5,000. Immediately after the bids are opened all bidders shall have the right to orally raise their written bids in increments of not less than \$5,000.00. To orally raise their written bids, the person submitting the written bid must be personally present to do so or have written authority to act on behalf of the person submitting such bid.
7. If the bid is accepted and the bidder does not complete the purchase, the check will be retained as liquidated damages.
8. Bids will be opened at Kenmare Memorial Hall, at 1:00 PM on Wednesday March 19, 2025. Immediately after the bids are opened all bidders shall have the right to orally raise their written bids in increments of not less than \$5,000.00. To orally raise their written bids, the person submitting the written bid must be personally present to do so or have written authority to act on behalf of the person submitting such bid.
9. Bidders will be notified within 7 days of the conclusion of the sale as to whether the high bid has been accepted.
10. Payment totaling the balance due will be due 30 days from the date the update abstract is provided to the buyer.
11. The seller will provide a clear title and deliver a warranty deed to purchaser at sale closing date.
12. 2025 real estate taxes will be paid by the buyer.
13. The property is not subject to any farm lease agreement.
14. I understand no environmental warranties are given upon premises.
15. Any closing fee charged by a title company will be paid by the buyer.

People requesting more information about this property or a bidding form may contact:  
Jamie Livingston @ Danish Mill Realty, LLC  
P.O. Box 727, Kenmare, ND 58746, Phone (701)385-4287 or (701)-217-0195

8.10b

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27716A R11-21

Call this newspaper to advertise in the next Corner Market edition March 19



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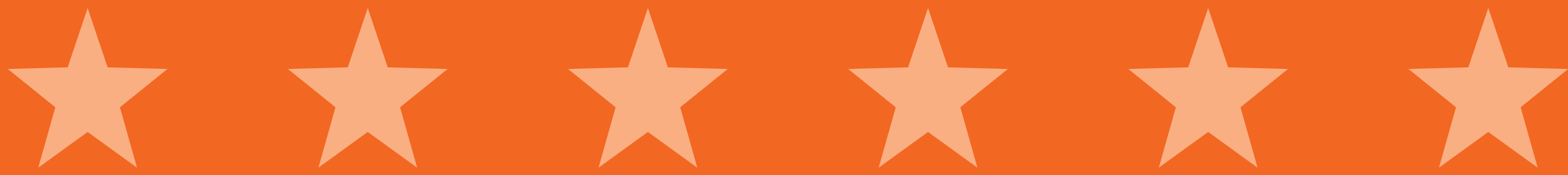
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