

**MINUTES
SOILS COMMITTEE MEETING
EDDY COUNTY COURTHOUSE
JANUARY 28, 2026 @ 9:00am**

BOARD MEMBERS PRESENT: Randy Guler, Bryant Huso, Albert Pfeiffer, Greg Rue, Mike Tweed, Michelle Gilley – NDSU Extension Agent, and Kristy O'Connor

Meeting was called to order by Albert Pfeiffer at 9:00am.

Approval of Minutes:

Minutes from the January 8, 2025 meeting were approved. Motion by Bryant Huso. Second by Mike Tweed. All in favor, motion carried.

Agricultural Land Valuations:

Reviewed the comparison of land values per acre for the 2026 assessment values of cropland and noncropland for Eddy County and surrounding counties were discussed as per the State of ND.

Assigning Value to Soil Types:

Discussion of valuation for Eddy County. Production data decreased lowering land values. Cost of production increased lowering land value and capitalization rates increased lowering land value. Kristy O'Connor proposed a 0% increase in cropland and a 0% increase in noncropland valuation for 2026. Motion by Randy Guler to maintain a 0% change for both land uses. Second by Bryant Huso. All in favor, motion carried.

2026 Modifiers:

Motion by Bryant Huso on approval for modifiers for 2026. Greg Rue second the motion. All in favor, motion carried.

2025 Agricultural Sales:

2025 average sale price per acre is \$1,431.

Committee Terms:

Nomination for Albert Pfeiffer as Chairman of the committee – 1 year term by Greg Rue, second by Randy Guler. Nomination for Randy Guler as Vice Chairman of the committee – 1 year term by Bryant Huso, second by Greg Rue. Nominations for 1 year committee term – Bryant Huso and Greg Rue. 2 year committee term – Randy Guler and Mike Tweed. Motion by Bryant Huso. Randy Guler second the motion. Albert Pfeiffer cast a unanimous ballot to approve nominations. All in favor, motion carried.

Discussion:

Cropland and pasture cash rents.

Motion to adjourn meeting at 9:49 by Albert Pfeiffer.

Submitted by Secretary, Kristy O'Connor

Albert Pfeiffer, Chairperson