704.32 Acres • Wilkin County, MN

Farmland Auction

Monday, October 12, 2026 – 10:00 AM

Courtyard by Marriott • Moorhead, MN

OWNER: Peet Farm Properties LLC

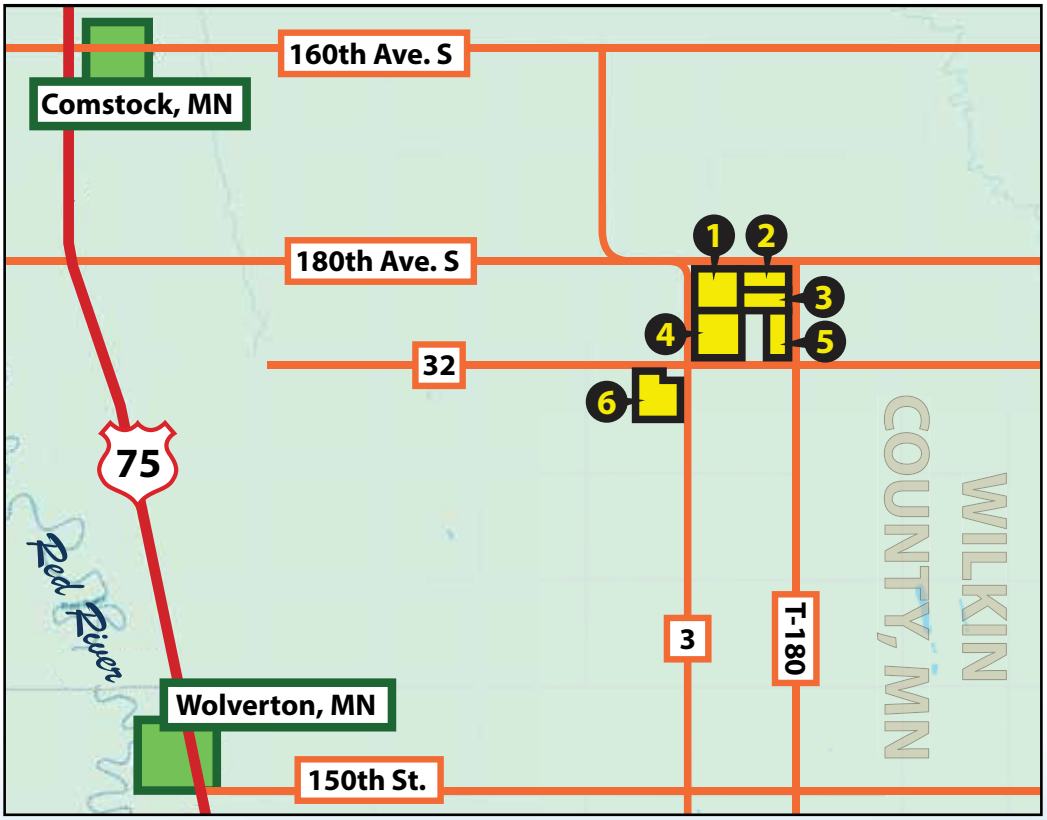
Pifer's

701.261.4762

www.pifers.com

INTRODUCTION

Auction Note: This Pifer's land auction features 704.32 +/- acres in Wilkin County, Minnesota. All six parcels are located in Deerhorn Township and have excellent access along county roads. All six parcels are also located within a half mile of a sugar beet piler. This entire farm features all class II soils that are ideal for raising sugar beets, corn, wheat, soybeans, and other commonly grown crops in the region. This combination of productive cropland and excellent location create a rare opportunity to expand your farm operation or diversify your investment portfolio!



Driving Directions

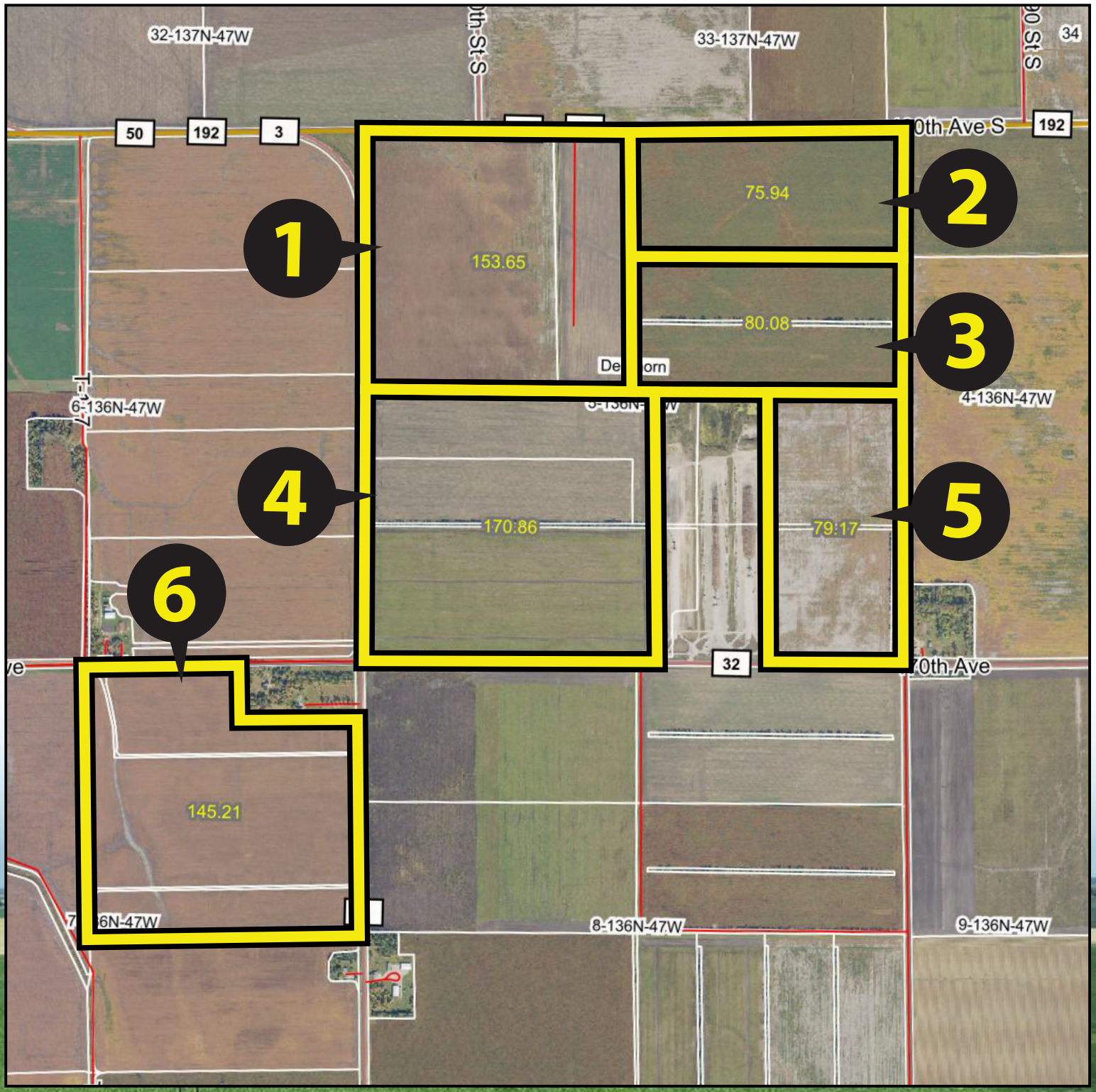
From Wolverton, MN, head east on 150th St. for 4.5 miles. Then head north on Hwy. #3 for 4 miles. The intersection of Hwy. #3 and Hwy. #32 marks the SW corner of section 5 (parcels 1-5) and the NE corner of section 7 (parcel 6).

Jack Pifer | 701.261.4762 • jack@pifers.com

Pifer's

1506 29th Ave. S • Moorhead, MN 56560

OVERALL PROPERTY



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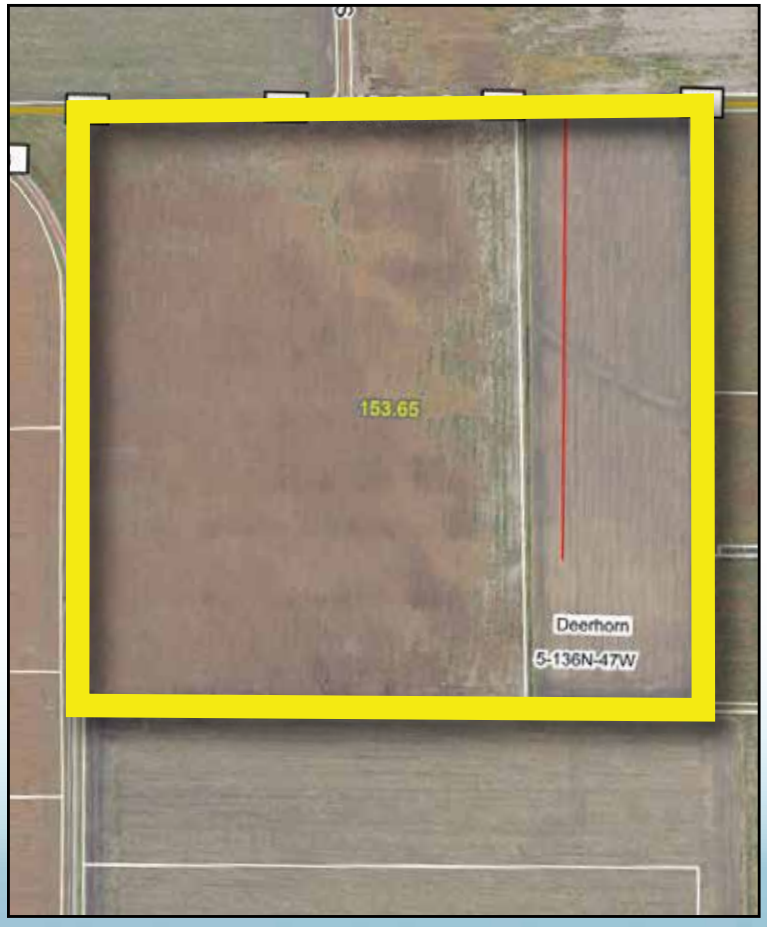
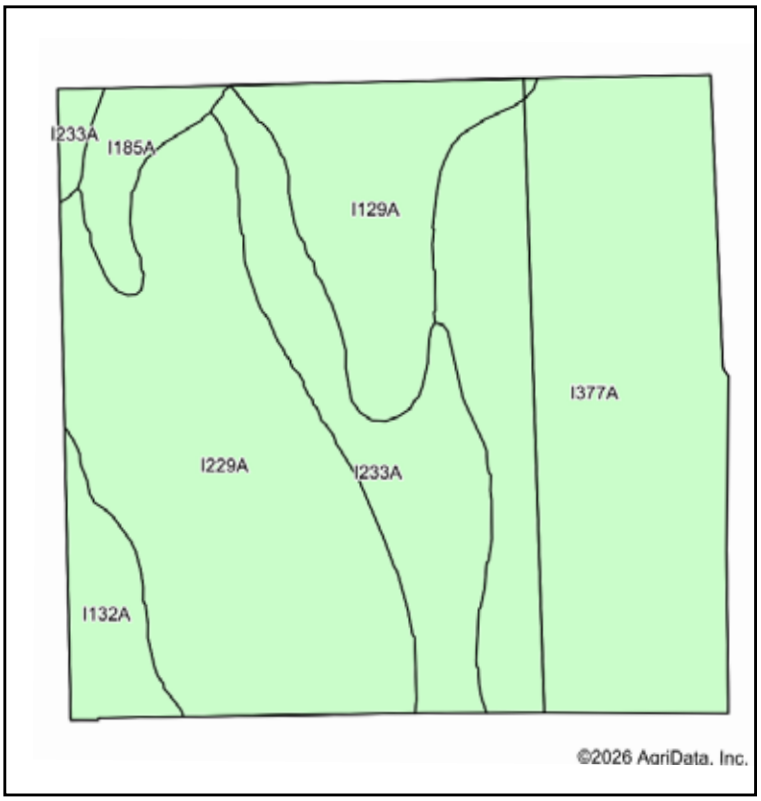
PARCEL 1

Acres: 154.57 +/-
Legal: NW¼ 5-136-47
FSA Crop Acres: 148.1 +/-
Taxes (2026): $7,130.00



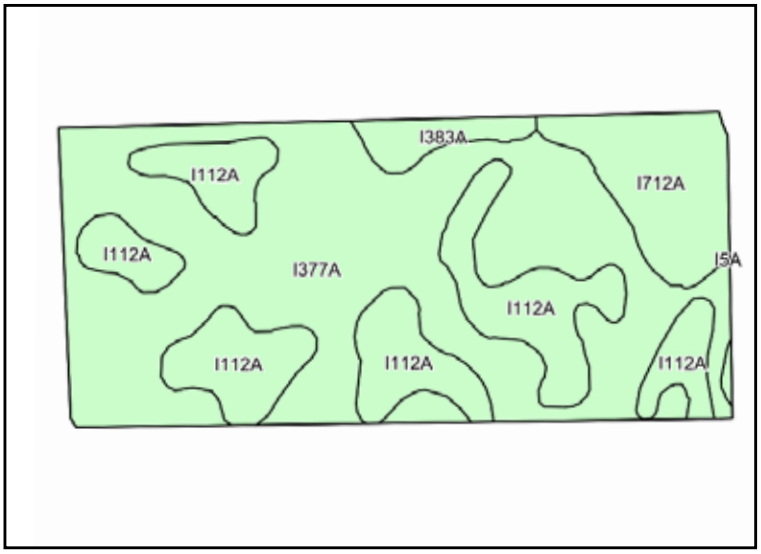


PARCELS 1 & 4 COMBINED		
Crop	**Base Acres**	**Yield**
Wheat	**72.39**	**45 bu.**
Corn	**15.0**	**139 bu.**
Sunflowers	**3.73**	**1,960 lbs.**
Soybeans	**55.71**	**33 bu.**
Barley	**14.81**	**50 bu.**
Total Base Acres: 161.64		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I377A	Wheatville silt loam, 0 to 2 percent slopes	57.45	38.8%	IIe	89
I229A	Fargo silty clay, 0 to 1 percent slopes	44.40	30.0%	IIw	94
I233A	Fargo silty clay loam, 0 to 1 percent slopes	18.84	12.7%	IIw	95
I129A	Croke very fine sandy loam, 0 to 2 percent slopes	16.38	11.1%	IIc	85
I132A	Northcote-Eaglepoint clays, 0 to 1 percent slopes	6.28	4.2%	IIw	75
I185A	Viking clay, 0 to 1 percent slopes	4.75	3.2%	IIw	75
				Weighted Average	**89.8**

PARCEL 2

Acres: 75.98 +/-
Legal: LOT 2 & W 6.33 FT LOT 1, GOV LOT 1 EX W 6.33 FT 5-136-47
FSA Crop Acres: 72.53 +/-
Taxes (2026): $3,044.00



Crop	Base Acres	Yield
Corn	37.63	129 bu.
Soybeans	21.16	33 bu.
Total Base Acres: 58.79		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I377A	Wheatville silt loam, 0 to 2 percent slopes	43.15	59.5%	IIe	89
I112A	Augsburg very fine sandy loam, 0 to 1 percent slopes	19.88	27.4%	IIw	90
I712A	Glyndon silty clay loam, 0 to 2 percent slopes	7.45	10.3%	IIe	89
I383A	Overly silty clay loam, 0 to 2 percent slopes	2.05	2.8%	IIc	100
				Weighted Average	**89.8**

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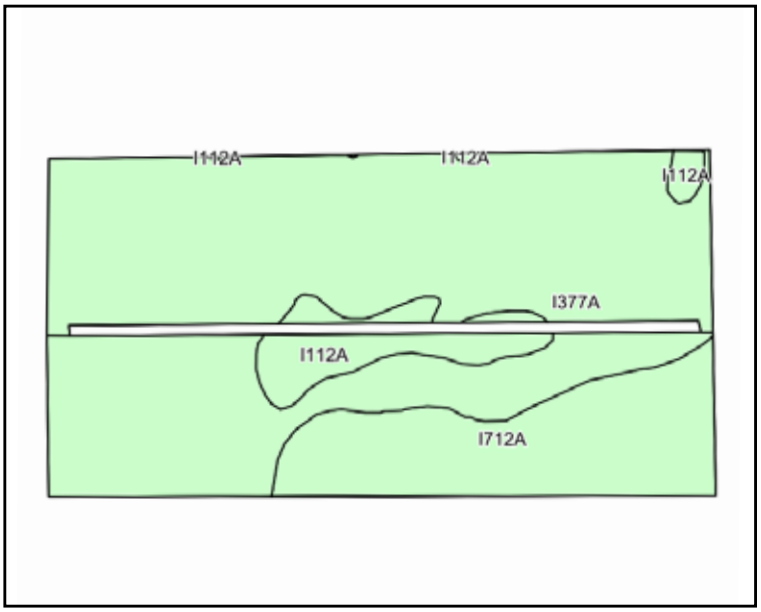
PARCEL 3

Acres: 80 +/-
Legal: S½NE¼ 5-136-47
FSA Crop Acres: 75.57 +/-
Taxes (2026): $3,886.00

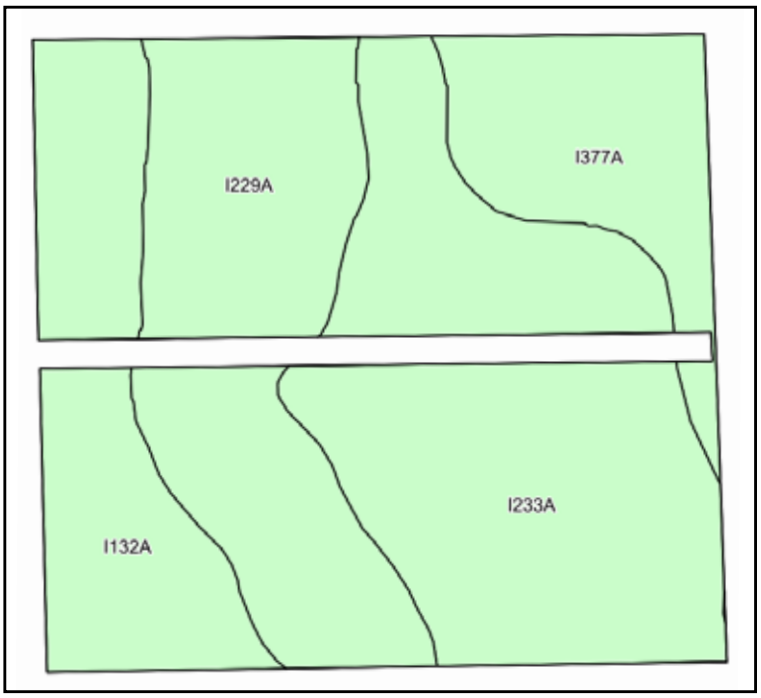


Crop	Base Acres	Yield
Wheat	28.7	45 bu.
Corn	6.0	139 bu.
Sunflowers	1.5	1,960 lbs.
Soybeans	22.1	33 bu.
Barley	5.9	50 bu.
Total Base Acres: 64.2		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I377A	Wheatville silt loam, 0 to 2 percent slopes	55.62	73.6%	IIe	89
I712A	Glyndon silty clay loam, 0 to 2 percent slopes	14.75	19.5%	IIe	89
I112A	Augsburg very fine sandy loam, 0 to 1 percent slopes	5.20	6.9%	IIw	90
				Weighted Average	**89.1**

PARCEL 4

Acres: 170.86 +/- (Final Acres TBD by Survey)
Legal: NE¼SW¼, W½SW¼ & SE¼SW¼, 11 +/- Acres in W½SE¼ 5-136-47
FSA Crop Acres: 161.74 +/-
Taxes (2026): $8,275.00 (Estimate)



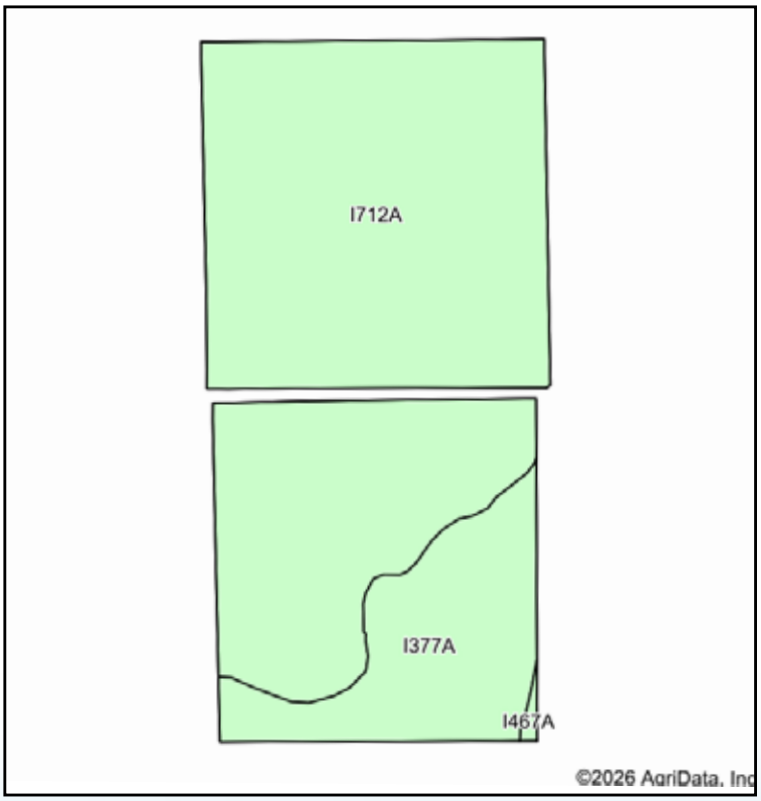
Crop	Base Acres	Yield
Wheat	46.55	45 bu.
Corn	9.65	139 bu.
Sunflowers	2.42	1,960 lbs.
Soybeans	35.85	33 bu.
Barley	9.5	50 bu.
Total Base Acres: 103.97		

PARCELS 1 & 4 COMBINED		
Crop	Base Acres	Yield
Wheat	72.39	45 bu.
Corn	15.0	139 bu.
Sunflowers	3.73	1,960 lbs.
Soybeans	55.71	33 bu.
Barley	14.81	50 bu.
Total Base Acres: 161.64		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I233A	Fargo silty clay loam, 0 to 1 percent slopes	62.54	39.2%	IIw	95
I229A	Fargo silty clay, 0 to 1 percent slopes	43.76	27.4%	IIw	94
I132A	Northcote-Eaglepoint clays, 0 to 1 percent slopes	30.94	19.4%	IIw	75
I377A	Wheatville silt loam, 0 to 2 percent slopes	22.26	14.0%	IIe	89
				Weighted Average	**90**

PARCEL 5 - SALE PENDING

Acres: 79.17 +/- (Final Acres TBD by Survey)
Legal: NE¼SE¼, SE¼SE¼ 5-136-47 (Final Legal TBD by Survey)
FSA Crop Acres: 73.28 +/-
Taxes (2026): $3,784.21.00 (Estimate)

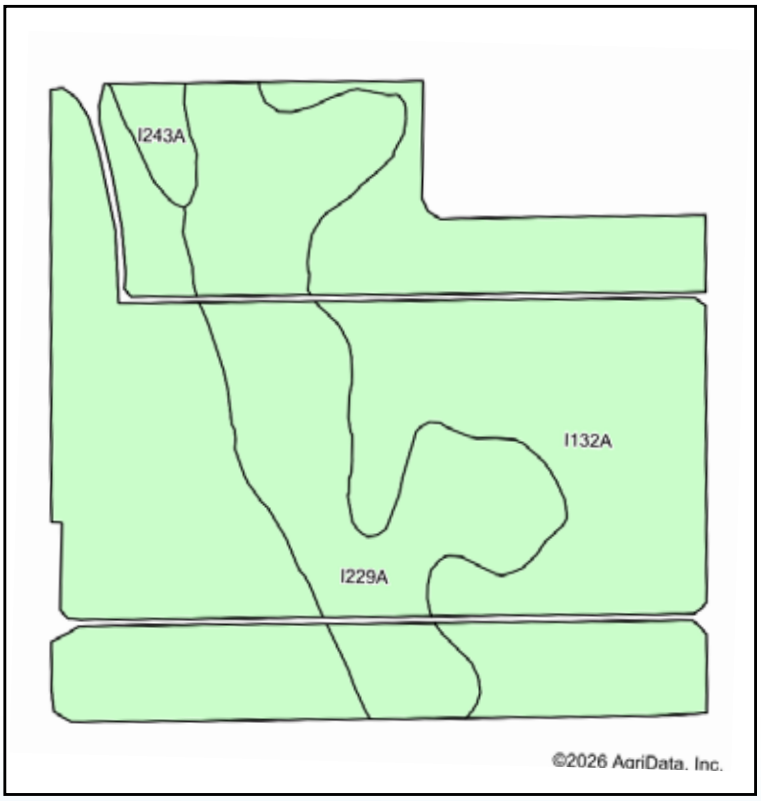


Crop	Base Acres	Yield
Wheat	27.37	45 bu.
Corn	5.71	139 bu.
Sunflowers	1.48	1,960 lbs.
Soybeans	21.07	33 bu.
Barley	5.57	50 bu.
Total Base Acres: 61.2		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I712A	Glyndon silty clay loam, 0 to 2 percent slopes	57.41	80.9%	IIe	89
I377A	Wheatville silt loam, 0 to 2 percent slopes	13.32	18.8%	IIe	89
I467A	Bearden silt loam, 0 to 2 percent slopes	0.22	0.3%	IIe	93
				Weighted Average	**89**

PARCEL 6

Acres: 143.74 +/-
Legal: NE¼ EX 16.26A IN NE¼NE¼ 7-136-47
FSA Crop Acres: 138.7 +/-
Taxes (2026): $6,008.00



Crop	Base Acres	Yield
Wheat	52.48	45 bu.
Corn	10.89	139 bu.
Sunflowers	2.73	1,960 lbs.
Soybeans	40.42	33 bu.
Barley	10.71	50 bu.
Total Base Acres: 117.23		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I132A	Northcote-Eaglepoint clays, 0 to 1 percent slopes	96.10	71.1%	IIw	75
I229A	Fargo silty clay, 0 to 1 percent slopes	36.57	27.1%	IIw	94
I243A	Doran clay loam, 0 to 2 percent slopes	2.41	1.8%	IIc	98
				Weighted Average	**89**

PROPERTY PHOTOS

Parcel 1

Parcel 2

Parcel 3

Parcel 4

Parcel 5

Parcel 6

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 12/2/26. 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 December 2, 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

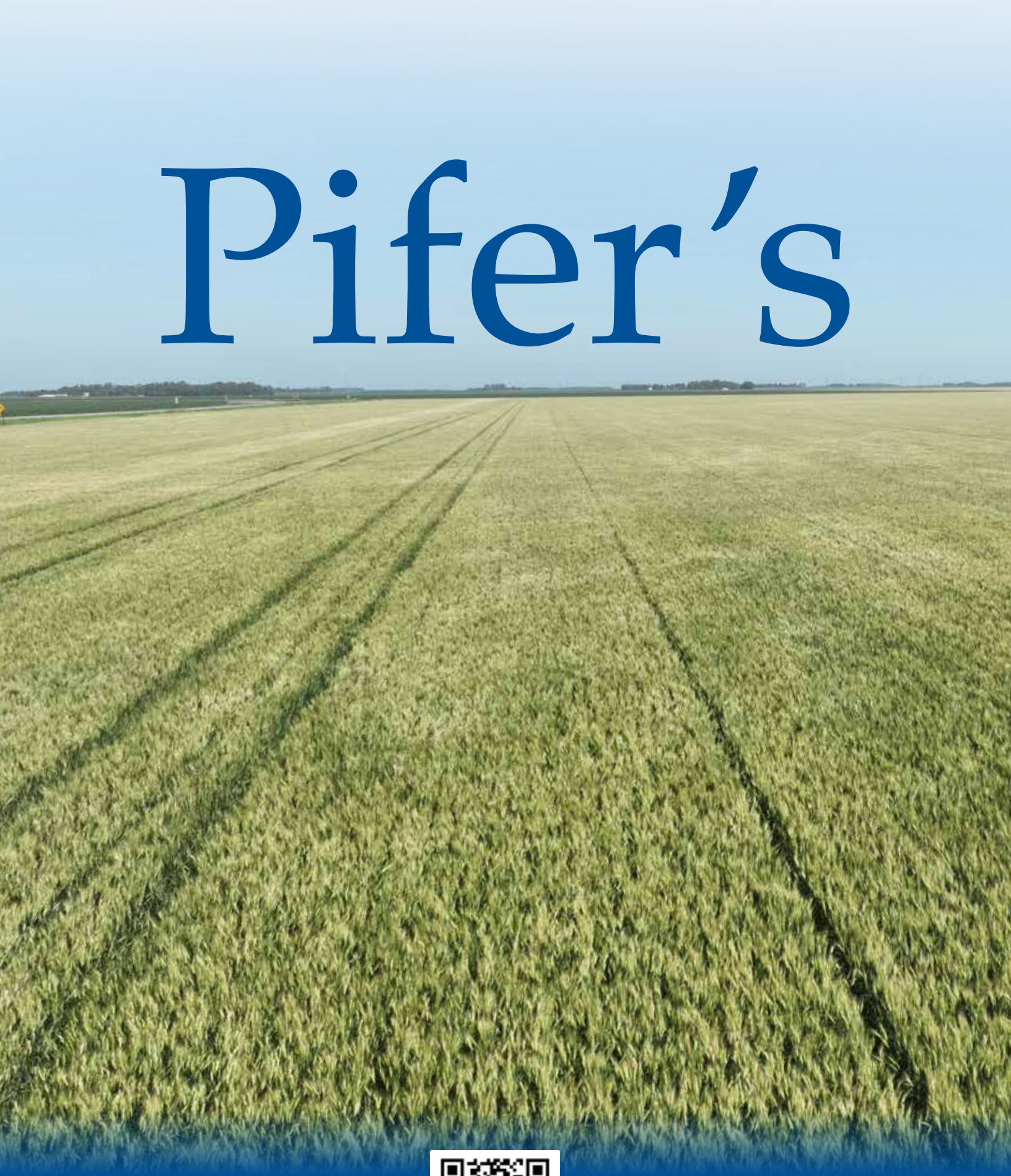
Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

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 Company, Kevin Pifer, MN #14-106.



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