

Farmland Auction

25
YEARS
est. 2000

636.94 +/- Acres • Clay County, MN

Wednesday, February 19, 2025 – 3:00 p.m.

Courtyard by Marriott • Moorhead, MN

OWNERS: Rosemarie C Brendemuhl Estate & Wayne Brendemuhl PR



Pifer's

877.700.4099

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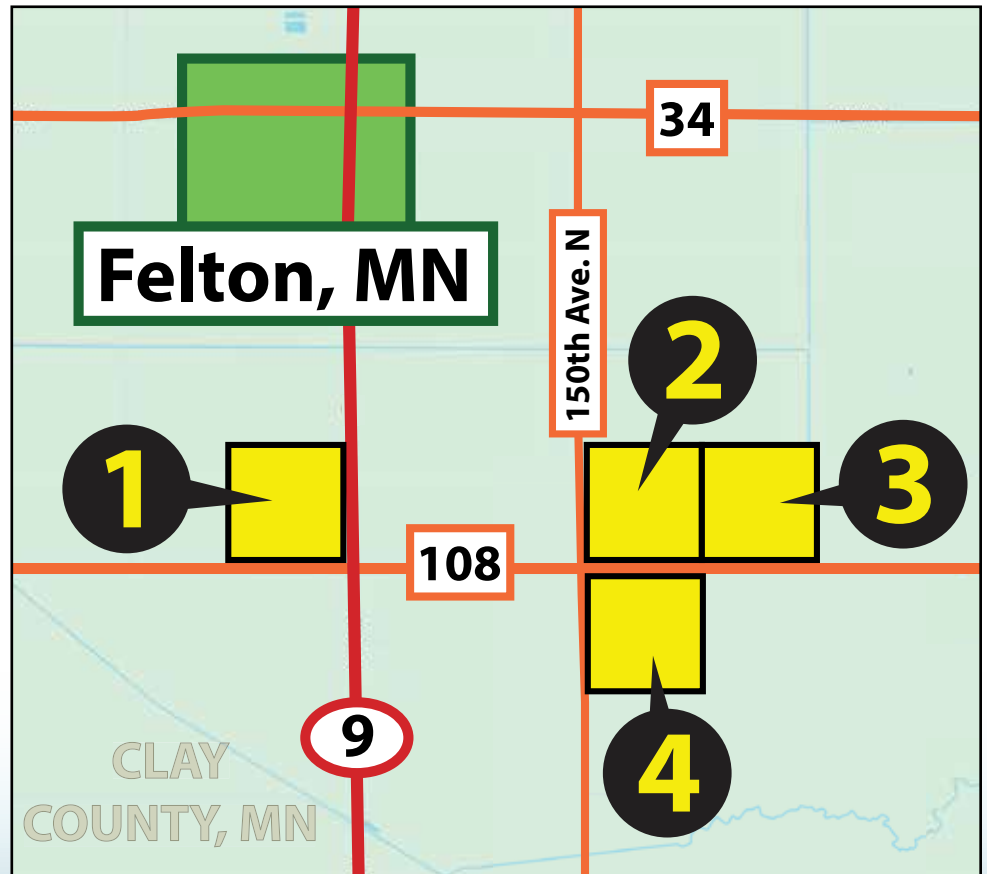
INTRODUCTION

Auction Note: This is an extraordinary corn, sugar beet and soybean farm with highly productive loam soils in Clay County, MN. This remarkable offering of cropland with nearly all Class II soils and consistently strong Soil Productivity Indexes (SPI) has a strong cropping history. This property offers a unique opportunity as it has never had sugar beets planted on it. What's more, some of this land has drain tile and excellent access on and near Hwy. #9. This cropland is all available for 2025 possession. This is a live auction with online bidding.

Driving Directions

Parcel 1: Go 1.5 miles south of Felton, MN on Hwy. #9 and the parcel is on the west side of the road.

Parcels 2-4: Go 2 miles south on Hwy. #9 and 1 mile east on County Rd. #108.

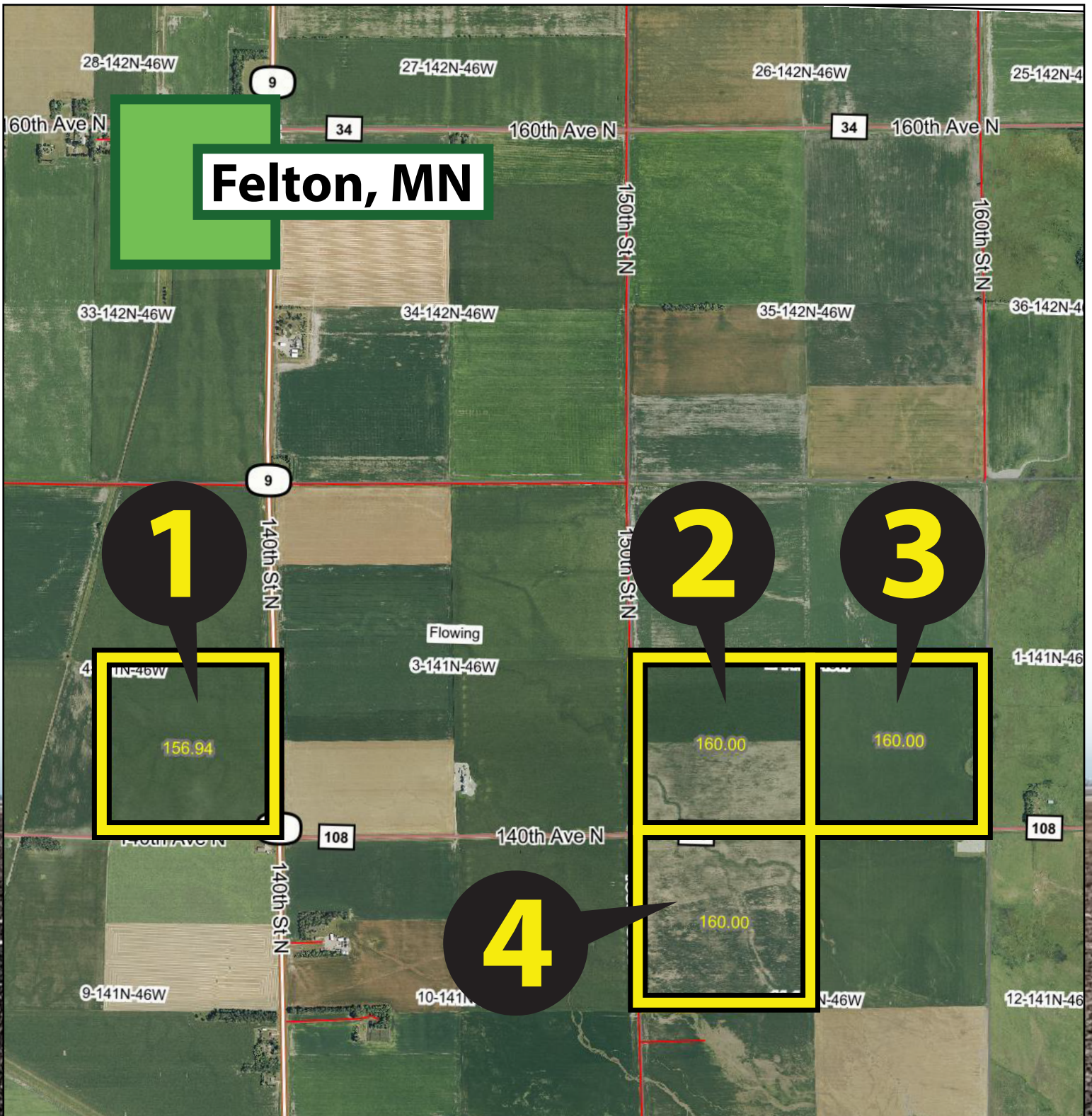


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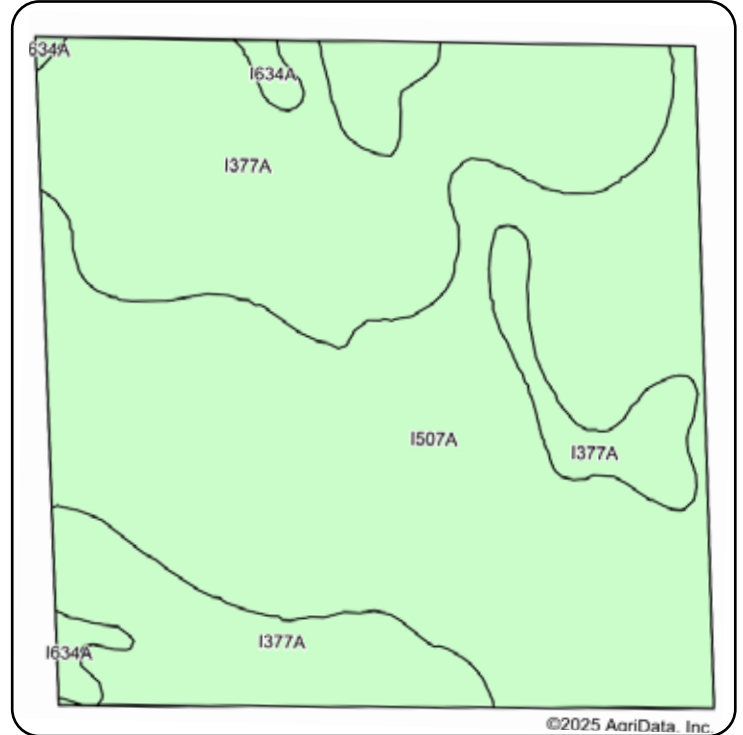
OVERALL PROPERTY



PARCEL 1

Acres: 156.94 +/-
Legal: SE¼ Less 3.06 A Hwy 4-141-46
FSA Crop Acres: 151.58 +/-
Taxes (2025): \$5,242.00

This exceptional 156.94 +/- acre parcel features 151.58 +/- crop acres with all loamy soils and an impressive SPI of 89. Natural drainage and prime access along Hwy. #9 enhance its appeal, making it an outstanding addition to any farming operation or investment portfolio.



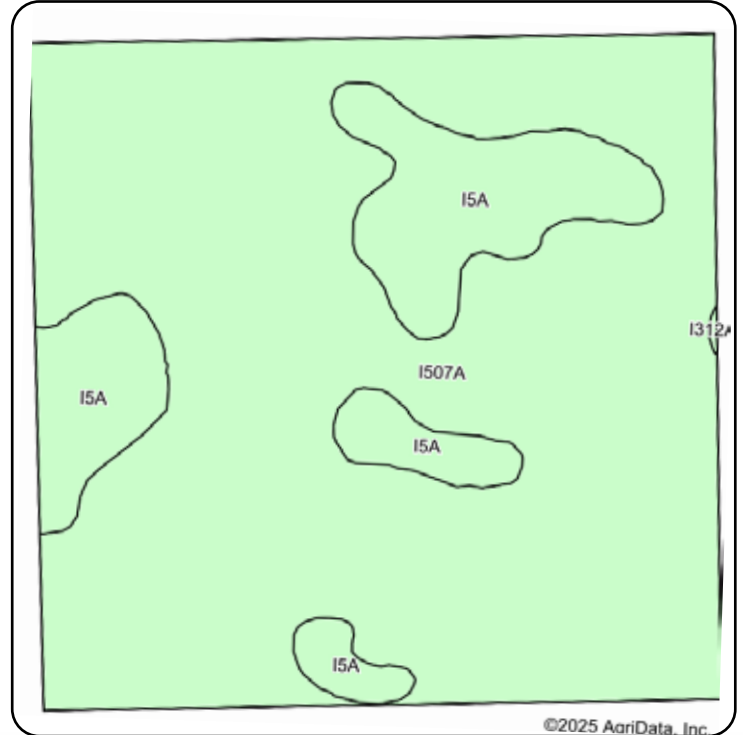
INCLUDES ACREAGE NOT FOR SALE		
Crop	Base Acres	Yield
Wheat	37.67	58 bu.
Corn	39.75	122 bu.
Sunflowers	1.53	1,276 lbs.
Soybeans	85.33	33 bu.
Dry Peas	9.97	1,451 lbs.
Total Base Acres: 174.25		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I507A	Glyndon loam, 0 to 2 percent slopes	84.72	55.9%	Ile	89
I377A	Wheatville silt loam, 0 to 2 percent slopes	64.49	42.5%	Ile	89
I634A	Augsburg silt loam, 0 to 1 percent slopes	2.37	1.6%	IIw	90
Weighted Average					89

PARCEL 2

Acres: 160 +/-
Legal: SW¼ 2-141-46
FSA Crop Acres: 156.57 +/-
Taxes (2025): \$3,318.00

This 160 +/- acre parcel offers 156.57 +/- acres of productive cropland with loamy soils and an excellent SPI of 89.2. Its natural drainage and convenient access along hard-surfaced County Rd. #108 make it a valuable asset for both farming operations and investment opportunities.



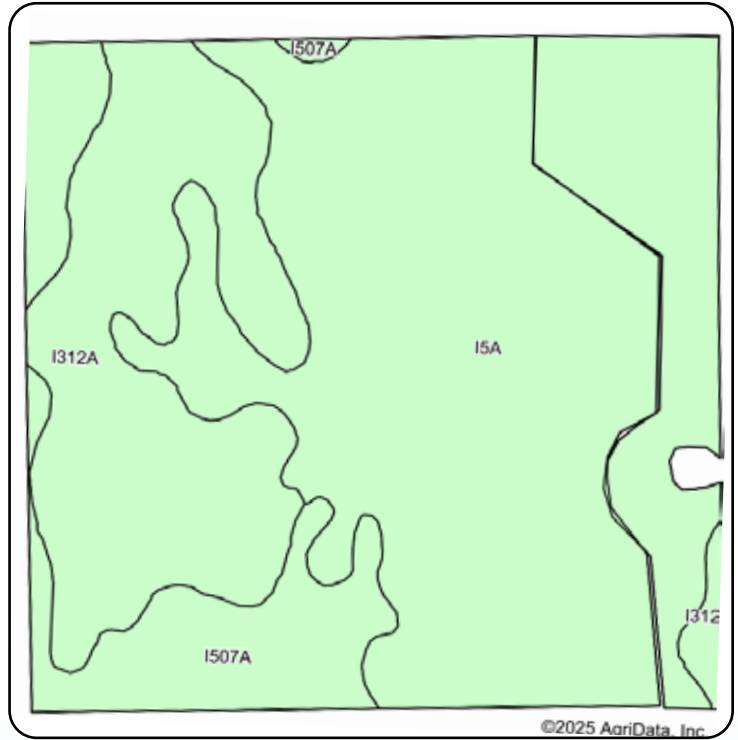
*PARCELS 2-4 COMBINED**		
Crop	Base Acres	Yield
Wheat	87.07	58 bu.
Corn	91.84	122 bu.
Sunflowers	3.53	1,276 lbs.
Soybeans	197.18	33 bu.
Dry Peas	23.03	1,451 lbs.
Total Base Acres: 402.65		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I507A	Glyndon loam, 0 to 2 percent slopes	129.88	82.9%	Ile	89
I5A	Borup loam, 0 to 1 percent slopes	26.59	17.0%	IIw	90
I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	0.10	0.1%	IIIe	77
Weighted Average					89.2

PARCEL 3

Acres: 160 +/-
Legal: SE¼ 2-141-46
FSA Crop Acres: 155.95 +/- (70 +/- Acres of Pattern Drain Tiled)
Taxes (2025): \$3,318.00

This 160 +/- acre parcel includes 155.95 +/- acres of productive cropland with an SPI of 86.6. The cropland also features 70 +/- acres of pattern drain tiling. Conveniently located along hard-surfaced County Rd. #108, this property offers excellent accessibility. A gas pipeline crosses this parcel.



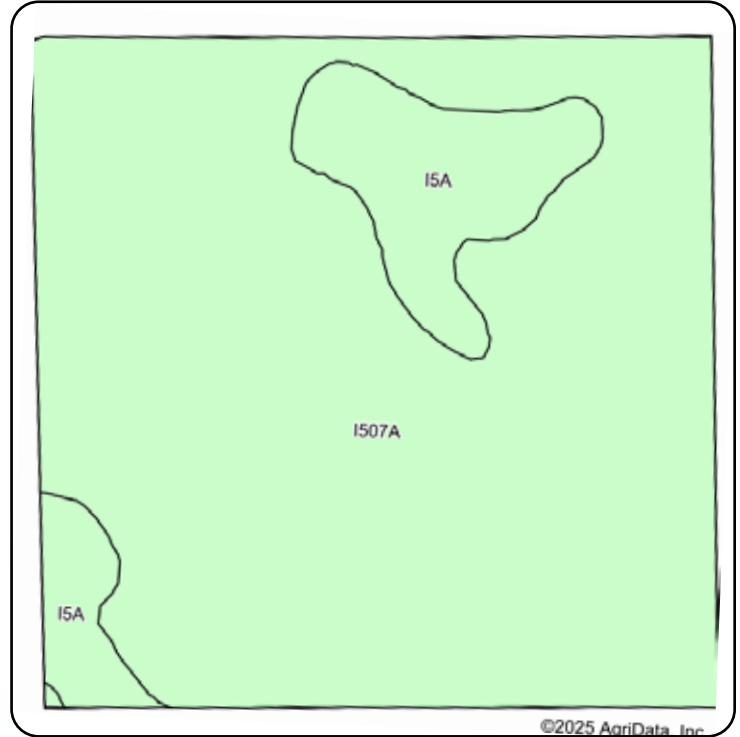
*PARCELS 2-4 COMBINED**		
Crop	Base Acres	Yield
Wheat	87.07	58 bu.
Corn	91.84	122 bu.
Sunflowers	3.53	1,276 lbs.
Soybeans	197.18	33 bu.
Dry Peas	23.03	1,451 lbs.
Total Base Acres: 402.65		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I5A	Borup loam, 0 to 1 percent slopes	96.68	62.2%	IIw	90
I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	38.81	25.0%	IIIe	77
I507A	Glyndon loam, 0 to 2 percent slopes	19.95	12.8%	Ile	89
Weighted Average					86.6

PARCEL 4

Acres: 160 +/-
Legal: NW¼ 11-141-46
FSA Crop Acres: 155.51 +/-
Taxes (2025): \$5,108.00

This 160 +/- acre parcel features 155.51 +/- acres of productive cropland with an impressive SPI of 89.1. The soils consist of highly desirable Glyndon loam and Borup loam, offering excellent productivity. With convenient access off hard-surfaced County Rd. #108, this parcel is a strong choice for farming or investment purposes.



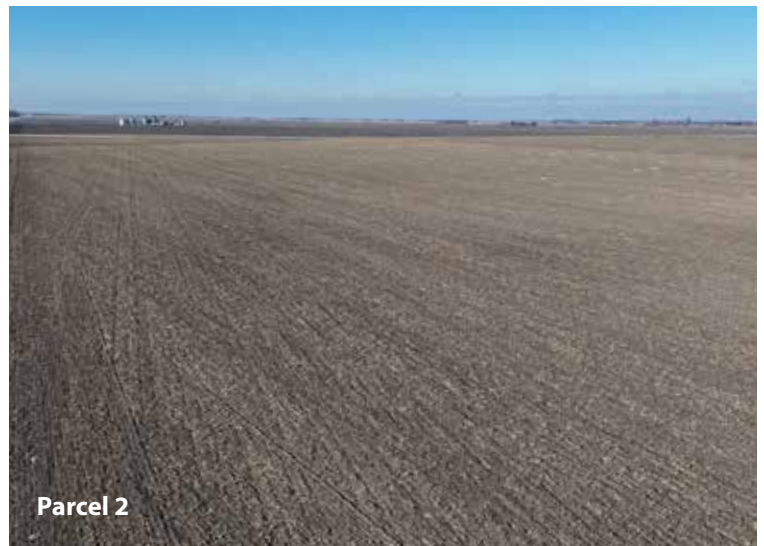
*PARCELS 2-4 COMBINED**		
Crop	Base Acres	Yield
Wheat	87.07	58 bu.
Corn	91.84	122 bu.
Sunflowers	3.53	1,276 lbs.
Soybeans	197.18	33 bu.
Dry Peas	23.03	1,451 lbs.
Total Base Acres: 402.65		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I507A	Glyndon loam, 0 to 2 percent slopes	135.54	87.2%	Ile	89
I5A	Borup loam, 0 to 1 percent slopes	19.97	12.8%	IIw	90
Weighted Average					89.1

PARCEL 3 DRAIN TILE MAP



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 4/7/25. 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 April 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. 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, MN #14-106.

Pifer's

25 YEARS 25

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