

855.1 Acres • McIntosh County, ND

Land Lease Auction

Written Bids Due: Friday, January 9, 2026 – 5:00 p.m.



LANDOWNERS: Hochhalter & Thurn

STOCK PHOTO



 **Pifer's**
LAND MANAGEMENT

218.850.0807

www.pifers.com

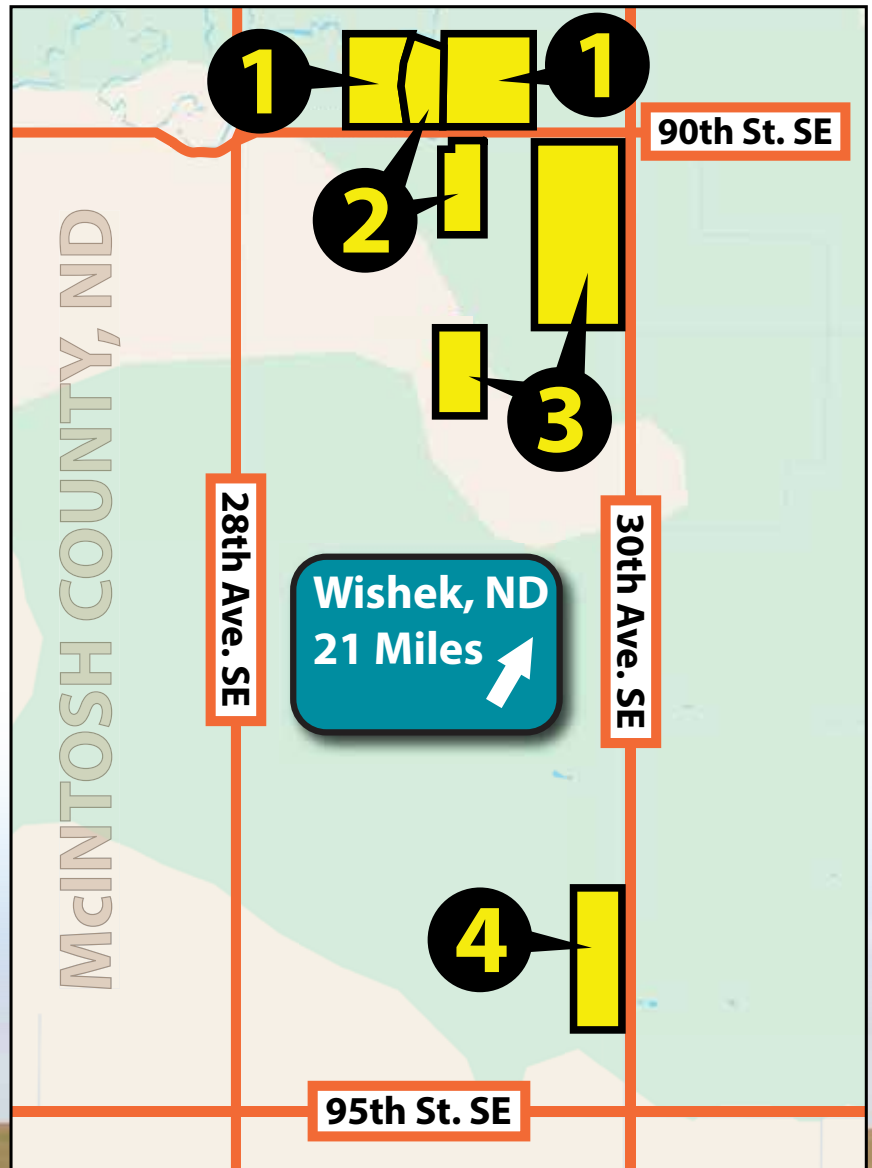
INTRODUCTION

Auction Note: This is a rare opportunity to rent approximately 855.1 +/- acres of highly productive farmland and excellent pastureland located in Southwest McIntosh Township. The property features exceptional soils with Soil Productivity Indexes (SPI) ranging from 45 to 76.5. In addition to the cropland, this lease also includes well-maintained pastureland enclosed with brand-new fencing—ideal for livestock and ready for immediate use.

This tract has a long history of consistent yields and is well-suited for a variety of crops, including corn, soybeans, and small grains. Its productivity, combined with excellent drainage and field accessibility, makes it a highly desirable parcel for any producer looking to expand or strengthen their operation.

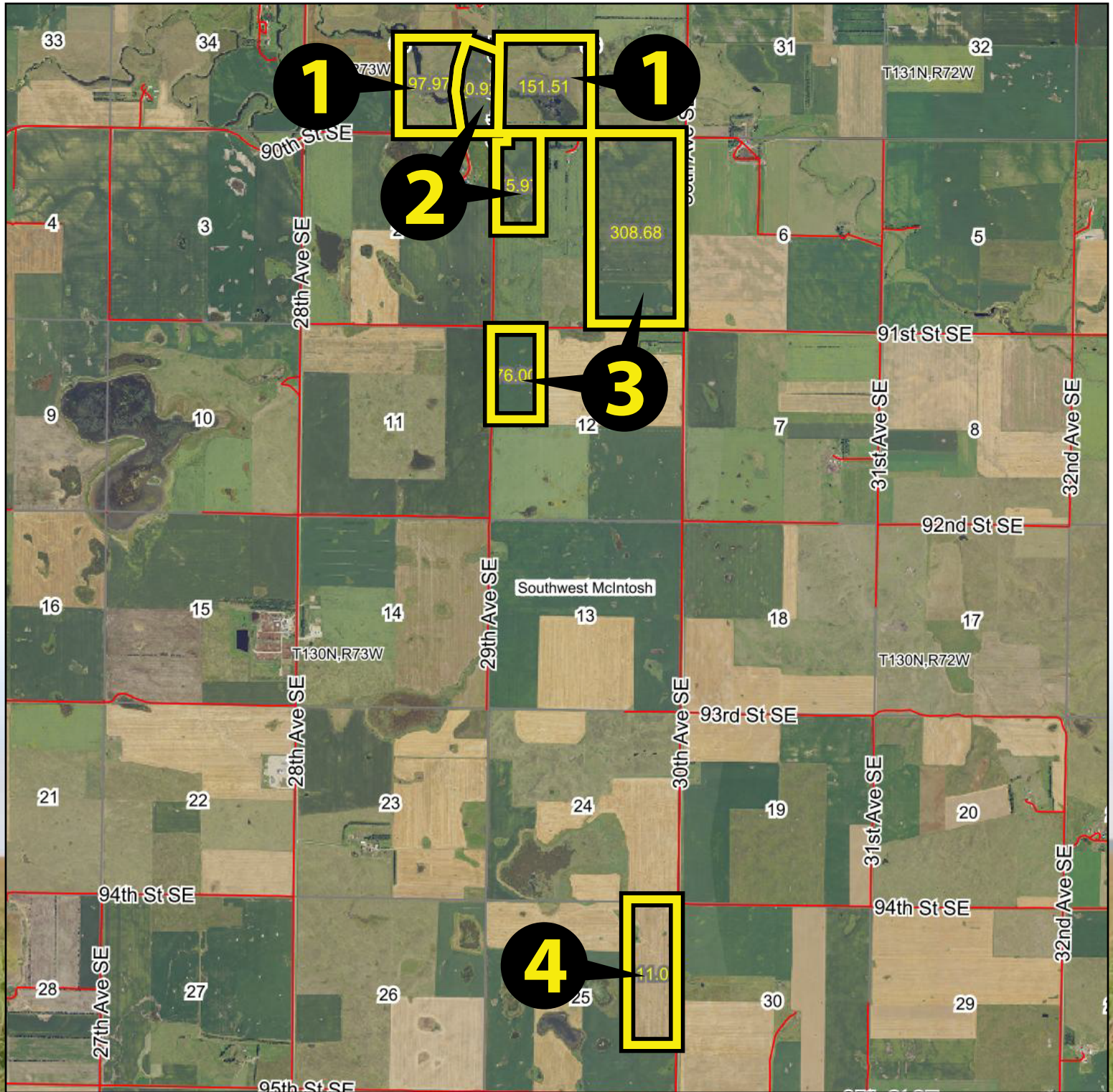
Pifer's is accepting bids on these acres on a dollar amount per acre. Bids will need to be accompanied by a two-year farm plan and a letter of good standing from your financial institution.

Bidders shall submit their top bid by January 9, 2026, by 5:00 p.m. (CT). Oral bidding will take place for each parcel on January 13, 2026. Bids will be submitted on an annual dollar-per-acre basis. The successful Bidder will receive possession upon signing of the lease.



Tyler Berby • 218.850.0807 or tberby@pifers.com

OVERALL PROPERTY



PARCEL 1

Pasture Acres: 252 +/-

Hay Acres: 28.1 +/-

Legal: W½SE¼, Part of NE¼SE¼ & Part of SE¼SE¼ 35-131-73 & SW¼ 36-131-73

This property includes 252 +/- acres of pasture, split into two separate units:

- 100 +/- acres in Section 35
- 152 +/- acres in Section 36
- 28.1 +/- hay acres in Section 1

Both pastures have a solid mix of native and introduced grasses. They're set up with multiple grazing cells throughout the parcel, all enclosed with brand-new fencing. Water is reliable, with a creek running through the property and several sloughs that hold water well.

The owners prefer a grazing rotation with cattle turned in around June 1st and pulled out by November 1st.

Overall, it's a strong, ready-to-use grazing setup with plenty of grass, dependable water, and updated fence work.



PARCEL 2

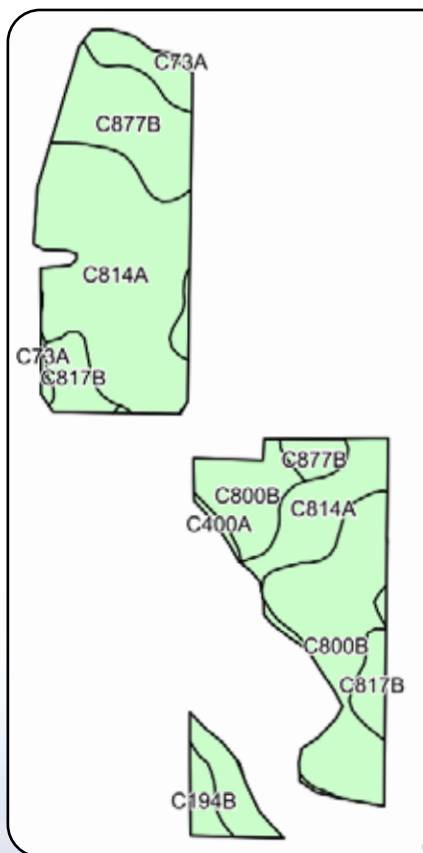
Crop Acres: 97 +/-

Legal: Part of Lot 4, SW¼NW¼ 1-130-73, Part of NE¼SE¼ & Part of SE¼SE¼ 35-131-73

This property includes 97 +/- acres of cropland:

- 51 +/- crop acres in Section 35
- 46 +/- crop acres in Section 1

This parcel includes a total of 97 +/- crop acres split between sections 35 and 1. Section 35 offers 51 +/- crop acres, while section 1 includes 46 +/- crop acres. The cropland averages an SPI of 45.1, made up mainly of Bowdle-Lehr loam soils, which are workable and consistently productive.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C814A	Bowdle-Lehr loams, 0 to 2 percent slopes	38.87	40.2%	IIIs	50
C800B	Appam sandy loam, 2 to 6 percent slopes	25.96	26.8%	IIle	38
C877B	Wabek-Lehr complex, 2 to 6 percent slopes	14.59	15.1%	VIIs	38
C817B	Lehr-Bowdle loams, 2 to 6 percent slopes	6.02	6.2%	IIle	49
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	3.92	4.1%	IVe	56
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	3.67	3.8%	VIIIs	25
C194B	Bearpaw-Zeeland loams, 3 to 6 percent slopes	2.07	2.1%	IIe	76
C400A	Bearden silt loam, 0 to 2 percent slopes	1.10	1.1%	IIe	89
C73A	Hamerly-Vallers loams, moderately saline, 0 to 3 percent slopes	0.32	0.3%	IIIs	36
C32A	Vallers-Tonka complex, 0 to 1 percent slopes	0.27	0.3%	IVw	43
Weighted Average					45.1

PARCEL 3

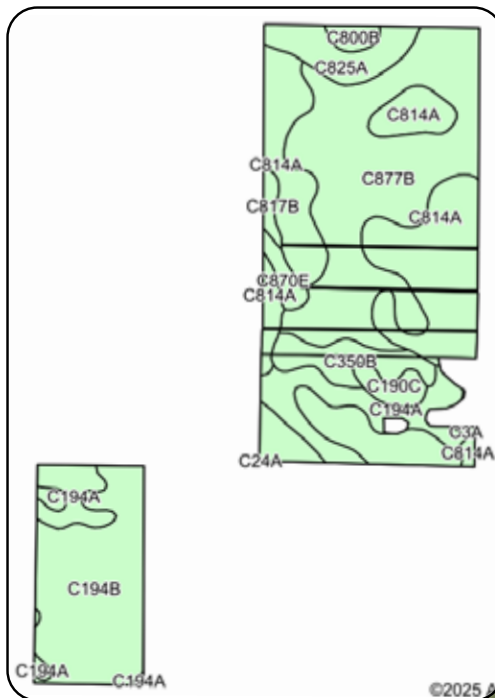
Crop Acres: 368 +/-

Legal: Part of Lot 1, Lot 2, S½NE¼, N½SE¼, SW¼SE¼, Part of SE¼SE¼ 1-130-73 & W½NW¼ 12-130-73

This property includes 368 +/- acres of cropland:

- Section 1: 292 +/- crop acres
- Section 12: 76 +/- crop acres

This parcel offers 368 +/- acres of solid, productive cropland, combining two sections that complement each other well. Section 1 includes 292 +/- acres with primarily Bowdle-Lehr loam and Wabek-Lehr complex soils, carrying a strong SPI of 56.2, and providing dependable, workable ground suited for a wide range of cropping plans. Section 12 adds 76 +/- acres of high-quality cropland with an SPI of 76.5, offering some of the better soils in the area and adding real strength to the overall package. Together, these two sections form a well-balanced, high-potential farming unit with reliable soils and consistent productivity across the entire 368 +/- acres.



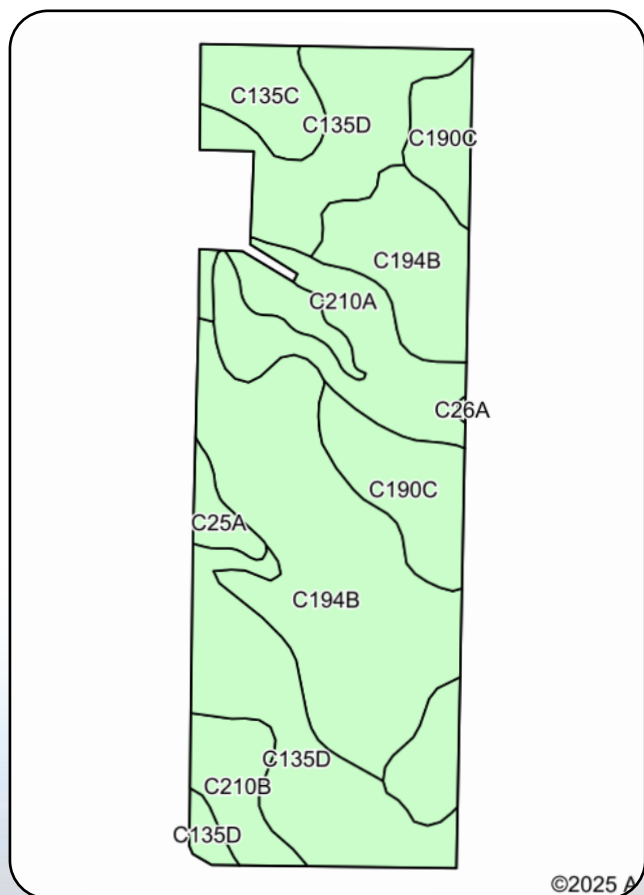
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C877B	Wabek-Lehr complex, 2 to 6 percent slopes	107.23	28.8%	VIIs	38
C194B	Bearpaw-Zeeland loams, 3 to 6 percent slopes	89.59	24.1%	Ile	76
C814A	Bowdle-Lehr loams, 0 to 2 percent slopes	88.81	23.9%	IIIs	50
C194A	Bearpaw-Zeeland loams, 0 to 3 percent slopes	35.69	9.6%	Ile	79
C825A	Divide loam, 0 to 2 percent slopes	16.65	4.5%	IIIs	56
C350B	Flaxton fine sandy loam, 3 to 6 percent slopes	15.21	4.1%	IIle	65
C190C	Bearpaw loam, 6 to 9 percent slopes	6.18	1.7%	IIle	62
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	4.77	1.3%	VIIIs	25
C800B	Appam sandy loam, 2 to 6 percent slopes	3.76	1.0%	IIle	38
C817B	Lehr-Bowdle loams, 2 to 6 percent slopes	3.04	0.8%	IIle	49
C3A	Parnell silty clay loam, 0 to 1 percent slopes	0.60	0.2%	Vw	20
Weighted Average					56.2

PARCEL 4

Crop Acres: 111 +/-

Legal: Part of NE¼NE¼, SE¼NE¼ & NE¼SE¼ 25-130-73

This parcel features 111 +/- acres of quality cropland located in section 25, carrying an SPI of 63.7. The soils are made up primarily of Bearpaw–Zeeland loams, known for being productive, workable, and well-suited for consistent row-crop production. This is a strong, well-balanced tract with dependable soils and solid yield potential.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C194B	Bearpaw-Zeeland loams, 3 to 6 percent slopes	38.99	35.1%	Ile	76
C135D	Zahl-Williams loams, 9 to 15 percent slopes	29.74	26.8%	VIle	44
C190C	Bearpaw loam, 6 to 9 percent slopes	15.46	13.9%	IIle	62
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	11.65	10.5%	IIc	85
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	5.31	4.8%	IVe	56
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	5.19	4.7%	Ile	81
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau phase	2.73	2.5%	IVw	40
C25A	Southam silty clay loam, 0 to 1 percent slopes, Missouri Coteau phase	1.91	1.7%	VIIIw	9
Weighted Average					63.7

TERMS & CONDITIONS

1. All written bids must be received before 5:00 p.m. (CT) on January 9, 2026.
2. Written bids will be submitted on an annual per acre basis.
3. All written bids must be accompanied with a 2-year farming plan, including but not limited to, crop rotation, normal chemical application, field drainage plans and or suggested tiling plan. These stewardship/farming plans are important to the landowner(s) and will play an important role in the final decision when awarding the contracts.
4. The winning bidder will (upon Landowner acceptance) receive a lease agreement provided by Pifer's Land Management.
5. Bidders are bidding on a 2-year lease agreement. The agreement will begin at the signing of the contract and terminate December 31, 2027.
6. The top written bids will be invited to the Oral Bidding and will have an opportunity to raise their bid at a time and place designated by Pifer's Auction & Realty. Oral Bidding will be on January 13, 2026 at 10:00 a.m. (CT).
7. Each Oral Bidder will have the opportunity to bid on each parcel individually as well as altogether (Overall). Each Oral Bidder must bid on at least one parcel individually to qualify for participation in the Overall bidding process.
8. Annual rent will be due on or before March 15th of each year of the lease agreement.
9. The awarded bidder must provide a letter of good standing from their financial institution included with their bid form.
10. The awarded bidder must provide Farm Liability insurance policy that meets lease agreement standards.
11. The Landowner reserves the right to accept or reject any and all bids.
12. All statements made the day the last day of bidding will take precedence over all printed materials.



TEAR/CUT HERE

Hochhalter & Thurn Property	Price/Acre
Parcel 1: 252 +/- Pasture Acres & 28.1 +/- Hay Acres (Pasture & Hayland to be Bid Separate)	
Parcel 2: 97 +/- Crop Acres	
Parcel 3: 368 +/- Crop Acres	
Parcel 4: 111 +/- Crop Acres	

Name: _____

Address: _____ City: _____

State: _____ Zip: _____

Phone: _____ Email: _____

☐ I understand & agree to all the terms & conditions for this lease auction.

877.700.4099



SUBMIT BIDS TO:

Tyler Berby

218.850.0807 | tberby@pifers.com