

156.22 Acres • Cass County, ND

Land Lease Auction

Written Bids Due: Wednesday, April 8, 2026 – 5:00 p.m.

LANDOWNER: Timothy Luther



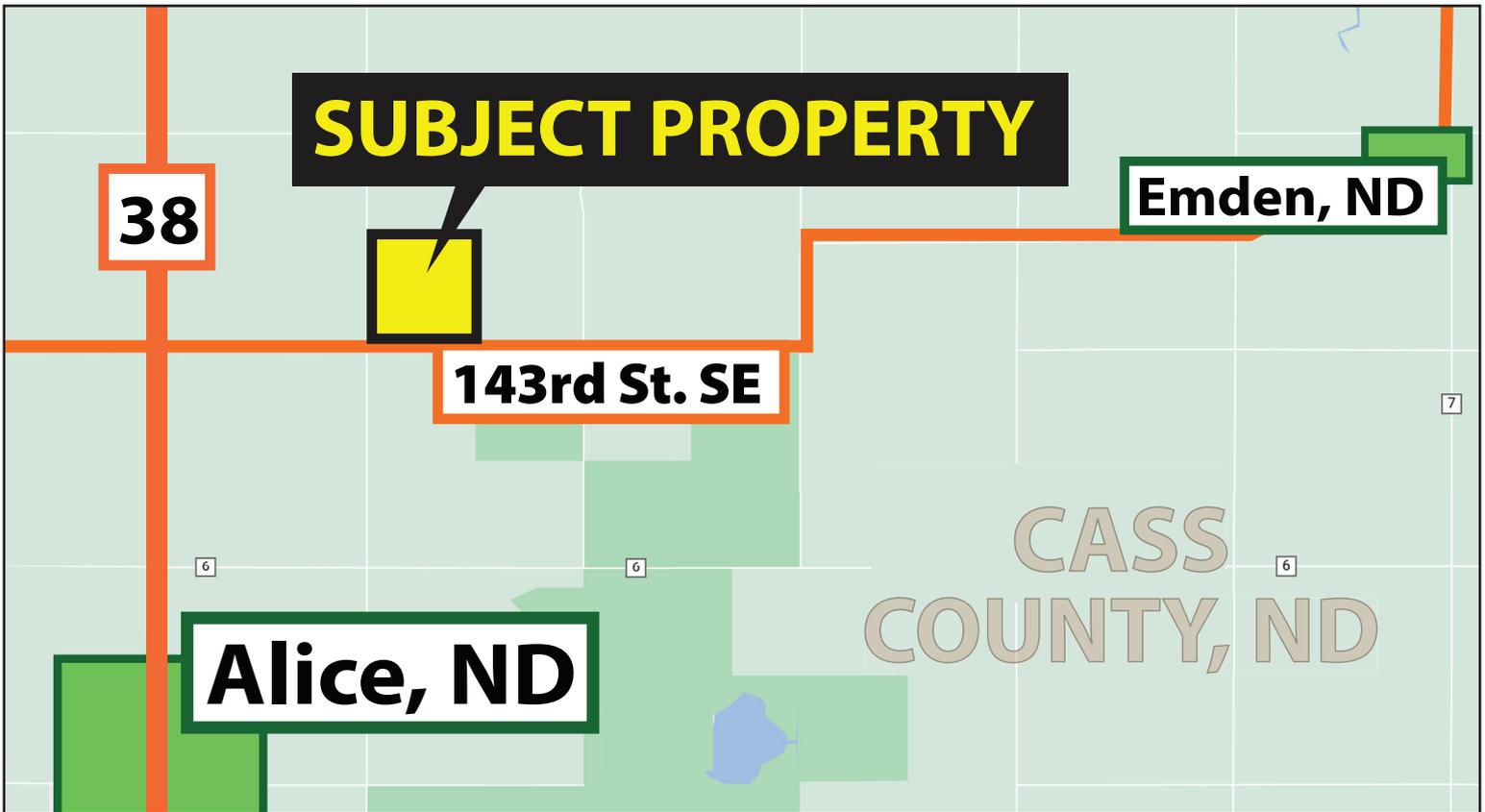
Pifer's
LAND MANAGEMENT

701.212.5115

www.pifers.com

INTRODUCTION

Auction Note: Pifer's Land Management is seeking bids for the 2026 and 2027 crop years. This parcel boasts 156.22 +/- crop acres with Soil Productivity Indexes (SPI) in the 80s. Don't miss the opportunity to be the new operator on this rare Cass County offering. Bids are due Wednesday, April 8, 2026 at 5:00 p.m.



Driving Directions

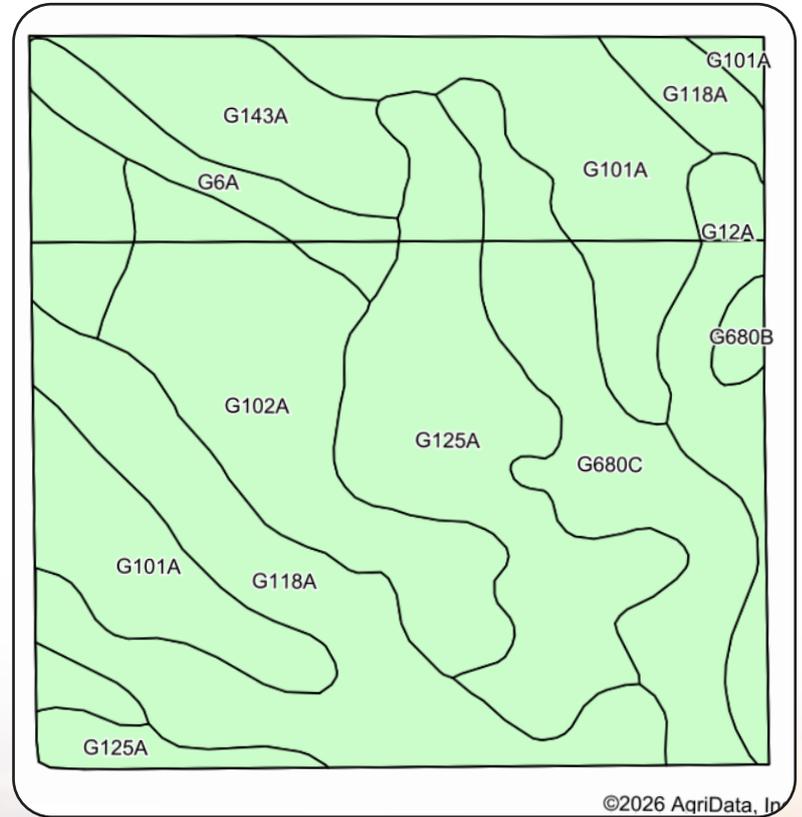
From Alice, ND, go north 2 miles on ND Hwy. #38 to 43rd St. SE. Go east 1 mile on 43rd St. SE. This will bring you to the southwest corner of the property.



Morgan Almer • 701.212.5115 or morgan@pifers.com

PROPERTY INFORMATION

Crop Acres: 156.22 +/-
 Legal: SW¼ 5-138-54



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G118A	Vallers loam, saline, 0 to 1 percent slopes	28.29	18.0%	IVw	41
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	27.73	17.8%	Ile	74
G125A	Cavour-Cresbard loams, 0 to 3 percent slopes	27.39	17.5%	IVs	49
G102A	Hamerly loam, 0 to 3 percent slopes	22.47	14.4%	Ile	76
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	19.07	12.2%	Ile	55
G143A	Barnes-Svea loams, 0 to 3 percent slopes	15.12	9.7%	IIc	85
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	8.85	5.7%	IVw	31
G6A	Vallers loam, 0 to 1 percent slopes	6.08	3.9%	IVw	45
G680B	Barnes-Sioux complex, 1 to 6 percent slopes	1.22	0.8%	Ile	63

Weighted Average 59

TERMS & CONDITIONS

1. All written bids must be received before 5:00 p.m. (CT) on April 8, 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. Annual rent will be due upon lease agreement signing for 2026, and on or before March 15th in 2027.
7. The awarded bidder must provide a letter of good standing from their financial institution included with their bid form.
8. The awarded bidder must provide Farm Liability insurance policy that meets lease agreement standards.
9. The Landowner reserves the right to accept or reject any and all bids.
10. All statements made the day the last day of bidding will take precedence over all printed materials.

Luther Property	Price/Acre
156.22 +/- 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:
Morgan Almer
701.212.5115 | morgan@pifers.com