640 Acres • Logan County, ND

Land Lease Auction

Written Bids Due:

November 23, 2026 - 5:00 PM



OWNER: Mckeever

Pifer's LAND MANAGEMENT

406.480.0011

www.pifers.com

INTRODUCTION

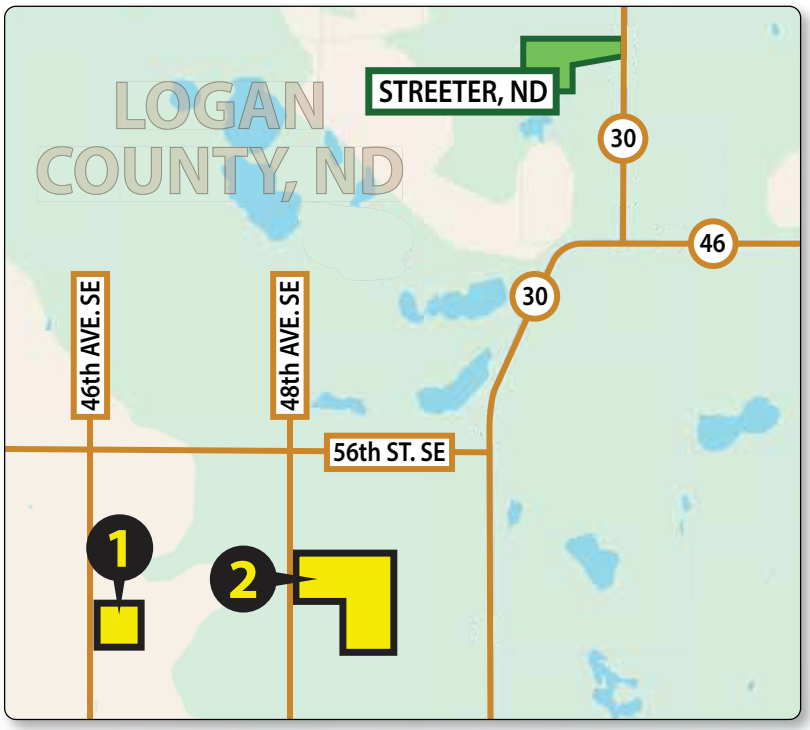
Here is a great opportunity to expand your farming operation with Approximately 640 acres of cropland and pastureland are available for lease in Logan County, North Dakota. The property is offered in two parcels and includes 160 acres of cropland and 480 acres of pastureland. The initial lease term is two years, and the tenant will have the right of first refusal to renew the lease.

The cropland has a Productivity Index (PI) of 29.4 and a history of good crop rotation.

The pastureland offers several livestock watering options, including 2 dugouts and a pipeline that supplies three stock tanks.

The tenant will be responsible for electricity costs from May through October, with the landowners covering costs from November through April. Each fall, the tenant must winterize the water system by blowing out and draining the lines and disconnecting them at the well.

The tenant will be responsible for weed spraying using their tractor and sprayer or UTV. After any applicable cost-share assistance is applied, the remaining costs will be shared equally between the tenant and landowners.





Jared Steinbeisser | 406.480.0011 | jsteinbeisser@pifers.com

OVERALL PROPERTY

The landowners will reimburse the tenant for approved fencing materials, including posts, wire, gates, and connectors, up to $1,000 per year. All fence repair costs must be approved before work begins, and the tenant will provide the labor. Reimbursement will require receipts for materials and documentation of the completed work.

The tenant must maintain grazing records that meet the applicable CRP Grassland lease requirements and submit monthly reports. These records must include the number of cattle, arrival and removal dates, and the dates cattle are rotated between paddocks. With a grazing season of June 1 through October 30 of each lease year.

The pasture has an estimated seasonal carrying capacity of up to 55 cow calf pairs or 90 yearlings, depending on livestock size, pasture conditions, rainfall, and proper rotational grazing management.

Highest written bids will have an opportunity to orally raise their bid on November, 24, 2026 at 11:00(CT) by phone. Bidders may bid on one or more parcel(s) or all parcels combined.

The successful bidder will have possession starting on or before January 1, 2027. Bids will be submitted on an annual dollar per acre basis.



PARCEL 1

Acres: 160 +/-
Legal: SW¼ 23-136-70
Crop Acres: 160 +/-

This cropland is located at the northeast corner of 58th Street Southeast and 46th Avenue Southeast, approximately 8.6 miles south of Streeter, North Dakota. The property has a history of productive corn and soybean rotations, with several established tree rows serving as shelter belts.

The tenant will be responsible for maintaining the tree shelterbelts by moving fallen branches, limbs, and dead trees off the farm ground and into the shelterbelts or otherwise removing them from the property.

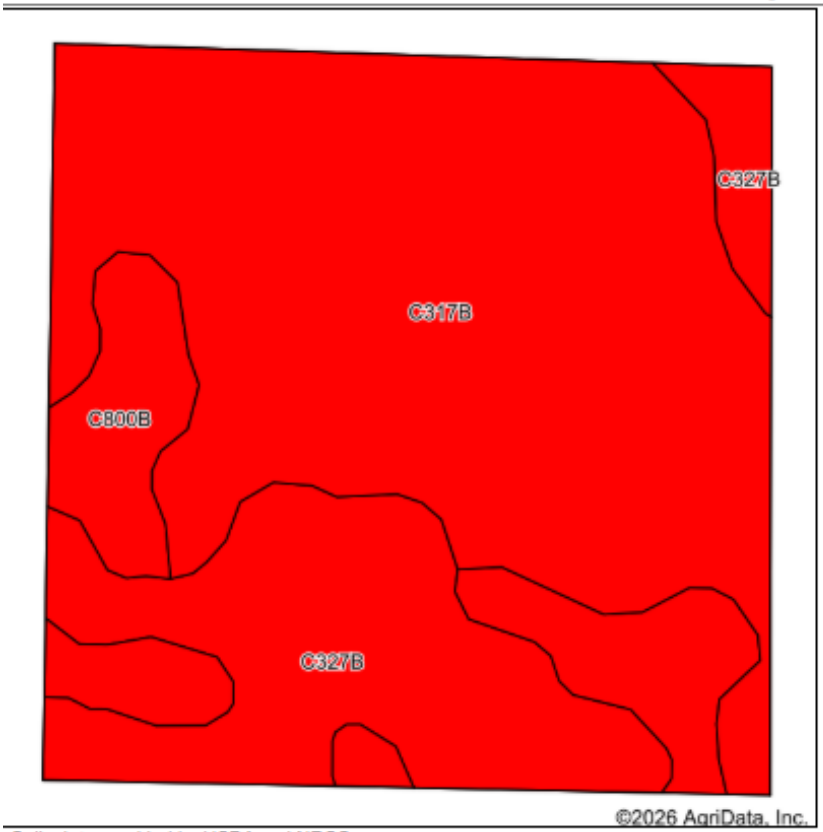




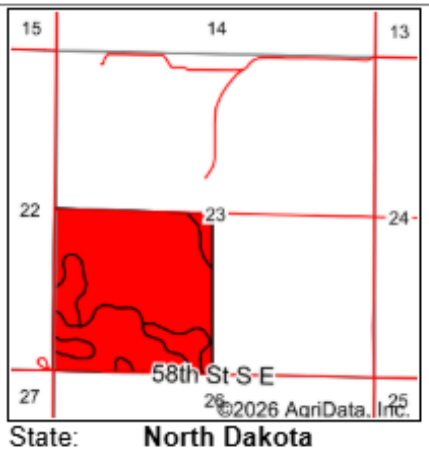


PARCEL 1

Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
County: **Logan**
Location: **23-136N-70W**
Township: **German**
Acres: **159.43**
Date: **11/3/2026**

Pifer's AUCTION & REALTY and Land Management

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Area Symbol: ND047, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
C317B	Lihen-Telfer loamy fine sands, 0 to 6 percent slopes	96.78	60.7%		> 6.5ft.	Well drained	IVe	2560	30	33
C327B	Yecross loamy sand, 0 to 6 percent slopes	38.96	24.4%		> 6.5ft.	Somewhat excessively drained	IVe	2528	46	20
C800B	Appam sandy loam, 2 to 6 percent slopes	23.69	14.9%		> 6.5ft.	Somewhat excessively drained	IIIe	2438	38	30
						Weighted Average	**3.85**	**2534.1**	**35.1**	***n 29.4**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

PARCEL 2

Acres: 480 +/-
Legal: N½ & SE¼ 19-136-69
Pasture Acres: 480 +/-

This property offers 480± acres of pastureland located off 48th Avenue Southeast and 58th Street Southeast, approximately 8.5 miles south of Streeter, ND. The property features two dugouts and three water tanks connected by a pipeline system supplied by a solar-powered well, providing water sources for cattle throughout the pasture. Cross-fenced areas allow for rotational grazing and efficient pasture management. The grazing season will run June 1 through October 30 of each lease year.







www.pifers.com 406.480.0011 jsteinbeisser@pifers.com

PARCEL 1







PARCEL 2







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BID FORM

1. All written bids must be received before 5:00 p.m. (CT) on November 23, 2026.
2. Written bids for Parcels 1 and 2 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, 2028.
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 November 24, 2026 at 11:00 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.

SUBMIT BIDS TO: Jared Steinbeisser • 406.480.0011 • jsteinbeisser@pifers.com

Mckeever Property	Price/Acre
Parcel 1: 160 +/- Acres	
Parcel 2: 480 +/- Acres	

Name:_____

Address: _____City:_____

State:_____Zip:_____

Phone:_____Email:_____

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