

Written Bid Lease Auction

25
YEARS
est. 2000

212.01 +/- Crop Acres • Kidder County, ND

Written Bids Due By: Friday, January 24, 2025 – 5:00 p.m. (CT)



LANDOWNER: Jeffrey Dammell



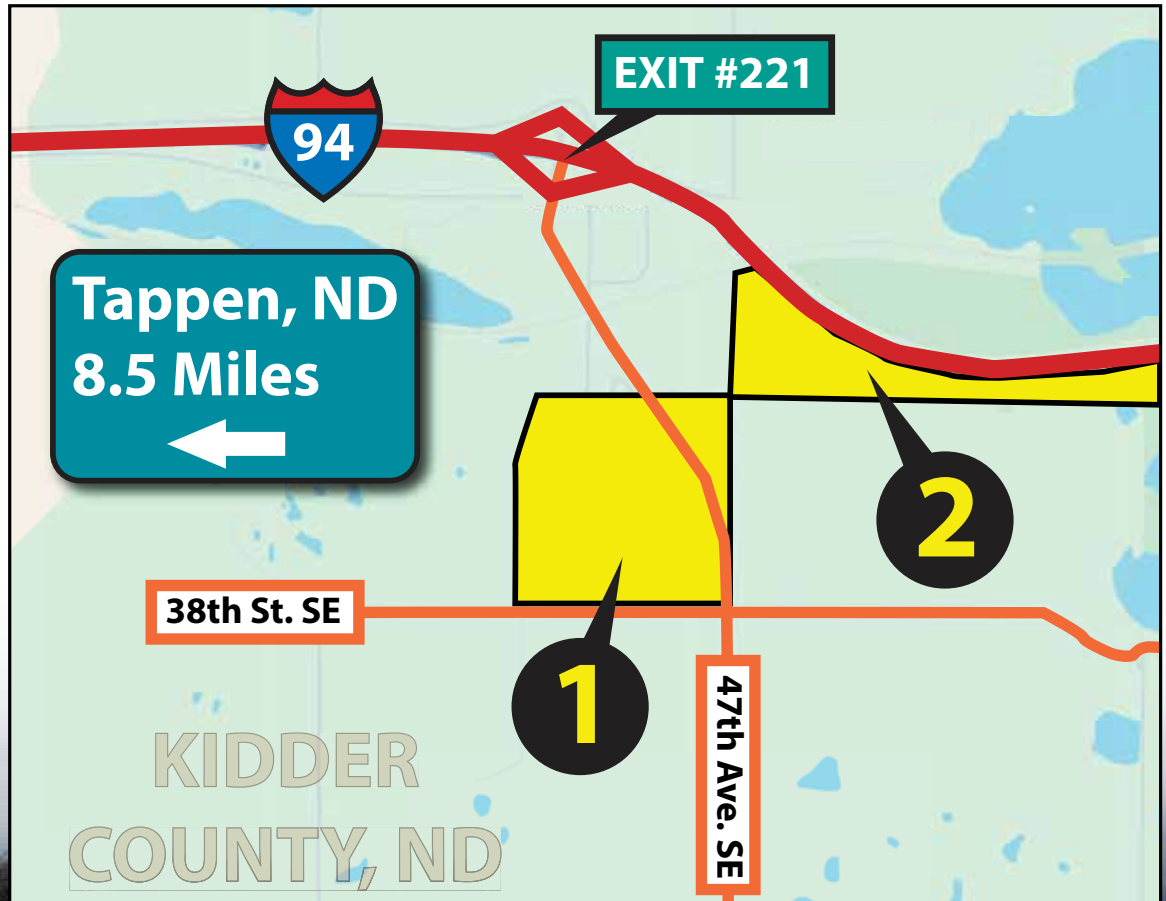
Pifer's
LAND MANAGEMENT

877.700.4099

www.pifers.com

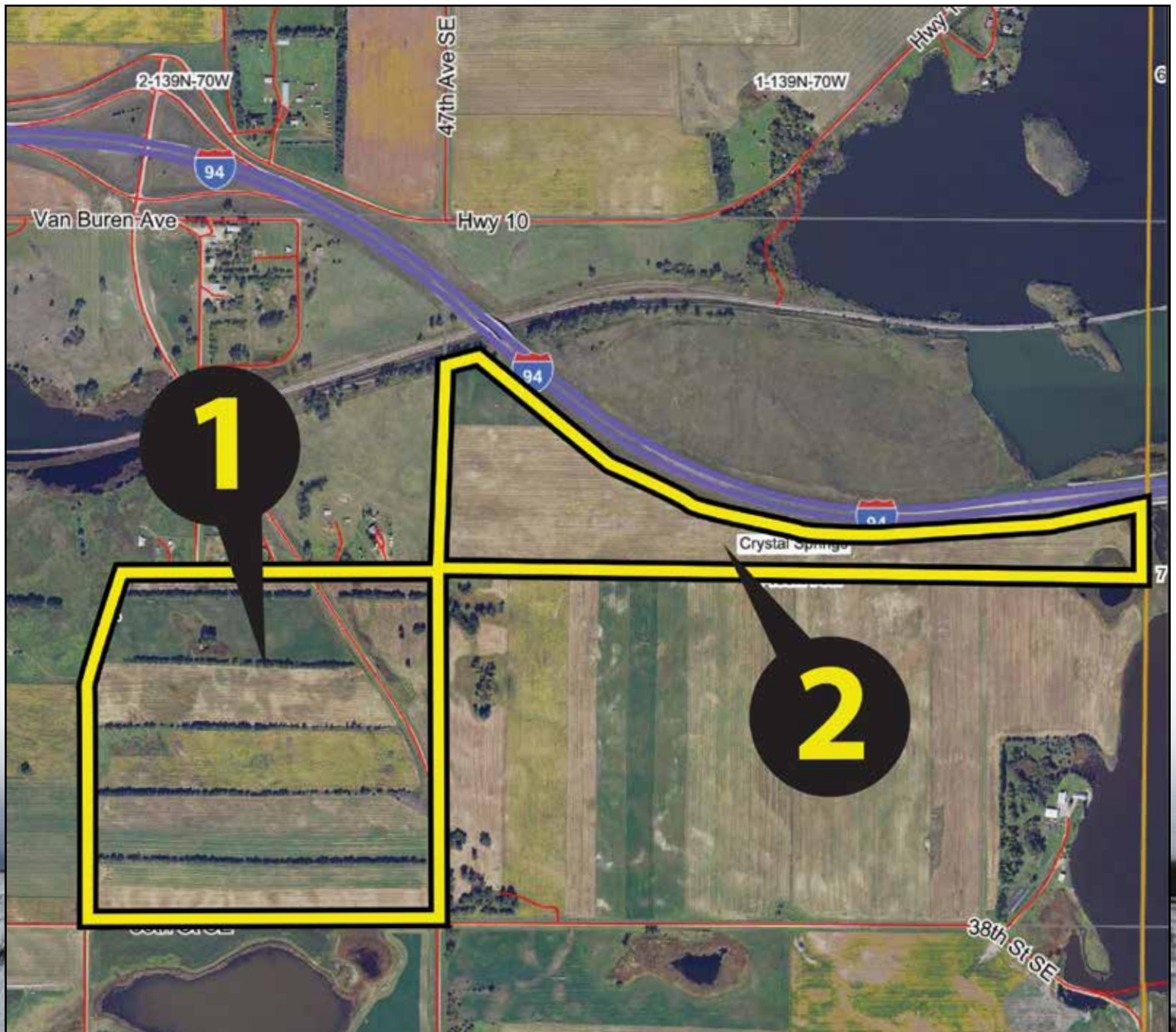
INTRODUCTION

Auction Note: Seeking tenant(s) to lease farmland for the 2025-2026 crop year. This property features 212.01 +/- Organic crop acres with productive soils and strong cropping history of corn, soybeans, and small grains located in Crystal Springs Township, Kidder County, ND. Written bids will be accepted until 5:00 p.m. on Friday, January 24, 2025. The highest written bids will have an opportunity to orally raise their bid on Monday, January 27th at 10:00 a.m. (CT) by phone. The successful bidder will have possession starting on or before February 1, 2025. Bids will be submitted on an annual dollar per acre basis.



Tyler Berby • 218.850.0807 or tberby@pifers.com

OVERALL PROPERTY

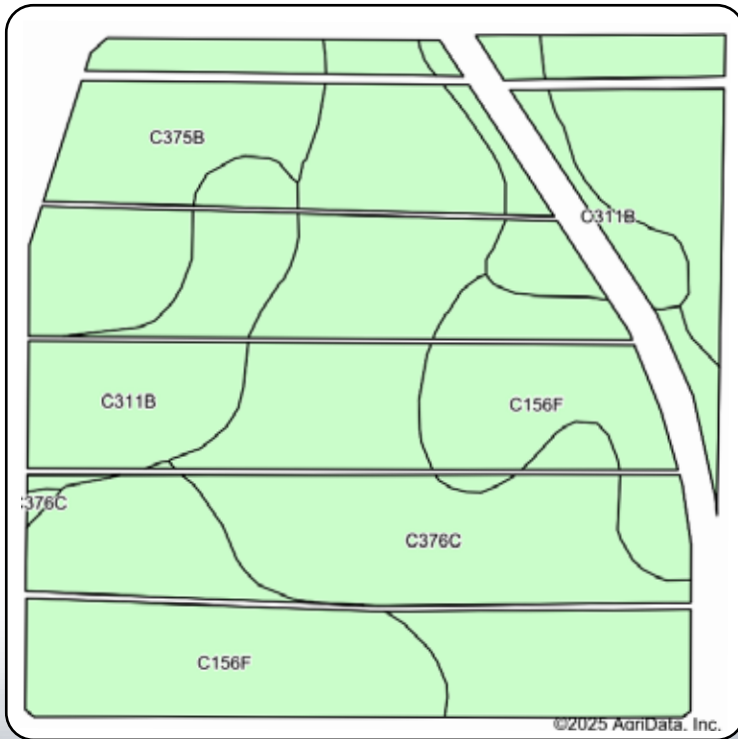


PARCEL 1

Crop Acres: 138.85 +/-

Legal: Part of NW $\frac{1}{4}$ SE $\frac{1}{4}$, Part of NE $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ & Part of SE $\frac{1}{4}$ SE $\frac{1}{4}$ 11-139-70

This property features 138.85 +/- acres of Organic cropland with the soil types mainly consisting of Krem-Williams complex, 6 to 9 percent slopes and Zahl-Max-Bowbells loams. The average Soil Productivity Index (SPI) for this parcel is 45. The parcel follows a soybean and corn rotation, with some small grains mixed in. The land is located less than a mile off I-94 Exit #221. The access is excellent with multiple entry points surrounding the parcel.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C376C	Krem-Williams complex, 6 to 9 percent slopes	62.51	45.1%	Vle	46
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	37.55	27.0%	Vlle	36
C311B	Hecla-Ulen loamy fine sands, low precipitation, 0 to 6 percent slopes	21.30	15.3%	IVe	49
C375B	Krem-Flaxton complex, 0 to 6 percent slopes	17.49	12.6%	IVe	56
Weighted Average					45

PARCEL 1 PHOTOS



PARCEL 2

Crop Acres: 73.16 +/-

Legal: Part of NW¼NW¼, Part of SW¼NW¼, Part of SE¼NW¼, Part of SW¼NE¼ & Part of SE¼NE¼ 12-139-70

This property features 73.16 +/- acres of Organic cropland with the soil types mainly consisting of Zahl-Max-Bowbells loams, 6 to 35 percent slopes and Williams-Zahl-Zahill complex, 6 to 9 percent slopes. The average SPI for this parcel is 41.8. The parcel follows a soybean and corn rotation, with some small grains mixed in. The land is located less than a mile off I-94 Exit #221. Land access is right off 47th Ave. SE.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	51.11	69.9%	VIIe	36
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	13.64	18.6%	IIIe	61
C376C	Krem-Williams complex, 6 to 9 percent slopes	8.22	11.2%	VIe	46
C999F	Orthents-Aquents-Urban land, highway complex, 0 to 35 percent slopes	0.19	0.3%	VIIe	26
Weighted Average					41.8

PARCEL 2 PHOTOS



TERMS & CONDITIONS



1. All written bids must be received before 5:00 p.m. (CT) on January 24, 2025.
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 with erosion control solutions. These stewardship/farming plans are important to the landowner(s) and Pifer's Land Management and will play an important role in the final decision when awarding the contracts.
4. 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 Monday, January 27, 2025 at 10:00 a.m. (CT).
5. 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.
6. The winning bidder will (upon Landowner acceptance) receive a lease agreement provided by Pifer's Land Management.
7. Bidders are bidding on a 2-year lease agreement. The agreement will begin at the signing of the contract and terminate December 31, 2026.
8. Annual rent will be due on or before March 15th each year of the lease agreement.
9. The awarded bidder must provide a letter of good standing from their financial institution.
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 of the Oral Bidding take precedence over all printed materials.

Dammel	Price/Acre
Parcel 1: 138.85 +/- Crop Acres	
Parcel 2: 73.16 +/- Crop Acres	

TEAR/CUT HERE

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