

Premier West-Central MN Cropland
Land Auction

2,904.62 +/- Acres • Otter Tail, Wilkin & Grant Counties, MN



Monday, November 11, 2024 – 10:00 a.m.

Auction Location: Bigwood Event Center • Fergus Falls, MN

OWNER: Gillespie Family Partnership



Pifer's

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www.pifers.com

INTRODUCTION

This is an extraordinary corn and soybean farm with highly productive loam soils in west-central Minnesota in Otter Tail, Wilkin, and Grant Counties. This remarkable offering of cropland with nearly all Class II soils and consistently strong Soil Productivity Indexes (SPI) has a strong cropping history with considerable corn and soybean base acres. What's more, some of this land has irrigation, potential development opportunities and wildlife habitat. This cropland is all available for 2025 possession. This is a live auction with online bidding.



Kevin Pifer

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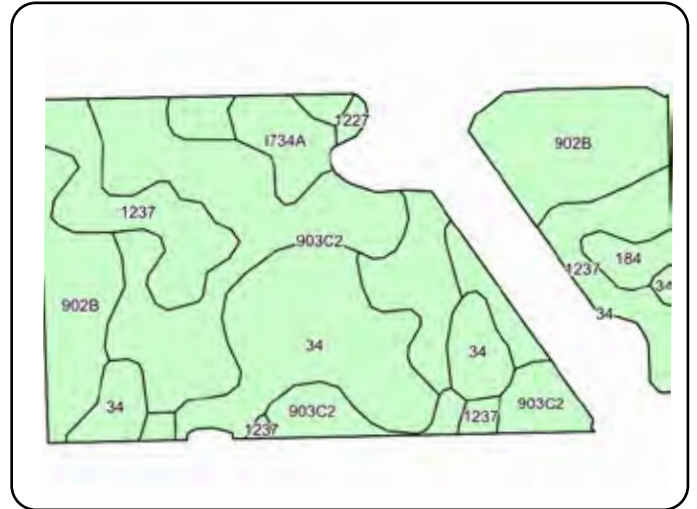
Jack Pifer

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PARCEL 1 • OTTER TAIL COUNTY

Acres: 69.61 +/-
Legal: N½SW¼ 31-135-44
Crop Acres: 65.37 +/-
Taxes (2024): \$2,136.00 (Estimate)

This parcel features an SPI of 85.4 with Barnes-Buse and Hokans-Buse Soils. This parcel, planted to soybeans in 2024, has access from Hwy. #21 / #11 on the west and Hwy. #88 (Old Hwy. #52) on the east.



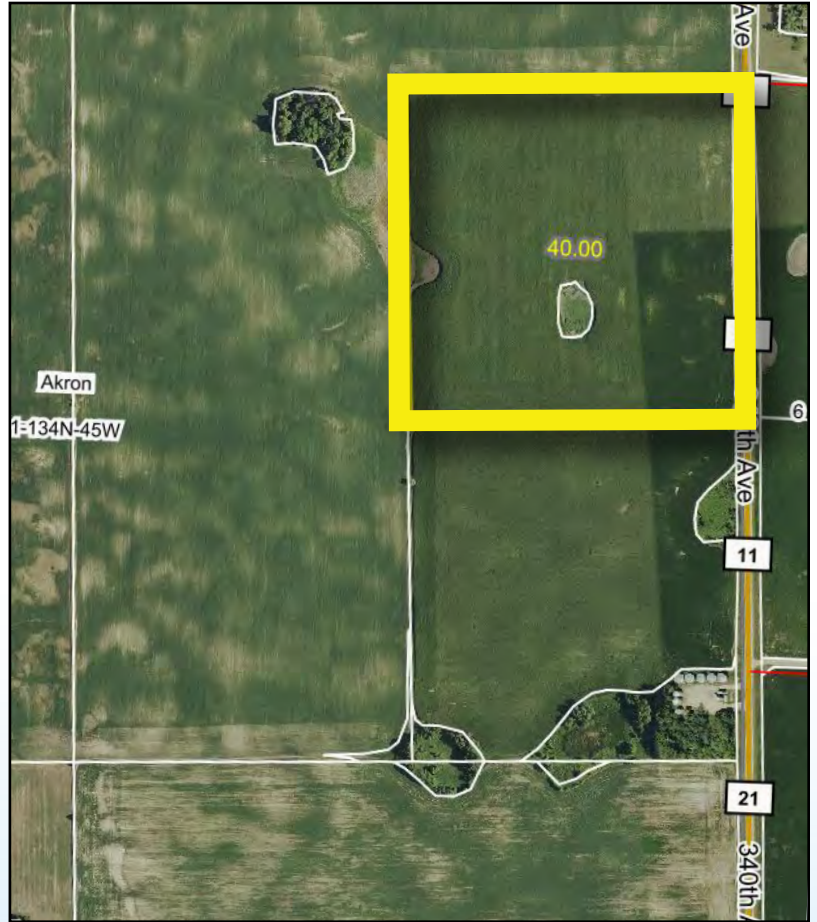
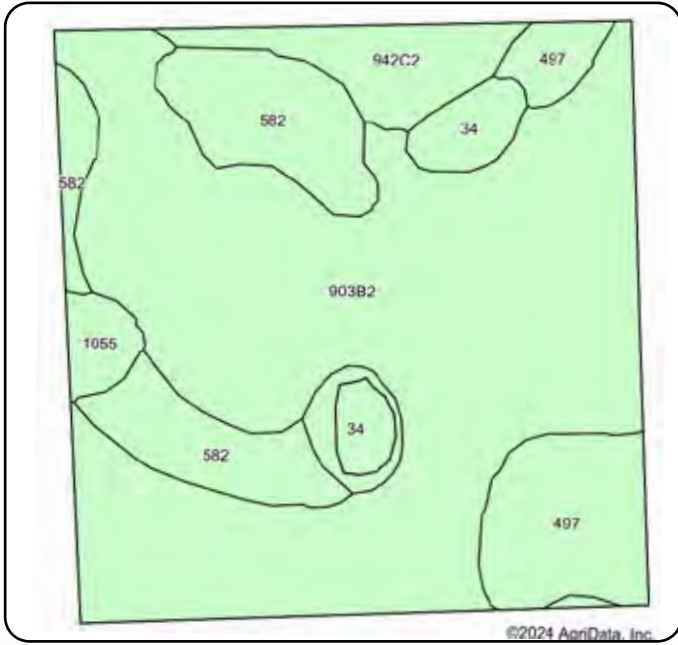
Crop	Base Acres	Yield
Corn	30.13	143 bu.
Soybeans	30.55	40 bu.
Total Base Acres: 60.68		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
903C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	16.63	27.0%	IIIe	76
902B	Hokans-Buse complex, 2 to 6 percent slopes	15.84	25.8%	IIe	89
34	Parnell silty clay loam, occasionally ponded, 0 to 1 percent slopes	13.18	21.4%	IIIw	86
1237	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	11.94	19.4%	IIw	92
1734A	Aazdahl clay loam, 0 to 2 percent slopes	2.39	3.9%	IIc	100
184	Balaton-Hamerly complex, 1 to 4 percent slopes	1.21	2.0%	IIs	89
1227	Quam, Cathro, and Urness soils, frequently ponded, 0 to 1 percent slopes	0.32	0.5%	VIIIw	5
Weighted Average					85.4

PARCEL 2 • WILKIN COUNTY

Acres: 40 +/-
Legal: SE¼NE¼ 1-134-45
Crop Acres: 39.56 +/-
Taxes (2024): \$1,184.00 (Estimate)

This is exceptional cropland with an SPI of 87.8, mostly all Class II Soils, including Hokans-Buse and Roliss Loam. This parcel has access from Hwy. #21/#11. It was planted to soybeans in 2024.



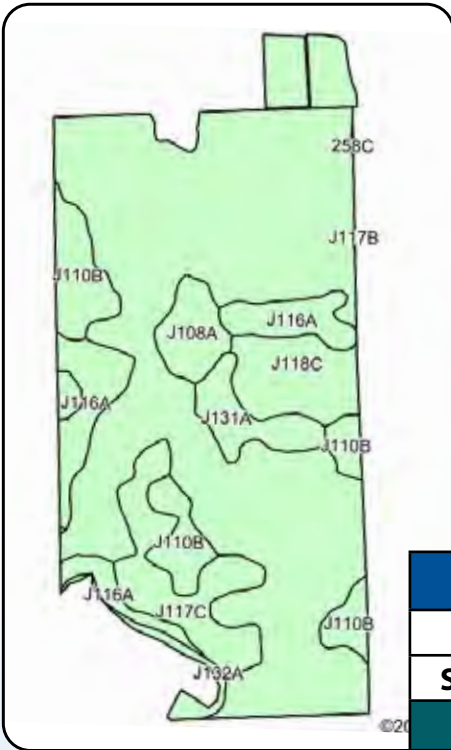
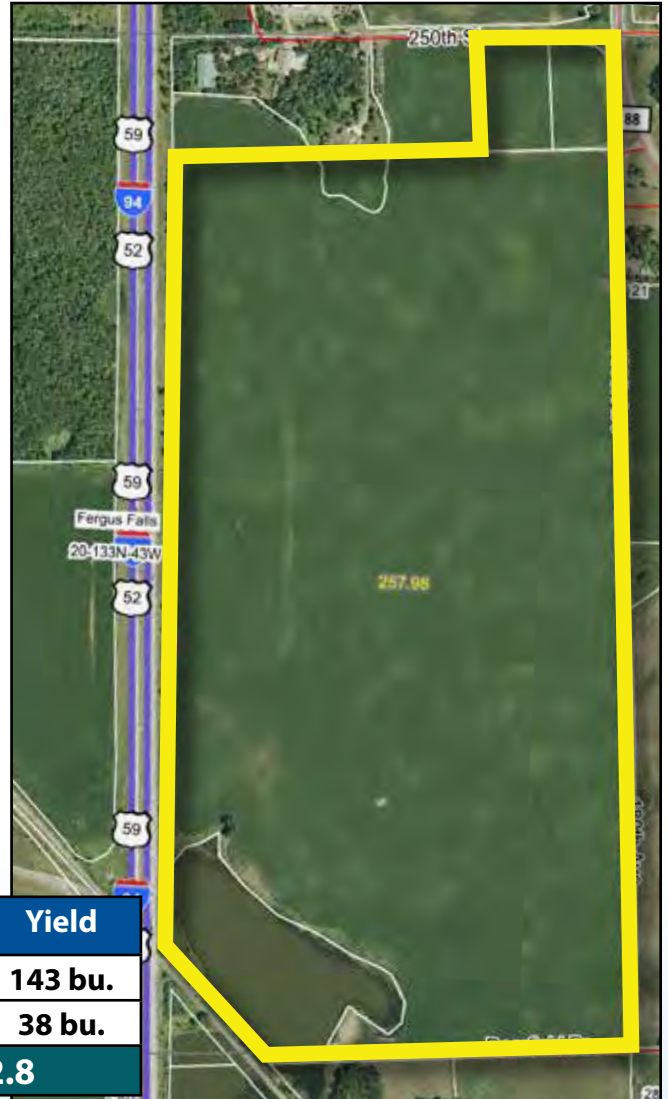
Crop	Base Acres	Yield
Corn	19.24	143 bu.
Soybeans	19.51	40 bu.
Total Base Acres: 38.75		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
903B2	Hokans-Buse complex, 2 to 6 percent slopes	25.32	64.1%	Ile	89
582	Roliss loam, 0 to 2 percent slopes	5.49	13.9%	IIw	92
497	Hantho silt loam	3.85	9.7%	I	98
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	2.18	5.5%	IVe	74
34	Parnell silty clay loam, occasionally ponded, 0 to 1 percent slopes	1.99	5.0%	IIIw	86
1055	Quam, Cathro, and Urness soils, frequently ponded, 0 to 1 percent slopes	0.73	1.8%	VIIIw	5
Weighted Average					87.8

PARCEL 3 • OTTER TAIL COUNTY

Acres: 257.98 +/-
Legal: NE¼, EX TRS & SE¼ EX RR OF W & TRACT TO RR (32.7 Acres) 20-133-43
Crop Acres: 234.72 +/-
Taxes (2024): \$7,338.00 (Estimate)

This is one of the best offerings in this auction with an SPI of 81.7 with a strategically and well-designed tiling system. The Class II soils are mostly Hokans-Svea-Buse and Aazdahl-Formdale-Balaton soils. The parcel has excellent access. It was planted to soybeans in 2024.



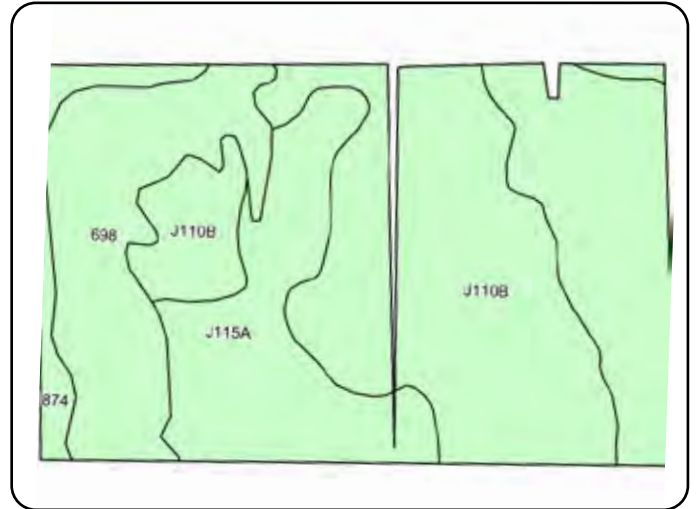
Crop	Base Acres	Yield
Corn	118.9	143 bu.
Soybeans	113.9	38 bu.
Total Base Acres: 232.8		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
J118C	Hokans-Svea-Buse complex, 2 to 12 percent slopes	162.00	68.4%	Ile		80
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	20.75	8.8%	IIc		93
J116A	Flom-Quam silty clay loams, 0 to 1 percent slopes, occasionally ponded	18.69	7.9%	IIIw		86
J117C	Hokans-Svea complex, 2 to 9 percent slopes	17.18	7.3%	IIIe		86
J131A	Quam silty clay loam, 0 to 1 percent slopes, occasionally ponded	7.90	3.3%	IIIw		80
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	7.16	3.0%	IIc		97
J132A	Quam-Cathro-Lakepark complex, 0 to 2 percent slopes, frequently ponded	3.10	1.3%	VIIIw		15
258C	Sandberg sandy loam, 2 to 12 percent slopes	0.07	0.0%	VI s	VI s	30
J117B	Hokans-Svea complex, 2 to 6 percent slopes	0.06	0.0%	Ile		99
Weighted Average						81.7

PARCEL 4 • OTTER TAIL COUNTY

Acres: 104 +/-
Legal: NW¼ EX 56 RODS 22-132-44
Crop Acres: 100.3 +/-
Taxes (2024): \$3,106.48 (Estimate)

This parcel has good cropland with a strong cropping history and an SPI of 91.7 with mostly Flom-Hamerly and Aazdahl-Formdale-Balaton soils. The parcel was planted to corn in 2024. There is tiling on this parcel.



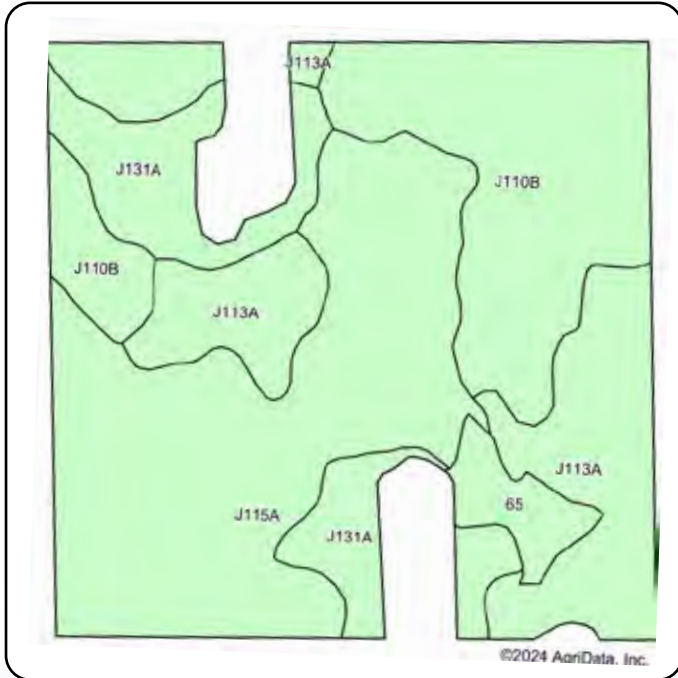
Crop	Base Acres	Yield
Corn	54.0	95 bu.
Soybeans	44.76	27 bu.
Total Base Acres: 98.76		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	41.75	42.3%	IIc	93
J115A	Flom-Hamerly complex, 0 to 2 percent slopes	36.00	36.4%	IIIw	90
698	Doran clay loam	19.01	19.2%	I	98
1874	Radium loamy sand	2.07	2.1%	IVs	39
Weighted Average					91.7

PARCEL 5 • OTTER TAIL COUNTY

Acres: 160 +/-
Legal: NE¼ 22-132-44
Crop Acres: 145.85 +/-
Taxes (2024): \$4,779.33 (Estimate)

This parcel features an SPI of 88.4 with mostly Flom-Hamerly and Aazdahl-Formdale-Balaton soils. It was planted to corn in 2024. There is tiling on this parcel.



Crop	Base Acres	Yield
Corn	78.5	95 bu.
Soybeans	65.06	27 bu.
Total Base Acres: 143.56		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J115A	Flom-Hamerly complex, 0 to 2 percent slopes	53.77	36.8%	IIIw	90
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	41.23	28.3%	IIc	93
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	27.36	18.8%	IIw	88
J131A	Quam silty clay loam, 0 to 1 percent slopes, occasionally ponded	18.77	12.9%	IIIw	80
65	Foxhome sandy loam	4.73	3.2%	IIIs	65
Weighted Average					88.4

PARCEL 6 • OTTER TAIL COUNTY

Acres: 149.11 +/-
Legal: NE¼ Less Tract 3-131-43
Crop Acres: 135.13 +/-
Taxes (2024): \$4,956.00 (Estimate)

This is good cropland with a strong cropping history and an SPI of 83.2. This was planted to corn in 2024. There is paved County Rd. #25 access to the east. There is tiling on this parcel.



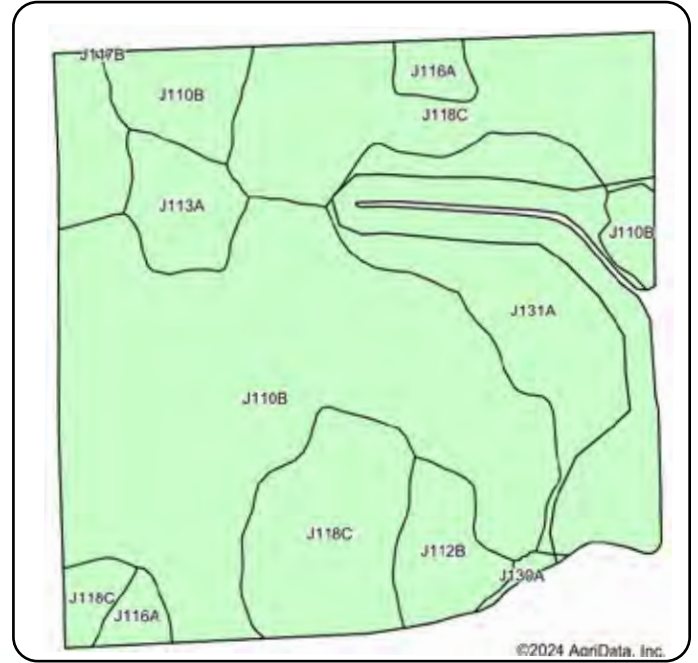
PARCELS 6 & 7 COMBINED		
Crop	Base Acres	Yield
Wheat	87.7	33 bu.
Corn	58.5	71 bu.
Soybeans	118.5	34 bu.
Total Base Acres: 264.7		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J118C	Hokans-Svea-Buse complex, 2 to 12 percent slopes	59.49	44.8%	Ile	80
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	57.69	43.4%	Ilc	93
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	9.78	7.4%	IIw	88
J132A	Quam-Cathro-Lakepark complex, 0 to 2 percent slopes, frequently ponded	3.52	2.6%	VIIIw	15
J130A	Quam and Cathro soils, 0 to 1 percent slopes, frequently ponded	2.24	1.7%	VIIIw	5
W	Water	0.15	0.1%		0
Weighted Average					83.2

PARCEL 7 • OTTER TAIL COUNTY

Acres: 154.61 +/-
Legal: NW¼ Less Tract 2-131-43
Crop Acres: 145.52 +/-
Taxes (2024): \$4,798.00 (Estimate)

This parcel has an SPI of 86.1 with paved access on County Rd. #25 on the west. This parcel was planted to corn in 2024. It has strategically placed tile.



PARCELS 6 & 7 COMBINED		
Crop	Base Acres	Yield
Wheat	87.7	33 bu.
Corn	58.5	71 bu.
Soybeans	118.5	34 bu.
Total Base Acres: 264.7		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	60.71	41.9%	IIc	93
J118C	Hokans-Svea-Buse complex, 2 to 12 percent slopes	40.01	27.7%	IIe	80
J131A	Quam silty clay loam, 0 to 1 percent slopes, occasionally ponded	29.00	20.1%	IIIw	80
J112B	Aazdahl-Quam-Lakepark complex, 0 to 4 percent slopes	5.44	3.8%	IIw	93
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	5.37	3.7%	IIw	88
J116A	Flom-Quam silty clay loams, 0 to 1 percent slopes, occasionally ponded	3.44	2.4%	IIIw	86
J130A	Quam and Cathro soils, 0 to 1 percent slopes, frequently ponded	0.51	0.4%	VIIIw	5
Weighted Average					86.1

PARCEL 8 • OTTER TAIL COUNTY

Acres: 40 +/-
Legal: SE¼SE¼ 24-131-43
Crop Acres: 35.38 +/-
Taxes (2024): \$1,230.00 (Estimate)

This parcel features strong soils with an 81.5 SPI. It is nearly all Class II soils and is partially tilled. It was planted to corn in 2024.



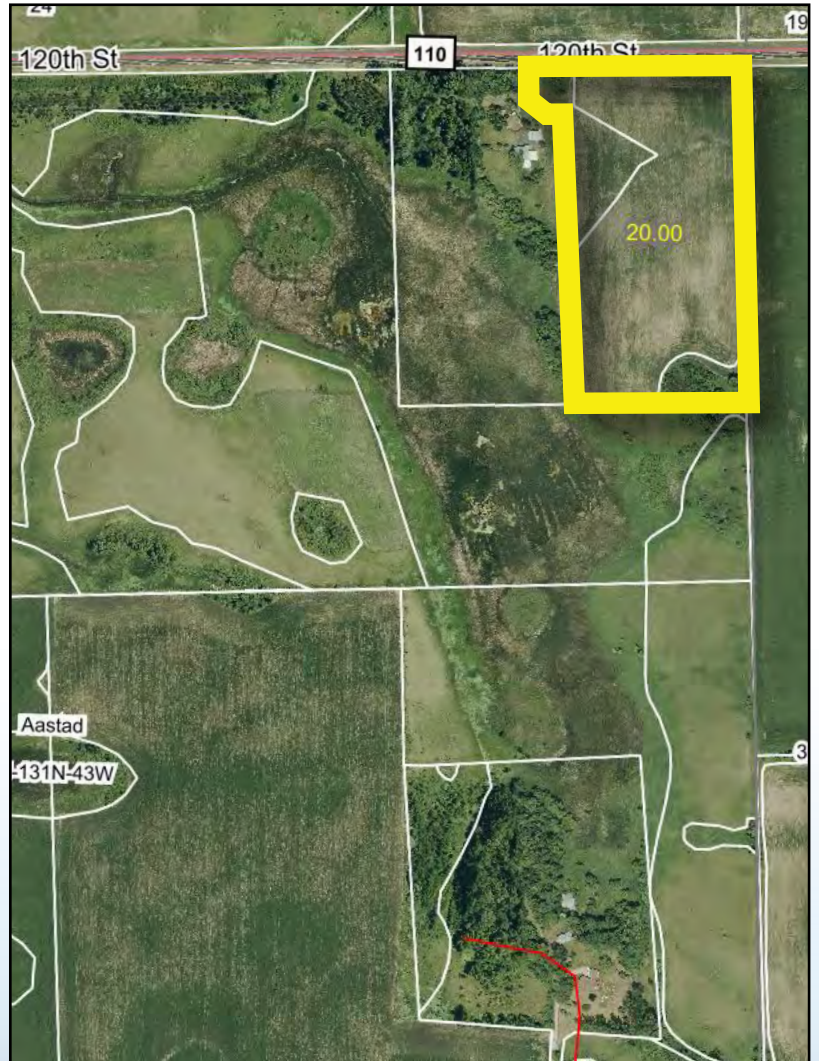
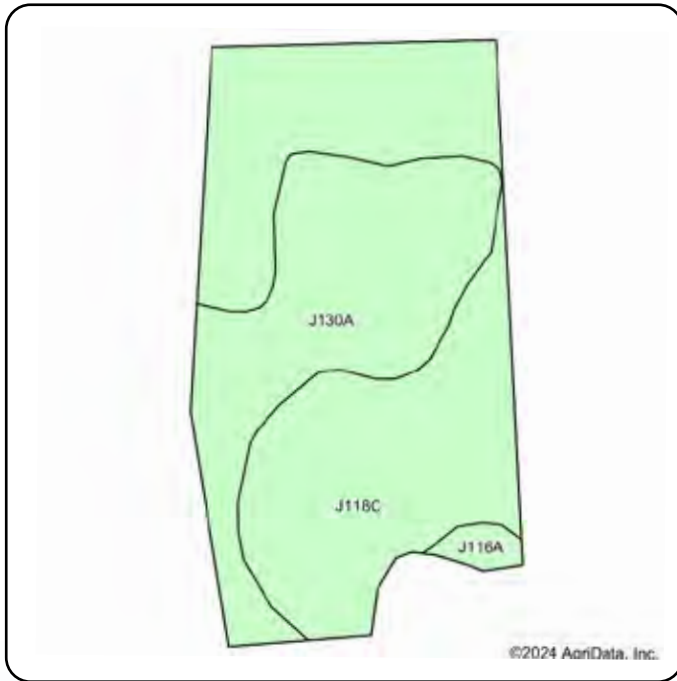
Crop	Base Acres	Yield
Corn	7.97	158 bu.
Soybeans	20.07	34 bu.
Total Base Acres: 28.04		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J118C	Hokans-Svea-Buse complex, 2 to 12 percent slopes	31.10	87.9%	Ile	80
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	4.14	11.7%	IIc	93
777C2	Esmond-Sisseton-Heimdal, complex, 2 to 12 percent slopes, moderately eroded	0.14	0.4%	IVe	75
Weighted Average					81.5

PARCEL 9 • OTTER TAIL COUNTY

Acres: 20 +/-
Legal: E½NE¼NE¼ 25-131-43
Crop Acres: 17.62 +/-
Taxes (2024): \$548.00 (Estimate)

This is good cropland with a strong cropping history, and is partially tiled. This was planted to corn in 2024.



Crop	Base Acres	Yield
Corn	3.97	158 bu.
Soybeans	9.99	34 bu.
Total Base Acres: 13.96		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J118C	Hokans-Svea-Buse complex, 2 to 12 percent slopes	10.70	61.8%	Ile	80
J130A	Quam and Cathro soils, 0 to 1 percent slopes, frequently ponded	6.28	36.3%	VIIIw	5
J116A	Flom-Quam silty clay loams, 0 to 1 percent slopes, occasionally ponded	0.33	1.9%	IIIw	86
Weighted Average					52.9

PARCEL 10 • OTTER TAIL COUNTY

Acres: 57.93 +/- (Final Acres TBD by Survey)
Legal: SW¼ Ex Tract & Less 5 Acre Farmstead 30-131-43 (Final Legal TBD by Survey)
Crop Acres: 56.43 +/-
Taxes (2024): TBD - Current Parcel is Taxed with the Farmstead

This parcel has some of the best cropland in Otter Tail County with an SPI of 88.8, mostly Aazdahl-Formdale-Balaton and Hokans-Svea-Buse soils. This was planted to corn in 2024. The farmstead is not part of this transaction. A survey will determine the final acreage and legal description in this transaction. There is tiling on this parcel.



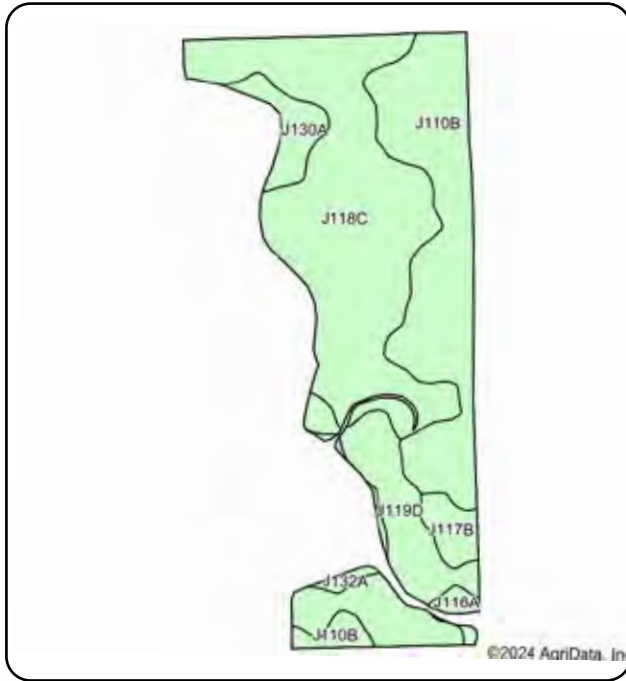
Crop	Base Acres	Yield
Wheat	33.77	45 bu.
Corn	17.8	124 bu.
Soybeans	32.52	36 bu.
Total Base Acres: 84.09		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	39.47	76.9%	IIc	93
J118C	Hokans-Svea-Buse complex, 2 to 12 percent slopes	11.04	21.5%	IIe	80
J130A	Quam and Cathro soils, 0 to 1 percent slopes, frequently ponded	0.80	1.6%	VIIIw	5
Weighted Average					88.8

PARCEL 11 • OTTER TAIL COUNTY

Acres: 115.37 +/-
Legal: 115.37 +/- Acre Tract in E½ 36-131-44 & 10.18 Acre Tract in SE¼ 25-131-44
Crop Acres: 12.01 +/-
Taxes (2024): \$3,630.00 (Estimate)

This parcel features highly productive cropland with an SPI of 78.9. This was planted to corn in 2024. This parcel has been strategically tiled.



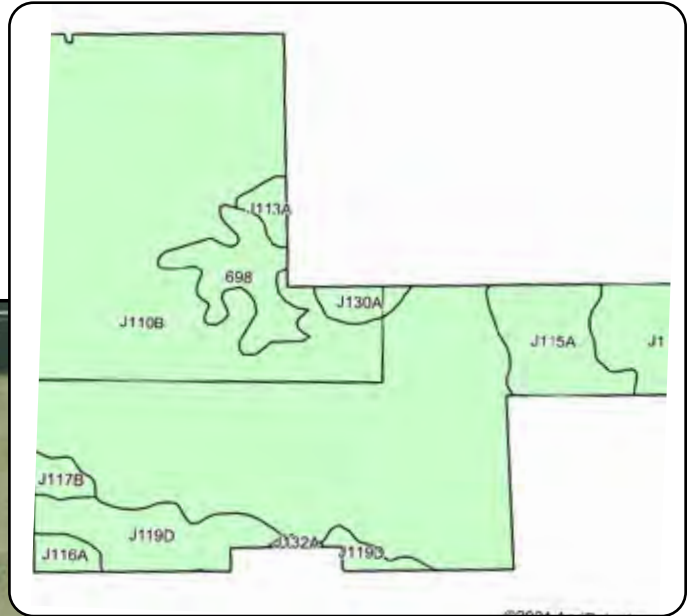
Crop	Base Acres	Yield
Corn	64.12	144 bu.
Soybeans	21.38	36 bu.
Total Base Acres: 85.5		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J118C	Hokans-Svea-Buse complex, 2 to 12 percent slopes	48.85	43.9%	Ile	80
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	33.29	30.0%	Ilc	93
J119D	Barnes-Svea-Buse complex, 3 to 15 percent slopes	18.57	16.7%	IIle	70
J130A	Quam and Cathro soils, 0 to 1 percent slopes, frequently ponded	4.65	4.2%	VIIIw	5
J117B	Hokans-Svea complex, 2 to 6 percent slopes	3.15	2.8%	Ile	99
J116A	Flom-Quam silty clay loams, 0 to 1 percent slopes, occasionally ponded	1.32	1.2%	IIIw	86
J132A	Quam-Cathro-Lakepark complex, 0 to 2 percent slopes, frequently ponded	1.29	1.2%	VIIIw	15
Weighted Average					78.9

PARCEL 12 • OTTER TAIL COUNTY

Acres: 281.76 +/-
Legal: NW¼SE¼, S 825' of NE¼ FR'L, N½SW¼ EX TR & NW¼ EX TR 31-131-43
Crop Acres: 275.7 +/-
Taxes (2024): \$9,504.00 (Estimate)

This is off the chart one of the most highly productive parcels of cropland in Otter Tail County with an SPI of 90.3, featuring Aazdahl-Formdale-Balaton, Barnes-Svea-Buse, and Flom-Hamerly soils. This was planted to corn in 2024. There is tiling on this parcel.



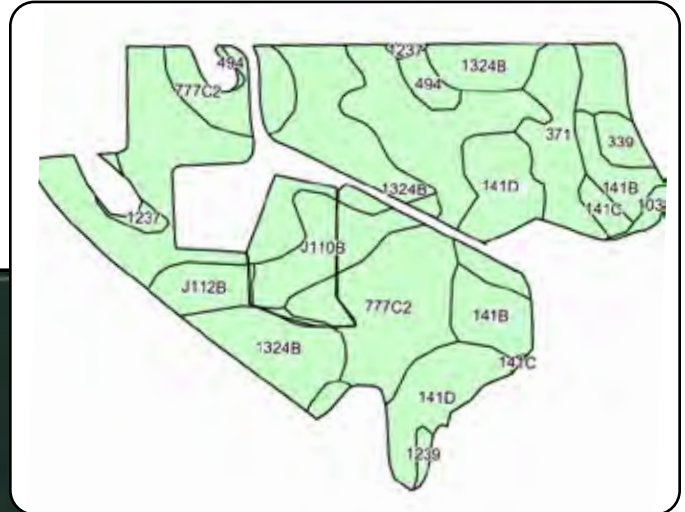
Crop	Base Acres	Yield
Wheat	6.45	48 bu.
Corn	115.82	144 bu.
Soybeans	93.64	36 bu.
Total Base Acres: 215.91		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	222.08	79.3%	IIc	93
J119D	Barnes-Svea-Buse complex, 3 to 15 percent slopes	18.25	6.5%	IIIe	70
J115A	Flom-Hamerly complex, 0 to 2 percent slopes	14.99	5.3%	IIIw	90
698	Doran clay loam	12.22	4.4%	I	98
J130A	Quam and Cathro soils, 0 to 1 percent slopes, frequently ponded	3.44	1.2%	VIIIw	5
J116A	Flom-Quam silty clay loams, 0 to 1 percent slopes, occasionally ponded	3.00	1.1%	IIIw	86
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	2.94	1.0%	IIw	88
J117B	Hokans-Svea complex, 2 to 6 percent slopes	2.82	1.0%	IIe	99
J132A	Quam-Cathro-Lakepark complex, 0 to 2 percent slopes, frequently ponded	0.55	0.2%	VIIIw	15
Weighted Average					90.3

PARCEL 13 • OTTER TAIL COUNTY

Acres: 146.65 +/- (Final Acres TBD by Survey)
Legal: 146.65 +/- Acre Tract in N½ 31-132-42 (Final Legal TBD by Survey)
Crop Acres: 90.47 +/-
Taxes (2024): \$5,461.77 (Estimate)

This parcel features excellent development potential with Interstate frontage and close proximity to swan lake. This land also features highly productive cropland and excellent access. The old building site has no electricity and has been converted to cropland.



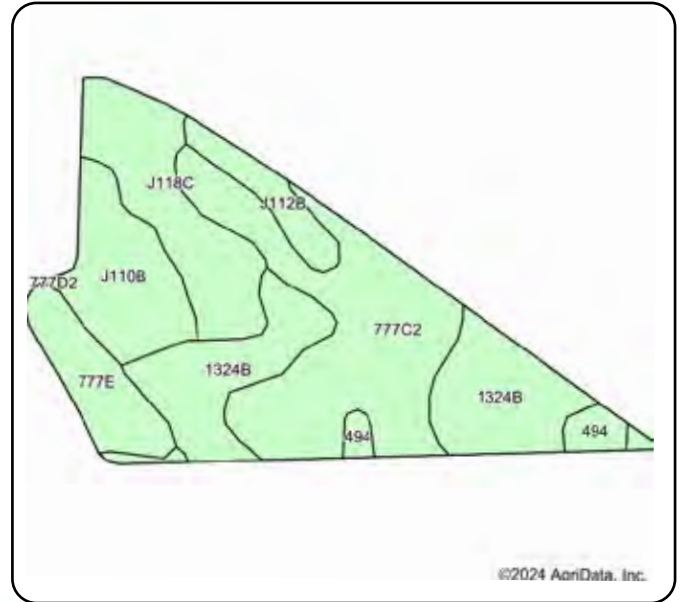
PARCELS 13 & 14 COMBINED		
Crop	Base Acres	Yield
Corn	61.22	153 bu.
Soybeans	61.22	37 bu.
Total Base Acres: 122.44		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
1324B	Esmond-Heimdal-Sisseton complex, 2 to 6 percent slopes	31.38	34.8%	IIIe		84
777C2	Esmond-Sisseton-Heimdal, complex, 2 to 12 percent slopes, moderately eroded	23.21	25.6%	IVe		75
141D	Egeland fine sandy loam, 12 to 20 percent slopes	10.98	12.1%	IVe		46
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	5.58	6.2%	IIc		93
141B	Egeland sandy loam, 2 to 6 percent slopes	5.57	6.1%	IIIe		68
371	Clontarf sandy loam	5.35	5.9%	IIIs		62
J112B	Aazdahl-Quam-Lakepark complex, 0 to 4 percent slopes	2.71	3.0%	IIw		93
494	Darnen loam, 1 to 6 percent slopes	1.39	1.5%	IIe		99
339	Fordville loam, 0 to 2 percent slopes	1.38	1.5%	IIs	IIIs	64
141C	Egeland fine sandy loam, 6 to 12 percent slopes	1.01	1.1%	IVe		62
1237	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	0.97	1.1%	IIw		92
1030	Pits, gravel-Udipsammets complex	0.58	0.6%			0
1239	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	0.47	0.5%	IIIw		88
Weighted Average						74.9

PARCEL 14 • OTTER TAIL COUNTY

Acres: 40.03 +/- (Final Acres TBD by Survey)
Legal: 40.03 +/- Acre Tract Lying South of I-94 in NW ¼ 31-132-42 (Final Legal TBD by Survey)
Crop Acres: 37.9 +/-
Taxes (2024): \$1,367.04 (Estimate)

This parcel features excellent development potential with interstate and highway frontage. The land contains mostly crop acres with high productivity.



PARCELS 13 & 14 COMBINED		
Crop	Base Acres	Yield
Corn	61.22	153 bu.
Soybeans	61.22	37 bu.
Total Base Acres: 122.44		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
777C2	Esmond-Sisseton-Heimdal, complex, 2 to 12 percent slopes, moderately eroded	11.91	31.5%	IVe	75
1324B	Esmond-Heimdal-Sisseton complex, 2 to 6 percent slopes	9.10	24.0%	IIIe	84
J118C	Hokans-Svea-Buse complex, 2 to 12 percent slopes	6.00	15.8%	Ile	80
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	4.77	12.6%	IIc	93
777E	Sisseton-Esmond complex, 12 to 40 percent slopes	3.20	8.4%	VIIe	18
J112B	Aazdahl-Quam-Lakepark complex, 0 to 4 percent slopes	1.82	4.8%	IIw	93
494	Darnen loam, 1 to 6 percent slopes	1.10	2.9%	Ile	99
Weighted Average					77

PARCEL 15 • OTTER TAIL COUNTY

Acres: 32.22 +/- (Final Acres TBD by Survey)
Legal: 32.22 +/- Acre Tract in SE¼ 31-132-42 (Final Legal TBD by Survey)
Crop Acres: 25.85 +/-
Taxes (2024): \$557.19 (Estimate)

This parcel features excellent development potential with both Interstate and county highway frontage. The land is currently mostly crop acres with productive soils and excellent access.



Crop	Base Acres	Yield
Corn	12.33	153 bu.
Soybeans	12.33	37 bu.
Total Base Acres: 24.66		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
969C2	Zell-Rothsay complex, 6 to 12 percent slopes, eroded	11.22	43.4%	IIIe		73
1324B	Esmond-Heimdal-Sisseton complex, 2 to 6 percent slopes	5.71	22.1%	IIIe		84
494	Darnen loam, 1 to 6 percent slopes	3.74	14.5%	IIe		99
777C2	Esmond-Sisseton-Heimdal, complex, 2 to 12 percent slopes, moderately eroded	3.26	12.6%	IVe		75
497	Hantho silt loam	0.57	2.2%	I		98
969D2	Zell-Rothsay complex, 12 to 20 percent slopes, eroded	0.54	2.1%	IVe		58
34	Parnell silty clay loam, occasionally ponded, 0 to 1 percent slopes	0.52	2.0%	IIIw		86
1239	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	0.23	0.9%	IIIw		88
J105B	Arvilla sandy loam, Till Prairie, 2 to 6 percent slopes	0.06	0.2%	IVs	IVs	38
Weighted Average						80

PARCEL 16 • OTTER TAIL COUNTY

Acres: 80.36 +/- (Final Acres TBD by Survey)
Legal: 80.36 +/- Acre Tract West of Hwy #35 in SW¼ 14-131-42 & SE¼ 15-131-42
 (Final Legal TBD by Survey)
Crop Acres: 63.79 +/-
Taxes (2024): \$1,634.29 (Estimate)

This parcel features productive soils with excellent access along Hwy. #35. It is partially tiled.



PARCELS 16 & 17 COMBINED		
Crop	Base Acres	Yield
Wheat	58.32	45 bu.
Corn	30.74	125 bu.
Soybeans	56.15	36 bu.
Total Base Acres: 145.21		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
777C2	Esmond-Sisseton-Heimdal, complex, 2 to 12 percent slopes, moderately eroded	28.88	44.7%	IVe	75
494	Darnen loam, 1 to 6 percent slopes	7.58	11.7%	Ile	99
1237	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	6.91	10.7%	IIw	92
777D2	Sisseton-Esmond-Heimdal, complex, 6 to 20 percent slopes, moderately eroded	6.82	10.6%	IVe	62
915C2	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	5.39	8.4%	IIIe	80
915D2	Forman-Buse complex, 12 to 20 percent slopes, moderately eroded	4.49	7.0%	IVe	64
1239	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	3.40	5.3%	IIIw	88
777E	Sisseton-Esmond complex, 12 to 40 percent slopes	0.61	0.9%	VIIe	18
180	Gonvick loam, 1 to 4 percent slopes	0.44	0.7%	Iw	98
Weighted Average					78.2

PARCEL 17 • OTTER TAIL COUNTY

Acres: 127.08 +/- (Final Acres TBD by Survey)
Legal: 117.64 +/- Acre Tract in SW¼ 14-131-42 & 9.44 +/- Acre Tract in NW¼ 23-131-42
 (Final Legal TBD by Survey)

Crop Acres: 98.21 +/-

Taxes (2024): \$2,957.71 (Estimate)

This parcel features productive cropland with excellent access along Hwy. #35. It is partially tiled.

Crop	Base Acres	Yield
Corn	4.6	95 bu.
Soybeans	4.5	24 bu.
Total Base Acres: 9.1		



PARCELS 16 & 17 COMBINED		
Crop	Base Acres	Yield
Wheat	58.32	45 bu.
Corn	30.74	125 bu.
Soybeans	56.15	36 bu.
Total Base Acres: 145.21		

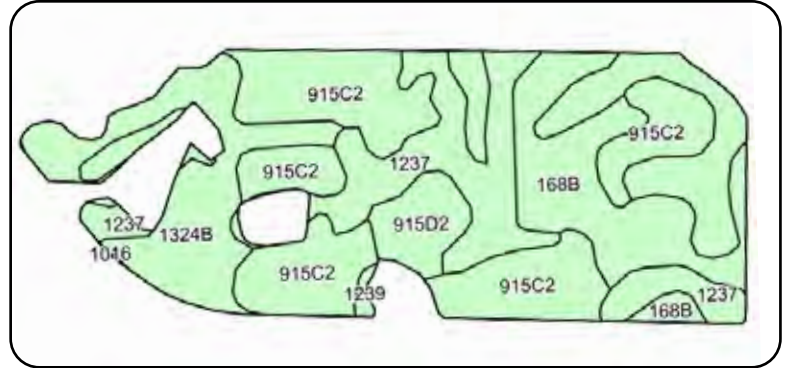
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
915C2	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	50.07	51.0%	IIIe	80
1237	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	31.59	32.1%	IIw	92
915D2	Forman-Buse complex, 12 to 20 percent slopes, moderately eroded	6.54	6.7%	IVe	64
335	Urness mucky silty clay loam, occasionally ponded, 0 to 1 percent slopes	4.07	4.1%	IIIw	69
180	Gonvick loam, 1 to 4 percent slopes	3.34	3.4%	Iw	98
168B	Forman clay loam, 2 to 6 percent slopes	2.66	2.7%	Ile	94
Weighted Average					83.3

PARCEL 18 • OTTER TAIL COUNTY

Acres: 100.57 +/-
Legal: S½NW¼ & SW¼NE¼ EX 15.66 AC FOR HWYS & EX TRACT 23-131-42
Crop Acres: 85.83 +/-
Taxes (2024): \$2,012.00 (Estimate)

This is highly productive cropland with an SPI of 85.7, mostly Lakepark-Parnell and Forman-Buse soils. This parcel has some tiling and was planted to corn in 2024.

Crop	Base Acres	Yield
Wheat	33.77	45 bu.
Corn	17.8	124 bu.
Soybeans	32.52	36 bu.
Total Base Acres: 84.09		

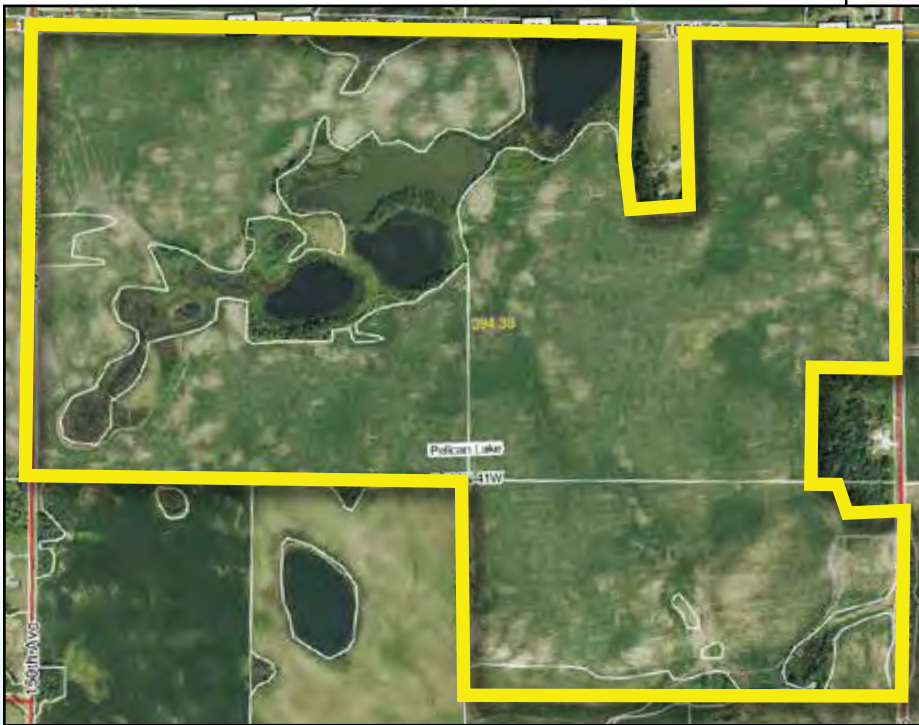
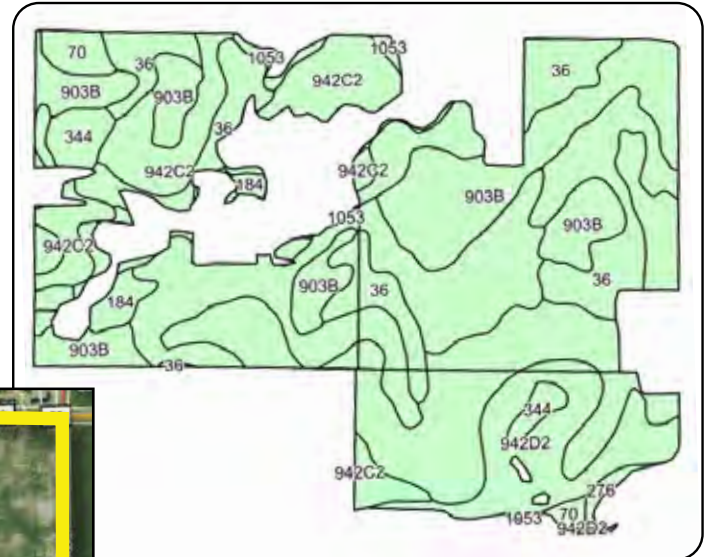


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
915C2	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	27.87	33.5%	IIle	80
1237	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	24.01	28.8%	IIlw	92
168B	Forman clay loam, 2 to 6 percent slopes	13.89	16.7%	Ile	94
1324B	Esmond-Heimdal-Sisseton complex, 2 to 6 percent slopes	13.26	15.9%	IIle	84
915D2	Forman-Buse complex, 12 to 20 percent slopes, moderately eroded	3.88	4.7%	IVe	64
1239	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	0.36	0.4%	IIIlw	88
Weighted Average					85.7

PARCEL 19 • GRANT COUNTY

Acres: 394.38 +/-
Legal: NE¼ EXC 9.14 Acre Tract Lying in GL 1 & 2, NW¼ & N½SE¼ EXC 9.52 Acre Tract 5-130-41
Crop Acres: 322.73 +/-
Taxes (2024): \$9,384.00 (Estimate)

This is highly productive cropland with an SPI of 81.7, mostly Hokans-Buse, Lakepark-Parnell, and Hanghei-Barnes soils. The balance of the property is wetlands. This parcel has some tiling and was planted to corn in 2024. It is subject to a US Fish & Wildlife Easement.



Crop	Base Acres	Yield
Corn	161.35	160 bu.
Soybeans	161.35	38 bu.
Total Base Acres: 322.7		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
903B	Hokans-Buse complex, 2 to 6 percent slopes	121.01	37.9%	Ile	89
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	86.32	26.9%	IVe	74
36	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	60.37	18.8%	IIw	92
942D2	Langhei-Barnes, moderately eroded, complex, 12 to 20 percent slopes	26.39	8.2%	IVe	60
344	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	7.38	2.3%	IIIw	88
1053	Quam, Cathro, and Urness soils, frequently ponded, 0 to 1 percent slopes	6.07	1.9%	VIIIw	5
184	Balaton-Hamerly complex, 1 to 4 percent slopes	5.80	1.8%	IIs	89
70	Svea loam, 1 to 3 percent slopes	5.48	1.7%	Ile	99
276	Oldham silty clay loam, occasionally ponded, 0 to 1 percent slopes	1.69	0.5%	IIIw	86
Weighted Average					81.7

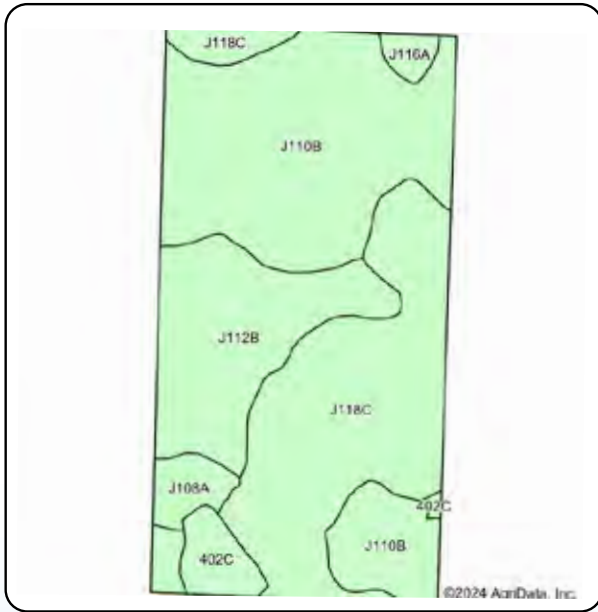
PARCEL 20 • GRANT COUNTY

Acres: 80 +/-
Legal: W½NE¼ 26-130-42
Crop Acres: 80.46 +/- (Exceeds Tax Deeded Acres)
Taxes (2024): \$2,344.00 (Estimate)

This parcel features an SPI of 86.6 with mostly Class II Soils. It was planted to corn in 2024.

Note from previous sale of Parcel 20: Grantors reserve an undivided one-half Interest in and to all mineral rights in and to the real estate described above. Such reservation shall be perpetual. The buyer will receive 50% of all mineral rights.

Grantors reserve, in perpetuity, all hunting rights In and to the real estate described above, but Seller covenant not to exercise any such rights in a fashion such as to Interfere with Grantee’s agricultural operation or to damage any crops growing thereon.



Crop	Base Acres	Yield
Wheat	4.52	54 bu.
Corn	32.76	152 bu.
Soybeans	40.04	37 bu.
Total Base Acres: 77.3		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	31.99	39.8%	IIc		93
J118C	Hokans-Svea-Buse complex, 2 to 12 percent slopes	26.56	33.0%	IIe		80
J112B	Aazdahl-Quam-Lakepark complex, 0 to 4 percent slopes	15.85	19.7%	IIw		93
402C	Sandberg sandy loam, 2 to 12 percent slopes	2.77	3.4%	VIIs	VIIs	30
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	2.24	2.8%	IIc		97
J116A	Flom-Quam silty clay loams, 0 to 1 percent slopes, occasionally ponded	1.05	1.3%	IIIw		86
Weighted Average						86.6

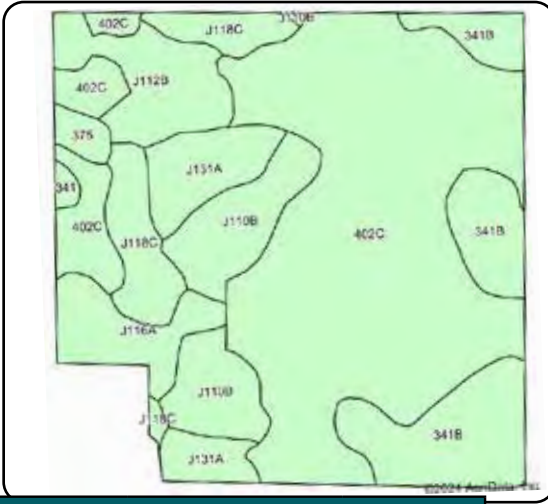
PARCEL 21 • GRANT COUNTY

Acres: 150.81 +/-
Legal: SE¼ EXC W 500' o S 800' of SW¼SE¼ 26-130-42
Irrigated Crop Acres: 151.45 +/- (Exceeds Tax Deeded Acres)
Taxes (2024): \$3,240.00 (Estimate)

This parcel features exceptional irrigated cropland. It was planted to corn in 2024.

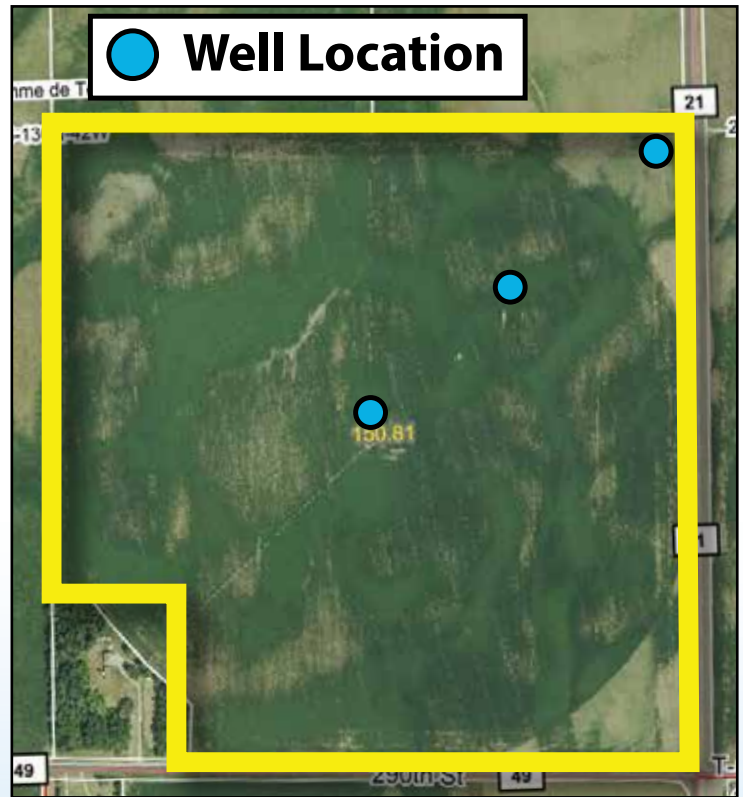
Note from previous sale of Parcel 21: Grantors reserve an undivided one-half Interest in and to all mineral rights in and to the real estate described above. Such reservation shall be perpetual. The buyer will receive 50% of all mineral rights.

Grantors reserve, in perpetuity, all hunting rights In and to the real estate described above, but Seller covenant not to exercise any such rights in a fashion such as to Interfere with Grantee's agricultural operation or to damage any crops growing thereon.



PARCELS 21 & 22 COMBINED

Crop	Base Acres	Yield
Wheat	17.29	54 bu.
Corn	125.33	152 bu.
Soybeans	153.08	37 bu.
Total Base Acres: 295.7		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
402C	Sandberg sandy loam, 2 to 12 percent slopes	74.65	50.9%	VIc	VIc	30
341B	Arvilla sandy loam, Till Prairie, 2 to 6 percent slopes	20.03	13.7%	IVc	IVc	38
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	13.90	9.5%	IIc		93
J118C	Hokans-Svea-Buse complex, 2 to 12 percent slopes	9.70	6.6%	IIe		80
J112B	Aazdahl-Quam-Lakepark complex, 0 to 4 percent slopes	9.51	6.5%	IIw		93
J131A	Quam silty clay loam, 0 to 1 percent slopes, occasionally ponded	9.40	6.4%	IIIw		80
J116A	Flom-Quam silty clay loams, 0 to 1 percent slopes, occasionally ponded	7.16	4.9%	IIIw		86
375	Forada sandy loam, 0 to 2 percent slopes	1.64	1.1%	IIw	IIw	65
341	Arvilla sandy loam, Till Prairie, 0 to 2 percent slopes	0.65	0.4%	IIIc	IIIc	44
Weighted Average						50.9

PARCEL 21 • IRRIGATION INFORMATION

Water Permit #:	1976-1319
Well #1:	12 Inches Diameter, 143 Feet Depth, 330 Gallons Per Minute, Unique #134277
Well #2:	Unknown Inches Diameter, 33 Feet Depth, 400 Gallons Per Minute, Unique #609703
Well #3:	10 Inches Diameter, 41 Feet Depth, 270 Gallons Per Minute, Unique #822649



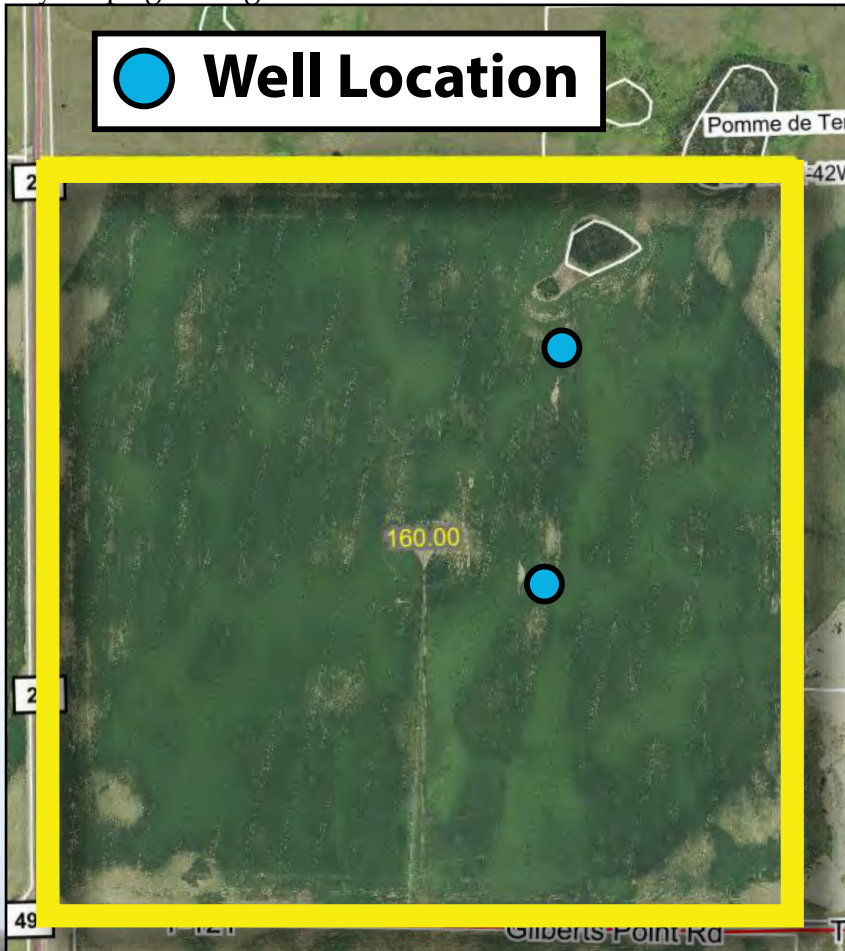
PARCEL 22 • GRANT COUNTY

Acres: 160 +/-
Legal: SW¼ 25-130-42
Irrigated Crop Acres: 156.8 +/-
Taxes (2024): \$2,344.00 (Estimate)

This parcel features exceptional irrigated cropland. It was planted to corn in 2024.

Note from previous sale of Parcel 22: Grantors reserve an undivided one-half Interest in and to all mineral rights in and to the real estate described above. Such reservation shall be perpetual. The buyer will receive 50% of all mineral rights.

Grantors reserve, in perpetuity, all hunting rights In and to the real estate described above, but Seller covenant not to exercise any such rights in a fashion such as to Interfere with Grantee’s agricultural operation or to damage any crops growing thereon.



PARCELS 21 & 22 COMBINED		
Crop	Base Acres	Yield
Wheat	17.29	54 bu.
Corn	125.33	152 bu.
Soybeans	153.08	37 bu.
Total Base Acres: 295.7		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
402C	Sandberg sandy loam, 2 to 12 percent slopes	82.31	52.5%	VIs	VIs	30
341B	Arvilla sandy loam, Till Prairie, 2 to 6 percent slopes	44.12	28.1%	IVs	IVs	38
402D	Sandberg gravelly sandy loam, 6 to 30 percent slopes	29.29	18.7%	VIIe		16
1053	Quam, Cathro, and Urness soils, frequently ponded, 0 to 1 percent slopes	1.08	0.7%	VIIIw		5
Weighted Average						29.5

PARCEL 22 • IRRIGATION INFORMATION

Water Permit #: 1984-1072
Well #1: Unknown Inches Diameter, 45 Feet Depth, 900 Gallons Per Minute, Unique #401152
Well #2: Unknown Inches Diameter, 48 Feet Depth, 900 Gallons Per Minute, Unique #401153



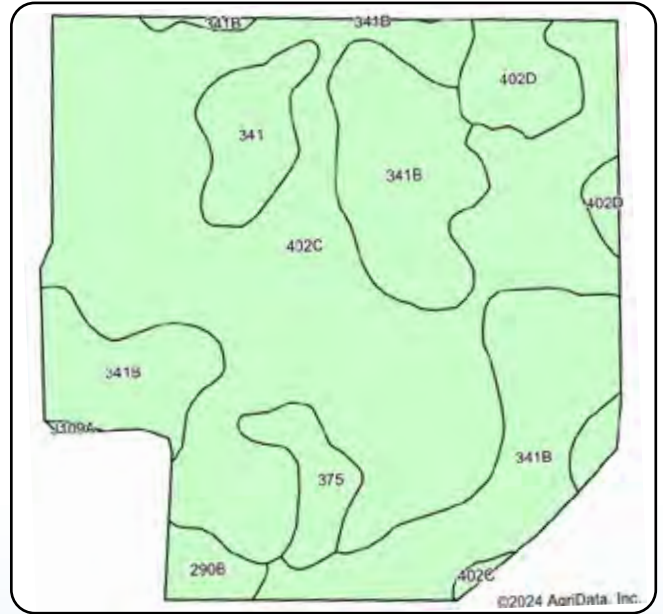
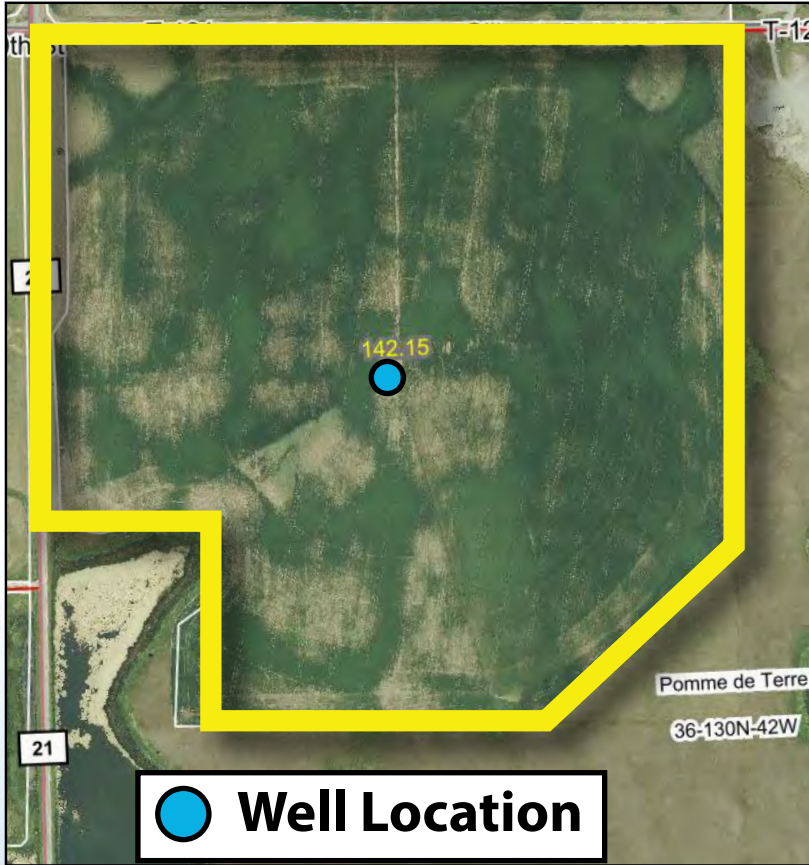
PARCEL 23 • GRANT COUNTY

Acres: 142.15 +/-
Legal: NW¼ EXC 9.8 Acres in SW¼ & EXC 5.85 Acres in SE¼ 36-130-42
Irrigated Crop Acres: 139.89 +/-
Taxes (2024): \$2,956.00 (Estimate)

This parcel features exceptional irrigated cropland. It was planted to corn in 2024.

Note from previous sale of Parcel 23: Grantors reserve an undivided one-half Interest in and to all mineral rights in and to the real estate described above. Such reservation shall be perpetual. The buyer will receive 50% of all mineral rights.

Grantors reserve, in perpetuity, all hunting rights In and to the real estate described above, but Seller covenant not to exercise any such rights in a fashion such as to Interfere with Grantee’s agricultural operation or to damage any crops growing thereon.



Crop	Base Acres	Yield
Wheat	6.8	53 bu.
Corn	130.0	133 bu.
Total Base Acres: 136.8		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
402C	Sandberg sandy loam, 2 to 12 percent slopes	77.68	56.6%	VIs	VIs	30
341B	Arvilla sandy loam, Till Prairie, 2 to 6 percent slopes	40.10	29.2%	IVs	IVs	38
341	Arvilla sandy loam, Till Prairie, 0 to 2 percent slopes	6.30	4.6%	IIIs	IIIs	44
402D	Sandberg gravelly sandy loam, 6 to 30 percent slopes	6.26	4.6%	VIIe		16
375	Forada sandy loam, 0 to 2 percent slopes	4.14	3.0%	IIw	IIw	65
290B	Eckman silt loam, 1 to 6 percent slopes	2.58	1.9%	Ile		94
J109A	Aazdahl-Balaton-Flom complex, 0 to 3 percent slopes	0.18	0.1%	IIc		95
Weighted Average						34.7

PARCEL 23 • IRRIGATION INFORMATION

Water Permit #: 1976-1343

Well: 16 Inches Diameter, 41 Feet Depth, 800 Gallons Per Minute, Unique #256800



PROPERTY PHOTOS



PROPERTY PHOTOS



Parcel 9



Parcel 10



Parcel 11



Parcel 12



Parcel 13



Parcel 13



Parcel 14



Parcel 14

PROPERTY PHOTOS



Parcel 15



Parcel 15



Parcel 16



Parcel 16



Parcel 17



Parcel 18



Parcel 19



Parcel 20

PROPERTY PHOTOS



Parcel 21



Parcel 21



Parcel 21



Parcel 22



Parcel 22



Parcel 22



Parcel 23



Parcel 23

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 12/31/24. 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 December 31, 2024, 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.



TERMS & CONDITIONS

III. Purchase Agreement, Marketability, Signing Area (cont'd)

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



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