

1,660.54 +/- Crop/Pasture Acres • Emmons County, ND

Written Bid

LEASE AUCTION

BIDS DUE: November 1, 2024 – 5:00 p.m. (CT)



LANDOWNER: Magrum Family



 **Pifer's**
LAND MANAGEMENT

877.700.4099
www.pifers.com

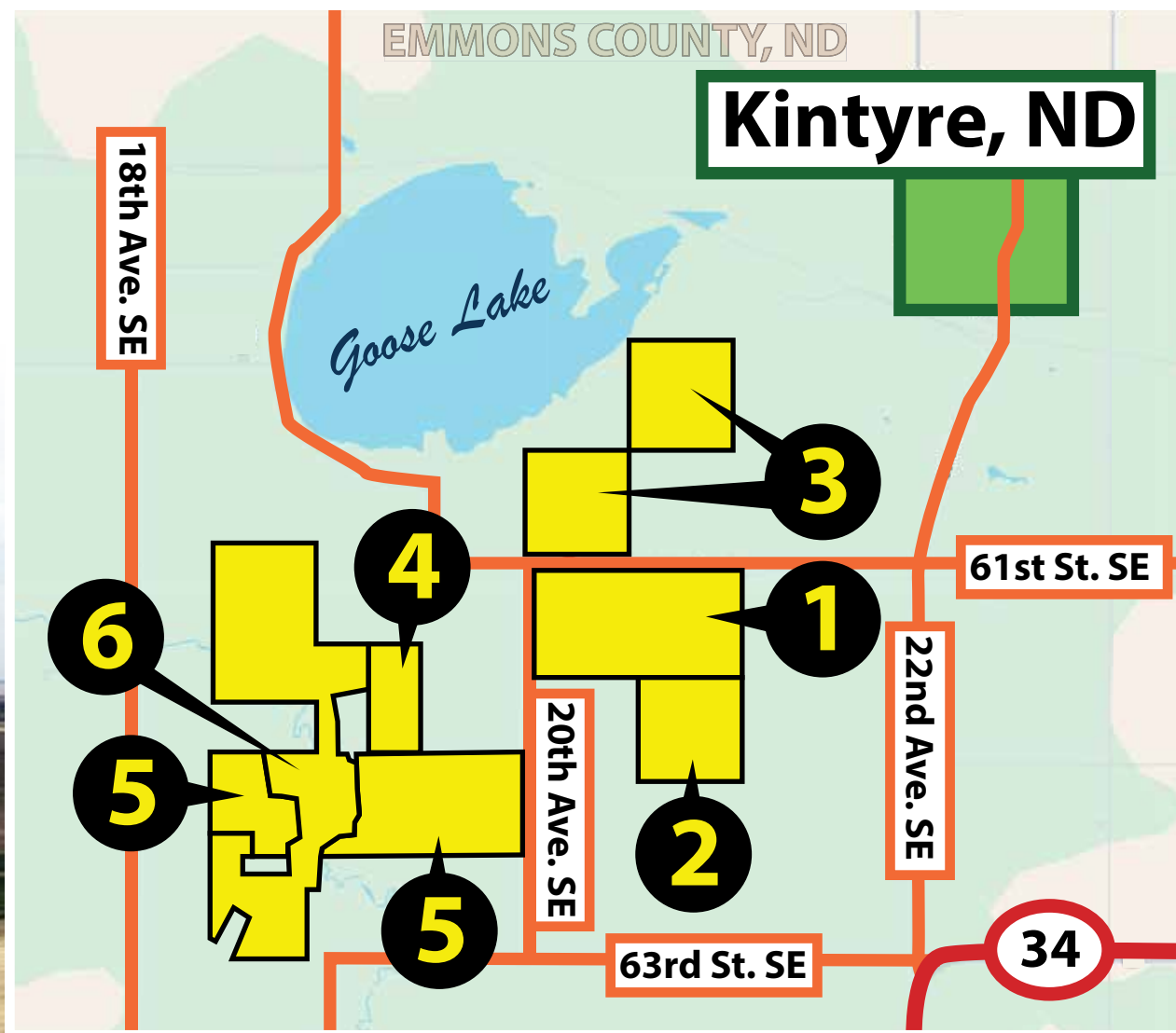
AUCTION NOTE

Seeking tenant(s) to lease farmland for the 2025-2026 crop year. This property features 1,660.84 +/- crop, pasture, and hayland acres with highly productive soils and strong cropping history of corn and soybeans located in Tell Township, Emmons County, ND. Written bids will be accepted until 5:00 p.m. on Friday, November 1, 2024. The successful bidder will have possession starting on or before February 1, 2025. Bids will be submitted on an annual dollar per acre basis.

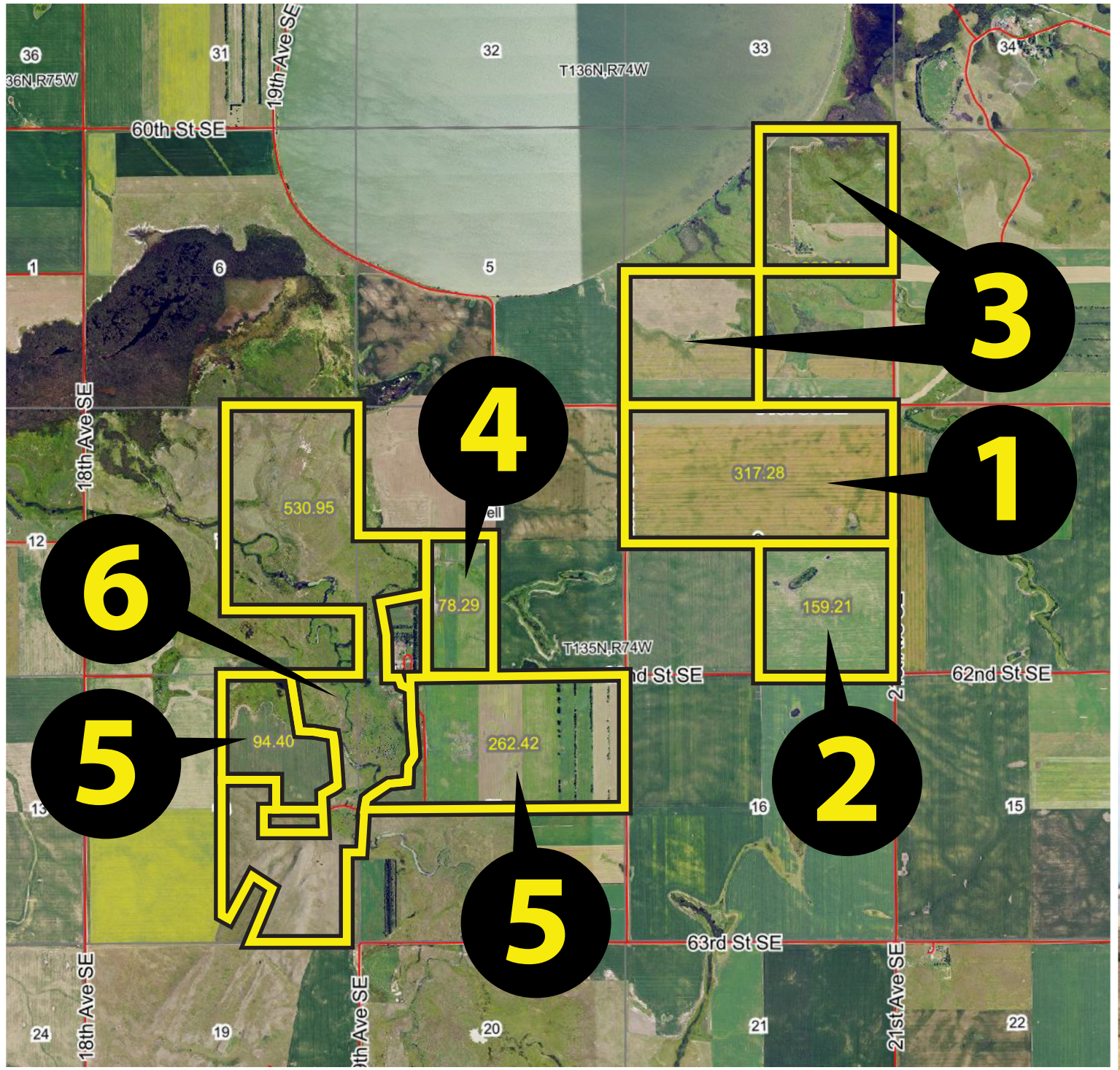


SUBMIT BIDS TO

Tyler Berby 218.850.0807 • tberby@pifers.com



OVERALL PROPERTY

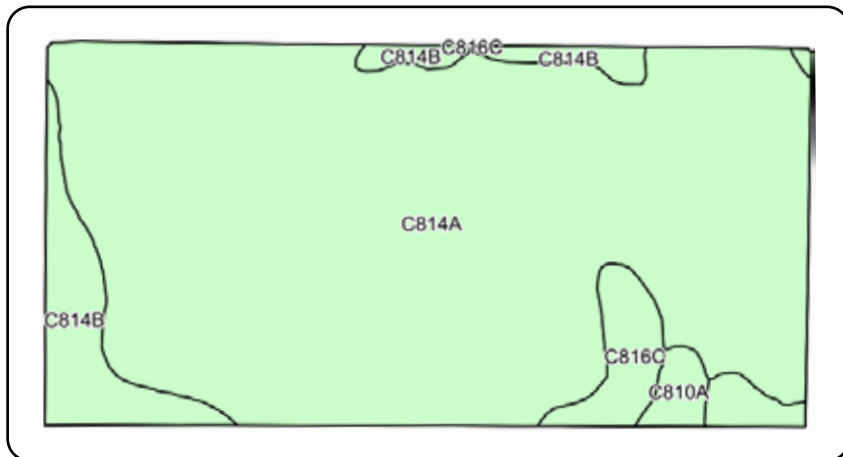


PARCEL 1

Crop Acres: 317.28 +/-
Legal: N½ 9-135-74

This property features 317.28 +/- crop acres with the soil types mainly consisting of Bowdle-Lehr loams with 0-2 percent slopes. The average Soil Productivity Index (SPI) for this parcel is 51.5. The cropland has a history of corn, soybeans, and small grain.

PARCELS 1-3 COMBINED		
Crop	Base Acres	Yield
Wheat	167.3	32 bu.
Flax	55.6	16 bu.
Corn	129.4	96 bu.
Barley	123.3	57 bu.
Total Base Acres: 475.6		

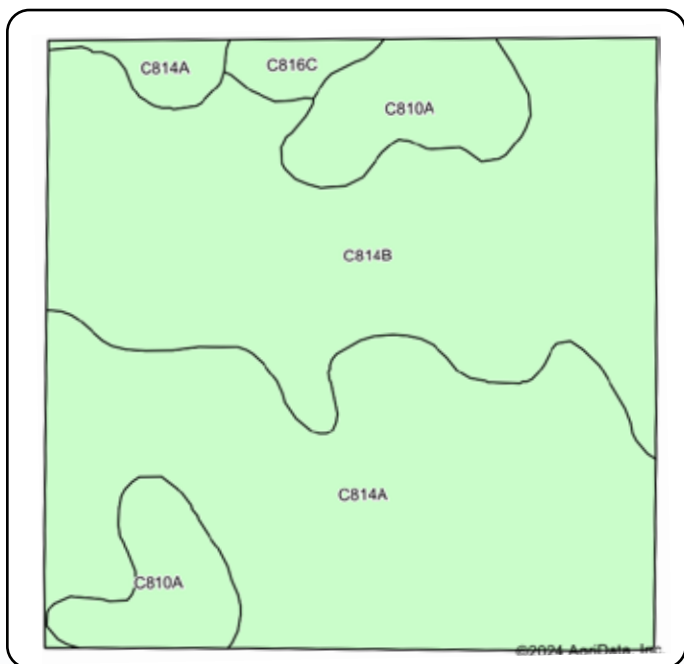


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C814A	Bowdle-Lehr loams, 0 to 2 percent slopes	271.64	85.6%	III _s	52
C814B	Bowdle-Lehr loams, 2 to 6 percent slopes	30.74	9.7%	III _e	51
C816C	Lehr loam, 6 to 9 percent slopes	10.58	3.3%	IV _e	37
C810A	Bowdle loam, 0 to 2 percent slopes	4.32	1.4%	III _s	57
Weighted Average					51.5

PARCEL 2

Crop Acres: 159.21 +/-
Legal: SE¼ 9-135-74

This property features 159.21 +/- crop acres with the soil types mainly consisting of Bowdle-Lehr loams with 0-2 percent slopes and Bowdle Loam. The average SPI for this parcel is 51.9. The cropland has a history of corn, soybeans, and small grain.



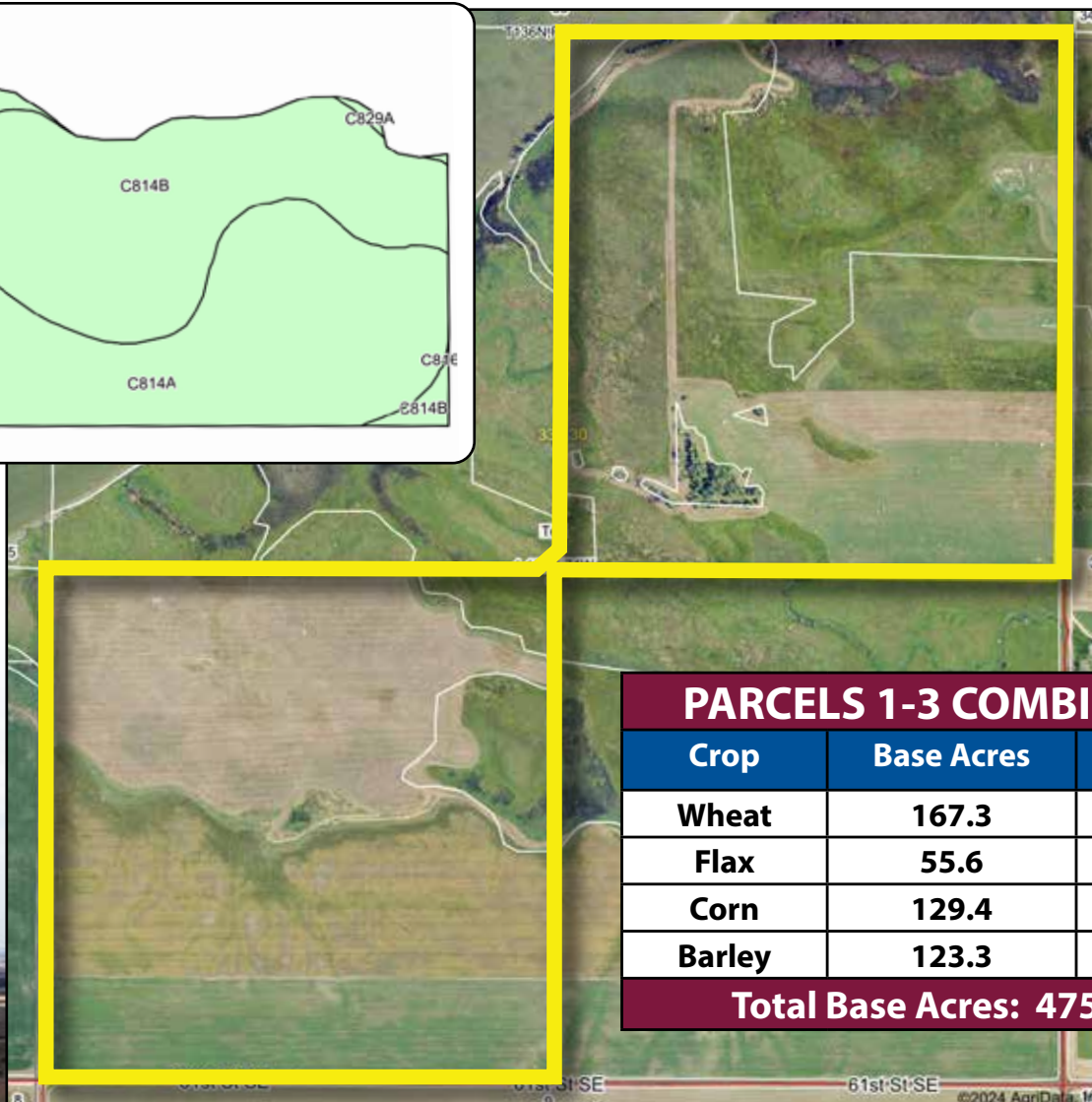
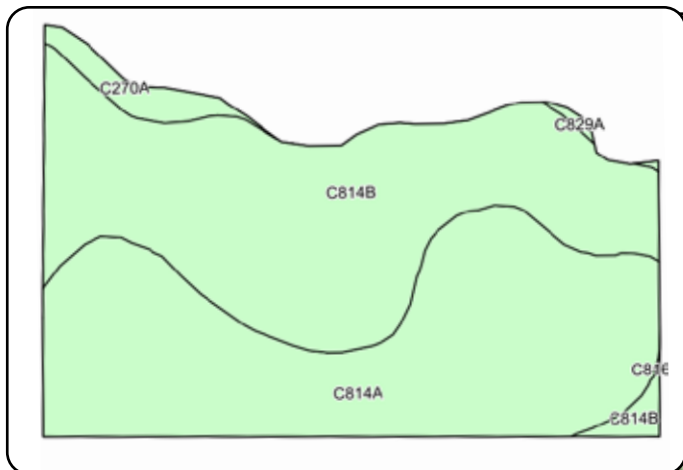
PARCELS 1-3 COMBINED		
Crop	Base Acres	Yield
Wheat	167.3	32 bu.
Flax	55.6	16 bu.
Corn	129.4	96 bu.
Barley	123.3	57 bu.
Total Base Acres: 475.6		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C814A	Bowdle-Lehr loams, 0 to 2 percent slopes	69.56	43.7%	IIIs	52
C814B	Bowdle-Lehr loams, 2 to 6 percent slopes	68.11	42.8%	IIIe	51
C810A	Bowdle loam, 0 to 2 percent slopes	18.70	11.7%	IIIs	57
C816C	Lehr loam, 6 to 9 percent slopes	2.84	1.8%	IVe	37
Weighted Average					51.9

PARCEL 3

Crop Acres: 85 +/-
Hay Acres: 211.52 +/-
Legal: SW¼, Lots 1 & 2, & S½NE¼ in 4-135-74

This property features 85 +/- crop acres and 211.52 +/- hay acres. This properties soil consists of Hamerly loam and Bowdle-Lehr with an average SPI of 52.2. The cropland has a history of corn, soybeans, and small grain. Owners are open to the idea of tenant converting hay land to crop ground with owners approval.



PARCELS 1-3 COMBINED		
Crop	Base Acres	Yield
Wheat	167.3	32 bu.
Flax	55.6	16 bu.
Corn	129.4	96 bu.
Barley	123.3	57 bu.
Total Base Acres: 475.6		

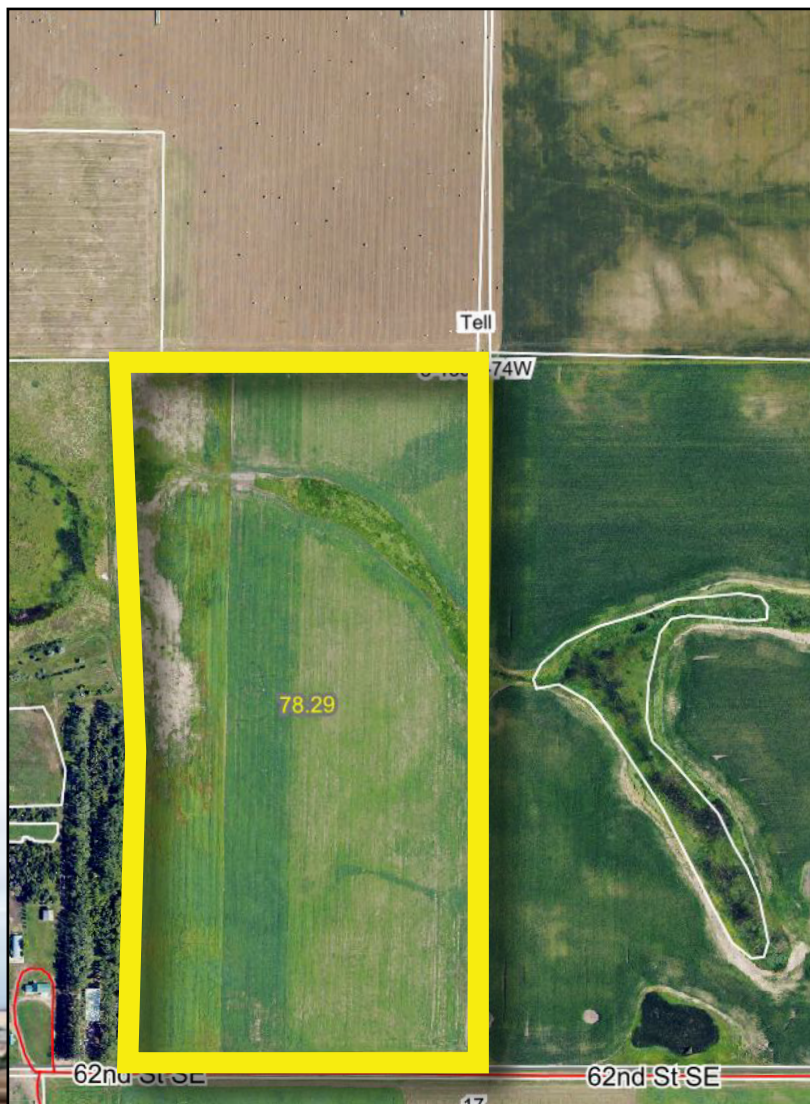
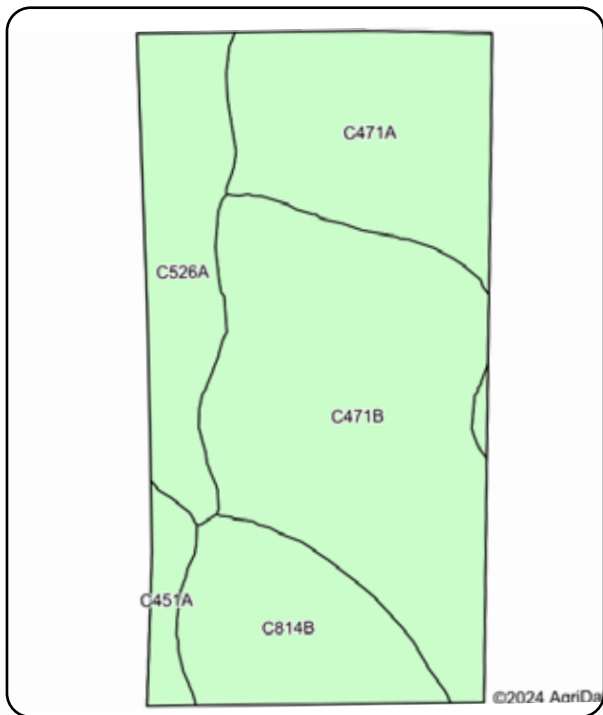
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C814A	Bowdle-Lehr loams, 0 to 2 percent slopes	41.51	48.9%	III _s	52
C814B	Bowdle-Lehr loams, 2 to 6 percent slopes	40.84	48.0%	III _{le}	51
C270A	Hamerly loam, 0 to 3 percent slopes	2.40	2.8%	II _{le}	76
C829A	Marysland loam, 0 to 1 percent slopes	0.25	0.3%	IV _w	37
Weighted Average					52.2

PARCEL 4

Crop Acres: 78.29 +/-

Legal: E½SW¼ 8-135-74

This property features 78.29 +/- crop acres with the soil types consisting of Grail silty clay loam, Bowdle-Lehr, and Daglum Rhoades silt. The SPI on this property boasts an impressive 79.2. The cropland has a history of corn, soybeans, and small grain.



PARCELS 4 & 5 COMBINED		
Crop	Base Acres	Yield
Wheat	88.9	32 bu.
Flax	23.7	16 bu.
Corn	68.7	96 bu.
Barley	65.5	57 bu.
Total Base Acres: 246.8		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C471B	Grail silty clay loam, 2 to 6 percent slopes	33.75	43.0%	Ile	91
C471A	Grail silty clay loam, 0 to 2 percent slopes	17.58	22.5%	IIc	95
C814B	Bowdle-Lehr loams, 2 to 6 percent slopes	12.34	15.8%	IIIe	51
C526A	Daglum-Rhoades silt loams, 0 to 2 percent slopes	12.06	15.4%	IVs	48
C451A	Arnegard loam, 0 to 2 percent slopes	2.56	3.3%	IIc	98
Weighted Average					79.2

PARCEL 5

Crop Acres: 257.94 +/-

Pasture/Hay Acres: 20.35 +/-

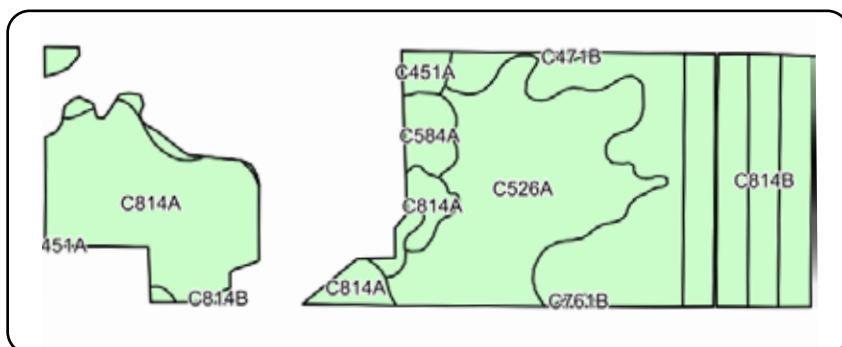
Legal: Part of NW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, & W $\frac{1}{2}$ NE $\frac{1}{4}$ 17-135-74, Parts of NE $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ & SE $\frac{1}{4}$ SE $\frac{1}{4}$ 18-135-74

This property features 257.94 +/- crop acres and 20.35 +/- hay/pasture acres. The Cropland acres soil types mainly consist of Bowdle-Lehr and Daglum-Rhoades silt with an average SPI of 50. The cropland has a history of corn, soybeans, and small grain.

PARCELS 4 & 5 COMBINED

Crop	Base Acres	Yield
Wheat	88.9	32 bu.
Flax	23.7	16 bu.
Corn	68.7	96 bu.
Barley	65.5	57 bu.

Total Base Acres: 246.8

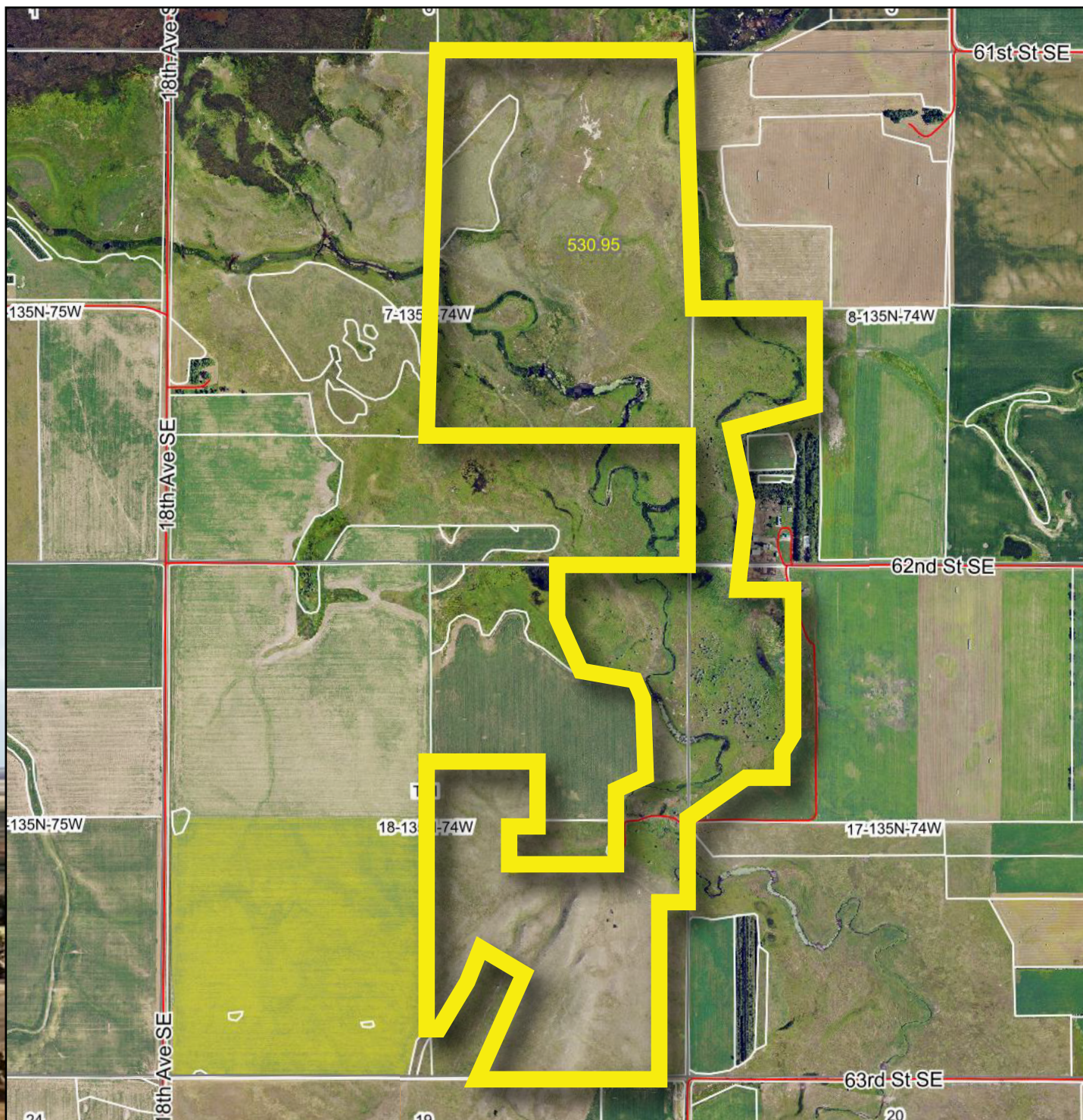


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C814B	Bowdle-Lehr loams, 2 to 6 percent slopes	140.02	41.6%	IIIe	51
C526A	Daglum-Rhoades silt loams, 0 to 2 percent slopes	90.90	27.1%	IVs	48
C814A	Bowdle-Lehr loams, 0 to 2 percent slopes	82.44	24.5%	IIIs	52
C584A	Harriet loam, 0 to 2 percent slopes	15.65	4.7%	VIs	26
C451A	Arnegard loam, 0 to 2 percent slopes	4.77	1.4%	IIc	98
C761B	Parshall-Lihen fine sandy loams, 2 to 6 percent slopes	0.92	0.3%	IIIe	61
C816C	Lehr loam, 6 to 9 percent slopes	0.78	0.2%	IVe	37
C471B	Grail silty clay loam, 2 to 6 percent slopes	0.53	0.2%	IIe	91
Weighted Average					50

PARCEL 6

Pasture Acres: 530.95 +/-
Legal: NE¼, N½SE¼ 7-135-74, Part of NW¼SW1¼, Part of SW¼SW¼ 8-135-74
& Part of NE¼ & SE¼ 18-135-74

This property consists of approximately 290.46 +/- pasture acres, featuring a mix of quality warm and cool-season grasses, along with excellent water supply. Several water sources throughout the pasture are fed by Long Lake Creek.



PROPERTY PHOTOS



PROPERTY PHOTOS



TERMS & CONDITIONS



1. All written bids must be received before 5:00 p.m. (CT) on November 1, 2024.
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 Tuesday, November 5, 2024, 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.

Magrum Family	Price/Acre
Parcel 1: 317.28 +/- Crop Acres	
Parcel 2: 159.21 +/- Crop Acres	
Parcel 3: 85 +/- Crop Acres & 211.52 +/- Hay Acres	
Parcel 4: 79.29 +/- Crop Acres	
Parcel 5: 257.94 +/- Crop Acres & 20.35 +/- Pasture/Hay	
Parcel 6: 530.95 +/- Pasture Acres	

TEAR/CUT HERE

Name: _____

Address: _____ City: _____

State: _____ Zip: _____

Phone: _____ Email: _____

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

Signature: _____

877.700.4099



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