

Written Bid

Lease Auction

25
YEARS
est. 2000

405.62 +/- Acres • Dunn & Mercer Counties, ND

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



LANDOWNER: Glenn Pederson



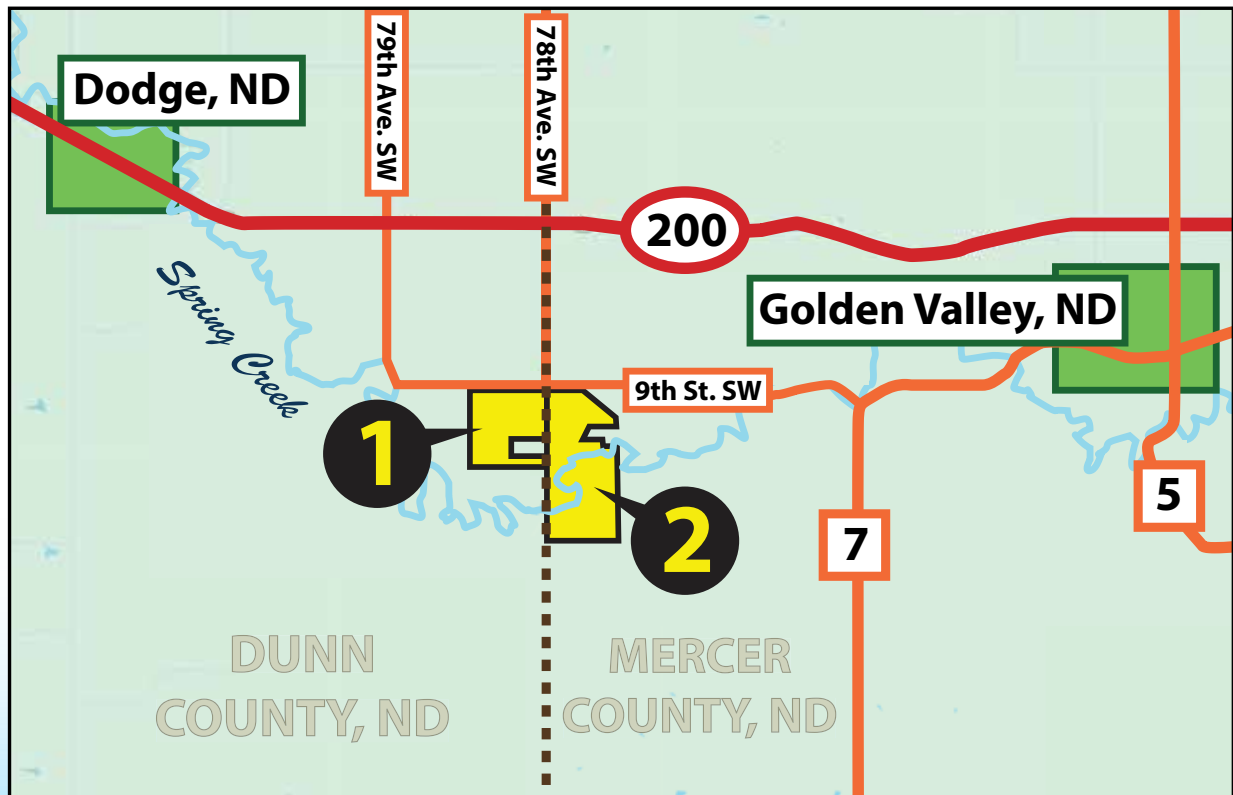
Pifer's
LAND MANAGEMENT

877.700.4099

www.pifers.com

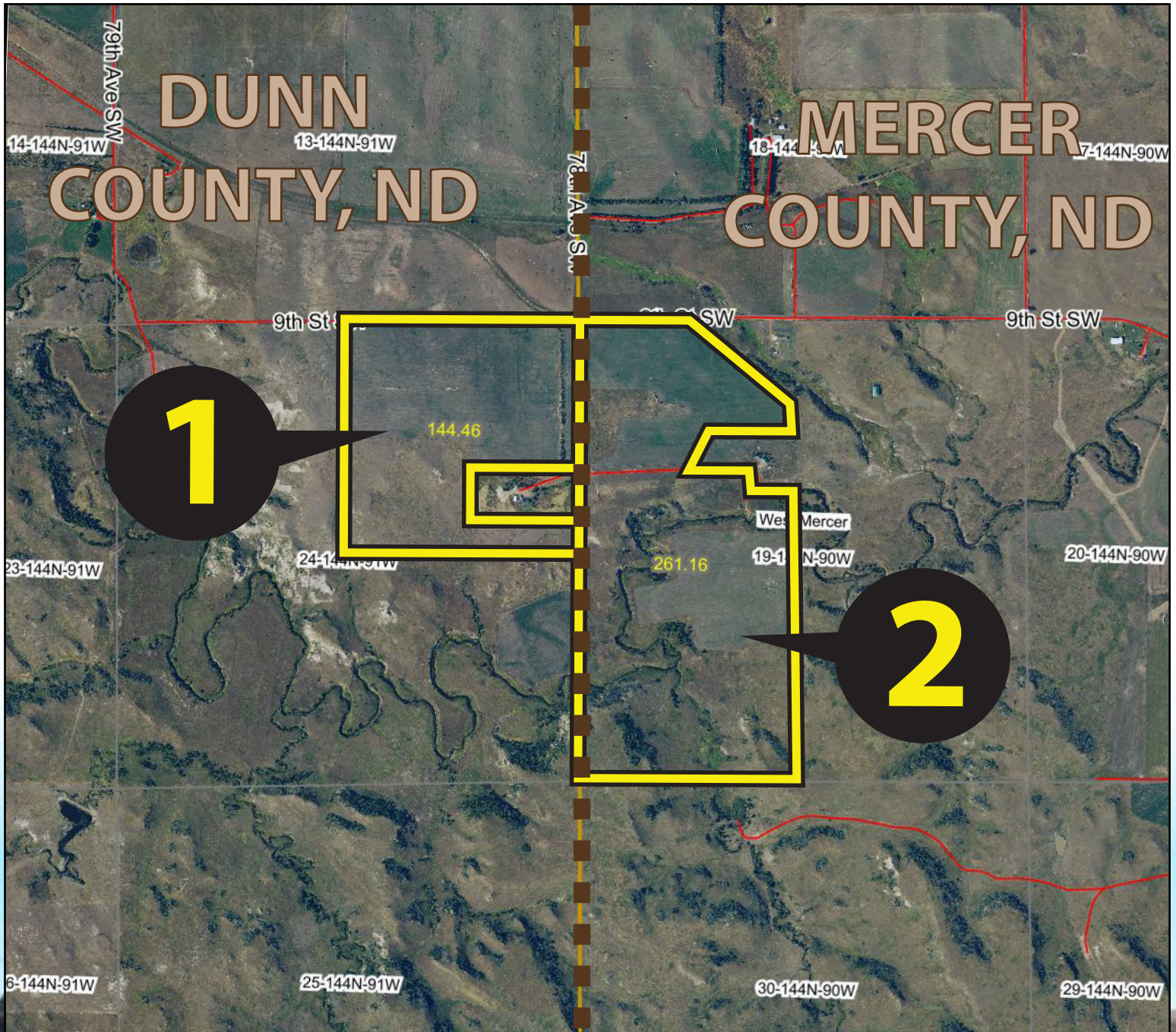
INTRODUCTION

Auction Note: Seeking a single tenant to lease pasture and hayland for the 2025 through 2026 grazing/haying seasons. This property features 250 +/- pasture acres with excellent fences and cross fences with ample water sources in all locations of the pasture. This land also has 155.62 +/- acres of mixed hayland. Grazing on the pastureland will commence on or after June 1st with cattle to be removed on or before October 1st of each year. Grazing will be limited to 30 cow-calf pairs and two bulls. The highest written bids will have an opportunity to orally raise their bid on Tuesday, January 28th at 1:00 p.m. (CT) by phone. The successful bidder will have possession starting upon the fully executed lease between the Landowner and Tenant. Bids will be submitted on an annual dollar-per-acre basis.



Dwight Hofland • 701.630.4359 or dhofland@pifers.com

OVERALL PROPERTY



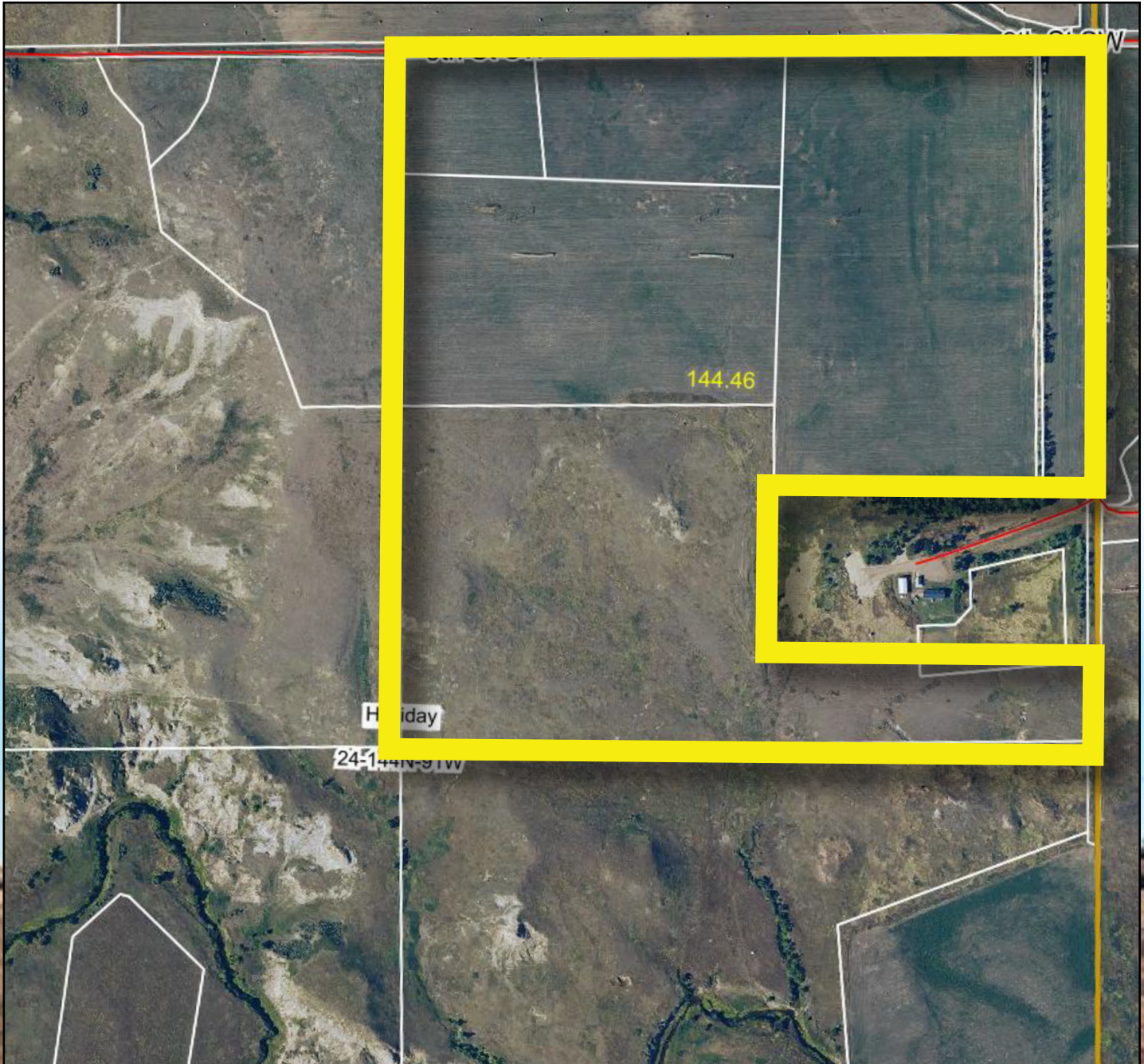
PARCEL 1 • DUNN COUNTY

Pasture Acres: 64.32 +/-

Hay Acres: 80.14 +/-

Legal: NE¼ Less Farmstead 24-144-91 (Halliday Township)

This property features 64.32 +/- acres of excellent grass and fences around the perimeter of this pasture, with water access in section 19 in West Mercer Township. Hayland comprises of 80.14 +/- acres of mixed hayland.



PARCEL 1 PHOTO



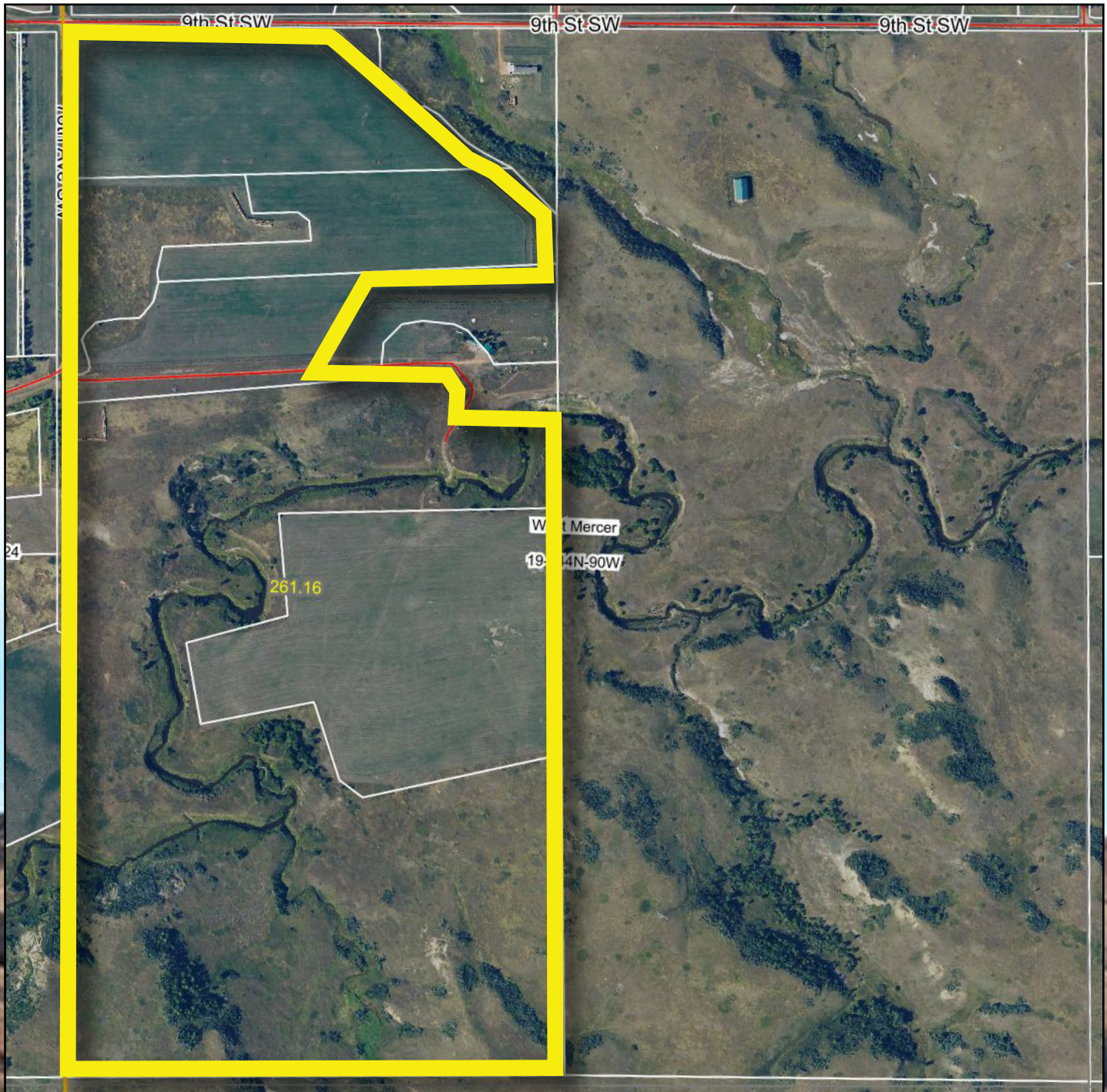
PARCEL 2 • MERCER COUNTY

Pasture Acres: 185.68 +/-

Hay Acres: 75.48 +/-

Legal: W½ Less Farmsteads 19-144-90 (West Mercer Township)

This property features 185.68 +/- of excellent grass. There are fences around the perimeter, cross fences within this pasture, and water throughout the pasture utilizing fresh water in Spring Creek as its main source of water. Hayland comprises of 75.48 +/- acres of excellent mixed hayland.



PARCEL 2 PHOTO



TERMS & CONDITIONS



1. All written bids must be received before 5:00 p.m. (CT) on January 24, 2025, by 5:00 p.m. (CT)
2. Written bids will be submitted on an annual per-acre basis.
3. All written bids must be accompanied with a 2-year farming/grazing 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 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 January 28, 2025, at 1:00 p.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 on December 31, 2026.
8. Annual rent will be due on or before February 1st 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 a 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 on the day of the Oral Bidding take precedence over all printed materials.

Pederson	Price/Acre
<p style="text-align: center;">PARCELS 1 & 2</p> <p style="text-align: center;">155.62 +/- Hay Acres</p> <p style="text-align: center;">250 +/- Pasture Acres</p>	

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:
Dwight Hofland
701.630.4359 | dhofland@pifers.com