

# Written Bid

# Lease Auction

**25**  
YEARS  
est. 2000

**2,967 +/- Acres • Burleigh County, ND**

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



**LANDOWNERS: John & Judith Trygg**



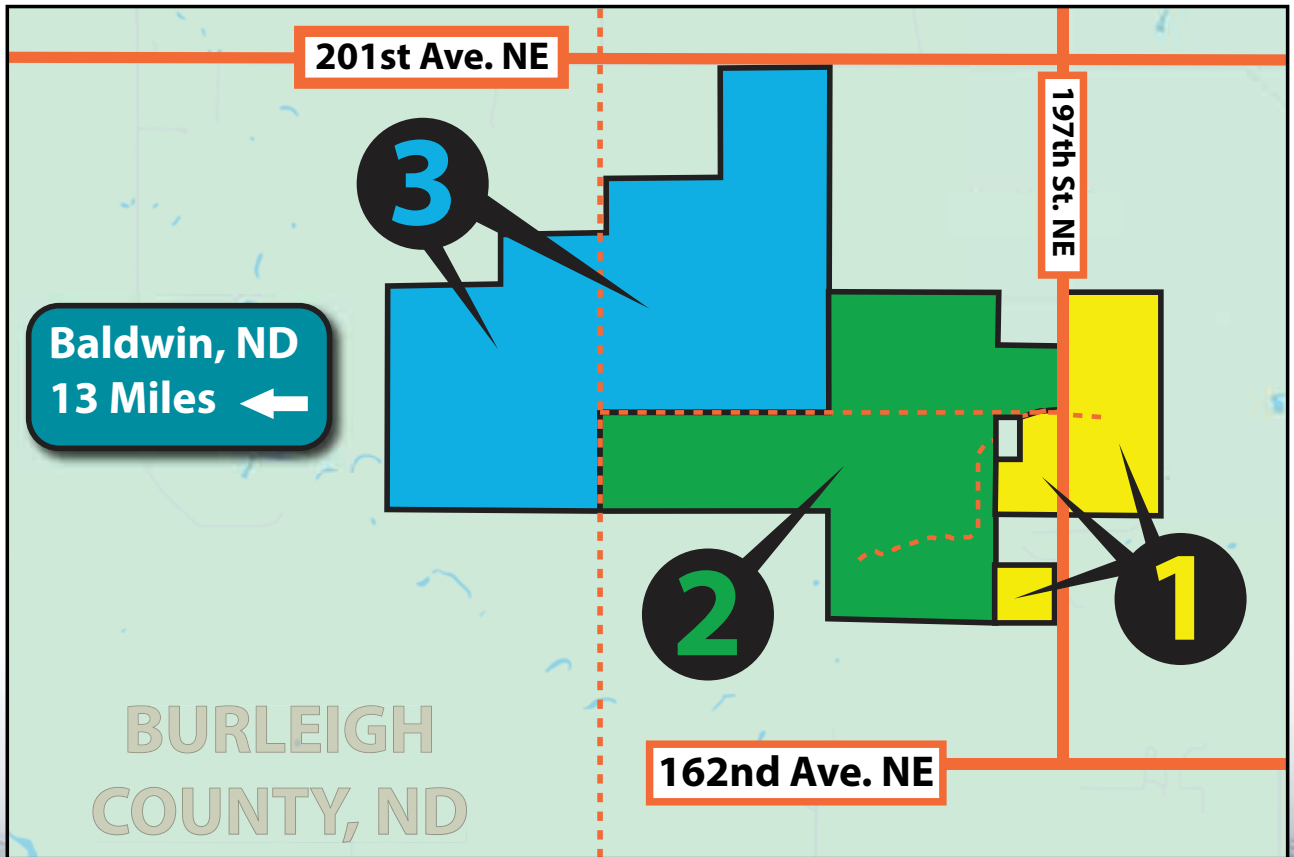
**Pifer's**  
LAND MANAGEMENT

877.700.4099

[www.pifers.com](http://www.pifers.com)

# INTRODUCTION

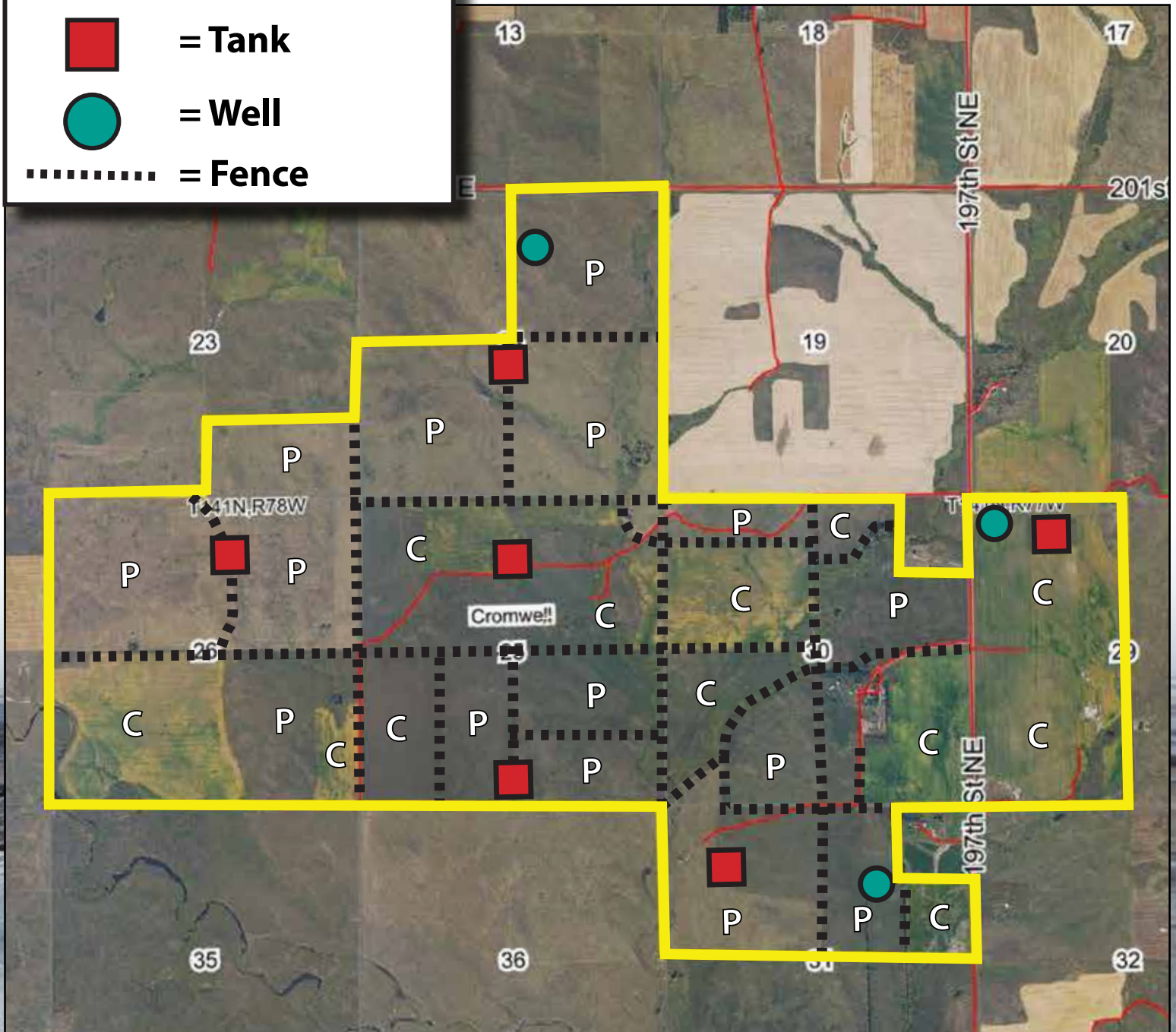
**Auction Note:** Seeking tenants to cropland, pastureland, and hayland for the 2025 through 2027 crop and grazing seasons. This property features 773.9 +/- crop acres, 202.01 +/- hay acres and 1,991.09 +/- pasture acres with excellent fences and cross fences with multiple water sources in all locations of the pasture. Grazing on the pastureland will commence on or after June 1st with cattle to be removed on or before October 1st of each year. The highest written bids will have an opportunity to orally raise their bid on Tuesday, January 28th at 10:00 a.m. (CT) by phone. The successful bidder will have possession starting on or before March 1, 2025. Bids will be submitted on an annual dollar-per-acre basis.



Dwight Hofland • 701.630.4359 or [dhofland@pifers.com](mailto:dhofland@pifers.com)

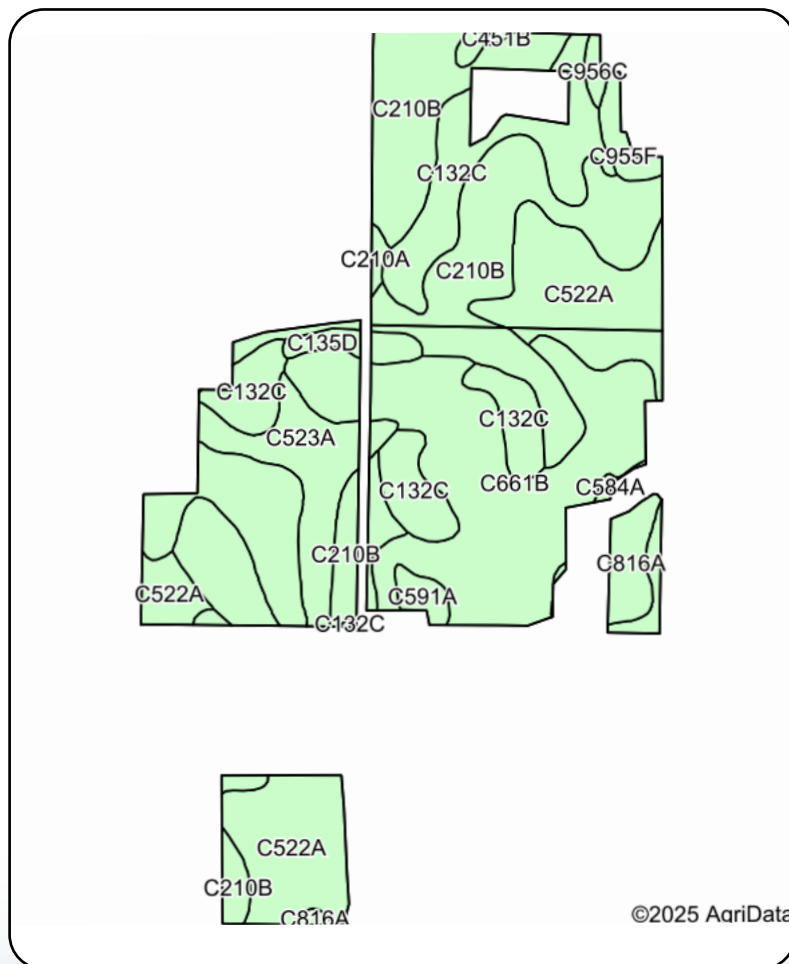
# PROPERTY LAYOUT

**P** = Pastureland  
**C** = Cropland  
**■** = Tank  
**●** = Well  
..... = Fence





# PARCEL 1



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	124.34	31.0%	Ile	83
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	83.83	20.8%	IIle	60
C522A	Belfield-Rhoades complex, 0 to 2 percent slopes	71.41	17.7%	IIs	65
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	55.21	13.7%	IIle	61
C523A	Belfield-Rhoades-Grail complex, 0 to 2 percent slopes	38.23	9.5%	IIs	66
C816A	Lehr loam, 0 to 2 percent slopes	9.10	2.3%	IIIs	47
C135D	Zahl-Williams loams, 9 to 15 percent slopes	5.38	1.3%	VIle	43
C955F	Flasher-Vebar-Rock outcrop complex, 15 to 70 percent slopes	5.02	1.2%	VIIle	14
C591A	Rhoades-Daglum complex, 0 to 2 percent slopes	3.66	0.9%	VIIs	39
C956C	Vebar fine sandy loam, 6 to 9 percent slopes	1.98	0.5%	IVe	46
C6A	Tonka-Parnell complex, 0 to 1 percent slopes	1.43	0.4%	IVw	37
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	1.43	0.4%	IIc	86
C584A	Harriet loam, 0 to 2 percent slopes	0.95	0.2%	VIIs	26
C451B	Arnegard loam, 2 to 6 percent slopes	0.40	0.1%	Ile	93
<b>Weighted Average</b>					<b>67.3</b>

# PARCEL 2

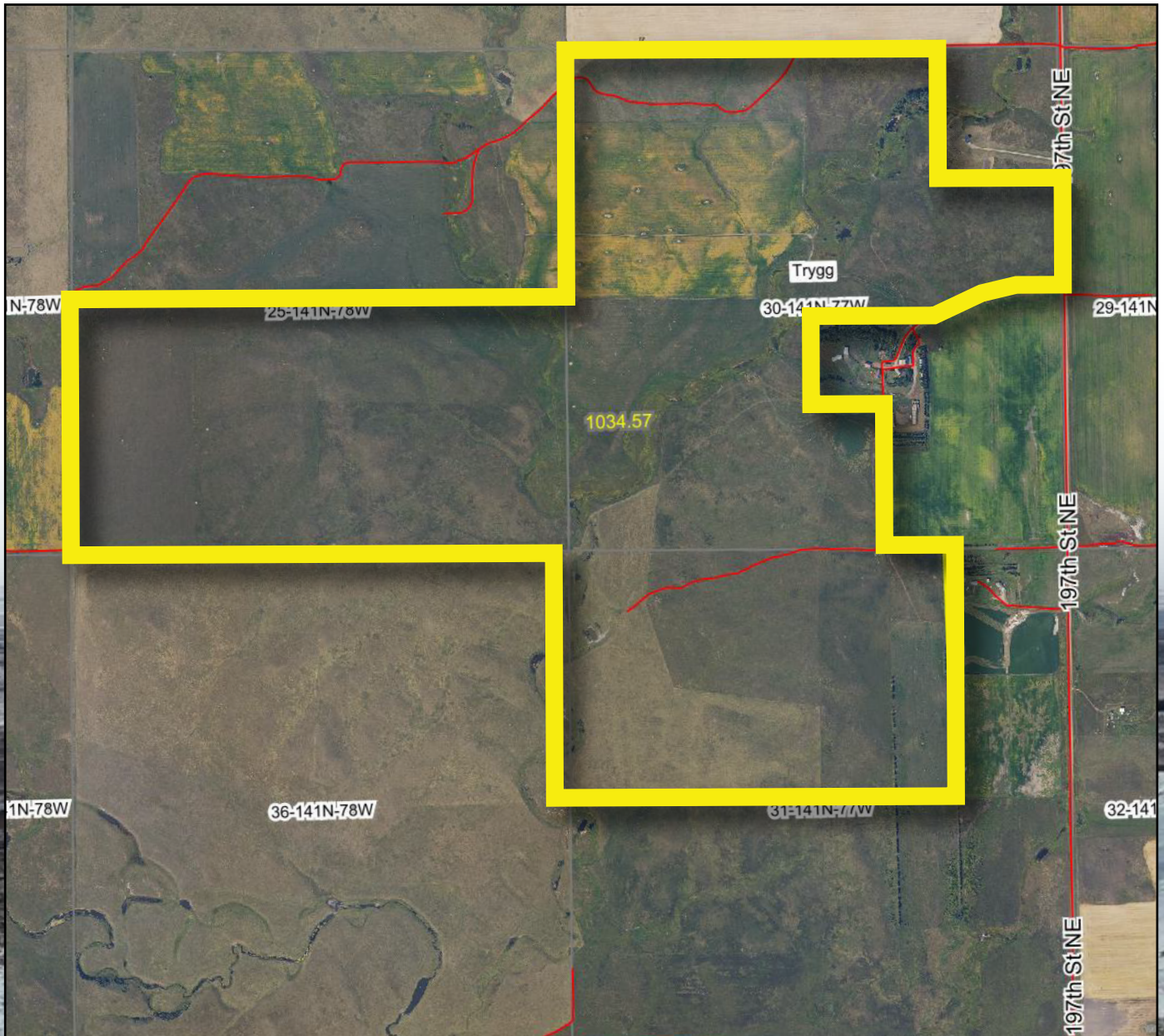
**Crop Acres:** 103.81 +/-

**Pasture Acres:** 868.71 +/-

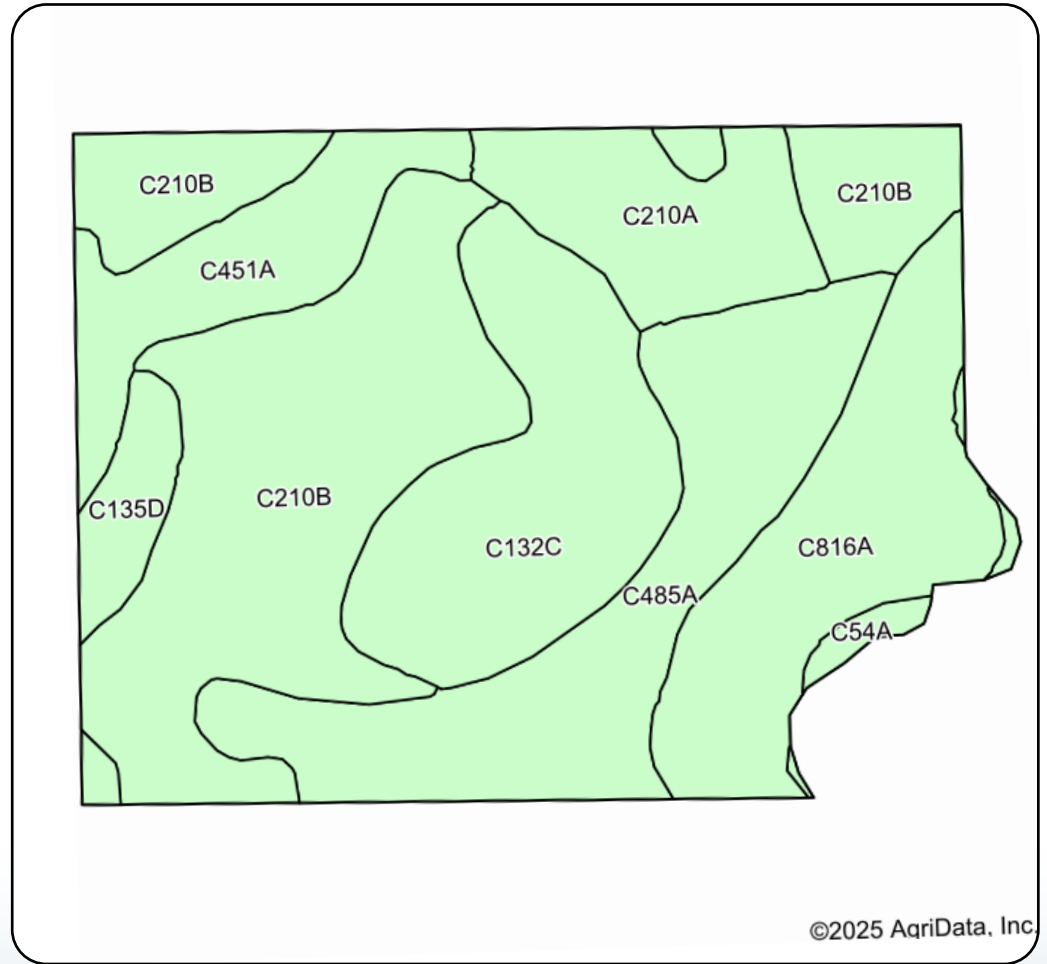
**Hay Acres:** 73.11 +/-

**Legal:** W $\frac{1}{2}$ , NE $\frac{1}{4}$  and Part of the SE $\frac{1}{4}$  30-141-44, NW $\frac{1}{4}$ , W $\frac{1}{2}$ NE $\frac{1}{4}$  31-141-77 & S $\frac{1}{2}$  25-141-78

This property features 103.81 +/- crop acres boasting an SPI of 72.9 and has a strong cropping history. This parcel also includes 73.11 +/- hay acres and 868.71 +/- pasture acres. All pasture cells have pipeline water to multiple tanks fed from a well in the NE $\frac{1}{4}$  in section 31, Trygg Township. Notable dugouts throughout which provide water sources in multiple areas.



# PARCEL 2



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	33.21	32.0%	Ile	83
C485A	Tansem-Lehr loams, 0 to 2 percent slopes	18.81	18.1%	IIc	75
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	16.08	15.5%	IIIe	61
C816A	Lehr loam, 0 to 2 percent slopes	14.66	14.1%	IIIs	47
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	8.45	8.1%	IIc	86
C451A	Arnegard loam, 0 to 2 percent slopes	8.15	7.9%	IIc	98
C135D	Zahl-Williams loams, 9 to 15 percent slopes	3.29	3.2%	VIe	43
C54A	Lowe loam, 0 to 2 percent slopes, occasionally flooded	1.16	1.1%	IVw	53
<b>Weighted Average</b>					<b>72.9</b>

# PARCEL 3

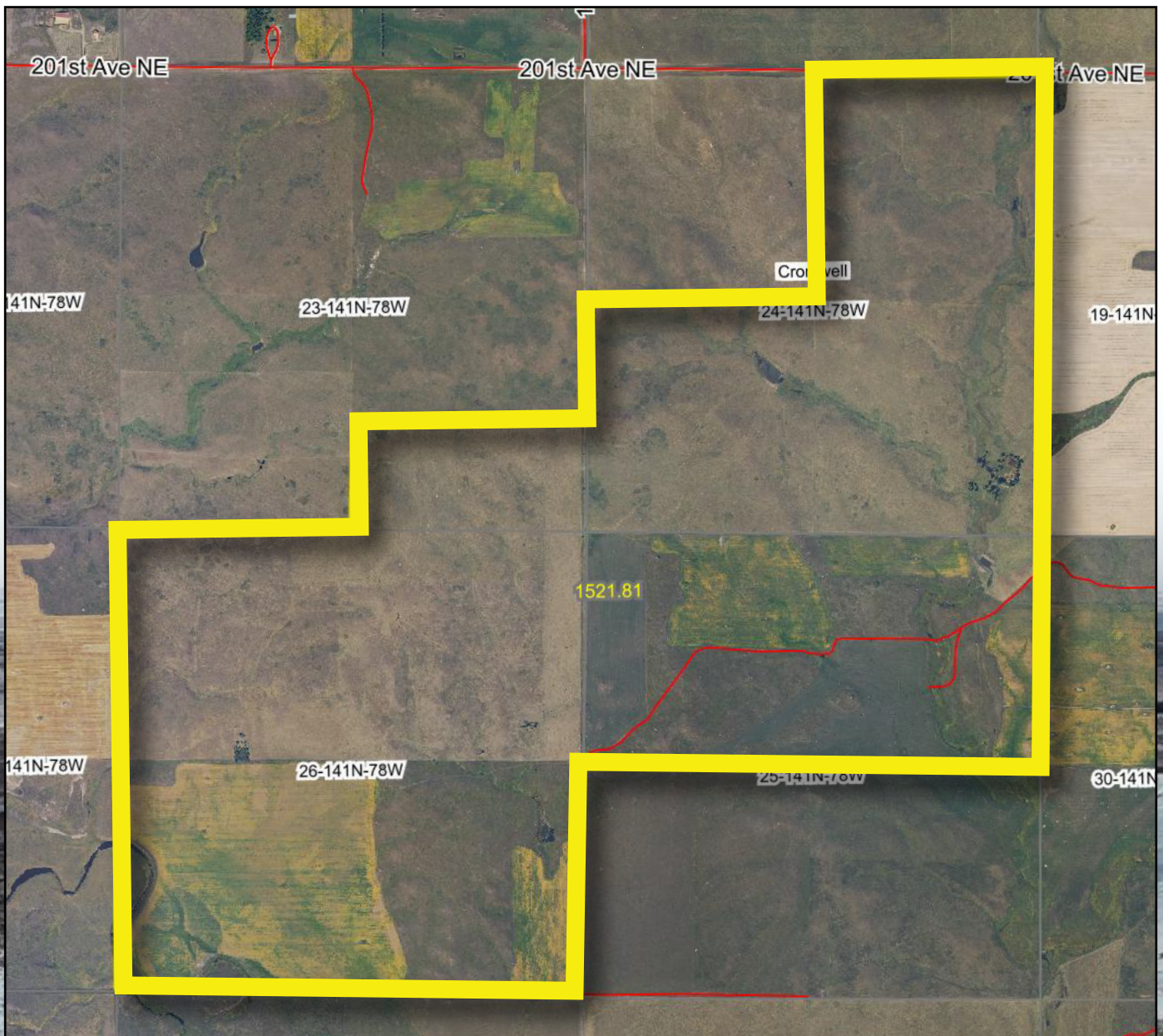
**Crop Acres:** 277.39 +/-

**Pasture Acres:** 1,122.38 +/-

**Hay Acres:** 89.38 +/-

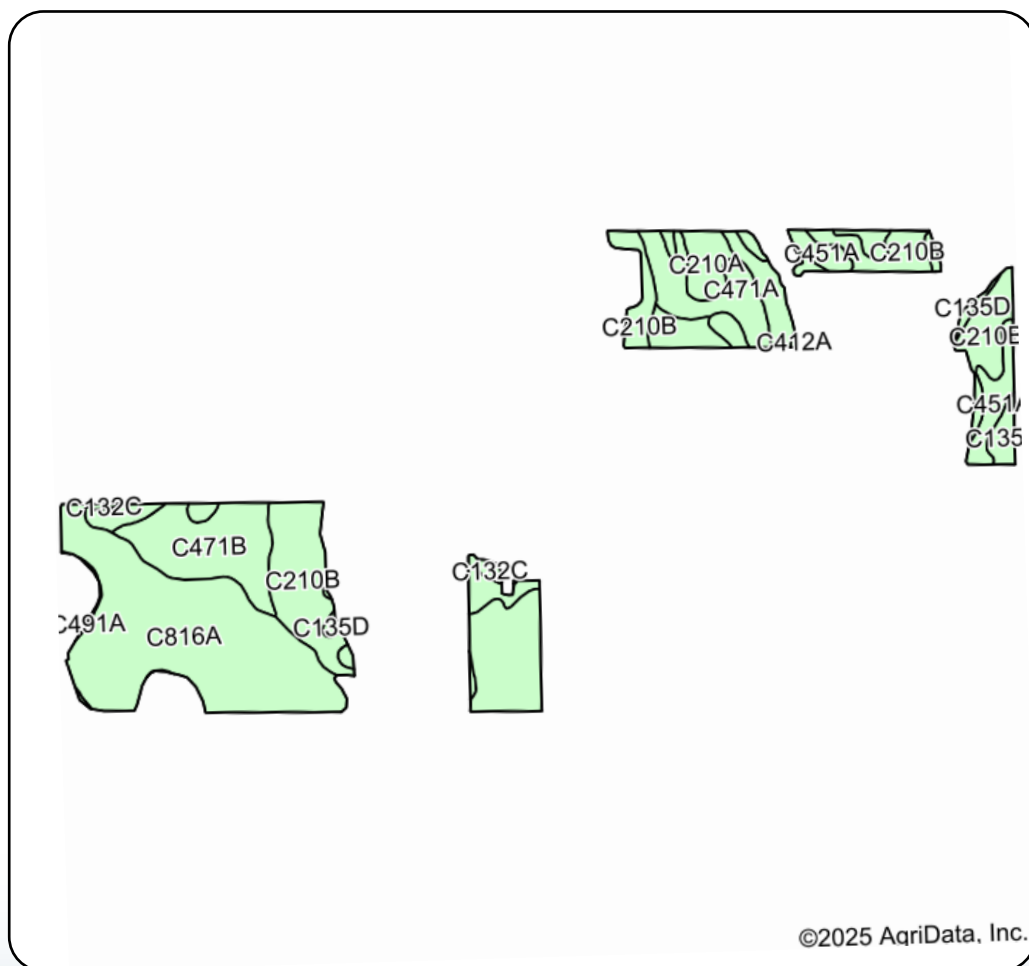
**Legal:** NE¼, S½ 24-141-78, N½ 25-141-78, S½SE¼ 23-141-78 & All in 26-141-78

This property features 277.39 +/- excellent crop acres with an SPI of 70.2. and has a strong cropping history. Also offered in this parcel is 89.38 +/- hay acres and 1,122.38 +/- pasture acres with excellent cross and perimeter fences for fall grazing. All pasture cells have pipeline water to multiple tanks fed from a well in the NE¼ in section 24 Cromwell Township. Notable dugouts throughout which provide water sources in multiple areas.





# PARCEL 3



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C816A	Lehr loam, 0 to 2 percent slopes	106.35	40.9%	IIIs	47
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	68.61	26.4%	Ile	83
C471B	Grail silty clay loam, 2 to 6 percent slopes	28.21	10.9%	Ile	91
C471A	Grail silty clay loam, 0 to 2 percent slopes	17.08	6.6%	IIc	95
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	14.36	5.5%	IIc	86
C451A	Arnegard loam, 0 to 2 percent slopes	13.78	5.3%	IIc	98
C135D	Zahl-Williams loams, 9 to 15 percent slopes	7.83	3.0%	VIe	43
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	1.49	0.6%	IIIe	61
C580A	Harriet-Regan-Stirum complex, 0 to 2 percent slopes, occasionally flooded	0.95	0.4%	VIs	22
C491A	Straw-Fluvaquents channeled, complex, 0 to 2 percent slopes, frequently flooded	0.73	0.3%	VIw	42
C412A	Roseglen silt loam, 0 to 2 percent slopes	0.19	0.1%	IIc	95
<b>Weighted Average</b>					<b>69.2</b>

# PROPERTY PHOTOS



# PROPERTY 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 3-year farming plan, including but not limited to, crop rotation, and normal chemical and fertilizer applications. Along with the farm plan, grazing plan and rotation will be important to the owner and will be reviewed as part of the bid package. 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 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 3-year lease agreement. The agreement will begin at the signing of the contract and terminate on December 31, 2027.
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 the day of the Oral Bidding take precedence over all printed materials.



TEAR/CUT HERE

Trygg	Price/Acre
<b>Parcel 1</b> 392.7 +/- Crop Acres 39.52 +/- Grass Acres	
<b>Parcel 2</b> 103.81 +/- Crop Acres 868.71 +/- Pasture Acres 73.11 +/- Hay Acres	
<b>Parcel 3</b> 277.39 +/- Crop Acres 1,122.38 +/- Pasture Acres 89.38 +/- Hay Acres	

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