## 1,429.55 Acres • Stutsman County, ND

# Land Lease Auction

**Written Bids Due:**

***October 30, 2026 - 5:00 PM***



***OWNERS: Connie & Douglas Ova***

Pifer's LAND MANAGEMENT

218.850.0807

www.pifers.com

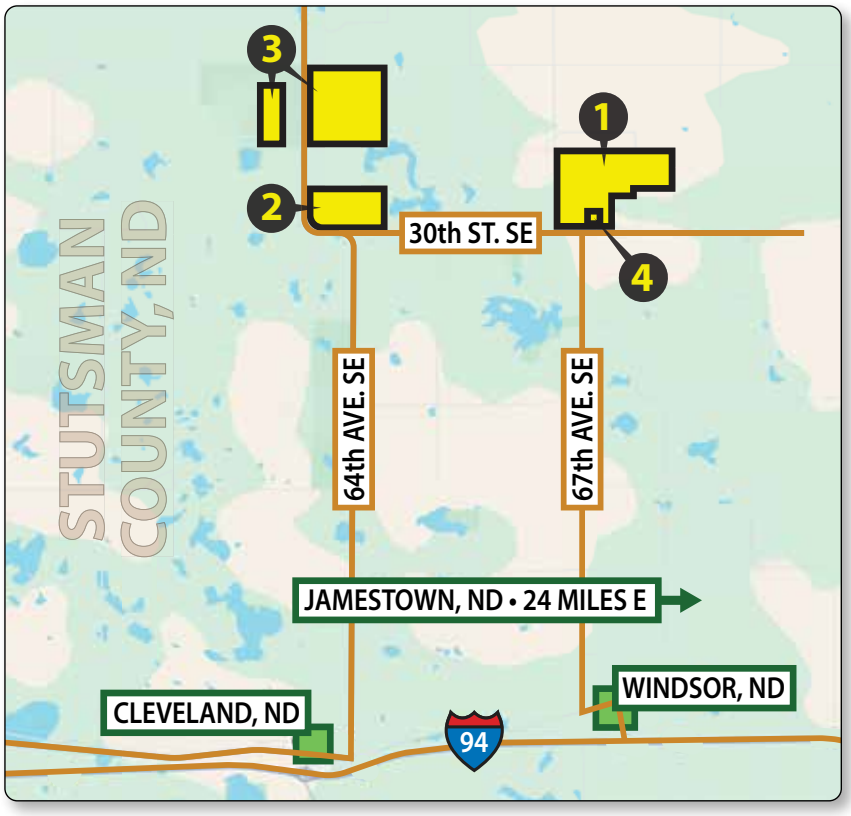
# INTRODUCTION

This is a rare opportunity to rent approximately 1,429.55 +/- acres of highly productive farmland located in Deer Lake and Valley Spring Township. The property features exceptional soils with Soil Productivity Indexes (SPI) ranging from 54.2 to 74.8.

This tract has a long history of consistent yields and is well-suited for a variety of crops, including corn, soybeans, and small grains. Its productivity, combined with excellent drainage and field accessibility, makes it a highly desirable parcel for any producer looking to expand or strengthen their operation.

Pifer's is accepting bids on these acres on a dollar amount per acre. Bids will need to be accompanied by a two-year farm plan and a letter of good standing from your financial institution.

Bidders shall submit their top bid by October 30th, 2026, by 5:00 p.m. (CT). Oral bidding will take place for each parcel on November 2nd, 2026. Bids will be submitted on an annual dollar-per-acre basis. The successful Bidder will receive possession upon signing of the lease.

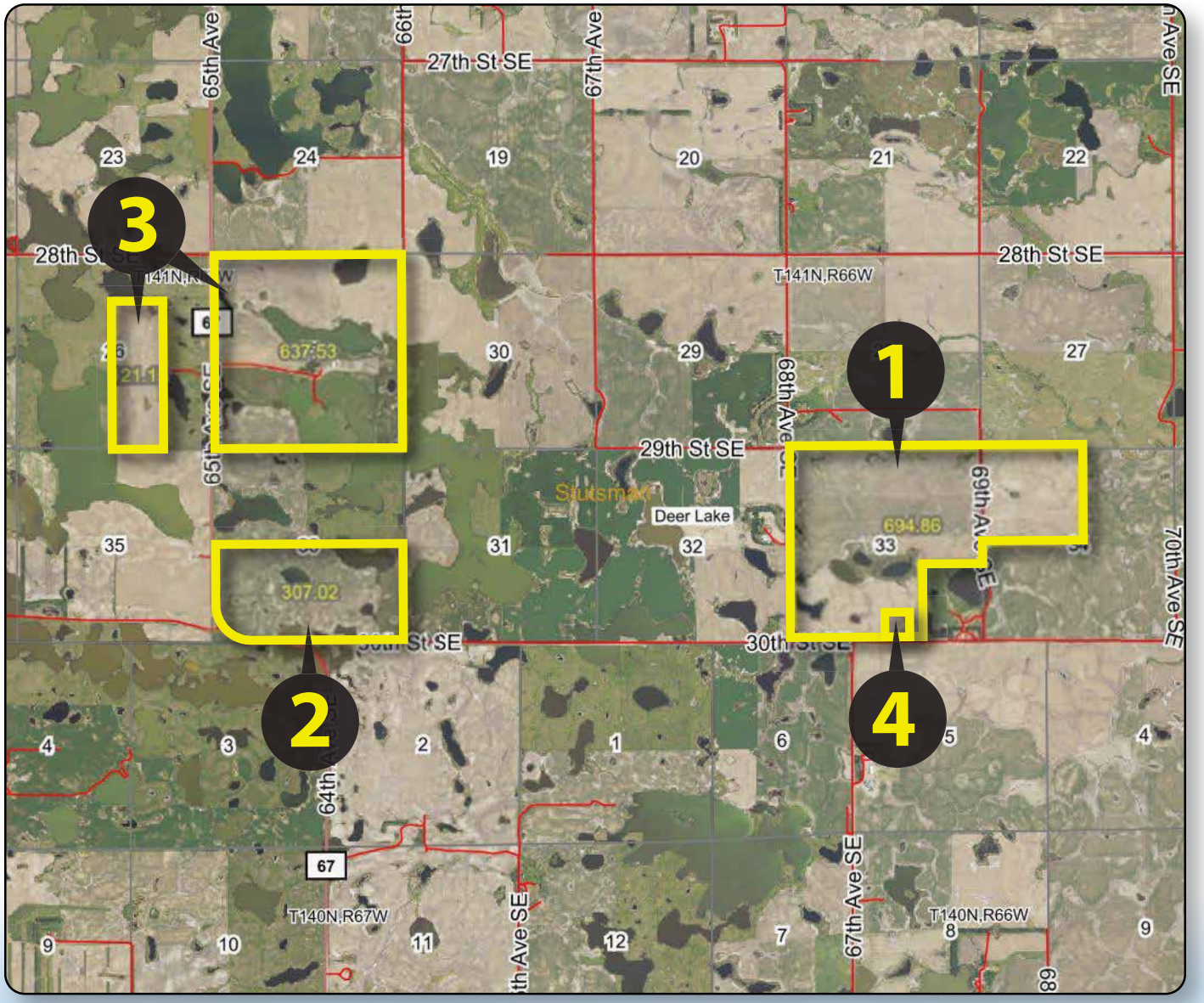





**Tyler Berby** | 218.850.0807 | tberby@pifers.com



# OVERALL PROPERTY

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# PARCEL 1

**Acres:** 646.59 +/-
**Legal:** 33-141-66 and the NW¼ 34-141-66, Deer Lake Township
**Crop Acres:** 646.59 +/-

This parcel features 646.59 +/- cropland acres with a cropping history of corn, soybeans and wheat. The soils are mainly Williams-Bowbells loams, which make up about 65% of Section 33 and 50% of Section 34. This parcel has a strong weighted average 72.5 SPI (Soil Productivity Index), with Section 33 at 74.8 SPI and Section 34 at 66 SPI. Access off 30th St. SE.










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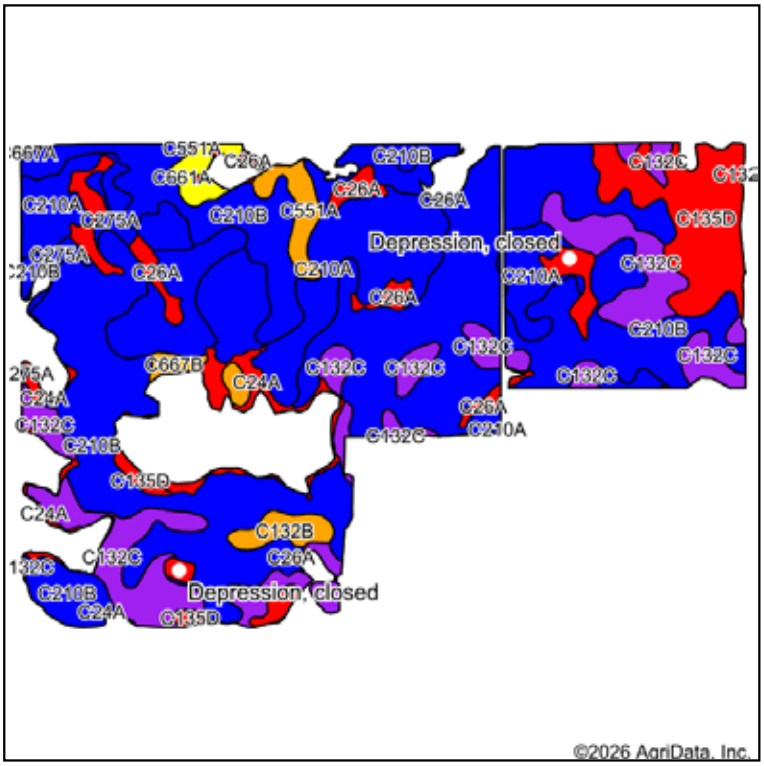
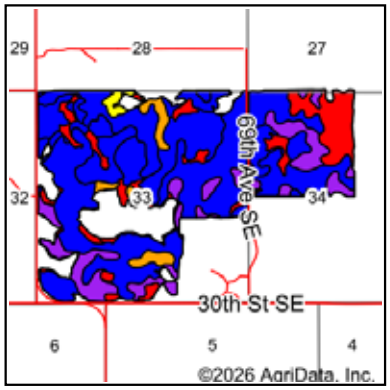
# PARCEL 1




Soils data provided by USDA and NRCS.




State: **North Dakota**
County: **Stutsman**
Location: **33-141N-66W**
Township: **Deer Lake**
Acres: **609.37**
Date: **10/14/2026**

Pifer's AUCTION & REALTY and Land Management

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc 2025 www.AgriDataInc.com

N W E S

Area Symbol: ND093, Soil Area Version: 28

| Code | Soil Description | Acres | Percent of field | PI Legend | Restrictive Layer | Soil Drainage | Non-Irr Class *c | Range Production (lbs/acre/yr) | Productivity Index | *n NCCPI Overall |
|---|---|---|---|---|---|---|---|---|---|---|
| C210B | Williams-Bowbells loams, 3 to 6 percent slopes | 282.73 | 46.5% | | > 6.5ft. | Well drained | IIe | 2876 | 81 | 52 |
| C210A | Williams-Bowbells loams, 0 to 3 percent slopes | 94.13 | 15.4% | | > 6.5ft. | Well drained | IIc | 2711 | 85 | 52 |
| C132C | Williams-Zahl-Zahill complex, 6 to 9 percent slopes | 82.42 | 13.5% | | > 6.5ft. | Well drained | IIIe | 2433 | 60 | 50 |
| C135D | Zahl-Williams loams, 9 to 15 percent slopes | 45.21 | 7.4% | | > 6.5ft. | Well drained | VIe | 2255 | 44 | 46 |
| C667A | Williams-Niobell loams, 0 to 3 percent slopes | 32.37 | 5.3% | | > 6.5ft. | Well drained | IIc | 2396 | 81 | 50 |
| C26A | Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau | 24.17 | 4.0% | | > 6.5ft. | Poorly drained | IVw | 4863 | 40 | 41 |
| C24A | Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau | 15.45 | 2.5% | | > 6.5ft. | Very poorly drained | Vw | 5849 | 24 | 32 |
| C551A | Hamerly-Niobell loams, 0 to 3 percent slopes | 9.18 | 1.5% | | > 6.5ft. | Somewhat poorly drained | IIe | 3093 | 77 | 49 |
| C132B | Williams-Zahl loams, 3 to 6 percent slopes | 7.05 | 1.2% | | > 6.5ft. | Well drained | IIe | 2464 | 75 | 51 |
| C275A | Hamerly-Bowbells loams, 0 to 3 percent slopes | 5.64 | 0.9% | | > 6.5ft. | Somewhat poorly drained | IIe | 3227 | 83 | 52 |
| C661A | Niobell-Noonan loams, 0 to 3 percent slopes | 5.28 | 0.9% | | 0.6ft. (Natric) | Moderately well drained | IIIs | 2246 | 61 | 45 |
| C667B | Williams-Niobell loams, 3 to 6 percent slopes | 4.91 | 0.8% | | > 6.5ft. | Well drained | IIe | 2387 | 76 | 49 |
| C270A | Hamerly loam, 0 to 3 percent slopes | 0.83 | 0.1% | | > 6.5ft. | Somewhat poorly drained | IIe | 3640 | 70 | 51 |
| | | | | | | **Weighted Average** | **2.60** | **2866.6** | **72.6** | ***n 50.1** |

# PARCEL 2

**Acres:** 270 +/-
**Legal:** S½ 36-141-67, Valley Spring Township
**Crop Acres:** 270 +/-

This parcel features 270 +/- cropland acres with a cropping history of corn and soybeans. This includes approximately 45 acres of hay ground that is being broken up and brought into crop production. The soils are mainly Zahl-Williams loams and Williams-Niobell loams, with a 54.2 SPI. Access off 65th Ave. SE and 30th St. SE.







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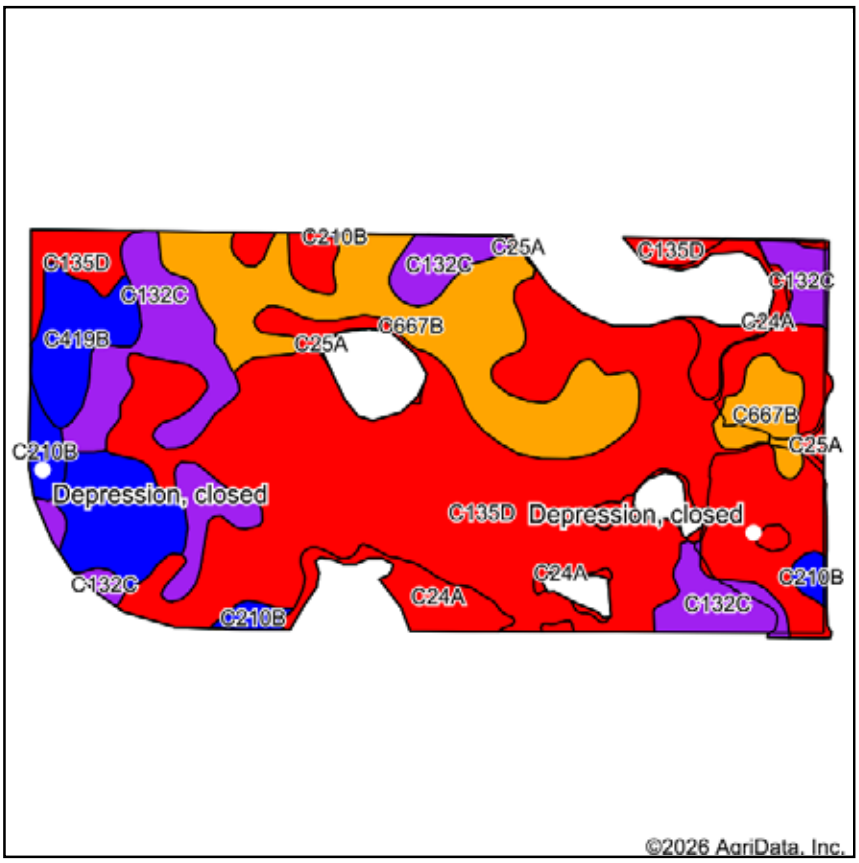
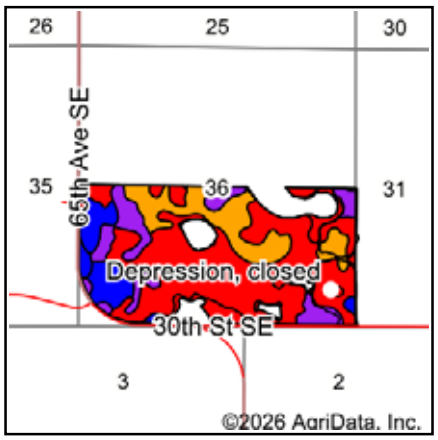
# PARCEL 2




Soils data provided by USDA and NRCS.




State: **North Dakota**
County: **Stutsman**
Location: **36-141N-67W**
Township: **Valley Spring**
Acres: **309.11**
Date: **10/12/2026**

Pifer's AUCTION & REALTY and Land Management

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N W E S

Area Symbol: ND093, Soil Area Version: 28

| Code | Soil Description | Acres | Percent of field | PI Legend | Restrictive Layer | Soil Drainage | Non-Irr Class *c | Range Production (lbs/acre/yr) | Productivity Index | *n NCCPI Overall |
|---|---|---|---|---|---|---|---|---|---|---|
| C135D | Zahl-Williams loams, 9 to 15 percent slopes | 166.51 | 54.0% | | > 6.5ft. | Well drained | VIe | 2255 | 44 | 46 |
| C667B | Williams-Niobell loams, 3 to 6 percent slopes | 50.80 | 16.4% | | > 6.5ft. | Well drained | IIe | 2387 | 76 | 49 |
| C132C | Williams-Zahl-Zahill complex, 6 to 9 percent slopes | 36.81 | 11.9% | | > 6.5ft. | Well drained | IIIe | 2433 | 60 | 50 |
| C419B | Wildrose silty clay, 2 to 6 percent slopes | 25.62 | 8.3% | | > 6.5ft. | Well drained | IIe | 2371 | 83 | 39 |
| C24A | Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau | 16.20 | 5.2% | | > 6.5ft. | Very poorly drained | Vw | 5849 | 24 | 32 |
| C210B | Williams-Bowbells loams, 3 to 6 percent slopes | 6.64 | 2.1% | | > 6.5ft. | Well drained | IIe | 2876 | 81 | 52 |
| C276A | Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes | 5.52 | 1.8% | | > 6.5ft. | Somewhat poorly drained | IIw | 4209 | 55 | 47 |
| C25A | Southam silty clay loam, 0 to 1 percent slopes, Missouri Coteau | 1.01 | 0.3% | | > 6.5ft. | Very poorly drained | VIIIw | 5814 | 9 | 17 |
| | | | | | | **Weighted Average** | **4.45** | **2555.7** | **54.2** | ***n 45.7** |

# PARCEL 3

**Acres:** 512.96 +/-
**Legal:** All crop acres in 25-141-67 and the W½SE¼ and SW¼NE¼ 26-141-67, Valley Spring Township
**Crop Acres:** 512.96 +/-

This parcel features 512.96 +/- cropland acres with a cropping history of corn, soybeans and wheat. This includes approximately 14.1 acres of hay ground in Section 25 that will need to be broken up and brought into crop production. The soils are mainly Wildrose silty clay and Williams-Bowbells loams, with a 68.2 SPI. Access off Highway 67 and 28th St. SE.










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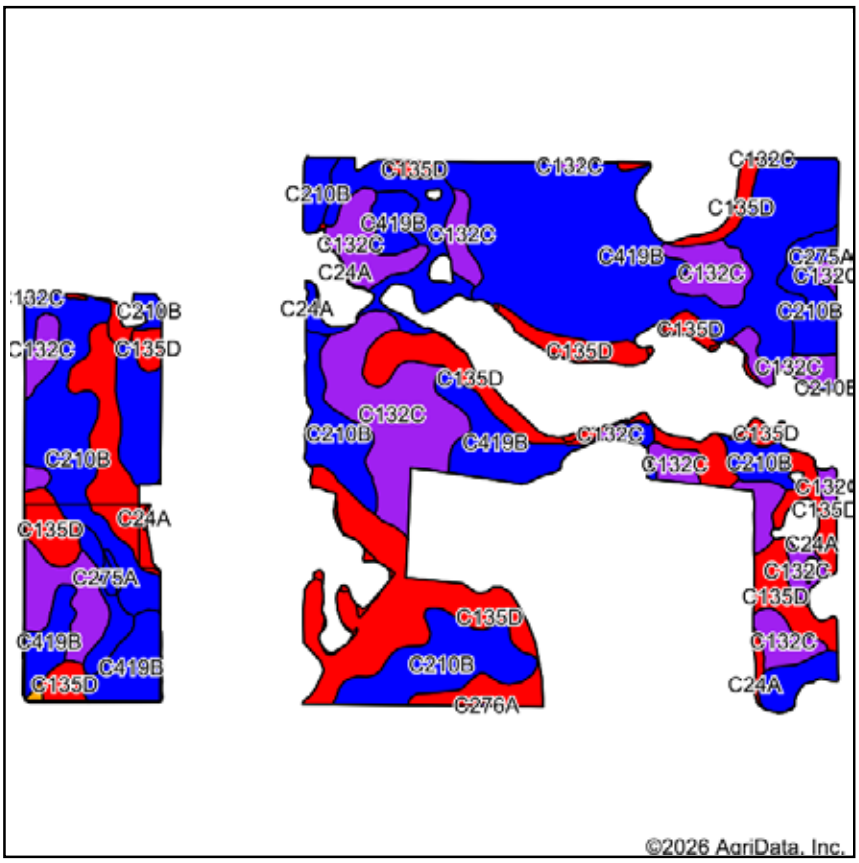
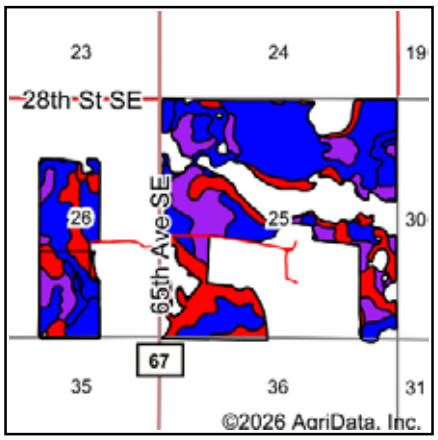
# PARCEL 3




State: **North Dakota**
County: **Stutsman**
Location: **25-141N-67W**
Township: **Valley Spring**
Acres: **538.03**
Date: **10/14/2026**

Pifer's AUCTION & REALTY and Land Management

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Soils data provided by USDA and NRCS.

Area Symbol: ND093, Soil Area Version: 28

| Code | Soil Description | Acres | Percent of field | PI Legend | Restrictive Layer | Soil Drainage | Non-Irr Class *c | Range Production (lbs/acre/yr) | Productivity Index | *n NCCPI Overall |
|---|---|---|---|---|---|---|---|---|---|---|
| C419B | Wildrose silty clay, 2 to 6 percent slopes | 153.69 | 28.6% | | > 6.5ft. | Well drained | IIe | 2371 | 83 | 39 |
| C135D | Zahl-Williams loams, 9 to 15 percent slopes | 128.44 | 23.9% | | > 6.5ft. | Well drained | VIe | 2255 | 44 | 46 |
| C210B | Williams-Bowbells loams, 3 to 6 percent slopes | 115.28 | 21.4% | | > 6.5ft. | Well drained | IIe | 2876 | 81 | 52 |
| C132C | Williams-Zahl-Zahill complex, 6 to 9 percent slopes | 106.41 | 19.8% | | > 6.5ft. | Well drained | IIIe | 2433 | 60 | 50 |
| C449A | Makoti-Bearden complex, 0 to 2 percent slopes | 20.15 | 3.7% | | > 6.5ft. | Moderately well drained | IIc | 2813 | 90 | 55 |
| C275A | Hamerly-Bowbells loams, 0 to 3 percent slopes | 7.47 | 1.4% | | > 6.5ft. | Somewhat poorly drained | IIe | 3227 | 83 | 52 |
| C24A | Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau | 5.99 | 1.1% | | > 6.5ft. | Very poorly drained | Vw | 5849 | 24 | 32 |
| C667B | Williams-Niobell loams, 3 to 6 percent slopes | 0.51 | 0.1% | | > 6.5ft. | Well drained | IIe | 2387 | 76 | 49 |
| C276A | Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes | 0.09 | 0.0% | | > 6.5ft. | Somewhat poorly drained | IIw | 4209 | 55 | 47 |
| | | | | | | **Weighted Average** | **3.19** | **2531.3** | **68.3** | ***n 46.3** |

# PARCEL 4

**Legal:** Part of 33-141-66, Deer Lake Township

This parcel is being offered as one unit consisting of two 35,000-bushel grain bins and one 30,000-bushel grain bin, for a total of 100,000-bushel storage capacity. All gas and electricity used for this site will be the responsibility of the tenant. Access off 30th St. SE.










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# TERMS AND CONDITIONS

1. All written bids must be received before 5:00 p.m. (CT) on October 30th, 2026.
2. Written bids for Parcels 1-3 will be submitted on an annual per acre basis. Written bids for Parcel 4 (grain bins) will be submitted as one total price for the site, not on a per bushel 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 and or suggested tiling 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 winning bidder will (upon Landowner acceptance) receive a lease agreement provided by Pifer's Land Management.
5. Bidders are bidding on a 2-year lease agreement. The agreement will begin at the signing of the contract and terminate December 31, 2028.
6. 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 November 2nd, 2026 at 10:00 a.m. (CT).
7. 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.
8. Annual rent will be due on or before March 15th of each year of the lease agreement.
9. The awarded bidder must provide a letter of good standing from their financial institution included with their bid form.
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 the last day of bidding will take precedence over all printed materials.

TEAR/CUT HERE

**SUBMIT BIDS TO: Tyler Berby • 218.850.0807 • tberby@pifers.com**

| Ova Property | Price/Acre |
|---|---|
| Parcel 1: 646.59 +/- Acres | |
| Parcel 2: 270 +/- Acres | |
| Parcel 3: 512.96 +/- Acres | |
| Parcel 4: Grain Storage Facility | |

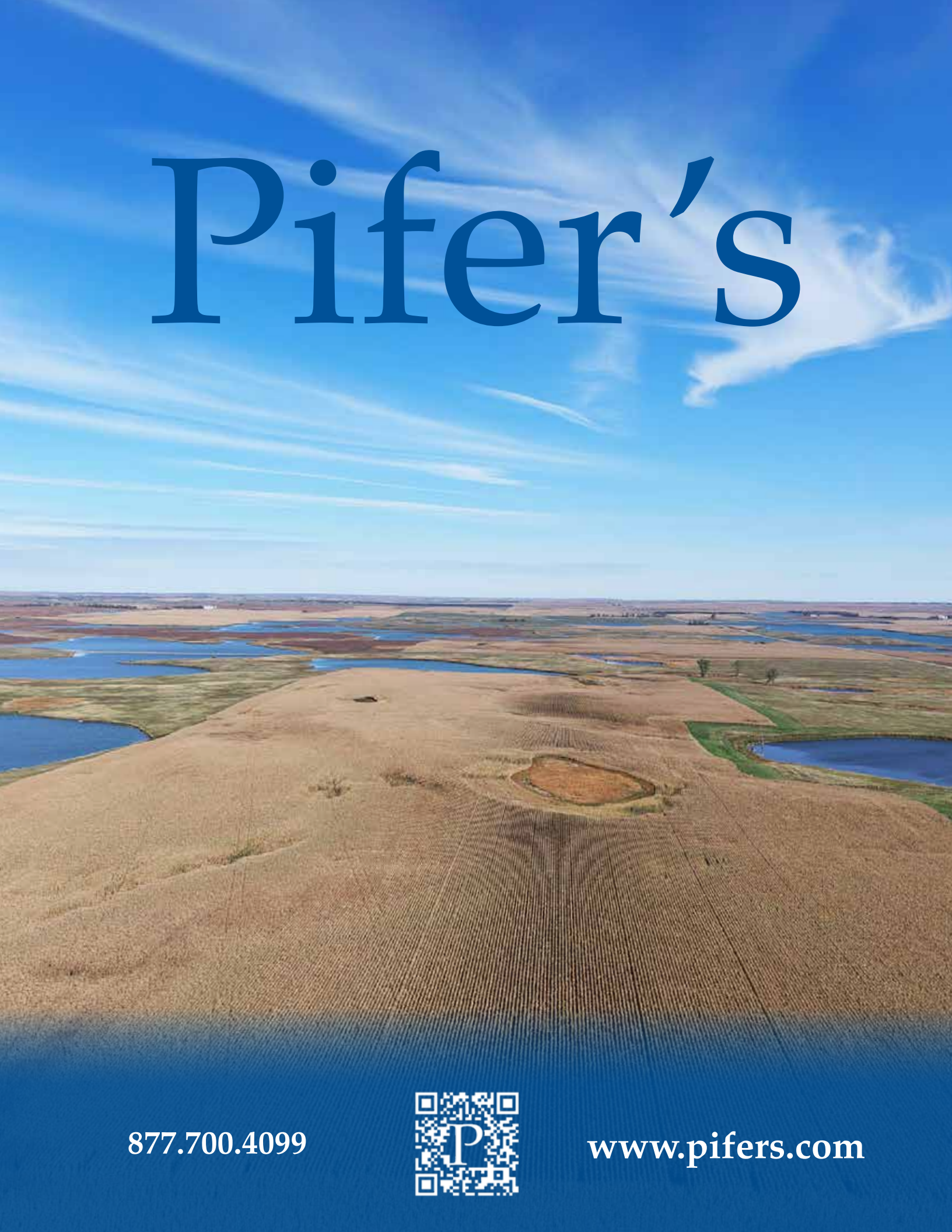
Name:_____

Address: _____City:_____

State:_____Zip:_____

Phone:_____Email:_____

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