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.**