1,273.83 Acres • Burleigh County, ND

Land Lease Auction

Written Bids Due:

November 20, 2026 - 5:00 PM



OWNERS: Robert & Rosemary Hanson

Pifer's LAND MANAGEMENT

218.850.0807
www.pifers.com

INTRODUCTION

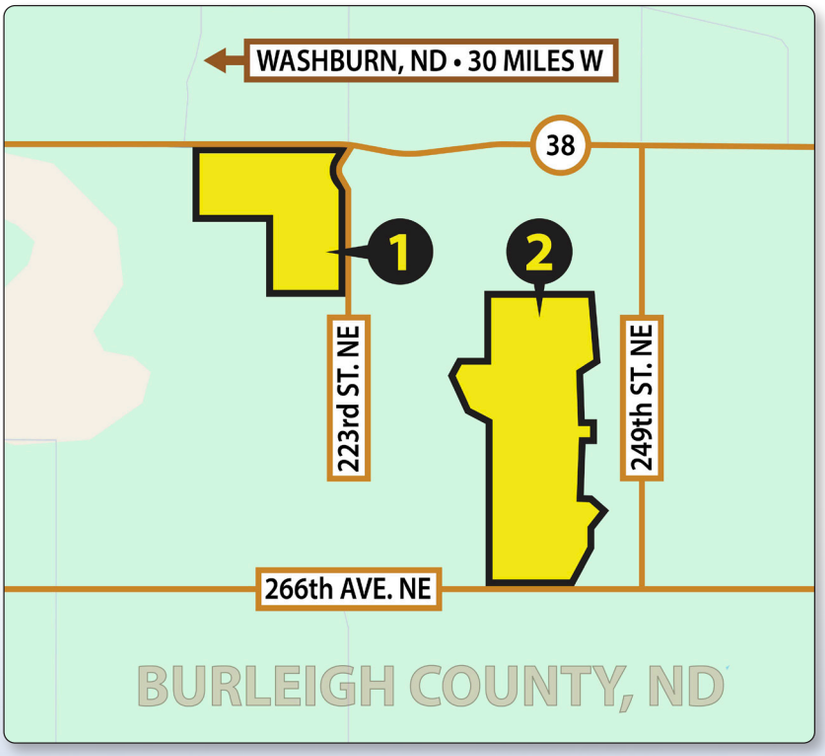
This is an excellent opportunity to rent approximately 1,273.83 +/- acres of quality pastureland and hayland located in Township 142 North, Range 77 West. The property will be offered in two parcels under 2-year lease agreements beginning January 1st, 2027.

The property offers a strong combination of well-maintained grazing land, dependable livestock water, and excellent fencing. Both parcels are equipped with powered wells, providing each parcel with its own established water source. In addition, Parcel 2 features several natural water holes that have consistently provided water.

The fences throughout the property have been well maintained and are in excellent condition, making this an attractive opportunity for livestock producers looking for quality pasture with established fencing and water infrastructure.

The grazing season will run from June 1st through November 1st of each lease year.

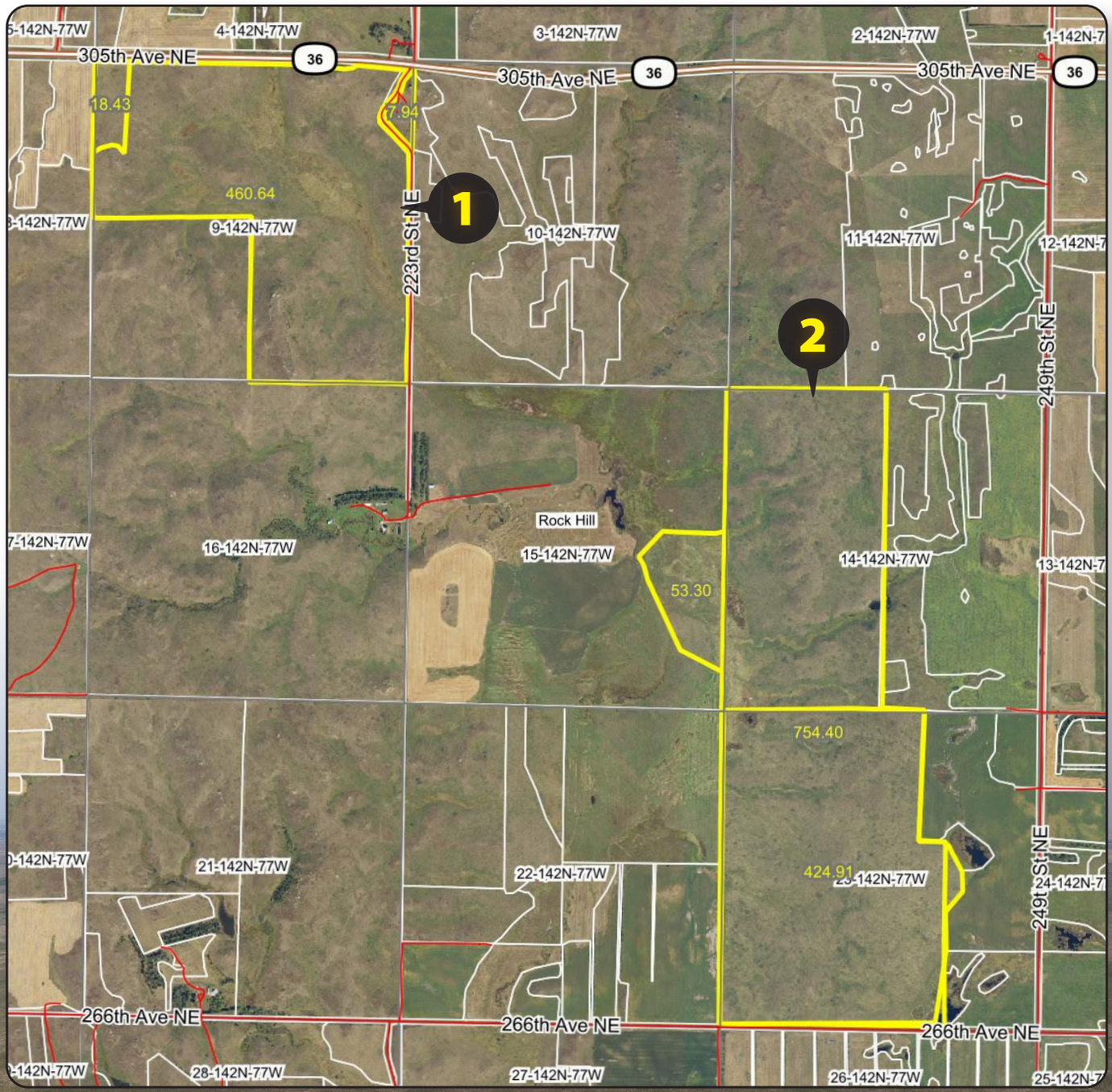
Accepting written bids beginning November 3rd, 2026, through November 20th, 2026, at 5:00 p.m. (CT). The top written bidders will be invited to the Oral Lease Bid Auction on November 24th, 2026, at 10:00 a.m. (CT).





Tyler Berby | 218.850.0807 | tberby@pifers.com

OVERALL PROPERTY



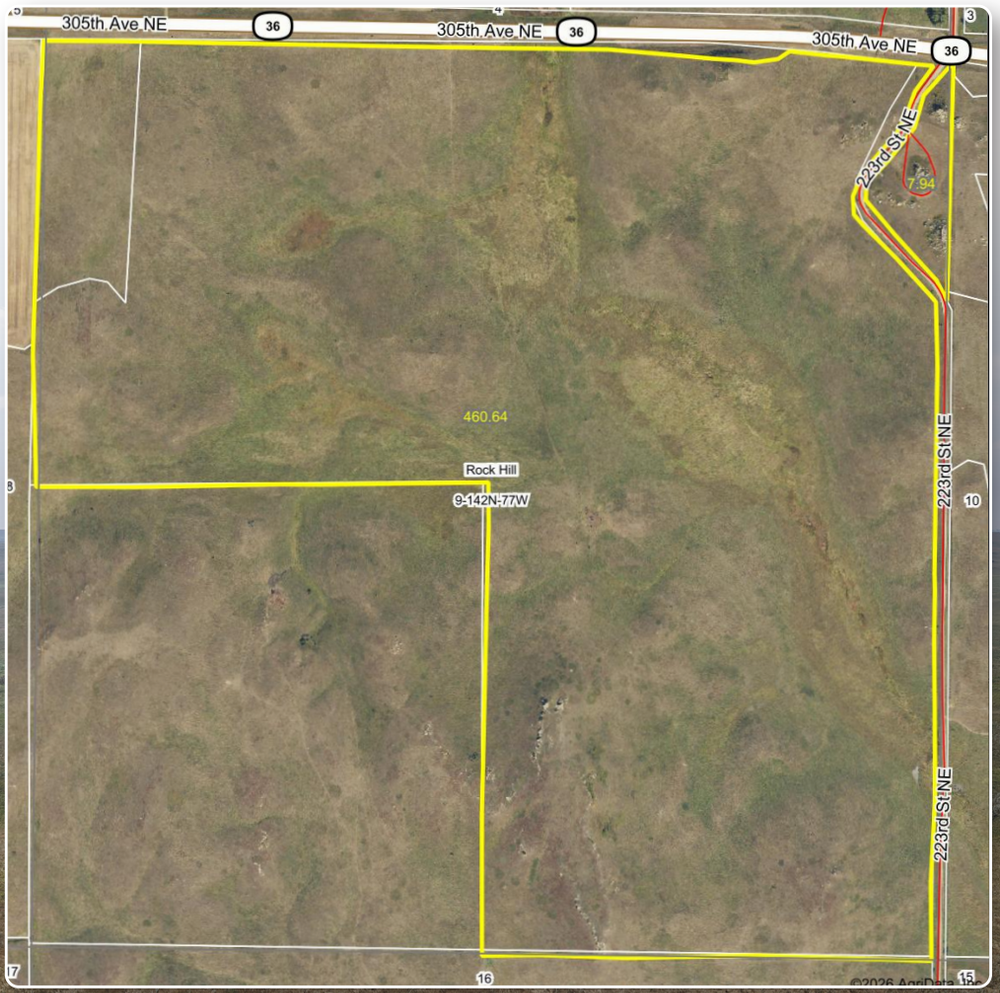
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PARCEL 1

Acres:	466.13 +/-
Legal:	N½ & SE¼ 9-142-77
Grazing Acres:	460.64 +/-
Hay Acres:	5.49 +/-

This parcel features approximately 460.64 +/- acres of pastureland and 5.49 +/- acres of hayland in Section 9-142-77. The property offers excellent access, well-maintained fencing in excellent condition, and a powered well located near the center of the pasture, providing a convenient livestock water source.

The grazing season will run from June 1st through November 1st of each lease year. The expected stocking rate is approximately one cow/calf pair per 10 acres. Actual carrying capacity may vary depending on weather, forage production, and grazing management practices.



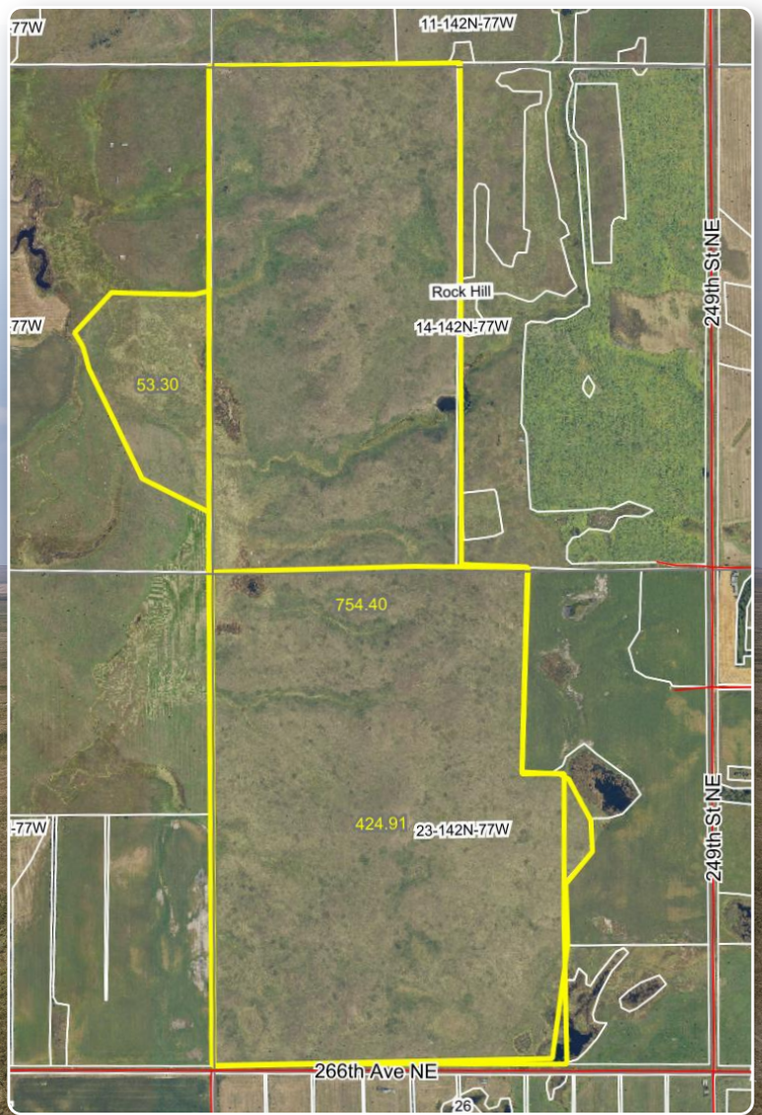
PARCEL 2

Acres: 807.7 +/-
Legal: Part of SW¼ 15-142-77, W½ & W½E½ 14-142-77 and W½ & W½E½ 23-142-77
Grazing Acres: 807.7 +/-

This parcel features approximately 807.7 +/- contiguous acres of pastureland throughout Sections 14, 15 and 23. The property offers excellent access along with well-maintained fencing in excellent condition. The pasture features several natural water holes that consistently provide water, as well as a powered well located on the south side of the property in Section 23, providing multiple livestock water sources throughout the parcel.

The grazing season will run from June 1st through November 1st of each lease year.

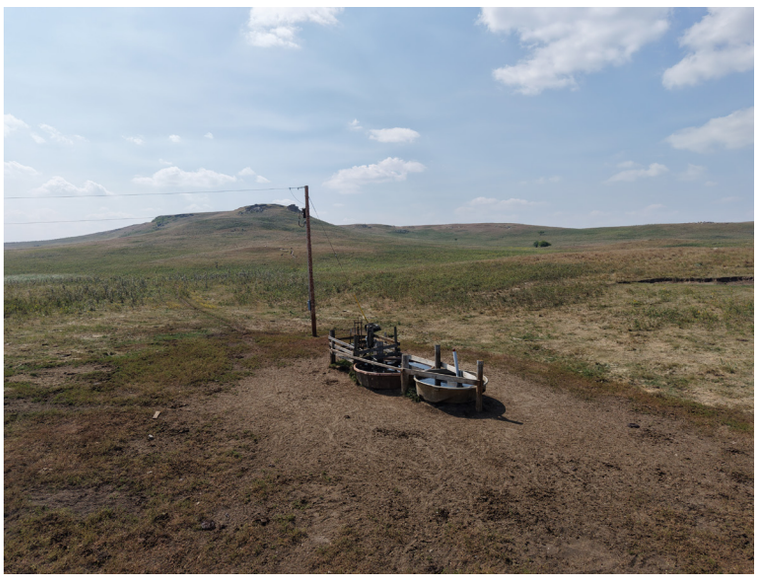
This parcel is expected to support approximately 75 cow/calf pairs during the grazing season. Actual carrying capacity may vary depending on weather conditions, forage production, and grazing management practices.

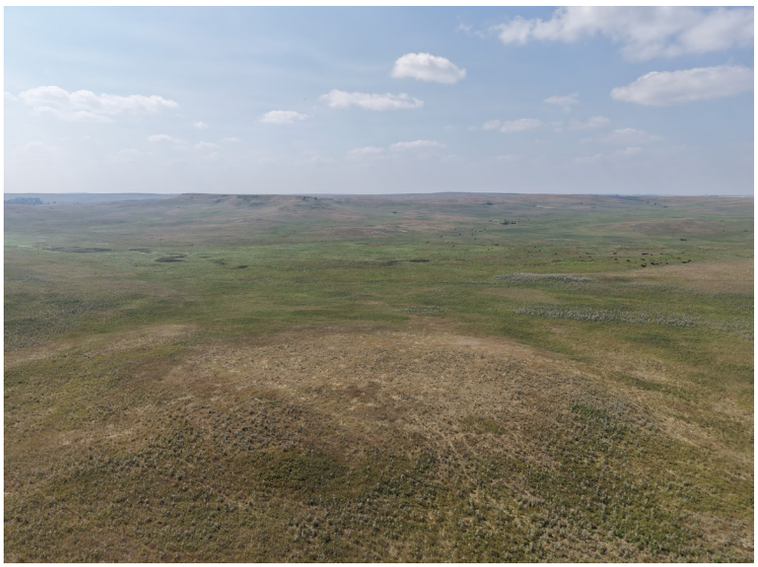


Pifer's LAND MANAGEMENT
1506 29th Ave S. • Moorhead, MN 56560

PARCEL 1







PARCEL 2







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BID FORM

1. All written bids must be received before 5:00 p.m. (CT) on November 20th, 2026.
2. Written bids for Parcels 1 and 2 will be submitted on an annual per acre basis.
3. The winning bidder will (upon Landowner acceptance) receive a lease agreement provided by Pifer's Land Management.
4. Bidders are bidding on a 2-year lease agreement. The agreement will begin at the signing of the contract and terminate December 31, 2028.
5. 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 24th, 2026 at 10:00 a.m. (CT).
6. 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.
7. 50% of the annual rent will be due on or before Janaury 1st and the other half on March 15th of each year of the lease agreement.
8. The awarded bidder must provide a letter of good standing from their financial institution included with their bid form.
9. The awarded bidder must provide Farm Liability insurance policy that meets lease agreement standards.
10. The Landowner reserves the right to accept or reject any and all bids.
11. All statements made the day the last day of bidding will take precedence over all printed materials.

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

Baumstarck Property	Price/Acre
Parcel 1: 466.13 +/- Acres	
Parcel 2: 807.7 +/- Acres	

Name:_____

Address: _____City:_____

State:_____Zip:_____

Phone:_____Email:_____

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

Pifer's



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