

Written Bid Lease Auction

25
YEARS
est. 2000

300 Acres • Fallon County, MT

Written Bids Due By: Friday, March 7, 2025 4:00 p.m. (MT)



STOCK PHOTO

LANDOWNER: *Christel N Beckers*



Pifer's
LAND MANAGEMENT

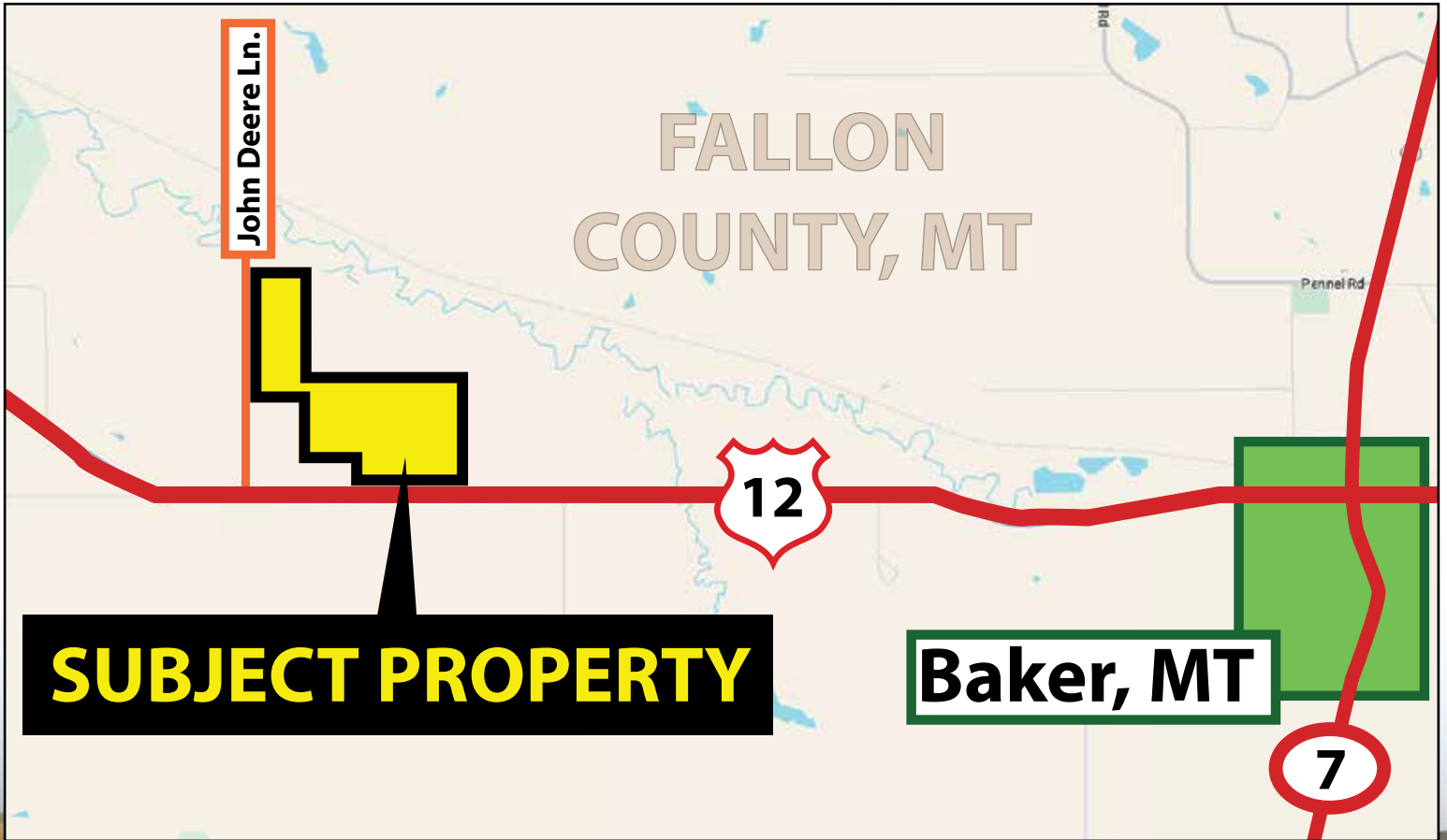
877.700.4099

www.pifers.com

INTRODUCTION

Auction Note: Seeking a single tenant to lease cropland and hayland for the crop years 2025-2026 seasons. This property features approximately 196.75 cropland acres and 103.25 mixed hayland acres. Highest written bids will have an opportunity to orally raise their bid on Monday, March 10, 2025, at 10:00 a.m. (CT) or 9:00 a.m. (MT) by phone.

The successful bidder will have possession starting on or before March 15, 2025, or upon the signing of the contract. Bids will be submitted on an annual dollar-per-acre basis.

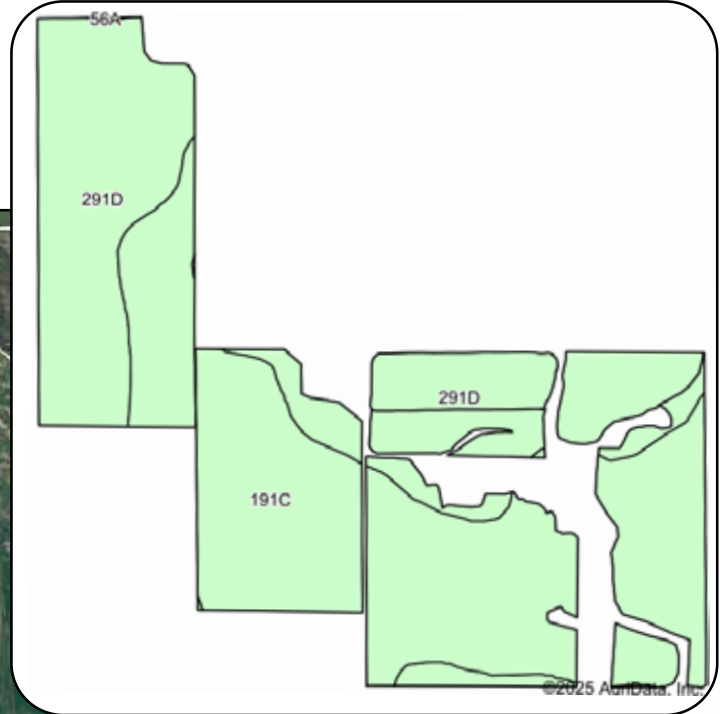
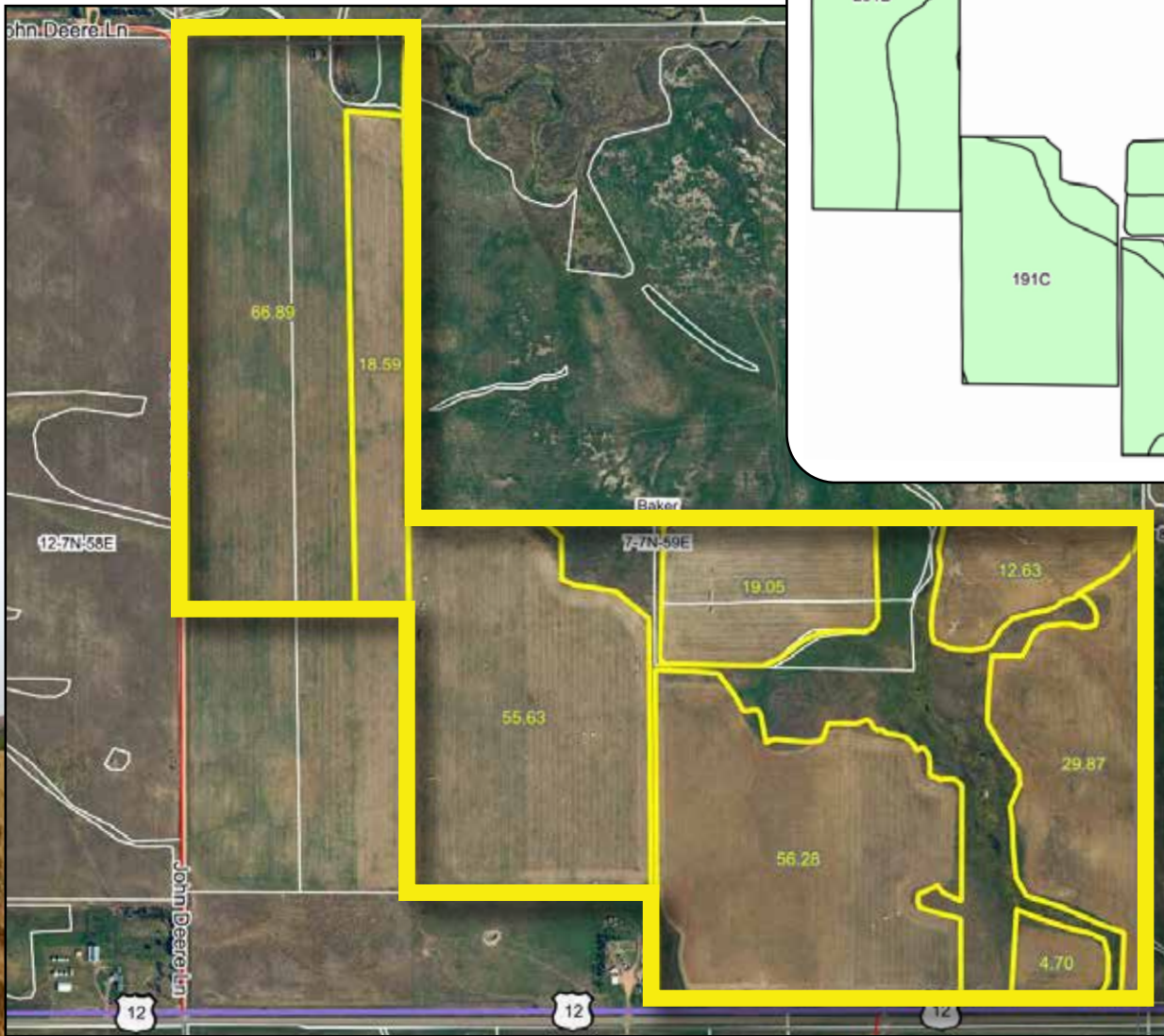


Dwight Hofland • 701.630.4359 or dhofland@pifers.com

PROPERTY INFORMATION

Total Acres: 300 +/-
Crop Acres: 196.75 +/-
Hay Acres: 103.25 +/-
Legal: SE¼, Part of the SW¼ & W½NW¼ in 7-7N-59E

This property features approximately 196.75 +/- crop acres and 103.25 +/- mixed hayland/grassland acres. This unique property has excellent access off Hwy. #12 and also John Deere Ln. Excellent crop rotation with some hayland acres that can be converted to cropland with the approval of the landowner and Pifer's Land Management.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
191C	Bonfri-Cambeth complex, 2 to 8 percent slopes	151.20	56.1%	IIIe	IIIe
291D	Bonfri-Cabbart loams, 8 to 15 percent slopes	118.53	43.9%	IVe	
56A	Havre loam, 0 to 2 percent slopes	0.11	0.0%	IIIe	Ile

TERMS & CONDITIONS



1. All written bids must be received before 4:00 p.m. (MT) on Friday, March 7, 2025.
2. Written bids will be submitted on an annual per-acre basis.
3. All written bids must be accompanied with a 2-year farming plan, including but not limited to, crop rotation, normal fertilizer usage and chemical application. 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. All bidders must provide a letter of good standing from their financial institution as part of the bid package.
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 March 10, 2025, at 10:00 a.m. (CT) or 9:00 a.m. (MT).
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 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 of the Oral Bidding take precedence over all printed materials.
12. All statements made on the day of the Oral Bidding take precedence over all printed materials.

Backers Property	Price/Acre
196.75 +/- Crop Acres 103.25 +/- Hay Acres	

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