

Farmland Auction

25
YEARS
est. 2000

1,869.2 +/- Acres • Clay County, MN

Tuesday, March 11, 2025 – 10:00 a.m.

Courtyard by Marriott • Moorhead, MN

OWNER: Grover Farms Inc.



Pifer's

877.700.4099

www.pifers.com

INTRODUCTION

Auction Note: This remarkable Red River Valley cropland offering features highly productive loam soils, predominately Wheatville Silt Loam, Glyndon Loam, and Augsburg Silt Loam. Unlike heavy soils in the Red River Valley, these loam soils are among the most productive with a strong cropping history of mostly corn, soybeans, sugarbeets, and wheat. The soil diversity lends itself to a cropping rotation that significantly improves soil health.

This is one of the Valley's most remarkable offerings of cropland this decade. This is a must consideration for farmers and investors. This farmland has an attractive lease in place for 2025; the buyer will receive the entire 2025 cash rent lease. The lease expires at the end of the 2025 crop year. Contact Pifer's for detailed information on cropping history and lease terms. The tenant is responsible for tilling the cropland following the 2025 harvest.

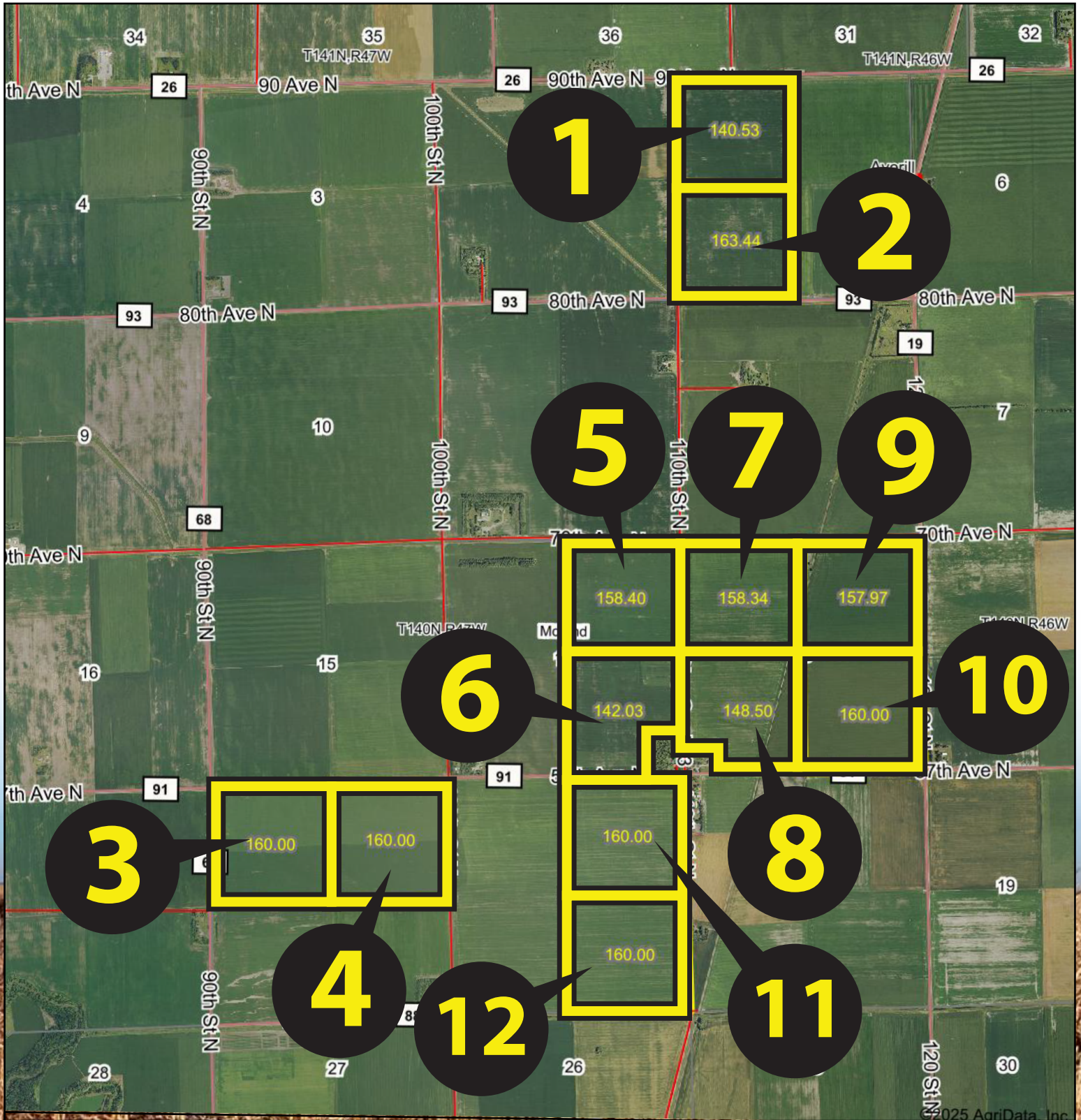


Kevin Pifer
701.238.5810
kpifer@pifers.com

Jack Pifer
701.261.4762
jack@pifers.com

Bob Pifer
701.371.8538
bob@pifers.com

OVERALL PROPERTY



PARCEL 1

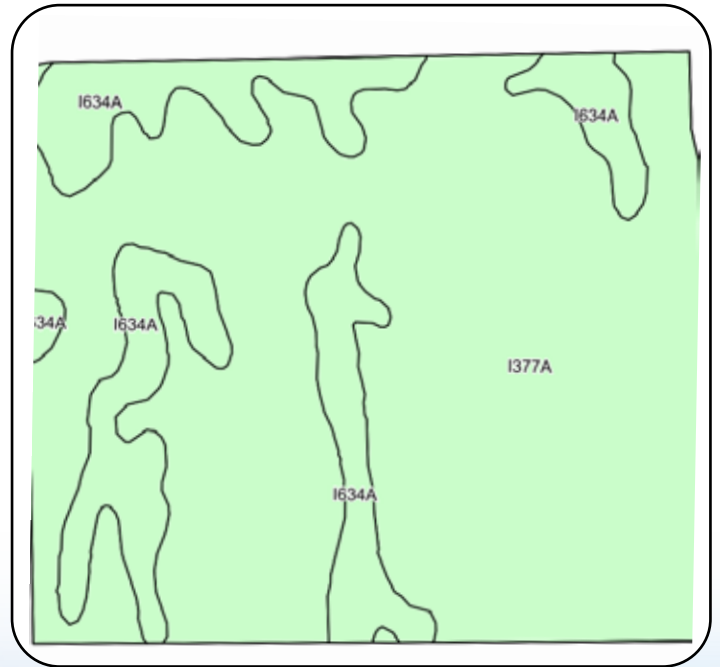
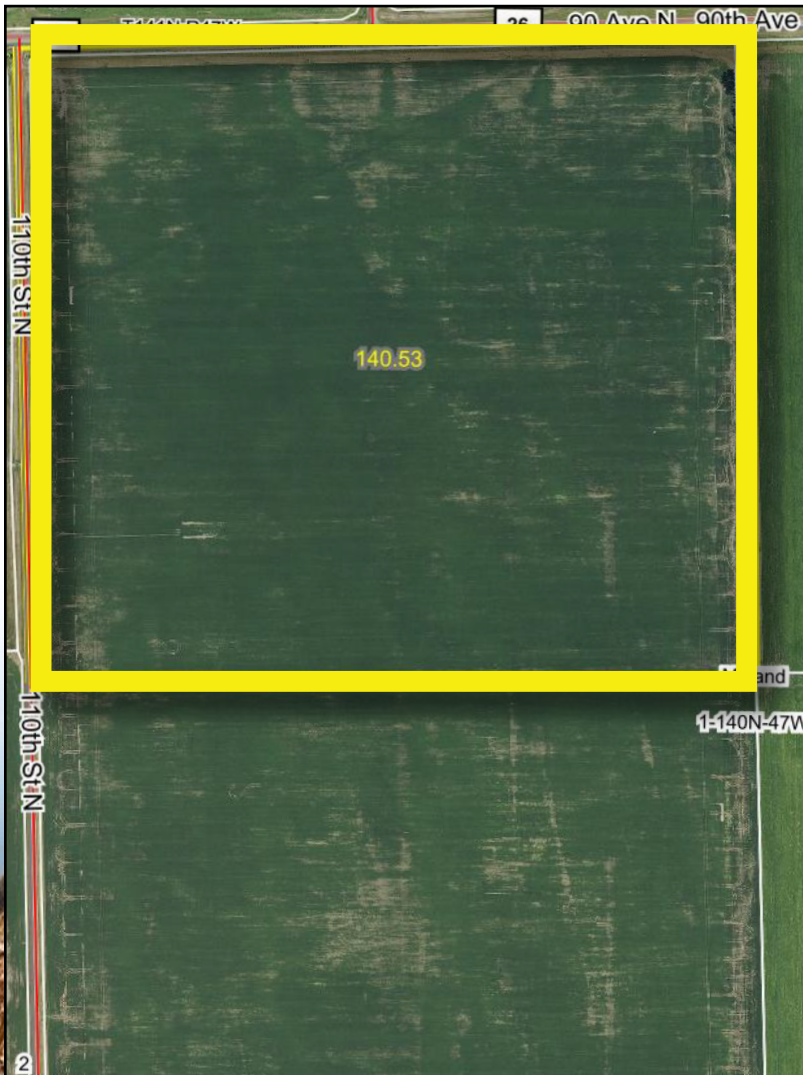
Acres: 140.53 +/- (Estimate...Final Acres TBD by Survey)

Legal: NW¼ 1-140-47

FSA Crop Acres: 135.24 +/- (Estimate...TBD By FSA)

Taxes (2024): \$13,392.00 (Combined with Parcel 2)

This parcel was planted to corn in 2024 and has a Soil Productivity Index (SPI) of 89.2.



PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Corn	82.08	143 bu.
Soybeans	99.87	34 bu.
Total Base Acres: 181.95		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I377A	Wheatville silt loam, 0 to 2 percent slopes	107.15	79.2%	Ile	89
I634A	Augsburg silt loam, 0 to 1 percent slopes	28.09	20.8%	IIw	90
Weighted Average					89.2

PARCEL 2

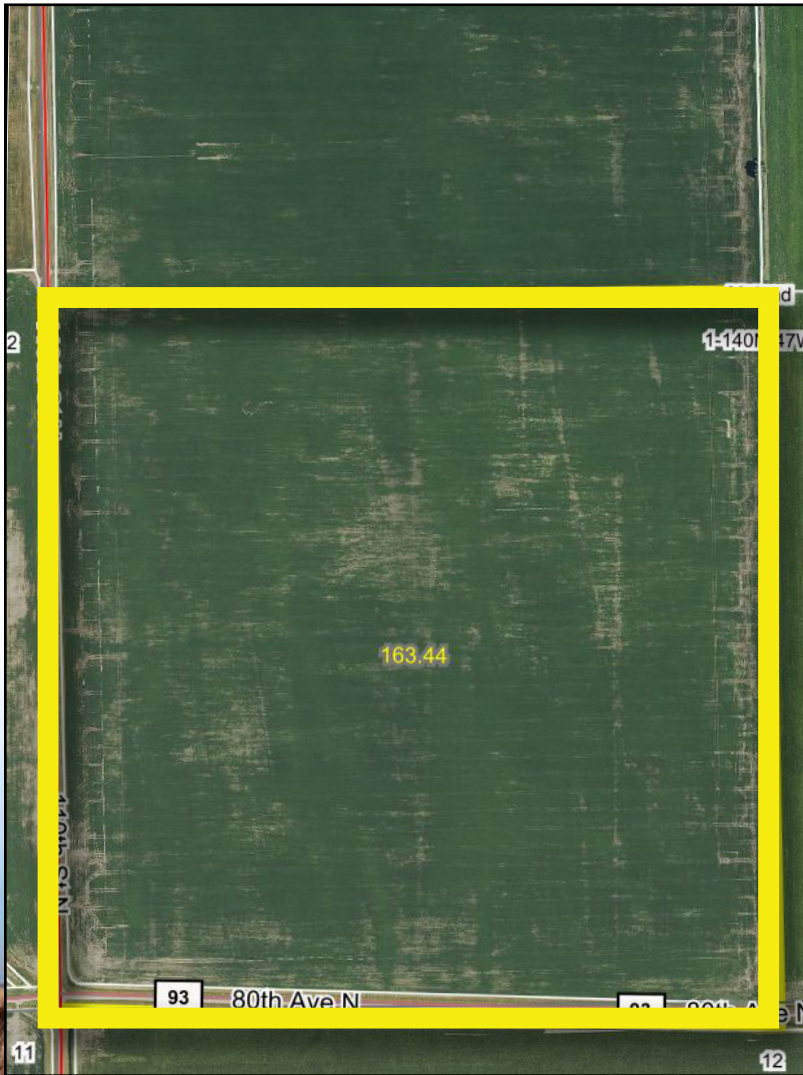
Acres: 163.44 +/- (Estimate...Final Acres TBD by Survey)

Legal: SW¼ 1-140-47

FSA Crop Acres: 152.46 +/- (Estimate...TBD By FSA)

Taxes (2024): \$13,392.00 (Combined with Parcel 2)

This parcel was planted to corn in 2024 and has an SPI of 89.2.



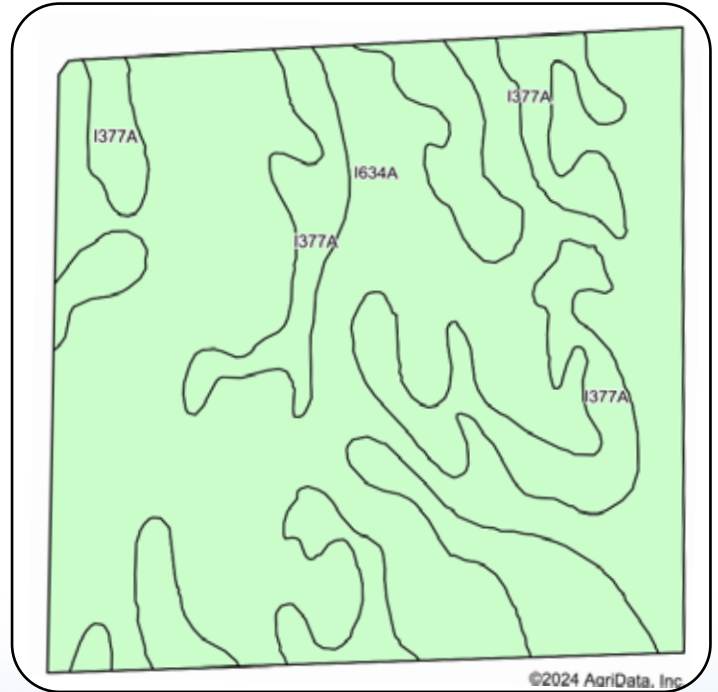
** PARCELS 1 & 2 COMBINED **		
Crop	Base Acres	Yield
Corn	82.08	143 bu.
Soybeans	99.87	34 bu.
Total Base Acres: 181.95		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I377A	Wheatville silt loam, 0 to 2 percent slopes	124.83	81.9%	Ile	89
I634A	Augsburg silt loam, 0 to 1 percent slopes	23.18	15.2%	IIw	90
I119A	Bearden silty clay loam, 0 to 2 percent slopes	3.53	2.3%	Ile	93
I376A	Colvin silty clay loam, 0 to 1 percent slopes	0.92	0.6%	IIw	89
Weighted Average					89.2

PARCEL 3

Acres: 160 +/-
 Legal: NW¼ 22-140-47
 FSA Crop Acres: 156.01 +/- (Estimate...TBD By FSA)
 Taxes (2024): \$7,792.00

This parcel was planted to corn in 2024 and has an SPI of 89.7.



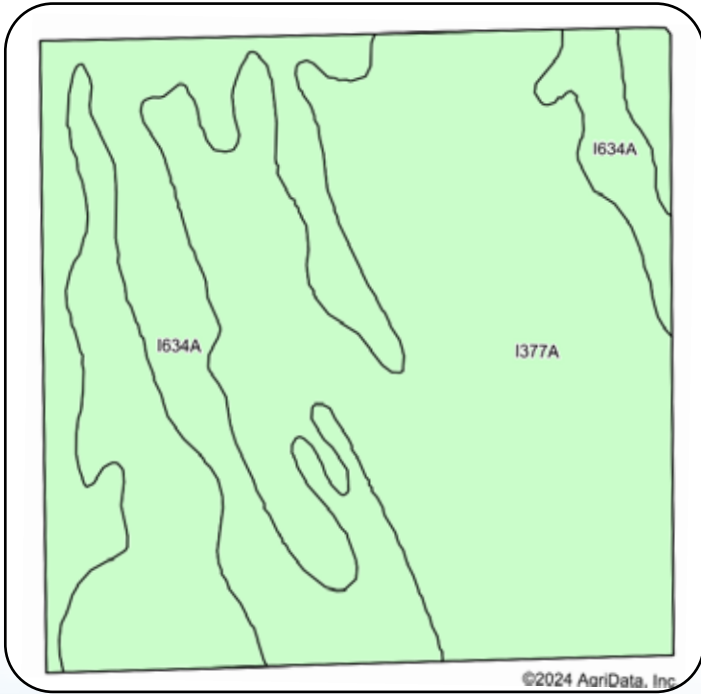
PARCELS 3 & 4 COMBINED		
Crop	Base Acres	Yield
Corn	88.84	143 bu.
Soybeans	108.11	34 bu.
Total Base Acres: 196.95		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I634A	Augsburg silt loam, 0 to 1 percent slopes	108.36	69.5%	IIw	90
I377A	Wheatville silt loam, 0 to 2 percent slopes	47.65	30.5%	Ile	89
Weighted Average					89.7

PARCEL 4

Acres: 160 +/-
Legal: NE¼ 22-140-47
FSA Crop Acres: 155.39 +/- (Estimate...TBD By FSA)
Taxes (2024): \$7,792.00

This parcel was planted to corn in 2024 and has an SPI of 89.3.



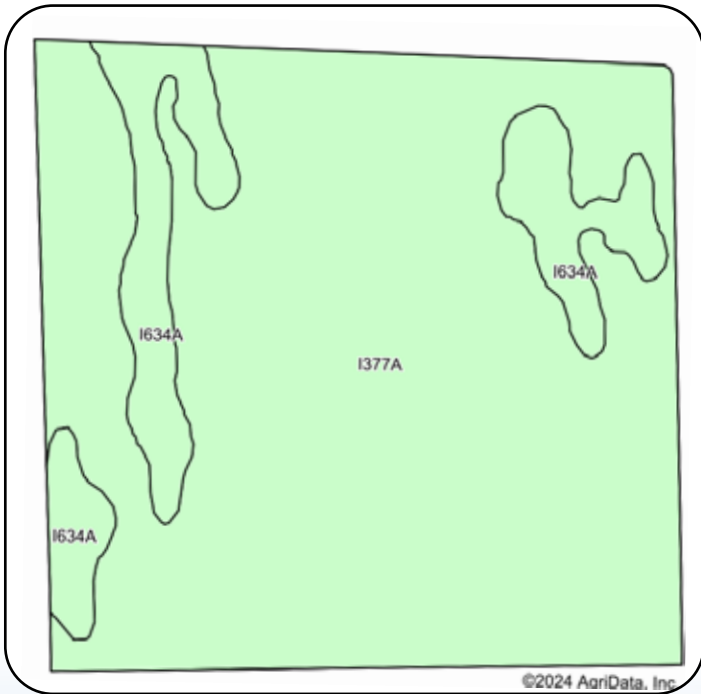
PARCELS 3 & 4 COMBINED		
Crop	Base Acres	Yield
Corn	88.84	143 bu.
Soybeans	108.11	34 bu.
Total Base Acres: 196.95		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I377A	Wheatville silt loam, 0 to 2 percent slopes	108.61	69.9%	Ile	89
I634A	Augsburg silt loam, 0 to 1 percent slopes	46.78	30.1%	IIw	90
Weighted Average					89.3

PARCEL 5

Acres: 158.4 +/-
 Legal: NE¼ Less Ditch 14-140-47
 FSA Crop Acres: 148.6 +/-
 Taxes (2024): \$7,332.00

This parcel was planted to corn in 2024 and has an SPI of 89.1.



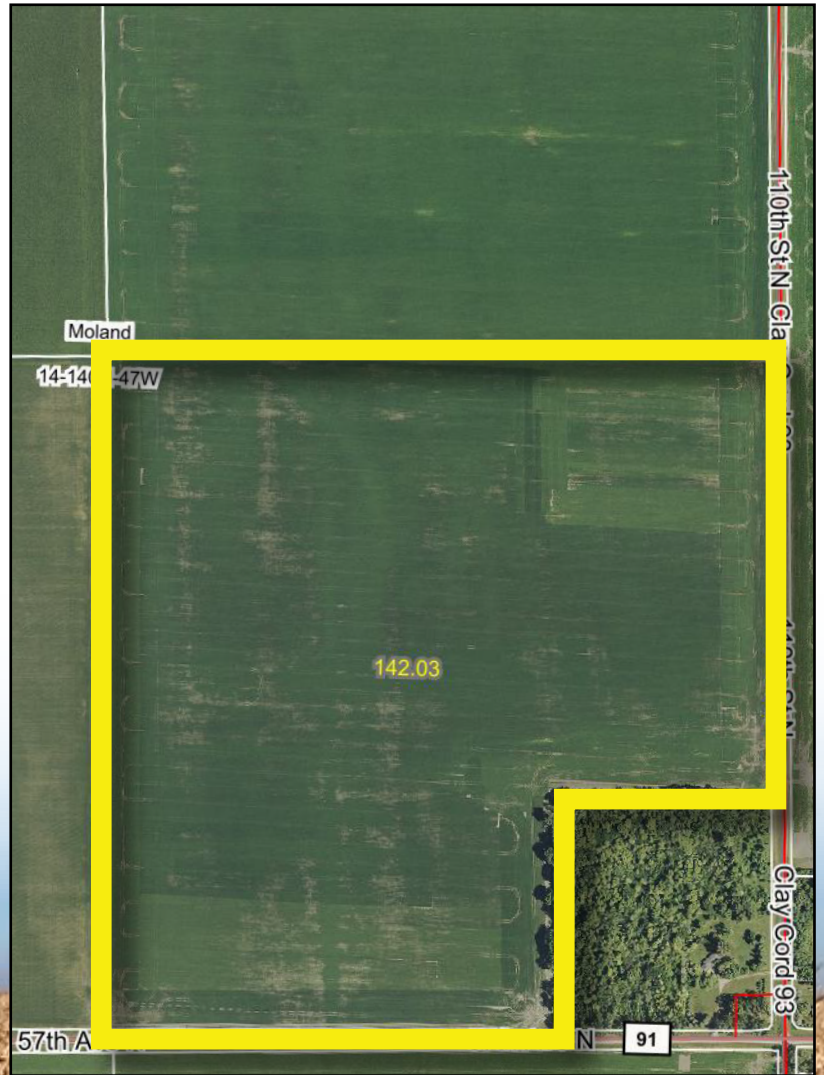
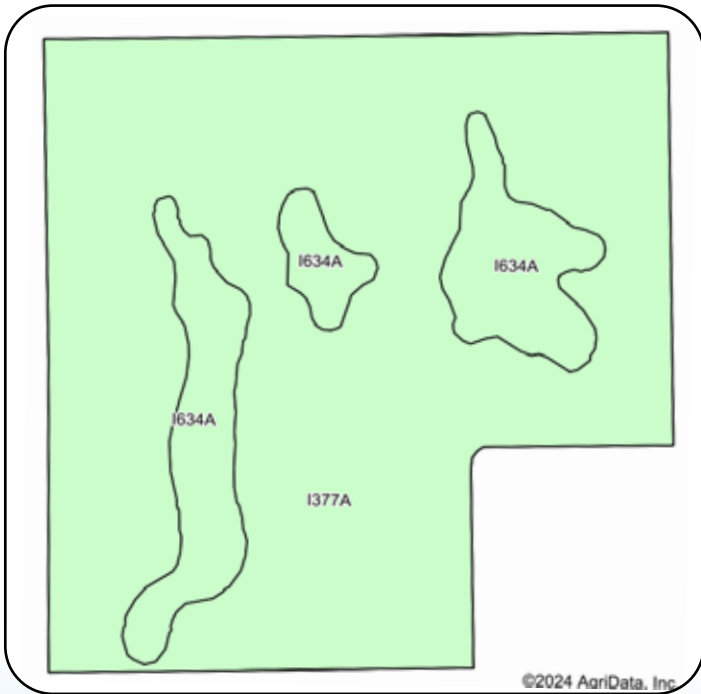
** PARCELS 5-12 COMBINED **		
Crop	Base Acres	Yield
Corn	337.92	143 bu.
Soybeans	411.18	34 bu.
Total Base Acres: 749.1		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I377A	Wheatville silt loam, 0 to 2 percent slopes	127.77	86.0%	Ile	89
I634A	Augsburg silt loam, 0 to 1 percent slopes	20.83	14.0%	IIw	90
Weighted Average					89.1

PARCEL 6

Acres: 142.03 +/-
Legal: SE¼ Less 17.97 Acres 14-140-47
FSA Crop Acres: 136.56 +/-
Taxes (2024): \$6,578.00

This parcel was planted to corn in 2024 and has an SPI of 89.2.



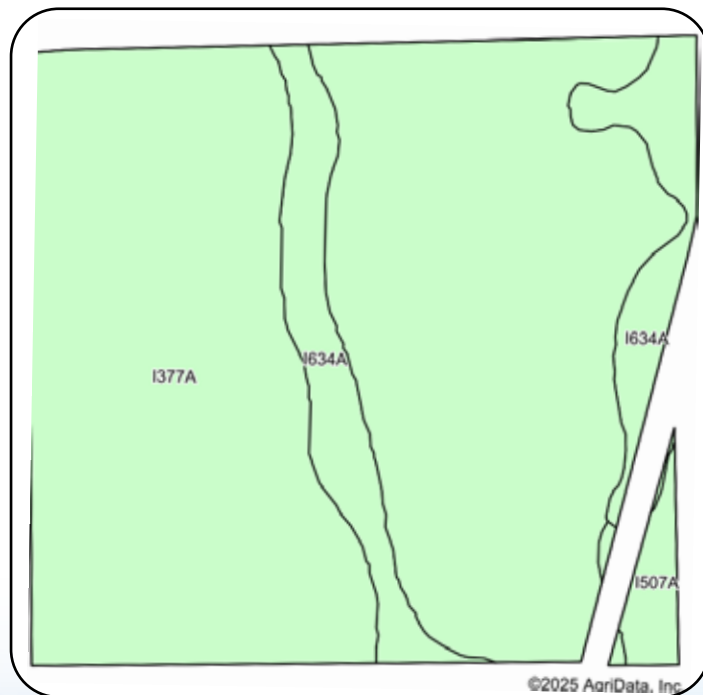
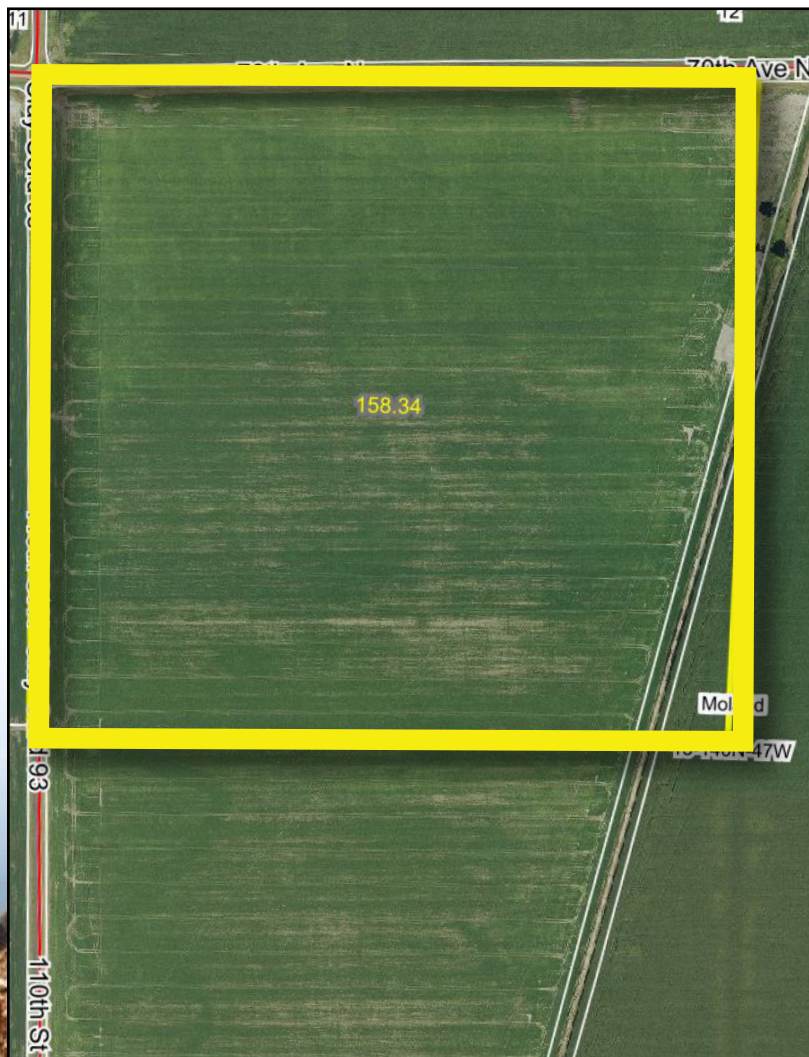
** PARCELS 5-12 COMBINED **		
Crop	Base Acres	Yield
Corn	337.92	143 bu.
Soybeans	411.18	34 bu.
Total Base Acres: 749.1		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I377A	Wheatville silt loam, 0 to 2 percent slopes	115.07	84.3%	Ile	89
I634A	Augsburg silt loam, 0 to 1 percent slopes	21.49	15.7%	IIw	90
Weighted Average					89.2

PARCEL 7

Acres: 158.34 +/-
Legal: NW¼ Including RR R/W Less Ditch 13-140-47
FSA Crop Acres: 153.06 +/- (Estimate...TBD By FSA)
Taxes (2024): \$7,228.00

This parcel was planted to soybeans in 2024 and has an SPI of 89.1.



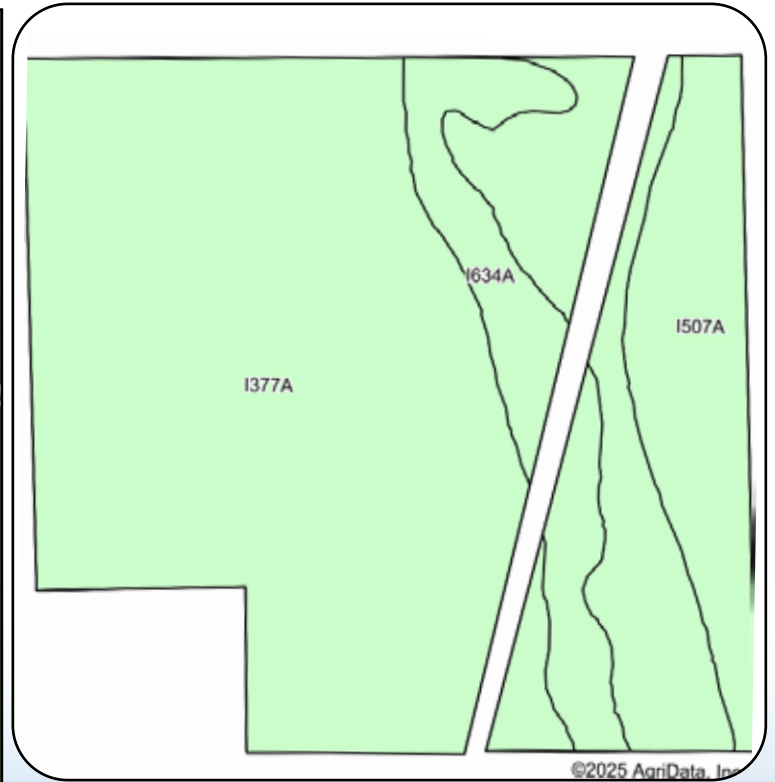
PARCELS 5-12 COMBINED		
Crop	Base Acres	Yield
Corn	337.92	143 bu.
Soybeans	411.18	34 bu.
Total Base Acres: 749.1		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I377A	Wheatville silt loam, 0 to 2 percent slopes	130.89	85.5%	Ile	89
I634A	Augsburg silt loam, 0 to 1 percent slopes	18.97	12.4%	IIw	90
I507A	Glyndon loam, 0 to 2 percent slopes	3.20	2.1%	Ile	89
Weighted Average					89.1

PARCEL 8

Acres: 148.5 +/-
Legal: SW¼ Including RR R/W Less Ditch & Farmstead 13-140-47
FSA Crop Acres: 138.43 +/- (Estimate...TBD By FSA)
Taxes (2024): \$6,684.00

This parcel was planted to corn and sugarbeets in 2024 and has an SPI of 89.1.



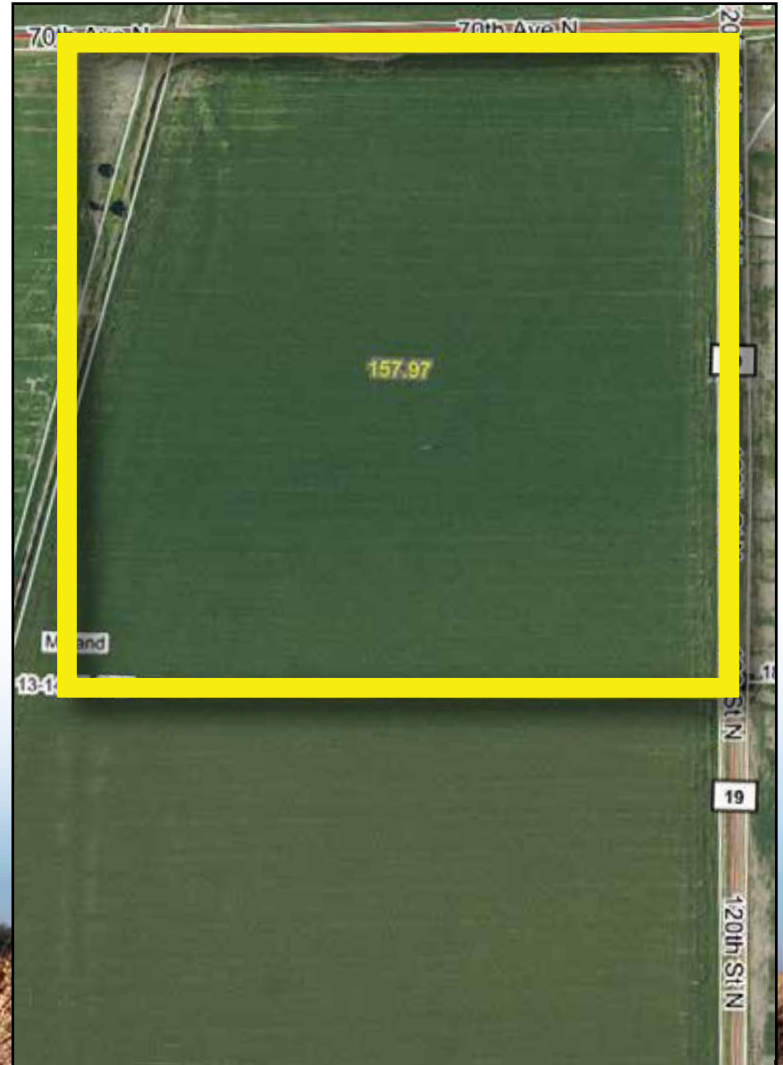
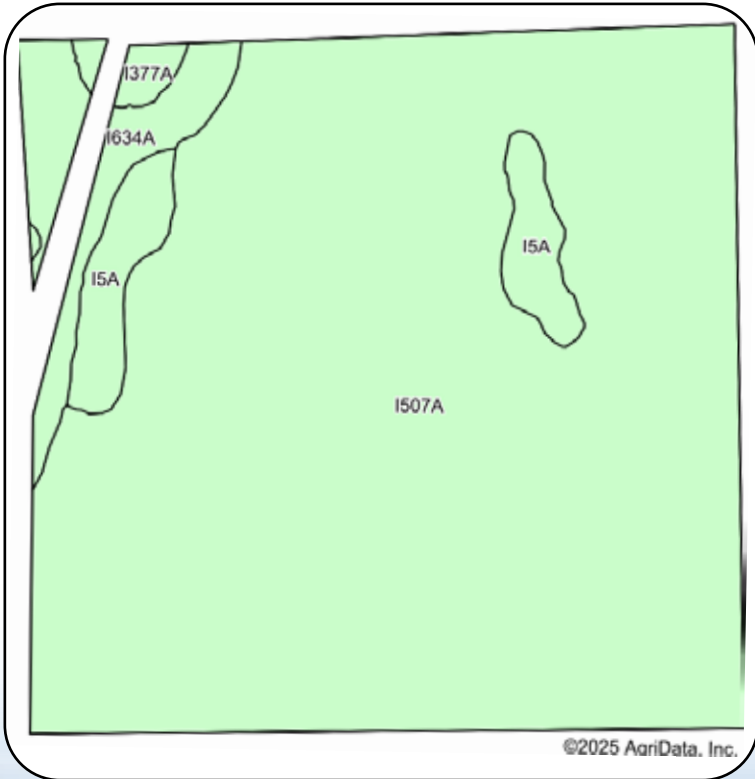
PARCELS 5-12 COMBINED		
Crop	Base Acres	Yield
Corn	337.92	143 bu.
Soybeans	411.18	34 bu.
Total Base Acres: 749.1		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I377A	Wheatville silt loam, 0 to 2 percent slopes	106.28	76.8%	Ile	89
I507A	Glyndon loam, 0 to 2 percent slopes	17.71	12.8%	Ile	89
I634A	Augsburg silt loam, 0 to 1 percent slopes	14.44	10.4%	IIw	90
Weighted Average					89.1

PARCEL 9

Acres: 157.97 +/-
Legal: NE¼ Including RR R/W Less Ditch 13-140-47
FSA Crop Acres: 146.6 +/- (Estimate...TBD By FSA)
Taxes (2024): \$7,134.00

This parcel was planted to corn and sugarbeets in 2024 and has an SPI of 89.1.



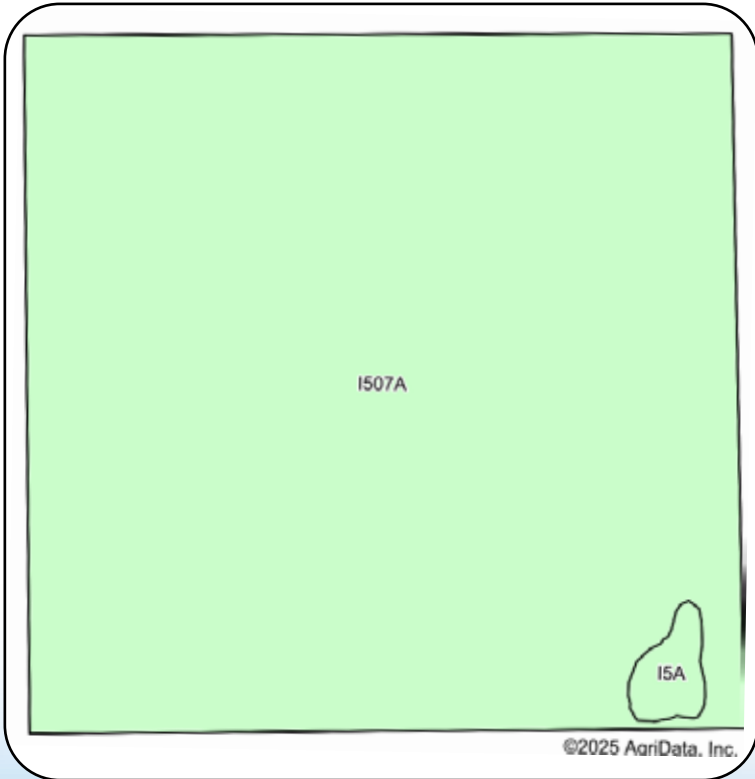
PARCELS 5-12 COMBINED		
Crop	Base Acres	Yield
Corn	337.92	143 bu.
Soybeans	411.18	34 bu.
Total Base Acres: 749.1		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I507A	Glyndon loam, 0 to 2 percent slopes	130.57	89.1%	Ile	89
I634A	Augsburg silt loam, 0 to 1 percent slopes	7.64	5.2%	IIw	90
I5A	Borup loam, 0 to 1 percent slopes	7.01	4.8%	IIw	90
I377A	Wheatville silt loam, 0 to 2 percent slopes	1.38	0.9%	Ile	89
Weighted Average					89.1

PARCEL 10

Acres: 160 +/-
Legal: SE¼ 13-140-47
FSA Crop Acres: 154.85 +/- (Estimate...TBD By FSA)
Taxes (2024): \$7,470.00

This parcel was planted to corn and sugarbeets in 2024 and has an SPI of 89.



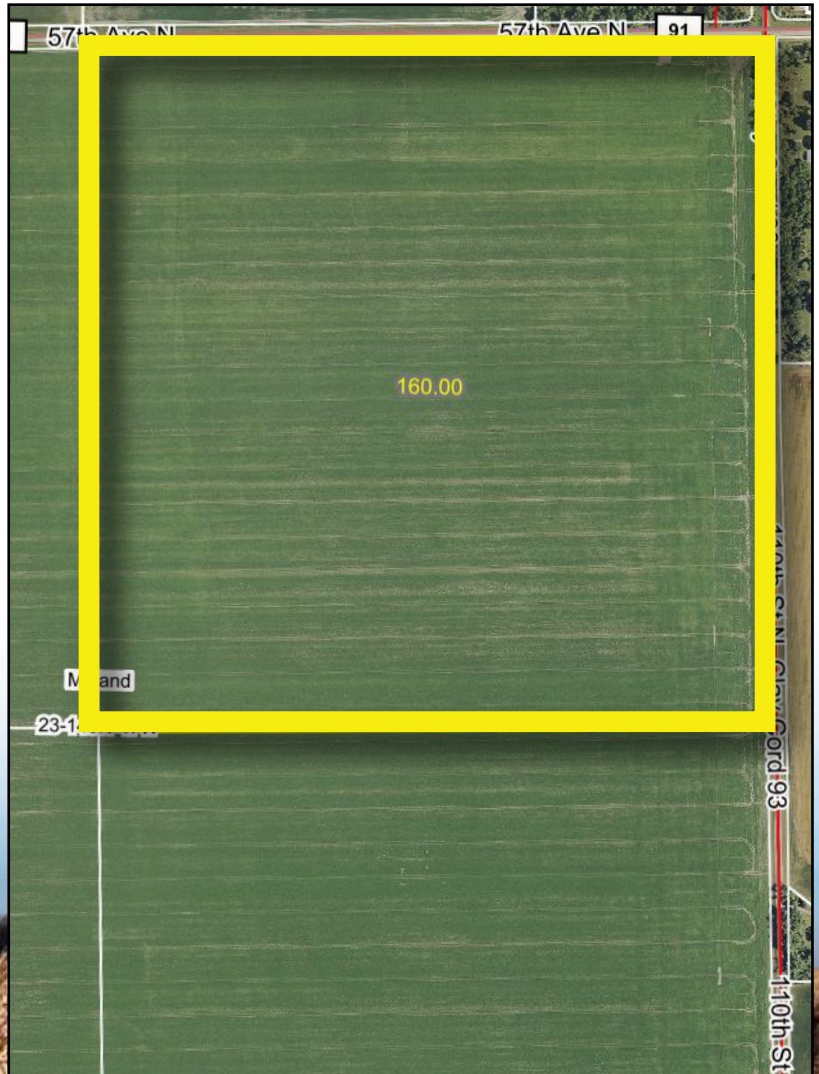
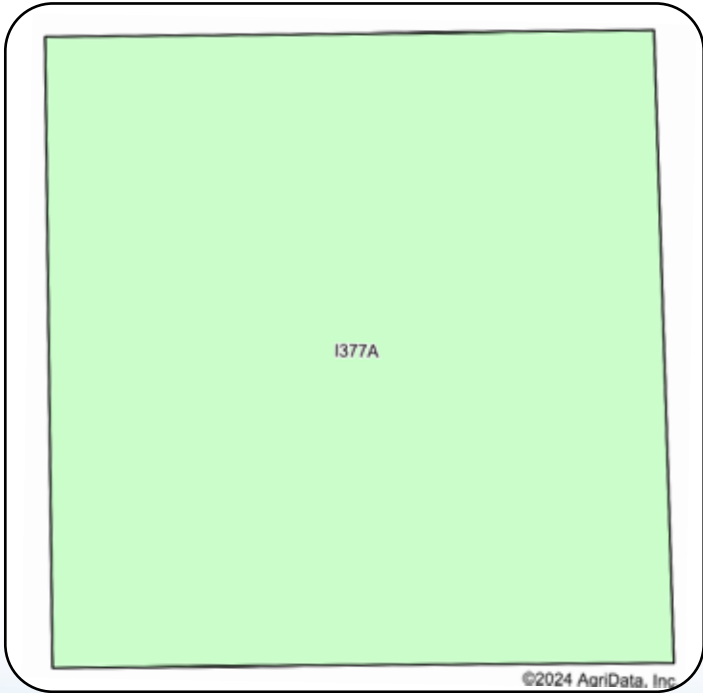
PARCELS 5-12 COMBINED		
Crop	Base Acres	Yield
Corn	337.92	143 bu.
Soybeans	411.18	34 bu.
Total Base Acres: 749.1		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I507A	Glyndon loam, 0 to 2 percent slopes	152.91	98.7%	Ile	89
I5A	Borup loam, 0 to 1 percent slopes	1.94	1.3%	IIw	90
Weighted Average					89

PARCEL 11

Acres: 160 +/-
Legal: NE¼ 23-140-47
FSA Crop Acres: 155.95 +/- (Estimate...TBD By FSA)
Taxes (2024): \$15,580.00 (Combined with Parcel 12)

This parcel was planted to soybeans in 2024 and has an SPI of 89.



PARCELS 5-12 COMBINED		
Crop	Base Acres	Yield
Corn	337.92	143 bu.
Soybeans	411.18	34 bu.
Total Base Acres: 749.1		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I377A	Wheatville silt loam, 0 to 2 percent slopes	155.95	100.0%	Ile	89
Weighted Average					89

PARCEL 12

Acres: 160 +/-
Legal: SE¼ 23-140-47
FSA Crop Acres: 153.5 +/- (Estimate...TBD By FSA)
Taxes (2024): \$15,580.00 (Combined with Parcel 11)

This parcel was planted to soybeans in 2024 and has an SPI of 89.1.



PARCELS 5-12 COMBINED		
Crop	Base Acres	Yield
Corn	337.92	143 bu.
Soybeans	411.18	34 bu.
Total Base Acres: 749.1		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I377A	Wheatville silt loam, 0 to 2 percent slopes	135.16	88.1%	Ile	89
I634A	Augsburg silt loam, 0 to 1 percent slopes	18.34	11.9%	IIw	90
Weighted Average					89.1

PROPERTY PHOTOS



PROPERTY PHOTOS



TERMS & CONDITIONS

I. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

A. If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder you will be required to complete and sign a standard Real Estate Purchase Agreement.

B. If you are the highest bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before 4/25/25. After the auction sale you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

II. Bidding Procedures

All bidding is open to the public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk.

Retain your bidder number for the duration of the auction. You are responsible for your assigned number. The property is sold when the Auctioneer announces, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or his designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

III. Purchase Agreement, Marketability, Signing Area

At the time the auction is complete, the successful high bidder must sign a standard Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Purchaser after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before April 25, 2025, or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Pifer Group Inc, dba Pifer's Auction & Realty and the Seller assumes that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is," "where is" condition. The buyer agrees to hold The Pifer Group, Inc. and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.



TERMS & CONDITIONS

III. Purchase Agreement, Marketability, Signing Area (cont'd)

It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local, and federal codes. The Pifer Group, Inc. and the sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by buyer is strongly recommended.

IV. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Purchaser's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Purchaser's earnest money deposit.

V. Closing

At closing, Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Any fees and closing cost regarding determination of title will be paid by the Purchaser.

VI. Showing of Property

Showing of property will be held by appointment only. WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF. It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

VII. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

Announcements made by the Auctioneer, Kevin D. Pifer of Pifer's Auction & Realty, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Pifer's Auction & Realty.

We encourage you to inspect any property you wish to bid on. The seller reserves the right to reject any and all bids.

This sale is managed by Pifer's Auction & Realty, Kevin Pifer, MN #14-106.



Pifer's

25 YEARS 25

est. 2000

877.700.4099



www.pifers.com