

Written Bid Lease Auction

156.11 Acres • Mountrail County, ND

Bids Due By: Monday, November 24, 2025 – 5:00 p.m. (CT)

STOCK PHOTO

LANDOWNER: Susan L. Anderson Living Trust



 **Pifer's**
LAND MANAGEMENT

877.700.4099

www.pifers.com

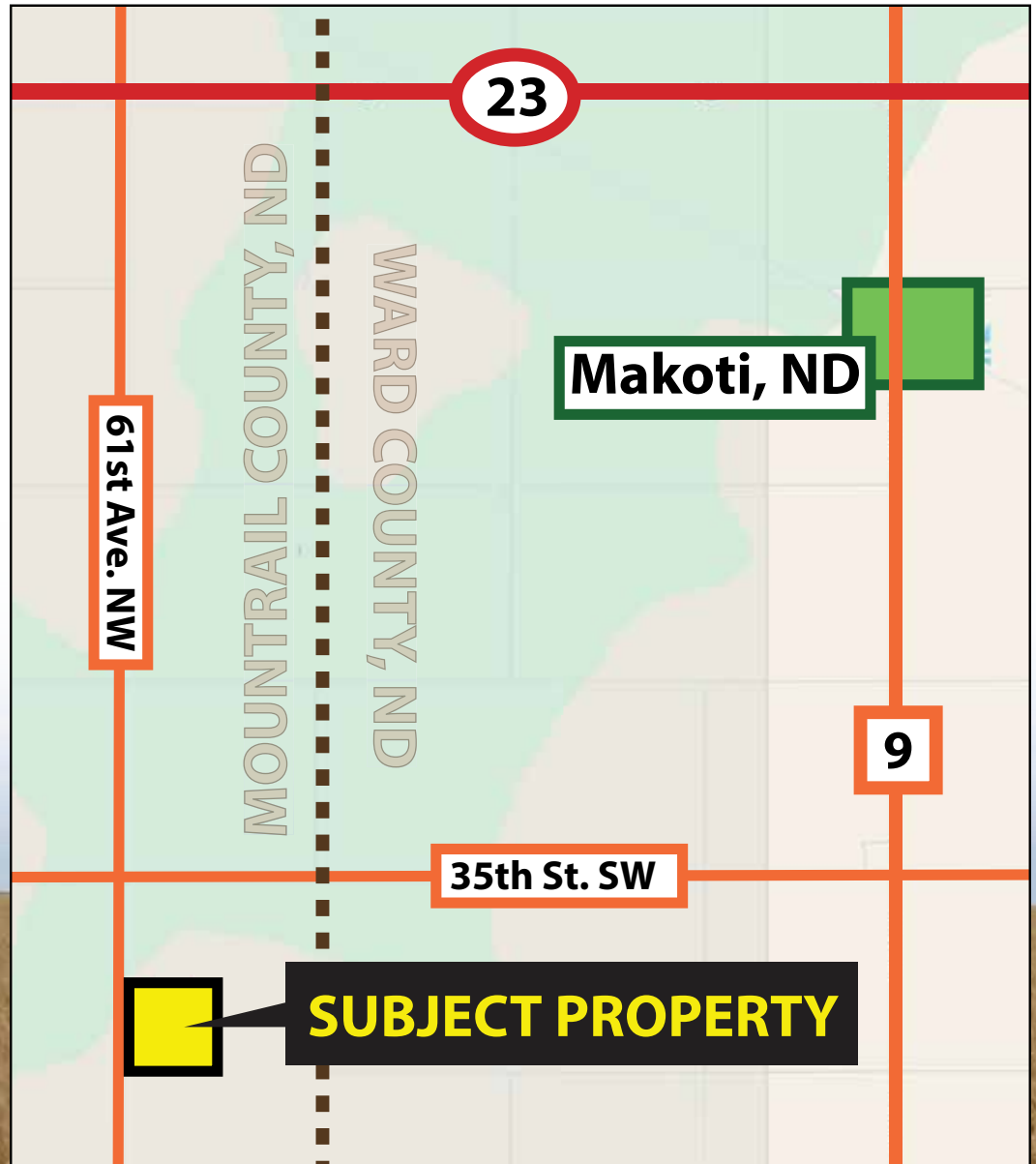
INTRODUCTION

Auction Note: This property offers 156.11 +/- acres of productive cropland, located just 8.5 miles west of Ryder, ND. It is conveniently situated near 61st Ave. NW providing great access. Written bids are being accepted. The highest written bidder's will be invited to participate in a follow-up phone bidding process on November 25, 2025 at 9:00 a.m. (CT). The landowners, in partnership with Pifer's, are seeking a long-term tenant with proven farming experience and strong stewardship.

The successful bidder will have possession upon signing of the lease by owner and tenant. Bids will be submitted on an annual dollar per acre basis.

Driving Directions

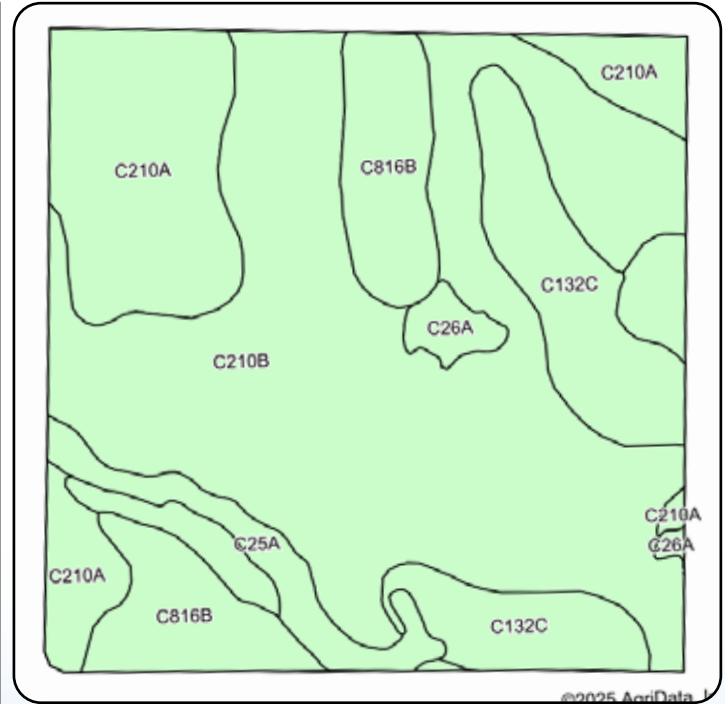
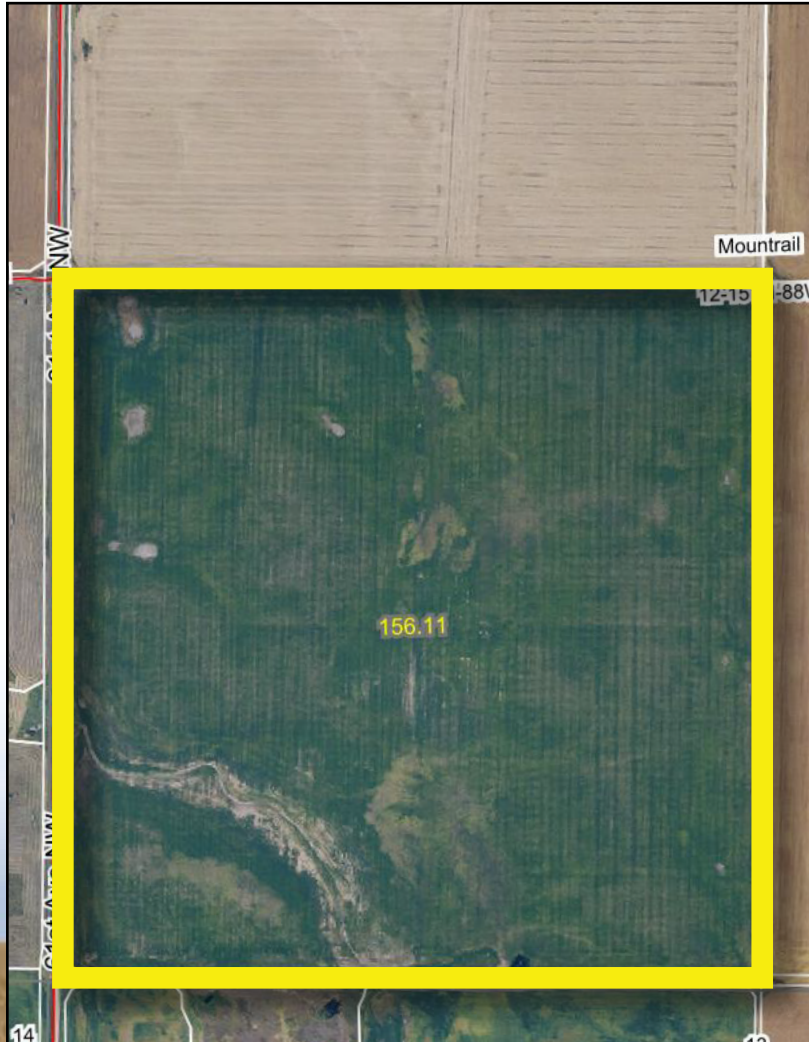
From Makoti, ND, go south on County Rd. #9 for 3 miles to 35th St. SW. Go west on 35th St. SW for 4 miles to 61st Ave. NW. Go south on 61st Ave. NW for 1 mile and this will put you at the SW corner of the property.



Jared Steinbeisser • 406.480.0011 or jsteinbeisser@pifers.com

PROPERTY INFORMATION

Crop Acres: 156.11 +/-
Legal: SW¼ 12-151-88



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	81.55	52.2%	Ile	81
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	29.81	19.1%	IIc	85
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	19.61	12.6%	IIIe	60
C816B	Lehr loam, 2 to 6 percent slopes	16.72	10.7%	IIIe	42
C25A	Southam silty clay loam, 0 to 1 percent slopes, Missouri Coteau	6.19	4.0%	VIIIw	9
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau	2.23	1.4%	IVw	40
Weighted Average					71.5

TERMS & CONDITIONS

1. All written bids must be received before 5:00 p.m. (CT) on November 24, 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 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 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 25, 2025, at 9:00 a.m. (CT).
5. 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.
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 December 31, 2027.
8. Annual rent will be due on or before March 15th each year of the lease agreement.
9. The awarded bidder must provide a letter of good standing from their financial institution along with the bid.
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 of the Oral Bidding take precedence over all printed materials.



Susan L. Anderson Living Trust Property	Price/Acre
156.11 +/- Crop 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:
Jared Steinbeisser
406.480.0011 | jsteinbeisser@pifers.com