

Written Bid Lease Auction

25
YEARS
est. 2000

314 Acres • Wilkin County, MN

Bids Due By: Friday, November 21, 2025 – 5:00 p.m. (CT)

LANDOWNER: Robert Fransen



Pifer's
LAND MANAGEMENT

877.700.4099

www.pifers.com

INTRODUCTION

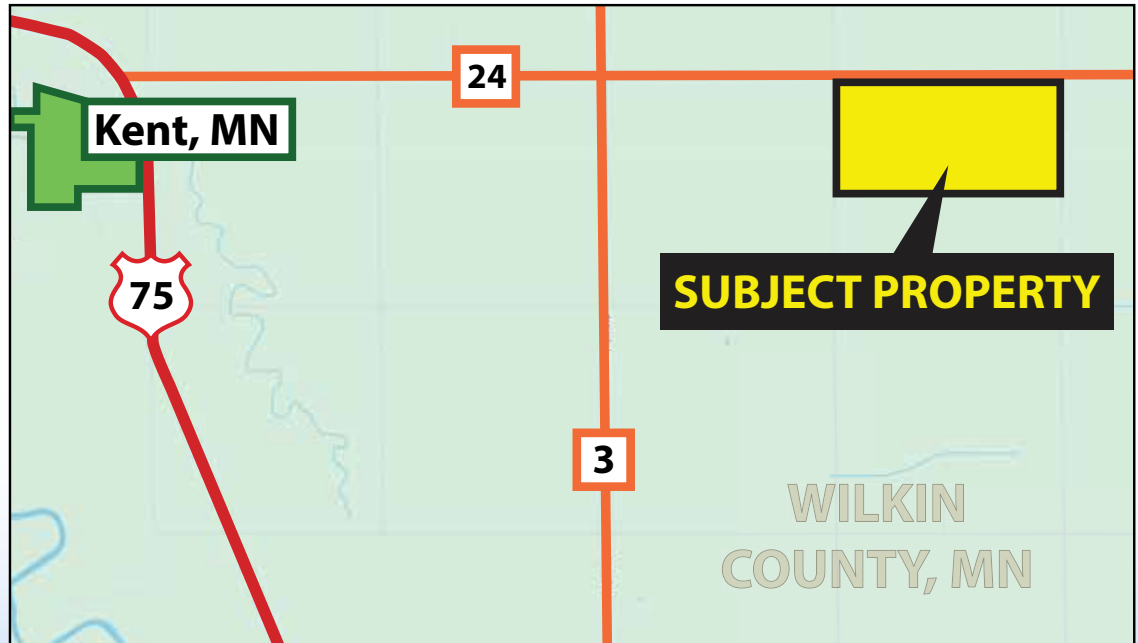
Auction Note: This is a rare opportunity to rent 314 +/- acres of highly productive land in Nordick Township. This parcel has remarkable soils and an exceptional Soil Productivity Index (SPI) of 94. This parcel will rank among the best in the region with a crop acre base consisting of 77.9 acres of wheat, 77.9 acres of corn, and 155.9 acres of soybeans. This land is also suitable for sugar beets and sunflowers.

Pifer's is accepting bids on these acres on a dollar amount per acre. Bids will need to be accompanied by a three-year farm plan and a letter of good standing from your financial institution. Note to bidders: No sugar beets will be allowed in year three of this contract unless an extension of the lease has been executed.

Bidders shall submit their top bid by November 21, 2025, by 5:00 p.m. (CT). No oral bidding will take place for this parcel. Bids will be submitted on an annual dollar-per-acre basis. The successful bidder will have possession starting on or before January 1, 2026.

Driving Directions

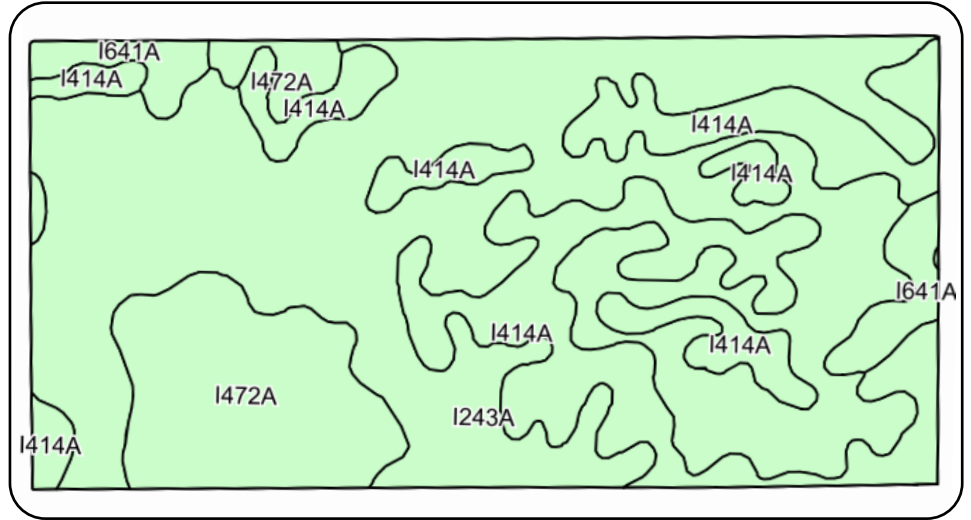
From Kent, MN, go east on County Rd. #24 for 3 miles. This will put you at the NW corner of the property.



Dwight Hofland • 701.630.4359 or dhofland@pifers.com

PROPERTY INFORMATION

Crop Acres: 314 +/-
 Legal: N½ 9-134-47



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I243A	Doran clay loam, 0 to 2 percent slopes	178.11	56.7%	IIc	98
I414A	Mustinka silty clay loam, 0 to 1 percent slopes	82.77	26.4%	IIw	85
I472A	Perella silty clay loam, 0 to 1 percent slopes	41.18	13.1%	IIw	95
I641A	Fargo silty clay, silty substratum, 0 to 1 percent slopes	11.95	3.8%	IIw	94
Weighted Average					94

TERMS & CONDITIONS



1. All written bids must be received before 5:00 p.m. (CT) on November 21, 2025.
2. Written bids will be submitted on an annual per acre basis.
3. All written bids must be accompanied with a 3-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 3-year lease agreement. The agreement will begin at the signing of the contract and terminate December 31, 2028.
6. Annual rent will be due on or before February 1st of each year of the lease agreement.
7. The awarded bidder must provide a letter of good standing from their financial institution include with their bid form.
8. The awarded bidder must provide Farm Liability insurance policy that meets lease agreement standards.
9. The Landowner reserves the right to accept or reject any and all bids.
10. All statements made the day the last day of bidding will take precedence over all printed materials.

Fransen Property	Price/Acre
314 +/- 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:
Dwight Hofland
701.630.4359 | dhofland@pifers.com