

Written Bid

Lease Auction

25
YEARS
est. 2000

803.93 Acres • Nelson County, ND

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



LANDOWNER: Private Party



Pifer's
LAND MANAGEMENT

877.700.4099

www.pifers.com

INTRODUCTION

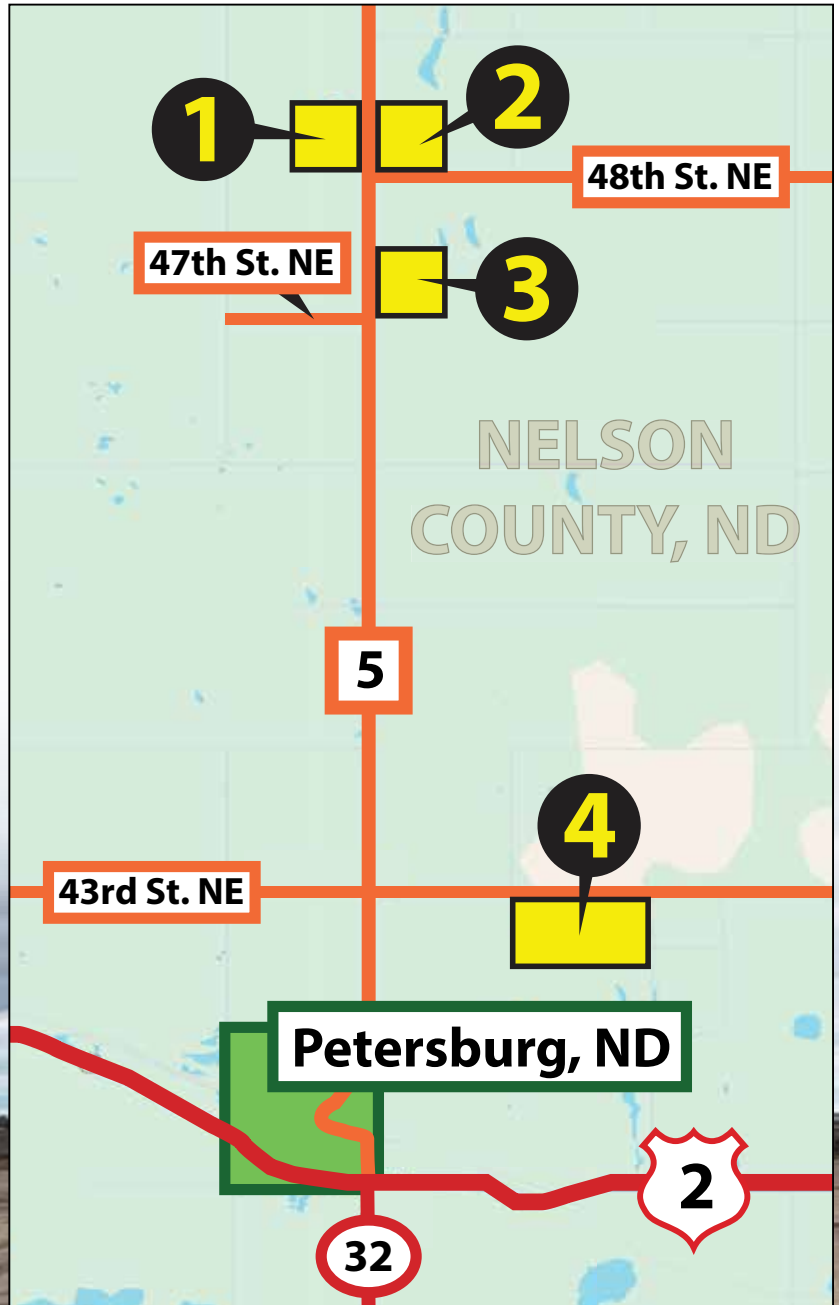
Auction Note: Pifer's Auction & Realty is proud to present 803.93 +/- acres of exceptional farmland in Dahlen & Nash Townships. This highly productive land offers an outstanding opportunity to expand your operation in one of the most reliable farming areas of northern North Dakota. The four parcels feature primarily Barnes, Cresbard, Svea, and Vallers loam soils with Soil Productivity Indexes (SPI) ranging from 59.3 to 65.4, providing consistent yield potential across every tract. With a well-balanced mix of cropland and hayland, excellent access, and efficient field layouts, this offering is well suited for corn, soybeans, wheat, canola, and other small grains.

Driving Directions

Parcels 1 & 2: From Petersburg, ND, go north on County Rd. #5 for about 7 miles until you reach 48th St. NE. Parcel 1 will be on the west side of County Rd. #5, and parcel 2 will be on the east side of County Rd. #5.

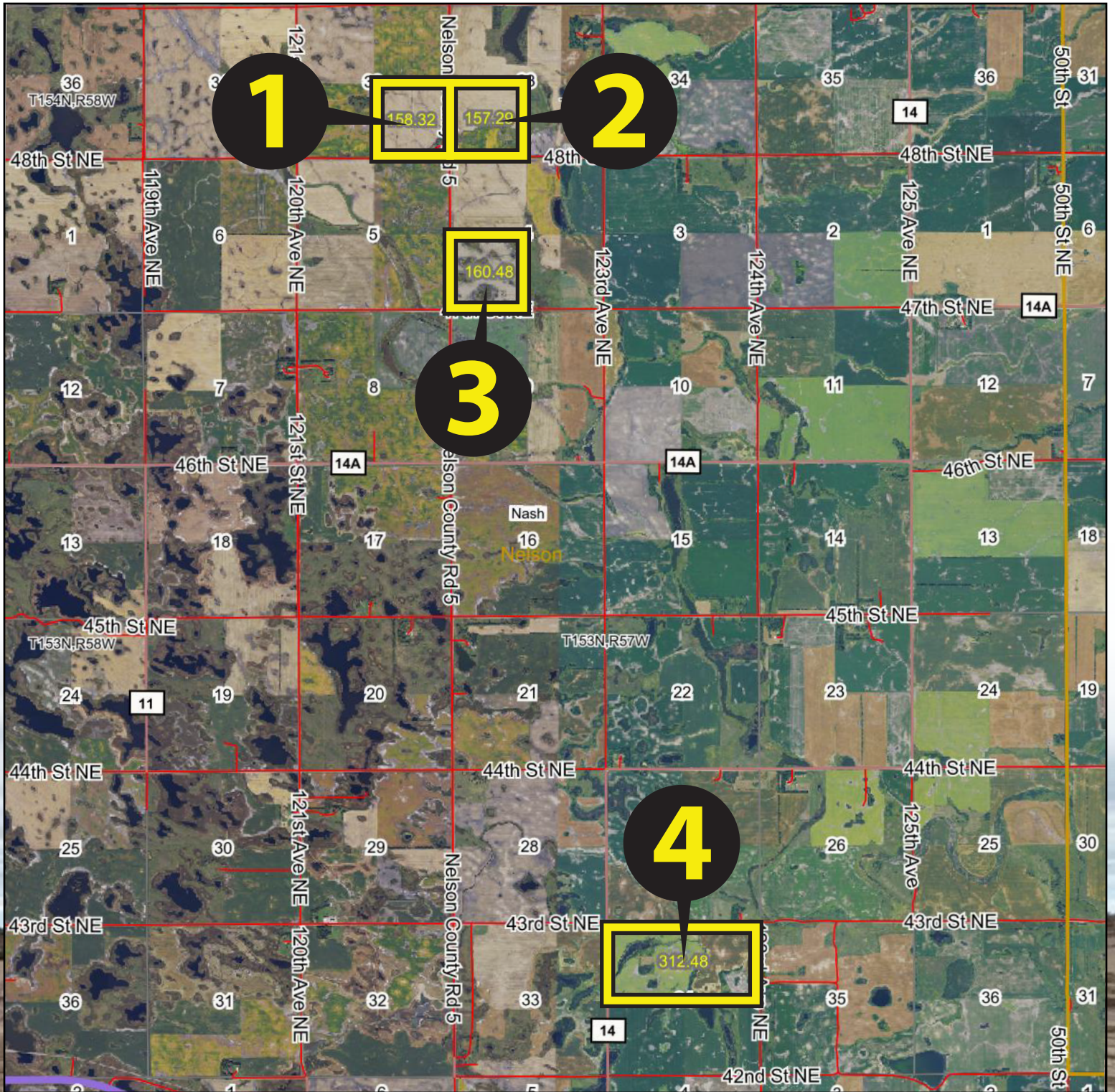
Parcel 3: From Petersburg, ND, go north on County Rd. #5 for about 6 miles until you reach 47th St. NE. Parcel 3 will be on the east side of County Rd. #5.

Parcel 4: From Petersburg, ND, go about 2 miles north on County Rd. #5 until you reach 43rd St. NE. Turn east on 43rd St. NE and continue for about 2 miles. Parcel 4 will be on the south side of the road.



Gavin Hlubek • 218.902.0597 or ghlubek@pifers.com

OVERALL PROPERTY

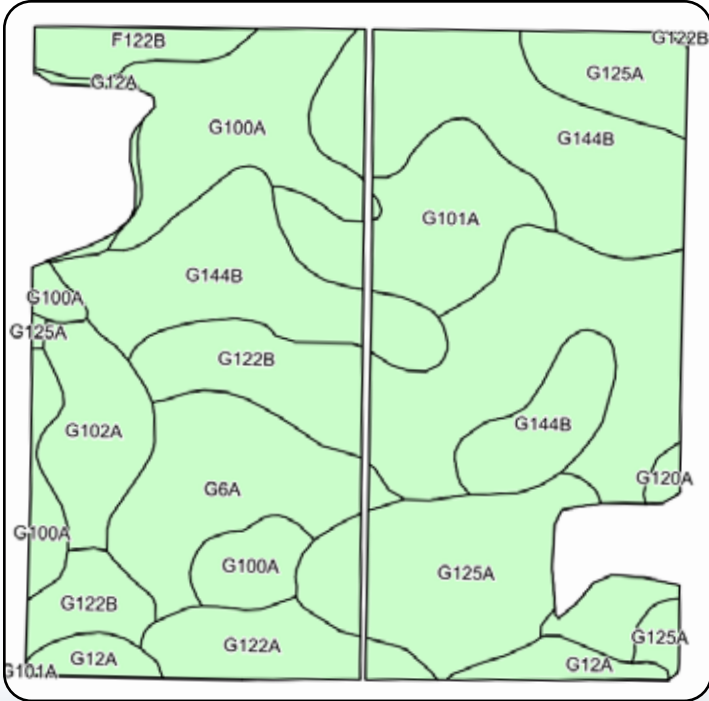


PARCEL 1

Crop Acres: 145 +/- (Estimate, TBD by FSA)

Legal: SE¼ 32-154-57

This exceptional parcel offers highly productive farmland located in Dahlen Township. The land features primarily Barnes loam soils, known for their strong yield potential and consistent performance across the region. With an SPI of 65.3, this tract includes approximately 145 +/- acres of cropland. The field is well laid out for modern equipment, provides excellent access, and has been well maintained. This property is ideally suited for corn, soybeans, wheat, canola, and other small grains, offering dependable production and versatility for a variety of crop rotations.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G144B	Barnes-Buse loams, 3 to 6 percent slopes	34.57	23.5%	IIIe	71
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	31.28	21.4%	IIe	76
G125A	Cavour-Cresbard loams, 0 to 3 percent slopes	19.55	13.4%	IVs	49
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	17.61	12.0%	IIe	61
G6A	Vallers loam, 0 to 1 percent slopes	11.89	8.1%	IVw	45
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	10.64	7.3%	IIe	74
G102A	Hamerly loam, 0 to 3 percent slopes	6.70	4.6%	IIe	76
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	5.97	4.1%	IIc	78
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	4.51	3.1%	IVw	31
F122B	Barnes-Cresbard loams, 3 to 6 percent slopes	3.08	2.1%	IIe	76
G120A	Vallers, saline-Manfred complex, 0 to 1 percent slopes	0.58	0.4%	IVw	36
Weighted Average					65.3

PARCEL 1 PHOTOS



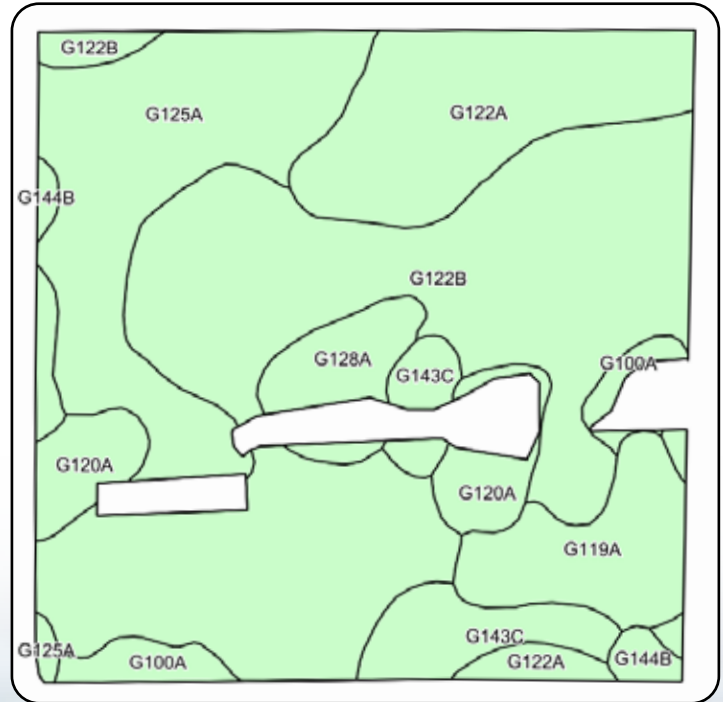
PARCEL 2

Crop Acres: 130.25 +/- (Estimate, TBD by FSA)

Hay Acres: 9.25 +/- (Estimate, TBD by FSA)

Legal: SW¼ 33-154-57

Located in Dahlen Township, this parcel offers a strong mix of cropland and hayland with a dependable production history. The majority of the soils consist of Barnes and Cresbard loams, providing good drainage and steady yield performance. The land carries an SPI of 64.6 and includes approximately 130.25 +/- acres of cropland and 9.25 +/- acres of hayland. The field is well-balanced and easy to farm, with efficient access for large equipment. Suitable for corn, soybeans, wheat, canola, and other small grains, this property provides solid productivity and flexibility for a variety of cropping rotations.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	67.92	45.7%	Ile	76
G125A	Cavour-Cresbard loams, 0 to 3 percent slopes	26.02	17.5%	IVs	49
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	20.21	13.6%	IIc	78
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	9.71	6.5%	IVw	42
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	7.80	5.3%	IVe	57
G120A	Vallers, saline-Manfred complex, 0 to 1 percent slopes	6.76	4.6%	IVw	36
G128A	Ferney-Cavour loams, 0 to 3 percent slopes	4.91	3.3%	IVs	30
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	3.52	2.4%	Ile	61
G144B	Barnes-Buse loams, 3 to 6 percent slopes	1.63	1.1%	IIIe	71
Weighted Average					64.6

PARCEL 2 PHOTOS



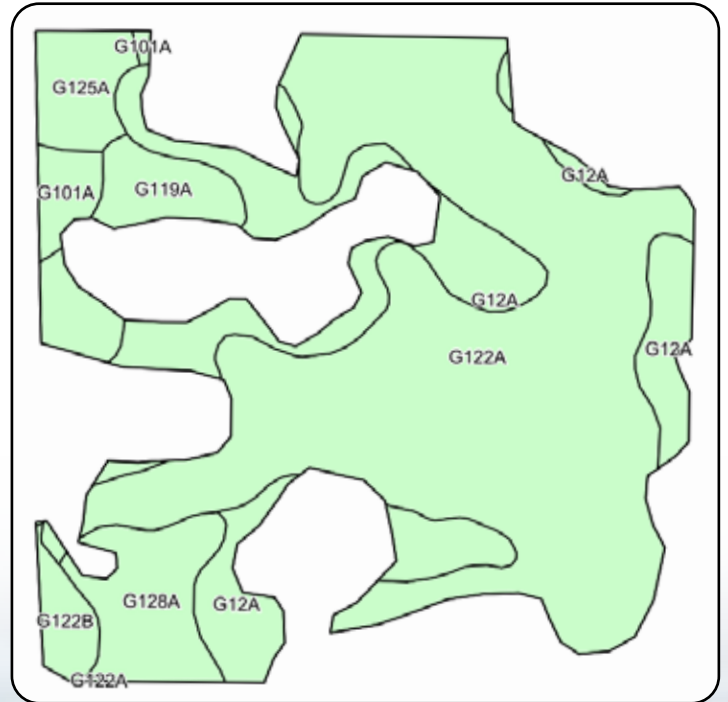
PARCEL 3

Crop Acres: 113.5 +/- (Estimate, TBD by FSA)

Hay Acres: 15.5 +/- (Estimate, TBD by FSA)

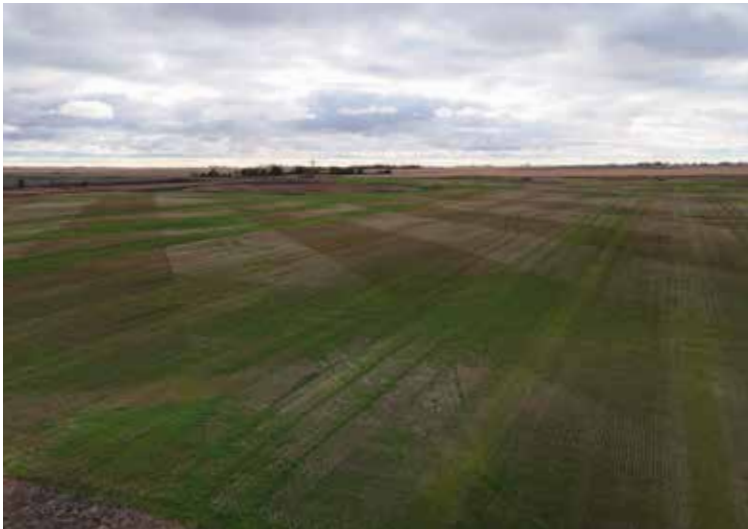
Legal: SW¼ 4-153-57

This parcel is located in Nash Township and offers a productive mix of cropland and hayland. The soils are primarily Svea and Vallers loams, providing moderate drainage and steady yield potential. The land carries an SPI of 61.8, with approximately 113.5 +/- acres of cropland and 15.5 +/- acres of hayland. The field has good access and a practical layout that works well for modern farm operations. This parcel is well suited for small grains, soybeans, and canola, offering dependable performance and consistent production year after year.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	59.48	59.1%	IIc	78
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	21.33	21.2%	IVw	31
G128A	Ferney-Cavour loams, 0 to 3 percent slopes	6.58	6.5%	IVs	30
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	5.49	5.4%	IVw	42
G125A	Cavour-Cresbard loams, 0 to 3 percent slopes	3.77	3.7%	IVs	49
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	2.09	2.1%	IIe	74
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	2.06	2.0%	IIe	76
Weighted Average					61.8

PARCEL 3 PHOTOS



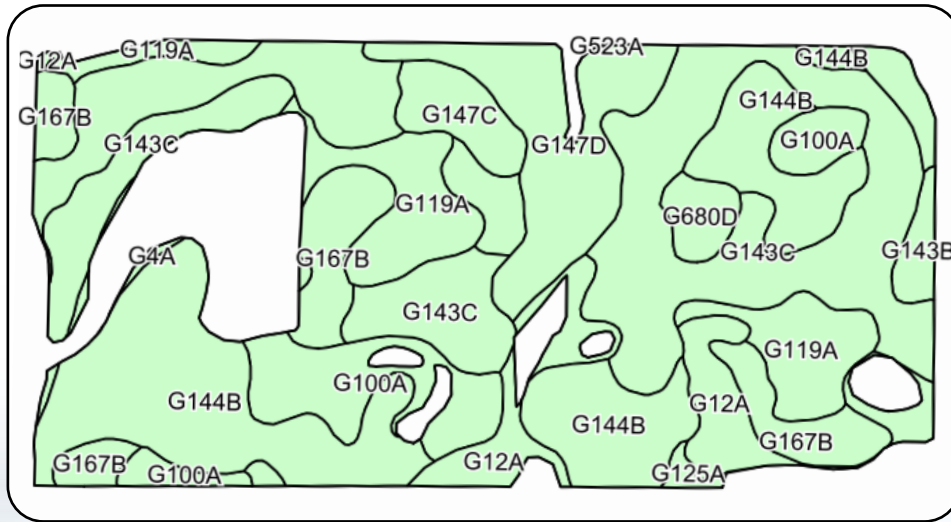
PARCEL 4 FSA & INFORMATION

Crop Acres: 236 +/- (Estimate, TBD by FSA)
Hay Acres: 21.25 +/- (Estimate, TBD by FSA)
Legal: N½ 34-153-57

This parcel is located in Nash Township and offers a large, productive stretch of farmland with a balanced mix of cropland and hayland. The soils across this parcel support consistent yields, carrying an SPI of 59.1. The land includes approximately 236 +/- acres of cropland and 21.25 +/- acres of hayland, providing flexibility for a variety of cropping and forage uses. The fields are well laid out for modern equipment, with good access and open fieldwork opportunities. This parcel is well suited for small grains, soybeans, canola, and other rotational crops, making it a solid addition to any operation.



PARCEL 4 SOILS



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G144B	Barnes-Buse loams, 3 to 6 percent slopes	76.97	28.7%	IIIe	71
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	64.08	23.9%	IVe	57
G147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	25.58	9.6%	VIe	50
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	24.07	9.0%	IIe	73
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	24.03	9.0%	IVw	42
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	19.84	7.4%	IIe	61
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	17.69	6.6%	IVw	31
G147C	Buse-Barnes-Darnen loams, 3 to 9 percent slopes	6.82	2.5%	IVe	64
G680D	Barnes-Sioux complex, 6 to 15 percent slopes	3.96	1.5%	VIe	46
G143B	Barnes-Svea loams, 3 to 6 percent slopes	2.92	1.1%	IIe	79
G125A	Cavour-Cresbard loams, 0 to 3 percent slopes	1.00	0.4%	IVs	49
G4A	Southam silty clay loam, 0 to 1 percent slopes	0.88	0.3%	VIIIw	11
Weighted Average					59.1

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 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 1:00 p.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.
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.

Private Party Property	Price/Acre
Parcel 1 • 145 +/- Crop Acres	
Parcel 2 • 130.25 +/- Crop Acres & 9.25 +/- Hay Acres	
Parcel 3 • 113.5 +/- Crop Acres & 15.5 +/- Hay Acres	
Parcel 4 • 236 +/- Crop Acres & 21.25 +/- 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:
Gavin Hlubek

218.902.0597 | ghlubek@pifers.com