

Written Bid

Lease Auction

25
YEARS
est. 2000

450 Acres • Wilkin County, MN

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

LANDOWNER: Hanson River Farm LLLP



Pifer's
LAND MANAGEMENT

877.700.4099

www.pifers.com

INTRODUCTION

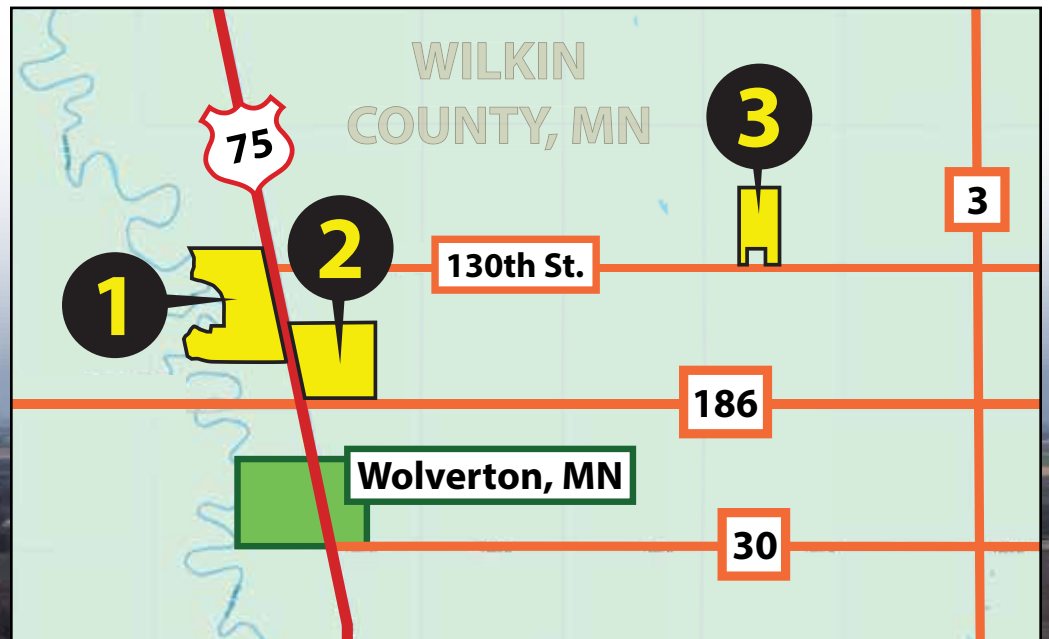
Auction Note: This is a rare opportunity to rent approximately 450 +/- acres of highly productive farmland located in Wolverton Township. The property features exceptional soils with Soil Productivity Indexes (SPI) ranging from 86.7 to 91.9.

This tract has a long history of consistent yields and is well-suited for a variety of crops, including corn, soybeans, sugar beets, and sunflowers. Its productivity, combined with excellent drainage and field accessibility, makes it a highly desirable parcel for any producer looking to expand or strengthen their operation.

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 sugarbeets will be allowed in year three of this contract unless an extension of the lease has been executed.

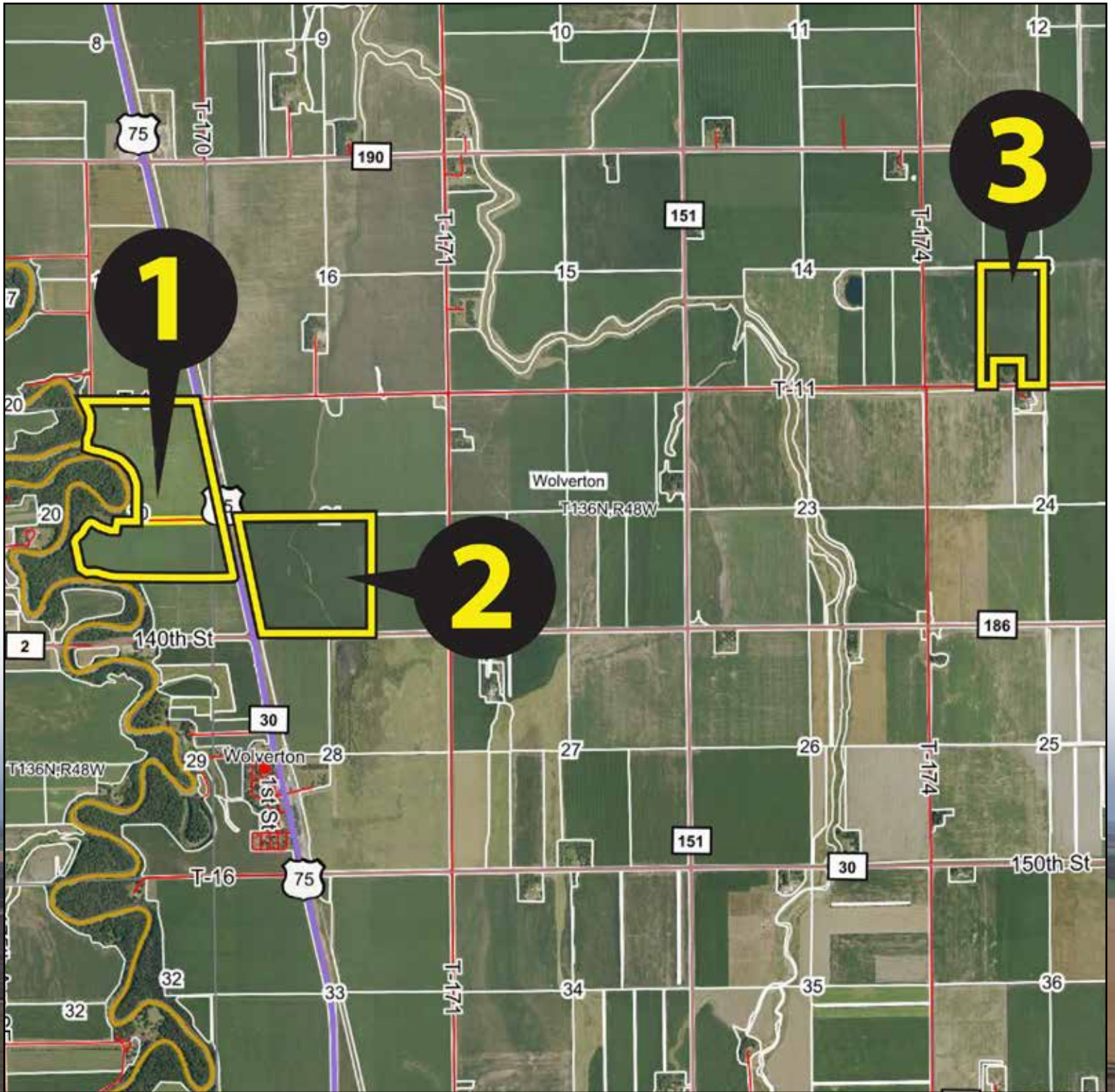
Bidders shall submit their top bid by November 21, 2025, by 5:00 p.m. (CT). Oral bidding will take place for each parcel on November 25, 2025. Bids will be submitted on an annual dollar-per-acre basis. The successful bidder will have possession starting on or before January 1, 2026.

Tax Pass-Through. The annual lease payments will be subject to a pass-through lease payment adjustment to cover increases on the Real Estate Taxes for the parcels included in the Lease Agreement. The net increase, if any, for Real Estate Taxes covering the immediately preceding annual period will be calculated at the beginning of each annual period and the incremental amount will be added to the annual lease payments for each and every lease payment during the full duration of this Lease Agreement. For example, if the Landowner's net annual Real Estate Taxes increased \$50 from the previous annual period, the \$50 incremental cost would be passed through to the Tenant(s) by an increased annual payment of \$50 for each annual payment during the term of this Lease Agreement.



Tyler Berby • 218.850.0807 or tberby@pifers.com

OVERALL PROPERTY

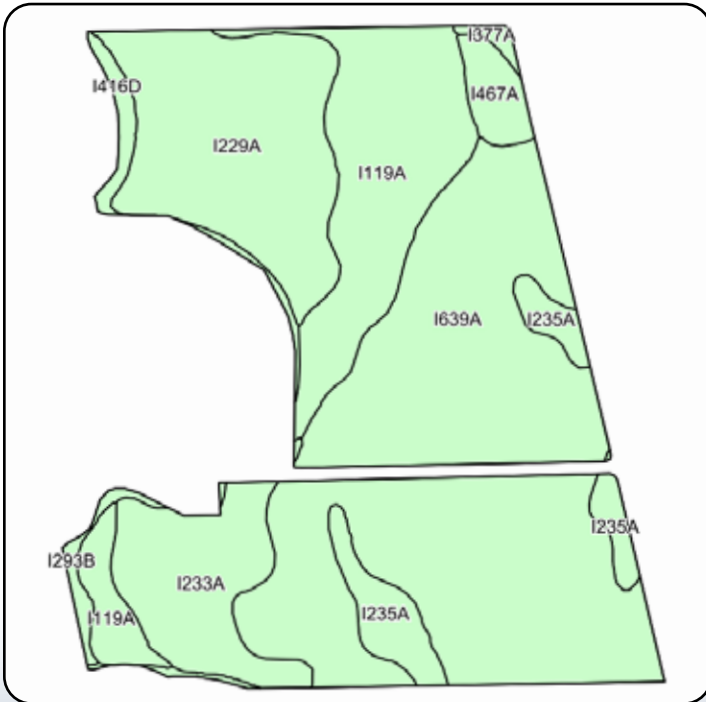


PARCEL 1

Crop Acres: 217.62 +/- (Estimate, TBD by FSA)

Legal: Lots 2-5, Part NE $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ 20-136-48 & Part SW $\frac{1}{4}$ NW $\frac{1}{4}$ & Part N $\frac{1}{4}$ WS $\frac{1}{4}$ W 21-136-48

This exceptional parcel offers highly productive farmland. The land features primarily Fargo silty clay on the till-floored lake plain, known for its rich fertility, strong moisture-holding capacity, and consistent productivity, providing ideal conditions for high-yielding crops such as corn, soybeans, sugar beets, and sunflowers. With an SPI of 91.9, this tract includes approximately 217.62 +/- acres of cropland. The field is well laid out for modern equipment, provides excellent access, and has been well maintained.



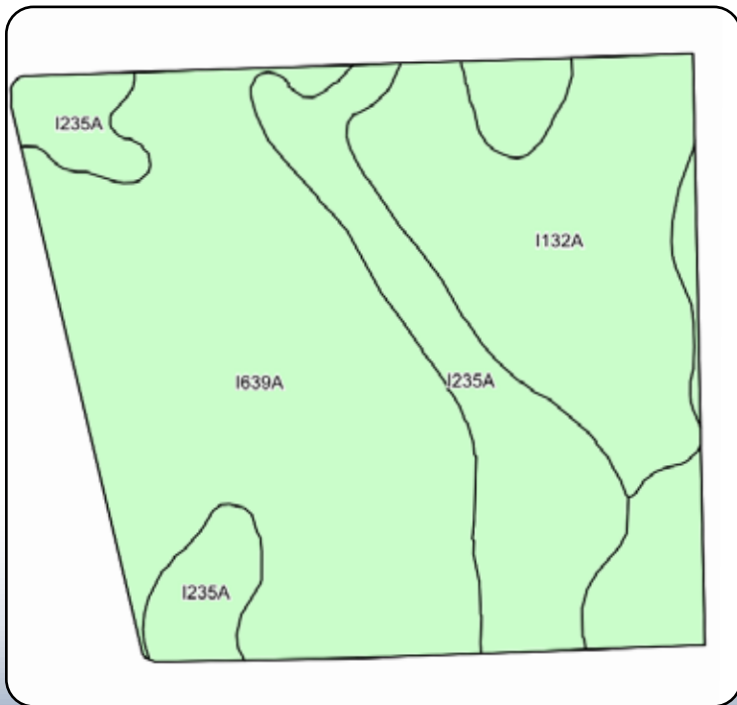
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I639A	Fargo silty clay, till-floored lake plain, 0 to 1 percent slopes	102.91	47.3%	IIw	94
I229A	Fargo silty clay, 0 to 1 percent slopes	37.19	17.1%	IIw	94
I119A	Bearden silty clay loam, 0 to 2 percent slopes	35.81	16.5%	Ile	93
I233A	Fargo silty clay loam, 0 to 1 percent slopes	19.52	9.0%	IIw	95
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	10.93	5.0%	IIIw	83
I467A	Bearden silt loam, 0 to 2 percent slopes	4.45	2.0%	Ile	93
I416D	Wahpeton-Cashel silty clays, 1 to 15 percent slopes, occasionally flooded	3.96	1.8%	IIIe	20
I293B	Cashel silty clay, 0 to 6 percent slopes, occasionally flooded	2.00	0.9%	Ile	84
I377A	Wheatville silt loam, 0 to 2 percent slopes	0.85	0.4%	Ile	89
Weighted Average					91.9

PARCEL 2

Crop Acres: 164.12 +/- (Estimate, TBD by FSA)

Legal: Part NW¼SW¼, E½SW¼, Part NW¼SE¼, Part SW¼SW¼ & Part SW¼SE¼ 21-136-48

This productive parcel consists primarily of Fargo silty clay soils formed on the till-floored lake plain. These soils are valued for their natural fertility and strong moisture-holding capacity, supporting reliable yields year after year. With an SPI of 86.7, this tract includes approximately 164.12 +/- acres of cropland that are well suited for corn, soybeans, sugar beets, and sunflowers. The field layout accommodates modern equipment, offers easy access, and reflects consistent care and sound farming practices.



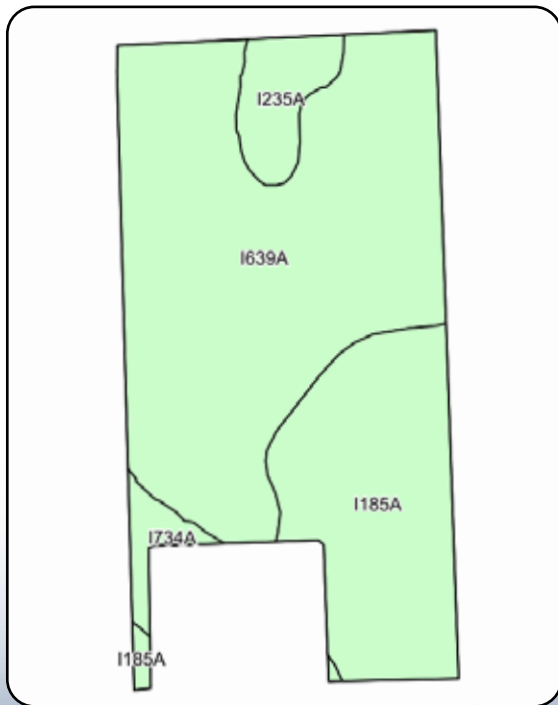
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I639A	Fargo silty clay, till-floored lake plain, 0 to 1 percent slopes	84.60	51.5%	IIw	94
I132A	Northcote-Eaglepoint clays, 0 to 1 percent slopes	40.52	24.7%	IIw	75
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	39.00	23.8%	IIIw	83
Weighted Average					86.7

PARCEL 3

Crop Acres: 68.26 +/- (Estimate, TBD by FSA)

Legal: NE¼SW¼ & Part SE¼SW¼ 13-136-48

This 68.26 +/- acre parcel is comprised mainly of Fargo silty clay soils on the till-floored lake plain, known for their strong fertility and reliable moisture retention. With an SPI of 88.2, this land is well suited for corn, soybeans, wheat, sugar beets, and sunflowers. The field is well maintained, easily accessible, and offers efficient layout for modern equipment, making it a productive and desirable piece of farmland.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I639A	Fargo silty clay, till-floored lake plain, 0 to 1 percent slopes	43.14	63.4%	IIw	94
I185A	Viking clay, 0 to 1 percent slopes	19.22	28.2%	IIw	75
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	3.89	5.7%	IIIw	83
I734A	Aazdahl clay loam, 0 to 2 percent slopes	1.81	2.7%	IIc	100
Weighted Average					88.2

PROPERTY PHOTOS



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. 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 2:30 p.m. (CT).
7. 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.
8. Annual rent will be due on or before April 1st of each year of the lease agreement.
9. The awarded bidder must provide a letter of good standing from their financial institution include with their bid form.
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 the last day of bidding will take precedence over all printed materials.

TEAR/CUT HERE

Hanson River Farm LLLP Property	Price/Acre
Parcel 1: 217.62 +/- Crop Acres	
Parcel 2: 164.12 +/- Crop Acres	
Parcel 3: 68.26 +/- Crop Acres	

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:

Tyler Berby

218.850.0807 | tberby@pifers.com