

Written Bid Lease Auction

25
YEARS
est. 2000

441.2 Acres • McIntosh County, ND

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

LANDOWNER: *Private Party*



Pifer's
LAND MANAGEMENT

877.700.4099

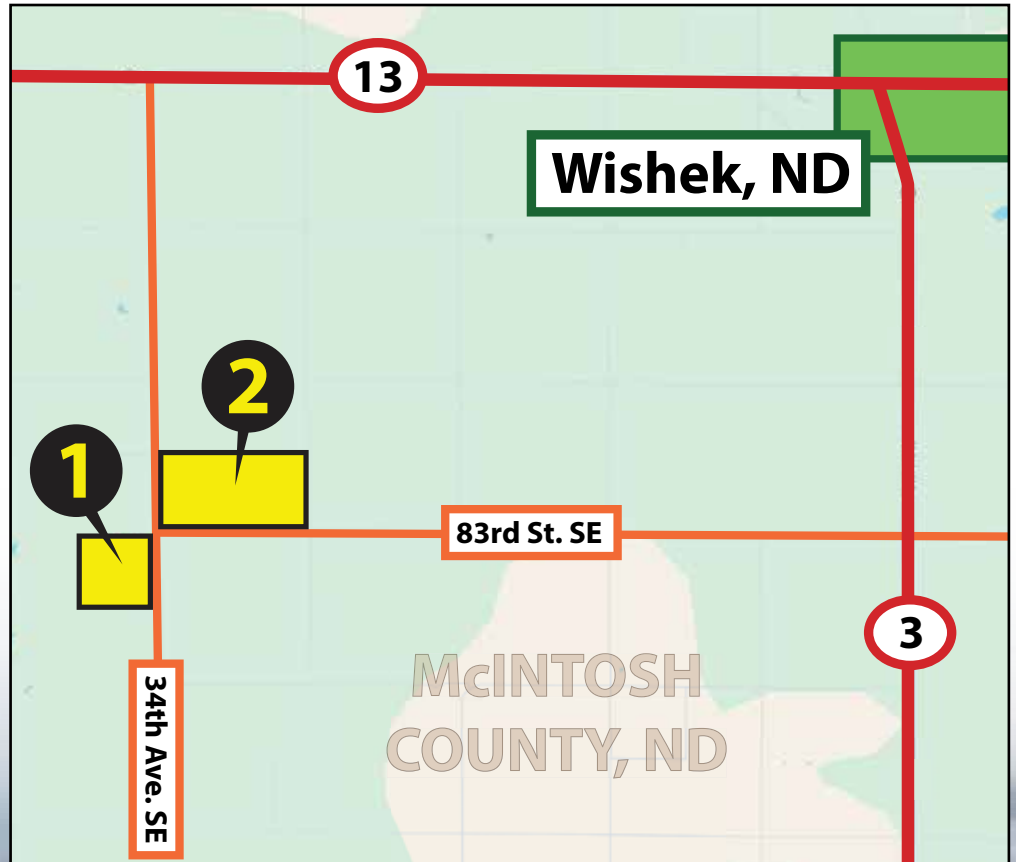
www.pifers.com

INTRODUCTION

Auction Note: Pifer's Auction & Realty proudly presents 441.2 +/- acres of exceptional cropland in Northwest McIntosh Township. This remarkable property offers a rare opportunity to expand your operation in one of southern North Dakota's most proven and productive farming areas. The land is comprised of two contiguous parcels featuring mainly Bowdle-Lehr and Reeder-Amegard loam soils with Soil Productivity Indexes (SPI) ranging from 54.7 to 55, providing consistent fertility and yield potential across every acre. Both parcels are currently in full crop production, offering good access, and strong agronomic potential. Well-suited for corn, soybeans, wheat, canola, and other small grains, this offering stands out as a valuable addition for producers seeking quality farmland.

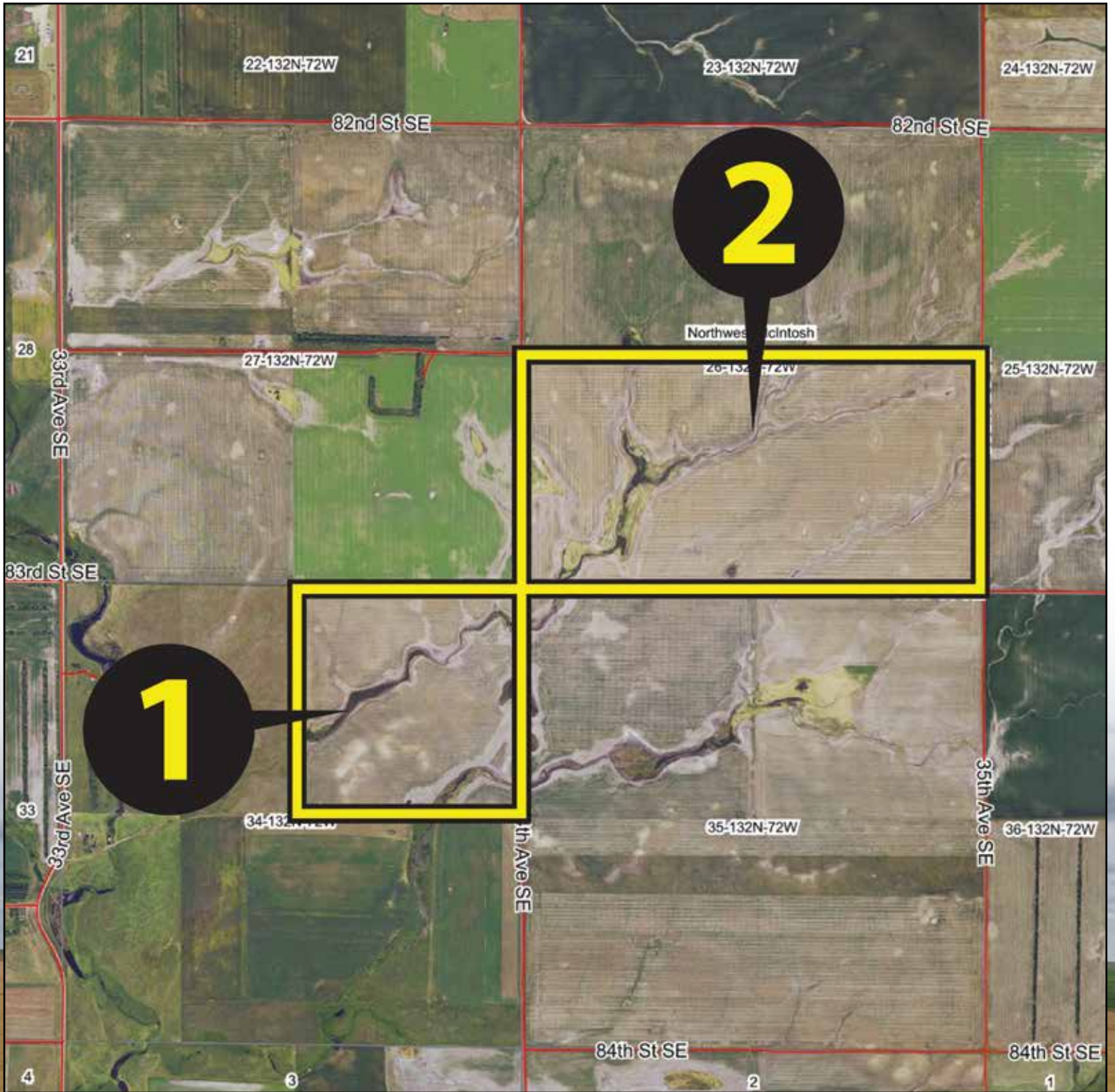
Driving Directions

From Wishek, ND, go west on Hwy. #13 for 5 miles to 34th Ave. SE. Go south on 34th Ave. SE for 3 miles to 83rd St. SE. This will put you at the NE corner of parcel 1 & the SW corner of parcel 2.



Tyler Berby • 218.850.0807 or tberby@pifers.com

OVERALL PROPERTY

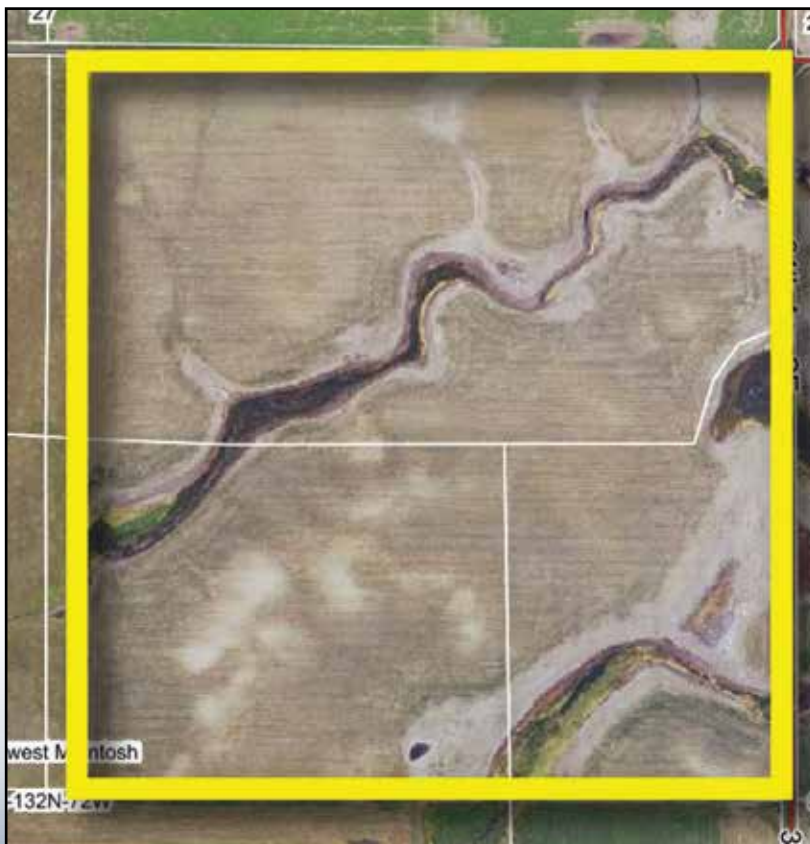
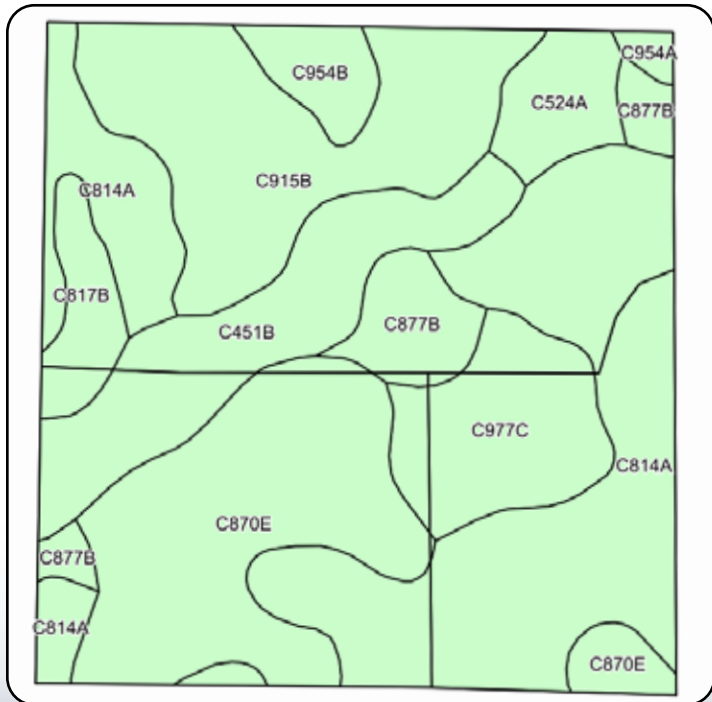


PARCEL 1

Crop Acres: 146.2 +/- (Estimate, TBD by FSA)

Legal: NE¼ 34-132-72

This productive parcel consists of 146.2 +/- acres of quality cropland situated in Northwest McIntosh Township. The soils are predominantly Bowdle-Lehr loams, valued for their dependable yields and balanced performance across varying conditions. With an SPI of 55, this land provides a solid foundation for continued profitability and sustainable production. The tract offers straight, accessible field edges, allowing for efficient use of modern machinery and ease of operation. Well maintained and easily accessible, this property is well-suited for raising corn, soybeans, wheat, canola, and other small grains, offering both versatility and consistent returns.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C814A	Bowdle-Lehr loams, 0 to 2 percent slopes	46.63	31.2%	IIIs	50
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	28.21	18.8%	VIIIs	25
C915B	Reeder-Arnegard loams, 3 to 6 percent slopes	24.17	16.1%	IIe	81
C451B	Arnegard loam, 2 to 6 percent slopes	17.15	11.4%	IIe	93
C977C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	12.12	8.1%	IVe	42
C877B	Wabek-Lehr complex, 2 to 6 percent slopes	7.37	4.9%	VIs	38
C524A	Daglum-Belfield complex, 0 to 2 percent slopes	5.23	3.5%	IVs	52
C817B	Lehr-Bowdle loams, 2 to 6 percent slopes	4.54	3.0%	IIIe	49
C954B	Regent-Wyola silty clay loams, 3 to 6 percent slopes	3.78	2.5%	IIe	81
C954A	Regent-Wyola silty clay loams, 0 to 3 percent slopes	0.80	0.5%	IIs	83
Weighted Average					55

PARCEL 1 PHOTOS

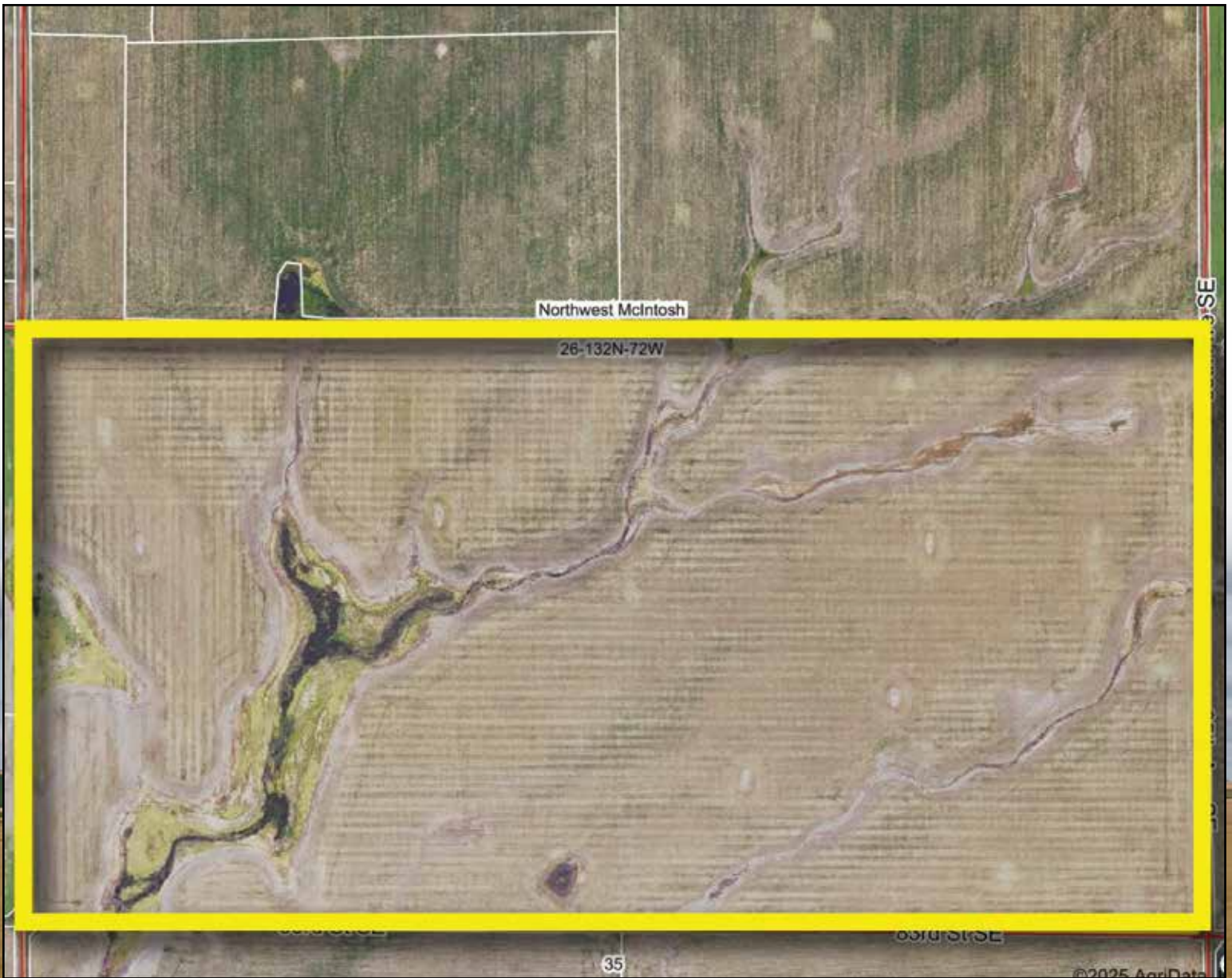


PARCEL 2 FSA & INFORMATION

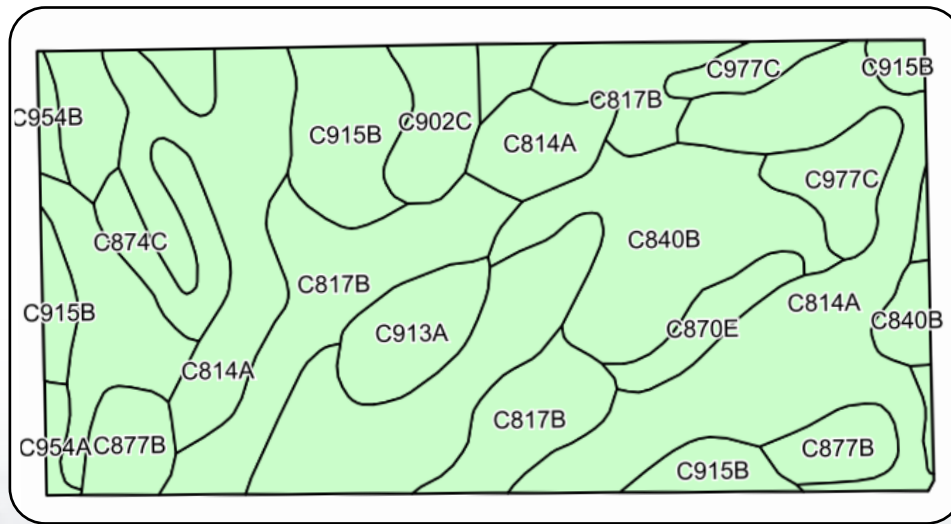
Crop Acres: 295 +/- (Estimate, TBD by FSA)

Legal: S½ 26-132-72

This impressive tract offers high-quality cropland positioned in Northwest McIntosh Township. The property is comprised primarily of Bowdle-Lehr loam soils, recognized for their strong productivity and reliable performance throughout the region. With an SPI of 54.3, the parcel includes approximately 295 +/- acres of cultivated farmland. The field layout supports efficient operation with modern equipment, features excellent access, and has been well cared for over the years. Ideally suited for corn, soybeans, wheat, canola, and other small grains, this property provides consistent production and flexibility for diverse crop rotations.



PARCEL 2 SOILS



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C814A	Bowdle-Lehr loams, 0 to 2 percent slopes	115.82	36.6%	IIIs	50
C817B	Lehr-Bowdle loams, 2 to 6 percent slopes	47.01	14.9%	IIIe	49
C915B	Reeder-Arnegard loams, 3 to 6 percent slopes	38.66	12.2%	IIe	81
C840B	Manning fine sandy loam, 0 to 6 percent slopes	34.24	10.8%	IIIe	40
C451B	Arnegard loam, 2 to 6 percent slopes	14.84	4.7%	IIe	93
C877B	Wabek-Lehr complex, 2 to 6 percent slopes	13.01	4.1%	VIs	38
C977C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	12.65	4.0%	IVe	42
C913A	Felor loam, 0 to 2 percent slopes	11.02	3.5%	IIc	87
C874C	Wabek-Appam complex, 6 to 9 percent slopes	9.46	3.0%	VIs	26
C902C	Amor-Cabba loams, 6 to 9 percent slopes	9.21	2.9%	IIIe	53
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	6.52	2.1%	VIIIs	25
C954B	Regent-Wyola silty clay loams, 3 to 6 percent slopes	1.95	0.6%	IIe	81
C954A	Regent-Wyola silty clay loams, 0 to 3 percent slopes	1.92	0.6%	IIs	83
Weighted Average					54.3

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 10:00 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.
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.



TEAR/CUT HERE

Private Party Property	Price/Acre
Parcel 1 146.2 +/- Crop Acres	
Parcel 2 295 +/- 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