

Written Bid

Lease Auction

25
YEARS
est. 2000

152.34 Acres • Williams County, ND

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

LANDOWNER: Private Party



Pifer's
LAND MANAGEMENT

877.700.4099

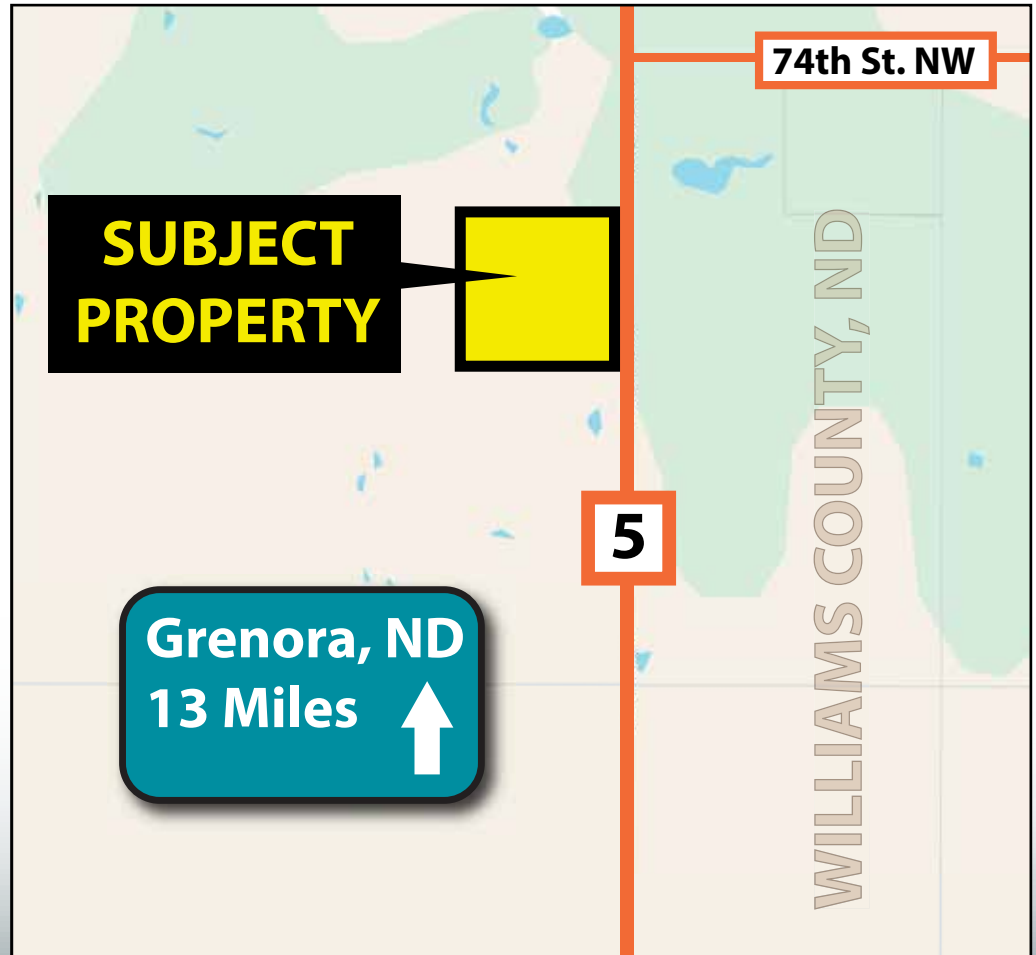
www.pifers.com

INTRODUCTION

Auction Note: Pifer's Auction & Realty is proud to present 152.34 +/- acres of productive farmland in Climax Township. This well maintained tract offers an excellent opportunity to expand your farming operation in a strong agricultural area known for consistent production. The land is comprised primarily of Livona soils with a Soil Productivity Index (SPI) of 55.2, providing reliable yield potential and flexibility for a variety of rotations. With efficient field layout, excellent access, and good drainage, this property is well suited for wheat, barley, canola, flax, and field peas, offering dependable performance and long term value for any operation.

Driving Directions

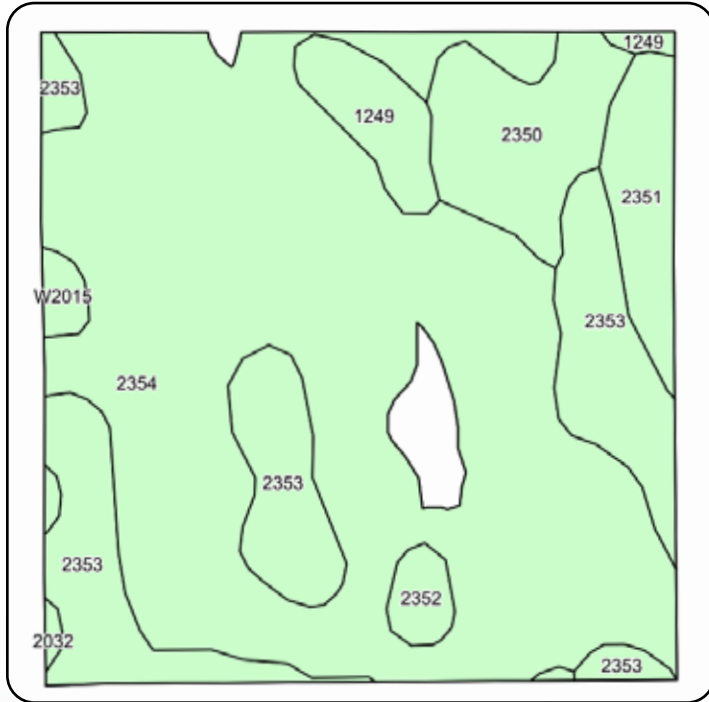
From Grenora, ND, go south on County Rd. #5 for about 13 miles. The parcel will be on the west side of County Rd. #5.



Gavin Hlubek • 218.902.0597 or ghlubek@pifers.com

PROPERTY INFORMATION

Crop Acres: 152.34 +/-
Legal: SE¼ 26-158-103



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
2354	Livona-Zahl complex, 6 to 9 percent slopes	96.63	63.5%	IVe		52
2353	Livona fine sandy loam, 0 to 6 percent slopes	28.32	18.6%	IIIe		68
2350	Lehr-Williams loams, 0 to 6 percent slopes	11.08	7.3%	IIIe		64
2351	Lehr-Williams loams, 6 to 9 percent slopes	6.71	4.4%	IVe		48
1249	Appam sandy loam, 0 to 6 percent slopes	5.52	3.6%	IIIe		41
2352	Lihen-Blanchard loamy fine sands, 6 to 15 percent slopes	2.01	1.3%	VIe		26
W2015	Williams-Bowbells loams, 3 to 6 percent slopes	1.27	0.8%	Ile		85
2032	Vida-Zahill loams, 2 to 8 percent slopes	0.80	0.5%	IIIe	IIIe	57
Weighted Average						55.2

TERMS & CONDITIONS

1. All written bids must be received before 5:00 p.m. (CT) on December 5, 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 December 8, 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 April 1st 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
152.34 +/- 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:
Gavin Hlubek

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