

830.76 Acres • Grant & Otter Tail Counties, MN

# Farmland Auction

Thursday, August 6, 2026 – 10:00 a.m.

*American Legion • Ashby, MN*

**OWNER: Theodore A Johnson Trust**



Pifer's

218.849.3110

[www.pifers.com](http://www.pifers.com)

# INTRODUCTION

**Auction Note:** Pifer's is proud to offer 830.76 +/- acres in 8 parcels, presenting a diverse range of land types from high-quality cropland to exceptional wildlife, waterfowl habitat and lake frontage. The property features nearly 3 miles of undeveloped lakeshore on stunning Pelican Lake, providing a rare investment and recreational opportunity in west-central Minnesota.

## Property Highlights

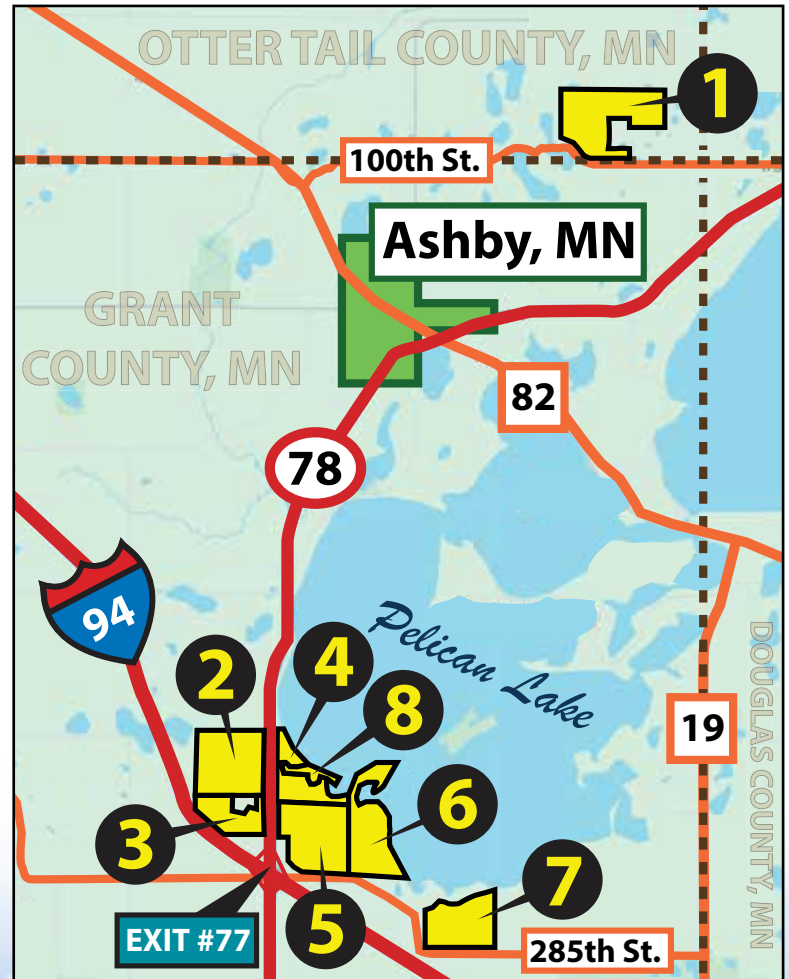
- Productive cropland with proven yields and strong soils
- Expansive lakeshore frontage. Nearly 3 miles on Pelican Lake
- 11 +/- acre lakeside farm site with building potential development
- Excellent hunting & fishing: deer, waterfowl, pheasants & walleye
- Scenic mix of open fields, wetlands, woods, and lakeshore
- Conveniently located near Ashby, MN, and I-94 access (Exit #77)

## Land Use & Potential

Ideal for expanding farm operations, investment buyers, or outdoor enthusiasts seeking a combination of income-producing land and premier recreation. Parcels range from crop parcels to native habitat, each offering its own character and potential.

## Easements

Portions of parcel 6 is enrolled in a Native Prairie Bank Conservation Easement for a total of 31.08 +/- acres. Portions of parcels 5 & 6 are enrolled in the Wetland Reserve Program (WRP).

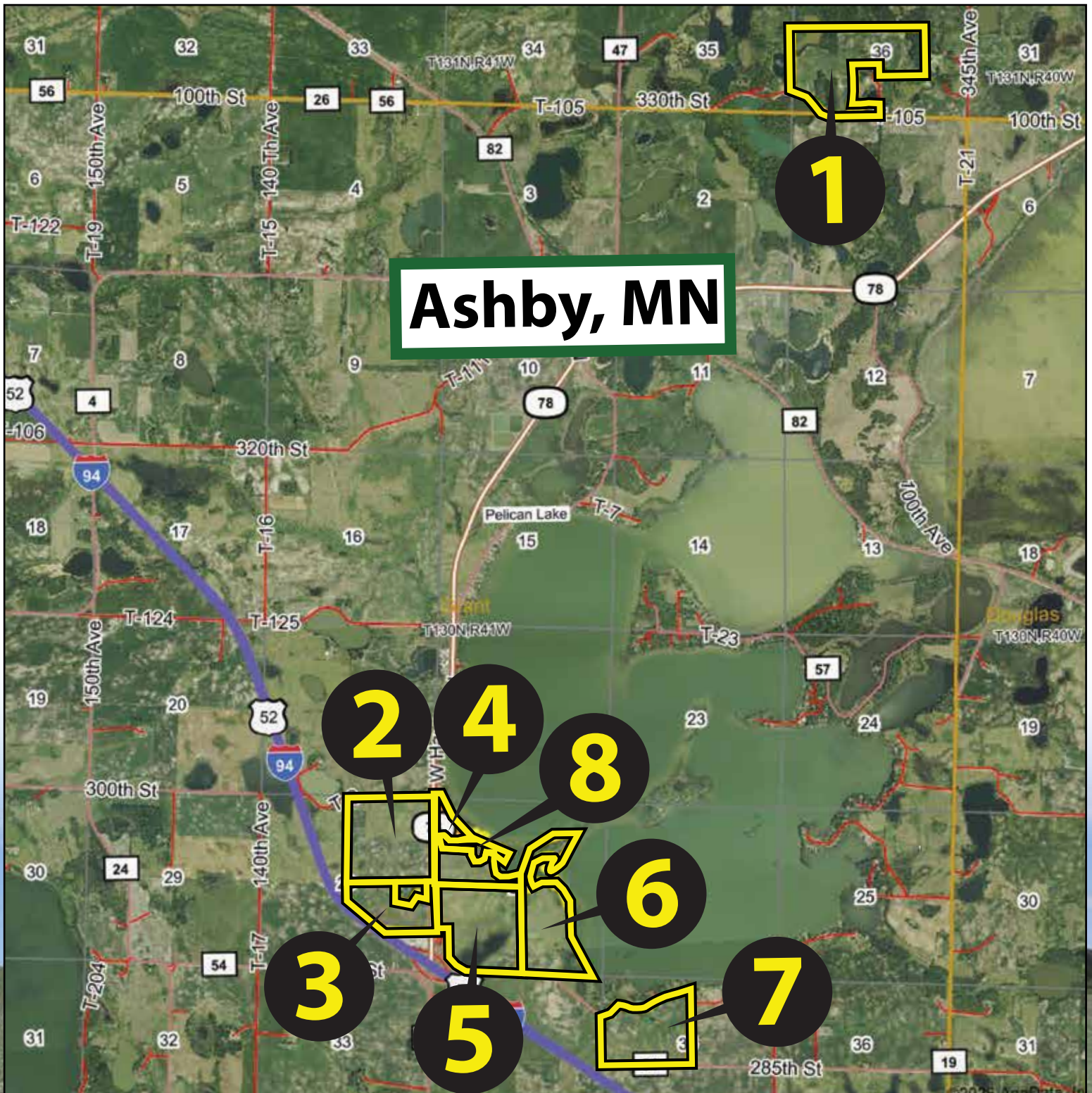


**Troy Johnsrud** | 218.849.3110 • [tjohnsrud@pifers.com](mailto:tjohnsrud@pifers.com)

**Pifer's**

1506 29th Ave. S • Moorhead, MN 56560

# OVERALL PROPERTY

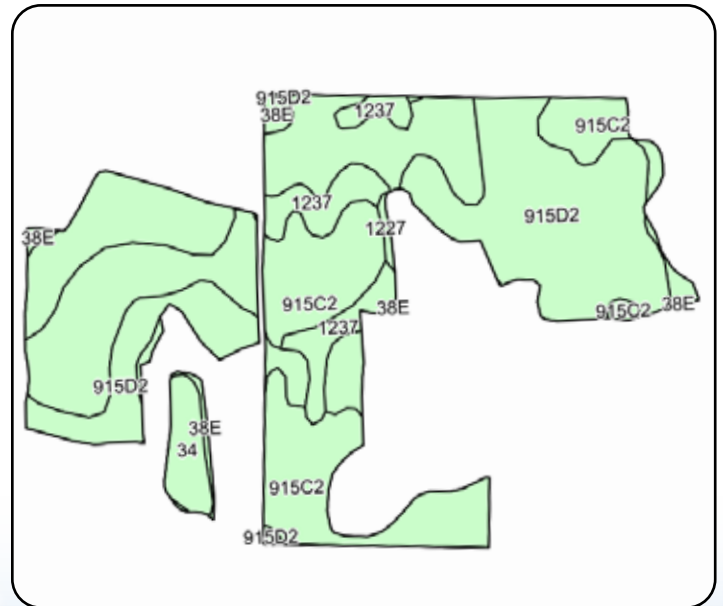


# PARCEL 1 • OTTER TAIL COUNTY

**Acres:** 165.87 +/-  
**Legal:** NW¼ SE¼ & SW¼ EX TRS in 36-131-41  
**Crop Acres:** 110.91 +/-  
**Taxes (2026):** \$4,732.00

This attractive parcel contains approximately 110.91 +/- acres of productive cropland, predominately featuring Forman–Buse complex soils with 6–20% slopes. The Soil Productivity Index (SPI) is 73.3, reflecting solid yield potential for a variety of crops. The balance of the property consists of wooded areas, wetlands, and native grasses, offering natural habitat diversity and potential recreational appeal. Access and topography make this a strong grower or investor parcel with both agricultural and habitat value.

\*\*The property is encumbered by a transmission tower lease. Contact agent for more information.



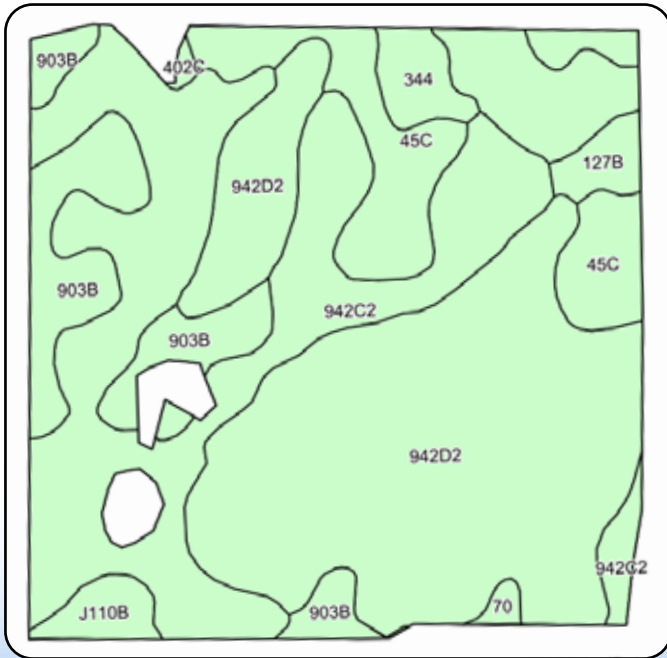
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
915C2	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	51.21	46.1%	IIIe	80
915D2	Forman-Buse complex, 12 to 20 percent slopes, moderately eroded	46.11	41.6%	IVe	64
1237	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	7.75	7.0%	IIlw	92
34	Parnell silty clay loam, occasionally ponded, 0 to 1 percent slopes	3.48	3.1%	IIIw	86
38E	Waukon loam, 20 to 30 percent slopes	1.96	1.8%	VIIe	32
1227	Quam, Cathro, and Urness soils, frequently ponded, 0 to 1 percent slopes	0.40	0.4%	VIIIw	5
<b>Weighted Average</b>					<b>73.3</b>

# PARCEL 2 • GRANT COUNTY

**Acres:** 152.52 +/-  
**Legal:** NE¼ Less 13.9 Acres in 28-130-41  
**FSA Crop Acres:** 150.98 +/- (64.21 +/- Acres in Grass; Recently Expired CRP)  
**Taxes (2026):** \$3,524.00

This parcel offers 150.98 +/- acres of cropland with the balance in grassland, wetlands, and natural cover. The cropland is composed primarily of Langhei-Barnes complex with 6-20% slopes suited for grain and forage production, with manageable slopes and good drainage characteristics. The non-crop areas have recently been taken out of the Conservation Reserve Program (CRP) and provide valuable wildlife habitat and water features typical of west-central Minnesota. This parcel represents an attractive combination of income-producing cropland and scenic recreational potential.

Crop	Base Acres	Yield
<b>Wheat</b>	<b>9.56</b>	<b>50 bu.</b>
<b>Corn</b>	<b>22.52</b>	<b>158 bu.</b>
<b>Sunflowers</b>	<b>7.12</b>	<b>1,149 lbs.</b>
<b>Soybeans</b>	<b>25.64</b>	<b>40 bu.</b>
<b>Total Base Acres: 64.84</b>		

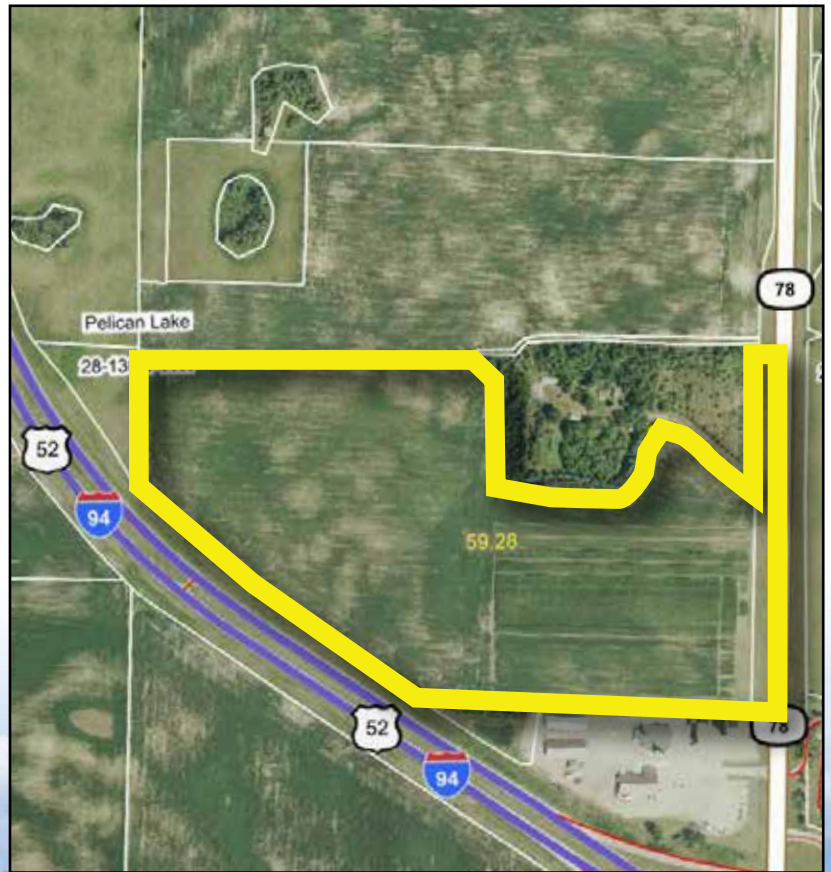
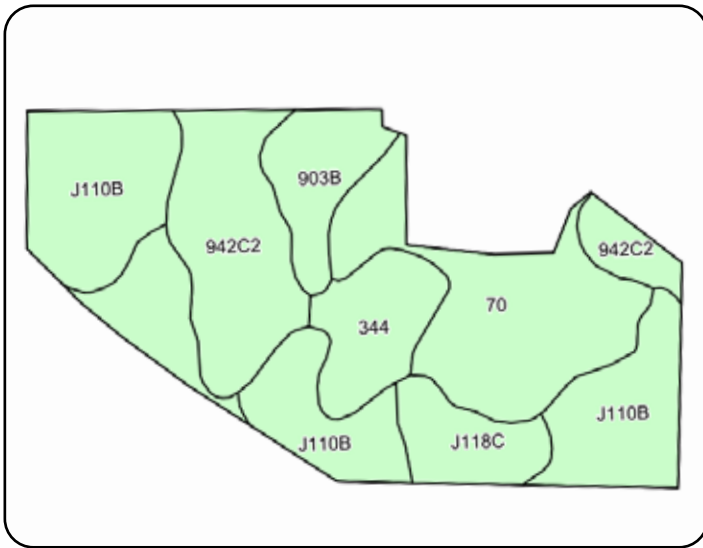


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
942D2	Langhei-Barnes, moderately eroded, complex, 12 to 20 percent slopes	58.55	39.8%	Ive		60
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	44.64	30.3%	Ive		74
45C	Maddock loamy sand, 6 to 18 percent slopes	19.92	13.5%	VI s		44
903B	Hokans-Buse complex, 2 to 6 percent slopes	14.41	9.8%	Ile		89
127B	Sverdrup sandy loam, 2 to 6 percent slopes	3.55	2.4%	IIIe		49
344	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	2.94	2.0%	IIIw		88
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	2.39	1.6%	IIc		93
70	Svea loam, 1 to 3 percent slopes	0.60	0.4%	Ile		99
402C	Sandberg sandy loam, 2 to 12 percent slopes	0.33	0.2%	VI s	VI s	30
<b>Weighted Average</b>						<b>65.8</b>

# PARCEL 3 • GRANT COUNTY

**Acres:** 59.28 +/-  
**Legal:** SE¼ Lying NE of I -94 Less 12.18 Acres & 13.96 Acres, in 28-130-41  
**FSA Crop Acres:** 59.8 +/- (FSA Crop Acres Exceed Deeded Tax Acres)  
**Taxes (2026):** \$2,202.00

This all cropland parcel features 59.8 +/- acres of productive cropland with an exceptional SPI of 88.3. Soils include Aazdahl-Formdale-Balaton clay loams, Svea loam, and Langhei-Barnes loams, with gentle 0-12% slopes providing excellent drainage and workability. This is a high-quality, stand-alone cropland parcel near I-94, well suited for row-crop production and investment.



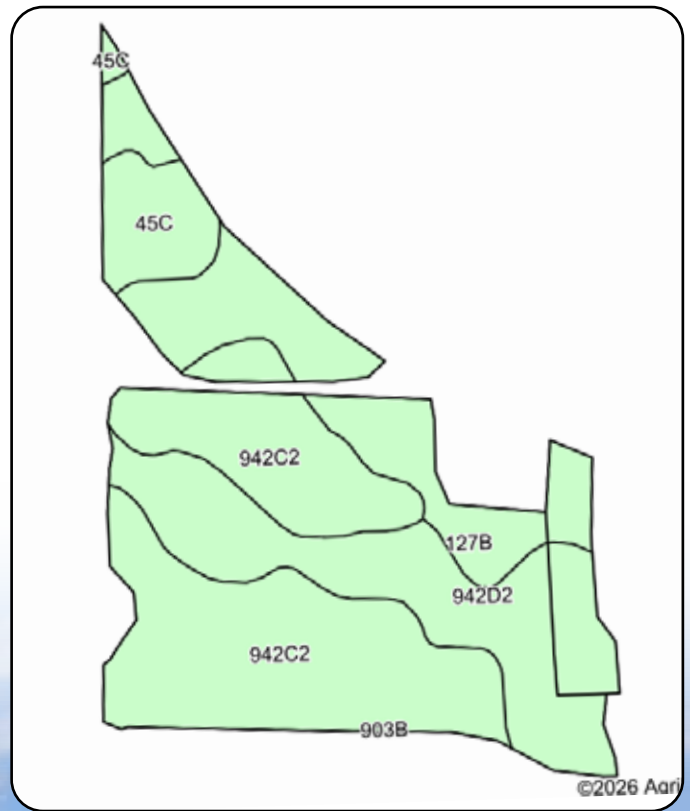
Crop	Base Acres	Yield
Wheat	7.91	50 bu.
Corn	18.63	158 bu.
Sunflowers	5.9	1,149 lbs.
Soybeans	21.24	40 bu.
<b>Total Base Acres: 53.68</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	18.66	31.5%	IIc	93
70	Svea loam, 1 to 3 percent slopes	12.51	21.1%	IIe	99
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	11.21	18.9%	IVe	74
J118C	Hokans-Svea-Buse complex, 2 to 12 percent slopes	7.40	12.5%	IIe	80
344	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	5.02	8.5%	IIIw	88
903B	Hokans-Buse complex, 2 to 6 percent slopes	4.47	7.5%	IIe	89
<b>Weighted Average</b>					<b>88.3</b>

# PARCEL 4 • GRANT COUNTY

**Acres:** 55.61 +/-  
**Legal:** Government Lot 1 Less Platted Portion & Government Lot 2 Less 11.55 Acres in 27-130-41  
**FSA Crop Acres:** 46.99 +/- (Recently Expired CRP)  
**Taxes (2026):** \$844.00

A diverse parcel offering 46.99 +/- acres of cropland comprised primarily of Langhei–Barnes and Svedrup sandy loam soils with 2–20% slopes. This cropland has recently been taken out of CRP. The SPI is 62.6, supporting solid crop performance with moderate topography. The remainder of the parcel features grassland, scattered trees, and undeveloped lakeshore, adding habitat diversity and recreational appeal. This parcel combines crop acres with scenic natural features near Pelican Lake.

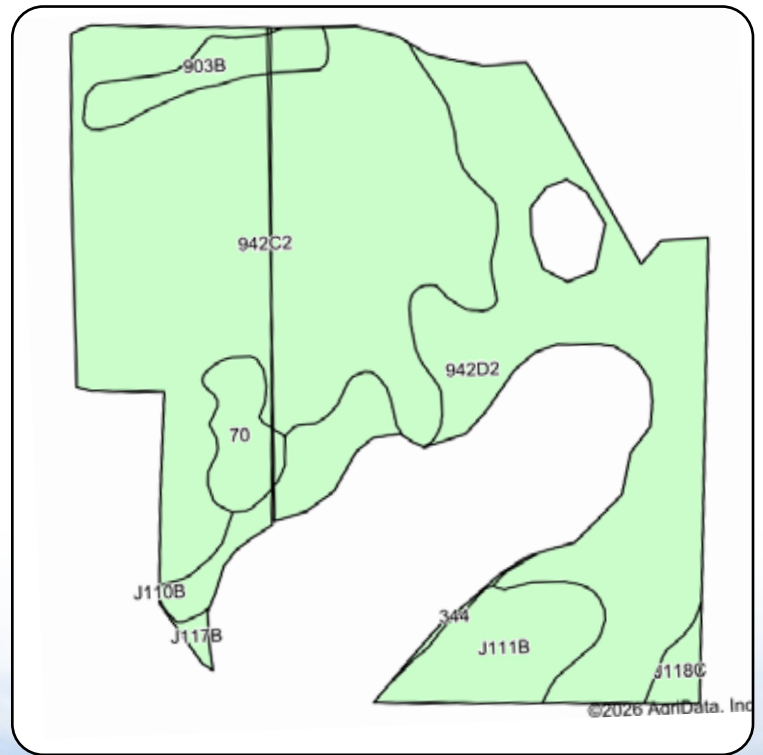


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
942C2	Langhei-Barnes, moderately eroded, complex 6 to 12 percent slopes	21.73	44.0%	IVe	74
942D2	Langhei-Barnes, moderately eroded, complex, 12 to 20 percent slopes	13.35	27.0%	IVe	60
127B	Sverdrup sandy loam, 2 to 6 percent slopes	10.79	21.8%	IIIe	49
45C	Maddock loamy sand, 6 to 18 percent slopes	3.53	7.1%	VI s	44
903B	Hokans-Buse complex, 2 to 6 percent slopes	0.06	0.1%	IIe	89
<b>Weighted Average</b>					<b>62.6</b>

# PARCEL 5 • GRANT COUNTY

**Acres:** 142.55 +/-  
**Legal:** SW¼ Less 5 Acres in the SW Corner of 27-130-41  
**FSA Crop Acres:** 84.02 +/- (72.05 +/- Acres in Grass; Recently Expired CRP)  
**WRP Acres:** 47.72 +/-  
**Taxes (2026):** \$1,894.00

This parcel features 84.02 +/- acres of cropland, mostly Langhei–Barnes moderately eroded soils with 6–20% slopes. The SPI is 72.4, offering solid yield potential. The cropland was recently released from CRP, providing an attractive opportunity for immediate production or flexible land use. A large wetland area on the property enhances its wildlife habitat and natural appeal.



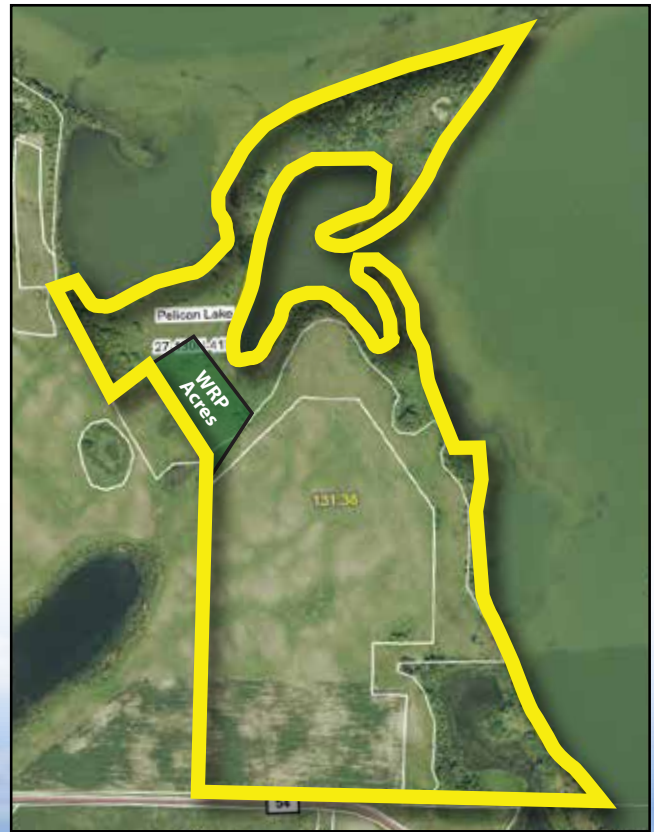
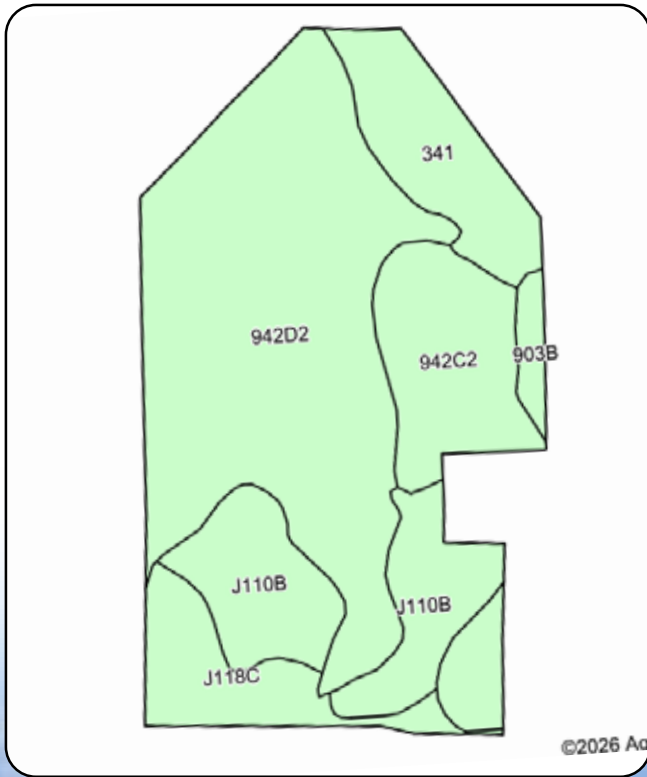
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	53.14	51.1%	Ive	74
942D2	Langhei-Barnes, moderately eroded, complex, 12 to 20 percent slopes	35.43	34.0%	Ive	60
J111B	Aazdahl-Lakepark complex, 0 to 4 percent slopes	6.81	6.5%	IIc	99
903B	Hokans-Buse complex, 2 to 6 percent slopes	3.69	3.5%	Ile	89
70	Svea loam, 1 to 3 percent slopes	3.31	3.2%	Ile	99
J118C	Hokans-Svea-Buse complex, 2 to 12 percent slopes	1.14	1.1%	Ile	80
J117B	Hokans-Svea complex, 2 to 6 percent slopes	0.43	0.4%	Ile	99
344	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	0.23	0.2%	IIIw	88
<b>Weighted Average</b>					<b>72.4</b>

# PARCEL 6 • GRANT COUNTY

**Acres:** 131.38 +/-  
**Legal:** Lots 3, 4 & 5 in 27-130-41  
**Crop Acres:** 58.14 +/-  
**WRP Acres:** 4 +/-  
**Taxes (2026):** \$1,984.00

This parcel includes 58.14 +/- acres of cropland featuring a productive mix of Langhei–Barnes, Aazdahl–Formdale–Balaton, and areas of Arvilla sandy loam soils. The property has an SPI of 67.8, reflecting moderate to good agricultural potential. The balance of the property consists of small trees, grassland, and approximately 11,000 feet of undeveloped lakeshore, offering outstanding recreational value and wildlife habitat along Pelican Lake.

\*\*There are 31.08 +/- acres on the north end of the property enrolled in a Native Prairie Bank Conservation Easement.

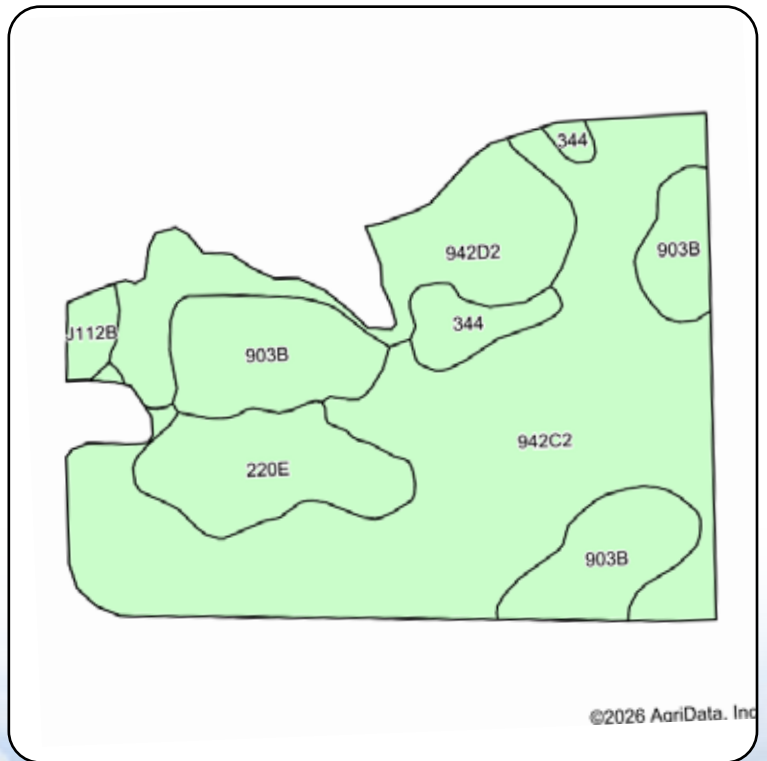


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
942D2	Langhei-Barnes, moderately eroded, complex, 12 to 20 percent slopes	28.50	49.1%	Ive		60
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	9.20	15.8%	IIc		93
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	8.65	14.9%	Ive		74
341	Arvilla sandy loam, Till Prairie, 0 to 2 percent slopes	6.00	10.3%	IIIs	IIIIs	44
J118C	Hokans-Svea-Buse complex, 2 to 12 percent slopes	4.79	8.2%	Ile		80
903B	Hokans-Buse complex, 2 to 6 percent slopes	1.00	1.7%	Ile		89
<b>Weighted Average</b>						<b>67.8</b>

# PARCEL 7 • GRANT COUNTY

**Acres:** 112 +/-  
**Legal:** S½NW¼ & Government Lot 2 Less Ashby Estates West in 35-130-41  
**Crop Acres:** 96.17 +/-  
**Taxes (2026):** \$2,664.00

This productive parcel includes 96.17 +/- acres of cropland, comprised primarily of Langhei–Barnes, Hokans–Bruse, and Langhei loam soils. The land has an SPI of 70.4, demonstrating stable yield potential and versatility for a range of crops. Gently rolling topography and good access make this parcel an excellent grower, investor, or expansion parcel in a strong agricultural region.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	51.11	53.1%	IVe	74
903B	Hokans-Buse complex, 2 to 6 percent slopes	17.41	18.1%	IIe	89
942D2	Langhei-Barnes, moderately eroded, complex, 12 to 20 percent slopes	13.57	14.1%	IVe	60
220E	Langhei loam, 12 to 40 percent slopes	9.23	9.6%	VIIe	21
344	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	3.35	3.5%	IIIw	88
J112B	Aazdahl-Quam-Lakepark complex, 0 to 4 percent slopes	1.50	1.6%	IIw	93
<b>Weighted Average</b>					<b>70.4</b>

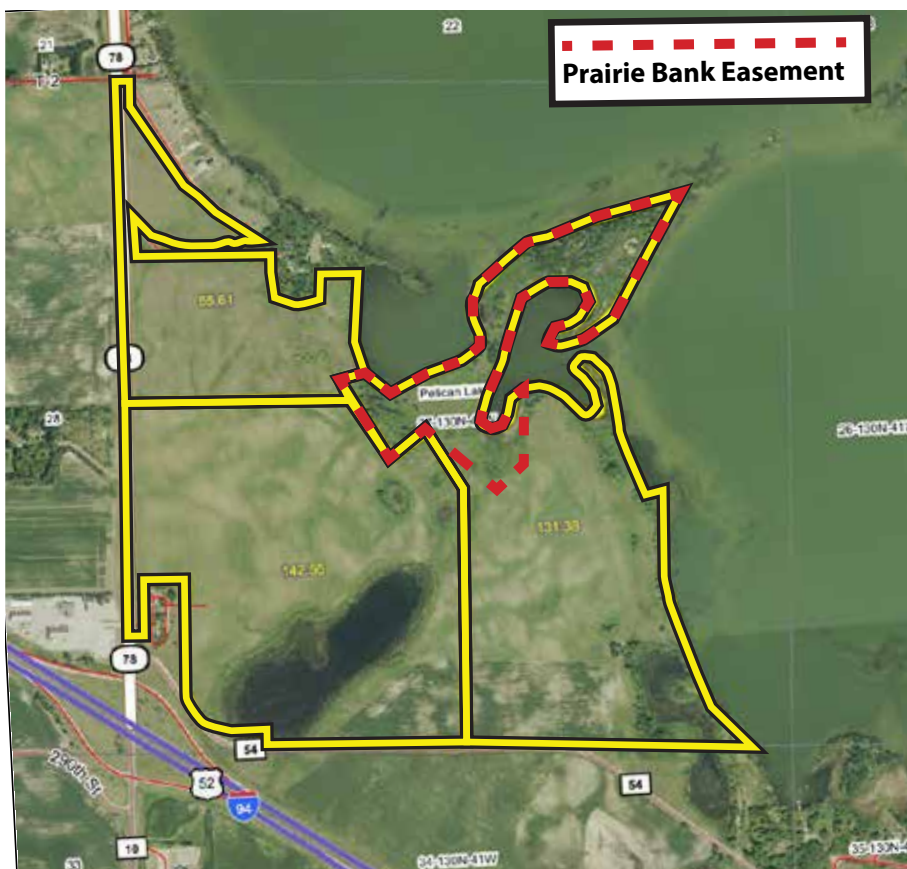
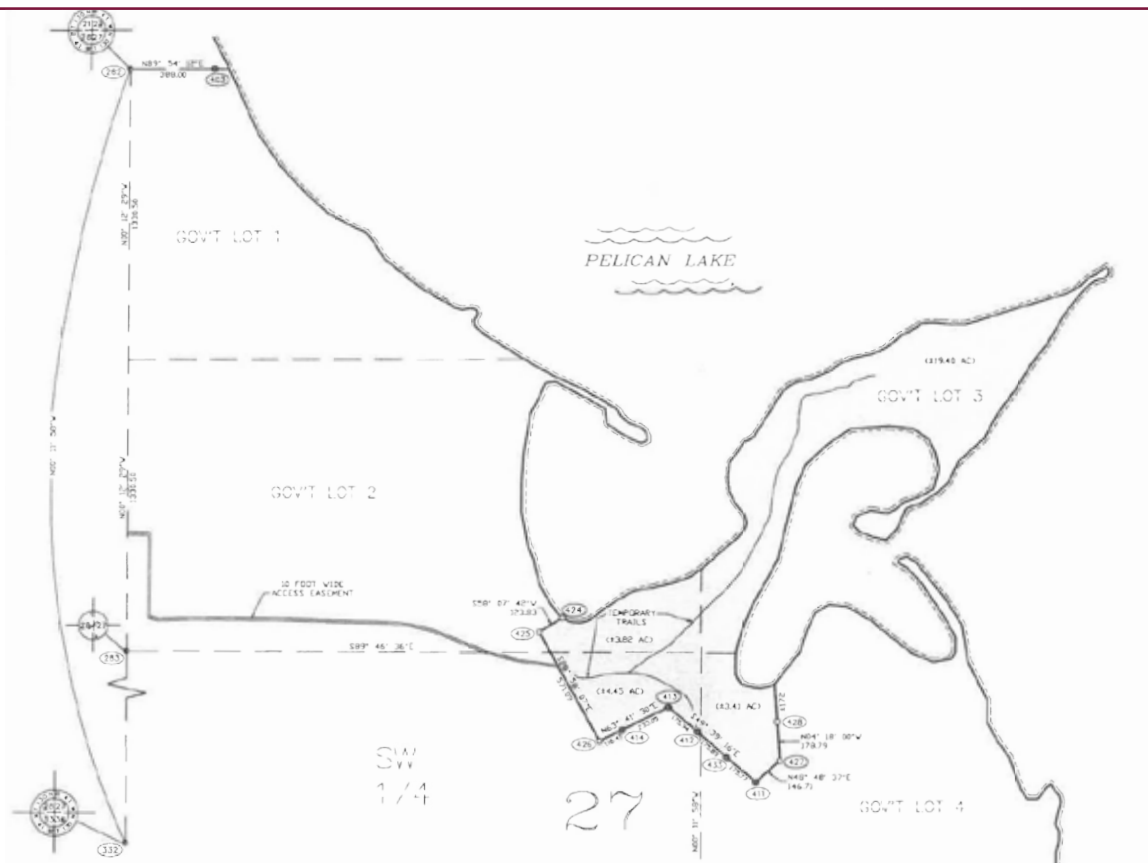
# PARCEL 8 • GRANT COUNTY

**Acres:** 11.55 +/-  
**Legal:** 11.55 Acre Farmstead in 27-130-41  
**Taxes (2026):** \$2,416.00

A very private 11.55 +/- acre farmstead featuring a traditional 4-bedroom, 1½-bath farmhouse accented by several useful outbuildings. Surrounded by established trees and accessed by a long, winding driveway, this property offers exceptional privacy and rural charm. The setting includes approximately 1,800' +/- private lakeshore, providing idyllic lake views and recreational opportunities. This parcel is an ideal homestead, weekend retreat, or headquarters for nearby farming operations.



# PRAIRIE BANK EASEMENT MAP



# TERMS & CONDITIONS

## I. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

**A.** If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder you will be required to complete and sign a standard Real Estate Purchase Agreement.

**B.** If you are the highest bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before 9/21/26. After the auction sale you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

## II. Bidding Procedures

All bidding is open to the public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk.

Retain your bidder number for the duration of the auction. You are responsible for your assigned number. The property is sold when the Auctioneer announces, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or his designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

## III. Purchase Agreement, Marketability, Signing Area

At the time the auction is complete, the successful high bidder must sign a standard Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Purchaser after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before September 21, 2026, or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Pifer Group Inc, dba Pifer's Auction & Realty and the Seller assumes that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is," "where is" condition. The buyer agrees to hold The Pifer Group, Inc. and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.

It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local, and federal codes. The Pifer Group, Inc. and the sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by buyer is strongly recommended.

## IV. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Purchaser's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Purchaser's earnest money deposit.

## V. Closing

At closing, Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Any fees and closing cost regarding determination of title will be paid by the Purchaser.

## VI. Showing of Property

Showing of property will be held by appointment only. **WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF.** It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

## VII. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

Announcements made by the Auctioneer, Kevin D. Pifer of Pifer's Auction & Realty, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Pifer's Auction & Realty.

We encourage you to inspect any property you wish to bid on. The seller reserves the right to reject any and all bids.

This sale is managed by Pifer's Auction & Realty, Kevin Pifer, MN #14-106.

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# Pifer's

218.849.3110



[www.pifers.com](http://www.pifers.com)