

104.68 Acres • Fallon County, MT

Land Auction

Tuesday, July 28, 2026 – 1:00 p.m. (MT)

Fallon County Fairgrounds Pavilion • Baker, MT



OWNER: Dennis Randash Family



Pifer's

701.206.1095

www.pifers.com

INTRODUCTION

Auction Note: Pifer's Auction & Realty is honored to offer 104.68 +/- acres of Fallon County, MT land at public auction on behalf of the Dennis Randash Family. Located just 1.25 miles west of Baker with direct access off US Hwy. #12, this is a rare opportunity to acquire a versatile, highly visible property on the doorstep of one of southeastern Montana's most established communities. Properties of this size, this close to Baker, with this kind of utility, do not come available often.

This is, at its core, an outstanding ranchette-style property. The property carries the working bones of a small livestock operation while staying right-sized for a family looking for room to run horses, raise a few head, and enjoy genuine Montana country within minutes of town. While the property has been used primarily as grazing land, over half of the acreage was formerly used as cropland, giving the next owner real flexibility. Whether the buyer wants to run yearlings, board horses, hay a portion, return acres to crop production, or simply enjoy a manageable acreage close to town, this property delivers options that larger and more remote properties cannot match.

Baker serves as the seat of Fallon County and anchors the surrounding agricultural economy. With grain handling, agricultural retail, healthcare, schools, and services all just over a mile away, this property pairs working country with everyday convenience.



Andy Mrnak | 701.206.1095 • andy@pifers.com

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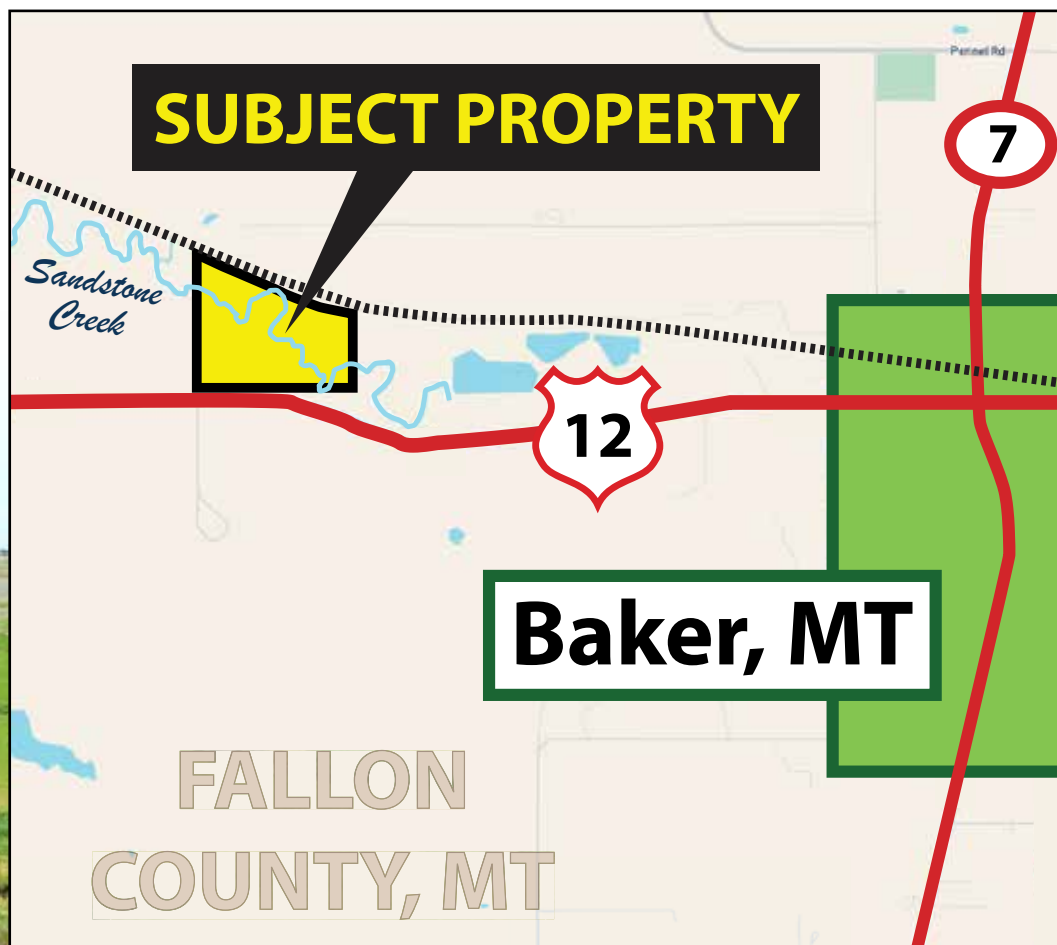
709 12th St. NE • Bowman, ND 58623

KEY PROPERTY FEATURES

- 104.68 +/- Total Acres
- Only 1.25 miles west of Baker, MT
- Direct access off US Hwy. #12
- Sandstone Creek winds through the entire property
- Shallow livestock well on site
- Working livestock facilities: gathering pens, corrals, hay yards
- 40' x 80' (3,200 sq. ft.) building, built in 1973
- Productive grassland with native & introduced species
- Outstanding ranchette opportunity close to town
- Online Bidding Available

Property Inspection

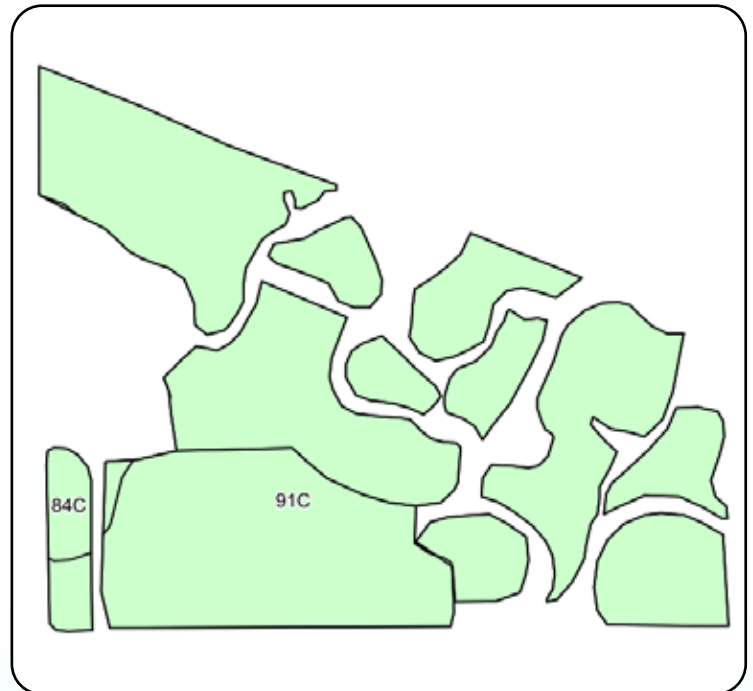
By appointment only. Contact Andy Mrnak at 701.206.1095 to schedule a private tour.



PROPERTY INFORMATION

Acres: 104.68 +/-
Legal: Portion of SW¼ Lying South of R.R. 10-07-59
FSA Crop Acres: 69.02 +/-
Grass Acres: 36.17 +/-
Taxes (2025): \$320.97

A single contiguous parcel bordered on the south by US Hwy. #12 with direct, all-weather highway access. Electricity is on site. Sandstone Creek runs the full length of the property and supplies natural water, complemented by a shallow livestock well. The creek provides strong habitat for livestock and wildlife throughout the year. Livestock infrastructure is modest but functional, with gathering pens, working corrals, a couple of simple hay yards, and a 40' x 80' building constructed in 1973 that handles equipment, hay, or shelter. Grass cover is a productive mixed stand of native and introduced species suited for grazing yearlings, horses, or a small cow-calf operation.



Crop	Base Acres	Yield
Wheat	12.0	21 bu.
Oats	20.1	38 bu.
Total Base Acres: 32.1		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
91C	Bonfri loam, 2 to 8 percent slopes	66.82	97.2%	IIIe	IIIe
84C	Eapa loam, 2 to 8 percent slopes	1.89	2.8%	IIIe	Ile

PROPERTY PHOTOS



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 9/11/26. 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 11, 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.



TERMS & CONDITIONS

III. Purchase Agreement, Marketability, Signing Area (cont'd)

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, MT #16149.



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