

128.43 Acres • Clay County, MN

Farmland Auction

Monday, October 12, 2026 - 2:00 p.m.

Courtyard by Marriott • Moorhead, MN



OWNERS: Blane C. & Susan Benedict



Pifer's

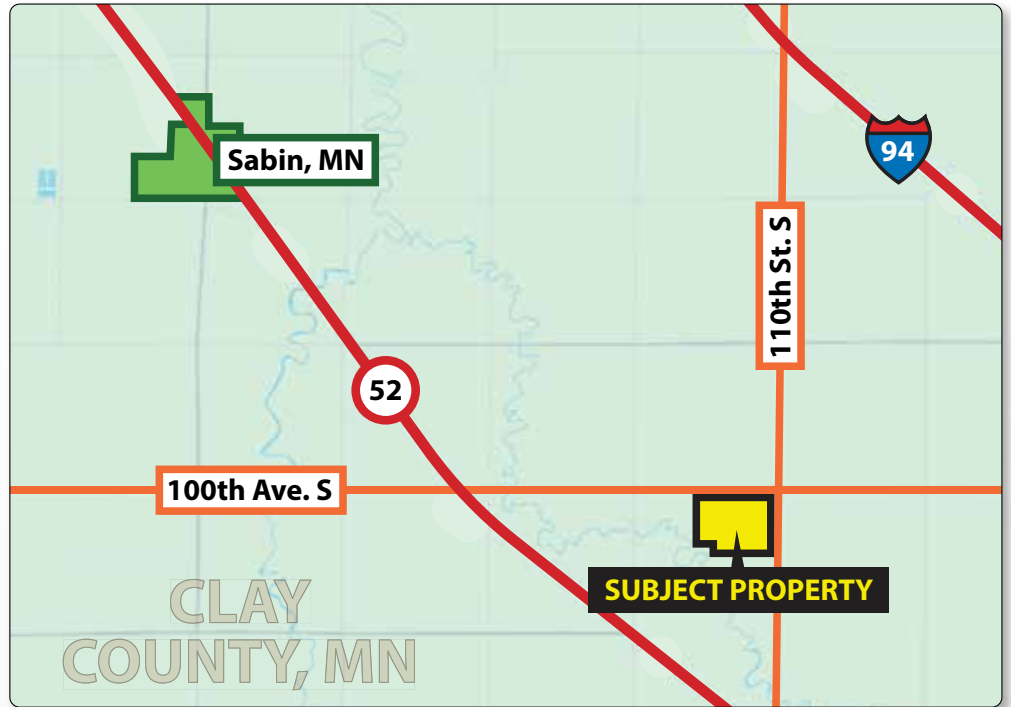
877.700.4099
www.pifers.com

INTRODUCTION

Pifer's Auction & Realty is pleased to present this outstanding Clay County, MN farmland offering. This highly productive 128.43 +/- acre parcel features approximately 122.92 FSA crop acres, outstanding loam soils with an 89.5 Soil Productivity Index (SPI), excellent access, and a strong location in one of the Red River Valley's premier agricultural regions. The land has been well maintained and offers an excellent opportunity for farmers, investors, and 1031 exchange buyers looking to acquire high-quality cropland. The property will be sold at public auction with live and online bidding.

DRIVING DIRECTIONS

From Sabin, MN: travel southeast on County Rd. #52 for 2 miles to 100th Ave. S, then east 2 miles to the property. The farm is located at the intersection of 100th Ave. S and 110th St. S.



Steve Link | 701.361.9985 | stlink@pifers.com

Pifer's

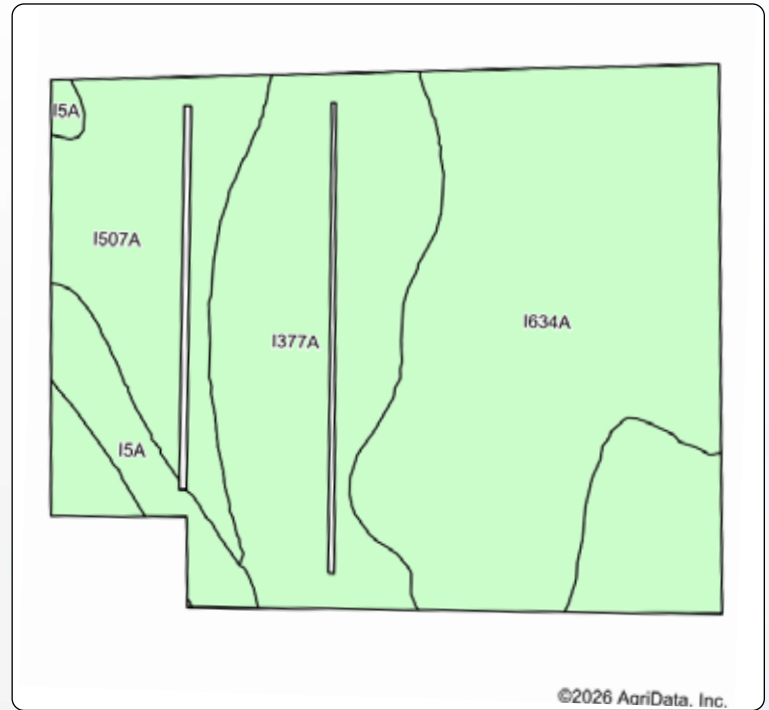
1506 29th Ave S. • Moorhead, MN 56560

PROPERTY INFORMATION

Acres: 128.43 +/-
Legal: NE¼ Less 31.57 Acres 26-138-47
FSA Crop Acres: 122.92+/-
Taxes (2026): \$2,714.00

Crop	Base Acres	Yield
Corn	52.83	137 bu.
Soybeans	25.06	27 bu.
Total Base Acres: 77.89		

This exceptional 128.43 +/- acre parcel consists of approximately 122.92 FSA crop acres featuring nearly all Class II loam soils with an impressive 89.5 weighted Soil Productivity Index (SPI). The property's level topography, natural productivity, and excellent access from both 100th Ave. S and 110th St. S make it an outstanding addition to any farming operation or investment portfolio. Located in the heart of Clay County's productive Red River Valley, this property presents a rare opportunity to purchase premium farmland in a highly desirable agricultural area.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I634A	Augsburg silt loam, 0 to 1 percent slopes	52.94	43.1%	IIw	90
I377A	Wheatville silt loam, 0 to 2 percent slopes	32.72	26.6%	Ile	89
I507A	Glyndon loam, 0 to 2 percent slopes	30.44	24.8%	Ile	89
I5A	Borup loam, 0 to 1 percent slopes	6.76	5.5%	IIw	90
Weighted Average					89.5

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 11/26/26. 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 November 26, 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.

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