571.42 Acres • Emmons County, ND

Land Lease Auction

Written Bids Due:

November 13, 2026 - 5:00 PM



OWNERS: Wes Baumstarck, Sandra Stevens & Melinda Baumstarck-Ellsworth

Pifer's LAND MANAGEMENT

218.850.0807
www.pifers.com

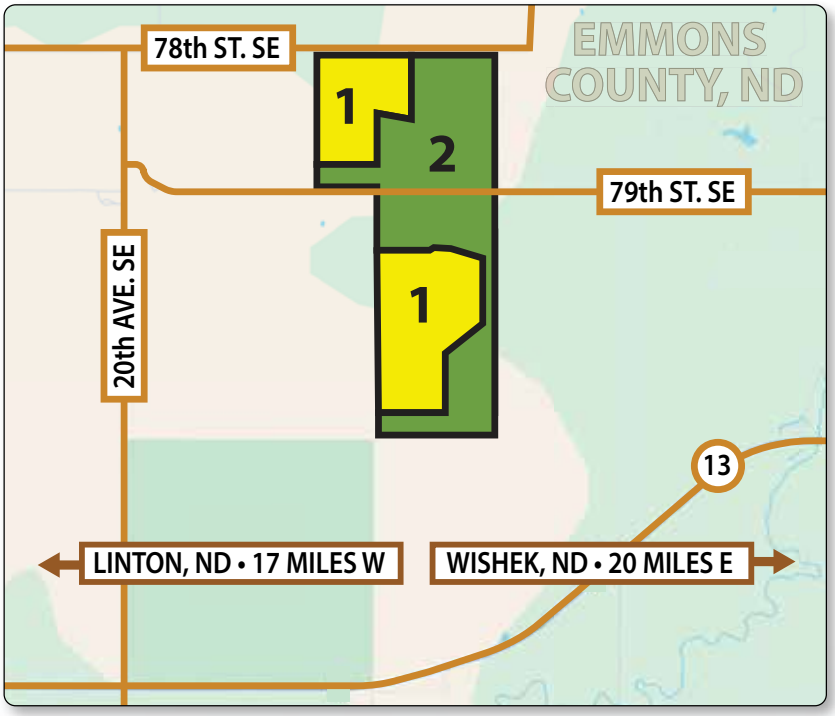
INTRODUCTION

This is an excellent opportunity to rent approximately 571.42 +/- acres of cropland and pastureland located in Northeast Emmons Township, Emmons County, North Dakota. The property will be offered in two parcels under 5-year lease agreements, including 314.66 +/- FSA cropland acres. The cropland features productive soils with a 68.4 weighted average Productivity Index (PI).

The pasture offers excellent natural water in Section 10, and a new solar pump will be installed to provide water for Sections 3 and 4 prior to June 1st.

The existing fences are in need of improvement. The Tenant will be responsible for purchasing the necessary fencing materials and completing all installation and labor. The Landowners will reimburse the Tenant for approved fencing material costs in the form of a credit toward the rent payment.

Accepting written bids through November 13th, 2026, at 5:00 p.m. (CT). The top written bidders will be invited to the Oral Lease Bid Auction on November 17th, 2026.

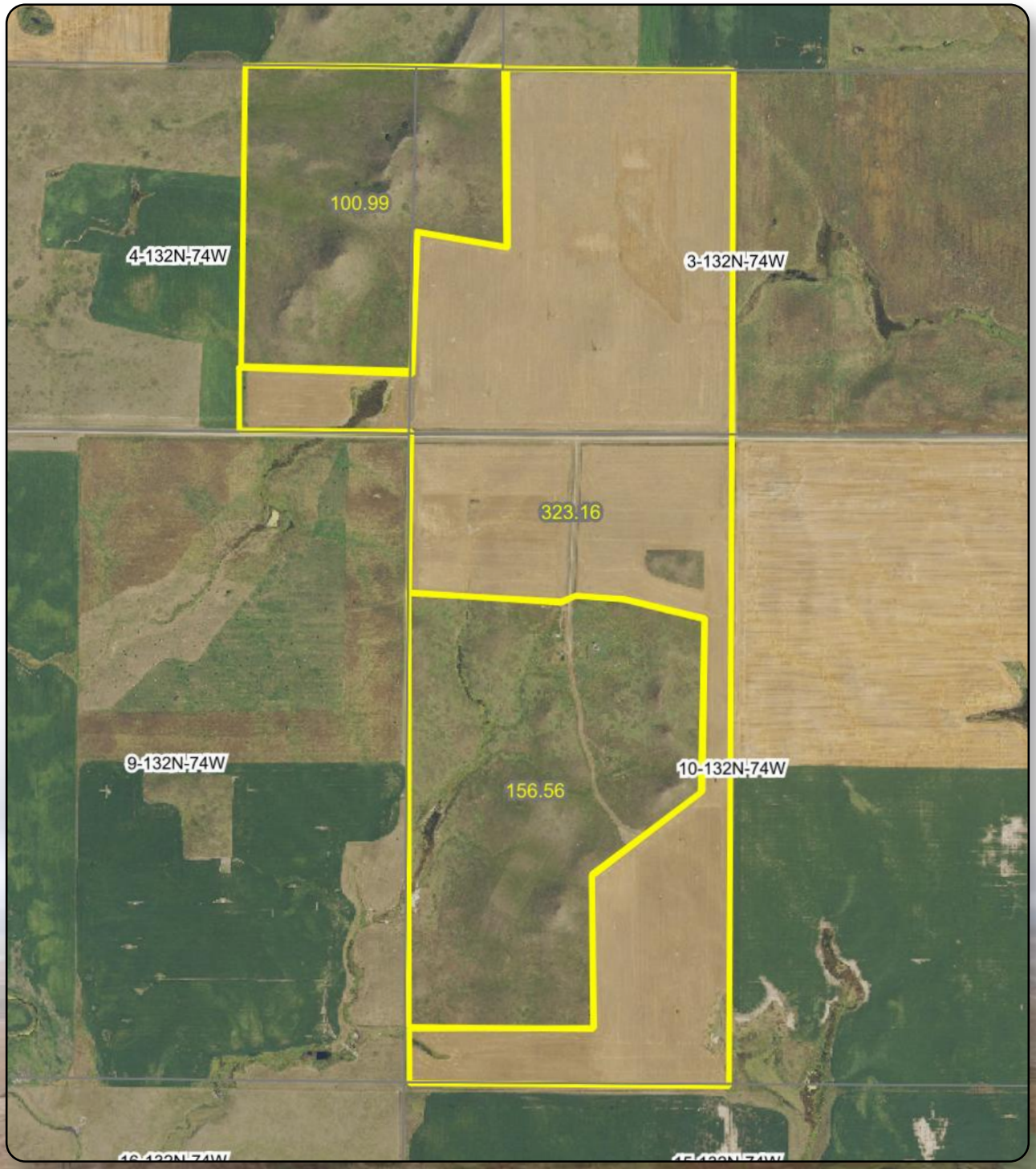




Tyler Berby | 218.850.0807 | tberby@pifers.com



OVERALL PROPERTY



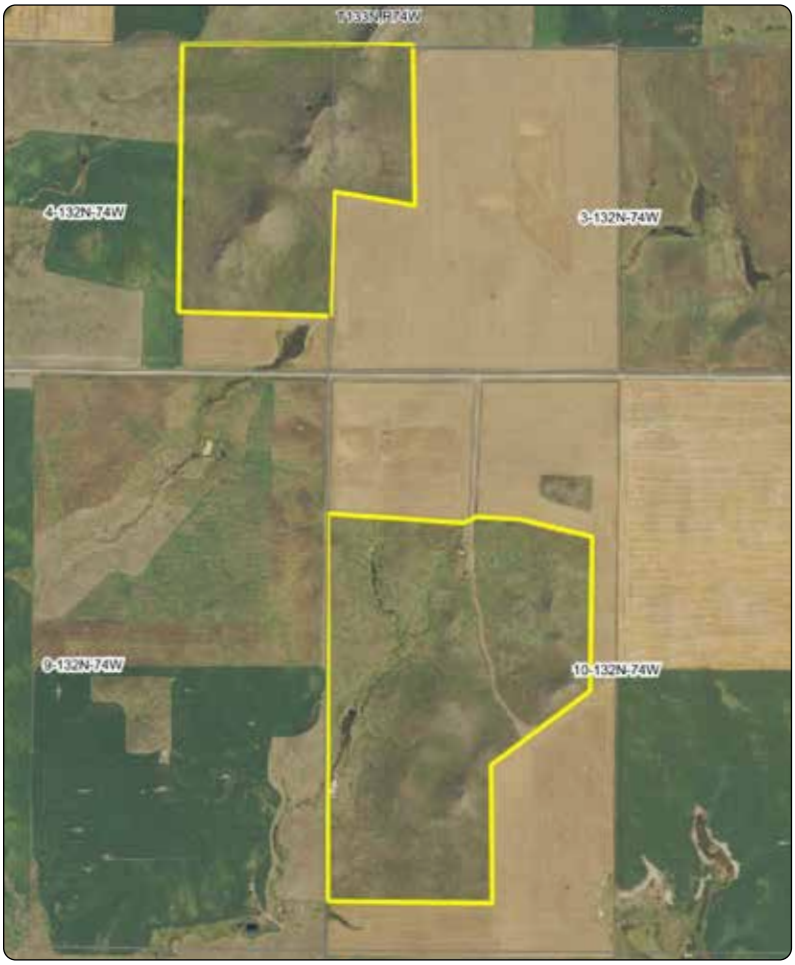
PARCEL 1

Acres: 256.76 +/-
Legal: Sections 3, 4 and 10-132-74, Northeast Emmons Township, Emmons County, ND
Pasture Acres: 256.76 +/-

This parcel features approximately 256.76 +/- acres of pastureland located throughout Sections 3, 4 and 10. Section 10 features excellent natural water from the creek running through the property. Sections 3 and 4 will have a new solar pump installed prior to June 1st.

The grazing season will run from June 1 through November 1 of each lease year.

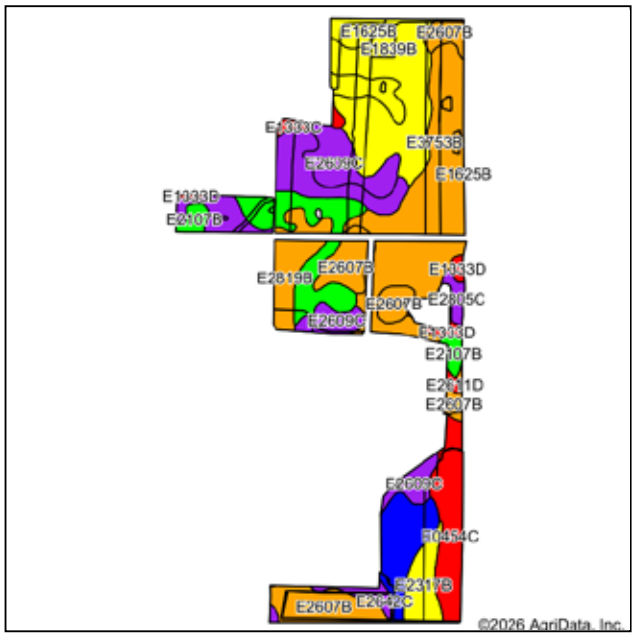
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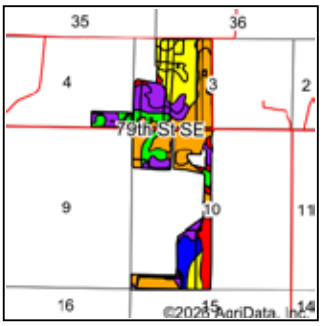
Crop	Base Acres	Yield
Wheat	231.41	30 bu.
Oats	39.08	54 bu.
Corn	37.05	58 bu.
Soybeans	7.12	23 bu.
Total Base Acres: 314.66		



PARCEL 1



Soils data provided by USDA and NRCS.



State: **North Dakota**
County: **Emmons**
Location: **10-132N-74W**
Township: **Northeast Emmons**
Acres: **311.37**
Date: **10/22/2026**

Pifer's AUCTION & REALTY and Land Management

Maps Provided By surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc 2025 www.AgriDataInc.com

N W E S

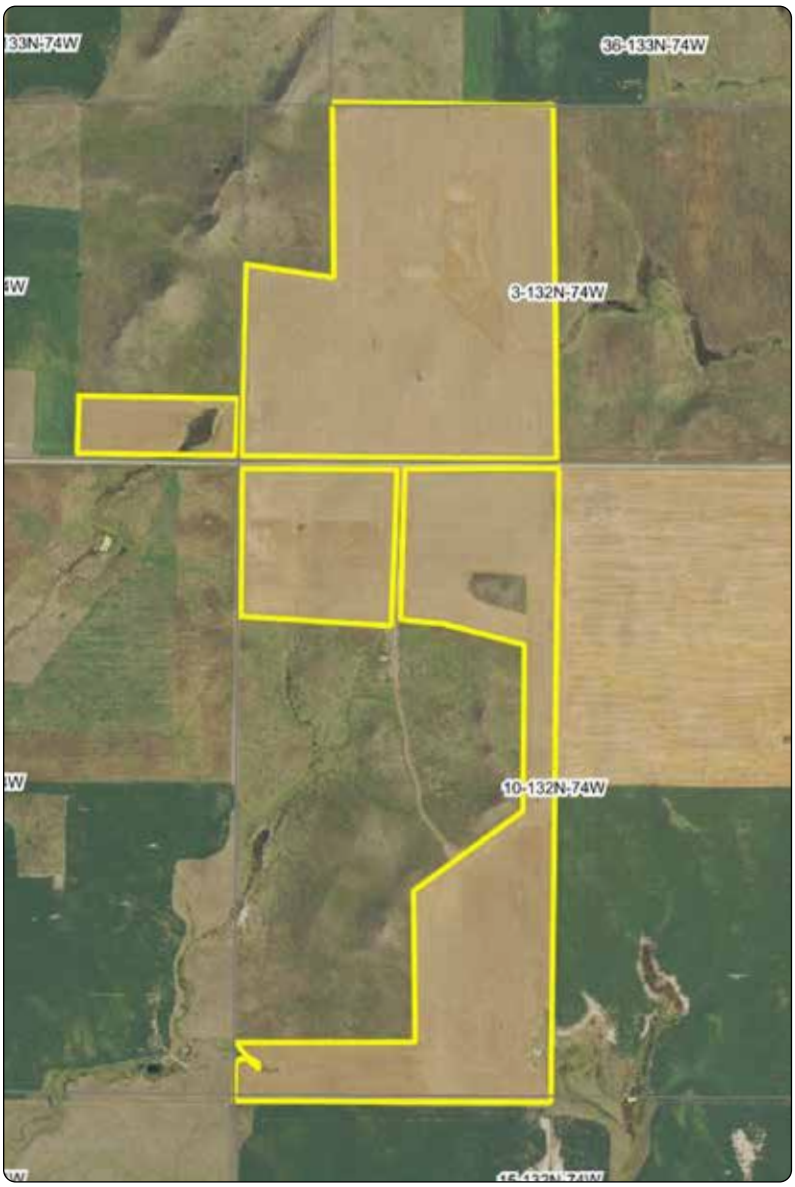
Area Symbol: ND029, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
E3753B	Omio-Amor silt loams, 3 to 6 percent slopes	61.07	19.5%		3.1ft. (Paralithic bedrock)	Well drained	IIe	2482	80	39
E1839B	Parshall-Lihen fine sandy loams, 0 to 6 percent slopes	46.58	15.0%		> 6.5ft.	Well drained	IIIe	2472	62	33
E2607B	Amor-Werner loams, 3 to 6 percent slopes	34.47	11.1%		2.6ft. (Paralithic bedrock)	Well drained	IIe	2288	72	35
E2107B	Arnegard loam, 2 to 6 percent slopes	29.53	9.5%		> 6.5ft.	Well drained	IIe	2370	93	43
E2609C	Amor-Werner-Farnuf loams, 6 to 9 percent slopes	25.71	8.3%		2.6ft. (Paralithic bedrock)	Well drained	IIIe	2158	56	33
E0454C	Daglum-Rhoades complex, 6 to 9 percent slopes	21.16	6.8%		0.4ft. (Natric)	Well drained	VIs	1378	28	28
E2805C	Amor loam, 6 to 9 percent slopes	19.37	6.2%		2.6ft. (Paralithic bedrock)	Well drained	IIIe	2326	57	34
E2203B	Farland silt loam, 2 to 6 percent slopes	17.95	5.8%		> 6.5ft.	Well drained	IIe	2480	86	44
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	13.78	4.4%		3ft. (Paralithic bedrock)	Well drained	IIe	2317	78	37
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	12.86	4.1%		2.6ft. (Paralithic bedrock)	Well drained	IIIe	2444	62	32
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
E2642C	Reeder-Cabba loams, 6 to 9 percent slopes	10.88	3.5%		3ft. (Paralithic bedrock)	Well drained	IIIe	2215	59	35
E2317B	Reeder-Janesburg complex, 3 to 6 percent slopes	10.62	3.4%		3ft. (Paralithic bedrock)	Well drained	IIe	2106	68	35
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	3.19	1.0%		2.4ft. (Paralithic bedrock)	Well drained	VIe	2110	32	25
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	2.35	0.8%		2.4ft. (Paralithic bedrock)	Well drained	IVe	2124	38	26
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	0.94	0.3%		0.7ft. (Natric)	Moderately well drained	IIs	1836	59	33
E2611D	Werner-Amor loams, 9 to 15 percent slopes	0.91	0.3%		1.4ft. (Paralithic bedrock)	Well drained	VIe	1809	35	29
						Weighted Average	**2.71**	**2295.4**	**68.1**	***n 35.8**

PARCEL 2

Acres: 314.66 +/-
Legal: Sections 3, 4 and 10-132-74, Northeast Emmons Township, Emmons County, ND
FSA Crop Acres: 314.66 +/-

This parcel features 314.66 +/- FSA cropland acres with a history of wheat, oats, corn and soybeans. The cropland features productive soils with a 68.4 weighted average Productivity Index (PI), including soil types such as Omio-Amor silt loams, Parshall-Lihen fine sandy loams, Amor-Werner loams and Arnegard loam.







PARCEL 1







PARCEL 2







www.pifers.com 218.850.0807 tberby@pifers.com

BID FORM

1. All written bids must be received before 5:00 p.m. (CT) on November 13th, 2026.
2. Written bids for Parcels 1 and 2 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 winning bidder will (upon Landowner acceptance) receive a lease agreement provided by Pifer's Land Management.
5. Bidders are bidding on a 5-year lease agreement. The agreement will begin at the signing of the contract and terminate December 31, 2031.
6. 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 17th, 2026 at 10:00 a.m. (CT).
7. 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.
8. Annual rent will be due on or before March 15th of each year of the lease agreement.
9. The awarded bidder must provide a letter of good standing from their financial institution included with their bid form.
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 the last day of bidding will take precedence over all printed materials.

SUBMIT BIDS TO: Tyler Berby • 218.850.0807 • tberby@pifers.com

Baumstarck Property	Price/Acre
Parcel 1: 256.76 +/- Acres	
Parcel 2: 314.66 +/- Acres	

Name:_____

Address: _____City:_____

State:_____Zip:_____

Phone:_____Email:_____

☐ **I understand & agree to all the terms & conditions for this lease auction.**