78.8 Acres • Mountrail County, ND

Land Lease Auction

Written Bids Due:

November 18, 2026 - 12:00 PM



OWNER: Private Party

Pifer's LAND MANAGEMENT

218.902.0597

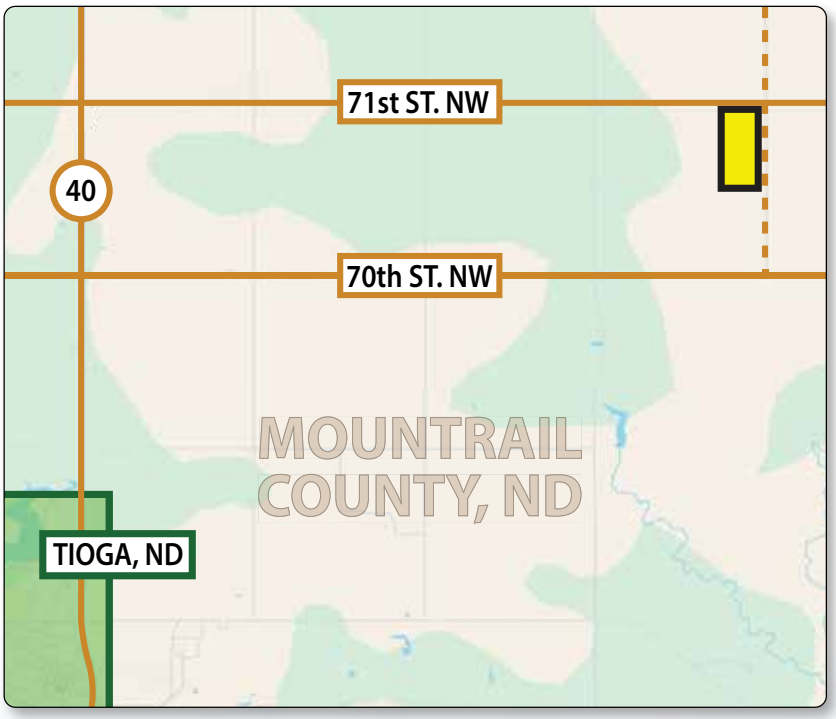
www.pifers.com

INTRODUCTION

Pifer's Land Management is seeking closed bids for the 2027-2028 leasing seasons. This offering consists of 78.8 +/- cropland acres located near Tioga in Mountrail County, North Dakota. The tract is comprised primarily of productive Williams-Zahl and Zahl-Williams-Bowbells loam soils and carries a weighted average Productivity Index of approximately 60, offering a solid productivity profile for the area.

The land has been well maintained and presents an excellent opportunity to add quality cropland acres in a desirable farming region. The property provides good field access and is well suited for producers looking to expand or strengthen their existing operation.

Closed bids are due Wednesday, November 18th at 12:00 PM and can be submitted by text or email using the bidding form.



DRIVING DIRECTIONS

From Tioga, ND, travel north on ND Hwy. 40 for approximately 4 miles. Turn east onto 71st St. NW and travel approximately 4 miles to the north edge of the property.



Gavin Hlubek | 218.902.0597 | ghlubek@pifers.com



PARCEL 1



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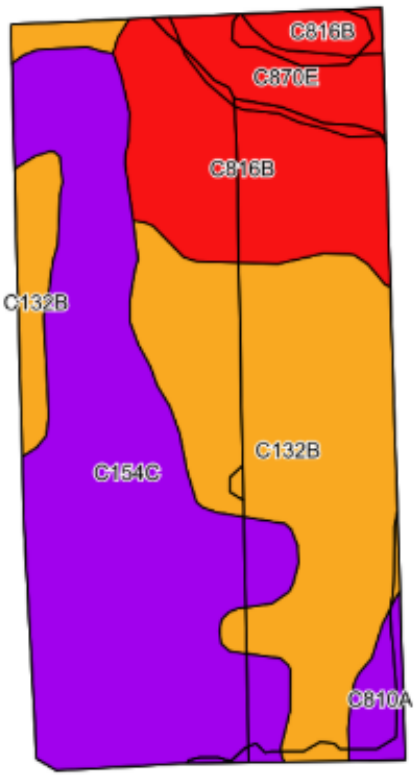
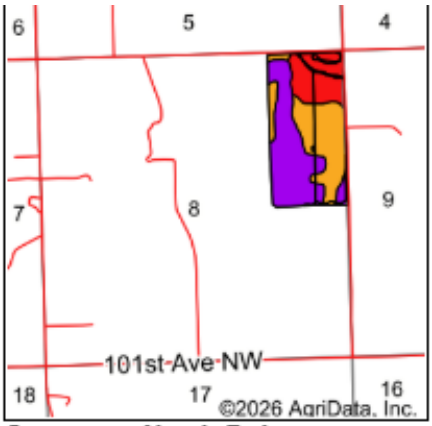


Soils data provided by USDA and NRCS.



State: **North Dakota**
County: **Mountrail**
Location: **8-157N-94W**
Township: **White Earth**
Acres: **78.79**
Date: **10/7/2026**

Pifer's AUCTION & REALTY and Land Management

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: ND061, Soil Area Version: 29

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
C154C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	31.46	39.8%		> 6.5ft.	Well drained	IVe	2388	60	52
C132B	Williams-Zahl loams, 3 to 6 percent slopes	27.71	35.2%		> 6.5ft.	Well drained	IIe	2464	75	54
C816B	Lehr loam, 2 to 6 percent slopes	13.52	17.2%		> 6.5ft.	Somewhat excessively drained	IIIe	1719	42	35
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	4.30	5.5%		> 6.5ft.	Excessively drained	VIIs	1793	25	28
C810A	Bowdle loam, 0 to 2 percent slopes	1.80	2.3%		> 6.5ft.	Well drained	IIIs	2321	56	39
						Weighted Average	**3.27**	**2265.9**	**60.2**	***n 48.2**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

BID FORM

1. All written bids must be received before 12:00 p.m. (CT) on November 18th, 2026.
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, and normal chemical application. 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 2-year lease agreement. The agreement will begin at the signing of the contract and terminate December 31, 2028.
6. Annual rent will be due on or before March 15th each year of the lease agreement.
7. The awarded bidder must provide a letter of good standing from their financial institution with their bid form.
8. The awarded bidder must provide Farm Liability insurance policy that meets lease agreement standards.
9. The Landowner reserves the right to accept or reject any and all bids.

SUBMIT BIDS TO: Gavin Hlubek • 218.902.0597 • ghlubek@pifers.com

Private Party Property	Price/Acre
78.8 +/- Acres	

Name:_____

Address: _____City:_____

State:_____Zip:_____

Phone:_____Email:_____

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