511.73 ACRES • OTTER TAIL & GRANT COUNTIES, MN

# CROPLAND AUCTION

**MONDAY, NOVEMBER 16, 2026 - 5:00 PM**
**COMMUNITY CENTER • WENDELL, MN**



OWNER: ANTHONY ENDRESON

Pifer's

877.700.4099

# OVERALL PROPERTY

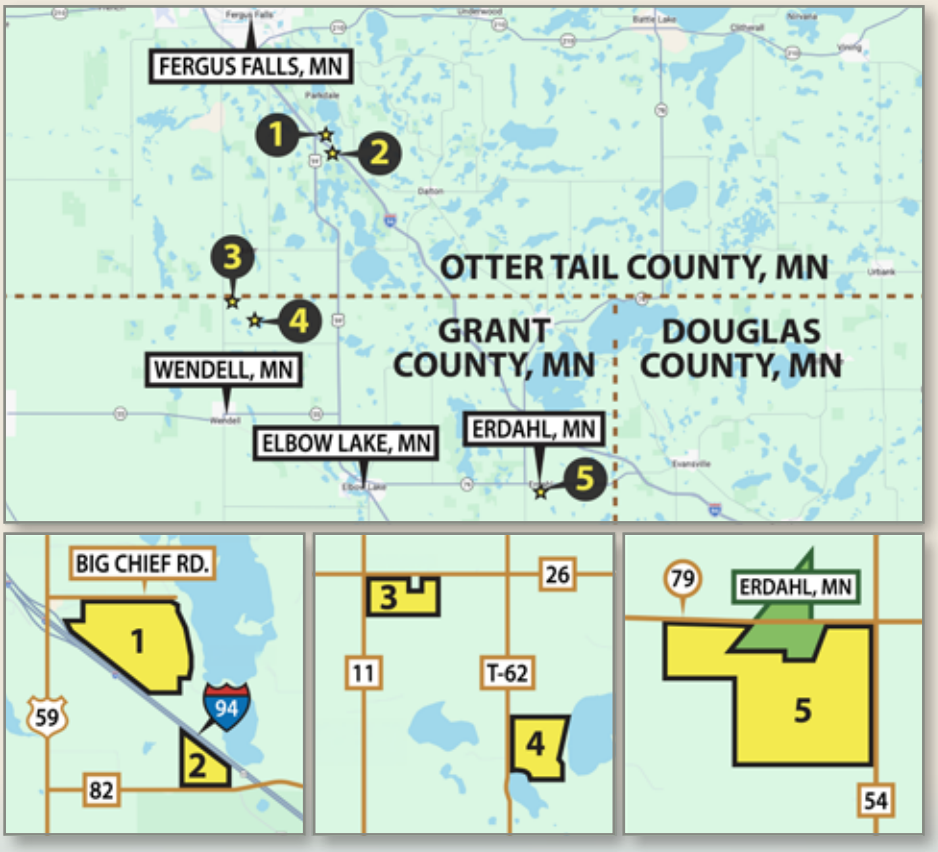
This cropland offering is one of the most productive crop farms to hit the market in 2026. It is packed with highly productive loam soils with Soil Productivity Indexes (SPI) well into the 80s and 90s, featuring Aazdahl-Formdale-Balaton and Barnes-Svea Loam soils. This will be a live auction with online bidding available.

## DRIVING DIRECTIONS

Parcels 1 & 2: From Fergus Falls, MN, get on I-94 at exit 57 and drive southeast for 3.5 miles to exit 61. Drive north of the Interstate, on Big Chief Road, go a quarter mile east and parcel 1 will be on the south side of the road. Drive south of the Interstate on Hwy. #59 for about 1 mile to County Rd 82. Then go east on County Rd 82 for about 0.75 miles and parcel 2 will be on the northside of the road.

Parcels 3 & 4: From Wendell, MN, go about 5 miles north on County Hwy. #1 to the intersection of County Hwy. #26/100th St. and this will put you at the northwest corner of parcel 3. Proceed 1 mile east on County Hwy. #26/100th St. to 250th Ave., then go south on 250th Ave. for 1 mile and this will bring you to the northwest corner of parcel 4.

Parcel 5 borders Erdahl, MN to the west, south & east.





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# PARCEL 1 • OTTER TAIL COUNTY, MN

**Acres:** 146.62 +/-

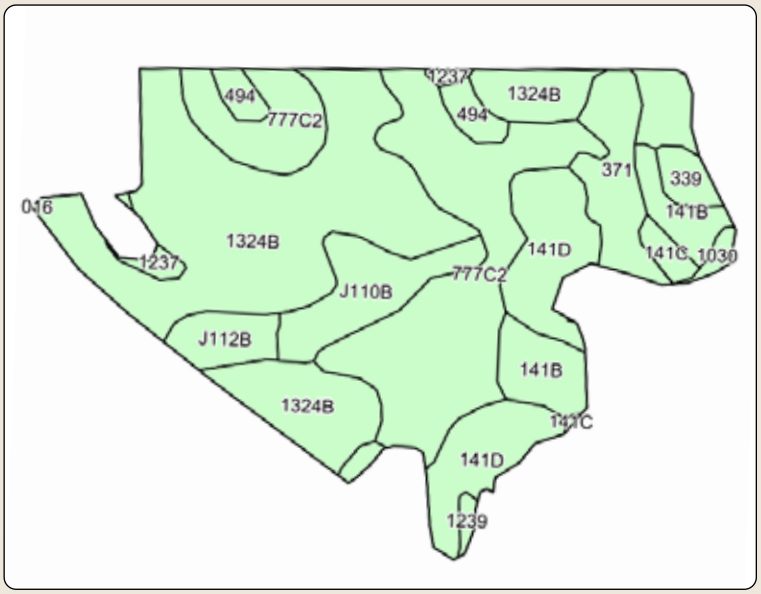
**Legal:** 81.65 Ac E½SE¼ S of T.H. #94 & Lot 1 Ex TR & Ex PT Platted, 133.1 Ac NW¼ & SW¼NE¼ Ex Hwy & Trs, Less 3.77 Acres 31-132-42

**FSA Crop Acres:** 99.43 +/-

**Taxes (2026):** $3,978.00

| Crop | Base Acres | Yield |
|---|---|---|
| Corn | 49.63 | 150 bu. |
| Soybeans | 47.77 | 36 bu. |
| **Total Base Acres: 97.40** | | |




| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Irr Class *c | Productivity Index |
|---|---|---|---|---|---|---|
| 1324B | Esmond-Heimdal-Sisseton complex, 2 to 6 percent slopes | 37.99 | 38.3% | IIIe | | 84 |
| 777C2 | Esmond-Sisseton-Heimdal, complex, 2 to 12 percent slopes, moderately eroded | 24.33 | 24.5% | IVe | | 75 |
| 141D | Egeland fine sandy loam, 12 to 20 percent slopes | 11.25 | 11.3% | IVe | | 46 |
| J110B | Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes | 5.80 | 5.8% | IIc | | 93 |
| 141B | Egeland sandy loam, 2 to 6 percent slopes | 5.53 | 5.6% | IIIe | | 68 |
| 371 | Clontarf sandy loam | 5.32 | 5.4% | IIIs | | 62 |
| J112B | Aazdahl-Quam-Lakepark complex, 0 to 4 percent slopes | 2.70 | 2.7% | IIw | | 93 |
| 494 | Darnen loam, 1 to 6 percent slopes | 2.20 | 2.2% | IIe | | 99 |
| 339 | Fordville loam, 0 to 2 percent slopes | 1.41 | 1.4% | IIs | IIs | 64 |
| 141C | Egeland fine sandy loam, 6 to 12 percent slopes | 1.01 | 1.0% | IVe | | 62 |
| 1237 | Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes | 0.94 | 0.9% | IIw | | 92 |
| 1030 | Pits, gravel-Udipsamments complex | 0.54 | 0.5% | | | 0 |
| 1239 | Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes | 0.41 | 0.4% | IIIw | | 88 |
| | | | | | ***Weighted Average*** | **75.7** |

# PARCEL 1 • OTTER TAIL COUNTY, MN

This is exceptional cropland with an SPI of 73.8, mostly Esmond-Heimdal-Sisseton soils. The balance of the property is potential development land, aggregate resources and hunting land.











Pifer's

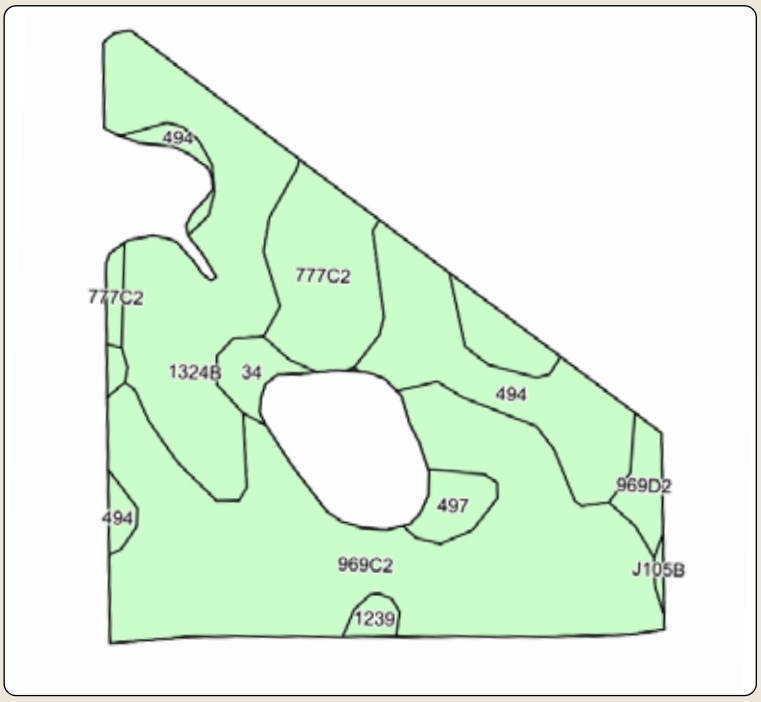
1506 29th Ave S. • Moorhead, MN 56560

# PARCEL 2 • OTTER TAIL COUNTY, MN

**Acres:** 32.2 +/-
**Legal:** SE¼SE¼ & NE¼SE¼ Lyng Sly & Wly of Hwy R/W 94 31-132-42
**FSA Crop Acres:** 25.85 +/-
**Taxes (2026):** $752.00

| Crop | Base Acres | Yield |
|---|---|---|
| Corn | 12.92 | 150 bu. |
| Soybeans | 12.75 | 36 bu. |
| **Total Base Acres: 25.67** | | |




| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Irr Class *c | Productivity Index |
|---|---|---|---|---|---|---|
| 969C2 | Zell-Rothsay complex, 6 to 12 percent slopes, eroded | 11.22 | 43.4% | IIIe | | 73 |
| 1324B | Esmond-Heimdal-Sisseton complex, 2 to 6 percent slopes | 5.71 | 22.1% | IIIe | | 84 |
| 494 | Darnen loam, 1 to 6 percent slopes | 3.74 | 14.5% | IIe | | 99 |
| 777C2 | Esmond-Sisseton-Heimdal, complex, 2 to 12 percent slopes, moderately eroded | 3.26 | 12.6% | IVe | | 75 |
| 497 | Hantho silt loam | 0.57 | 2.2% | I | | 98 |
| 969D2 | Zell-Rothsay complex, 12 to 20 percent slopes, eroded | 0.54 | 2.1% | IVe | | 58 |
| 34 | Parnell silty clay loam, occasionally ponded, 0 to 1 percent slopes | 0.52 | 2.0% | IIIw | | 86 |
| 1239 | Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes | 0.23 | 0.9% | IIIw | | 88 |
| J105B | Arvilla sandy loam, Till Prairie, 2 to 6 percent slopes | 0.06 | 0.2% | IVs | IVs | 38 |
| | | | | | ***Weighted Average*** | **80** |

# PARCEL 2 • OTTER TAIL COUNTY, MN

This highly productive cropland features an impressive Soil Productivity Index of 81.1, with soils consisting primarily of Zell-Rothsay soil types.









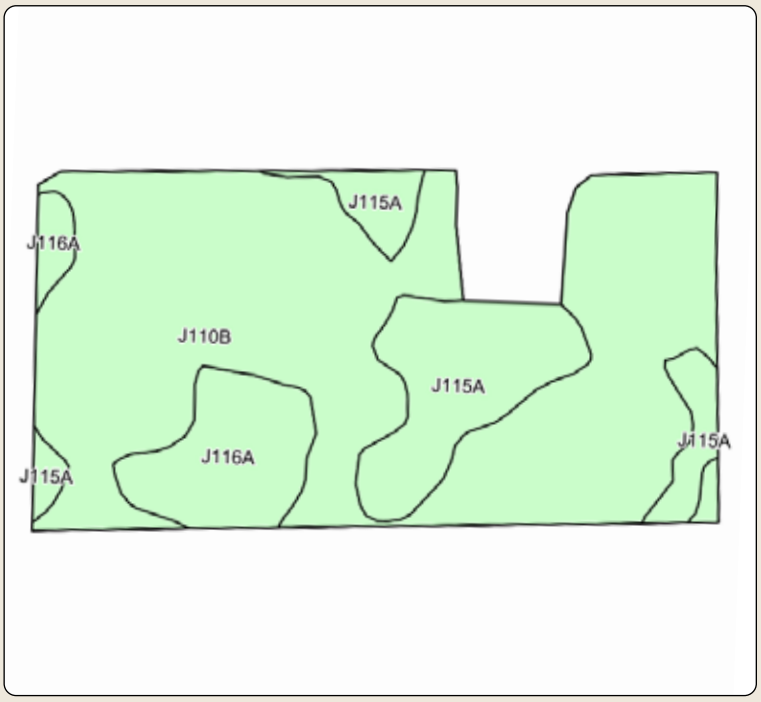


# PARCEL 3 • GRANT COUNTY, MN

**Acres:** 76.88 +/-
**Legal:** N½NW¼ Less Building Site 4-130-43
**FSA Crop Acres:** 74.5 +/-
**Taxes (2026):** $2,880.00

| Crop | Base Acres | Yield |
|---|---|---|
| Wheat | .22 | 36 bu. |
| Corn | 51.92 | 158 bu. |
| Soybeans | 21.58 | 37 bu. |
| **Total Base Acres: 73.72** | | |




| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|---|---|---|---|---|---|
| J110B | Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes | 52.61 | 70.6% | IIc | 73 |
| J115A | Flom-Hamerly complex, 0 to 2 percent slopes | 13.63 | 18.3% | IIIw | 84 |
| J116A | Flom-Quam silty clay loams, 0 to 1 percent slopes, occasionally ponded | 8.26 | 11.1% | IIIw | 99 |
| | | | | ***Weighted Average*** | **91.7** |

# PARCEL 3 • GRANT COUNTY, MN

This is excellent cropland with an SPI of 91.7 and made up of mostly Aazdahl-Formdale-Balaton soils. It is planted to corn in 2026.









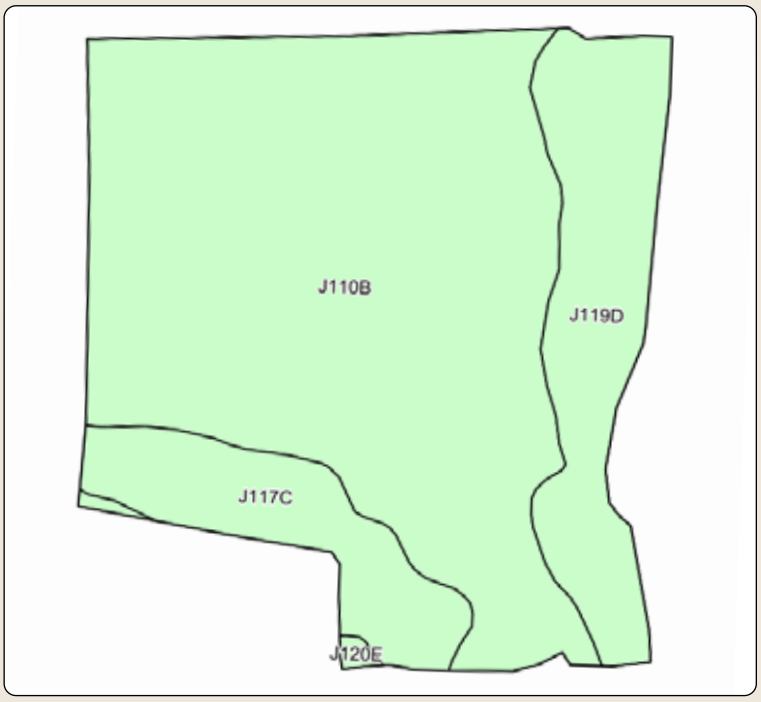


# PARCEL 4 • GRANT COUNTY, MN

**Acres:** 85.91 +/-
**Legal:** NW¼NW¼ & PRT of Lots 3, 4, 5 Beg @ MW CPR 10-130-43
**FSA Crop Acres:** 83.49 +/-
**Taxes (2026):** $3,204.00

| Crop | Base Acres | Yield |
|---|---|---|
| Wheat | 2.01 | 48 bu. |
| Corn | 45.34 | 144 bu. |
| Soybeans | 35.32 | 36 bu. |
| **Total Base Acres: 82.67** | | |




| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|---|---|---|---|---|---|
| J110B | Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes | 58.41 | 70.0% | IIc | 93 |
| J119D | Barnes-Svea-Buse complex, 3 to 15 percent slopes | 15.27 | 18.3% | IIIe | 70 |
| J117C | Hokans-Svea complex, 2 to 9 percent slopes | 9.55 | 11.4% | IIIe | 86 |
| J120E | Langhei-Barnes-Darnen complex, 5 to 30 percent slopes | 0.26 | 0.3% | IVe | 25 |
| | | | ***Weighted Average*** | | **87.8** |

# PARCEL 4 • GRANT COUNTY, MN

This highly productive cropland boasts an impressive SPI of 87.8, with soils consisting primarily of Aazdahl-Formdale-Balaton and Barnes-Svea Loam soil types. The property is planted to corn for the 2026 growing season.







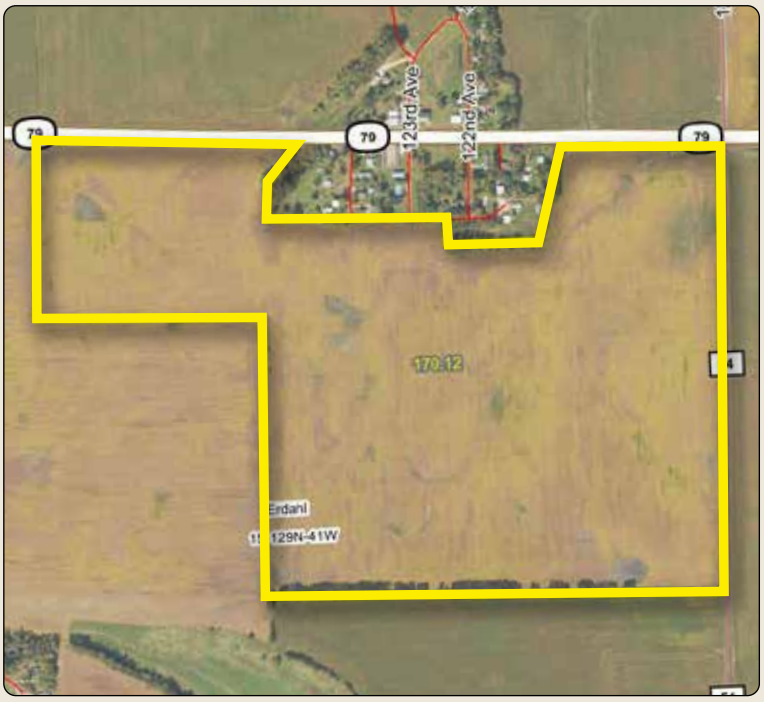


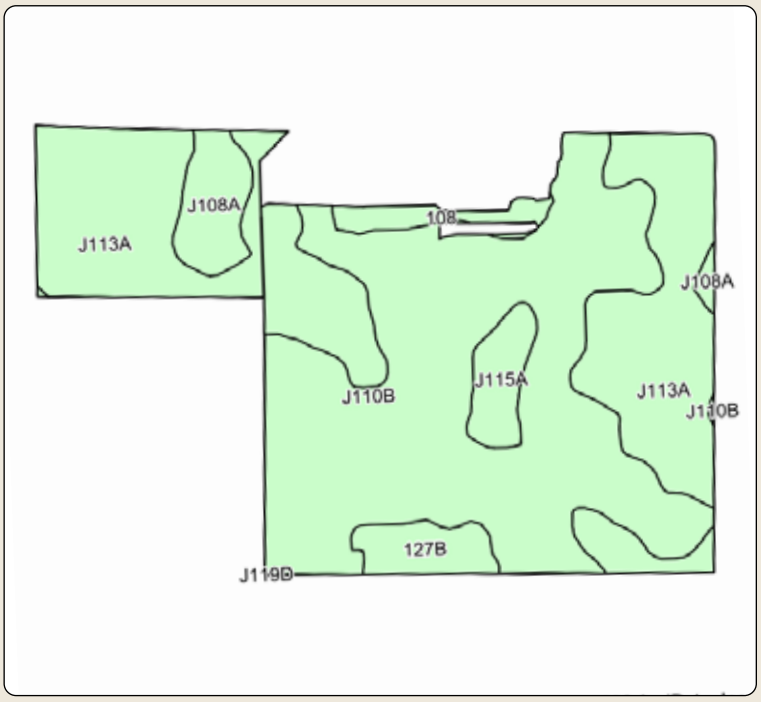


# PARCEL 5 • GRANT COUNTY, MN

**Acres:** 170.12 +/-
**Legal:** NE¼ Less 14.65 Erdahl & NE¼NW¼ 15-129-41
**FSA Crop Acres:** 163.61 +/-
**Taxes (2026):** $6,156.00

| Crop | Base Acres | Yield |
|---|---|---|
| Corn | 105.56 | 136 bu. |
| Soybeans | 58.05 | 40 bu. |
| **Total Base Acres: 163.61** | | |




| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|---|---|---|---|---|---|
| J110B | Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes | 81.84 | 50.1% | IIc | 93 |
| J113A | Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes | 60.99 | 37.3% | IIw | 88 |
| J108A | Aazdahl-Balaton clay loams, 0 to 2 percent slopes | 7.22 | 4.4% | IIc | 97 |
| 127B | Sverdrup sandy loam, 2 to 6 percent slopes | 5.14 | 3.1% | IIIe | 49 |
| J115A | Flom-Hamerly complex, 0 to 2 percent slopes | 5.07 | 3.1% | IIIw | 90 |
| 108 | McIntosh silt loam, 1 to 3 percent slopes | 3.35 | 2.0% | IIs | 90 |
| | | | | ***Weighted Average*** | **89.8** |

# PARCEL 5 • GRANT COUNTY, MN

This is highly productive cropland with an SPI of 89.8, mostly Aazdahl-Formdale-Balaton soils. It is planted to corn in 2026.











# TERMS AND 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 12/31/26. 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 December 31, 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.***


Pifer's
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