

# Pifer's



491.04 +/- FSA CROP ACRES | \$2,826,250

## 638.07 ACRES

### LAMOURE & RANSOM COUNTIES, ND

Pifer's Auction & Realty  
1506 29th Ave S. • Moorhead, MN 56560  
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# 638.07 ACRES

# LISTED PRICE \$2,826,250

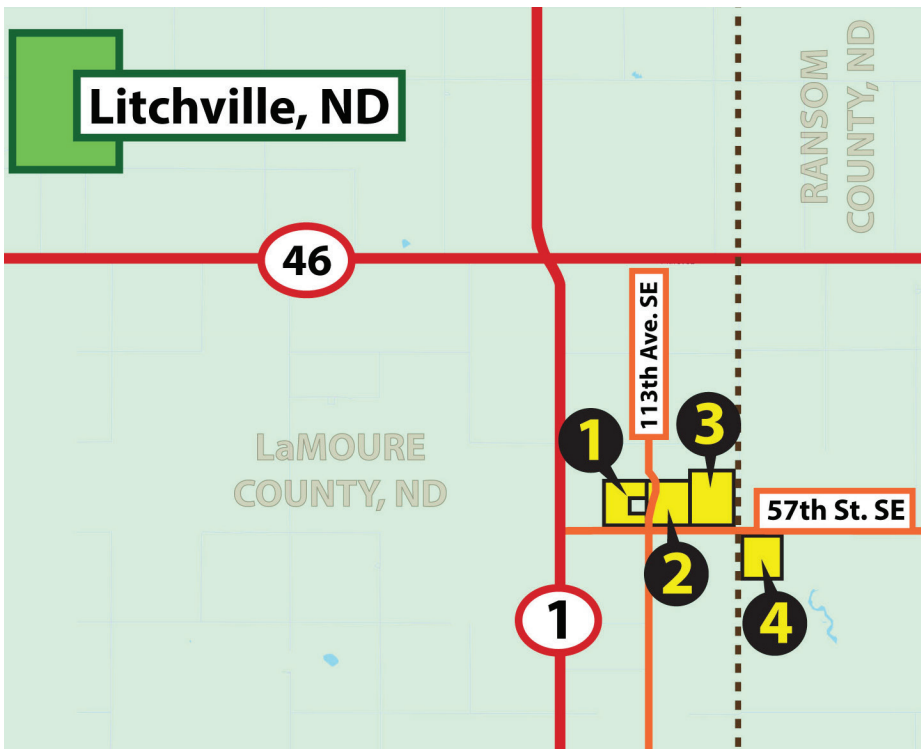
## LAMOURE & RANSOM COUNTIES, ND

## PROPERTY INFORMATION

This Pifer's land auction features 638.07 +/- acres in LaMoure and Ransom Counties, ND. This auction features a stunning mix of productive cropland, lush pastureland, and wildlife habitat. Each parcel has productive class II loam soils, mostly Barnes-Svea and Barnes-Cresbard soils, and have been planted with corn for 2026. Each parcel also features excellent access along 57th St. SE. This land has been in the Mennis family for generations, creating a once in a lifetime opportunity to purchase productive cropland in LaMoure and Ransom Counties.

## DRIVING DIRECTIONS

From Litchville, ND, go east on Hwy. #46 for 5 miles to Hwy. #1. Go south on Hwy. #1 for 3 miles to 57th St. SE. Go east on 57th St. SE for 1 mile and this will put you at the SE corner of parcel 1 and the SW of parcel 2. Go an additional mile east on 57th St. SE and this will put you at the SE corner of parcel 3 and NW corner of parcel 4.



**JACK PIFER**

REAL ESTATE AGENT

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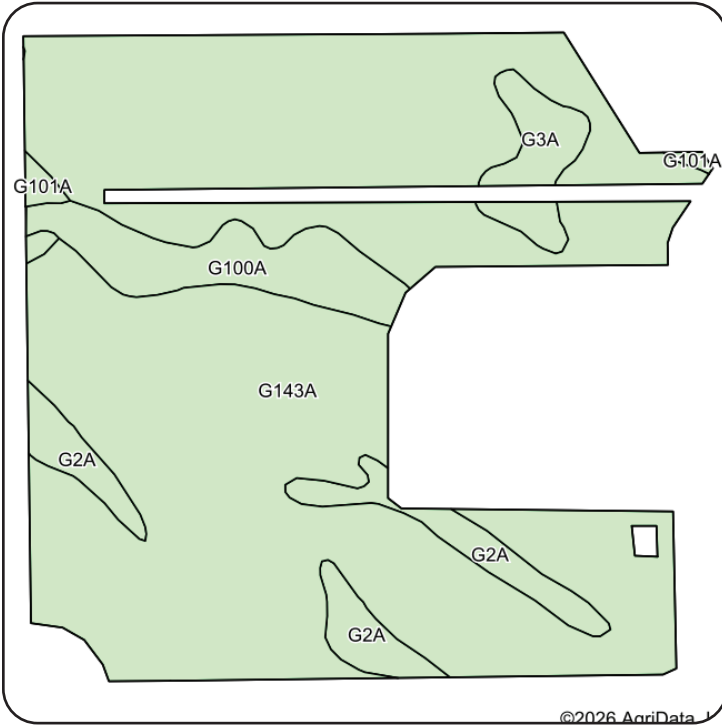


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# PARCEL 1 • LaMOURE COUNTY, ND

Acres: 133.07 +/-  
 Legal: SE¼ Less Farmstead 14-136-59  
 FSA Crop Acres: 123.91 +/-  
 Taxes (2025): \$1,752.15

LISTED PRICE **\$799,330**



## PARCELS 1 - 3 COMBINED

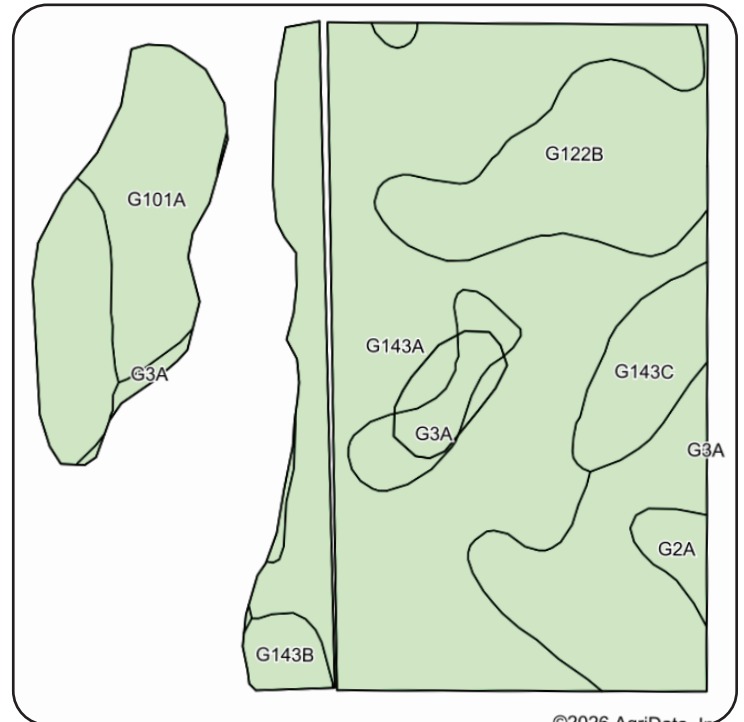
| Crop                     | Base Acres | Yield   |
|--------------------------|------------|---------|
| Corn                     | 121.79     | 121 bu. |
| Soybeans                 | 70.95      | 30 bu.  |
| Total Base Acres: 192.74 |            |         |

| Code             | Soil Description                               | Acres  | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|------------------------------------------------|--------|------------------|------------------|--------------------|
| G143A            | Barnes-Svea loams, 0 to 3 percent slopes       | 103.25 | 83.6%            | IIc              | 85                 |
| G100A            | Hamerly-Tonka complex, 0 to 3 percent slopes   | 7.95   | 6.4%             | Ile              | 61                 |
| G2A              | Tonka silt loam, 0 to 1 percent slopes         | 7.85   | 6.3%             | IVw              | 42                 |
| G3A              | Parnell silty clay loam, 0 to 1 percent slopes | 3.62   | 2.9%             | Vw               | 25                 |
| G101A            | Hamerly-Wyard loams, 0 to 3 percent slopes     | 0.97   | 0.8%             | Ile              | 74                 |
| Weighted Average |                                                |        |                  |                  | 78.9               |

# PARCEL 2 • LaMOURE COUNTY, ND

Acres: 160 +/-  
Legal: SW¼ 13-136-59  
FSA Crop Acres: 117.36 +/-  
Wetland Acres: 35.62 +/-  
Taxes (2025): \$1,711.80

LISTED PRICE **\$720,670**



## PARCELS 1 - 3 COMBINED

| Crop                     | Base Acres | Yield   |
|--------------------------|------------|---------|
| Corn                     | 121.79     | 121 bu. |
| Soybeans                 | 70.95      | 30 bu.  |
| Total Base Acres: 192.74 |            |         |

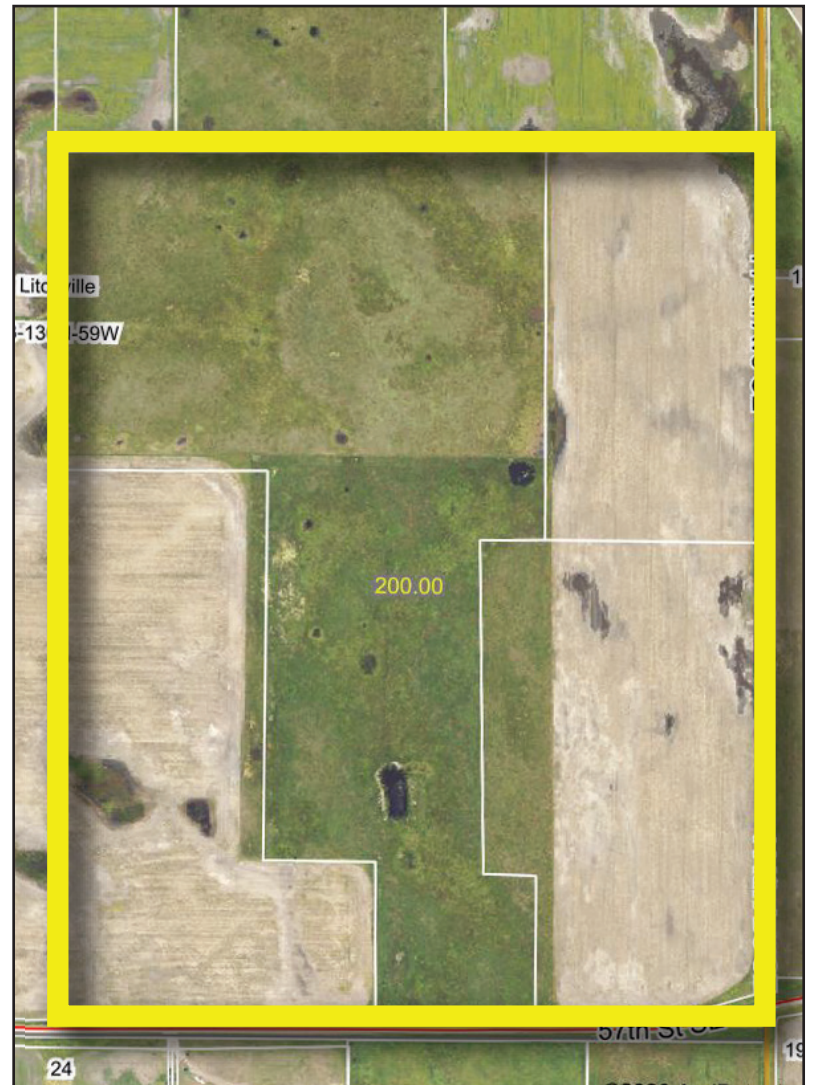
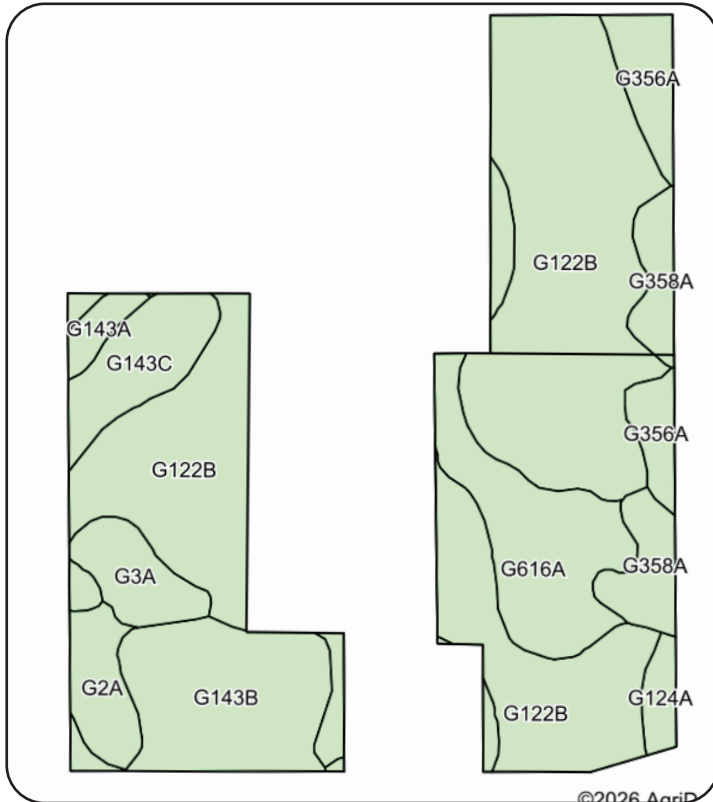
| Code             | Soil Description                                 | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|--------------------------------------------------|-------|------------------|------------------|--------------------|
| G143A            | Barnes-Svea loams, 0 to 3 percent slopes         | 64.44 | 54.9%            | IIc              | 85                 |
| G122B            | Barnes-Cresbard loams, 3 to 6 percent slopes     | 27.65 | 23.6%            | Ile              | 76                 |
| G101A            | Hamerly-Wyard loams, 0 to 3 percent slopes       | 10.83 | 9.2%             | Ile              | 74                 |
| G143C            | Barnes-Buse-Langhei loams, 6 to 9 percent slopes | 5.57  | 4.7%             | IVe              | 57                 |
| G3A              | Parnell silty clay loam, 0 to 1 percent slopes   | 5.12  | 4.4%             | Vw               | 25                 |
| G143B            | Barnes-Svea loams, 3 to 6 percent slopes         | 1.98  | 1.7%             | Ile              | 79                 |
| G2A              | Tonka silt loam, 0 to 1 percent slopes           | 1.77  | 1.5%             | IVw              | 42                 |
| Weighted Average |                                                  |       |                  |                  | 77.2               |



# PARCEL 3 • LaMOURE COUNTY, ND

Acres: 200 +/-  
 Legal: S½S½NE¼ & SE¼ 13-136-59  
 FSA Crop Acres: 108.14 +/-  
 Pasture Acres: 86.62 +/-  
 Taxes (2025): \$1,313.83

LISTED PRICE **\$690,650**



## PARCELS 1 - 3 COMBINED

| Crop                     | Base Acres | Yield   |
|--------------------------|------------|---------|
| Corn                     | 121.79     | 121 bu. |
| Soybeans                 | 70.95      | 30 bu.  |
| Total Base Acres: 192.74 |            |         |

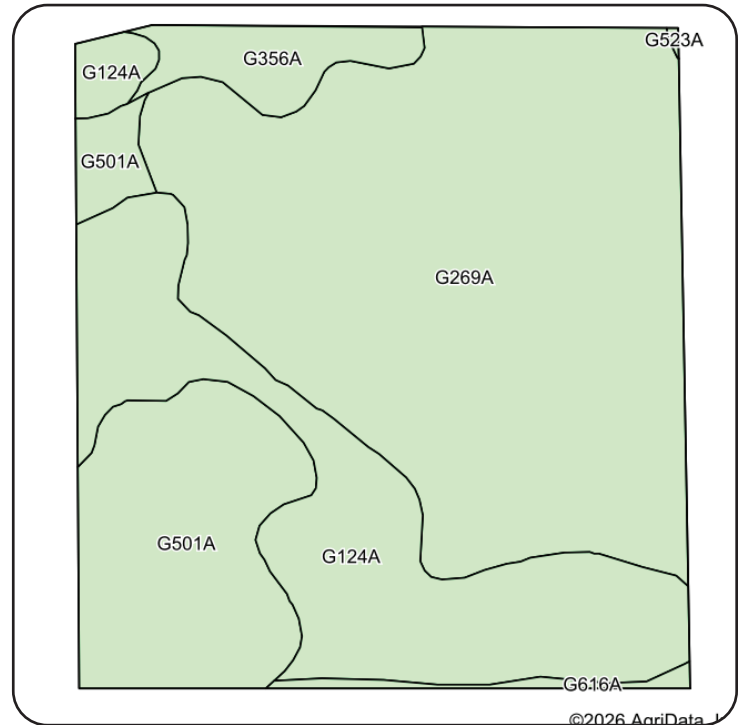
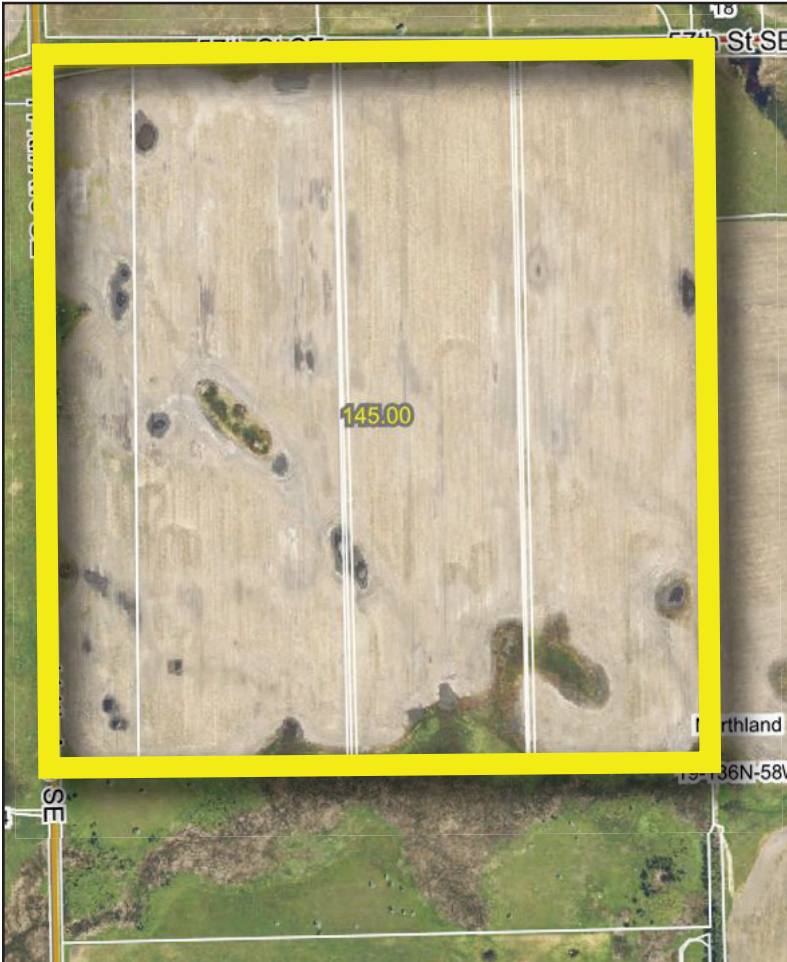
| Code             | Soil Description                                     | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|------------------------------------------------------|-------|------------------|------------------|--------------------|
| G122B            | Barnes-Cresbard loams, 3 to 6 percent slopes         | 57.41 | 53.0%            | Ile              | 76                 |
| G616A            | Cathay-Larson loams, 0 to 3 percent slopes, bouldery | 12.52 | 11.6%            | Vlls             | 34                 |
| G143B            | Barnes-Svea loams, 3 to 6 percent slopes             | 11.97 | 11.1%            | Ile              | 79                 |
| G358A            | Letcher fine sandy loam, 0 to 2 percent slopes       | 5.61  | 5.2%             | IVs              | 47                 |
| G143C            | Barnes-Buse-Langhei loams, 6 to 9 percent slopes     | 5.37  | 5.0%             | IVe              | 57                 |
| G356A            | Lemert-Totten complex, 0 to 2 percent slopes         | 5.05  | 4.7%             | VIIs             | 36                 |
| G3A              | Parnell silty clay loam, 0 to 1 percent slopes       | 3.81  | 3.5%             | Vw               | 25                 |
| G2A              | Tonka silt loam, 0 to 1 percent slopes               | 3.62  | 3.3%             | IVw              | 42                 |
| G124A            | Cresbard-Cavour loams, 0 to 3 percent slopes         | 1.49  | 1.4%             | IIIIs            | 57                 |
| G143A            | Barnes-Svea loams, 0 to 3 percent slopes             | 1.29  | 1.2%             | IIc              | 85                 |
| Weighted Average |                                                      |       |                  |                  | 64.1               |



# PARCEL 4 • RANSOM COUNTY, ND

Acres: 145 +/-  
Legal: NW¼ 19-136-58  
FSA Crop Acres: 141.63 +/-  
Taxes (2025): \$1,264.83

LISTED PRICE **\$615,600**

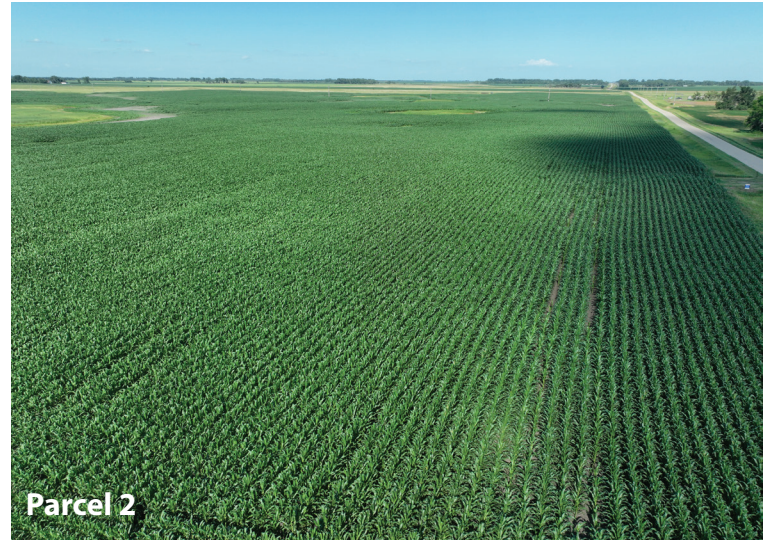


| Crop                    | Base Acres | Yield   |
|-------------------------|------------|---------|
| Corn                    | 52.55      | 121 bu. |
| Soybeans                | 30.61      | 30 bu.  |
| Total Base Acres: 83.16 |            |         |

| Code             | Soil Description                                                               | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|--------------------------------------------------------------------------------|-------|------------------|------------------|--------------------|
| G269A            | Fordville-Renshaw loams, 0 to 2 percent slopes                                 | 77.42 | 54.6%            | IIIIs            | 54                 |
| G124A            | Cresbard-Cavour loams, 0 to 3 percent slopes                                   | 33.71 | 23.8%            | IIIIs            | 57                 |
| G501A            | Lankin, terrace-Spottswood, loamy substratum loams, 0 to 2 percent slopes      | 23.58 | 16.6%            | IIc              | 87                 |
| G356A            | Lemert-Totten complex, 0 to 2 percent slopes                                   | 5.61  | 4.0%             | VIIs             | 36                 |
| G616A            | Cathay-Larson loams, 0 to 3 percent slopes, bouldery                           | 1.23  | 0.9%             | VIIIs            | 34                 |
| G523A            | Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded | 0.08  | 0.1%             | VIW              | 21                 |
| Weighted Average |                                                                                |       |                  |                  | 59.3               |



# PROPERTY PHOTOS





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Parcel 4

Parcel 3

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