511.73 Acres • Douglas County, MN

Farmland Auction

Monday, November 16, 2026 - 2:00 PM

Long Lake Lodge • Brandon, MN



OWNER: Wayne Lund Estate

Pifer's

218.849.3110
www.pifers.com

INTRODUCTION

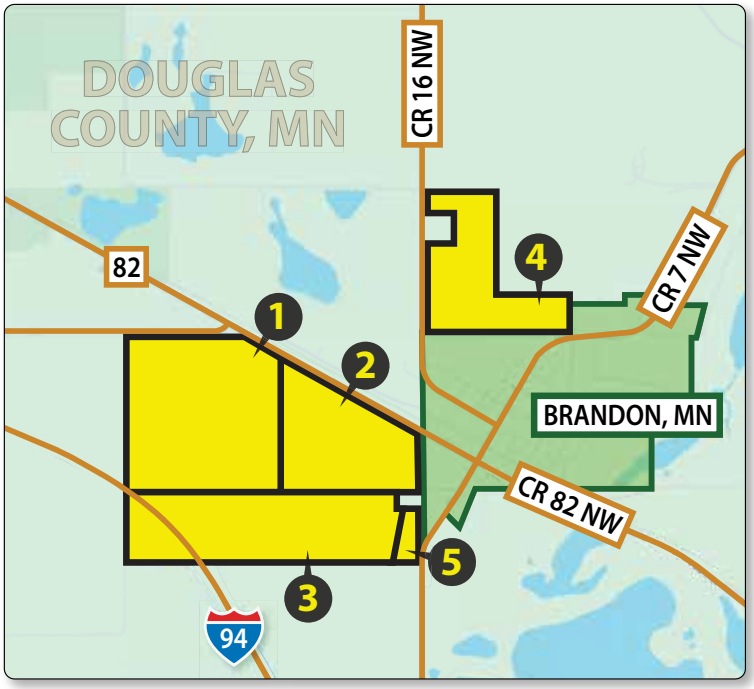
Pifer's Auction & Realty is proud to offer this rare opportunity to purchase 511.73 +/- acres of highly productive farmland in Brandon Township, located in beautiful western Douglas County, Minnesota.

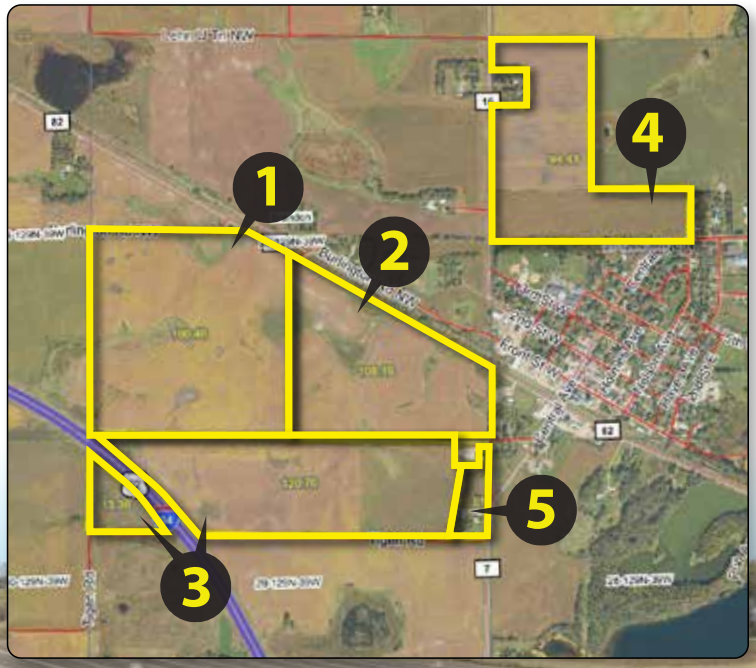
DRIVING DIRECTIONS

From Brandon, MN, travel west on County Rd. 82 NW. Parcels 1 and 2 are located along County Rd. 82 NW, west of County Rd. 16 NW. Parcels 3 and 5 are located southwest of Brandon near the intersection of County Rd. 16 NW and County Rd. 82 NW. Parcel 4 is located just north of Brandon along County Rd. 16 NW.

PROPERTY HIGHLIGHTS

- Productive cropland with a history of consistently strong yields
- Easy parcel access and convenient access to local markets
- Potential development opportunities adjoining the City of Brandon
- Four adjoining parcels for added convenience
- A 10.5-acre farmstead featuring:
  - 3 Bedroom ranch-style home with a full basement
  - Attached two-car garage
  - Large machine shed
  - Livestock barn

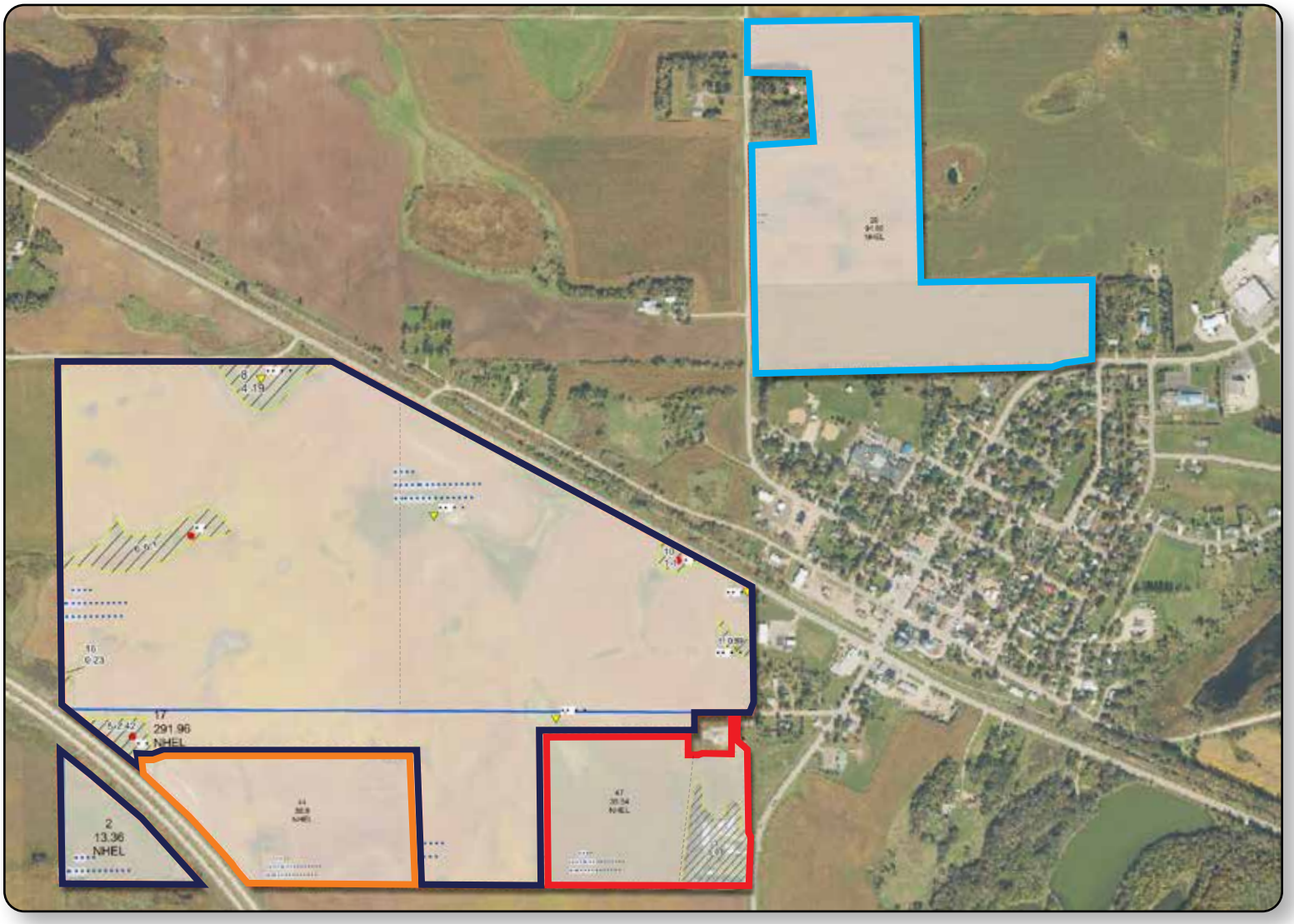






Troy Johnsrud | 218.849.3110 | tjohnsrud@pifers.com

OVERALL PROPERTY



Parcels 1, 2 and 3 Combined		
Crop	**Base Acres**	**Yield**
Oats	0.02	57 bu.
Corn	140.24	136 bu.
Soybeans	163.59	36 bu.
Total Base Acres: 303.85		

Parcel 3		
Crop	**Base Acres**	**Yield**
Corn	18.18	123 bu.
Soybeans	20.76	33 bu.
Total Base Acres: 38.94		

Parcel 4		
Crop	**Base Acres**	**Yield**
Corn	41.78	123 bu.
Soybeans	47.69	33 bu.
Total Base Acres: 89.47		

Pracels 3 & 5		
Crop	**Base Acres**	**Yield**
Corn	16.20	123 bu.
Soybeans	18.49	33 bu.
Total Base Acres: 34.69		

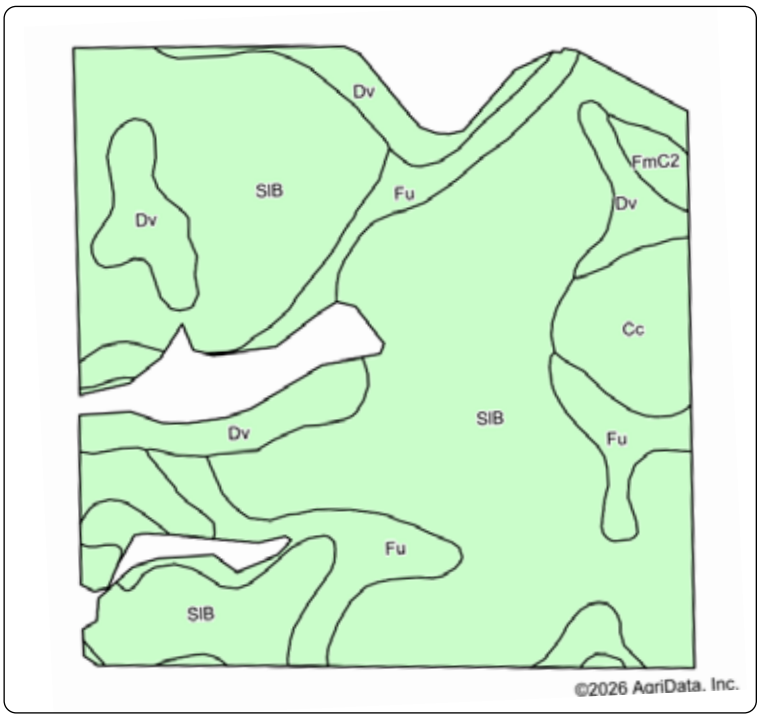
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PARCEL 1

Acres: 159.97 +/-
Legal: SW¼ HWY 20-129-39
Crop Acres: 142.31 +/-
Taxes (2026): $2,306.00

This parcel contains approximately 142.31 +/- acres of productive cropland, predominantly featuring Sinai clay-type soils with 2–6% slopes. The Soil Productivity Index (SPI) is 83.1, indicating solid yield potential for a variety of crops.





Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
SlB	Sinai clay, 2 to 6 percent slopes	96.83	67.8%	IIIe	89
Fu	Fulda silty clay, 0 to 2 percent slopes	20.16	14.1%	IIw	86
Dv	Dovray mucky silty clay	16.68	11.7%	IIIw	82
Cc	Cathro muck, occasionally ponded, 0 to 1 percent slopes	7.58	5.3%	VIw	5
FmC2	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	1.60	1.1%	IIIe	80
				Weighted Average	**83.2**



PARCEL 2

Acres: 112 +/-
Legal: SE¼ of RR 20-129-39
Crop Acres: 96.69 +/-
Taxes (2026): $ 1,742.00

This parcel features approximately 96.69 +/- acres of cropland, predominantly featuring Sinai clay-type soils with 2–6% slopes. The Soil Productivity Index (SPI) is 79.6, indicating strong yield potential for a variety of crops.





Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
SlB	Sinai clay, 2 to 6 percent slopes	61.84	64.0%	IIIe	89
Dv	Dovray mucky silty clay	14.45	14.9%	IIIw	82
Cc	Cathro muck, occasionally ponded, 0 to 1 percent slopes	8.83	9.1%	VIw	5
Fu	Fulda silty clay, 0 to 2 percent slopes	7.75	8.0%	IIw	86
FmC2	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	3.82	4.0%	IIIe	80
				Weighted Average	**79.7**



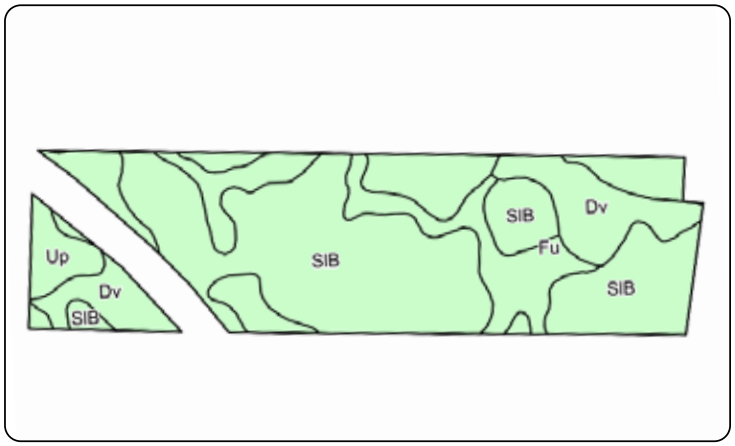
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PARCEL 3

Acres: 135.42 +/-
Legal: N½ Excluding Hwy & less farmstead 29-129-39
Crop Acres: 133.03 +/-
Taxes (2026): $2,034.00

This parcel features approximately 133.03 +/- acres of cropland, predominantly featuring Sinai clay-type soils with 2–6% slopes. The Soil Productivity Index (SPI) is 86.7, indicating strong yield potential for a variety of crops.





Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
SlB	Sinai clay, 2 to 6 percent slopes	83.75	62.9%	IIIe	89
Dv	Dovray mucky silty clay	22.51	16.9%	IIIw	82
Fu	Fulda silty clay, 0 to 2 percent slopes	21.77	16.4%	IIw	86
Up	Urness mucky silty clay loam, occasionally ponded, 0 to 1 percent slopes	5.01	3.8%	IIIw	69
				Weighted Average	**86.6**

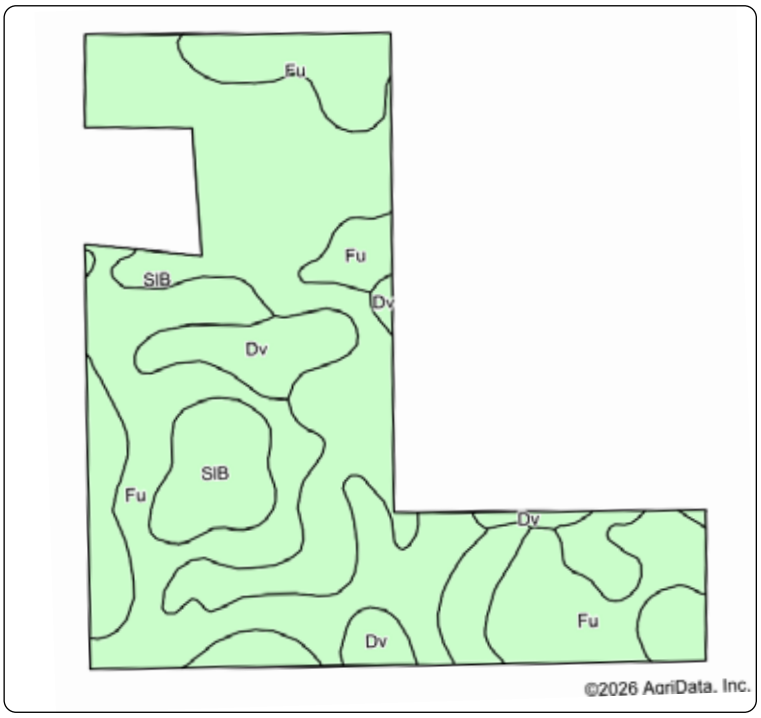


PARCEL 4

Acres: 93.83 +/-
Legal: W¼ Less Farmstead & S½SE¼NW¼ 21-129-39
FSA Crop Acres: 91.68 +/-
Taxes (2026): $1,634.00

This parcel features approximately 91.68 +/- acres of cropland, predominantly featuring Sinai clay-type soils with 2–6% slopes. The Soil Productivity Index (SPI) is 87.2, indicating strong yield potential for a variety of crops.





Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
SlB	Sinai clay, 2 to 6 percent slopes	45.97	50.3%	IIIe	89
Fu	Fulda silty clay, 0 to 2 percent slopes	38.65	42.3%	IIw	86
Dv	Dovray mucky silty clay	6.81	7.4%	IIIw	82
			Weighted Average		**87.2**



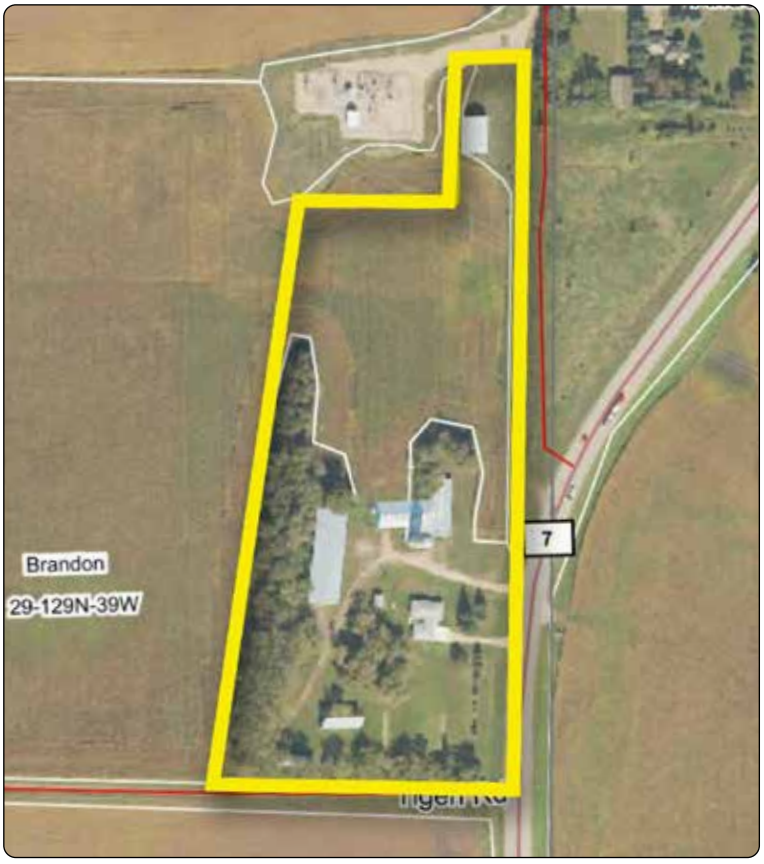
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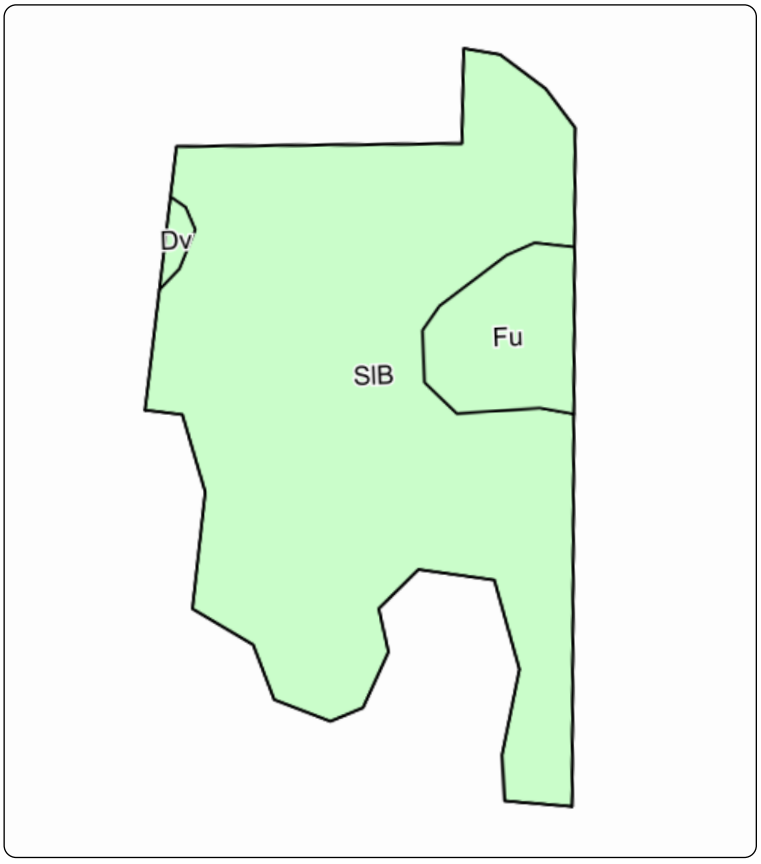
PARCEL 5 - FARMSTEAD

Acres: 10.51 +/-
Legal: Farmstead in NE¼NE¼ 29-129-39
Crop Acres: 3.71 +/-
Taxes (2026): $1,710.00

This well-kept, modern farmstead includes approximately 3.71 +/- acres of cropland, predominantly featuring Sinai clay-type soils with 2–6% slopes. The Soil Productivity Index (SPI) is 79.6, indicating another strong yield potential for a variety of crops.

The farmstead features a ranch-style, three-bedroom, one-bath home with an attached two-car garage, a large machine shed, a wood-built machine shed, small grain bins, and a modern livestock barn. Conveniently located on a paved road just half a mile from the City of Brandon and 1.5 miles from Interstate 94 (exit 90).





Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
SlB	Sinai clay, 2 to 6 percent slopes	3.35	90.3%	IIIe	89
Fu	Fulda silty clay, 0 to 2 percent slopes	0.36	9.7%	IIw	86
				Weighted Average	**88.7**

PHOTOS













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PHOTOS













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 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.

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