404.97 Acres • Fallon County, MT

Land Lease Auction

Written Bids Due:

November 16, 2026 - 5:00 PM (CT)



OWNER: Beckers

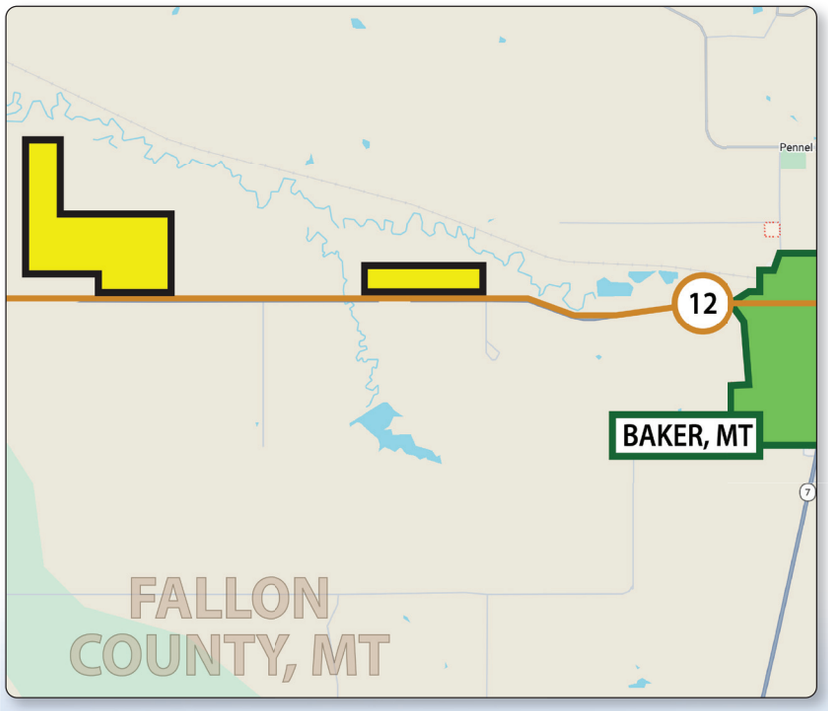
Pifer's LAND MANAGEMENT

406.480.0011
www.pifers.com

INTRODUCTION

Pifer's Land Management is accepting written bids specifying a dollar amount per acre to lease 359.73 +/- acres of cropland and 36.87 +/- acres of mixed hayland for the 2027–2028 growing seasons. The lease term will begin January 1, 2027, subject to landowner approval. Please submit your highest and final bid, as there will be no opportunity to increase it after submission.

Located just 4.5 miles west of Baker, Montana, this property offers excellent access from Highway 12 and John Deere Lane. The cropland has a history of producing spring wheat, winter wheat, and other small grains. The mixed hayland has a history of being planted into spring wheat, oats, alfalfa, and other native grasses. This lease offers an excellent opportunity to expand an existing farming operation or establish a new one.



Closed bids are due Monday, November 16th at 5:00 PM (CT) and can be submitted by text or email using the bidding form.

DRIVING DIRECTIONS

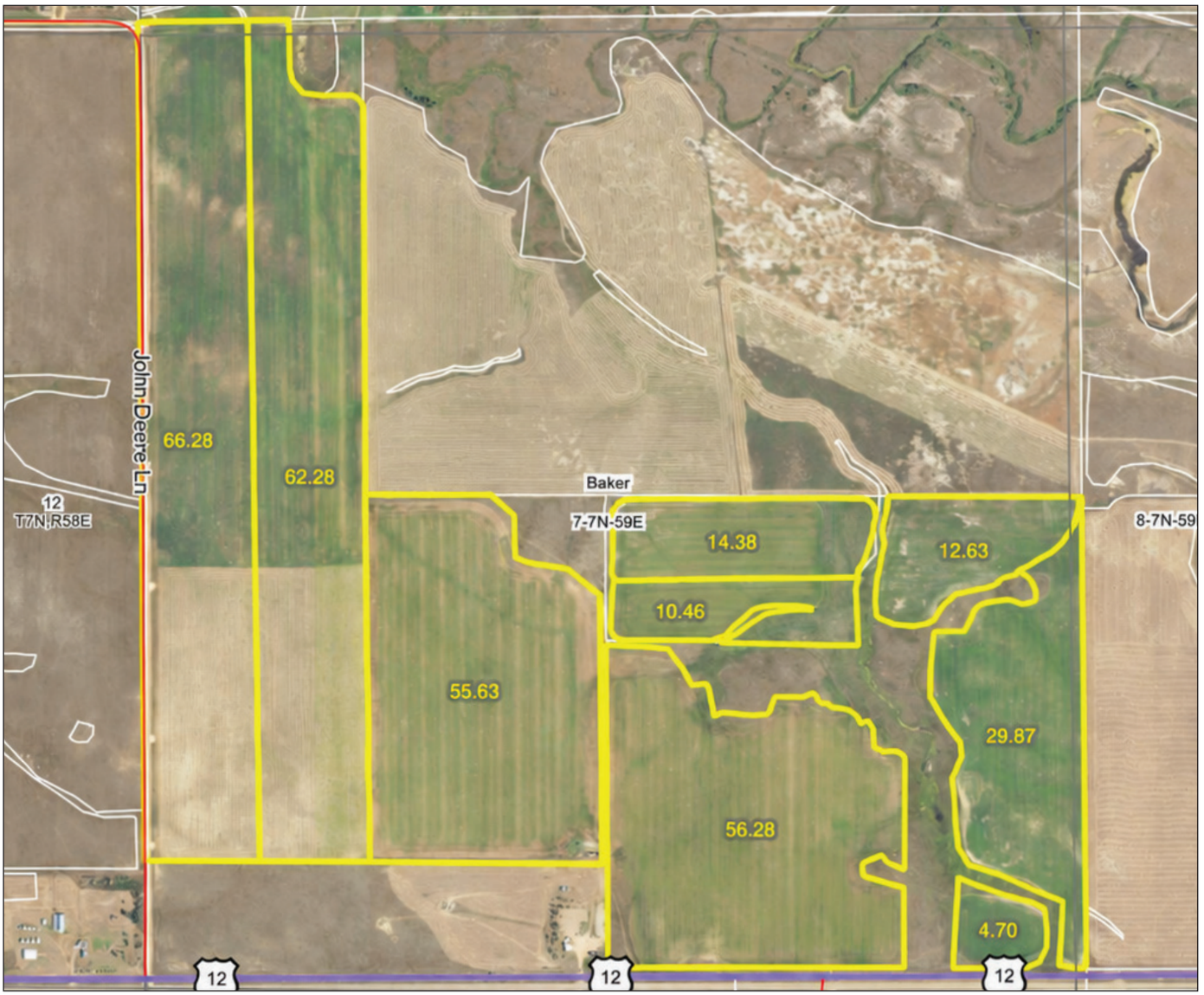
From Baker, MT, travel west on Hwy. #12 for approximately 4.5 miles. The property will be on the north side of the highway.



Jared Steinbeisser | 406.480.0011 | jsteinbeisser@pifers.com

PROPERTY INFORMATION

Legal: 7-7-59 & 9-7-59
Crop Acres: 359.73 +/-
Hay Acres: 36.87 +/-





www.pifers.com 406.480.0011 jsteinbeisser@pifers.com

BID FORM

1. All written bids must be received before 5:00 p.m. (CT) on November 16th, 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: Jared Steinbeisser • 406.480.0011 • jsteinbeisser@pifers.com

Private Party Property	Price/Acre
404.97 +/- Acres	

Name:_____

Address: _____City:_____

State:_____Zip:_____

Phone:_____Email:_____

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