



4,544.9 +/- Acres • Fallon County, MT

Premier Montana Ranch

LAND AUCTION

Wednesday, May 1, 2024 – 2:00 p.m. (MT)

Location: Fallon County Fairgrounds (Exhibit Hall) • Baker, MT



OWNER: Roberta J. Engesser Revocable Trust

www.pifers.com | 701.523.7366

Dear Prospective Buyers

This Pifer's Premier Montana Land Auction stands alone, offering one of the most significant opportunities the region has witnessed in years. This remarkable estate, spanning over 5,184 +/- acres, comprises 4,544 +/- total acres and an additional 640 +/- acres of BLM grazing land, presenting an unmatched investment opportunity in agricultural productivity, big-game hunting, and breathtaking natural Montana landscapes.

What sets this ranch apart is not only its vast expanse but also its remarkable self-sufficiency. With cropland primed for production of small grains and supplemental livestock feedstuffs, alongside flourishing native and introduced grasses that dominate the rolling terrain of these sprawling pastures, this ranch completes a full circle of livestock production for a year-round operation.

Under the stewardship of dedicated tenants, this land has been meticulously managed and maintained, ensuring its continued vigor and productivity. Strategically built fences facilitate efficient grazing rotations, maximizing the utilization of the multiple water sources positioned throughout the property.

Moreover, the abundance of natural water and pipeline water systems not only sustains the thriving livestock but also nurtures a diverse array of wildlife, enriching the diversity of this tremendous ranch.

Conveniently, this property is located just 3 miles northwest of Baker, Montana, with good access from Pennel Rd. Each of the five parcels offers excellent accessibility without compromising privacy. It is also important to note that neither the family nor heirs to this property will be bidding on any tracts, ensuring an open playing field for all interested parties.

If you have any questions or in need for further information on this generational ranch, please do not hesitate to reach out. I look forward to seeing you on May 1st!



Andy Mrnak

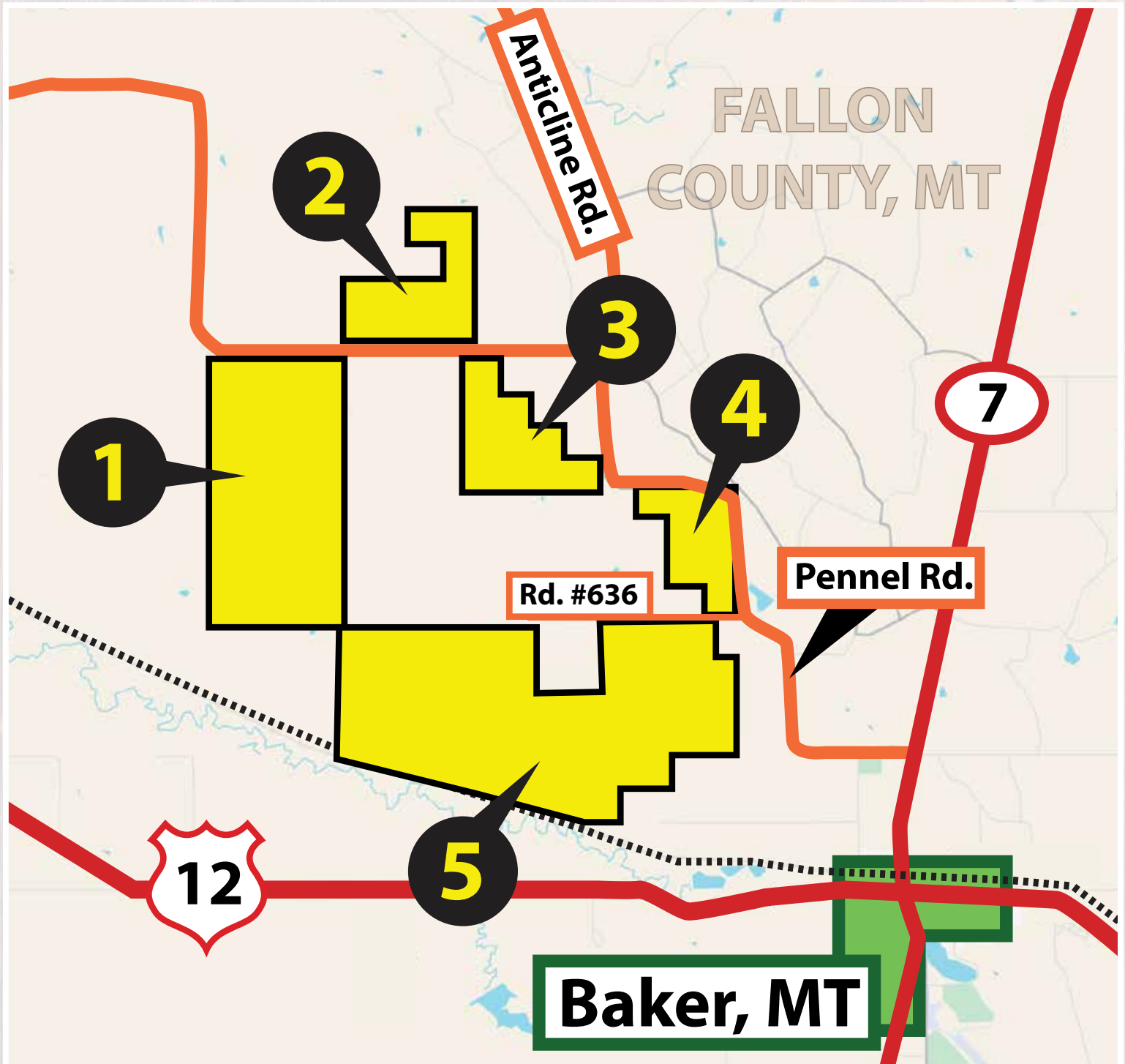
701.206.1095 | andy@pifers.com



Please take note that the sellers will retain all subsurface mineral interests, including but not limited to oil, coal, natural gas, and hydrocarbons, owned as of record. However, the sellers will transfer to the buyer 25% of their easement, royalty, and interest in the ongoing pipeline, electrical transmission line, and cellular tower expansion projects. Notably, the sellers will reserve 75% ownership of these projects exclusively, with no further surface interests reserved in perpetuity.

Driving Directions

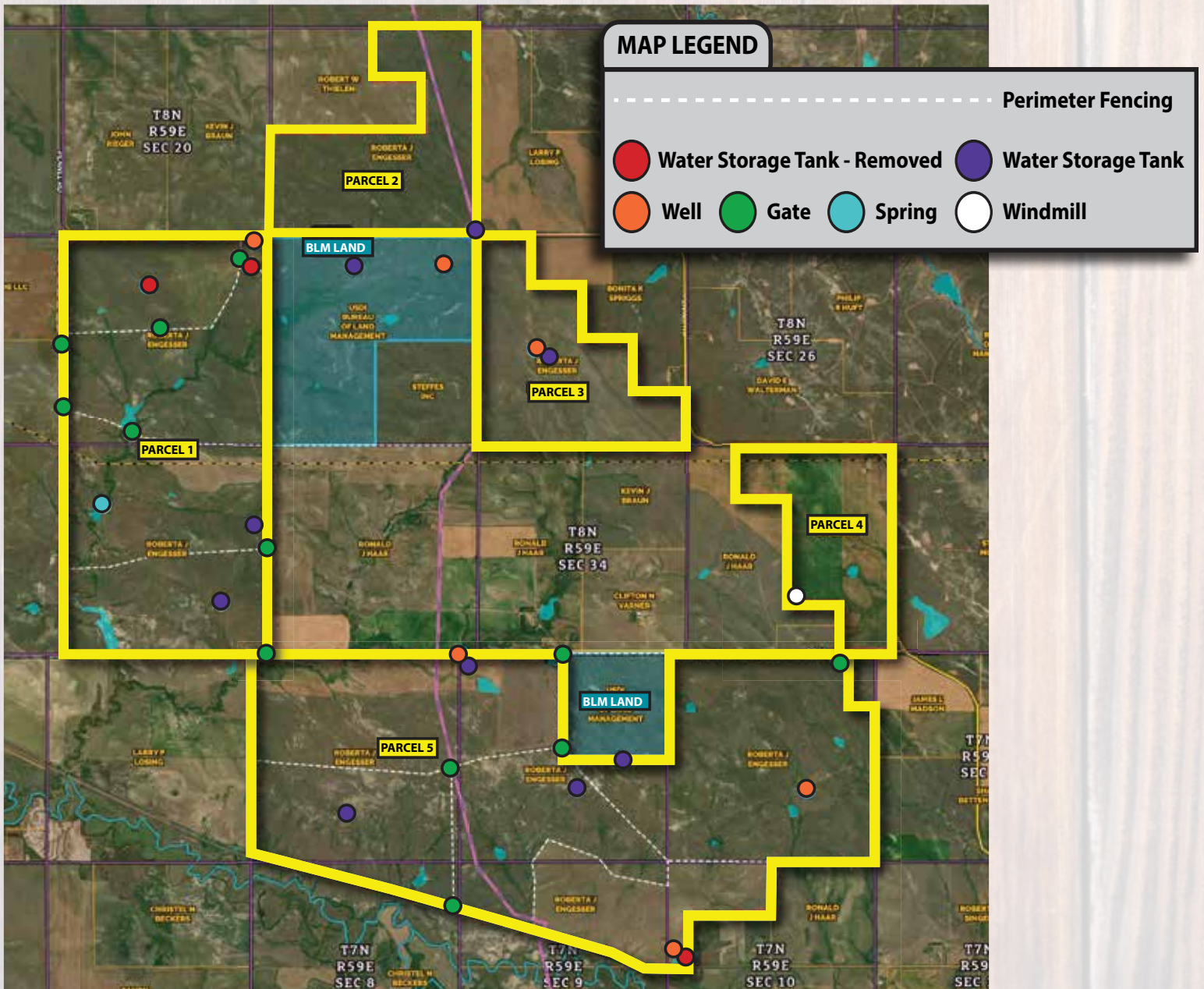
From Baker, MT, drive 1 mile north to Pennel Rd., follow the Pennel Rd. west and north for 2 miles to Rd. #636 intersection. Parcels 4 and 5 are at this intersection. Continue on Pennel Rd. for 2-4 miles for direct access to Parcels 1-3.



Working Ranch Attributes

This ranch seamlessly integrates into its natural surroundings, offering wildlife habitat alongside its role as a fully operational working ranch. The owners' dedicated investment in fence maintenance and water resource enhancement ensures both efficient land management and sustainable grazing practices. With multiple wells connected by pipelines and a network of stock dams strategically dispersed throughout the property, the ranch provides ample water supply to each grazing unit.

Recently leased for summer grazing, the ranch accommodates approximately 300 cow/calf pairs from June through November, with an abundance of forage left over. Through meticulous grassland management, the ranch ensures continuous livestock production by providing ample forage, underscoring its commitment to both economic viability and environmental stewardship.



Community and Surrounding Areas

Baker, Montana, epitomizes progress and vitality, thriving on the pillars of agriculture, oil, gas, and natural resource industries. While many towns in Montana hold on tightly to their Western heritage, Baker embraces it fully, embodying a lifestyle of Western traditions.

This vibrant community hosts a myriad of events each month, with highlights including the renowned Fallon County Fair, widely acclaimed as one of the premier fairs in the Upper Midwest. Beyond its rich cultural tapestry, Baker offers residents and visitors alike a diverse array of shopping and restaurant amenities that provide all of the essentials for its residents and travelers.

For those seeking recreational opportunities, Baker doesn't disappoint. This city surrounds Baker Lake, known for its fishing and water sport activities and shorelines that host a skate park, splash park, and multiple picnic and play areas for families. The community is home to a meticulously maintained airport featuring a 5900 ft. runway, conveniently located near the local country club and golf course. This ensures easy access for aviation enthusiasts and travelers alike.



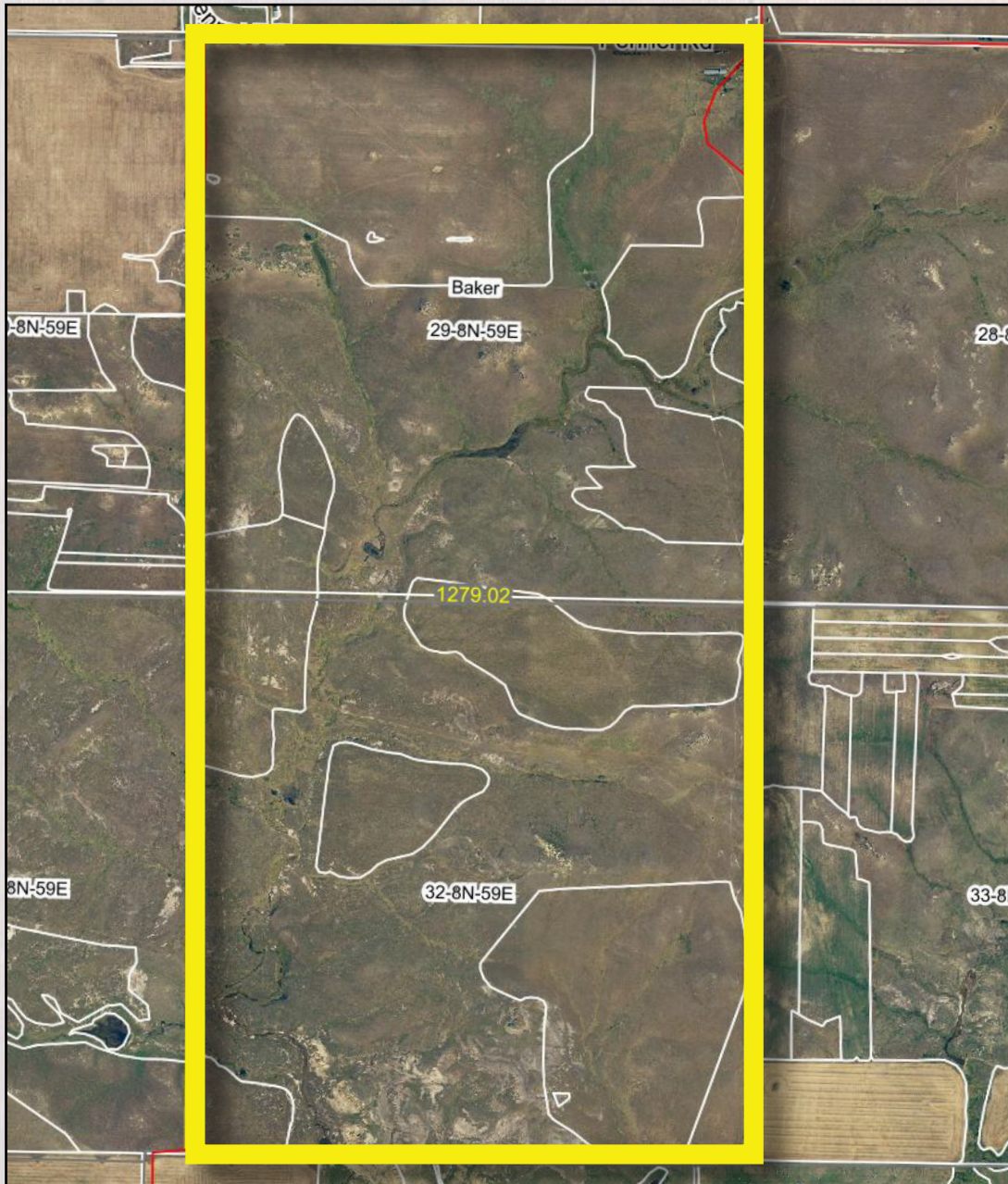
Miles City, Montana
Billings, Montana
Bowman, North Dakota
Spearfish, South Dakota

80 miles west
220 miles west
45 miles east
160 miles south

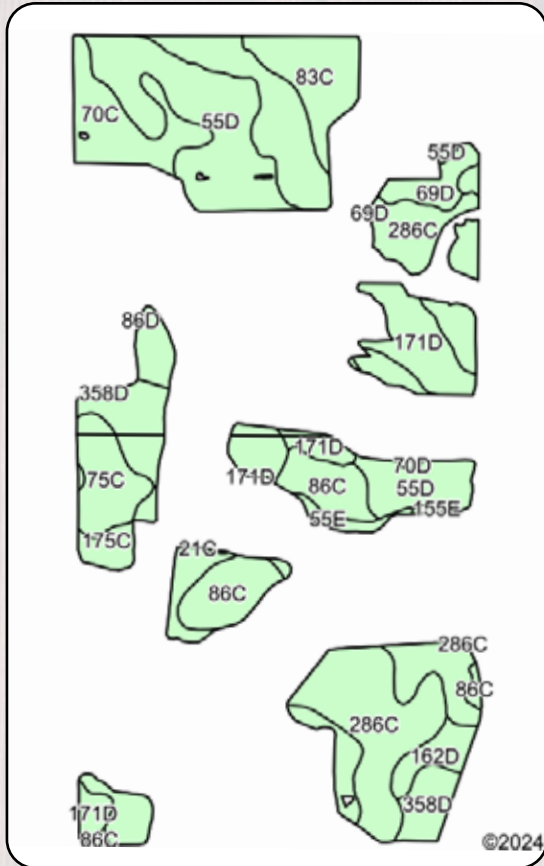
Parcel 1 Information

Acres: 1,279.02 +/-
Legal: Section 29-8-59 & Section 32-8-59
Grazing Acres: 1,279.02 +/-
Taxes (2023): \$919.05

This expansive parcel showcases two full sections of lush grasslands, divided into four rotating pastures across its rolling terrain. Its landscape is enhanced by the presence of four sizable low bottom stock dams and two pipeline-fed water tanks, sourced from a well located in Parcel 5. Additionally, this parcel features the original ranch headquarters that includes it's own well and nice quonset building.



Parcel 1 FSA Crop Soils



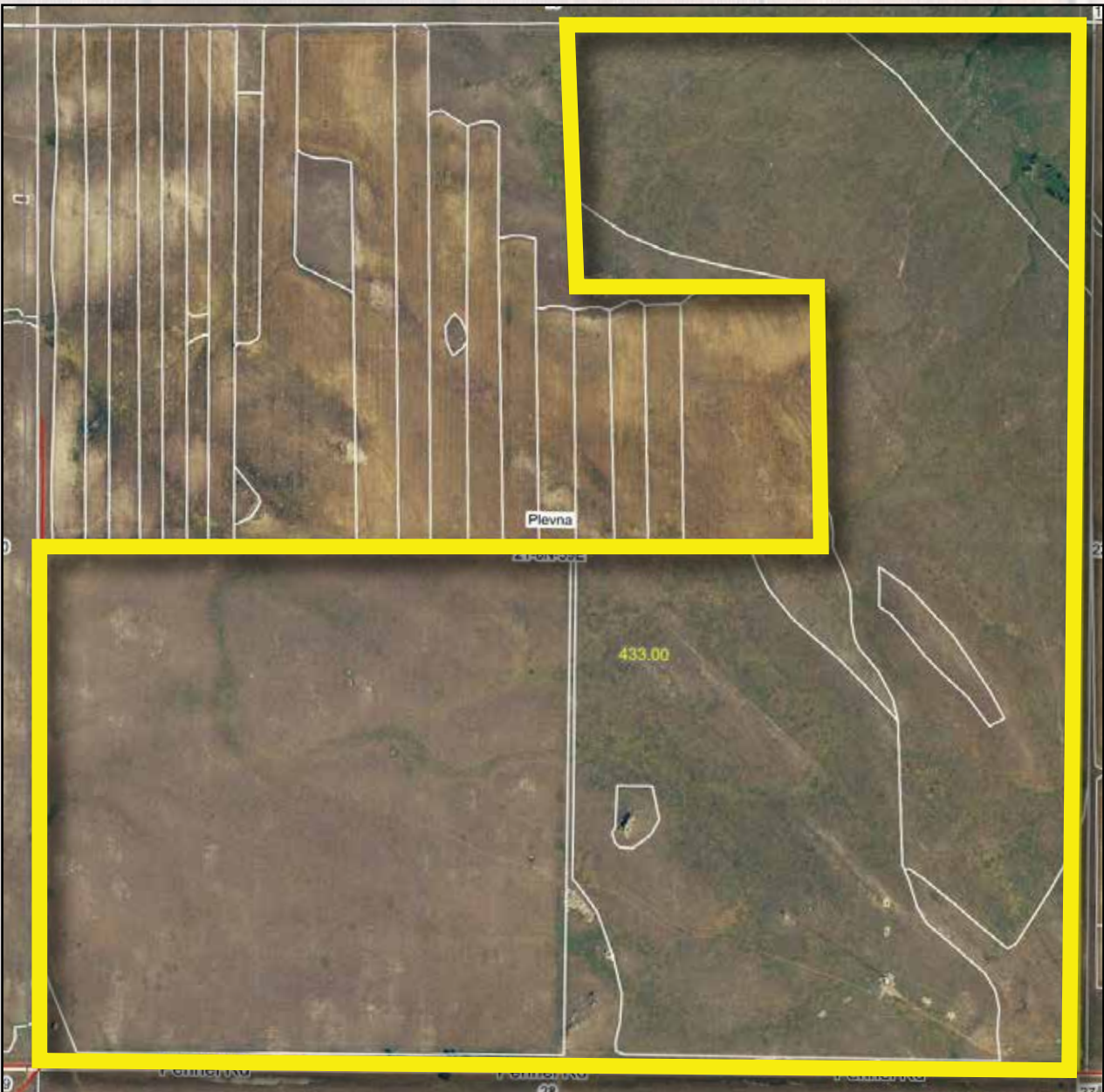
Crop	Base Acres	Yield
Wheat	346.85	22 bu.
Total Base Acres: 346.85		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
55D	Blacksheep-Twilight fine sandy loams, complex, 8 to 15 percent slopes	91.44	18.0%	IVe	
286C	Yamacall-Delpoint loams, warm, 2 to 8 percent slopes	84.34	16.6%	IIIe	IIIe
70C	Busby fine sandy loam, warm, 2 to 8 percent slopes	70.02	13.8%	IVe	IVe
171D	Delpoint-Cabbart complex, 8 to 15 percent slopes	53.28	10.5%	IVe	IVe
21C	Parchin fine sandy loam, 2 to 8 percent slopes	39.10	7.7%	IVe	
86C	Yamacall loam, warm, 2 to 8 percent slopes	38.34	7.5%	IIIe	IIIe
83C	Chinook sandy loam, 2 to 8 percent slopes	28.29	5.6%	IVe	IVe
75C	Archin-Absher complex, 2 to 8 percent slopes	22.93	4.5%	VI s	VI s
358D	Neldore-Bascovy clays, 4 to 15 percent slopes	22.65	4.5%	VIe	
175C	Archin loam, 2 to 8 percent slopes	19.30	3.8%	IVe	
69D	Twilight fine sandy loam, 8 to 15 percent slopes	11.06	2.2%	IVe	
162D	Yawdim silty clay loam, 4 to 15 percent slopes	10.98	2.2%	VIe	
166C	Ethridge loam, 2 to 8 percent slopes	9.70	1.9%	IIIe	IIIe
55E	Twilight-Blacksheep fine sandy loams, 15 to 45 percent slopes	4.48	0.9%	VIIe	
155E	Blacksheep-Rock outcrop complex, 25 to 50 percent	1.62	0.3%	VIIe	
70D	Busby fine sandy loam, warm, 8 to 15 percent slopes	0.80	0.2%	IVe	IVe
86D	Yamacall loam, warm, 8 to 15 percent slopes	0.12	0.0%	IIIe	IIe

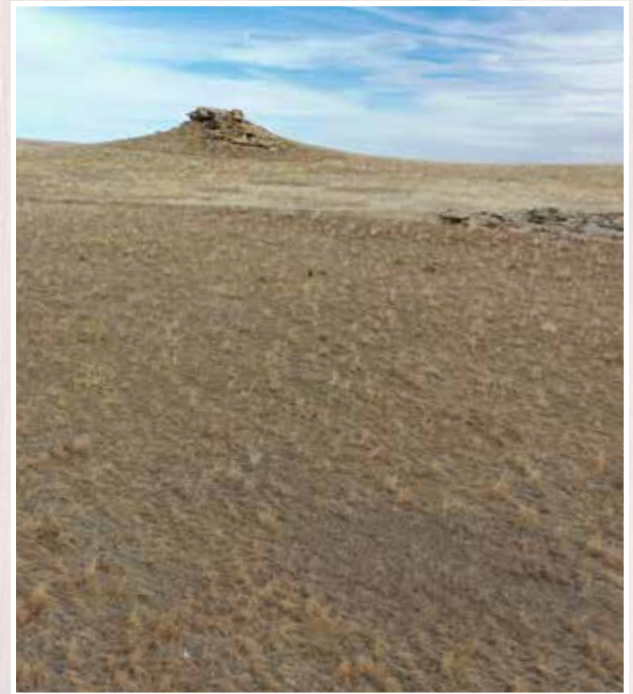
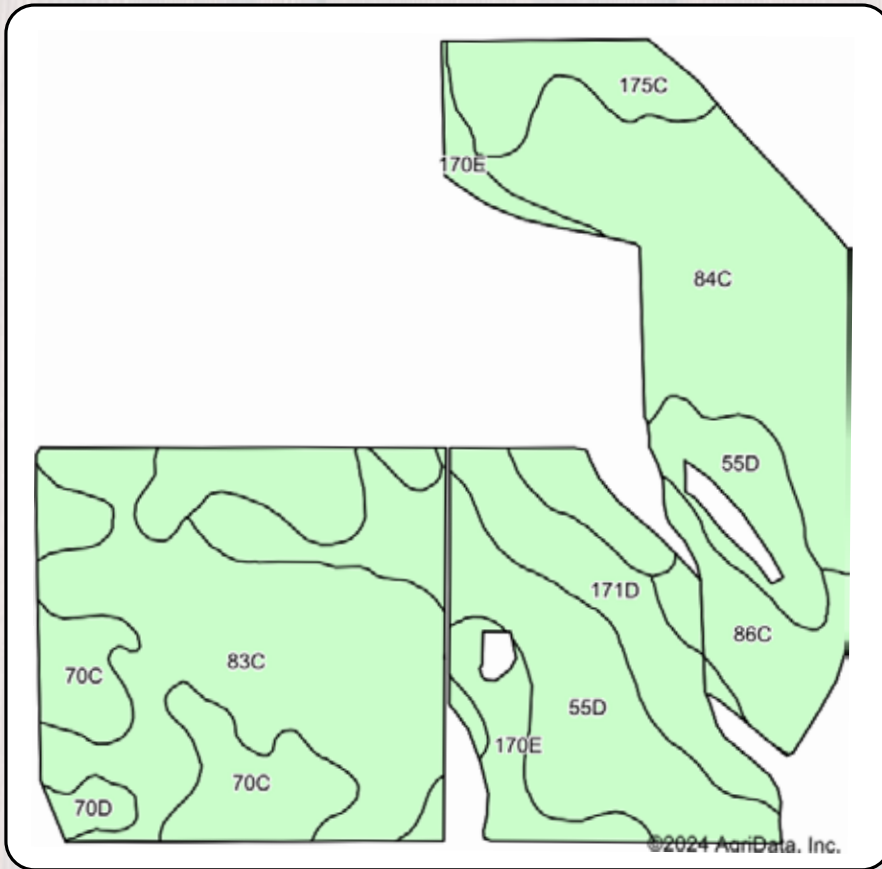
Parcel 2 Information

Acres: 433 +/-
Legal: S $\frac{1}{2}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$ & E $\frac{1}{2}$ NE $\frac{1}{4}$ 21-8-59
Grazing Acres: 430 +/-
Taxes (2023): \$406.08

Parcel 2 presents yet another highly productive tract of grazing land consisting of 433 +/- acres. While some of this property was previously used for crop production, it now serves primarily as pastureland. In the southeast corner of the parcel is a water tank, supplied by the well located in Parcel 3. Furthermore, Parcel 2 boasts exceptional accessibility, with Pennel Rd. running along its entire southern boundary. Additionally, the tract is home to a Cellular Tower, further enhancing its utility and potential.



Parcel 2 FSA Crop Soils

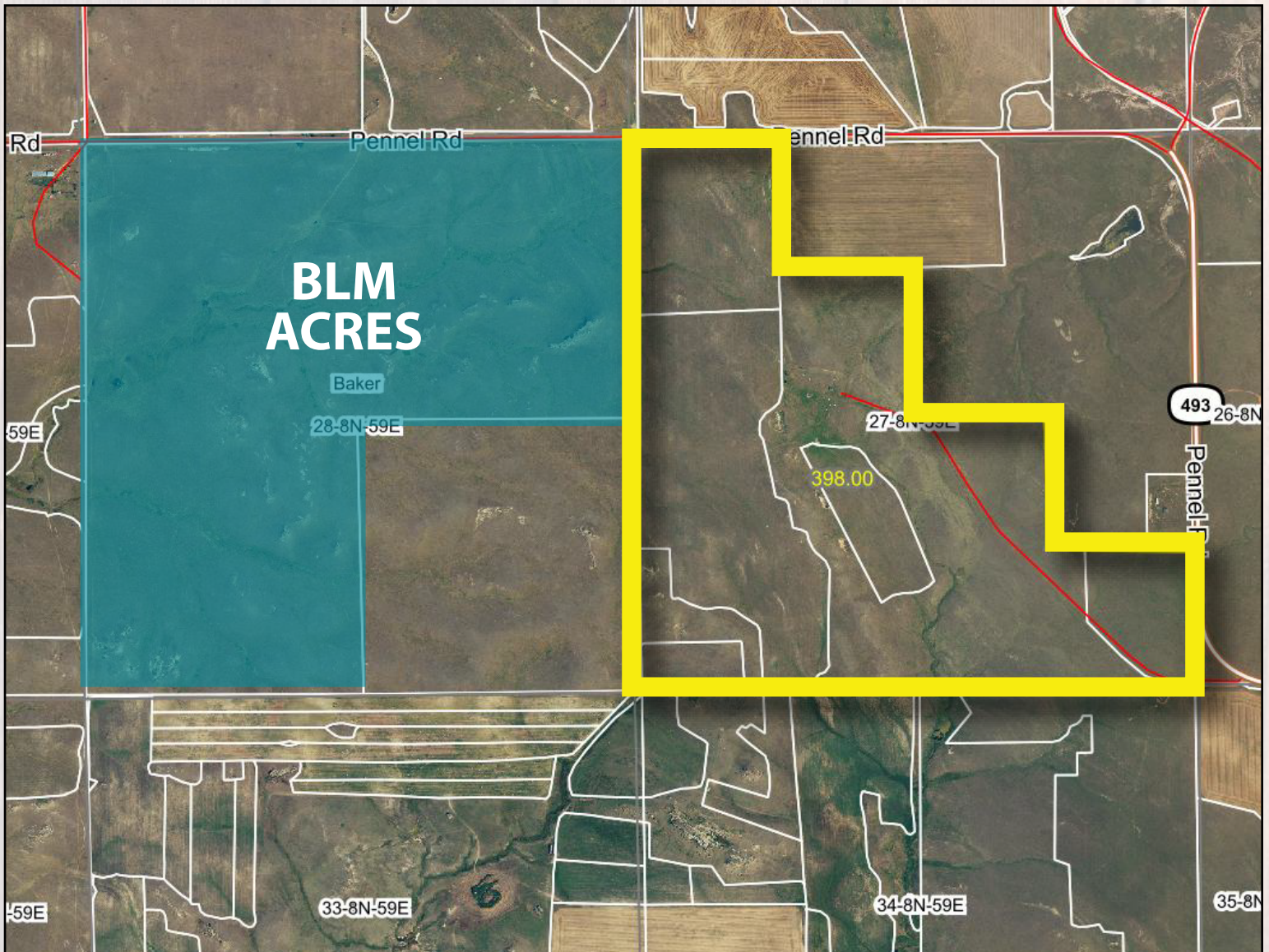


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
84C	Epa loam, 2 to 8 percent slopes	101.76	26.7%	IIle	Ile
83C	Chinook sandy loam, 2 to 8 percent slopes	85.92	22.6%	IVe	IVe
55D	Blacksheep-Twilight fine sandy loams, complex, 8 to 15 percent slopes	72.74	19.1%	IVe	
70C	Busby fine sandy loam, warm, 2 to 8 percent slopes	31.79	8.3%	IVe	IVe
171D	Delpoint-Cabbart complex, 8 to 15 percent slopes	26.40	6.9%	IVe	IVe
86C	Yamacall loam, warm, 2 to 8 percent slopes	21.89	5.7%	IIle	IIle
170E	Busby-Blacksheep-Rock outcrop complex, 8 to 25 percent slopes	18.96	5.0%	VIe	
175C	Archin loam, 2 to 8 percent slopes	17.77	4.7%	IVe	
70D	Busby fine sandy loam, warm, 8 to 15 percent slopes	3.76	1.0%	IVe	IVe

Parcel 3 Information

Acres: 398 +/-
Legal: NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ & S $\frac{1}{2}$ SE $\frac{1}{4}$ 27-8-59
Grazing Acres: 398 +/-
BLM Acres: 480 +/-
Taxes (2023): \$106.81

This parcel stands out as yet another highly accessible and productive parcel of grazing land. Boasting 398 +/- acres of deeded land along with a BLM grazing allotment spanning 480 +/- acres, it offers tremendous grazing productivity. Adding to its appeal, both the deeded lands and BLM areas feature productive summer grasses and each area is equipped with a well to service pipelines and water tanks.



Parcel 3 FSA Crop Soils



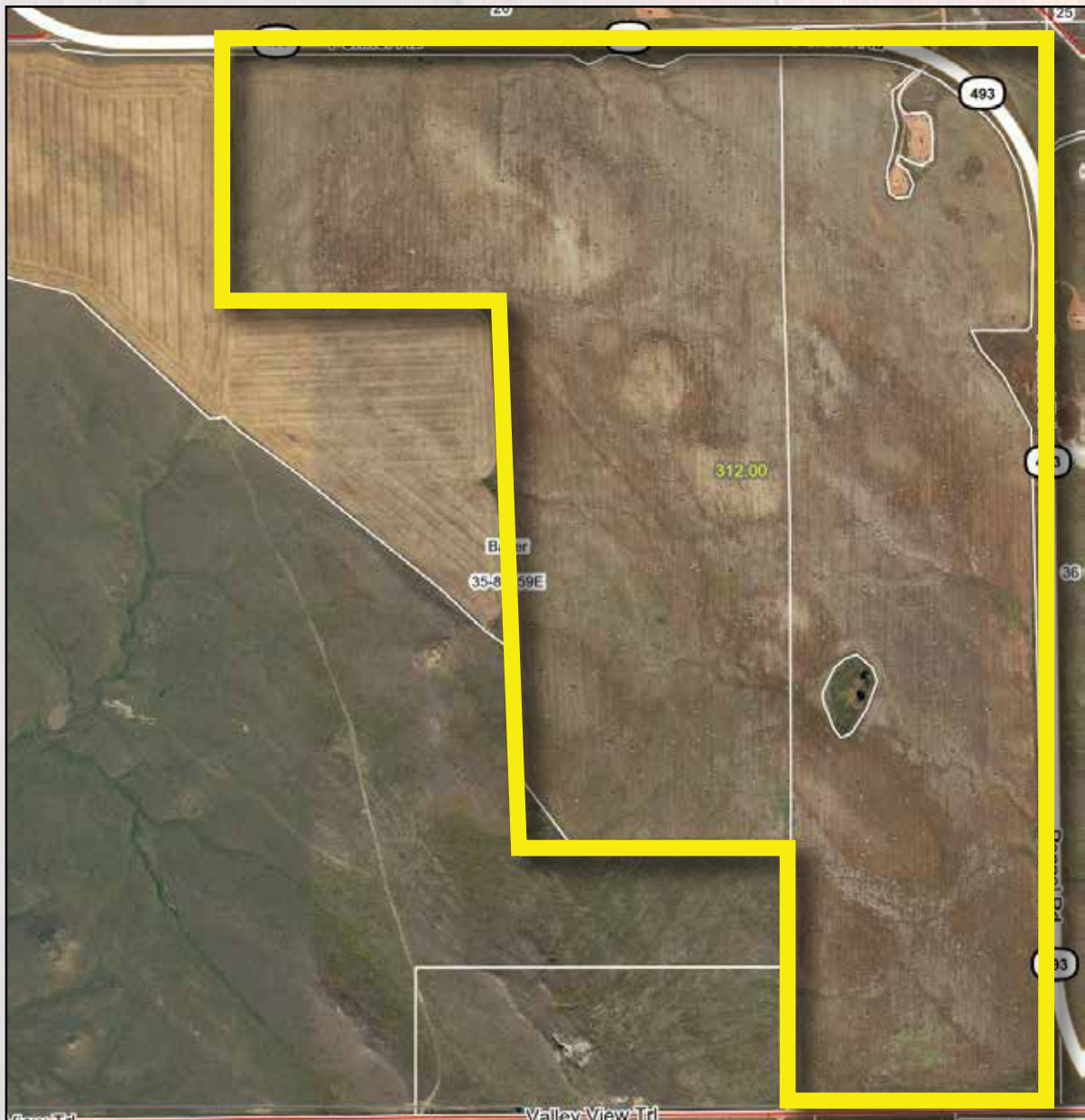
Crop	Base Acres	Yield
Wheat	208.67	22 bu.
Total Base Acres: 208.67		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
55D	Blacksheep-Twilight fine sandy loams, complex, 8 to 15 percent slopes	130.67	62.6%	IVe	
84C	Eapa loam, 2 to 8 percent slopes	30.95	14.8%	IIIe	Ile
54C	Creed loam, 2 to 8 percent slopes	14.25	6.8%	IVe	IVe
165C	Gerdrum-Absher complex, 2 to 8 percent slopes	12.05	5.8%	VIIIs	VIIIs
286C	Yamacall-Delpoint loams, warm, 2 to 8 percent slopes	11.61	5.6%	IIIe	IIIe
70C	Busby fine sandy loam, warm, 2 to 8 percent slopes	7.63	3.7%	IVe	IVe
65C	Gerdrum clay loam, 2 to 8 percent slopes	1.41	0.7%	VIIIs	VIIIs
70D	Busby fine sandy loam, warm, 8 to 15 percent slopes	0.10	0.0%	IVe	IVe

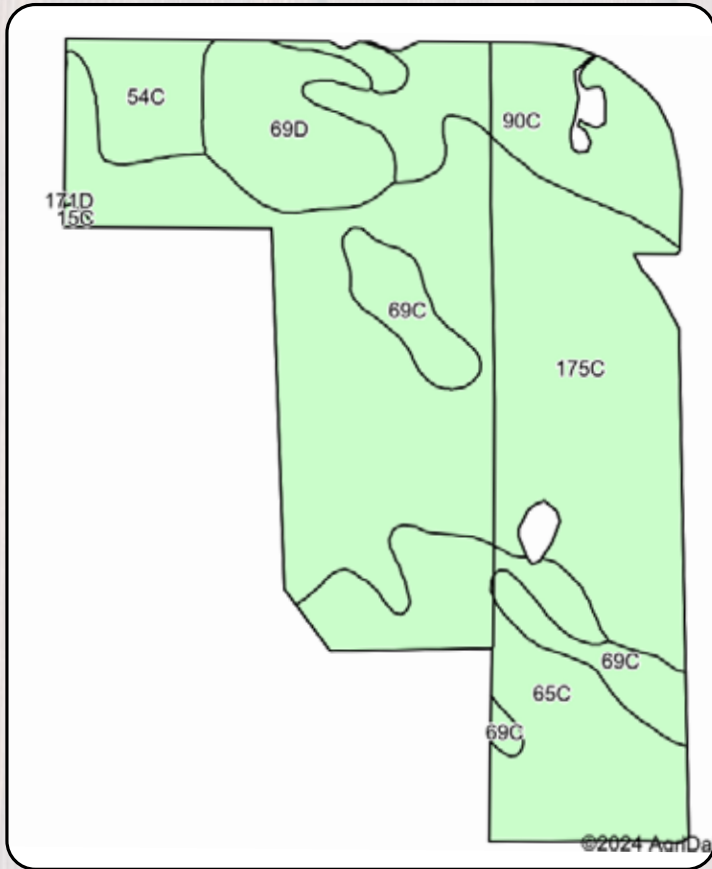
Parcel 4 Information

Acres: 312 +/-
Legal: NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ & NE $\frac{1}{4}$ NW $\frac{1}{4}$ 35-8-59
Crop Acres: 290.61 +/-
Taxes (2023): \$248.08

Parcel 4 showcases this auction's best farmland, comprising over 93% cropland enriched with productive Archin and Twilight Loam Soils, ideal for small grain and hay production. Accessibility is facilitated by Pennel Rd., which runs along the eastern and northern boundaries of the property, offering convenient access for equipment and farming operations. In 2023, the parcel yielded a successful winter rye crop, underscoring its capacity for agricultural productivity and its potential as a lucrative investment opportunity.



Parcel 4 FSA Crop Soils



Crop	Base Acres	Yield
Wheat	290.61	22 bu.
Total Base Acres: 290.61		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
175C	Archin loam, 2 to 8 percent slopes	151.18	52.0%	IVe	
65C	Gerdrum clay loam, 2 to 8 percent slopes	48.69	16.8%	VIIIs	VIIIs
90C	Bascovy clay, 2 to 8 percent slopes	33.81	11.6%	VIIs	VIIs
69D	Twilight fine sandy loam, 8 to 15 percent slopes	22.79	7.8%	IVe	
69C	Twilight fine sandy loam, 2 to 8 percent slopes	18.58	6.4%	IVe	IVe
54C	Creed loam, 2 to 8 percent slopes	15.04	5.2%	IVe	IVe
15C	Weingart clay loam, 2 to 8 percent slopes	0.43	0.1%	VIe	
171D	Delpoint-Cabbart complex, 8 to 15 percent slopes	0.09	0.0%	IVe	IVe

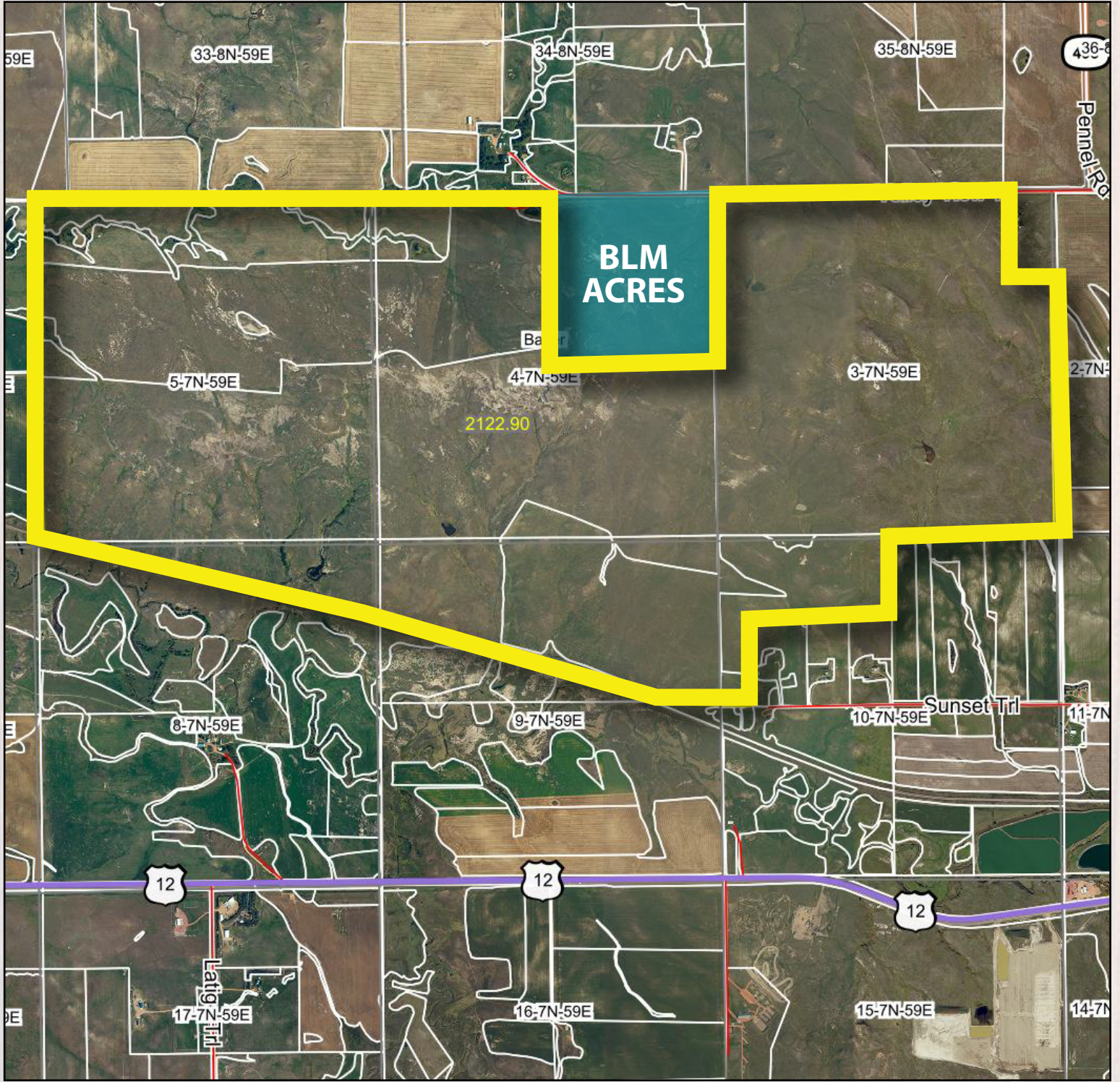
Parcel 5 Information

Acres: 2,122.9 +/-
Legal: W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ & SE $\frac{1}{4}$ 3-7-59, NW $\frac{1}{4}$ & S $\frac{1}{2}$ 4-7-59, All in 5-7-59, N $\frac{1}{2}$ North of the R.R. Right-of-Way 8-7-59, N $\frac{1}{2}$ North of the R.R. Right-of-Way 9-7-59 and N $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ & W $\frac{1}{2}$ E $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ 10-7-59
Crop Acres: 197.18 +/-
Grazing Acres: 1,925 +/-
BLM Acres: 160 +/-
Taxes (2023): \$570.39

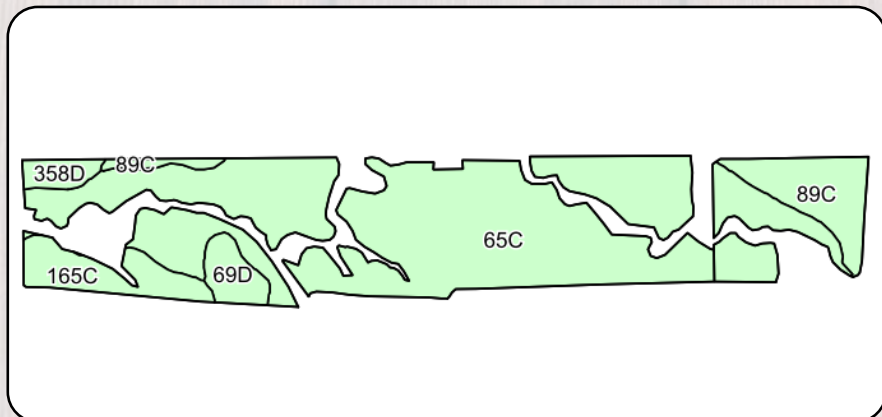
This 2,280 +/- acre tract serves as the cornerstone of the entire operation, embodying meticulous development over time to optimize grassland management. Through the implementation of various rotational grazing systems, alongside cell grazing pastures, Parcel 5 ensures efficient utilization of resources. Furthermore, it boasts multiple wells and pipeline water systems strategically positioned to sustain livestock and enhance grazing efficiency. Additionally, the tract features cropland dedicated to producing small grains, hay, and livestock feedstuffs, further diversifying its agricultural capabilities and solidifying its pivotal role within the operation. The extra natural water dams, rolling terrain, and draws further enhance the livestock production but also the wildlife hunting habitat.



Parcel 5 FSA Map



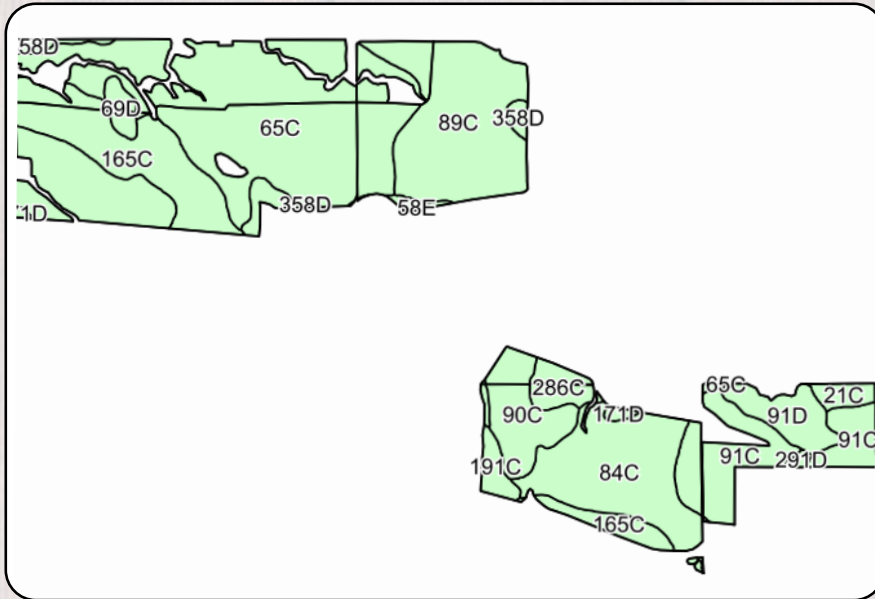
Parcel 5 Current Crop Soils



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
65C	Gerdrum clay loam, 2 to 8 percent slopes	94.71	77.5%	Vlls	Vlls
89C	Marvan silty clay, warm, 2 to 8 percent slopes	11.85	9.7%	VIIs	VIIs
165C	Gerdrum-Absher complex, 2 to 8 percent slopes	8.66	7.1%	Vlls	Vlls
69D	Twilight fine sandy loam, 8 to 15 percent slopes	4.23	3.5%	IVe	
358D	Neldore-Bascovy clays, 4 to 15 percent slopes	2.73	2.2%	VIe	



Parcel 5 FSA Crop Soils

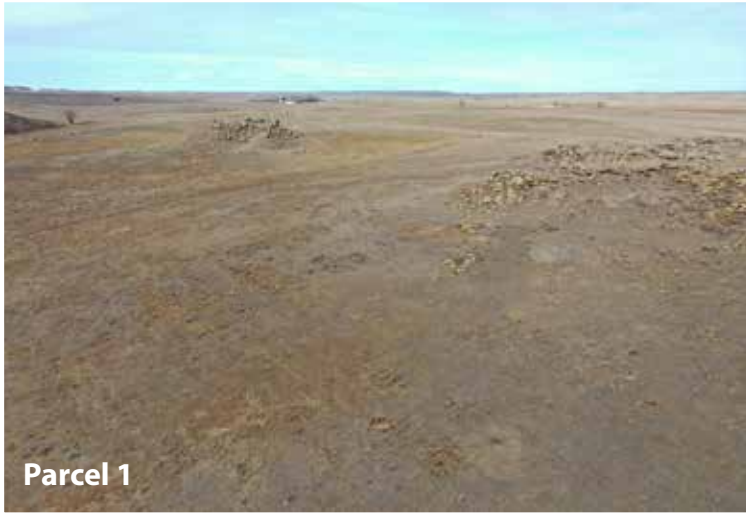


Crop	Base Acres	Yield
Wheat	254.42	22 bu.
Total Base Acres: 254.42		

Crop	Base Acres	Yield
Wheat	201.2	22 bu.
Oats	6.21	39 bu.
Barley	19.9	30 bu.
Total Base Acres: 227.31		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
65C	Gerdrum clay loam, 2 to 8 percent slopes	250.72	36.6%	Vlls	Vlls
89C	Marvan silty clay, warm, 2 to 8 percent slopes	102.43	15.0%	VIIs	VIIs
84C	Eapa loam, 2 to 8 percent slopes	79.70	11.6%	IIIle	Ile
165C	Gerdrum-Absher complex, 2 to 8 percent slopes	79.03	11.5%	Vlls	Vlls
91C	Bonfri loam, 2 to 8 percent slopes	57.50	8.4%	IIIle	IIIle
90C	Bascovy clay, 2 to 8 percent slopes	41.20	6.0%	VIIs	VIIs
91D	Bonfri loam, 8 to 15 percent slopes	22.55	3.3%	IVe	
286C	Yamacall-Delpoint loams, warm, 2 to 8 percent slopes	13.14	1.9%	IIIle	IIIle
191C	Bonfri-Cambeth complex, 2 to 8 percent slopes	8.24	1.2%	IIIle	IIIle
358D	Neldore-Bascovy clays, 4 to 15 percent slopes	7.93	1.2%	VIe	
21C	Parchin fine sandy loam, 2 to 8 percent slopes	7.43	1.1%	IVe	
69D	Twilight fine sandy loam, 8 to 15 percent slopes	7.40	1.1%	IVe	
171D	Delpoint-Cabbart complex, 8 to 15 percent slopes	2.71	0.4%	IVe	IVe
291D	Bonfri-Cabbart loams, 8 to 15 percent slopes	2.68	0.4%	IVe	
58E	Neldore-Rock outcrop complex, warm, 15 to 60 percent slopes	1.72	0.3%	VIIe	

Property 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 6/17/24. 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 June 17, 2024, 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.

III. Purchase Agreement, Marketability, Signing Area (cont'd)

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, MT #16149.



Pifer's

AUCTION & REALTY

701.523.7366



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