

312.83 +/- Crop Acres • Pembina County, ND

# **WRITTEN BID** *Land Lease* **LAND AUCTION**

**Friday, December 11, 2020 – 5:00 p.m. (CT)**

*Excellent Cropland Bordering I-29!*

*OWNER: Key Family Special Needs Trust*



**Pifer's**  
LAND MANAGEMENT

[www.pifers.com](http://www.pifers.com)

877.700.4099

# General Information

**Auction Note:** Pifer's Land Management is seeking sealed bids for the 2021-2023 crop seasons. This property consists of 312.83 +/- acres of excellent cropland with a Soil Productivity Index (SPI) of 85.7. The property is 11 miles north of Drayton, ND and is adjacent to I-29. Highest written bids will be invited to raise their bids via phone on Monday December 14th at 10:00 a.m. The owners and Pifer's Land Management is seeking a long-term tenant with strong farming and stewardship practices.

The successful bidder will have possession upon signing of the lease by owner and tenant. Bids will be submitted on an annual dollar per acre basis.

## Driving Directions:

At Exit #193 north of Drayton, ND, go west on 86th St. NE for a 1/4 of a mile to 160th Ave. NE. Go north on 160th Ave. NE for one mile. Once 160th Ave. NE curves into 87th St. NE, this will put you at the SE corner of the property.

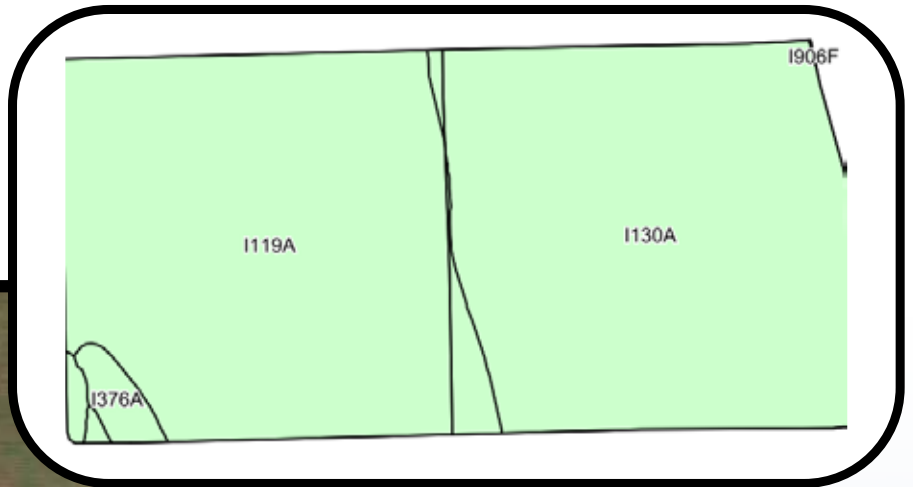


**Morgan Almer**  
701.212.5115  
morgan@pifers.com

# Property Information • Lincoln Township

**Legal:** S½ 15-160-51

**Crop Acres:** 312.83 +/-



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	153.41	49.1%	IIw	82
I119A	Bearden silty clay loam, 0 to 2 percent slopes	152.20	48.7%	Ile	90
I376A	Colvin silty clay loam, 0 to 1 percent slopes	4.99	1.6%	IIw	68
I192A	Bearden silt loam, silty substratum, 0 to 2 percent slopes	1.65	0.5%	Ile	92
<b>Weighted Average</b>					<b>85.7</b>

**PROSPECTIVE BIDDERS MUST READ THIS IMPORTANT INFORMATION!**

# Bidding Procedure and Terms/Conditions

**Bidding Procedure:**

- 1 - All written bids must be received before 5:00 p.m. (CT) on Friday, December 11, 2020.
- 2 - Written bid should be on an annual per acre basis.
- 3 - All written bids must be accompanied with a 3-year farming plan, including but not limited to, crop rotation, normal chemical and fertilizer application, NO sugar beets will be planted the last year of the contract. The 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 top written bids will be invited to the Oral Bidding and will have an opportunity to raise their bid at a time and place designated by Pifer's Auction & Realty. Oral Bidding will be December 14, 2020, at 10:00 a.m. (CT).
- 5 - The winning bidder will (upon Landowner acceptance) receive a lease agreement provided by Pifer's Land Management.
- 6 - Bidders are bidding on a 3-year lease agreement. The agreement will begin at the signing of the contract and terminate December 31, 2023.
- 7 - Annual rent will be due on or before March 1st each year of the lease agreement.
- 8 - Top bidder will provide a letter of good standing from his/her financial institution.
- 9 - The Landowner reserves the right to reject or accept any and all bids.
- 10 - All statements made the day of the Oral Bidding take precedence over all printed materials.

**Mail, Email or Fax this Bid Form to:**

Pifer's Land Management  
 Morgan Almer – Key Family  
 1506 29th Ave. S  
 Moorhead, MN 56560  
 Fax: 218.477.1969  
 morgan@pifers.com

Property	Total
<b>312.83 +/- Crop Acres</b>	

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

Signature: \_\_\_\_\_

TEAR/CUT HERE

