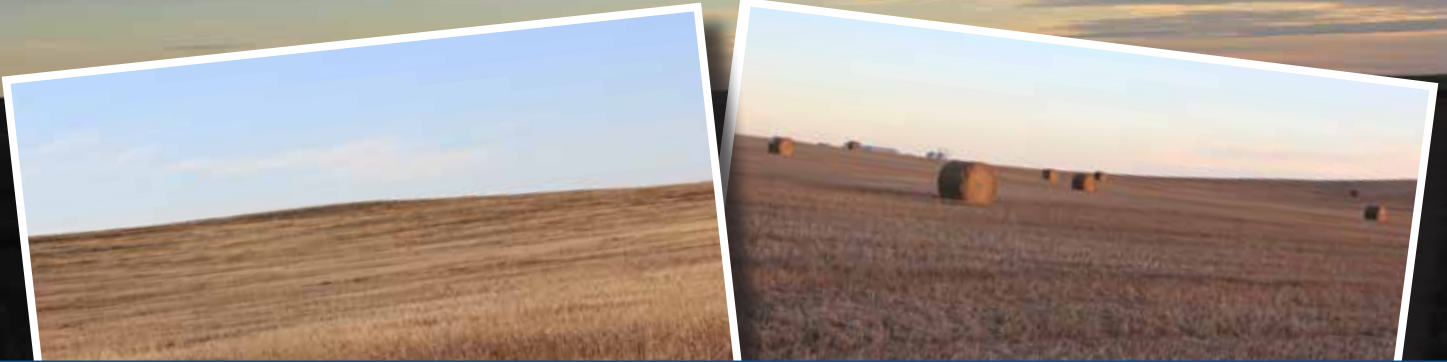


1,864.72 +/- Acres - Daniels & Valley Counties, MT

Pifer's LAND FOR SALE



Excellent Cropland & Farm Headquarters - Glasgow, MT!



Pifer's
AUCTION & REALTY

Pifer's Auction & Realty
1506 29th Ave. S. Moorhead, MN 56560
Kevin Pifer Montana Registered Auctioneer #16149
Steve Link, Broker #16148
John Andras, Agent #63481



www.pifers.com
877.700.4099

General Information

Property Note: This property features 1,865 +/- acres in Daniels and Valley Counties near Glasgow, Montana with 1,726 +/- acres of excellent cropland.

Excellent Cropland!

Contacts:

Pifer's
AUCTION & REALTY



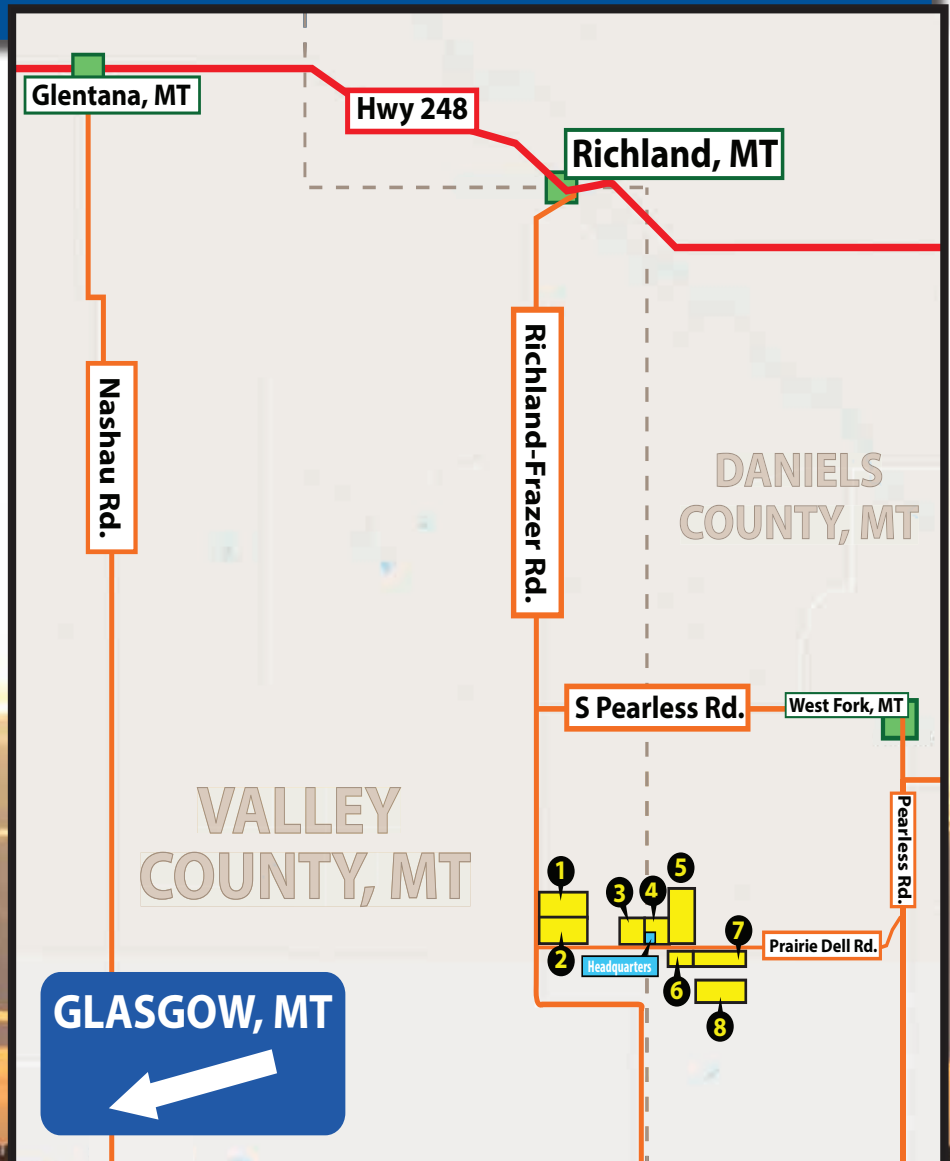
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kpifer@pifers.com



Jarrell Schock
Cell: 406.480.5500
jlschock@gmail.com



Driving Directions:

From Richland, MT: Drive south on the Richland-Frazer Rd for 13 miles. Parcels 1 & 2 are on the east side of the road.



Pifer's
AUCTION & REALTY

1506 29th Ave S - Moorhead, MN 56560

Property Overview

\$1,500,000

Property Features:

Total Acres: 1,864.72 +/-
Total Cropland Acres: 1,726.82 +/-
Farm Headquarters: 40 +/- Acres
Total Taxes (2018): \$8,571.76

1

5

3

4

7

2

Farm Headquarters

6

Excellent Access!

8

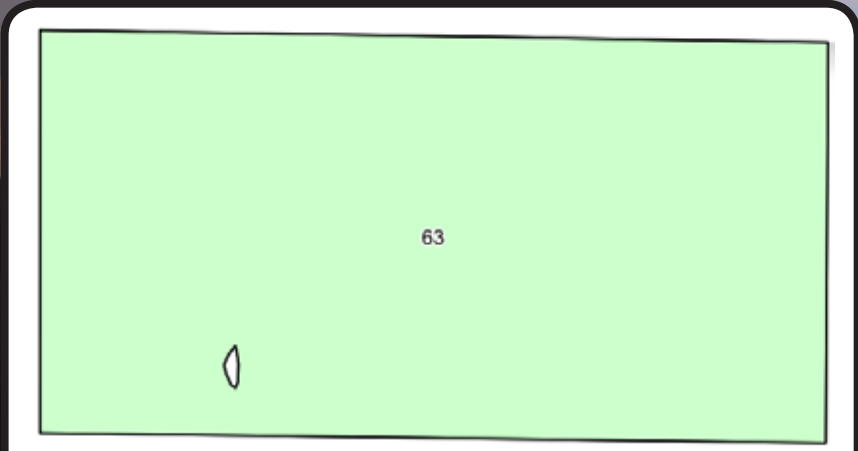
Crop	Base Acres
Wheat	872.65
Flax	77.75
Corn	5.14
Barley	106.85
Canola	72.04
Beans-LRG-CHIKP	17.98
Dry Peas	274.19
Total Base Acres: 1426.6	

Parcel 1 - Valley Co.



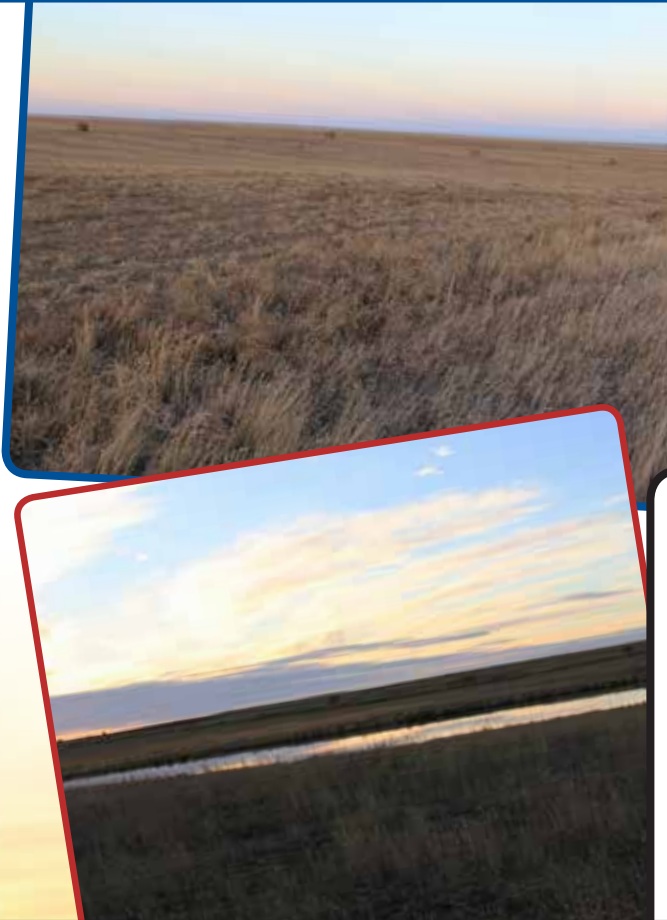
Acres: 320 +/-
Legal: N½ 2-33N-43E
Cropland Acres: 598.15 +/- (Parcels 1 & 2)
Taxes (2018): \$1,251.20 (Estimated)

This is an excellent half section featuring nearly 100% cropland with great access with Richland-Frazer Rd along the west border.



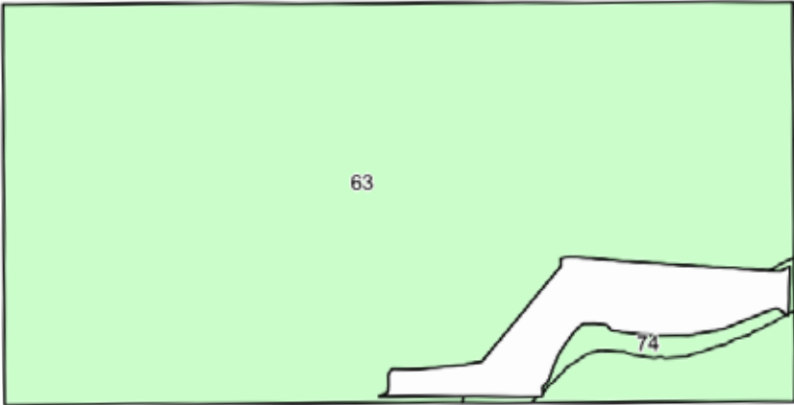
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
63	Tally-Dooley sandy loams, 0 to 5 percent slopes	319.61	100.0%	IVe	IVe

Parcel 2 - Valley Co.



Acres: 320 +/-
Legal: S½ 2-33N-43E
Cropland Acres: 598.15 +/- (Parcels 1 & 2)
Taxes (2018): \$1,251.20 (Estimated)

This is an excellent half section of cropland with great county road access. Parcel 2 is also highlighted by a grass/waterway ideal for wildlife habitat in the southeast corner.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
63	Tally-Dooley sandy loams, 0 to 5 percent slopes	290.66	98.1%	IVe	IVe
74	Typic Fluvaquents, gently sloping	5.71	1.9%	VIw	

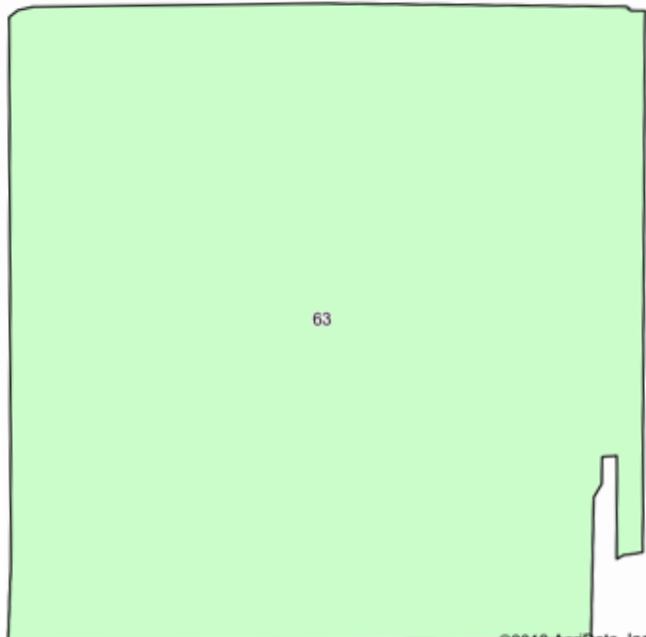


Parcel 3 - Valley Co.

Acres: 160 +/-
Legal: SE¼ 1-33N-43E
Cropland Acres: 153.61 +/-
Taxes (2018): \$625.60 (Estimated)

Parcel 3 features good cropland with an exceptional tree belt in the southeast corner and two grain bins.

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
63	Tally-Dooley sandy loams, 0 to 5 percent slopes	153.61	100.0%	IVe	IVe



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Parcel 4 - Farm Headquarters - Daniels Co.

Acres: 157.88 +/-
Legal: Lots 6, 7 & E½ SW¼ 6-33N-44E
Cropland Acres: 420.39 +/- (Parcels 4 & 5)
Taxes (2018): TBD

An incredible parcel including cropland with good soils and a functional, tasteful farmstead featuring a nice home, equipment storage buildings, and additional grain storage.

House

Year Built: 1916
Living Area: 2,016 Sq. Ft.
Bedrooms: 3
Bathrooms: 1 Full
Siding: Masonite
Roof: Asphalt
Foundation: Concrete
Basement: Full – 528 Sq. Ft.
HV/AC: Electric Baseboard Heat

Shop

Year Built: 1969
Size: 32' x 40'

Steel Quonset

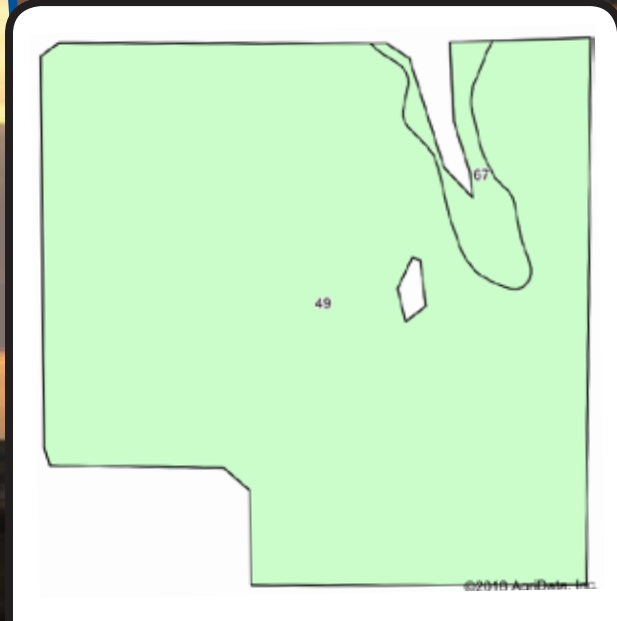
Year Built: 1954
Size: 36' x 80'

Pole Shed

Year Built: 1974
Size: 20' x 50'

Implement Shed

Year Built: 1982
Size: 57' x 80'



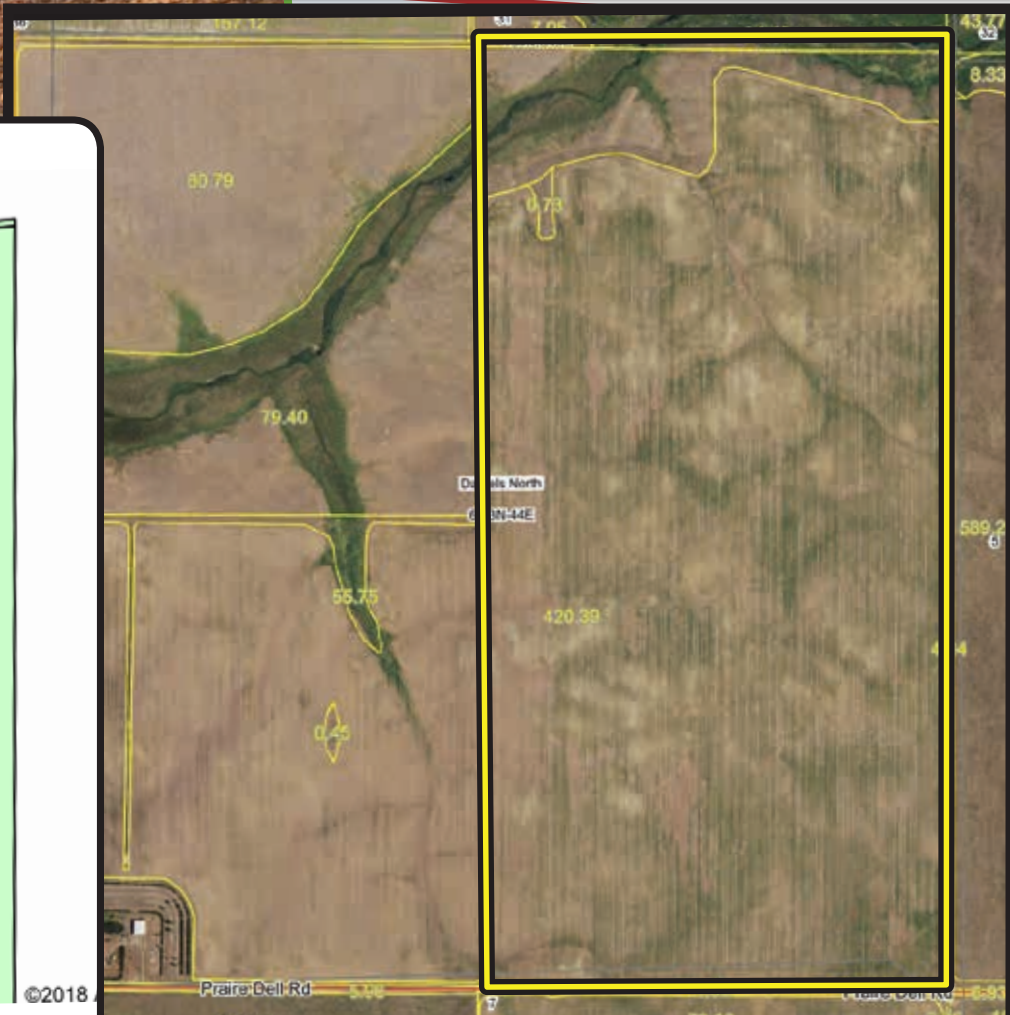
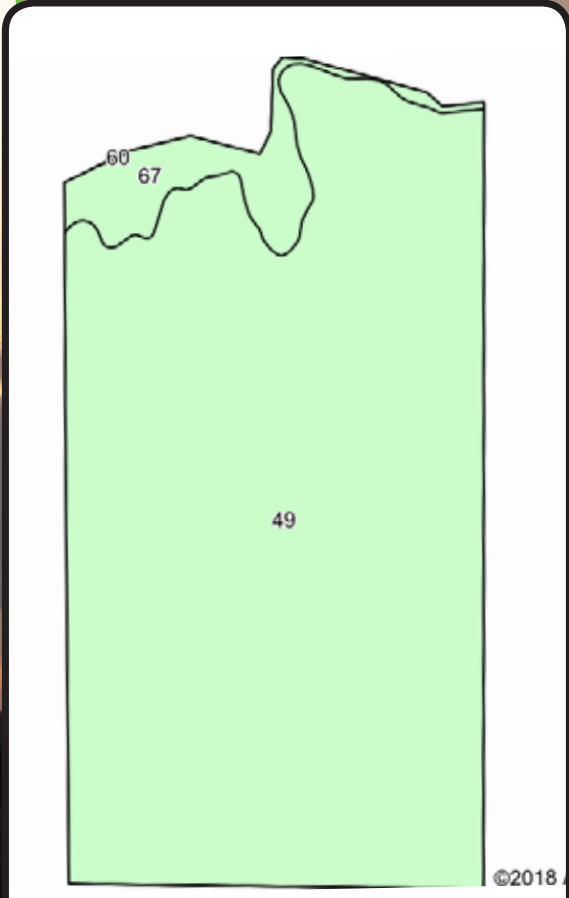
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c
49	Tally-Lihen sandy loams, 1 to 8 percent slopes	130.56	95.6%	IVe
67	Wabek-Tinsley complex, 8 to 15 percent slopes	5.95	4.4%	Vlls

Parcel 5 - Daniels Co.



Acres: 320 +/-
Legal: Lots 1 & 2, S½ NE ¼ & SE¼ 6-33N-44E
Cropland Acres: 420.39 +/- (Parcels 4 & 5)
Taxes (2018): \$1,491.20 (Estimated)

Parcel 5 is another exceptional half section featuring 320 +/- acres of good cropland with great access and a creek running through the northern border.

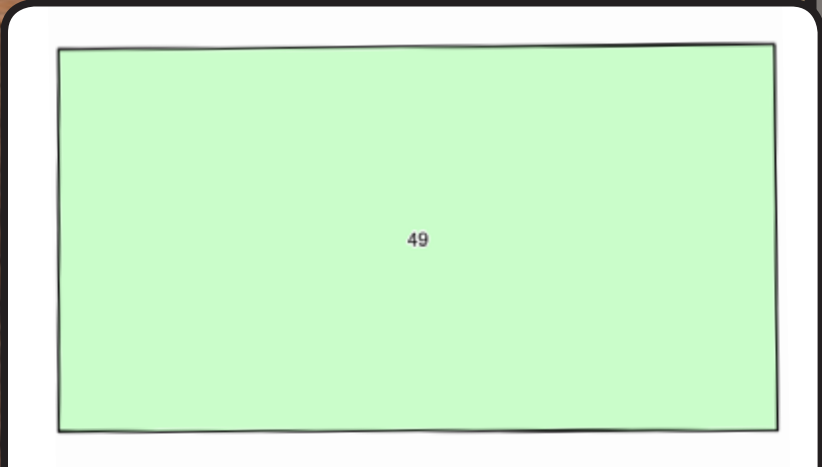
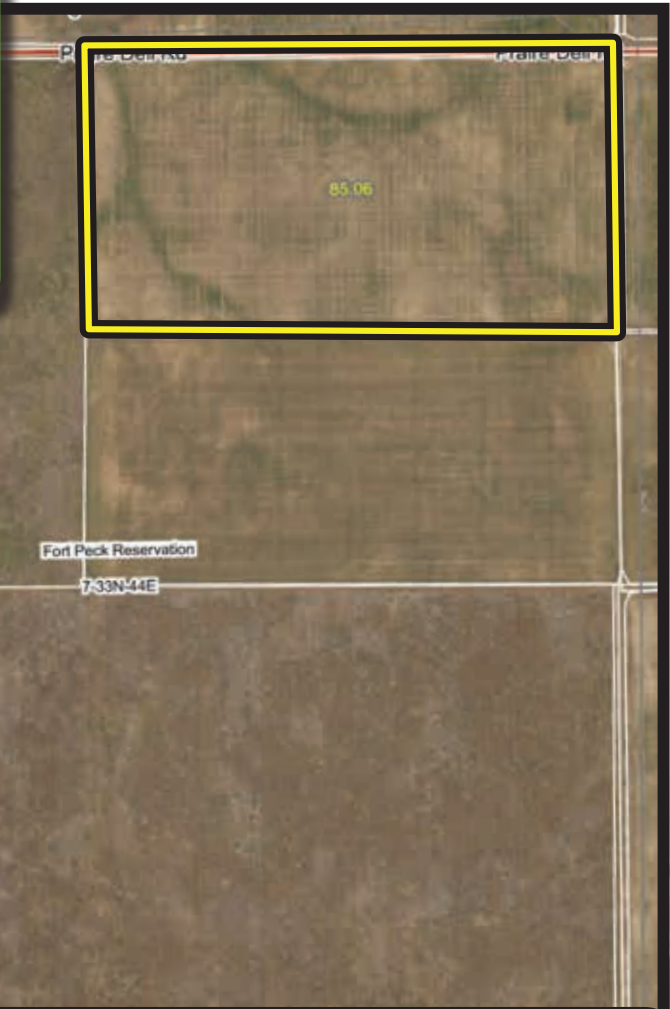


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
49	Tally-Lihen sandy loams, 1 to 8 percent slopes	265.45	94.1%	IVe	
67	Wabek-Tinsley complex, 8 to 15 percent slopes	16.75	5.9%	Vlls	IVe

Parcel 6 - Daniels Co.

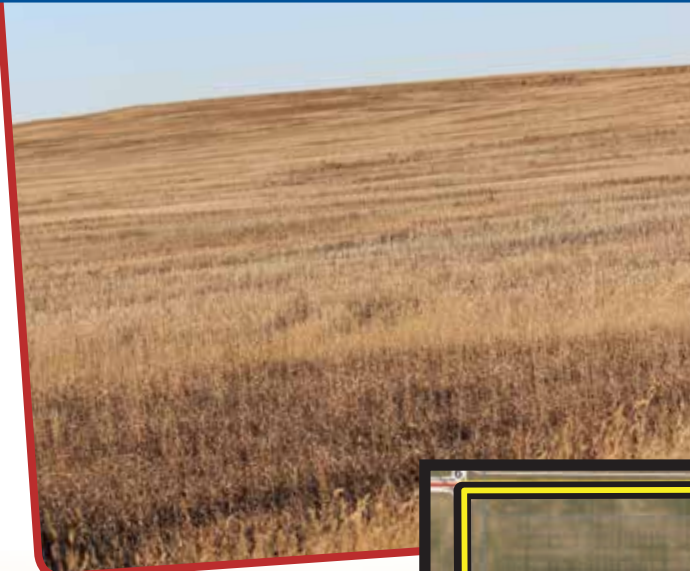
Acres: 85.06 +/-
Legal: N½ NE¼ 7-33N-44E
Cropland Acres: 79.10 +/-
Taxes (2018): \$396.38 (Estimated)

This is an excellent parcel with nearly all cropland and good access.



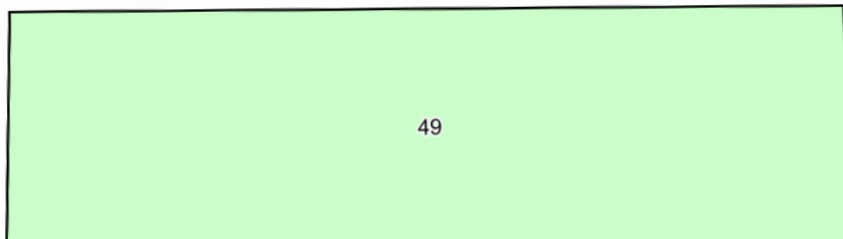
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c
49	Tally-Lihen sandy loams, 1 to 8 percent slopes	85.06	100.0%	IVe

Parcel 7 - Daniels Co.



Acres: 181.95 +/-
Legal: N½ N½ 8-33N-44E
Cropland Acres: 167.10 +/-
Taxes (2018): \$847.88 (Estimated)

Parcel 7 is another excellent piece of cropland whose eastern boundary adjoins to Parcel 6 and its northern border is Prairie Dell Rd.



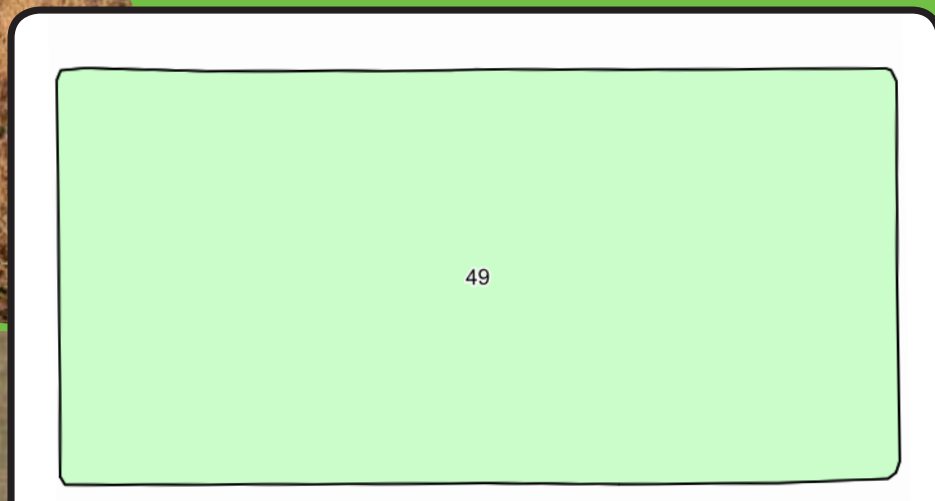
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c
49	Tally-Lihen sandy loams, 1 to 8 percent slopes	181.95	100.0%	IVe

Parcel 8 - Daniels Co.

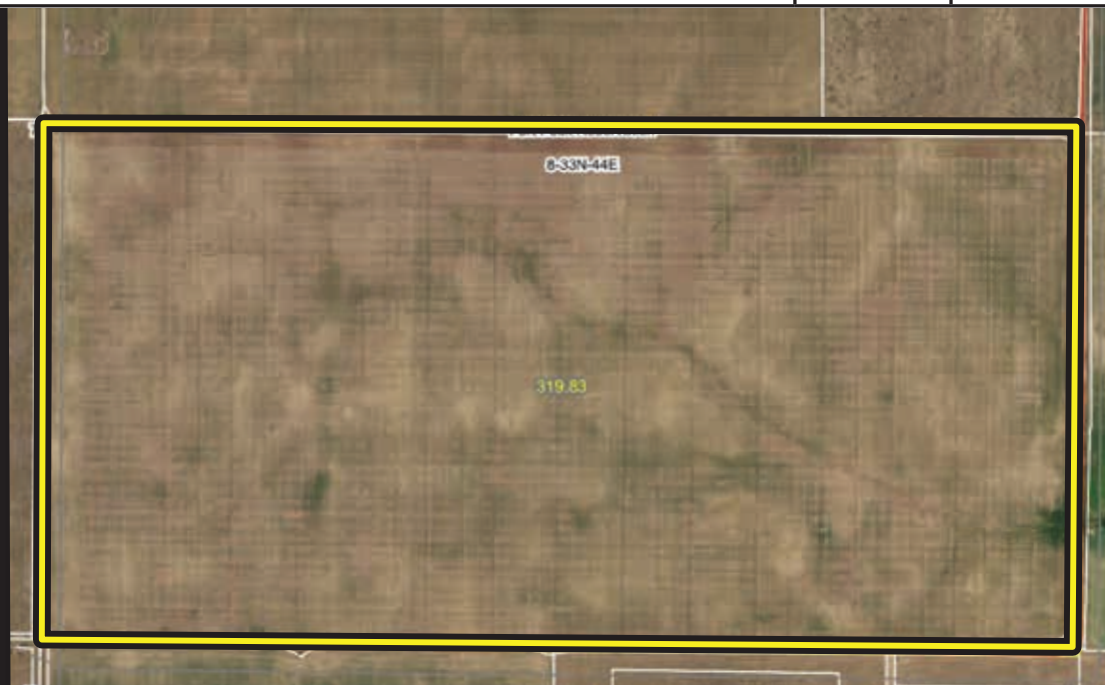


Acres: 319.83 +/-
Legal: S½ 8-33N-44E
Cropland Acres: 308.47 +/-
Taxes (2018): \$1,490.41 (Estimated)

This parcel features excellent cropland south of Prairie Dell Rd. ½ mile south of Parcel 7.

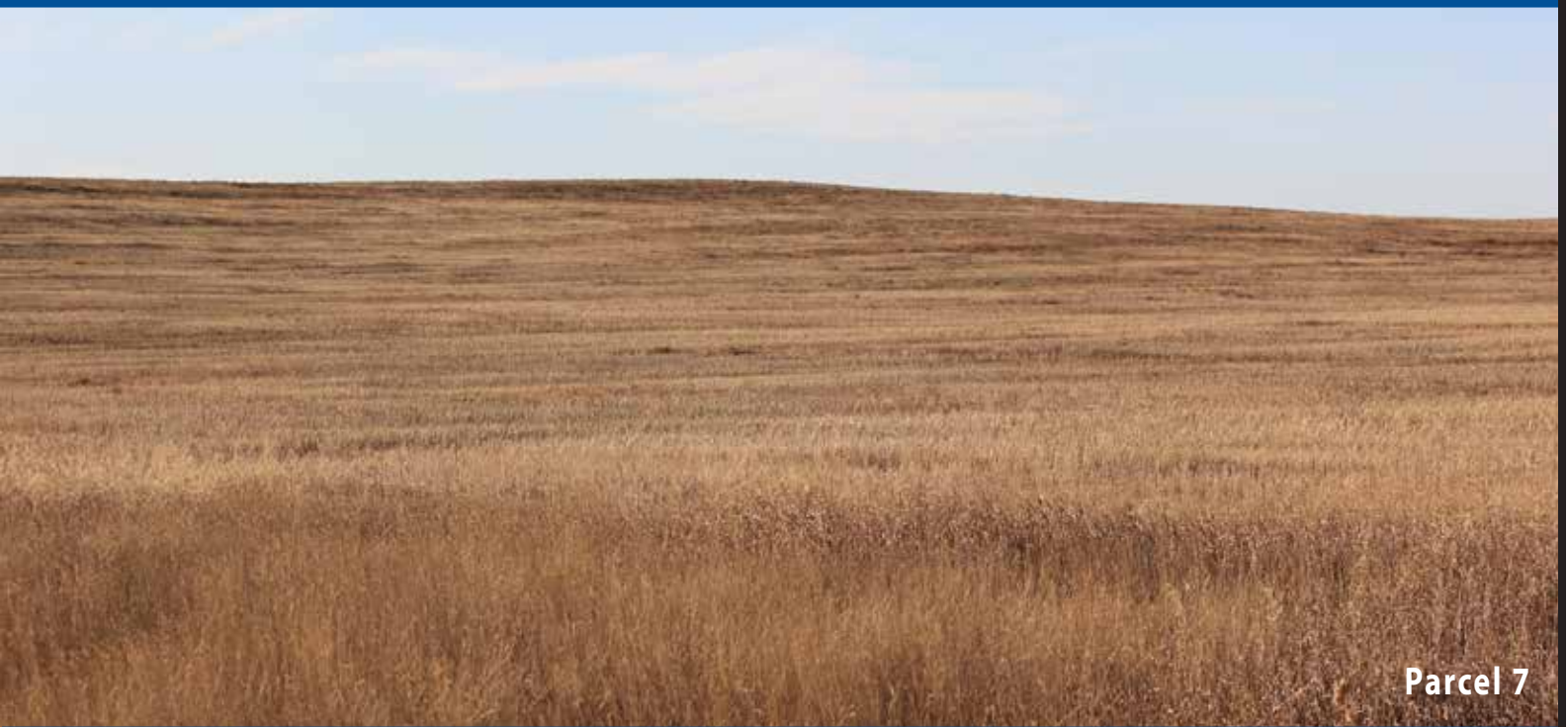


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c
49	Tally-Lihen sandy loams, 1 to 8 percent slopes	308.47	100.0%	IVe



Property Photos





Parcel 7



Parcel 2



Parcel 4



Parcel 5

Property Photos



Parcel 4



Parcel 5



Parcel 1



Parcel 7



Parcel 4



Parcel 8



Parcel 8



Parcel 3



Parcel 1



Parcel 2



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