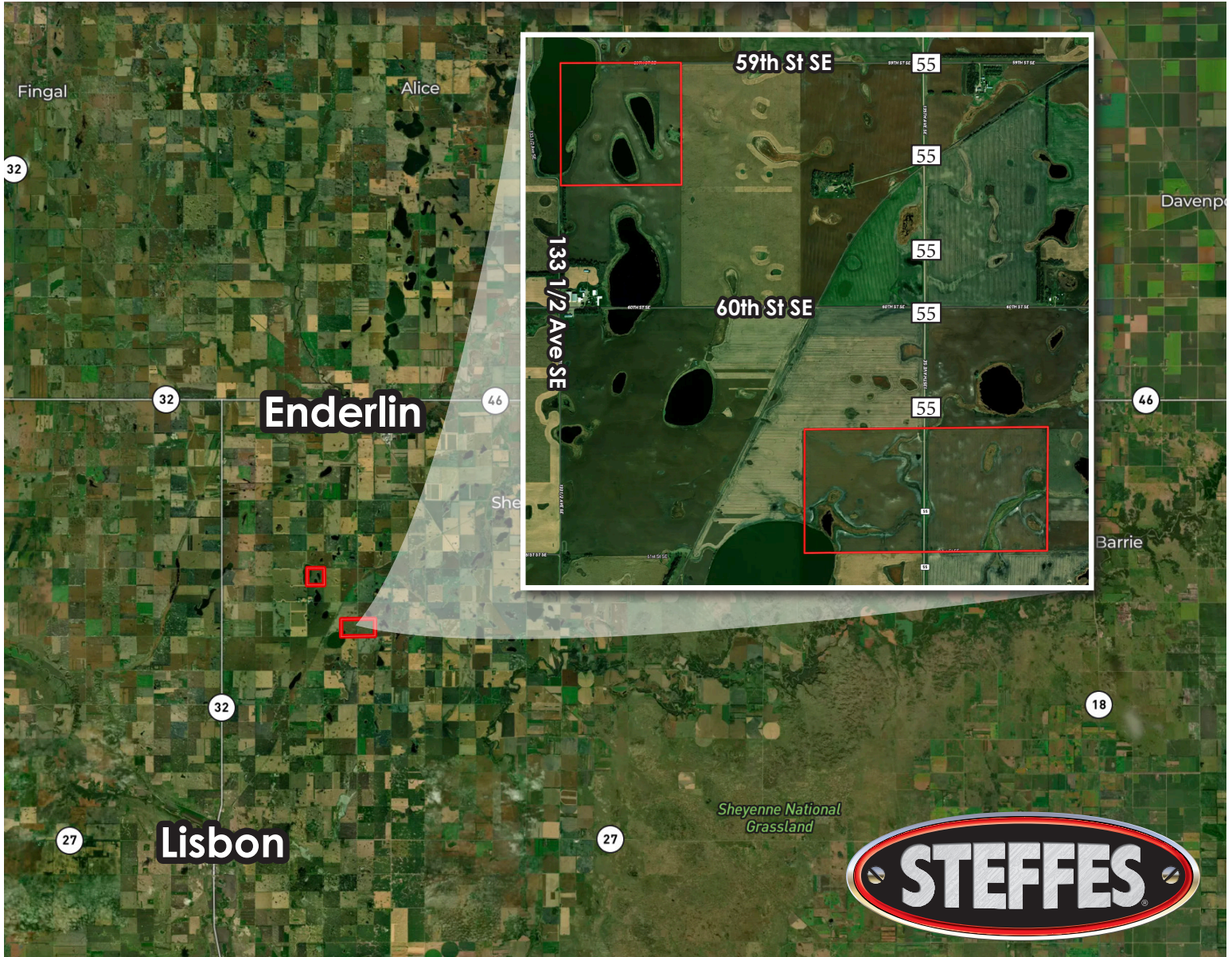


# Ransom County, ND | Farmland for Rent

All proposals must be received no later than 5:00PM on Thursday, March 16, 2023 at Steffes Group, 2000 Main Avenue East, West Fargo, ND 58078

## request for PROPOSAL

Due by Thursday, March 16, 2023



**DIRECTIONS TO LAND:** From Lisbon, east 4 miles on ND-27/67th St SE, north 6-1/2 miles on 135th Ave SE to sections 3 & 4, continue north 1-1/2 miles to 59th St SE, then west 1 mile to section 32

**Ransom County, ND - Casey & Liberty Township**

SW1/4 Section 3-135-55 / SE1/4 Section 4-135-55 / NE1/4 Section 32-136-55

Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND 58078

**SteffesGroup.com**

For more information, contact Max Steffes, 701.212.2849 or Martin Peterson, 320.905.5325

The Lemnus family is seeking proposals to enter into a Tenant/Landlord relationship for the following described farmland located near Lisbon, ND.

**Length of Agreement: 2023, 2024, 2025 Crop Years (3 years)**

**Ransom County, ND - Casey & Liberty Township**  
SW1/4 Section 3-135-55 / SE1/4 Section 4-135-55 / NE1/4 Section 32-136-55

**DIRECTIONS TO LAND:** From Lisbon, east 4 miles on ND-27/67th St SE, north 6-1/2 miles on 135th Ave SE to sections 3 & 4, continue north 1-1/2 miles to 59th St SE, then west 1 mile to section 32

**RENTAL PAYMENTS:** Due upon signing rental agreement for the 2023 crop year and March 15th of 2024 & 2025.

**TERMS & REQUIREMENTS:**

- Proposal should be submitted on a whole dollar basis
- All proposals must be received by 5:00PM Thursday, March 16, 2023.
- Notification and award of the farm will be given once evaluations have been completed on or before 5:00PM, Monday, March 20, 2023.
- Contract signing will take place at the Steffes Group office in West Fargo, on or before Friday, March 24, 2023. Contract year 2023 due at signing.
- There will be no oral bidding/raise opportunity. Interested parties should submit their highest and best bid.

**CONSIDERATIONS:**

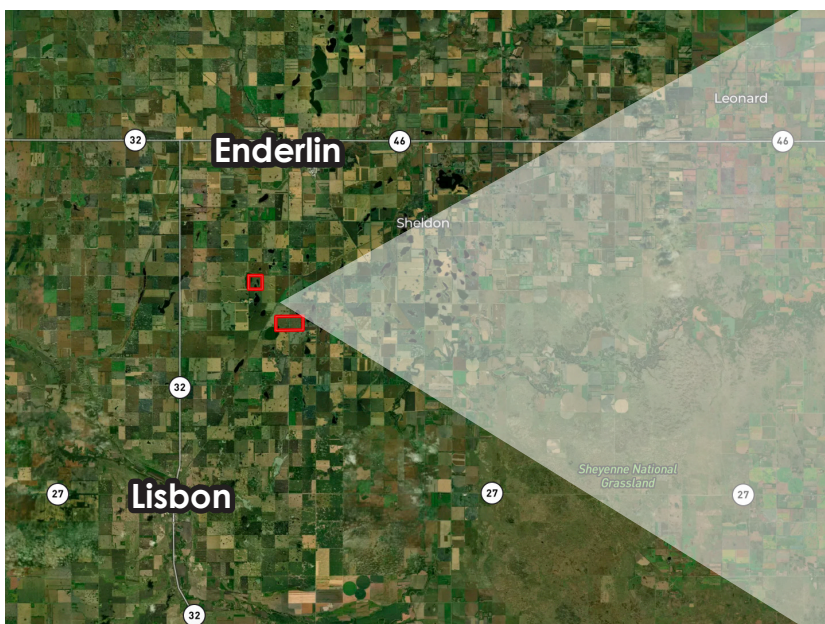
- While price is a significant factor, it will not be the only criteria to award the final rental agreement.
- Stewardship of the land, excellent farming practices, quality equipment, capacity and resources will all be factors.
- Interested parties should present a proposal in a professional manner that proves and demonstrates these abilities. The proposal might include timelines of farm histories, inventories of equipment available, projected crop rotations, letters of recommendations from other landlords/vendors or lenders.
- Demonstration or proof of financial stability/position will also be considered.
- All positive criteria will be evaluated so any pertinent data, pictures, history and qualifications will be helpful.
- The proposals must be in the form of a written document. An oral presentation will not be considered.

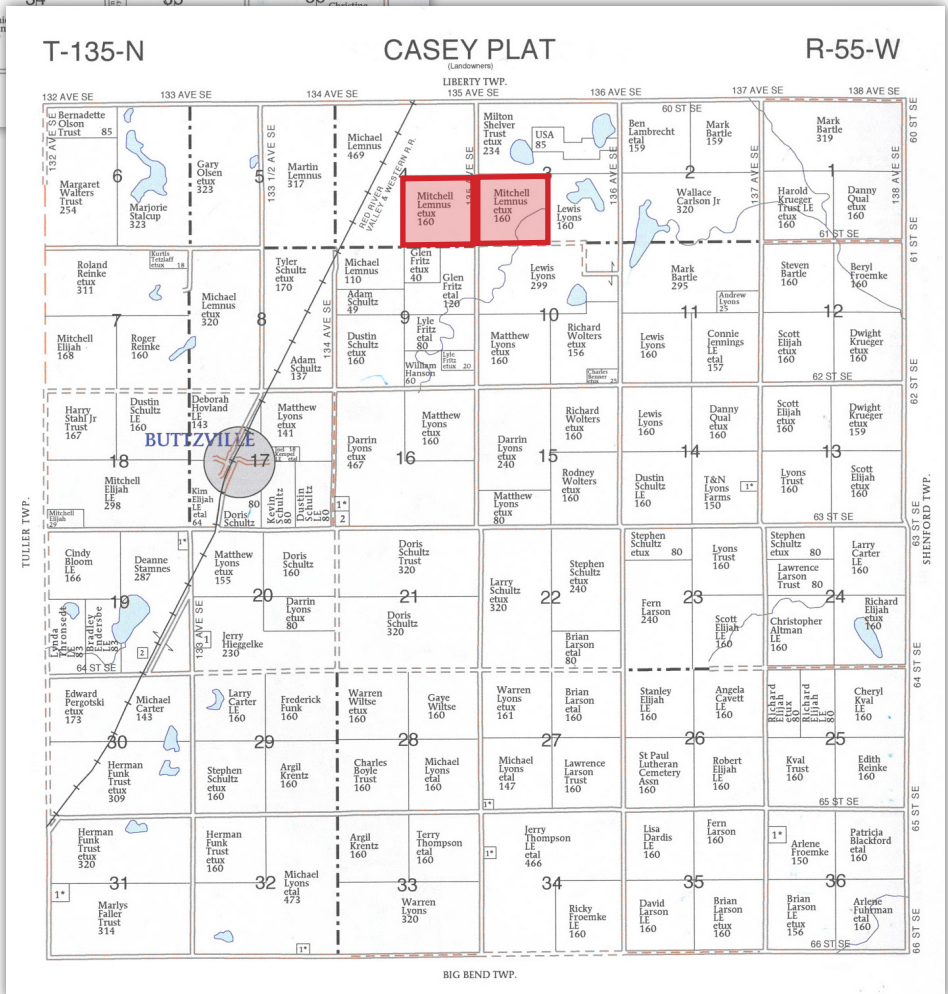
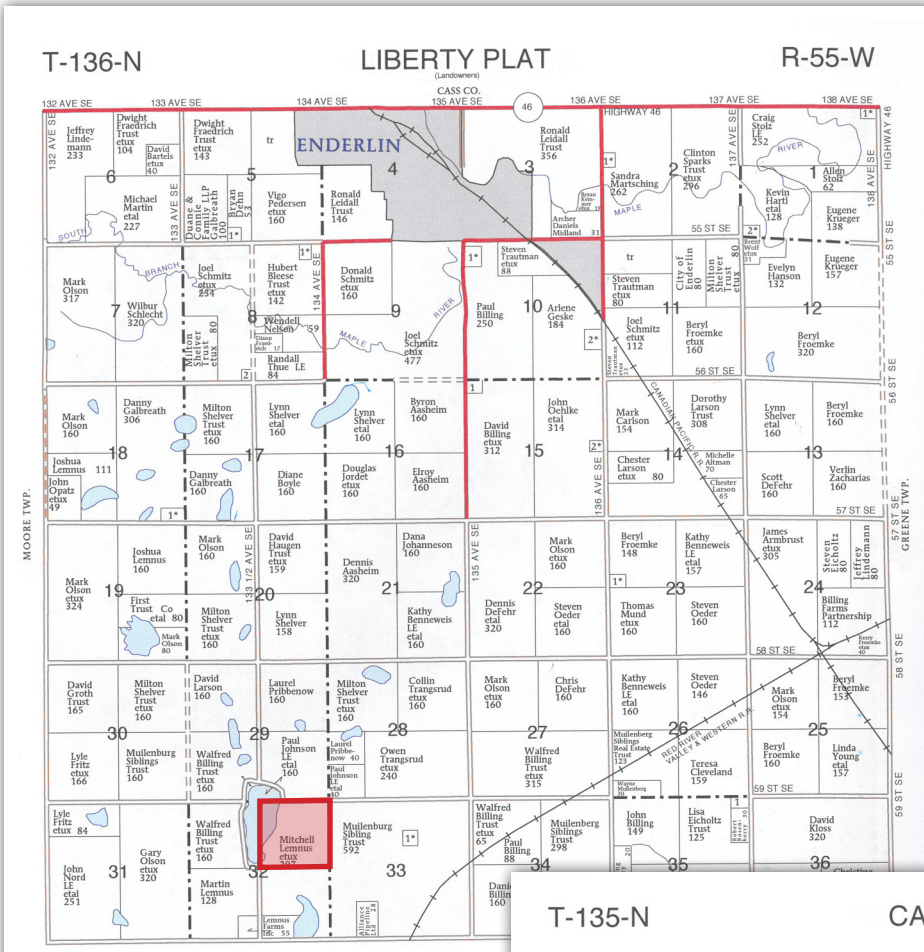
For details, please contact Max Steffes, 701.212.2849 or Martin Peterson, 320.905.5325.

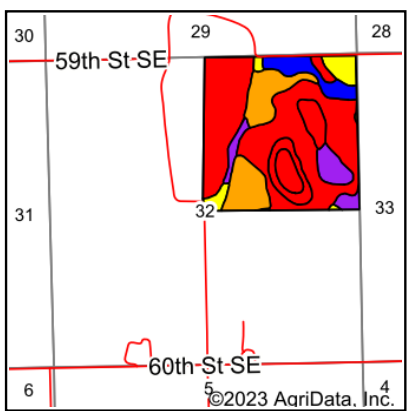
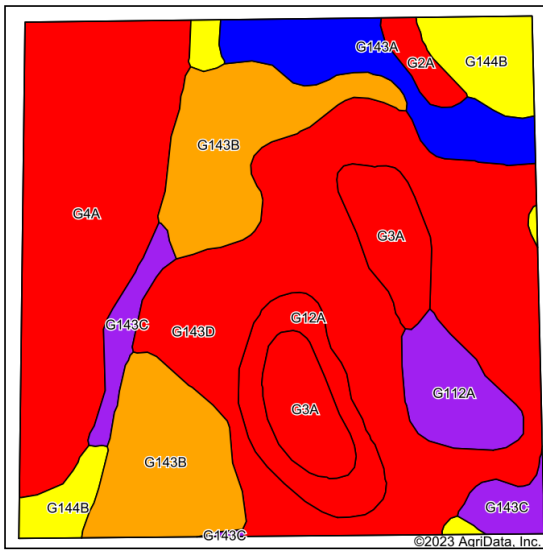
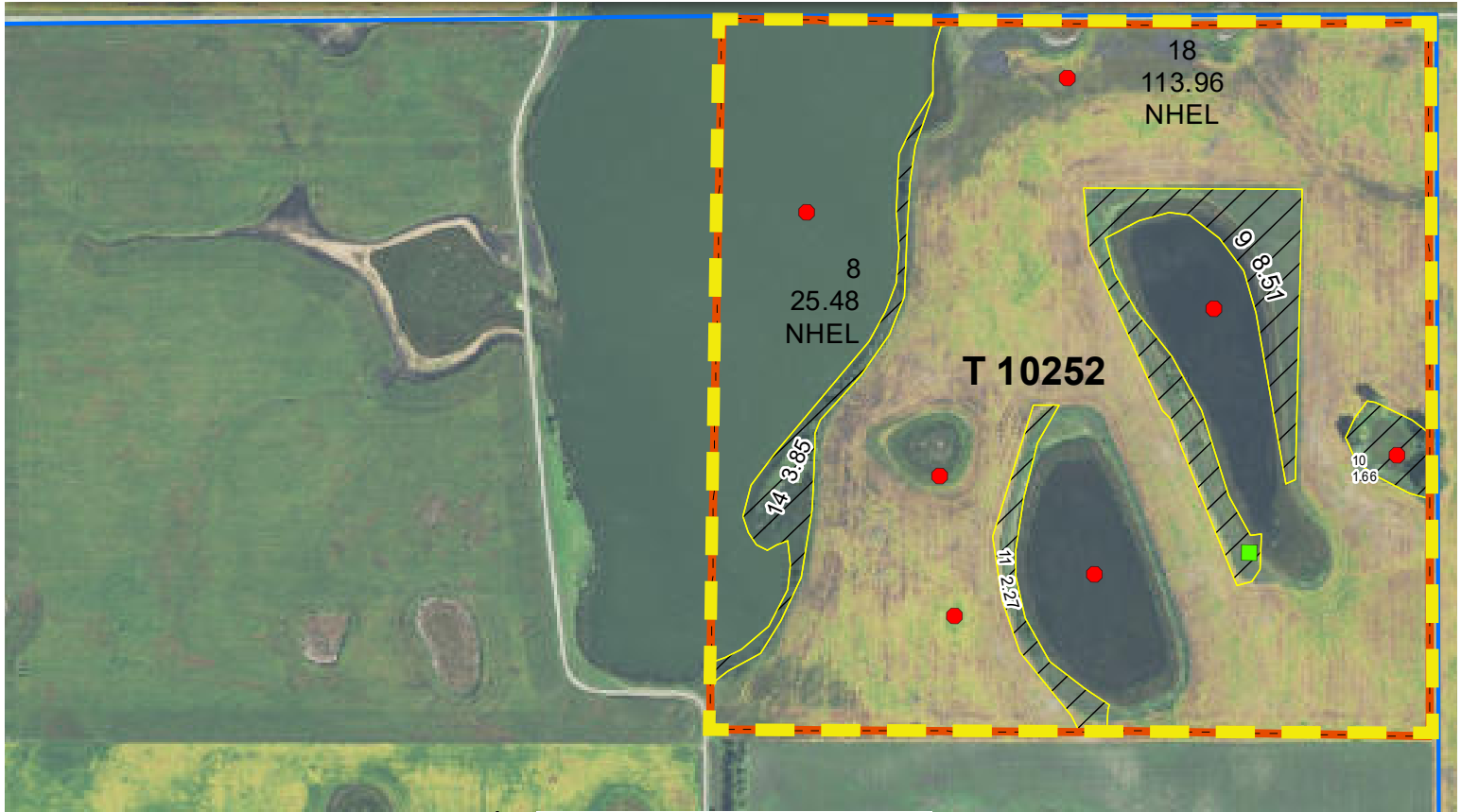
**All proposals must be received no later than 5:00PM on Thursday, March 16, 2023.**

**Deliver or Mail to:** Steffes Group, Inc. 2000 Main Avenue East West Fargo, ND 58078

**OR Email:** Max Steffes at Max.Steffes@SteffesGroup.com or Martin Peterson at Martin.Peterson@SteffesGroup.com



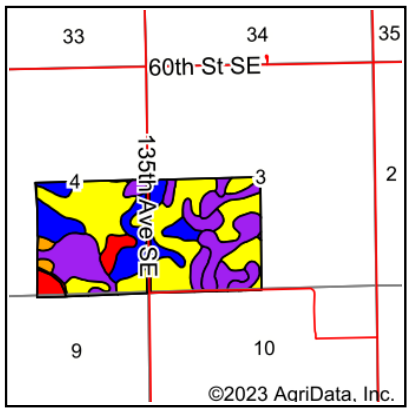
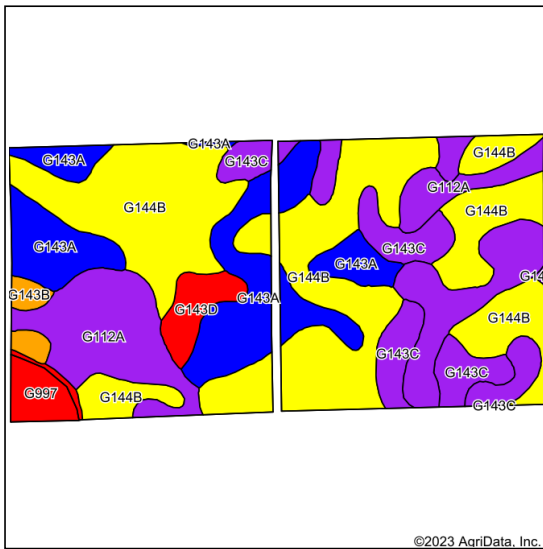
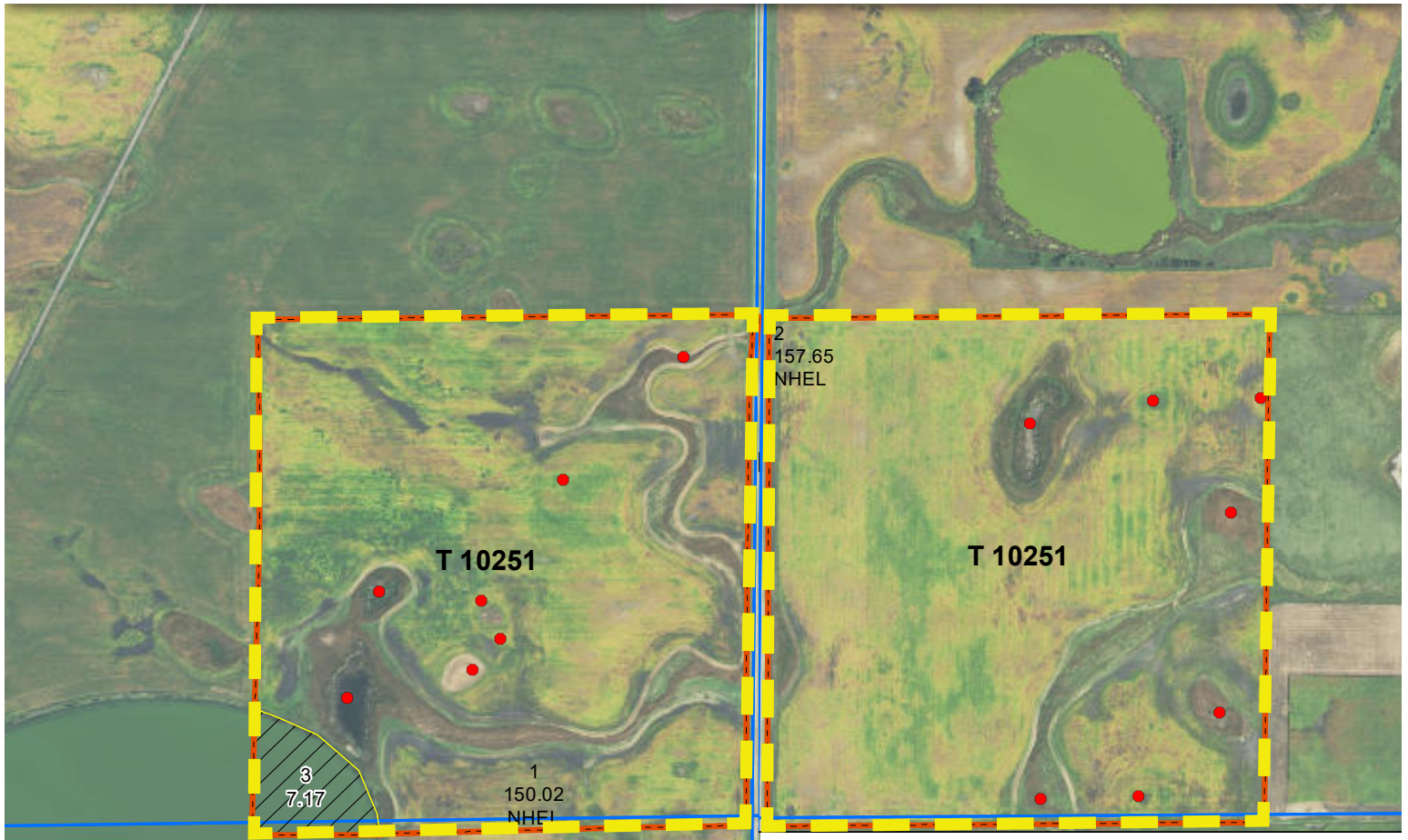




Area Symbol: ND073, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	50.92	31.8%		Vle	41
G4A	Southam silty clay loam, 0 to 1 percent slopes	32.51	20.3%		VIIIw	9
G143B	Barnes-Svea loams, 3 to 6 percent slopes	25.29	15.8%		Ile	75
G3A	Parnell silty clay loam, 0 to 1 percent slopes	10.96	6.8%		Vw	25
G143A	Barnes-Svea loams, 0 to 3 percent slopes	9.62	6.0%		IIc	85
G144B	Barnes-Buse loams, 3 to 6 percent slopes	9.31	5.8%		IIIe	69
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	7.43	4.6%		IVw	31
G112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	6.41	4.0%		IIw	58
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	5.53	3.5%		IVe	55
G2A	Tonka silt loam, 0 to 1 percent slopes	2.02	1.3%		IVw	42
<b>Weighted Average</b>					<b>4.94</b>	<b>43.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.



Soils data provided by USDA and NRCS.

Area Symbol: ND073, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G144B	Barnes-Buse loams, 3 to 6 percent slopes	137.27	43.6%		IIIe	69
G112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	66.64	21.2%		IIw	58
G143A	Barnes-Svea loams, 0 to 3 percent slopes	57.10	18.1%		IIc	85
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	32.30	10.3%		IVe	55
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	8.78	2.8%		VIe	41
G997	Water, intermittent	8.26	2.6%			3
G143B	Barnes-Svea loams, 3 to 6 percent slopes	4.49	1.4%		IIe	75
<b>Weighted Average</b>					*-	<b>65.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

**NORTH DAKOTA**  
**LAMOURE**  
**Form: FSA-156EZ**



**United States Department of Agriculture**  
**Farm Service Agency**

**FARM : 8824**  
**Prepared : 2/21/23 4:50 PM CST**  
**Crop Year : 2023**

See Page 3 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

**Operator Name**

**CRP Contract Number(s)** : None  
**Recon ID** : None  
**Transferred From** : 2021-38-073-0007137  
**ARCPLC G/W Eligibility** : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
470.57	447.11	447.11	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	447.11	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	34.42	0.00	58	
Corn	154.87	0.00	136	0
Soybeans	257.16	0.00	38	0
<b>TOTAL</b>	<b>446.45</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 10251

**Description** : 68 69/SE 4; SW 3 135 55  
**FSA Physical Location** : NORTH DAKOTA/RANSOM  
**ANSI Physical Location** : NORTH DAKOTA/RANSOM  
**BIA Unit Range Number** :  
**HEL Status** : HEL determinations not completed for all fields on the tract  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** :  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
314.84	307.67	307.67	0.00	0.00	0.00	0.00	0.0

NORTH DAKOTA LAMOURE Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency	<b>FARM : 8824</b> Prepared : 2/21/23 4:50 PM CST Crop Year : 2023
<b>Abbreviated 156 Farm Record</b>		

**Tract 10251 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	307.67	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	23.69	0.00	58
Corn	106.58	0.00	136
Soybeans	176.97	0.00	38
<b>TOTAL</b>	<b>307.24</b>	<b>0.00</b>	

**NOTES**

**Tract Number : 10252**

**Description** : NE 32 136 55  
**FSA Physical Location** : NORTH DAKOTA/RANSOM  
**ANSI Physical Location** : NORTH DAKOTA/RANSOM  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** :  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.73	139.44	139.44	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	139.44	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	10.73	0.00	58
Corn	48.29	0.00	136
Soybeans	80.19	0.00	38
<b>TOTAL</b>	<b>139.21</b>	<b>0.00</b>	

**NOTES**

request for  
**PROPOSAL**  
Ransom County, ND



2000 Main Avenue East, West Fargo, ND 58078  
[SteffesGroup.com](http://SteffesGroup.com) | 701.237.9173