

733.38 Acres • McHenry County, ND

Farmland Auction

Wednesday, October 14, 2026 – 11:00 a.m.

Sleep Inn & Suites • Minot, ND



OWNER: Larsen AA Family Property LLLP



Pifer's

701.220.5396

www.pifers.com

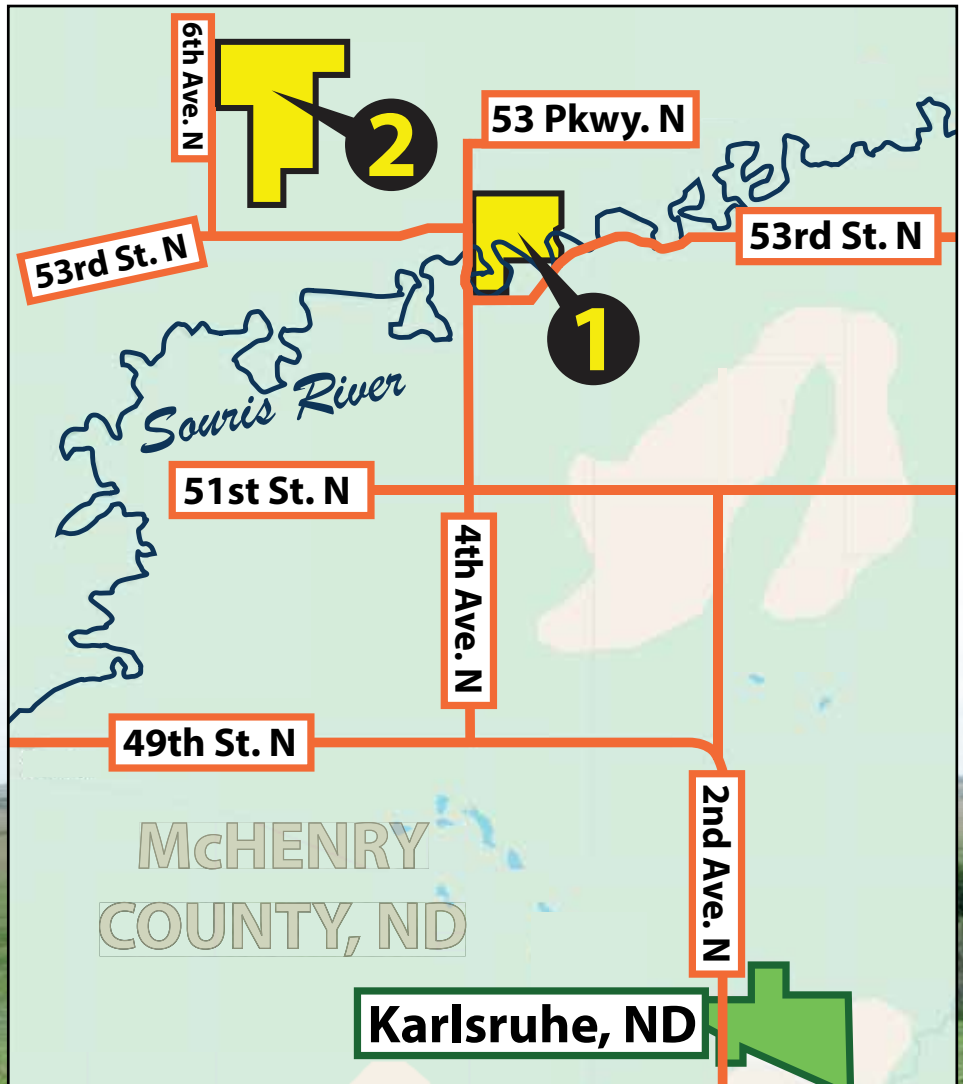
INTRODUCTION

Auction Note: Presenting a rare opportunity to own productive pastureland and cropland, enhanced by outstanding wildlife habitat. Offered in two parcels, the property includes pasture acreage with perimeter fencing and adequate water sources, while the cropland has a gentle rolling landscape and productive soils. In addition to its agricultural strengths, parcel 1 is an outdoors person's paradise. Heavily wooded terrain running along the Souris River provides ideal cover and habitat for trophy white-tailed deer, turkey and pheasants. Not to mention the $\frac{3}{4}$ -mile of Souris River crossing the property, which has been known for great walleye fishing recently. This rare combination of recreational and agricultural offering is available for the 2027 season.

- Sellers will be retaining all the subsurface mineral rights of which they own to date. Surface minerals will transfer to buyer(s).
- Parcel 2 is subject to a US Fish & Wildlife Service (USFWS) Wetland Easement.

Driving Directions

From Karlsruhe, ND, go 4 miles north on 2nd Ave. N to 51st St. N. Go 2 miles west on 51st St. N to 4th Ave. N. Go 2 miles north on 4th Ave. N to 53rd St. N. Here you will be on the west side of parcel 1. Go 2 miles west on 53rd St. N to 6th Ave. N. Go 1 mile north on 6th Ave N to parcel 2.

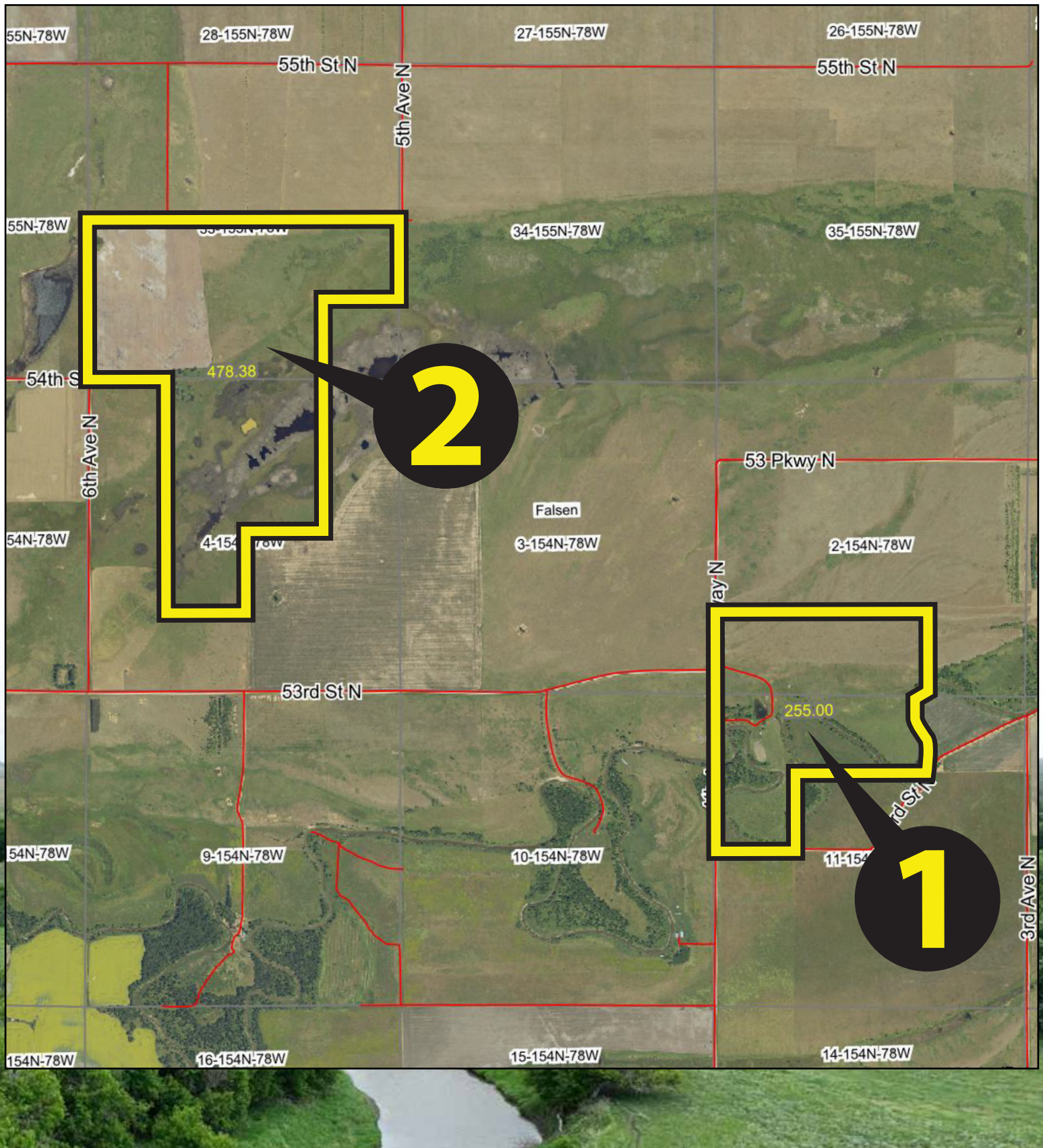


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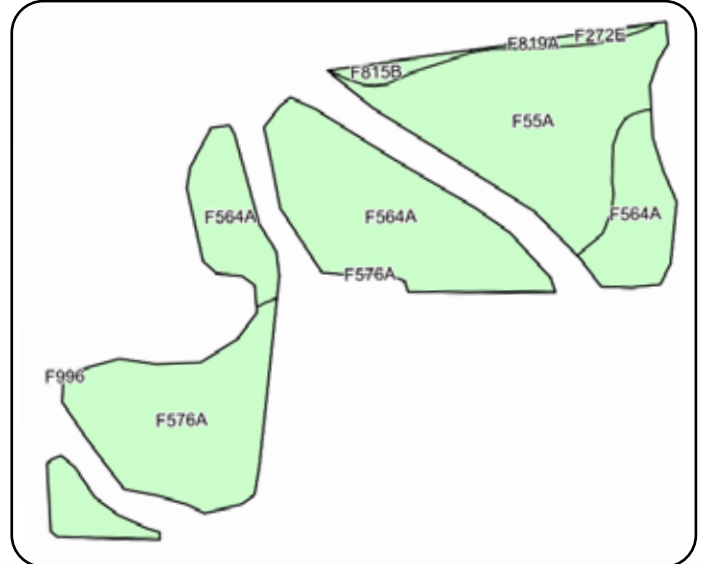
OVERALL PROPERTY



PARCEL 1

Acres: 255 +/-
Legal: West 27 ½ A of SW¼SE¼ & S½SW¼ 2-154-78; SW¼NW¼N½NW¼ 11-154-78
FSA Crop Acres: 77.78 +/-
Hunting Acres: 177.94 +/-
Taxes (2025): \$1,072.65

Parcel 1 has it all! The meandering Souris River, the heavily wooded terrain, the freshwater spring, the spring fed dam that at one time was known to be at least 30 feet deep, and the very productive cropland along the river bottom. This parcel was also once tested for gravel and sellers state that there was an abundance found and nothing has been mined.



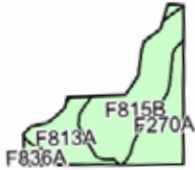
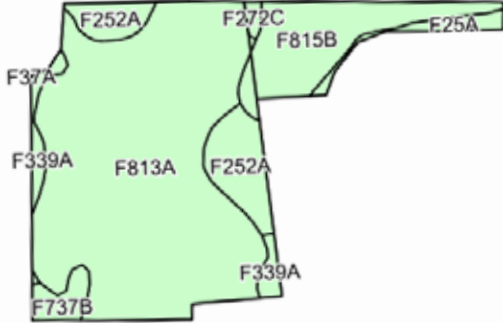
Crop	Base Acres	Yield
Oats	4.3	43 bu.
Corn	24.98	63 bu.
Total Base Acres: 29.28		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F564A	LaDelle silty clay loam, 0 to 2 percent slopes, occasionally flooded	35.15	45.2%	IIc	92
F55A	Ludden silty clay, 0 to 1 percent slopes, frequently flooded	23.12	29.7%	VIw	52
F576A	Velva loam, moist, 0 to 2 percent slopes, occasionally flooded	17.43	22.4%	Ile	76
F815B	Lohnes-Claire coarse sands, 0 to 6 percent slopes	1.21	1.6%	VIe	19
F272E	Sioux-Arvilla-Renshaw complex, 9 to 25 percent slopes	0.60	0.8%	VI s	18
F819A	Karlsruhe coarse sandy loam, 0 to 2 percent slopes	0.27	0.3%	IIIe	49
Weighted Average					74.7

PARCEL 2

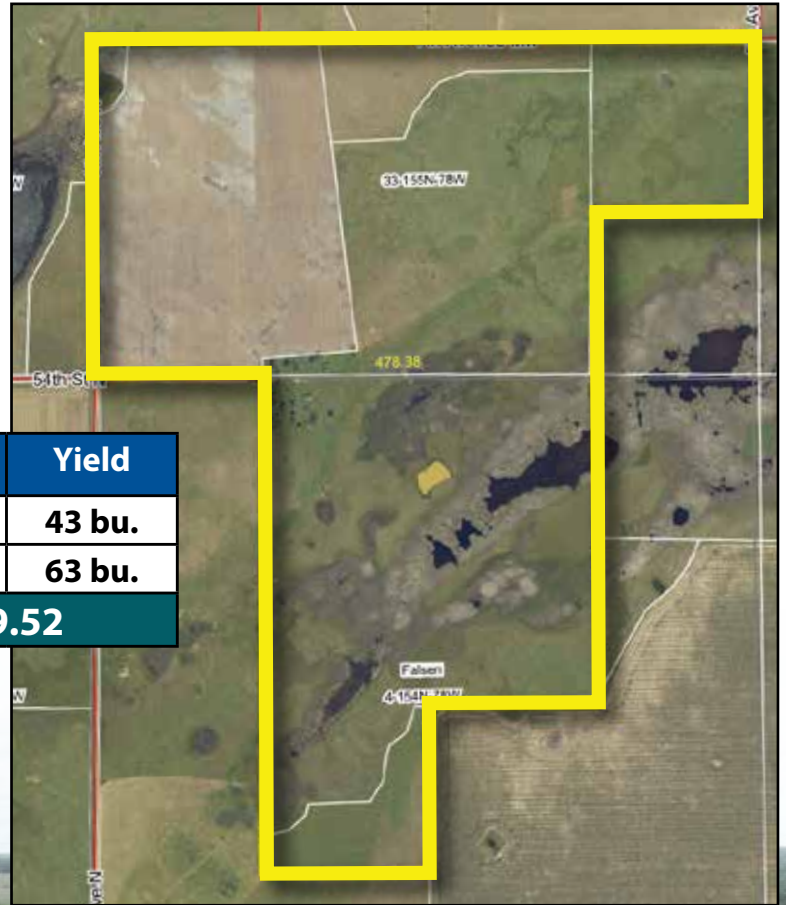
Acres: 478.38 +/-
Legal: Lot 2 SW¼NE¼; Lot 3 SE¼NW¼; NE¼SW¼ 4-154-78; SW¼; NE¼SE¼ W½SE¼ 33-155-78
FSA Crop Acres: 158.04 +/-
Pasture Acres: 320 +/-
Taxes (2025): \$1,226.14

Parcel 2 consists of almost 480 +/- acres made up of productive cropland and lush pastureland. Sellers state that the dugout on parcel 2 is spring fed and do not recall seeing it dry since it was established in the 1950's.



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Crop	Base Acres	Yield
Oats	8.75	43 bu.
Corn	50.77	63 bu.
Total Base Acres: 59.52		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F813A	Falsen-Karlsruhe complex, 0 to 2 percent slopes	95.12	61.3%	VIe	36
F815B	Lohnes-Claire coarse sands, 0 to 6 percent slopes	29.21	18.9%	VIe	19
F252A	Wyrene sandy loam, 0 to 2 percent slopes	13.29	8.6%	IIle	54
F270A	Arvilla sandy loam, 0 to 2 percent slopes	5.51	3.6%	IIle	41
F339A	Ulen fine sandy loam, 0 to 2 percent slopes	4.17	2.7%	IIle	58
F737B	Towner-Barnes complex, 3 to 6 percent slopes	3.32	2.1%	IIle	65
F25A	Marysland loam, 0 to 1 percent slopes	2.40	1.6%	IVw	33
F836A	Verendrye loamy coarse sand, 0 to 1 percent slopes	1.02	0.7%	VIw	21
F272C	Sioux-Arvilla-Renshaw complex, 6 to 9 percent slopes	0.79	0.5%	VI s	26
Weighted Average					35.5

PROPERTY PHOTOS



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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 11/30/26. 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 November 30, 2026, 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. 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 Company, Kevin Pifer, ND #715.

Pifer's



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