

305.3 ACRES • WARD COUNTY, ND

FARMLAND AUCTION

WEDNESDAY, NOVEMBER 11, 2026 - 1:00 PM

SLEEP INN CONFERENCE CENTER: 2400 10TH ST. SW • MINOT, ND



OWNER: KARL CARSON

Pifer's



PIFER'S BOWMAN OFFICE
701.523.7366
709 12th St. NE • Bowman, ND

OVERALL PROPERTY

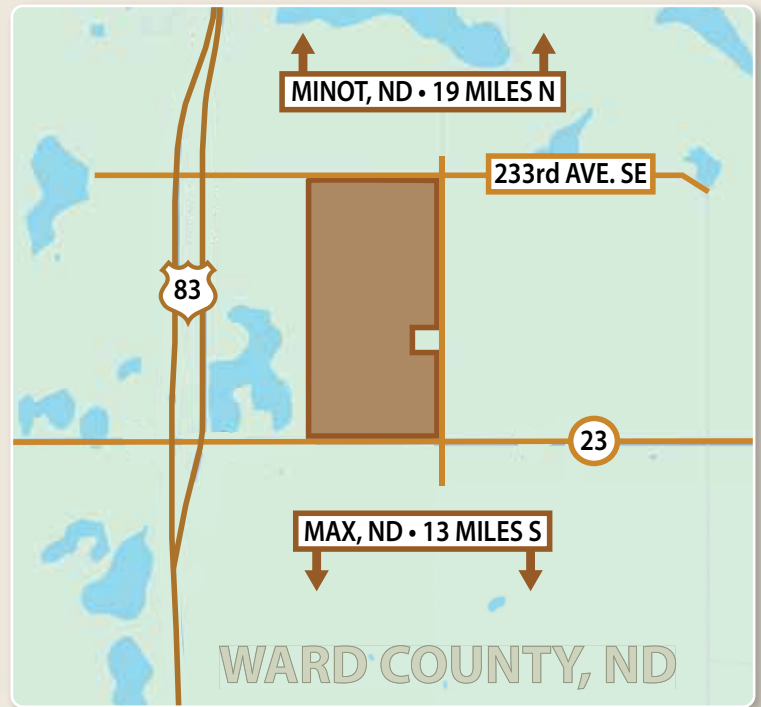
Situated at the crossroads of US Hwy. #83 and ND Hwy. #23, this 305.3 +/- acre half section lies 15 miles south of Minot and 10 miles north of Max in Ward County, ND. Direct frontage along ND Hwy. #23 provides easy equipment and truck access to productive cropland that has been well managed and maintained by the current tenant. Rounding out the property, scattered kettle lakes and grass areas add waterfowl and hunting habitat to a property built first and foremost around row-crop production.

Rolling topography provides natural drainage across the property, which has been used for row crop and small grain production. The soil profile is anchored by Williams and Bowbells loams, carrying a soil productivity index of 58.3. A 10 +/- acre farmstead tract will be surveyed out and retained by the seller at the seller's expense.

DRIVING DIRECTIONS

From Minot, ND: Drive south on US Hwy. #83 for 19 miles to the ND Hwy. #23 intersection, drive a ½ mile east on Hwy. #23 to the property on the north side of the highway.

From Max, ND: Drive north on US Hwy. #83 for 13 miles to the ND Hwy. #23 intersection, drive ½ mile east on Hwy. #23 to the property on the north side of the highway.



Andy Mrnak
701.206.1095
andy@pifers.com



Jim Sabe
701.523.6283
jsabe@pifers.com

TERMS AND 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 12/18/26. 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 December 18, 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.

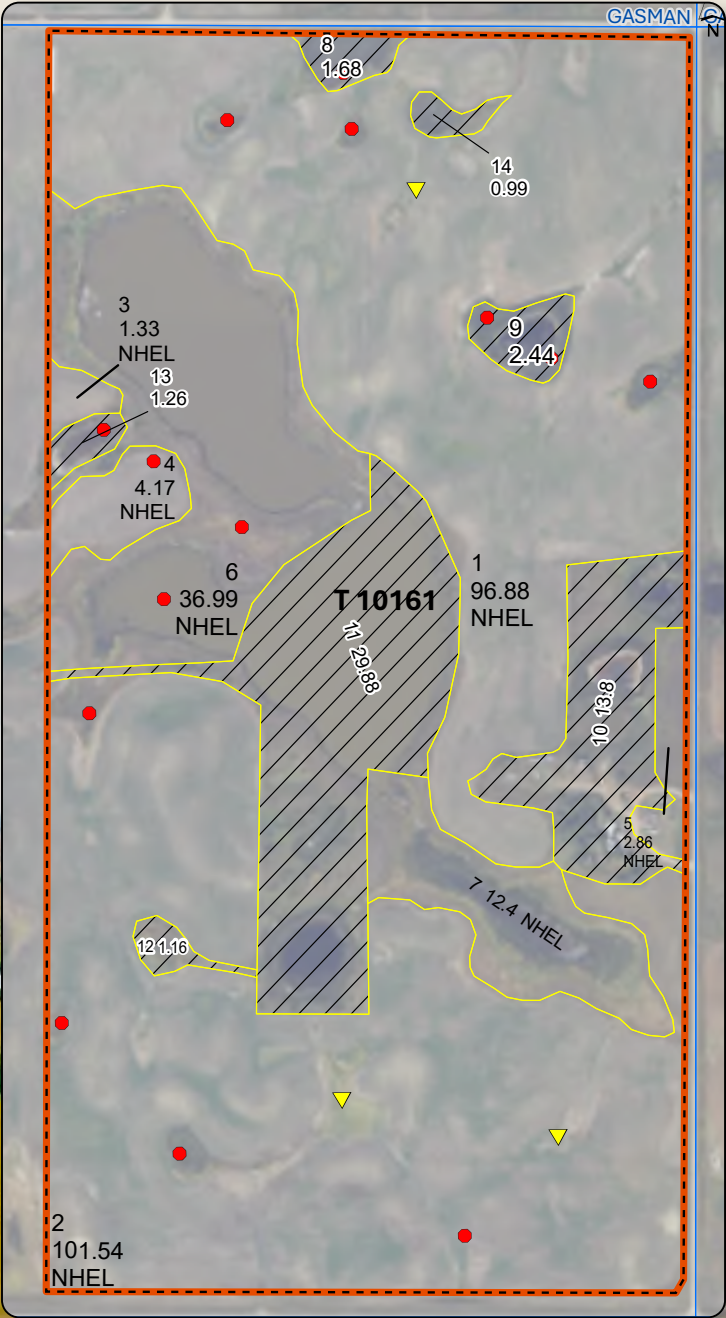
This sale is managed by Pifer's Auction & Realty, Andy Mrnak, ND #7974.

OVERALL PROPERTY

KEY PROPERTY FEATURES

Acres: 305.3 +/-
Legal: E½ 15-152-83 (Less 10.00 +/- acre Farmstead Tract)
FSA Crop Acres: 205.31 +/-
Taxes (2025): \$871.49

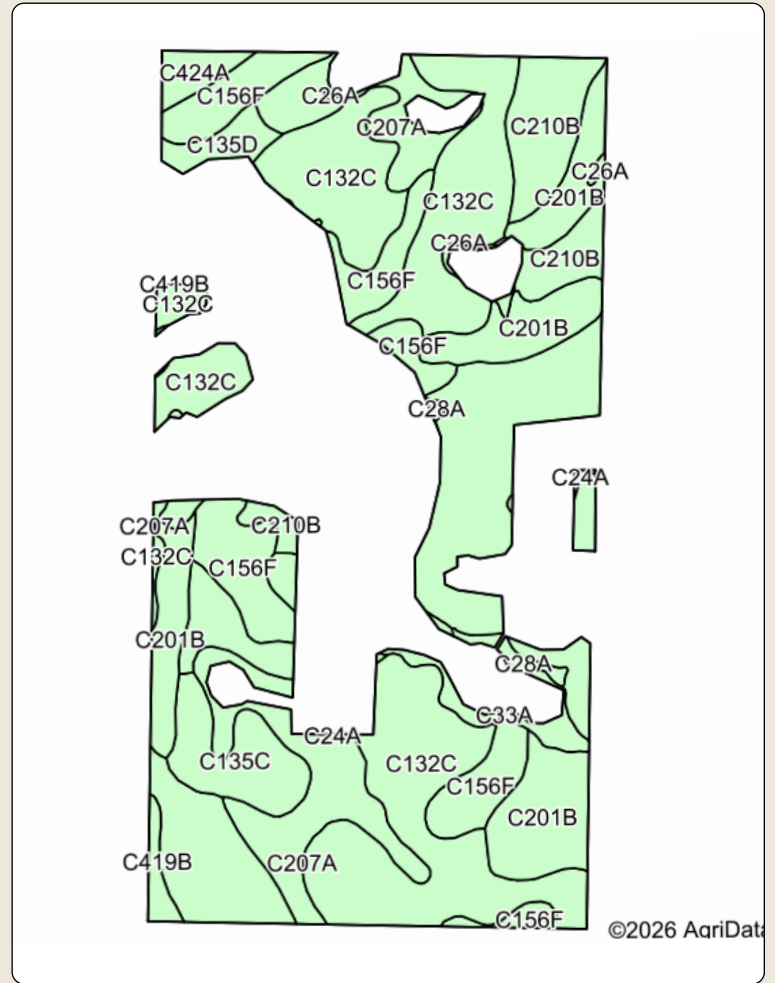
Crop	Base Acres	Yield
Wheat	172.68	72 bu.
Peas	32.92	3,449 lbs.
Total Base Acres: 205.60		



Pifer's

709 12th St. NE • Bowman, ND 58623

PROPERTY INFORMATION



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	99.01	48.1%	IIle	60
C201B	Bowbells loam, 3 to 6 percent slopes	25.66	12.5%	Ile	84
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	23.76	11.6%	VIIle	39
C207A	Bowbells-Parnell complex, 0 to 3 percent slopes	22.30	10.9%	IIc	76
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	13.01	6.3%	Ile	81
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	8.47	4.1%	IVe	56
C33A	Parnell-Vallers complex, 0 to 1 percent slopes	3.80	1.9%	Vw	30
C135D	Zahl-Williams loams, 9 to 15 percent slopes	2.82	1.4%	VIle	44
C424A	Minot silty clay, 0 to 2 percent slopes	2.47	1.2%	IIIs	84
C419B	Wildrose silty clay, 2 to 6 percent slopes	1.59	0.8%	Ile	83
C28A	Vallers, moderately saline-Parnell complex, 0 to 1 percent slopes, Missouri Coteau	1.36	0.7%	IVw	32
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau	0.82	0.4%	IVw	40
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau	0.24	0.1%	Vw	24
Weighted Average					62.9

PHOTOS



Pifer's

709 12th St. NE • Bowman, ND 58623

PHOTOS



Pifer's



701.523.7366



www.pifers.com