

Commercial Auction

25
YEARS
est. 2000

Multiple Commercial Properties • Casselton, ND

Online Only Auction

Bidding Opens: Friday, October 31, 2025 - 9:00 a.m.

Bidding Closes: Wednesday, November 5, 2025 - 3:00 p.m.



OWNER: Woell Family



Pifer's

877.700.4099

www.pifers.com

INTRODUCTION

Auction Note: Versatile Property in a Growing Commercial District

Pifer's Auction & Realty is pleased to present a Commercial Real Estate Auction in Casselton, North Dakota, featuring multiple parcels located along Front Street which is currently experiencing steady growth and commercial revitalization. These properties have been well maintained for many years are well-suited for a wide range of commercial uses, including storage units, mechanic shops, service businesses, small-scale manufacturing, or custom shop space, and more! These parcels are strategically located in commercial district of Casselton that is anticipated to see increased traffic and development in the near future. This is a strong opportunity to invest in a community that is experiencing rapid growth and commercial development. Whether you're an investor, contractor, tradesperson, or local entrepreneur, these properties offer the flexibility and location to suit the needs of a wide range of end uses. Don't miss this opportunity to capitalize on the growth of one of Cass County's most business-ready communities.

Property Highlights:

Multiple Commercial Parcels Offered Individually or in Combination

Located on Front Street, the forefront of Casselton's Expanding Commercial Corridor

Zoned for a Variety of Commercial Uses

Close to Other Established and Renovated Commercial Buildings

Excellent Access and Visibility

Utilities Available



Steve Link

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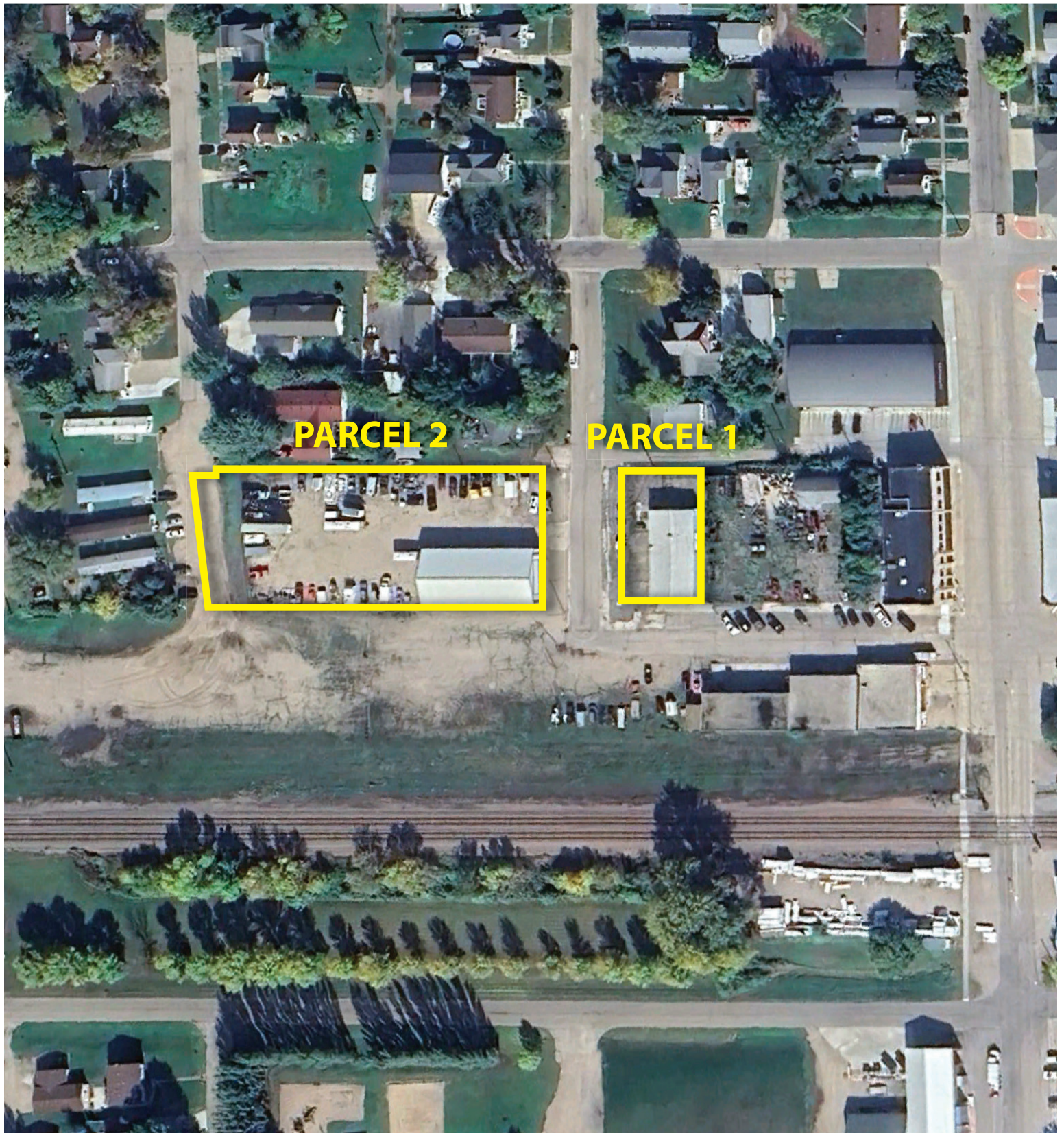
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Pifer's

1506 29th Ave. S • Moorhead, MN 56560

PROPERTY INFORMATION



PARCEL 1

Acres: 0.22 +/-
Legal: Lot: 13 Block: 14 FIRST ADDN LOTS 13 THRU 15 BLK 14 **1-3-97 COMB FR 03-0800-00399-000 & 03-0800-00 399-010
Taxes: \$2,711.45 (2024)
Address: 502 Front St. - Casselton, ND

This versatile commercial property offers a prime location in the heart of Casselton's growing commercial corridor. Sitting on just under 1/4 acre of land, the property features a well-maintained 88' x 40' steel building currently utilized as a heated workshop with full access to city utilities. Originally built in 1975, the structure is fully insulated and equipped with two Reznor natural gas heaters, offering year-round functionality for a wide range of uses including, but certainly not limited to, mechanic or service shop, contractor headquarters, fabrication space, or secure storage. The building includes water service and a half bathroom, adding valuable convenience for operations or tenant use.



PARCEL 1



PARCEL 2

Acres: 1.05 +/-
Legal: Lot: 4 Block: 13 FIRST ADDITION LOTS 4 THRU 13 BLK 13 AND 1/2 VAC ALLEY ABUTTING LOTS 4 THRU 13 AND E 1/2 OF ADJ VAC 4TH AV
Taxes: \$3,401.43 (2024)
Address: 424 Front Street - Casselton, ND

Positioned along Casselton's developing Front Street commercial corridor, this property offers a blend of existing utility and future development potential. Situated on just under an acre of land, the site includes a 104' x 54' Foltz building, constructed in 1991 and currently operating as a storage facility. The steel structure offers 5,616 sq. ft. of enclosed space, ideal for equipment storage, inventory warehousing, or future conversion to heated shop space. In addition to the building footprint, the property features nearly 3/4 acre of undeveloped lot, providing abundant space for outdoor storage, parking, or future expansion with new construction.



PARCEL 2



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 12/22/25. 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 22, 2025, 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, Kevin Pifer, ND #715.

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