

637.3 Acres • Grant County, ND

# Farmland Auction

Wednesday, March 11, 2026 – 10:00 a.m. (MT)

*Carson Community Center • Carson, ND*



**OWNER: James Borchert Estate**



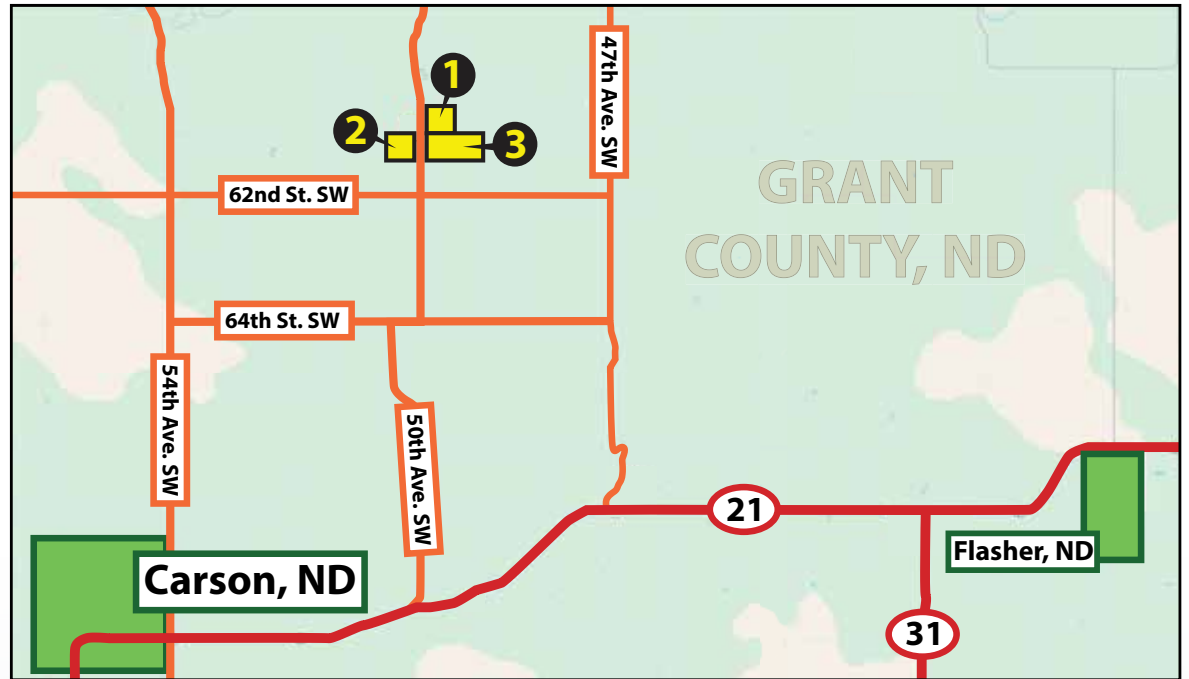
# Pifer's

877.700.4099

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# INTRODUCTION

**Auction Note:** This land auction offers a desirable mix of productive cropland and lush pastureland featuring established native grasses. The cropland acres are comprised primarily of Vebar–Parshall loams, which are well suited for the production of corn, soybeans, small grains, and peas. Each parcel provides excellent access, making them well suited for efficient farming and livestock operations. All parcels include reliable water sources and are well fenced, adding immediate value and reducing the need for additional improvements. These tracts are suitable for a variety of agricultural uses, whether expanding an existing operation or investing in quality rural land. This property is subject to a tenant lease through December 31, 2027. This is an excellent opportunity to purchase well-maintained agricultural property with strong usability and long-term potential. The land is free of USFW easements, Sellers will retain all subsurface mineral rights.



## Driving Directions

**From Carson, ND:** Take ND Hwy. #21 east for 5 miles. Head north on 50th Ave. for 7 miles. Here you will be at the northeast corner of parcel 2, the southwest corner of parcel 1 and the northwest corner of parcel 3.

**From Flasher, ND:** Take ND Hwy. #21 west for 8 miles. Head north on 47th Ave. SW for 7 miles, turn west on 62nd St. SW for 3 miles and then north for 1 mile. Here you will be at the northeast corner of parcel 2, the southwest corner of parcel 1 and the northwest corner of parcel 3.



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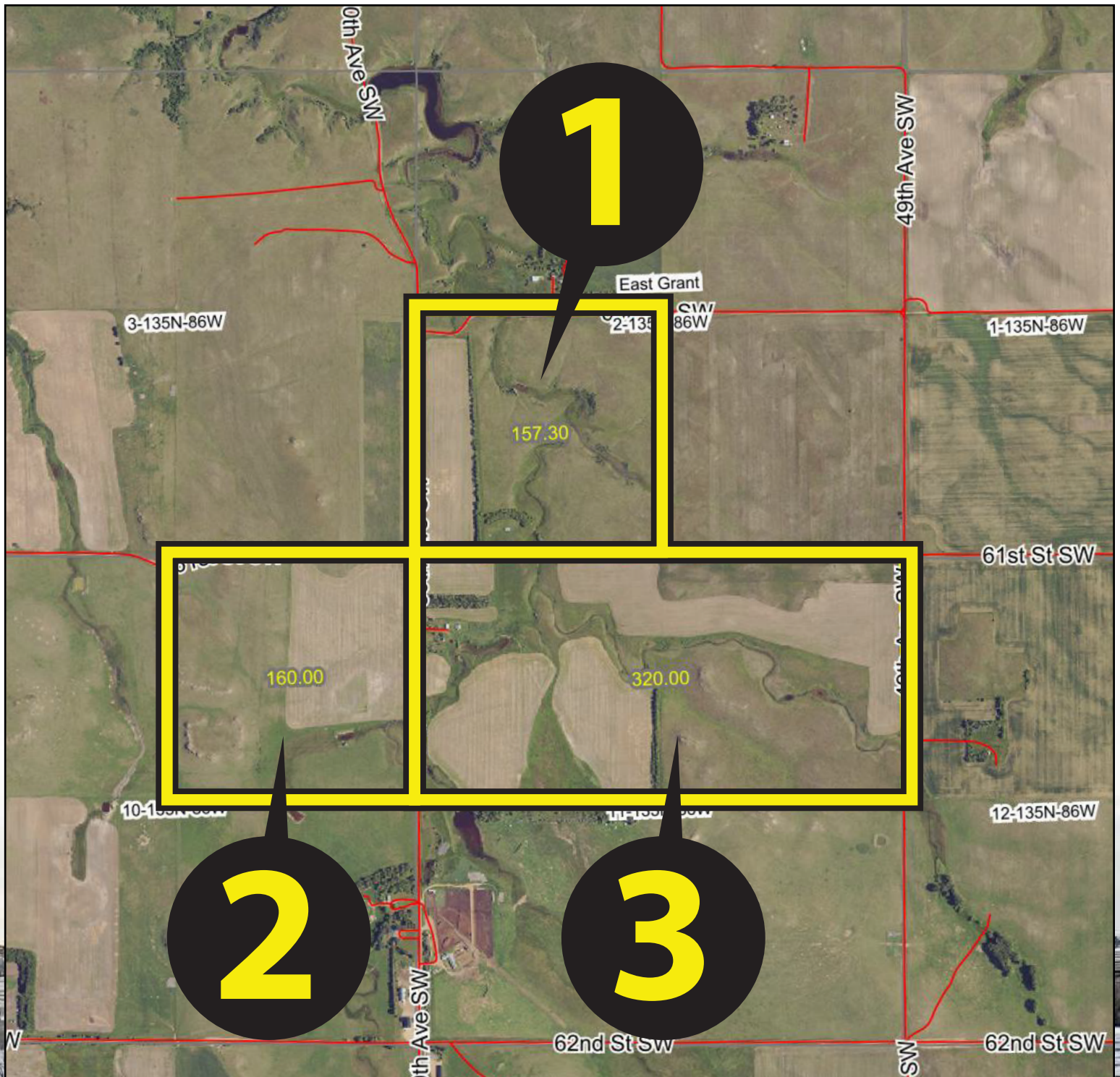
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**Pifer's**

1506 29th Ave. S • Moorhead, MN 56560



# OVERALL PROPERTY

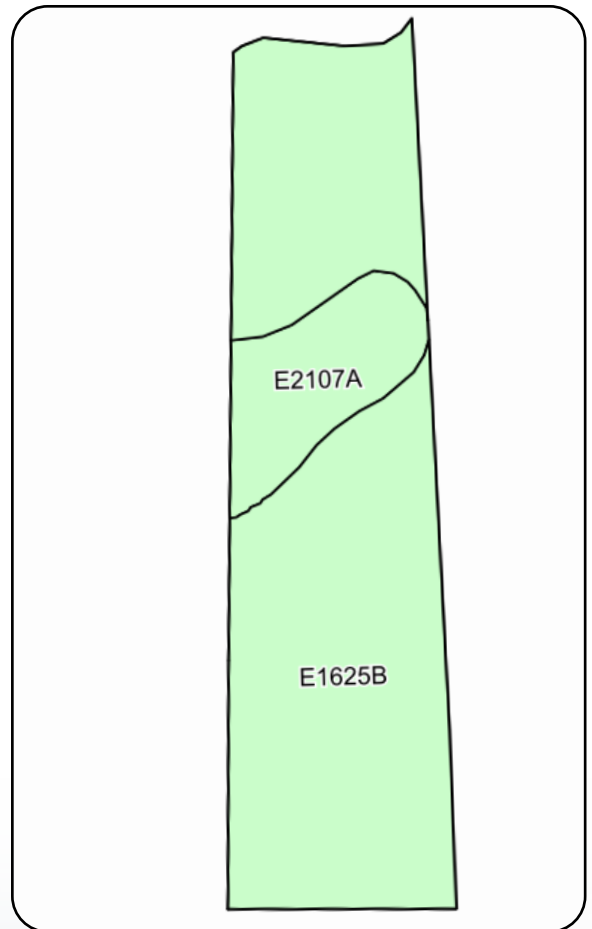




# PARCEL 1

**Acres:** 157.3 +/-  
**Legal:** SW¼ 2-135-86  
**FSA Crop Acres:** 30.95 +/-  
**Pasture Acres:** 123.55 +/-  
**Taxes (2024):** \$543.66

Diverse parcel offering excellent access and lush pastureland, complemented by some productive cropland. Well-maintained fencing and a water source make this property well suited for livestock operations. Parcel 1 is subject to an option for an easement with North Plains Connector LLC for powerline construction, which is anticipated to occur within the next two years. Any future payments associated with this easement will transfer to the buyer upon closing. For a complete list of anticipated payments, please contact the agent.



## ALL PARCELS COMBINED

Crop	Base Acres	Yield
Wheat	6.18	25 bu.
Oats	5.79	66 bu.
Corn	5.79	74 bu.
Barley	11.58	39 bu.
Total Base Acres: 29.34		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	26.30	85.0%	IIIc	62
E2107A	Arnegard loam, 0 to 2 percent slopes	4.65	15.0%	IIc	94
<b>Weighted Average</b>					<b>66.8</b>



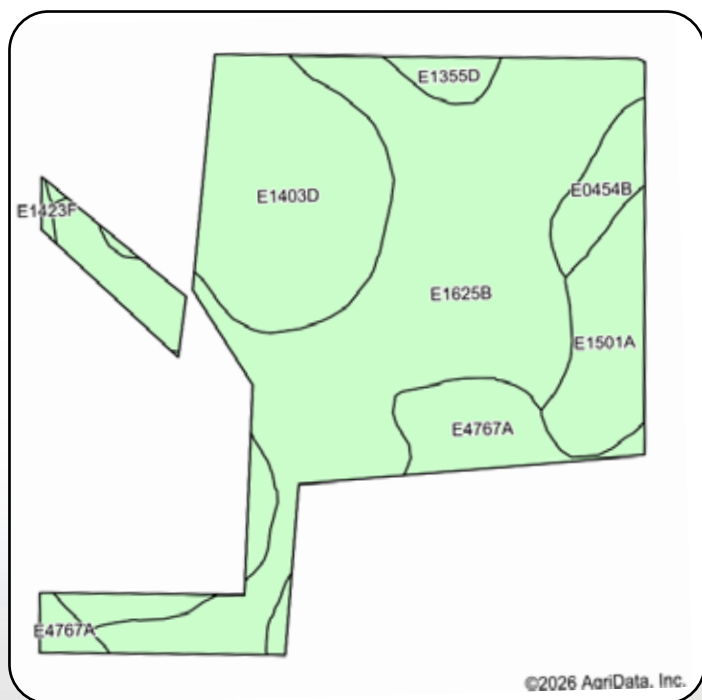
# PARCEL 1 PHOTOS



# PARCEL 2

**Acres:** 160 +/-  
**Legal:** NE¼ 10-135-86  
**FSA Crop Acres:** 89.55 +/-  
**Pasture Acres:** 67.52 +/-  
**Taxes (2024):** \$399.38

Productive parcel offering a strong balance of cropland and pasture with efficient land layout for agricultural use. Well-maintained perimeter fencing, reliable dugout water source for livestock, and excellent access.



## ALL PARCELS COMBINED

Crop	Base Acres	Yield
Wheat	6.18	25 bu.
Oats	5.79	66 bu.
Corn	5.79	74 bu.
Barley	11.58	39 bu.
Total Base Acres: 29.34		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	47.27	52.8%	IIIe	62
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	21.76	24.3%	VIe	26
E1501A	Brisbane loam, 0 to 2 percent slopes	7.79	8.7%	IIIs	82
E4767A	Regan silt loam, saline, 0 to 2 percent slopes, occasionally flooded	7.38	8.2%	IVw	26
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	3.48	3.9%	IVs	35
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	1.61	1.8%	VIe	33
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	0.26	0.3%	VIIe	20
Weighted Average					50.3

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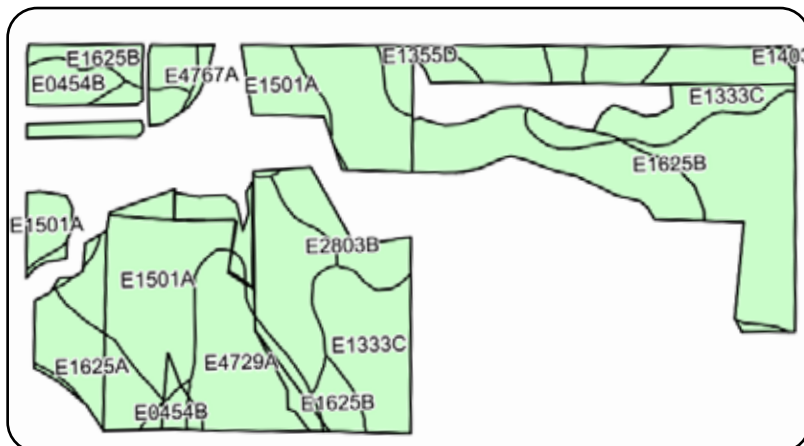
# PARCEL 2 PHOTOS



# PARCEL 3

**Acres:** 320 +/-  
**Legal:** N½ 11-135-86  
**FSA Crop Acres:** 169.85 +/-  
**Pasture Acres:** 132.17 +/-  
**Taxes (2024):** \$1,205.54

320 +/- acres offering a productive mix of pasture and cropland. The property features well-maintained perimeter fencing, a reliable well for livestock water, and a farmstead with mature trees and electric service in place. Improvements include an older home and outbuildings that offer functional utility and future potential.



## ALL PARCELS COMBINED

Crop	Base Acres	Yield
Wheat	6.18	25 bu.
Oats	5.79	66 bu.
Corn	5.79	74 bu.
Barley	11.58	39 bu.
Total Base Acres: 29.34		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	57.13	32.9%	IIIe	62
E1501A	Brisbane loam, 0 to 2 percent slopes	45.55	26.4%	IIIs	82
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	27.11	15.7%	IVe	38
E4729A	Heil silty clay loam, 0 to 1 percent slopes	16.01	9.3%	VIIs	35
E1625A	Vebar-Parshall fine sandy loams, 0 to 3 percent slopes	9.64	5.6%	IIIe	65
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	6.16	3.6%	IIe	82
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	5.04	2.9%	IVs	35
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	3.74	2.2%	VIe	33
E4767A	Regan silt loam, saline, 0 to 2 percent slopes, occasionally flooded	2.23	1.3%	IVw	26
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	0.24	0.1%	VIe	26
Weighted Average					60



# PARCEL 3 PHOTOS



# 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 4/27/26. 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 April 27, 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.





# TERMS & CONDITIONS

## **III. Purchase Agreement, Marketability, Signing Area (cont'd)**

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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