

Pifer's



3,288 SQ. FT. HOME | HORSE BARN | FENCED PASTURE

16.51 ACRE COUNTRY ESTATE

CASS COUNTY, ND

Pifer's Auction & Realty
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16.51 ACRE COUNTRY ESTATE | ARTHUR, ND

PRICE: \$925,000

Some properties have features. Others have a feeling. This is one of those rare country estates where quality improvements, beautiful surroundings, and endless possibilities come together to create a place you'll be proud to call home.

INTRODUCTION

Situated on approximately 16.51 picturesque acres, this exceptionally well-maintained country estate offers the perfect combination of a beautifully updated home, quality improvements, functional livestock facilities, and a peaceful rural setting. Every part of this property has been thoughtfully improved and meticulously cared for, making it truly move-in ready.

Whether you're looking for an equestrian property, hobby farm, livestock operation, contractor headquarters, or simply a private place to enjoy country living, this property offers an opportunity that's difficult to duplicate. Bring your horses, equipment, recreational vehicles, or simply your personal belongings, everything is already in place.

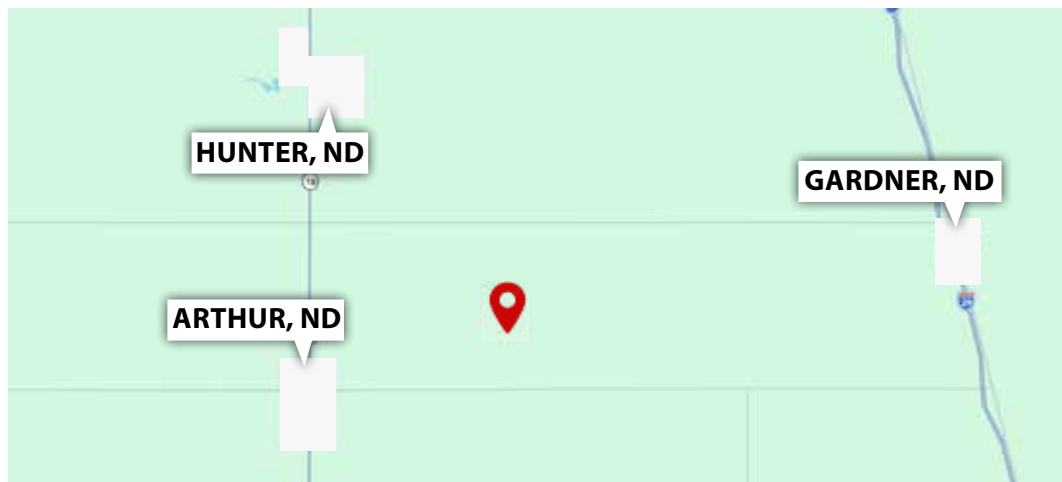
The home offers 3,288 sq. ft. of finished living space, including 1,644 sq. ft. on the main level and a fully finished basement, providing plenty of room for family and guests. Built in 1999, the home features 4 bedrooms and 3½ bathrooms with numerous updates throughout. The kitchen and bathrooms feature granite countertops, luxury flooring has been installed throughout much of the home, new carpet has been added in the bedrooms, and the master bathroom has been tastefully remodeled. Recent exterior improvements include new vinyl siding, a new metal roof, gutters, a new concrete driveway, front patio, back porch, glass patio door, and a new septic system completed in 2025. The home is heated with an efficient geothermal system featuring a Bosch Florida heat pump and recently updated circulating pump, providing comfortable year-round living with impressive energy efficiency.

The improvements are every bit as impressive as the home.

The 48' x 75' Morton building is currently configured for horses with six stalls, tack room, dog kennel, wash rack, livestock waterers, and direct access to the outdoor riding and roping arena. Connected to the barn is a 48' x 152' ClearSpan indoor riding arena, creating an outstanding year-round facility for riding, training, and livestock work. While the current setup is ideal for horses, these buildings offer tremendous flexibility. They could easily serve as a workshop, equipment storage facility, contractor shop, hobby building, livestock headquarters, or a combination of uses. Opportunities like this are hard to find.

The acreage has been designed to be both attractive and functional. Seven fenced pasture areas, continuous fencing, drain tile improvements, multiple livestock waterers, hydrants, and quality gravel and crushed concrete driveways make the property as practical as it is beautiful. One of the property's greatest assets is its setting. Mature trees, manicured lawns, attractive fencing, and sweeping country views create a setting that is peaceful, private, and incredibly inviting. It's the kind of property you'll appreciate every time you pull into the driveway.

From the quality of the home to the versatility of the improvements and the beauty of the acreage, this is a property that has been built to be enjoyed. Whether your passion is horses, livestock, outdoor recreation, collecting vehicles, operating a business from home, or simply enjoying the country lifestyle, this property is ready for its next chapter.



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PROPERTY HIGHLIGHTS

- 16.51 +/- acres of beautifully maintained countryside
- 3,288 sq. ft. finished home (1,644 sq. ft. main floor with fully finished basement)
- 4 bedrooms | 3½ bathrooms
- Built in 1999 with extensive recent renovations
- Granite countertops and updated flooring throughout
- New vinyl siding, metal roof, gutters, concrete driveway, patios, septic system, and patio door
- Energy-efficient geothermal heating and cooling system
- Attached garage
- 48' x 75' Morton building with six horse stalls, tack room, dog kennel, wash rack, and livestock facilities
- 48' x 152' ClearSpan indoor riding arena
- Outdoor riding and roping arena
- Seven fenced pasture areas with continuous fencing
- Multiple livestock water systems and hydrants
- Excellent gravel and crushed concrete access throughout the property
- Truly move-in ready with exceptional pride of ownership throughout



PROPERTY INFORMATION

TOTAL ACRES

16.51 +/-

LEGAL

Auditor's Lot 1 of the SE¼ & Part of the SE¼ in 9-142-51

TAXES (2025)

\$2,889.64

FARMSTEAD PARCEL

Acres: 9.51 +/-
Parcel ID: 42-0000-06040-020
Taxes (2025): \$2,781.88

This parcel contains the property's primary improvements, including the beautifully updated 3,288 sq. ft. home, attached garage, 48' x 75' Morton building, 48' x 152' ClearSpan indoor riding arena, outdoor riding arena, fenced pasture paddocks, quality driveways, and supporting livestock facilities. The acreage has been thoughtfully developed with mature landscaping, continuous fencing, livestock water systems, and excellent year-round access throughout.

ADDITIONAL ACRES PARCEL

Acres: 7 +/-
Parcel ID: 42-0000-06040-040
Taxes (2025): \$107.76

The adjoining parcel provides an additional 7 +/- acres featuring open pasture, mature shelterbelt trees, and a site ideally suited for a future guest cabin, additional shop, or other improvements (subject to applicable approvals). This parcel enhances the property's privacy while offering additional flexibility and room to expand.



PROPERTY PHOTOS



HORE BARN PROPERTY PHOTOS



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FARMSTEAD PHOTOS



INTERIOR PHOTOS

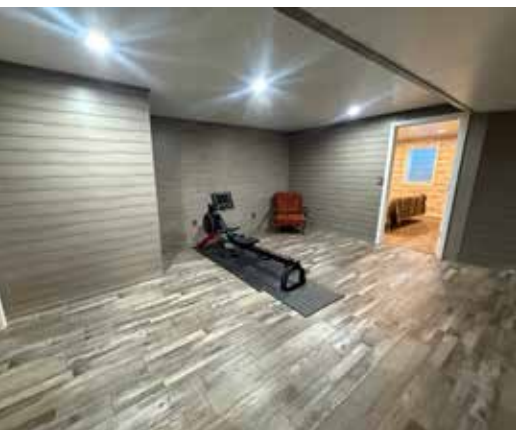


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