

1,200 ACRES • MCHENRY COUNTY, ND

LAND AUCTION

WEDNESDAY, NOVEMBER 11, 2026 - 1:00 PM

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



OWNER: ALLEN THOMPSON

Pifer's



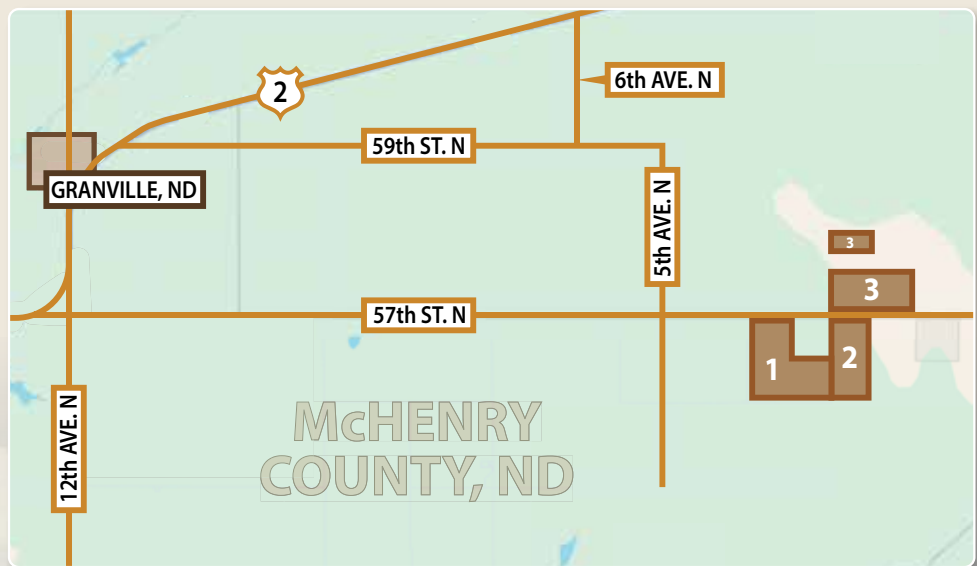
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OVERALL PROPERTY

For many years, this McHenry County land has been the heart of Allen Thompson's farm and ranch operation, and the care he has put into it shows in every acre. With the decision to sell his livestock, Allen is now offering the land at public auction. The 1,200 +/- acres deliver a productive block of native and improved grazing land supported by dependable natural water, two supplemental solar wells, and strong tree and brush cover that shelters both livestock and wildlife. A significant portion of the acreage was formerly farmed and has since been converted to grass production, and the grazing has been well managed year over year for consistent annual forage. The property sits 7 miles southwest of Denbigh and 10 miles southeast of Granville, with good access to all three parcels and a well-earned reputation as strong deer country in this pocket of north central North Dakota. Two of the parcels carry active Conservation Reserve Program (CRP) contracts contributing annual income, and buyers will find a working balance of grazing production, habitat value, and long-term operational flexibility across the offering.

DRIVING DIRECTIONS

From Granville, ND: Drive east on US Hwy. #2 for 6 miles to 6th Ave. N, then drive south on 6th Ave. N for 2 miles to 59th St. N. Drive east for 1 mile to 5th Ave. N, then drive south on 5th Ave. N for 2 miles to 57th St. N. Drive east on 57th St. N for 1 mile to the property.

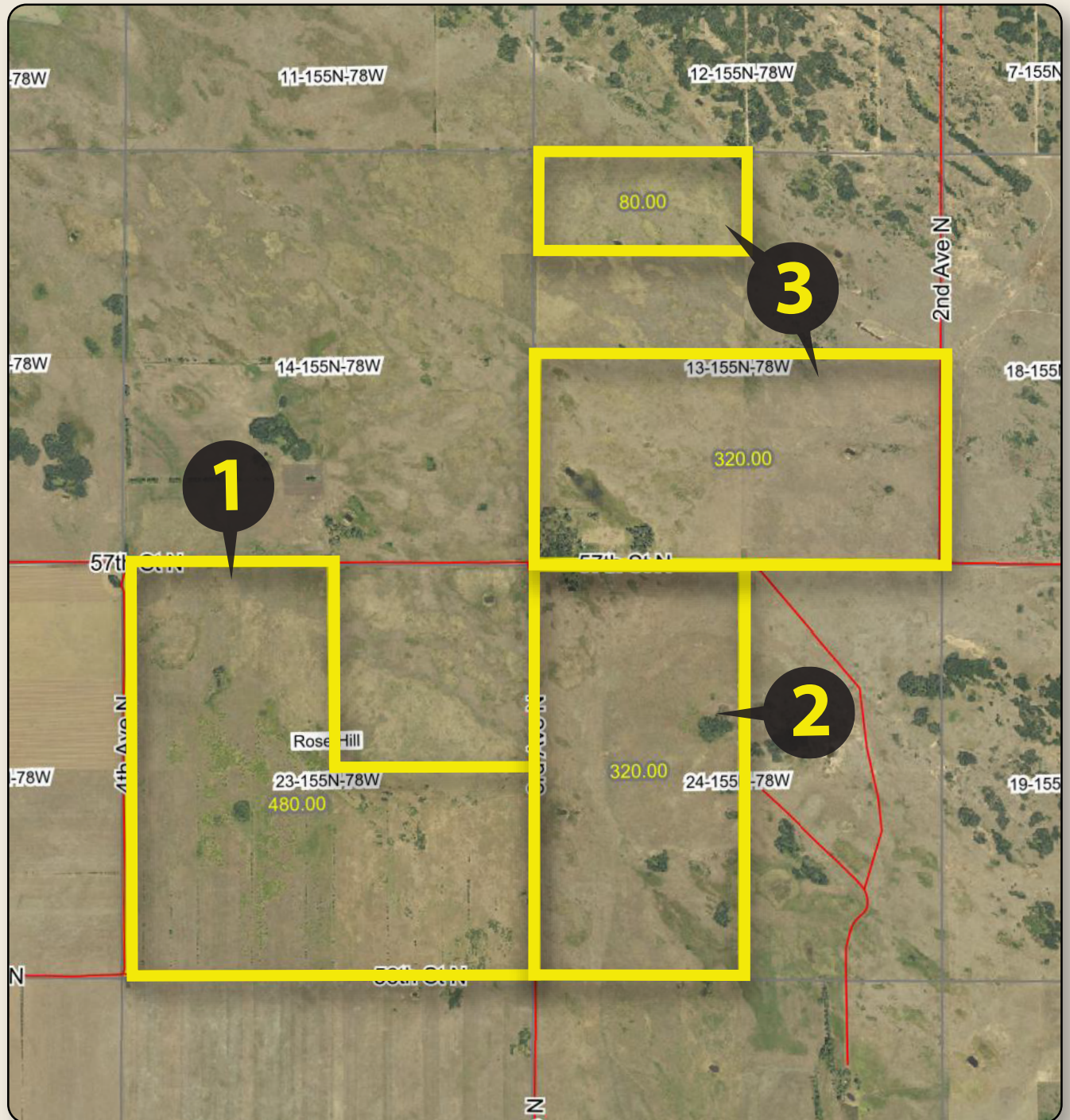


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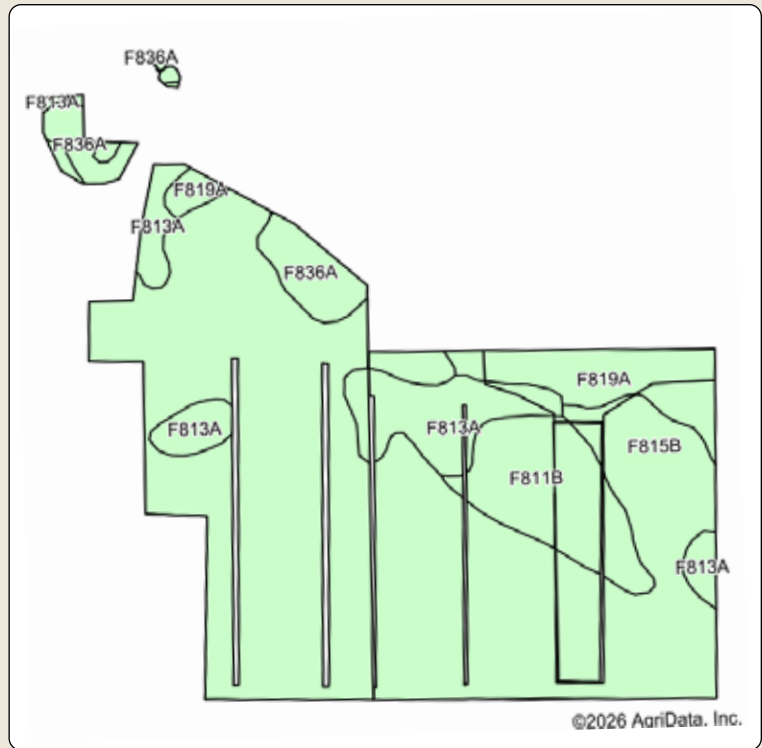
OVERALL PROPERTY



PARCEL 1

Acres: 480 +/-
Legal: NW¼ & S½ 23-155-78
FSA Crop Acres: 293.81 +/-
CRP Acres: 173.33 +/- Acres @ \$7,269.00/
 annually - Expires: 9/30/2032
Taxes (2025): \$958.96

Parcels 1 & 2 Combined		
Crop	Base Acres	Yield
Wheat	150.50	29 bu.
Oats	3.50	51 bu.
Sunflowers	51.50	956 lbs.
Barley	14.00	41 bu.
Total Base Acres: 219.50		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F815B	Lohnes-Claire coarse sands, 0 to 6 percent slopes	207.58	70.7%	Vle	19
F813A	Falsen-Karlsruhe complex, 0 to 2 percent slopes	27.71	9.4%	Vle	36
F811B	Claire-Lohnes coarse sands, 0 to 6 percent slopes	24.51	8.3%	Vle	20
F819A	Karlsruhe coarse sandy loam, 0 to 2 percent slopes	21.19	7.2%	IIle	49
F836A	Verendrye loamy coarse sand, 0 to 1 percent slopes	12.82	4.4%	VIw	21
Weighted Average					22.9

PARCEL 1

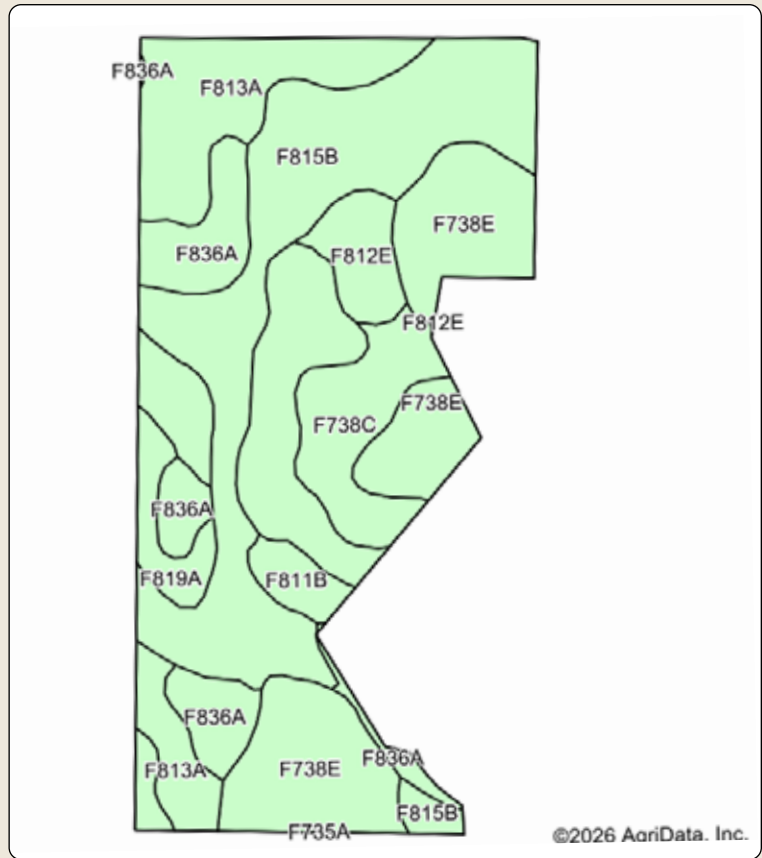
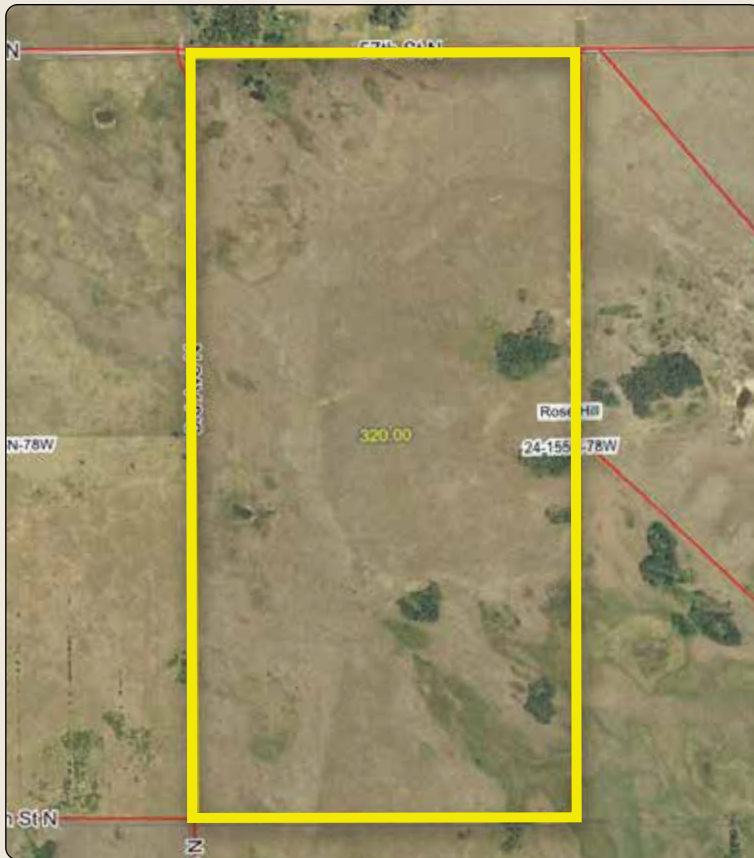
Three quarters of former cropland converted to a balance of CRP and introduced grasses, with native trees and brush adding cover across the parcel. Parcel 1 also has a solar well with livestock tank. Good access is available along 57th Street. Subject to US Fish & Wildlife (USF&W) Wetland Easement.



PARCEL 2

Acres: 320 +/-
 Legal: W½ 24-155-78
 FSA Crop Acres: 248.06 +/-
 Grazing Acres: 70.19 +/-
 Taxes (2025): \$580.19

Parcels 1 & 2 Combined		
Crop	Base Acres	Yield
Wheat	150.50	29 bu.
Oats	3.50	51 bu.
Sunflowers	51.50	956 lbs.
Barley	14.00	41 bu.
Total Base Acres: 219.50		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F815B	Lohnes-Claire coarse sands, 0 to 6 percent slopes	72.98	29.4%	VIe	19
F738E	Dickey-Buse-Embden complex, 6 to 25 percent slopes	71.62	28.9%	VIe	30
F813A	Falsen-Karlsruhe complex, 0 to 2 percent slopes	39.86	16.1%	VIe	36
F836A	Verendrye loamy coarse sand, 0 to 1 percent slopes	23.65	9.5%	VIw	21
F738C	Dickey-Buse-Embden complex, 3 to 9 percent slopes	18.84	7.6%	IVe	50
F812E	Claire-Lohnes complex, 6 to 25 percent slopes	8.97	3.6%	VIIe	15
F819A	Karlsruhe coarse sandy loam, 0 to 2 percent slopes	7.05	2.8%	IIIe	49
F811B	Claire-Lohnes coarse sands, 0 to 6 percent slopes	5.09	2.1%	VIe	20
Weighted Average					28.2

PARCEL 2

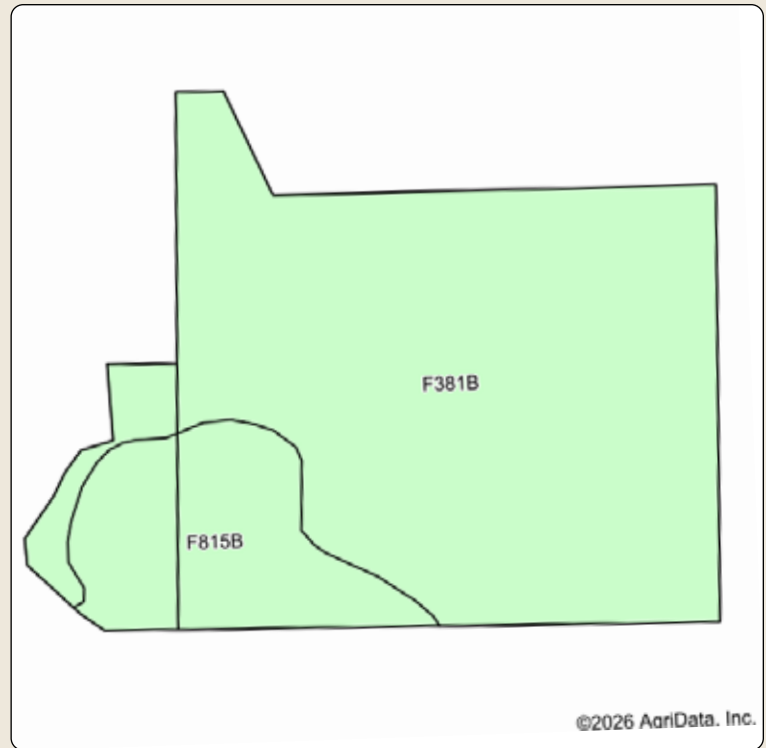
A half section of predominately former cropland that has been converted to enhanced grazing. Water is anchored by a natural stock dam paired with a supplemental solar well, providing dependable water for livestock and wildlife across the parcel. Good access is available along 57th Street. Subject to USF&W Wetland Easement and Grassland Easement.



PARCEL 3

Acres: 400 +/-
Legal: N½NW¼ & S½ 13-155-78
FSA Crop Acres: 147.56 +/-
Grass/Habitat Acres: 222.57 +/-
CRP Acres: 26.00 +/- Acres @ \$1,040/annually -
 Expires: 9/30/2026
Taxes (2025): \$890.84

Crop	Base Acres	Yield
Wheat	8.30	29 bu.
Oats	0.20	51 bu.
Sunflowers	3.00	956 lbs.
Barley	0.80	41 bu.
Total Base Acres: 12.30		



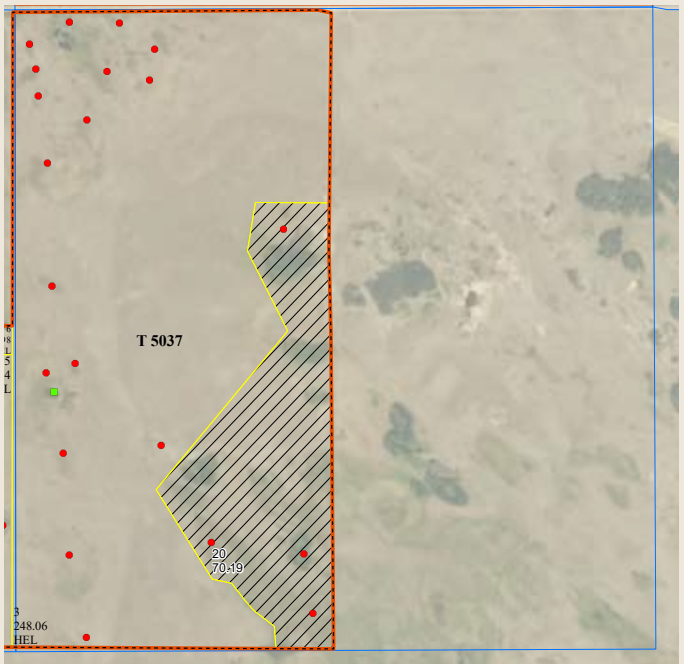
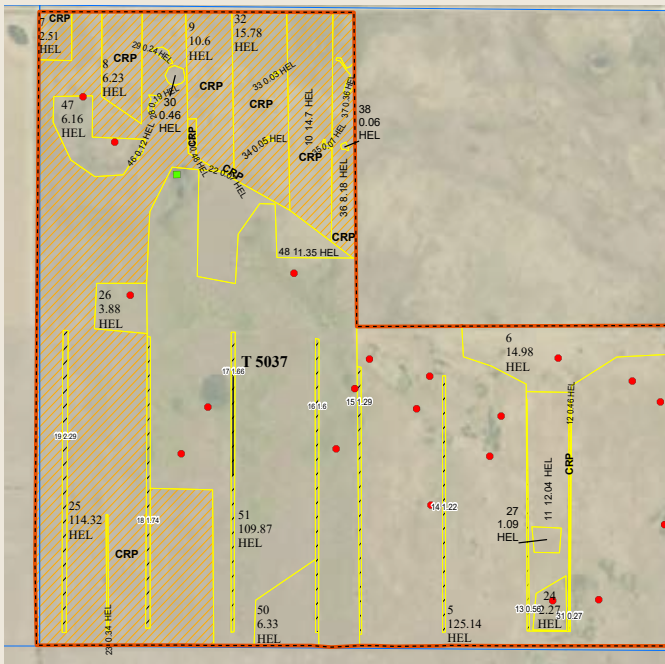
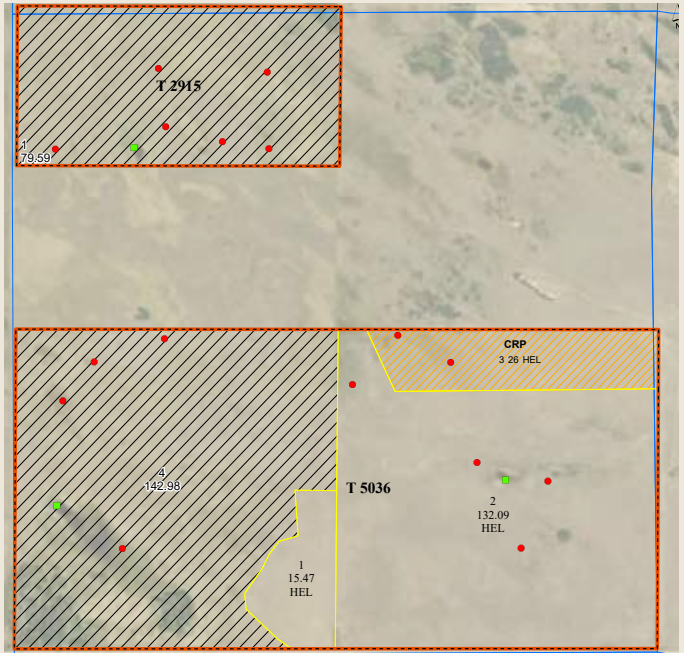
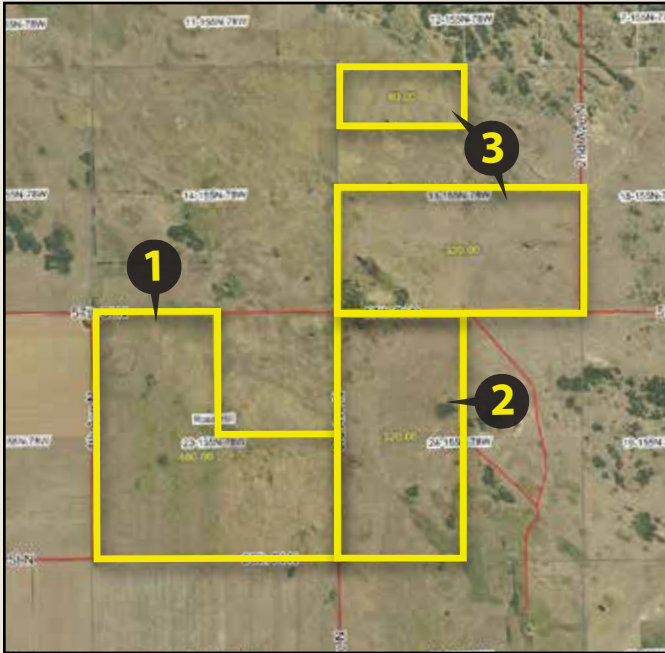
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F381B	Aylmer-Bantry fine sands, 0 to 6 percent slopes	120.34	81.6%	Vle	29
F815B	Lohnes-Claire coarse sands, 0 to 6 percent slopes	27.22	18.4%	Vle	19
Weighted Average					27.2

PARCEL 3

A 400 acre parcel in Section 13 that combines native grassland, cropland converted to enhanced grazing, and a small section of CRP, delivering a balanced operational profile in a prolific grazing region. Natural water is present on the parcel and good access is available along 57th Street. Subject to USF&W Wetland and Grassland Easements.



FSA MAPS



Parcels 1 & 2 Combined		
Crop	Base Acres	Yield
Wheat	150.50	29 bu.
Oats	3.50	51 bu.
Sunflowers	51.50	956 lbs.
Barley	14.00	41 bu.
Total Base Acres: 219.50		

Parcel 3		
Crop	Base Acres	Yield
Wheat	8.30	29 bu.
Oats	0.20	51 bu.
Sunflowers	3.00	956 lbs.
Barley	0.80	41 bu.
Total Base Acres: 12.30		

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 12/28/26. 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 28, 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.

Pifer's



701.523.7366



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