1,716.97 Acres • Ward & Renville Counties, ND

Land Auction

Thursday, December 3, 2026 - 10:00 AM

Sleep Inn & Suites Conference Center • Minot, ND



OWNER: Carolyn Graff

Pifer's

877.700.4099
www.pifers.com

INTRODUCTION

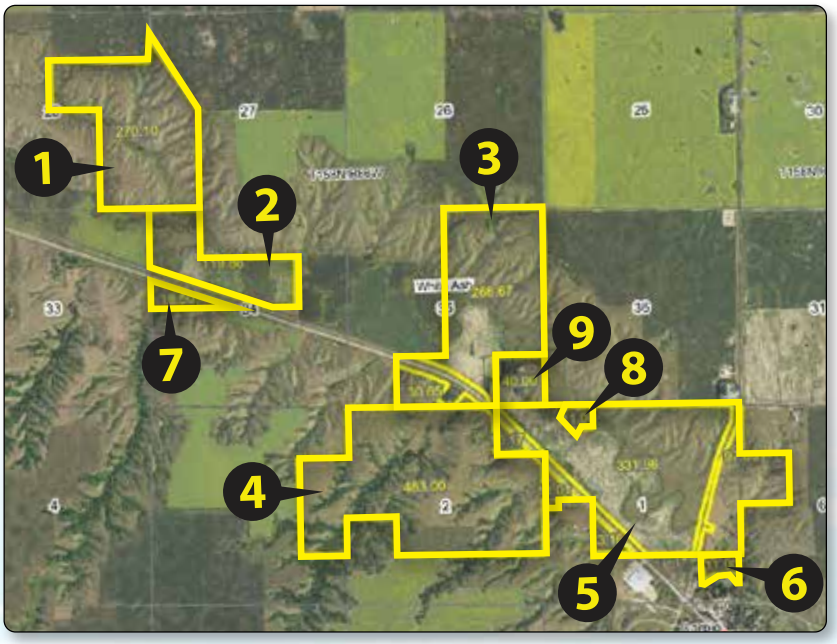
An exceptional collection of properties is coming to auction near Carpio, ND, offering a unique mix of productive cropland for farmers, lush native pasture for cattle operators, prime hunting draws, residential opportunities, and equestrian facilities. Situated throughout the scenic foothills of the Des Lacs River, this area is well known for abundant wildlife, including whitetail deer, moose, pintail, grouse, and other upland game. River bottom, native grass, cropland, and natural cover come together to create excellent wildlife habitat and hunting opportunities throughout the property.

With convenient access to all parcels, this offering has something for farmers, cattle ranchers, outdoor enthusiasts, homeowners, and horse owners alike. Multiple water sources, agricultural improvements, established homes, and scenic locations add to the versatility and appeal of these properties.

A highlight of the auction is a custom cedar log home with nearly 3,000 sq. ft. of living space, paired with an extensive equestrian setup featuring a horse barn, stalls, pens, livestock waterers, and a fully enclosed riding arena.

Whether you're looking to expand your farming or cattle operation, secure quality hunting land, build along the Des Lacs River, find a move-in-ready country home, or own a complete equestrian property, this auction deserves a closer look. Explore the individual parcels and discover everything this unique offering has to offer!

- Property is Subject to a Tenant Lease Through March 1, 2027. The Lease Agreement includes Barns and Corrals.
- Seller will Retain all Subsurface Minerals Rights.
- Property is Free of USFW Easements



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OVERALL PROPERTY

DRIVING DIRECTIONS

From Carpio, ND

Parcel 1: Take ND Hwy #52 northwest for 2 Miles, turn north on 49th Ave. NW for 1 mile, follow the curve to the west for 0.5 Miles. Here you will be at the northeast corner of the property.

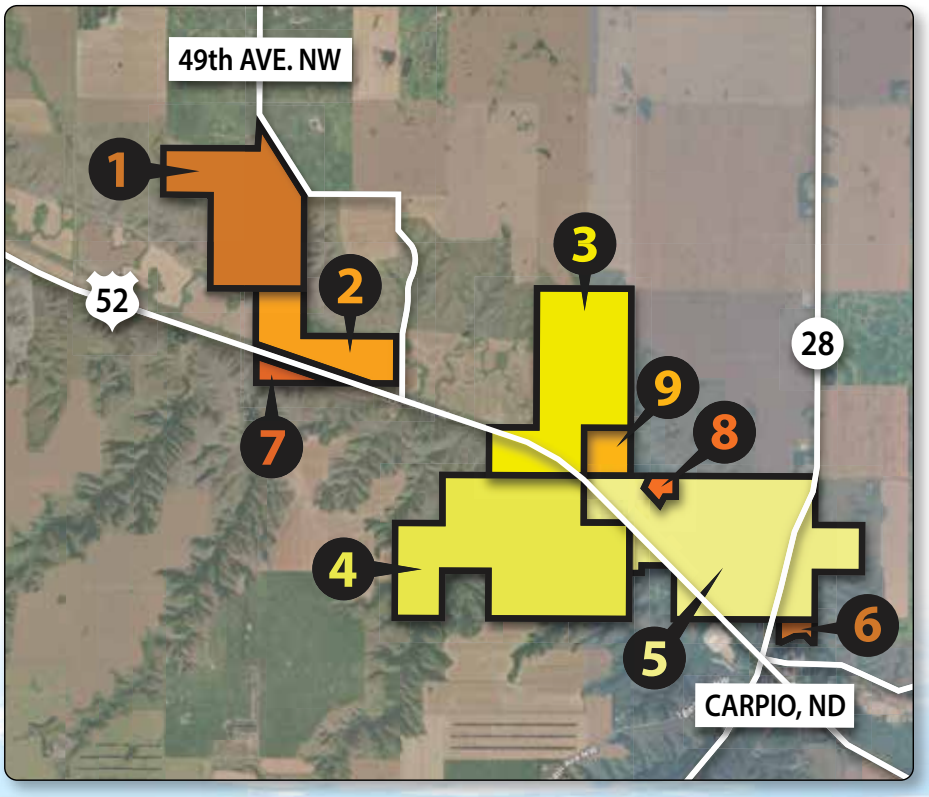
Parcels 2-5: Follow ND Hwy #52 Northwest for 1.25 miles, here you will be at the southeast corner of parcel 4, the northeast corner of parcel 4 and the northwest corner of parcel 1. Continue for 1 more mile and you will be at the southeast corner of parcel 2.

Parcel 6: Take County Rd 6 east through Carpio, turn north on private road for 0.25 miles. Property will be on the west side of the road.

Parcel 7: Take ND Hwy #52 northwest for 2.75 miles, property will be on the south side of the highway.

Parcel 8: Take ND Hwy #52 northwest for 1 mile, property will be on the north side of the highway.

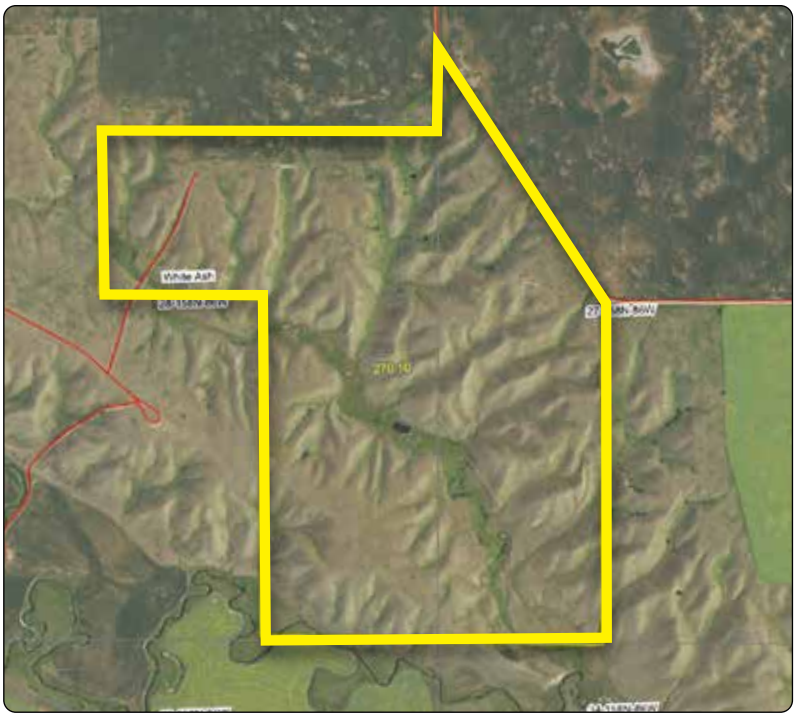
Parcel 9: Take ND Hwy #52 northwest for 1.5 miles, property will be on the north side of the highway.



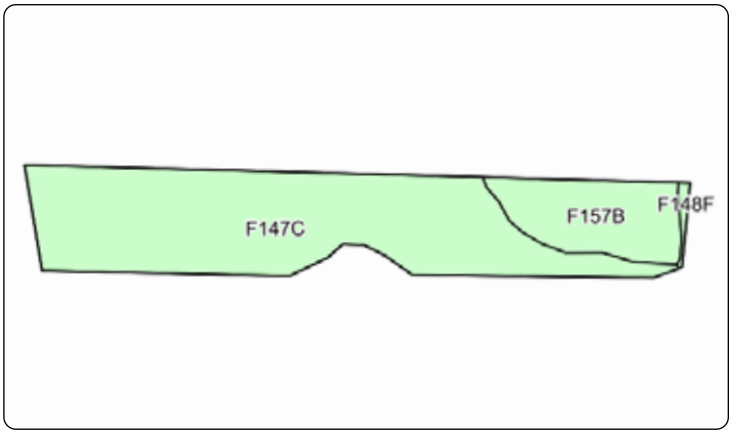


PARCEL 1

Acres: 270.1 +/-
Legal: POR W½NW¼ Lying S & W of TWP RD, W½SW¼ 27-158-86, E½SE¼, S½NE¼ 28-158-86
FSA Crop Acres: 7.57 +/-
Pasture Acres: 270.1 +/-
Taxes (2025): $954.72



Crop	Base Acres	Yield
Soybeans	0.24	17 bu.
Canola	1.84	2,115 lbs.
Peas	1.04	2,610 lbs.
Total Base Acres: 7.47		



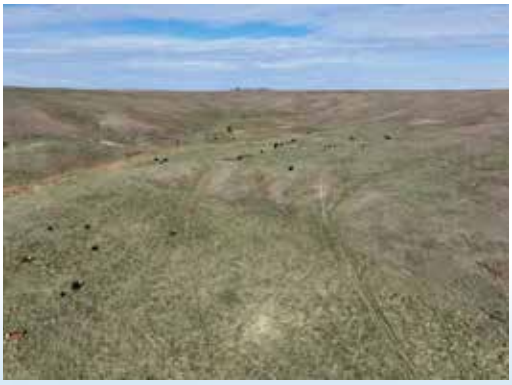
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F147C	Buse-Barnes-Darnen loams, 3 to 9 percent slopes	5.97	78.9%	IVe	60
F157B	Barnes loam, 3 to 6 percent slopes	1.53	20.2%	IIe	80
F148F	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 35 percent slopes	0.07	0.9%	VIIe	34
				Weighted Average	**63.8**

PARCEL 1

Rolling foothills of native grass pasture featuring a naturally fed livestock dugout. The Carl Feldner Coulee runs through the parcel, creating excellent natural habitat for wildlife including moose, whitetail deer, and sharp-tailed grouse. Access is from the northeast along 49th Ave. NW.

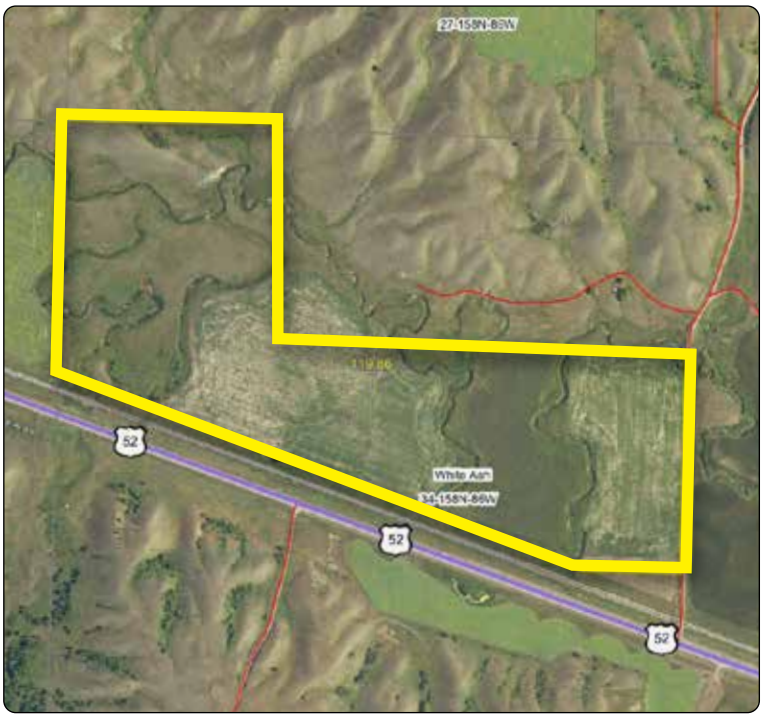




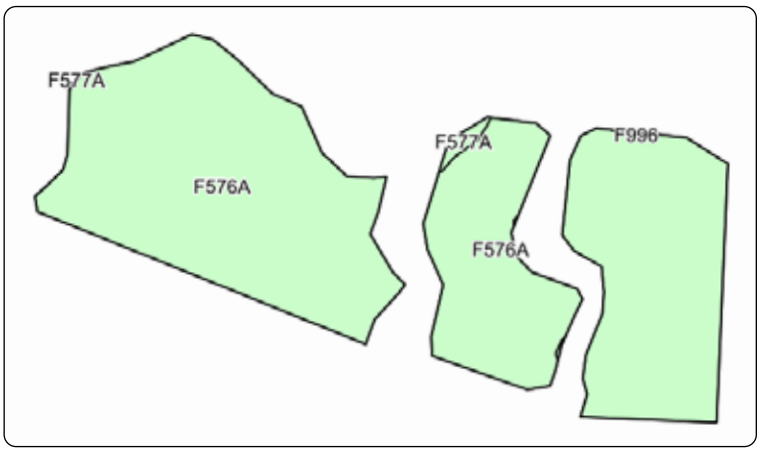




PARCEL 2

Acres: 119.86 +/-
Legal: W½NW¼, SE¼NW¼, SW¼NE¼ LESS RD & RR RW, Less 18.5 Acre Parcel lying south of ND Hwy 52 34-158-86
FSA Crop Acres: 60.76 +/-
Pasture Acres: 59.10 +/-
Taxes (2025): $608.22 (Estimated)



Crop	Base Acres	Yield
Wheat	70.81	43 bu.
Corn	13.18	99 bu.
Soybeans	14.51	25 bu.
Total Base Acres: 98.50		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F576A	Velva loam, moist, 0 to 2 percent slopes, occasionally flooded	60.26	99.1%	IIe	76
F577A	Velva, moist-Fluvaquents, channeled fine sandy loams, 0 to 2 percent slopes, frequently flooded	0.40	0.7%	VIw	36
F996	Water	0.10	0.2%		0
				Weighted Average	**75.6**

PARCEL 2

ND Hwy #52 frontage with the Des Lacs River running through the property. This scenic parcel offers not only productive cropland and excellent pasture for cattle but an excellent opportunity for a recreational investor as well with abundant wildlife and a great mix of river bottom and natural habitat.



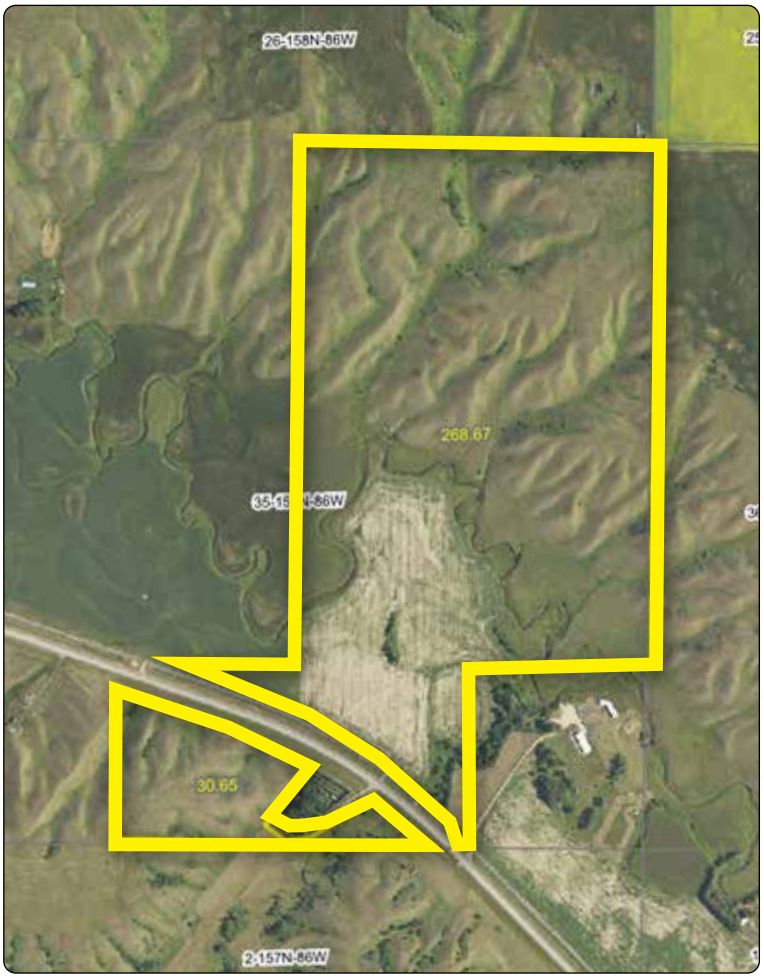




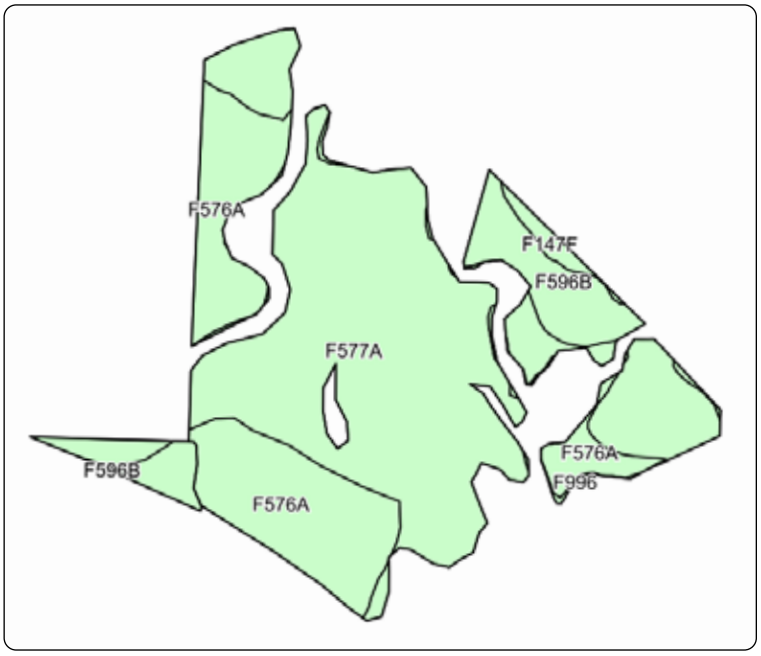



PARCEL 3

Acres: 299.32 +/-
Legal: N½NE¼, S½NE¼, E½SW¼ Less 40 Acre Farmstead, POR W½SE¼, SE¼SW¼ LESS OUTLOT 2 & RD&RR R/W 35-158-86
FSA Crop Acres: 92.19 +/-
Pasture Acres: 207.13 +/-
Taxes (2025): $1,306.23



Parcels 3 & 9 Combined		
Crop	**Base Acres**	**Yield**
Oats	20.86	83 bu.
Barley	4.96	82 bu.
Peas	11.11	2,931 lbs
Total Base Acres: 74.12		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F577A	Velva, moist-Fluvaquents, channeled fine sandy loams, 0 to 2 percent slopes, frequently flooded	45.25	50.1%	VIw	36
F576A	Velva loam, moist, 0 to 2 percent slopes, occasionally flooded	27.49	30.5%	IIe	76
F596B	Darnen loam, 2 to 6 percent slopes	15.52	17.2%	IIe	89
F147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	1.25	1.4%	VIIe	33
F996	Water	0.68	0.8%		0
			Weighted Average		**57**

PARCEL 3

A diverse mix of lush pasture and productive cropland with the Des Lacs River running through the property, adding natural beauty, wildlife habitat, and recreational appeal. Convenient access is available directly from ND Hwy #52 and from the northeast corner of the parcel. This property adjoins a 40-acre residential horse and cattle property that will be offered separately, creating a unique opportunity for buyers interested in additional acreage, grazing, farming, or recreation.









PARCEL 4

Acres: 483 +/-

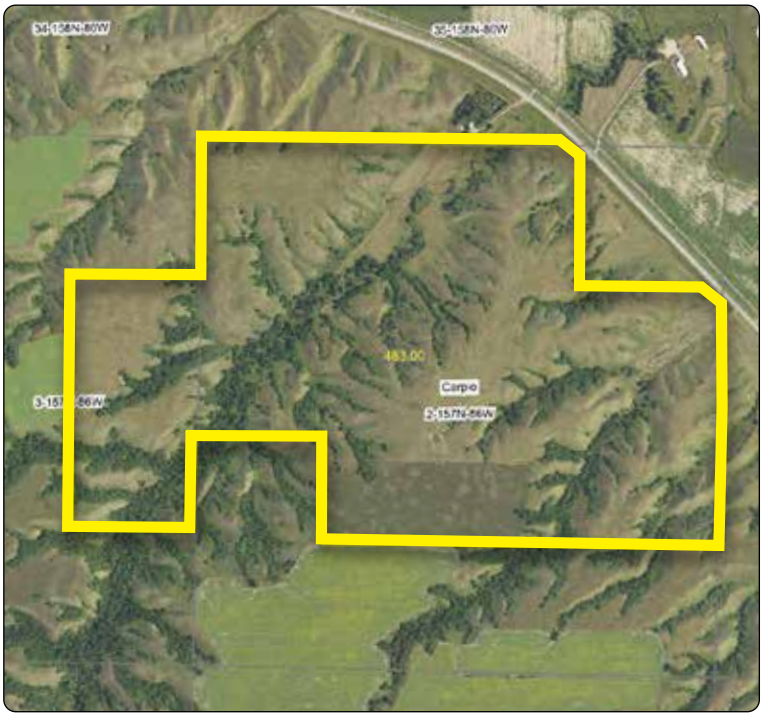
Legal: SW¼NW¼ LOT 4, LOT 3, SE¼NE¼, N½SE¼, NE¼SW¼, SW¼NE¼, SE¼NW¼ LOT 2 2-157-86, NE¼SE¼, SE¼NE¼ 3-157-86

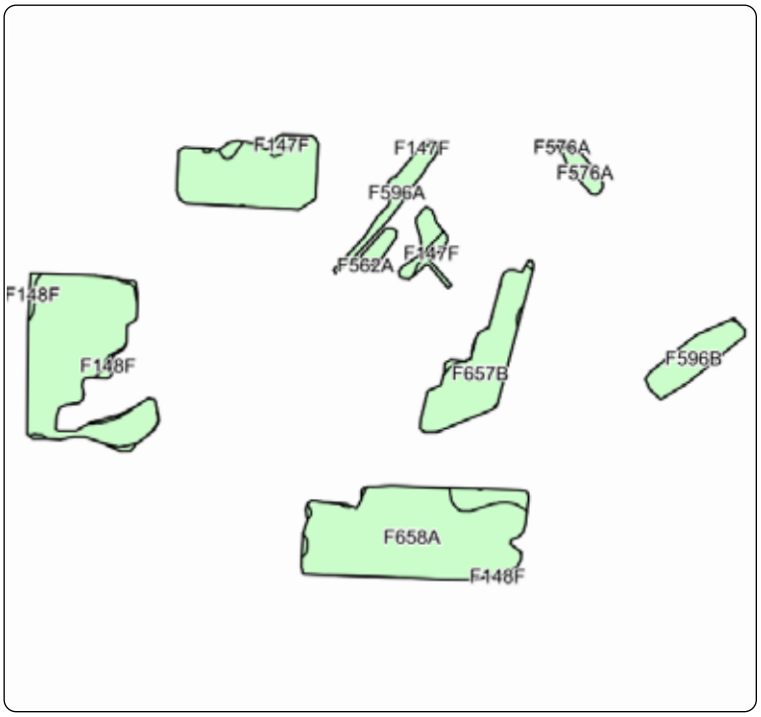
FSA Crop Acres: 114.29 +/-

Pasture Acres: 368.71 +/-

Taxes (2025): $1,514.89

Crop	Base Acres	Yield
Wheat	47.71	50 bu.
Oats	26.82	83 bu.
Barley	6.38	82 bu.
Peas	14.29	2,931 lbs
Total Base Acres: 95.30		





Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F657B	Forman loam, west, 3 to 6 percent slopes	60.53	53.1%	IIe	83
F658A	Forman-Aastad loams, west, 0 to 3 percent slopes	33.53	29.3%	IIc	87
F596B	Darnen loam, 2 to 6 percent slopes	8.27	7.2%	IIe	89
F596A	Darnen loam, 0 to 2 percent slopes	5.20	4.5%	IIc	94
F147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	2.55	2.2%	VIIe	33
F148F	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 35 percent slopes	2.30	2.0%	VIIe	34
F576A	Velva loam, moist, 0 to 2 percent slopes, occasionally flooded	1.84	1.6%	IIe	76
F147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	0.07	0.1%	VIIe	33
			Weighted Average		**82.9**

PARCEL 4

Fantastic opportunity to own land in the scenic foothills of the Des Lacs River. There is a livestock dugout near the southern border. The rolling terrain offers excellent grazing, wildlife habitat, and recreational potential. Convenient access directly off ND Hwy #52.









PARCEL 5

Acres: 464.19 +/-

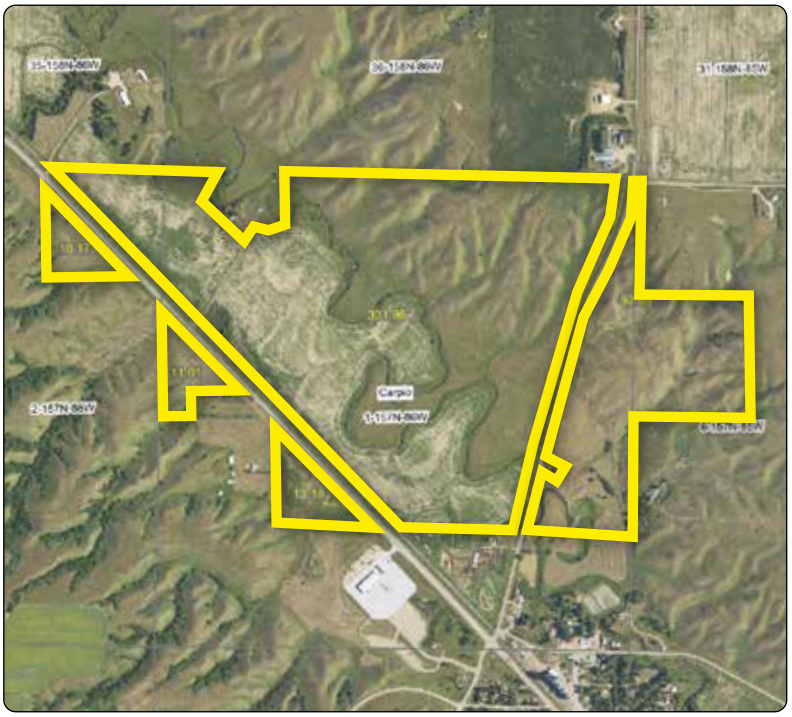
Legal: LOT 1 S 2 S½NW¼ LOT 4 LESS SW¼NW¼ W OF R-W, Less 11 Acre Farmstead, SW¼NE¼, N½SE¼ LESS OLT 3 NE¼SW¼ LESS HWY, SE¼NE¼, LOTS 1,2 & 3 LESS HWY, THAT POR OF SW¼NW¼ W OF R-W & EXC POR SOLD TO CHURCH 1-157-86; LOT 5 6-157-85

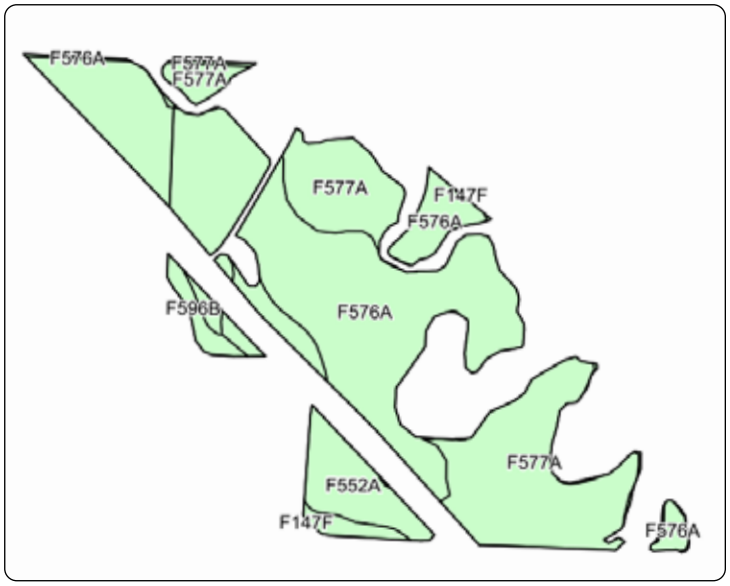
FSA Crop Acres: 172.43 +/-

Pasture Acres: 291.76 +/-

Taxes (2025): $2,613.61

Parcels 5 & 6 Combined		
Crop	**Base Acres**	**Yield**
Wheat	61.71	50 bu.
Oats	34.64	83 bu.
Barley	8.23	82 bu.
Peas	18.44	2,931 lbs
Total Base Acres: 126.02		





Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F576A	Velva loam, moist, 0 to 2 percent slopes, occasionally flooded	97.97	55.7%	IIe	76
F577A	Velva, moist-Fluvaquents, channeled fine sandy loams, 0 to 2 percent slopes, frequently flooded	53.78	30.5%	VIw	36
F552A	Harriet loam, strongly saline, 0 to 1 percent slopes, occasionally flooded	17.03	9.7%	VIs	8
F596B	Darnen loam, 2 to 6 percent slopes	5.72	3.2%	IIe	89
F996	Water	0.77	0.4%		0
F577A	Velva, moist-Fluvaquents, channeled fine sandy loams, 0 to 2 percent slopes, frequently flooded	0.45	0.3%	VIw	36
F576A	Velva loam, moist, 0 to 2 percent slopes, occasionally flooded	0.43	0.2%	IIe	76
F147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	0.06	0.0%	VIIe	33
				Weighted Average	**57.2**

PARCEL 5

Versatile dual-purpose property featuring productive cropland along ND Hwy #52 that transitions north toward the Des Lacs River into lush pasture with native grasses. The property extends east of ND Hwy #28 and features an under-the-road cattle pass, providing convenient livestock movement between pastures. A Quonset located on the south side of the elevator is also included with the property. The property also features a well with electricity located in the southwest corner near the cemetery on the south side of the highway.







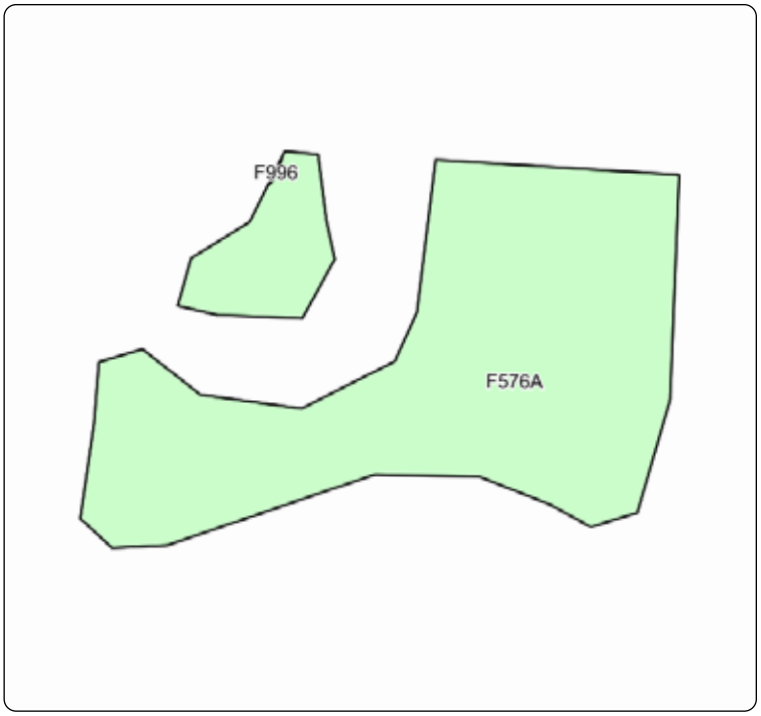


PARCEL 6

Acres: 11 +/-
Legal: POR SE¼SE¼ N OF DESLACS RIVER 1-157-86
FSA Crop Acres: 7.54 +/-
Taxes (2025): $84.16

Parcels 5 & 6 Combined		
Crop	**Base Acres**	**Yield**
Wheat	61.71	50 bu.
Oats	34.64	83 bu.
Barley	8.23	82 bu.
Peas	18.44	2,931 lbs
Total Base Acres: 126.02		





Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F576A	Velva loam, moist, 0 to 2 percent slopes, occasionally flooded	7.55	100.0%	IIe	76
				Weighted Average	**76**

PARCEL 6

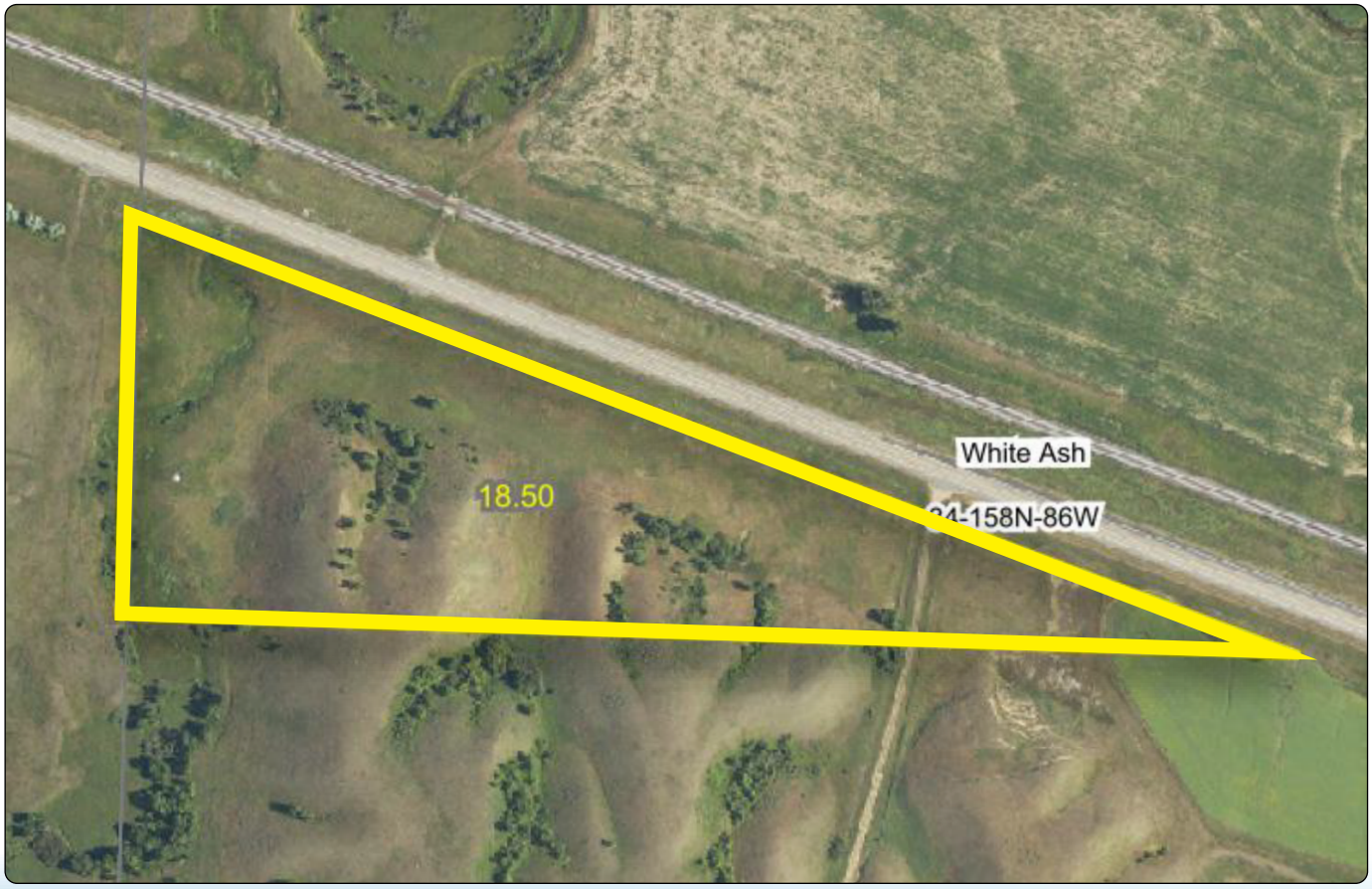
A beautiful setting with excellent potential for a future homesite, bordered by the Des Lacs River on two sides and offering scenic views, privacy, and recreational appeal. Access is provided by a private roadway, making this a unique opportunity to create a peaceful rural retreat along the river.





PARCEL 7

Acres: 18.5 +/-
Legal: 18.5 +/- Acre Parcel in the SW¼NW¼ Lying S Of Hwy 52 34-158-86
Taxes (2025): TBD





PARCEL 7

Fantastic building site tucked into the scenic foothills with convenient access directly off ND Hwy #52. This former homesite already has electricity, a well, and septic on site, providing a great head start for future development. Rural water also runs along the south side of Hwy #52, adding another valuable option for a future home. Survey to be conducted after the sale of the property.









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PARCEL 8

Acres: 11 +/-
Legal: 11 Acre Parcel located in the NW¼NW¼ 1-157-878
Taxes (2025): TBD

Unique 11-acre property featuring a 1970s ranch-style home in a beautiful setting with the Des Lacs River flowing through the property. Mature trees provide shade and privacy, while an existing Quonset offers additional storage and utility. This property will be surveyed after the auction, in the event that the buyer purchases Parcel 5, no survey will be conducted.



- Physical Address: 28220 Hwy 52 N – Carpio, ND
- Year: 1970
- Siding: Metal
- Roof: Metal
- Total Square Feet: 2,336
- 2 Bedrooms on Main Floor
- One Bathroom on Main Floor
- Basement is framed for an additional non- conforming bedroom and bathroom
- 2011 Renovations: New Roof, Siding, Furnace, Water Heater, Flooring on Main Level, Kitchen, Bathroom
- Garage: Single Attached, Insulated
- Utilities: Electricity, Private Septic , Well
- Quonset: 30 ft. x 50 ft.



PARCEL 8











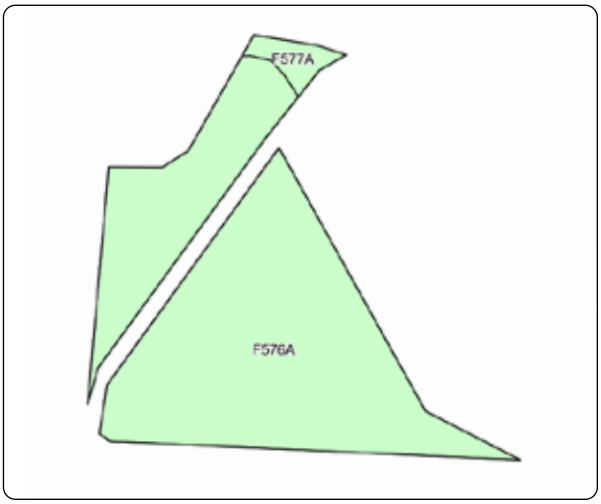



PARCEL 9

Acres: 40 +/-
Legal: SE¼SW¼ 35-158-86
FSA Crop Acres: 8.29 +/-
Taxes (2025): TBD



Parcels 3 & 9 Combined		
Crop	**Base Acres**	**Yield**
Oats	20.86	83 bu.
Barley	4.96	82 bu.
Peas	11.11	2,931 lbs
Total Base Acres: 74.12		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F576A	Velva loam, moist, 0 to 2 percent slopes, occasionally flooded	8.02	96.7%	IIe	76
F577A	Velva, moist-Fluvaquents, channeled fine sandy loams, 0 to 2 percent slopes, frequently flooded	0.27	3.3%	VIw	36
				Weighted Average	**74.7**

- Cedar Log Construction
- Metal Shingle Roof
- 3,000 +/- sq. ft. Home
- 4 Bedrooms, 3 Baths
- Main Floor Primary Suite
- Main Floor Laundry
- Double Attached Heated Garage
- Woodburning Fireplace on Main Floor, Electric Baseboard Heat, Forced Air Oil Furnace, No AC
- Utilities: Electricity, Private Septic (New in 2026 & State Inspected), Well
- Livestock Pole Barn with Metal Panel Corral System and Sorting Pens
- 60 ft. x 160 ft. Horse Barn with 10 Portable Stall Units, Tack Room, Hay Loft, Indoor Riding Arena and Crows Nest
- Hopper Bottom Bins and Auger System are NOT included in the sale

PARCEL 9

A one-of-a-kind property offering a custom cedar log home and an impressive equestrian setup! This ranch-style home features nearly 3,000 sq. ft. of living space with a daylight basement. The main floor includes a primary suite, two additional bedrooms, an open-concept kitchen, spacious living room with wood-burning fireplace, formal dining area, main-floor laundry, half bath, and a three-season room overlooking the property and frequent wildlife. The finished daylight basement offers a large, versatile living area, additional bedroom, full bath, updated electrical, 100-gallon water heater, garage access, and plenty of room to fit your needs. The home also features a heated and insulated double attached garage and a brand-new septic system.

The equestrian facilities set this property apart! The setup includes extensive white metal pens with multiple dividers and livestock waterers, a large pole building, and a horse barn featuring ten portable stalls, tack room, hay loft with chute, and a judge's stand overlooking the fully enclosed riding arena. The arena is also equipped with an overhead horse-walking system. Numerous wire-free outdoor panel systems provide plenty of flexibility for horses and livestock, making this an outstanding opportunity for a horse trainer, boarding operation, or anyone looking for a complete private equestrian property. This is a rare setup with far too many features to list—you have to see it to appreciate everything this property has to offer! Home is being sold AS IS, Some Furniture and Shop/Barn Items will be left in the home and outbuildings








PARCEL 9













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 1/11/2027. 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 January 11, 2027, 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.
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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.

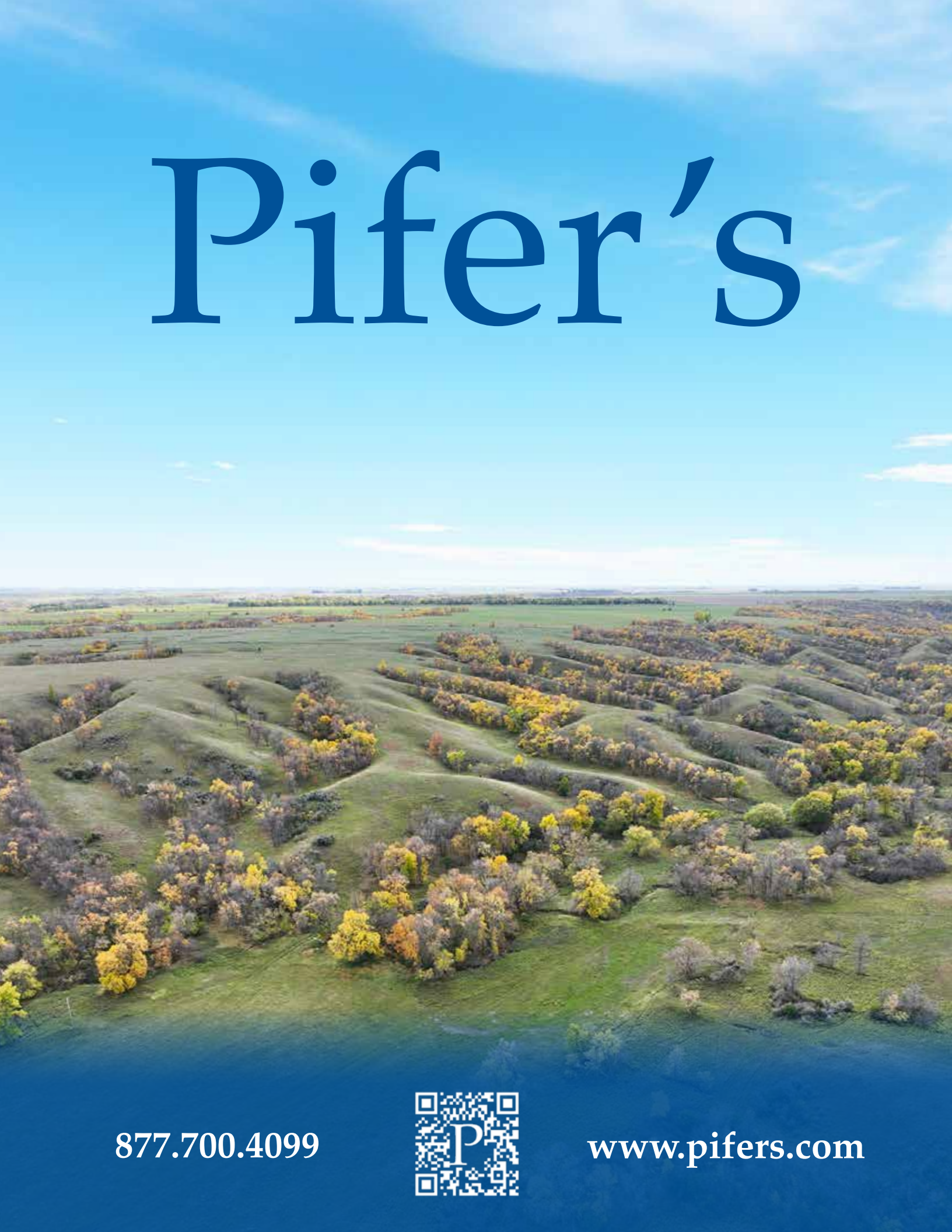
Announcements made by the Auctioneer, Kevin D. Pifer of Pifer's Auction & Realty, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

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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