

# Farmland Auction

**25**  
YEARS  
est. 2000

**319.98 Acres with Home • Ward County, ND**

**Tuesday, August 19, 2025 – 10:00 a.m.**  
**Sleep Inn & Suites • Minot, ND**



**OWNER: Chastity Askvig**



**Pifer's**

**877.477.3105**

**[www.pifers.com](http://www.pifers.com)**

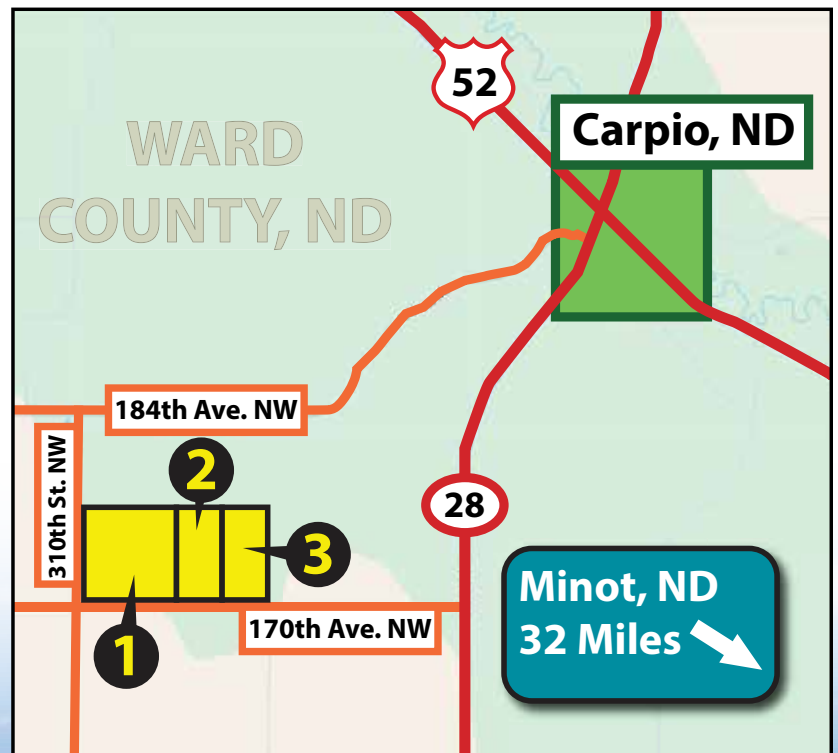
# INTRODUCTION

**Auction Note:** Don't miss this rare opportunity to purchase a combination of highly productive farmland and a stunning country estate all in one auction. Parcels 1 and 2 feature exceptional soils comprised of Forman-Aastad Loams and Soil Productivity Indexes (SPI) exceeding 85, making them ideal for high-yield farming. These soils are well-suited for growing a variety of small grains along with corn, sunflowers, and more. Parcel 3 offers a newly built 4-bedroom, 6-bathroom home with custom finishes and a massive attached shop, perfectly suited for a private retreat. It includes nearly 74 acres of pastureland, nestled in the scenic breaks with deep ravines, natural water sources, and abundant wildlife. If you're looking to expand your ag operation, invest in premium land, or secure a beautiful home in the country, this auction delivers it all.

**Please Note:** There are NO USFW Easements on this property, the seller will retain any subsurface mineral rights, the property will be subject to a tenant lease through the 2026 crop year, tenant also has a first right of refusal on the property. In the event of separate buyers, an access easement will be recorded for parcels 1 & 2 allowing access to parcel 3.

## Driving Directions

From Minot ND, take ND Hwy. #52 northwest for 10 miles. Keep Left on ND Hwy. #2 for 10 miles. Turn north onto 282nd St. NW for 5.8 miles, then turn west onto 156th Ave. NW for 2 miles. Turn back north on 310th St. NW for 1 mile and then east on 170th Ave. NW. This will put you at the southwest corner of parcel 1, and continue for 0.5 miles to parcel 2.



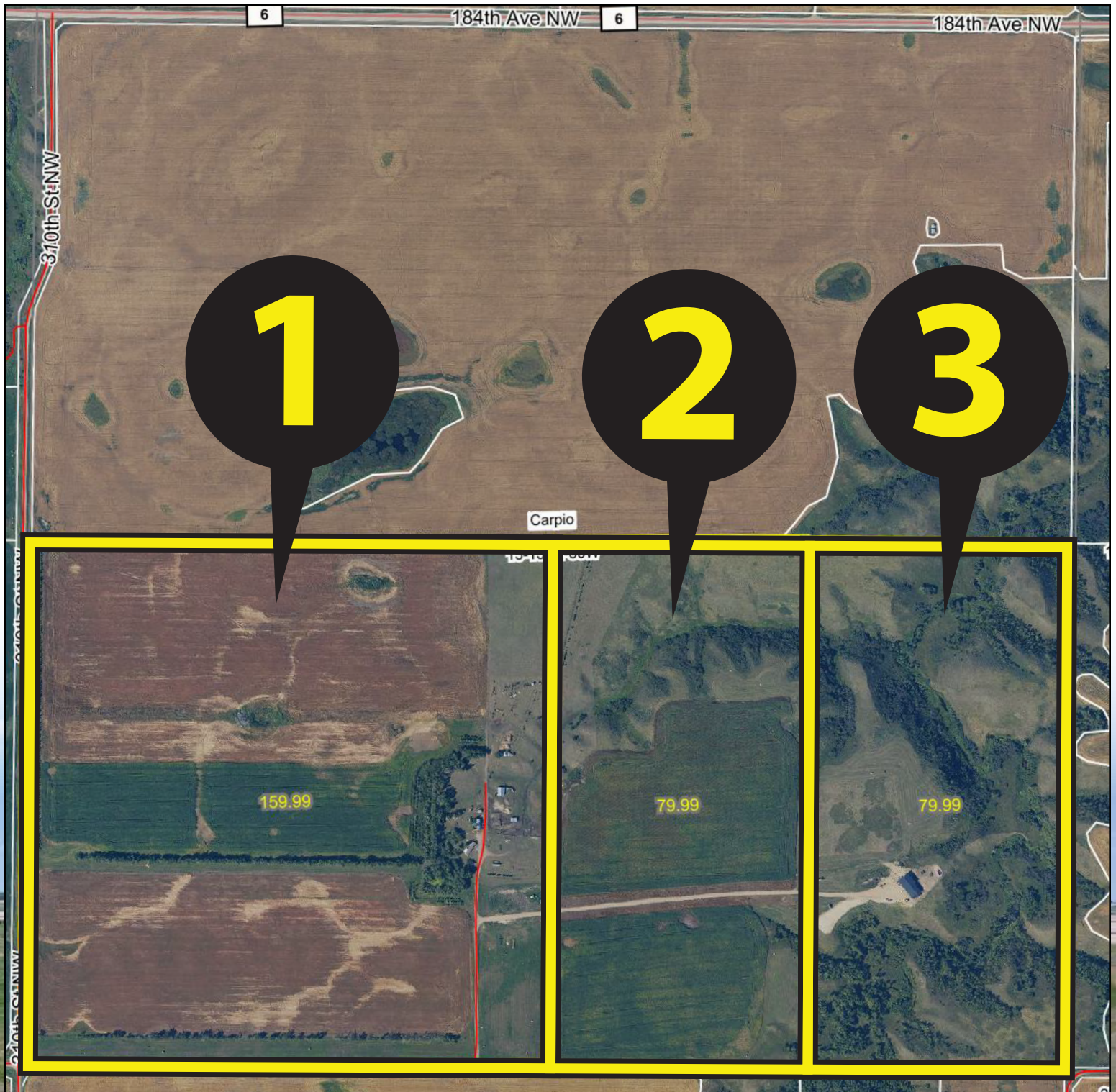
**Abbey Messer**  
701.202.4646  
amesser@pifers.com

**Bob Pifer**  
701.371.8538  
bob@pifers.com

**Pifer's**

510 7th St. NW • Steele, ND 58482

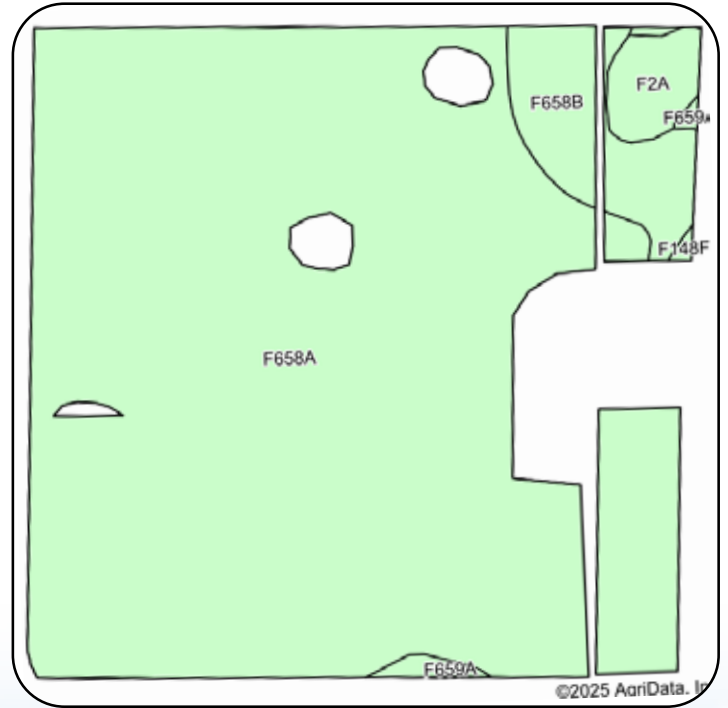
# OVERALL PROPERTY



# PARCEL 1

**Acres:** 159.99 +/-  
**Legal:** SW¼ 15-157-86  
**FSA Crop Acres:** 145.72 +/-  
**Taxes (2024):** \$1,300.00

Parcel 1 features over 145 +/- acres of productive loamy soils with an SPI of 85.7. Strategically placed tree rows help reduce soil erosion and protect crops. The property also includes a few older outbuildings suitable for livestock, along with access to rural water and electricity.



## \*\*PARCELS 1 & 2 COMBINED\*\*

Crop	Base Acres	Yield
Wheat	111.34	45 bu.
Corn	1.43	74 bu.
Canola	48.28	1,298 lbs.

**Total Base Acres: 161.05**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F658A	Forman-Aastad loams, west, 0 to 3 percent slopes	131.45	91.1%	IIc	87
F658B	Forman-Aastad loams, west, 3 to 6 percent slopes	8.54	5.9%	IIe	84
F2A	Tonka silt loam, 0 to 1 percent slopes	3.19	2.2%	IVw	42
F659A	Forman-Aastad-Tonka complex, west, 0 to 3 percent slopes	0.96	0.7%	IIc	81
F148F	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 35 percent slopes	0.16	0.1%	VIIe	34
<b>Weighted Average</b>					<b>85.7</b>

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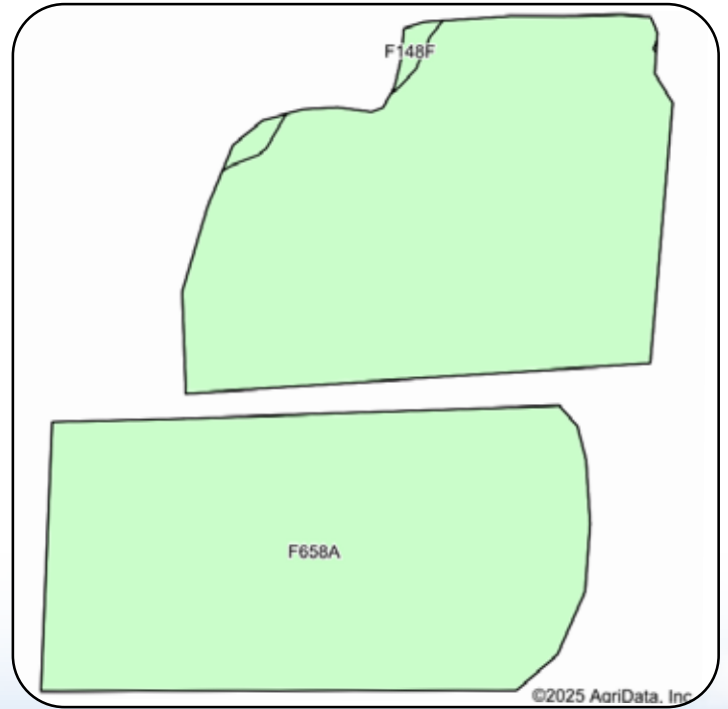
# PARCEL 1 PHOTOS



# PARCEL 2

**Acres:** 79.99 +/-  
**Legal:** W½SE¼ 15-157-86  
**FSA Crop Acres:** 44.24 +/-  
**Pasture Acres:** 30 +/-  
**Taxes (2024):** \$650.35

Parcel 2 includes over 40 +/- acres of productive farmland, complemented by 30 +/- acres of lush pastureland that is ideal for both crop and livestock operations.



**PARCELS 1 & 2 COMBINED**		
Crop	Base Acres	Yield
Wheat	111.34	45 bu.
Corn	1.43	74 bu.
Canola	48.28	1,298 lbs.
Total Base Acres: 161.05		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F658A	Forman-Aastad loams, west, 0 to 3 percent slopes	46.28	99.1%	IIc	87
F148F	Buse-Barnes-La Prairie, occasionally flooded loams, 6 to 35 percent slopes	0.42	0.9%	VIIe	34
Weighted Average					86.5

# PARCEL 2 PHOTOS



# PARCEL 3

**Acres:** 79.99 +/-  
**Legal:** E½SE¼ 15-157-86  
**Pasture Acres:** 73.99 +/-  
**Year Built:** 2024  
**Total Finished Sq. Ft.:** 3,000 +/-  
**Bedrooms:** 4 Plus 1 non-conforming  
**Bathrooms:** 6  
**Foundation:** Slab on Grade  
**Flooring:** Laminate  
**Siding:** Metal  
**Roof:** Metal  
**Heating & Cooling:** Forced Air with Central Air, Dual Zone Floor Heat  
**Utilities:** Electric, Fiber, Rural Water, Private Septic, Owned Propane Tank  
**Garage:** 50' x 60' Attached Garage, Finished, ½ Bath, Floor Heat  
**Taxes (2024):** \$650.35



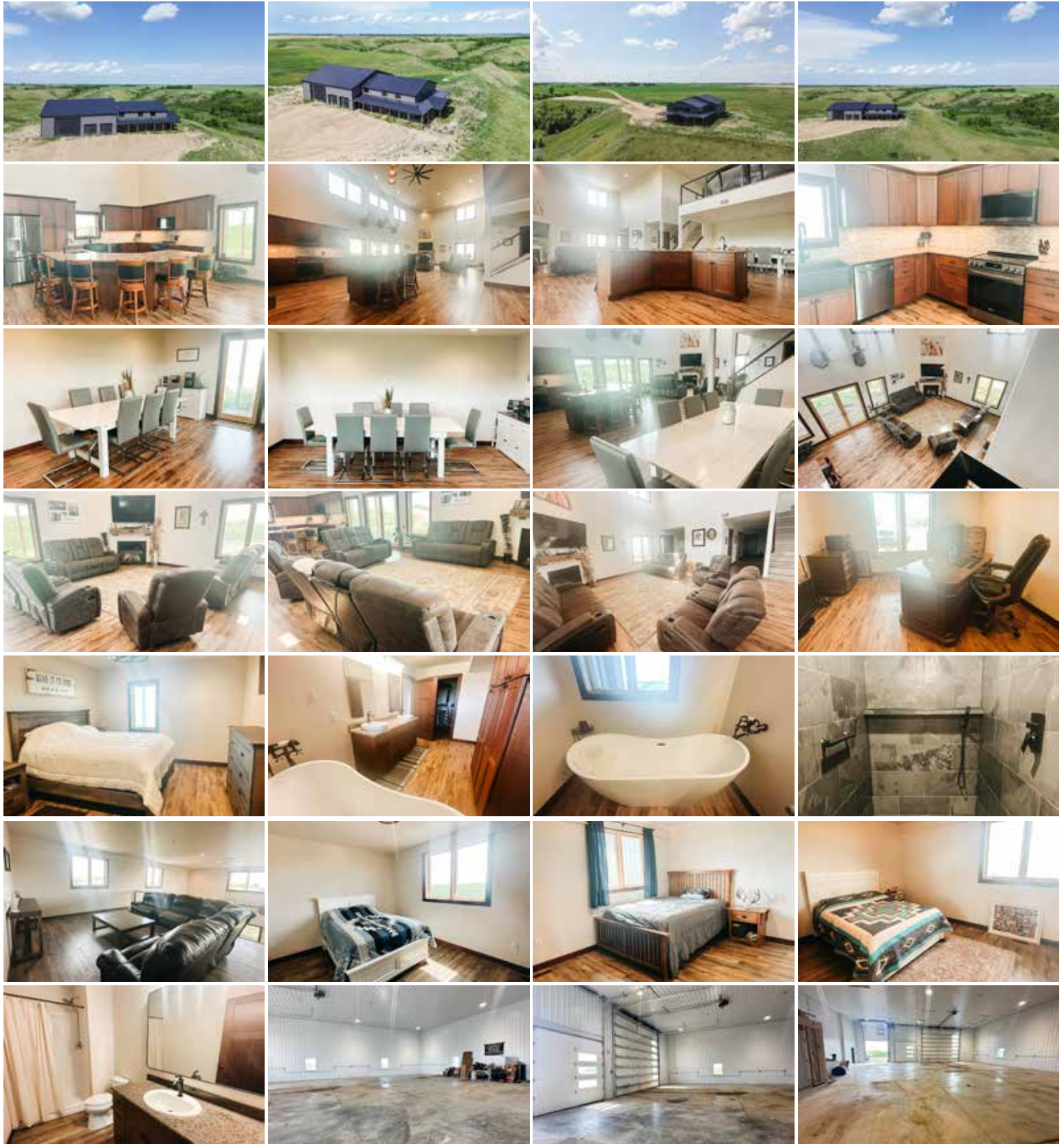
Parcel 3 features a newly built custom shop house with scenic views of the land's natural breaks and draws. Abundant natural water sources attract wildlife, including deer, pheasants, grouse, and more.



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# 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 10/3/25. 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 October 3, 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.



# 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, Bob Pifer, ND #905.



# Pifer's

# 25

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