

REAL ESTATE  
303 ACRES  
SHERIDAN COUNTY

# AUCTION

LATE ROY & PEARL DOCKTER PROPERTY  
McClusky, ND

**TUES., OCTOBER 3, 2017** SALE TIME:  
1:00 PM

**Auction Location:**  
Cobblestone Hotel - 410 West Brewster - Harvey, ND

## PROPERTY DESCRIPTION

**- Sheridan County, ND -  
Lincoln Dale Township**

### TRACT 1:

**S1/2 Of SE1/4 & NE1/4 Of SE1/4  
Of Section 23-148-76**  
This Tract Consists Of 113.27 Acres  
Total. 96 Acres Cropland - Balance  
Hayland

### TRACT 2:

**N1/2 Of NE1/4 Of Section 26-148-76  
(Less A Tract Sold To USA)**  
This Tract Consists Of 75.24 Acres Total.  
70 Acres Cropland

### TRACT 3:

**SW1/4 Of SW1/4 Of Section  
24-148-76**  
This Tract Consists Of 36.72 Acres Total.  
25 Acres Cropland - Balance Grass

### TRACT 4:

**W1/2 Of NW1/4 Of Section 25-148-76**  
This Tract Consists Of 78 Acres Total.  
This Entire Tract Has A Grassland  
Easement

### PROPERTY FEATURES:

- Excellent Roads To Property
- Great Hunting Area • Good Soil Productivity

VIEW MAPS AT  
[WWW.BITZAUCTION.COM](http://WWW.BITZAUCTION.COM)

### TERMS OF AUCTION:

- 10% Earnest Money On The Date Of The Auction. Balance Within 60 Days
- Sellers Will Provide An Up-To-Date Abstract For Buyer's Review Prior To Closing Of Transaction
- Sale Is Subject To All Easements, Rights-Of-Way & Restrictions Of Record
- Closing Will Be Done At A Title Company & Property Will Be Free & Clear Of Encumbrances Upon Closing!
- Sellers Will Retain All Mineral Rights • Property Will Be Offered In Individual Tracts Or As A Unit

For Further Information Call

VINCENT BITZ 701-220-5007 • STEVEN BITZ 701-400-6895

## BITZ AUCTION

6556 Centennial Road,  
Bismarck, ND 58503

OWNERS RETAIN THE  
RIGHT TO REJECT  
ANY & ALL BIDS

GEORGE A. BITZ  
ND Lic. #203  
701-754-2857

PIUS A. BITZ  
ND Lic. #123  
701-258-1673

VINCENT A. BITZ  
ND Lic. #204  
701-258-0343

STEVEN BITZ  
ND Lic. #1006  
701-400-6895

JIM BITZ  
ND Lic. #453  
701-226-6197

PAUL BITZ  
ND Lic. #454  
701-226-6199

IN EVENT OF  
INCLEMENT WEATHER  
LISTEN TO KFJR RADIO

Not Responsible  
For Accidents

ALL STATEMENTS MADE ON SALE DAY TAKE PRECEDENCE OVER ANY PRINTED MATERIAL  
Proper identification must be presented to obtain bidding numbers! ND Clerk Lic. #671

[www.bitzauction.com](http://www.bitzauction.com)