

# BITZ AUCTION



## HARLAN KLEPPE ESTATE

### Dawson, ND 58428

**Day:** THURSDAY

**Start:** February 16, 2023 8:00 AM

**Driving Instructions:**

[Kleppe Tract 1](#)

[Kleppe Tract 2 & 3](#)

[Kleppe Tract 4](#)

ONLINE AUCTION  
BIDDING STARTS  
February 16, 2023  
BIDDING BEGINS  
TO CLOSE AT  
1:00 PM  
Wed. March 1, 2023

This Is an Excellent Hunting Area. Some Property Borders Hwy 3 & Also A 2900 Acre Game Refuge. Some Tracts May Have Irrigation Potential.

#### **IMPORTANT NOTICE:**

**1. Tract 4:** The Sellers reserve the right to conduct a Farm Equipment Auction on the NE1/4 of Section 21-138-72 in the month of June of 2023.

**2. Tract 1:** The East fence line of the North 1/2 of Section 29 is not owned by the Sellers.

Additional Information: For Online Bidding,  
Telephone Bidding or Other Information  
Call Vincent Bitz 701-220-5007 Or Steven Bitz 701-400-6895  
Or Contact Us on the Website [www.bitzauction.com](http://www.bitzauction.com) Or Steven or Vince@BitzRealty.com

**TRACT 1:**

N1/2 Of Section 29-138-72

320 Taxable Acres. Consists Of 43 Acres

Tillable – Balance Pasture W/ Dugouts

**TRACT 2:**

NE1/4 Of Section 16-138-72

Consisting Of 158 Taxable Acres (+ Or –)

75 Acres Have Been Previously Tilled

All Grassland

**TRACT 3:**

SW1/4 Of Section 16-138-72

160 Taxable Acres. 92 Acres Have Been

Previously Tilled All Grassland

**TRACT 4:**

SW1/4 & N1/2 Of Section 21-138-72

(Less A 15 Acre Tract Consisting Of A  
Farmstead)

Total Acres to Be Sold 463 Acres (+ Or –)

Mostly Pasture W/Dugouts