

160 ACRES  
BURLEIGH COUNTY  
REAL ESTATE

# AUCTION

JOHN & MARJORIE DOPPLER

FRIDAY, APRIL 26, 2024

## LEGAL DESCRIPTION

NE1/4 Of Section 19-138-78  
Boyd Township

## DIRECTIONS:

From Menoken, ND: South On Hwy 1804 To  
34th Ave. SE, Then 1 Mile West

From Lincoln, ND: East To 93rd St. & 34th Ave. SE,  
Then 3-1/2 Miles East

## PROPERTY CONSISTS OF:

- 76.75 Acres C.R.P. \$4074 Income Per Year  
(Contract Expires 2032 & 2033)
- 59 Acres Cropland - Balance Trees - Hayland - Lowland
- Producing Index Is 58.5

## AUCTION TERMS:

- Sellers Will Provide An Up-To-Date Abstract For Buyer's Review Prior To Closing
- Sellers Will Reserve All Presently Owned Mineral Rights
- Sale Is Subject To All Easements, Rights-Of-Way & Restrictions Of Record
- 10% Earnest Money Is Required On The Date Of Sale - Balance At Closing Within 60 Days

ONLINE AUCTION  
BIDDING STARTS  
Fri., April 12, 2024  
BIDDING BEGINS  
TO CLOSE AT  
1:00 PM  
Fri., April 26, 2024  
[www.bitzauction.com](http://www.bitzauction.com)

EXCELLENT  
HUNTING  
PROPERTY  
FOR PHEASANTS  
& DEER

Additional Information: Call Vincent Bitz 701-220-5007 Or Steven Bitz 701-400-6895

 **BITZ AUCTION**

VINCENT A. BITZ  
ND Lic. #204

STEVEN BITZ  
ND Lic. #1006

6556 Centennial Road,  
Bismarck, ND 58503

OWNERS RETAIN THE  
RIGHT TO REJECT  
ANY & ALL BIDS

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)