

172 ACRES
MORTON COUNTY

LAND AUCTION

ESTELLA SHAW

MANDAN, ND

TUES., OCTOBER 6, 2022 1:00 PM

LEGAL DESCRIPTION

NOTE: Description To Be Updated
Upon Completion Of A Survey
REFER TO WEBSITE

TRACT 1:

Part Of The NE1/4 Of Section 32-140-81
And Part Of The NW1/4 Of Section
33-140-81 Lying On The East Side Of
Hwy 1806

Property Consists Of 47 Acres (+ Or -)Cropland.
The Property Has An Existing Lease For The
2023 Crop Season. Seller Will Pay The Buyer
\$65.00 Per Acre For The 2023 Crop Season

TRACT 2:

Part Of The NE1/4 Of Section 32-140-81
And 4.7 Acres In NW1/4 Of
Section 33-140-81

This Tract Consists Of 125 Acres (+ Or -).
Presently All Pasture And Seeded Hayland

PROPERTY FEATURES:

- Great Location - 5 Miles North Of Old Red Trail & Hwy 1806 Roundabout North Side Of Mandan
- Rural Water Runs Parallel To West Side Of Hwy 1806
- Bike & Walking Path Are Parallel To East Side Of Hwy 1806
- This Is A Very Scenic Property Minutes From Harmon Lake With Development Possibilities

AUCTION TERMS:

- 10% Earnest Money On The Date Of The Auction. Balance By Dec. 20, 2022
- Seller Will Provide An Up-To-Date Abstract Or Title Insurance For Buyer's Review Prior To Closing
- Sale Is Subject To All Easements, Rights-Of-Way & Restrictions Of Record
- Sellers Will Retain All Presently Owned Mineral Rights

ONLINE BIDDING ONLY
Bidding Starts: Sept. 25, 2022
Ends: Oct. 6 at 1:00 pm

Call Vincent Bitz For Further Information
701-220-5007.



VIEW MAPS AT
WWW.BITZAUCTION.COM

BITZ AUCTION

6556 Centennial Road,
Bismarck, ND 58503

GEORGE A. BITZ
ND Lic. #203

PIUS A. BITZ
ND Lic. #123

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

STEVEN BITZ
ND Lic. #1006

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