

WELLS COUNTY ND FARM/HUNTING LAND FOR SALE

1,120 acres (+/-) of exceptional hunting and pastureland in adjoining sections for sale, located near Hurdsfield in Wells County, North Dakota, further described as:

Township 145 North, Range 73 West

Section 5: SW1/4, 45.43 acres in SE1/4 (205 ACRES +/-)

Section 6: All (634 ACRES +/-)

Section 8: NW1/4, N1/2NE1/4, SE1/4NE1/4 (280 ACRES +/-)

This property consists of cropland and pastureland, with plenty of quality hunting opportunities, excellent access, and large water sources. Upland game, deer, pheasants, and waterfowl are all present on the property.

Subject the following terms and conditions:

1. A bid packet may be obtained by contacting the offices of: Sheldon A. Smith, Smith Porsborg Law Firm, 122 East Broadway Ave, P.O. Box 460, Bismarck, ND 58502-0460, 701-258-0630 or by email at either ssmith@smithporsborg.com or rderung@smithporsborg.com.
2. Interested bidders must submit written bids by mail to the above address OR by email by Monday, December 9, 2019, at 5:00 p.m. All bids should be for the full price for the land and not per acre. The seller is willing to sell the property in one or two tracts. Tract 1 is Section 6, and Tract 2 is Section 5 and Section 8 property. You must include your telephone contact number. You will be contacted and informed of the date, time and place for oral bidding, at which time you may attend or have a proxy appear for you to raise your bids.
3. Seller hereby EXCEPTS and RESERVES 50% of all oil, gas, coal, gravel, clay, scoria, and all other minerals now owned by party of the first part together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said lands for oil, gas, coal, gravel, clay, scoria and all other minerals and the storing, handling, transporting and marketing the same therefrom.
4. Payment will be made as follows: 10% earnest money payable upon acceptance of the bid and the balance of the purchase price upon closing which will be 45 days after the date of sale.

5. Seller reserves the right to reject any and all bids or waive any irregularities. All announcements made at the bid opening will take precedence over any printed or advertised material.