The Corner Market - Wednesday, June 4, 2025 - Page 1CM

This page appears in 6 weekly newspapers in Northwest North Dakota: Bowbells, Crosby, Kenmare, Stanley, Mohall, Westhope • Burke Co. Tribune • The Journal • The Kenmare News • Mountrail Co. Promoter • Renville Co. Farmer • Westhope Standard











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ELMDALE TOWNSHIP, WARD COUNTY LAND FOR SALE

The following property is being offered for sale in Elmdale Township, Ward County, North Dakota by Ardis G. Mortensen Estate.

- PARCEL 1: S1/2SE1/4 of Section 5-160N-89W, Ward County, ND (80 Total Acres more or less, 69 tillable acres more or less)
- PARCEL 2: SE1/4 less Right of Ways, Less County Road and Right of Ways of Section 7-160N-89W, Ward County, ND (124 Total Acres more or less, 92 tillable acres more or less)

EXCEPTING AND RESERVING to the Grantor 100% of all oil, gas, and other minerals of any nature whatsoever as defined by NDCC 47-10-24 and 47-10-25, now owned by Grantor(s), together with the right of ingress and egress for the purposes of the exploration, production, and marketing of same.

Subject to easements, reservations, and conveyances of record.

Terms of the sale will be as follows:

- 1. The seller reserves the right to reject any and all bids, to waive irregularities in the bidding process, and to amend the terms of the offer.
- All bids must be submitted on forms supplied by Danish Mill Realty, LLC, and shall be submitted in writing to Danish Mill Realty, LLC at the State Bank & Trust of Kenmare, P.O. Box 727, Kenmare, ND 58746, by 1:00 PM on June 13, 2025.
- No bid will be accepted which is not accompanied by a certified check or cashier's check payable 3. to Danish Mill Realty, LLC for \$5,000.00. If the bid is accepted and the bidder does not complete the purchase, the check will be retained as liquidated damages. You will not be allowed to attend the bid opening or auction without submitting a bid with a cashier's check for \$5,000.00.
- 4. Bids will be opened at the State Bank & Trust of Kenmare at 1:00 PM on June 18, 2025. Immediately after the bids are opened all bidders shall have the right to orally raise their written bids in increments of not less than \$1,000.00. In order to orally raise their written bids, the person submitting the written bid must be personally present to do so or have written authority to act on behalf of the person submitting such bid.
- Bidders will be notified within 7 days of the conclusion of the sale as to whether the high bid has 5. been accepted.
- Payment totaling the balance due will be due 30 days from the date the updated abstract(s) is 6. provided to the buyer. Final payment date may be negotiated if financing arrangements require.
- The seller will provide a clear title and deliver a warranty deed to purchaser at sale closing date. 7.
- 2025 real estate taxes will be paid by the seller and seller will retain 100% of the 2025 cash rent 8. payment.
- The subject property is subject to a valid cash rent agreement for 2025. It may be possible to 9. obtain access to the property prior to 12/31/2025. Please discuss the terms of the contract with Jamie Livingston if you have any questions.
- 10. I understand no environmental warranties are given upon premises.
- 11. I understand that if there is a closing fee, the fee will be split 50% buyer and 50% seller.

Persons desiring more information about this property, or a bidding form may contact: Jamie D. Livingston @ Danish Mill Realty, LLC P.O. Box 727, Kenmare, ND 58746, or Telephone (701)385-4287.

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AUCTIONEERS: SUNDSBAK AUCTIONS, LLC, DARRELL - 701-839-1061, MIKE - 701-720-5286, MARY - 701-721-3517 <u>CLERK</u>: ROB'S CLERKING, P.O. BOX 1833, MINOT, ND 58702-1833, PH: 701-852-6390 <u>TERMS</u>: CASH OR CHECK – U. S. FUNDS ~ DRIVERS LICENSE ID REQUIRED ~ ALL ITEMS SOLD AS IS WHERE IS ~ ALL ITEMS MUST BE PAID FOR THE DAY OF SALE UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE WITH THE CLERK ~ ALL SALES ARE FINAL ~ NOT RESPONSIBLE FOR ACCIDENTS OR LOST ITEMS ~ LUNCH

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For Sale: 75x135 vacant lot in Flaxton. Flat and ready for your next building project. Utilities in place. Owner may consider a contract for deed. Call for details. \$7500.

For Sale: Two bedroom, one bath home located in Lignite on a generously size lot. Room to build a garage. \$74,500.

For Sale: 14 Prairie St., Portal Two bedrooms, 1 bath home on two lots. Main floor newly renovated, private vard, single garage + carport, alley access. Upstairs space to renovate as you wish. \$100,000.

For Sale: 50'x140' lot on Meyer St in Columbus. Old building to be torn down, some trees on the property. \$9500 or best offer

For Sale: 2 bedroom, 2 bath

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12 ga Ducks Unlimited Edition • 410 New England Fire Arms Single Shot • 12 ga Iver Johnson Single Shot • 16 ga Reming ton 870 Pump - 20 ga Coast to Coast 880 Pump - 410 Winchester 370 Youth Single Shot - 410 Stevens 9478 Single Shot 12 ga Maverick Mossberg Model 88 Pump - 12 ga Springfield 67F Pump - 12 ga Premier Hunter Pump - 20 ga Mossberg Pumّp • 410 Harrington & Richardson Pardner Šingle Shot • 410 Mossberg Pump • 20 ga JC Higgins Bolt Action • 20 ga Stevens Savage Model 94H Single Shot • 12 ga Stevens Single Shot • 20 ga Savage Double Barrel Over Under RIFI FS

NOTE

25-36 Marlin 1893 Octagon Barrel Lever • 30-06 Remington Model 70 w/scope • 25-20 Marlin 1894 Octagon Barrel Lever 32-40 Marlin 1893 Octağon Barrel Lever • 32-40 Marlin 1893 Octagon Barrel Lever • 25-20 Marlin 94 Octagon Barrel Leve • 25-20 Marlin 1893 Octagon Barrel pump • 30-30 Marlin 336 Lever • 32-W6 Marlin Octagon Barrel Lever • 32-20 Marlir Model 94 Lever • 45-70 Marlin Model 1895 Lever • 22 WMR Marlin 25mm Scope Bolt • 22 Marlin 70 Semi-Auto • 22 Marlir Glenfield Model 60 Semi Auto • 22 Marlin Glenfield Model 20 Bolt • 22 Marlin Model 25MN Bolt • 22 Marlin 881 Scope Lever • 30-30 Winchester 94 Lever • .32 Remington Pump • Remington 788 scope Bolt • 7mm Savage 110e Scope Bolt 22 Henry Golden Boy Model H004MS Lever- In Box • 22 mag WMR Henry H001TN- In Box • BB Gun Marlin Cowboy-

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SHOP ITEMS

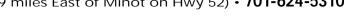
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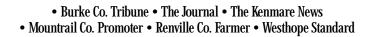
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WARD COUNTY LAND FOR SALE THIS IS SPECIFICALLY AN **ONLINE ONLY BID SALE**

(Bidders must have submitted a written bid and be accepted to have the ability to raise their bid online)

NE1/4 Section 15-157-85 160 total deeded acres +/-157.63 tillable acres +/-Productivity Index – 76.7 PI 2024 Real Estate Taxes - \$1,229.32

Minerals: Sellers to reserve all oil, coal, gas and all other minerals the sellers may now own of record.

Terms: Cash, with 10% down as earnest money upon completion of bids and balance payable on or before October 31st, 2025. The property is being sold subject to a lease through the 2025 crop year ending December 31, 2025. Seller is reserving the 2025 rental income.

Bids: Written bids will be accepted until 5:00 pm on Tuesday, June 17th, 2025. The accepted top bidders will have the right to raise their bids online at 10:00 a.m. on Friday, June 20th, 2025. Sellers will furnish an updated abstract. Sellers will pay the 2025 Real Estate Taxes and all prior years. Sellers and buyer will split the fee for the actual closing 50/50. The sellers reserve the right to accept, reject or modify any and all bids and to modify the online bidding requirements.

Online Bidding: Broker is not legally or financially responsible for any problems or issues that may arise during the online bidding process such as loss of internet connection, etc.

Information: Bids may be submitted to and further information may be obtained from:

Ryan Haugen, Haugen Farm Realty, Inc., 3108 S. Broadway, Ste. i, Minot, ND 58701, (701) 839-1451, or from our website at www.haugenfarmrealty.com.

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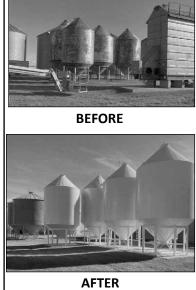
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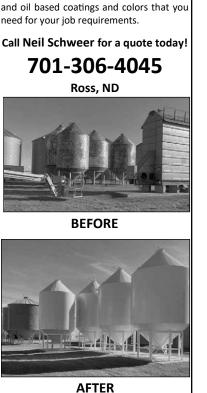


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