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PUBLIC AUCTION: PRICE ESTATE AUCTION

SLOPE COUNTY, ND
315 ACRES
OCT. 29, 2020, 1:30 MT
BOWMAN, ND

Register to bid online and
view the full listing at
HewittLandCompany.com

TERMS & CONDITIONS Bidding by Online & Live Auction

Title: Title transfers by Warranty Deed, a title opinion of merchantability of title, subject to conditions, restrictions, zoning, and easements of record will be provided and is available for review prior to the auction. The 2019 RE taxes have been paid by the Seller; the 2020 RE Taxes shall be prorated to closing. Closing services shall be performed by Southwest Abstract & Title Inc. The closing agent fee will be divided equally between Buyer(s) and Seller. A 15% non-refundable earnest money deposit and executed purchase agreement shall be required at the conclusion of the auction. Seller makes no representation as to any interest in mineral, oil, gas, fossil and hydrocarbons of any nature. All mineral interests owned by Sellers (if any) transfer with Title. Announcements made sale day take precedence over any printed materials.

Taxes: 2019 Real Estate Taxes \$279.30

Closing/Possession: Closing shall be on or before December 3, 2020. Possession shall be granted upon Closing.

Representation: Hewitt Land Company Represents the Sellers in this transaction.

Seller: Barbara Price Estate



REAL ESTATE AUCTION: PRICE ESTATE GRASSLAND



LIVE & ONLINE AUCTION

SLOPE COUNTY, ND | 315+/- ACRES

OCTOBER 29, 2020, 1:30 PM MT
BOWMAN LODGE AND CONVENTION CENTER, BOWMAN, ND

Real Estate Auction | Sold in one unit | Grass, creek, wildlife,
gravel/sand | Register to bid online at hewittlandcompany.com

Sells without buyer contingency. Have your financial
arrangements made prior to bidding. Broker participation
invited (form and deadline required).



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PROPERTIES. LICENSED IN SD, ND, MT, WY, AND NE
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Property Viewings:

October 15th, 22nd and 29th, (Auction day) from 10:00 – Noon each day. Feel free to inspect the property at your convenience (bring ATV or UTVs)

Featuring:

- Grass
- Creek
- Wildlife
- Gravel/Sand
- Offered in one individual tract
- Sells without buyer contingency



Register to bid online and view the full listing with photo gallery, video and interactive map at HewittLandCompany.com

Broker's Comments

This remarkable property will be offered for sale at Public Auction as one 315+/- acre tract. The property has been held in the Price family for over 100 years! And has never before been offered for sale! With direct access to the Can-Am Hwy 85, productive grassland, live water creek, and stockpiled sand/gravel, the diversity of this property speaks for itself.

PRICE ESTATE GRASSLAND AUCTION SLOPE COUNTY, ND | 315+/- ACRES

Property: This property is comprised of native grassland with direct access to US (Can-Am) Hwy 85. The property is fenced on three sides (no south boundary fence). Sand Creek, a seasonally live-water creek, traverses the property providing exceptional habitat for wildlife and protection for livestock.

Acreage: The property consists of 315+/- acres.

Location: The Price Estate Property is located in western ND, 14 miles north of Bowman, and 7.5 miles southwest of Amidon, in Slope County North Dakota. Bowman is an active community offering a myriad of goods and services along with schools, hotels, restaurants, parts stores and auto dealerships. Amidon is a charming, small community and is the county seat of Slope County.

Minerals: While there has not been a formal mineral search completed and no representations are made by the Seller or Auctioneer - all mineral interests owned by Sellers (if any) transfer with title. Gravel has been excavated and sand/gravel stockpiles are located on the premises and shall transfer with title.

Taxes: The 2019 real estate taxes are \$279.30 and have been paid by the seller. The 2020 real estate taxes shall be the responsibility of the Buyer.

Legal Description: TOWNSHIP 134 NORTH, RANGE 101 WEST; SLOPE COUNTY, NORTH DAKOTA: Section 21; South ½

**Questions?
Contact a
broker at
(605) 791-2300**

