

AUCTION:

317.2+/- ACRES IN MERCER COUNTY

Thursday, Dec. 8th 2022 @ 6 PM CT

Golden Valley Community Center, Golden Valley, ND 58541

Land Location: 351 74th Ave NW Golden Valley, ND 58541

Driving Directions: From Golden Valley – (10) miles N-NW on Cty Rd 5 and (4) miles NW on Hwy 1806



ALL LOT LINES APPROXIMATE - FOR PRECISE LINES CHECK FSA MAP



LEGAL DESCRIPTION: **E2 OF SEC.15-146-90**

Tillable Acres: 164.05 or 52%

Pastureland/Farmstead

& Other Acres: 153.15

Soil PIN: 69.79

2022 Taxes: \$926

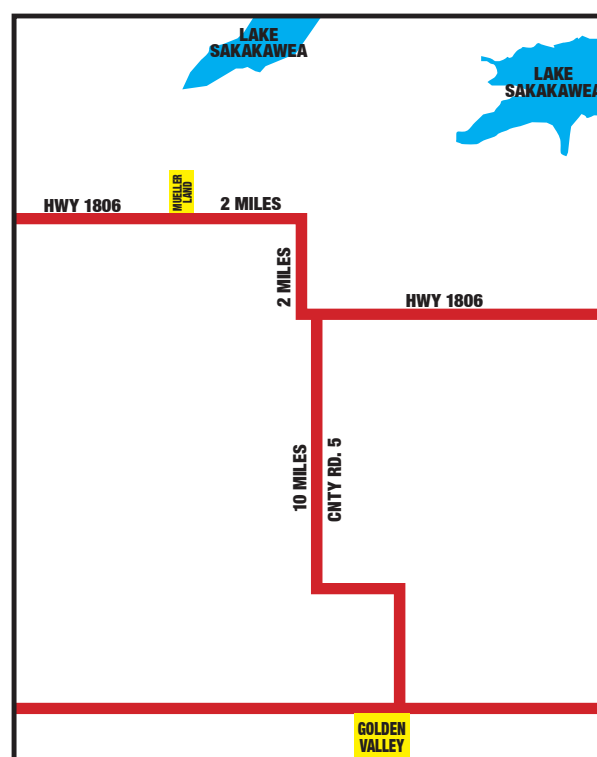
Seller: Marvin Mueller Family
Randy Becker - PR: (701) 870-2462

TERMS:

10% Down on Sale Day, Seller will bring abstracts up-to-date, Seller reserves all/any mineral acres, Gravel & Scoria remain with surface acres, 2022 Taxes paid by sellers, Land sells subject to any existing easements, Buyers pays closing cost, Comments made on sale day will take precedence over any previous ads/statements. All Property, real estate or personal property sells as is where is.

Auctioneers Note:

The Mueller Property offers good access off of Hwy 1806, 3 miles from Lake Sakakawea, scenic view, great hunting, well developed tree grove, a farmstead with power, (4) developed wells (1 currently being used), a 30 x 40 Quonset, older farmhouse & other misc. outbuildings – Ideal for anyone looking for county living.



WOLFF
AUCTIONEERS

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