

LAND AUCTION



340.68 AC± | 2 TRACTS | CAVALIER CO, ND

AUCTION: ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 7/24/24

AUCTION TIME: BIDDING ENDS AT 4 PM CT

Nestled amidst the natural splendor of North Dakota, this extraordinary 340± acre property offers a rare opportunity to embrace the pristine beauty of the Pembina Gorge. Located just a stone's throw away from this natural wonder, the estate provides an unparalleled sanctuary for those seeking tranquility, privacy, and the ultimate connection with nature.

Spanning 340 acres, this estate offers vast expanses of untouched wilderness. Imagine owning your private retreat, where rolling hills and meandering streams create an enchanting backdrop for your dream home or your outdoorsman's paradise hunting property.

Whether you envision a luxurious private estate, an eco-friendly retreat center, or a recreational haven for outdoor enthusiasts, this property offers endless possibilities. The vast acreage provides ample space for hiking, hunting, fishing, and other outdoor activities.

Don't miss this chance to own a piece of North Dakota's wilderness, where every day feels like a retreat and the wonders of nature are right at your doorstep. Seize the opportunity to create paradise in this enchanting location near Pembina Gorge.



TRACT 1 DESCRIPTION: 185.25 +/- ACRES

This tract of land could be a potential dynamite hunting tract. It has enough acreage to qualify for a gratis tag and the terrain is incredible. There is a creek that runs through the bottom for an excellent water source. The land has been pastured for cattle so the grass and shrubs are low. If you let it grow you would have excellent cover for animals and with it being almost surrounded by ag fields you have the three main components to grow and hold wildlife. Don't miss out on your chance to own a finger of the Pembina Gorge and this beautiful tract of land.

Brief Legal: PID 40132000 PT of SE4, PID 40157000 S 15 Acres in SE4NW4 & NW4NW4 Less 9.57 Acres, PID 40159000 SW4NW4 Less .25 Acres (Full legal on Deeds to Govern)

Lat/Lon: 48.9206 / -98.2779

Lease Status: Open Tenancy for 2024 crop year
Possession: Immediate possession subject to current tenants rights for 2023
Survey needed?: No survey needed

TRACT 2 DESCRIPTION: 155.44 +/- ACRES

This tract of land has some nice income potential with a gravel pit currently being used. The land has also been pastured with cattle so there is some more income potential. If you are not looking to pasture the land then the hunting terrain is phenomenal. The bottom has a creek rolling through it and the grass is short now but if you let it grow or strategically planted some native grass or willows you would have some excellent cover for wildlife. There is enough acreage to qualify for a gratis tag. This picturesque land is one you do not want to miss out on.

Brief Legal: PID 40164000 2SW4 Less 5 Acres & NE4SW4 & NW4SE4, PID 40157000 S15 Acres in SE4NW4 & NW 4NW4 Less 9.57 Acres (Full legal on Deeds to Govern)

Lat/Lon: 49.9098 / -98.2697

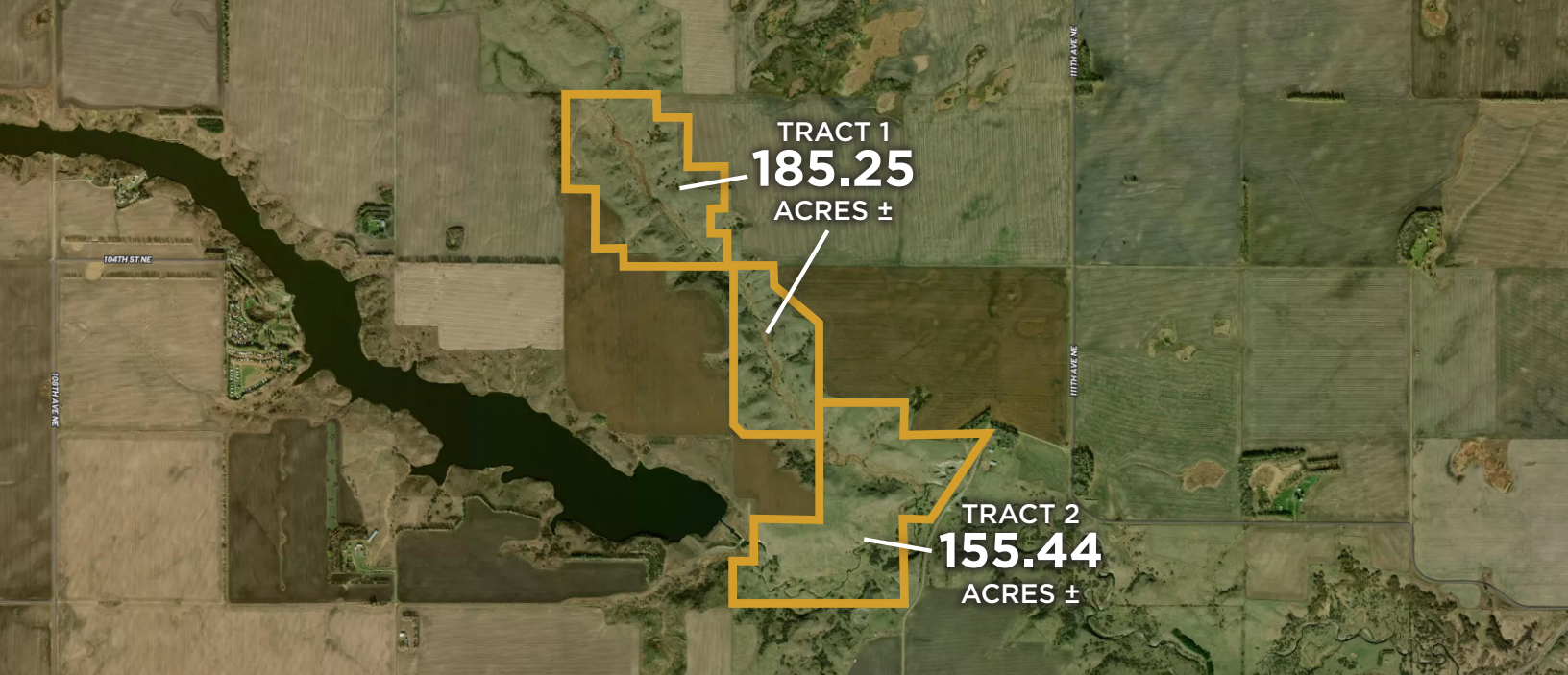
Lease Status: Open Tenancy for 2024 crop year
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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOSEPH ERB, AGENT: 218.849.6090 | joseph.erb@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (3159) | Jeff Evans, North Dakota Broker, License # 9456 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Bryce McVicker, Auction License #2056 | Joe Erb, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 218.849.6090



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