

acrePRO

Timed-Online Auction

Opens: December 30th, 2024 @ 11:00AM CST

Closes: January 3rd, 2025 @ 11:00AM CST

19.25 Acre Farmstead in
Pembina County, ND



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BIDS OPEN:

Dec. 30th, 2024

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BIDS CLOSE:

Jan. 3rd, 2025 @

11:00 AM CST



David Gorder
Managing Broker & Auctioneer
(701) 739-1292
david.gorder@acrepro.com



Dennis Biliske
Land Agent and Auctioneer
(701) 215-2058
dennis.biliske@acrepro.com



Property Introduction

Set in the serene beauty of the North Dakota countryside near Leroy, this 19-acre farmstead offers the perfect blend of living and functionality. Located near the beautiful Pembina Gorge, this property is ideal for those seeking a peaceful lifestyle with space to live, work, and play. Located near the Pembina Gorge, residents are close to some of the best hiking, kayaking, hunting, downhill skiing, mountain biking, and ATV riding that North Dakota has to offer.



Property Overview

Key Features:

- Tree Claim: Enjoy the shade, privacy, and natural beauty provided by a well-established tree claim surrounding the property that holds wildlife and shelters the property on windy days.
- Open Spaces: Perfect for gardening, hobby farming, outdoor recreation, or food plots, the expansive open areas invite endless possibilities.
- 40 x 28 Heated Shop: 14' x 14 overhead door with opener, overhead electric crane, air compressor with hose on mounted reel, exhaust fan, parts washer, water heater, propane heater with off peak electric floor heat, concrete floor with floor drain.
- Four stall detached garage
- 80 x 40 Quonset (Leased out for 2025)
- 80 x 40 Livestock Shed
- 30 x 30 Machine Shed: Ideal for larger equipment, seasonal items, or as a workshop.
- Well built 3 bedroom, 1 bathroom home
- Additional buildings include three additional storage sheds that were used for garden equipment, tool storage, etc.
- 20,000 bushels total grain bin (rented out for 2025).
- Space to build!

Whether you're looking to establish a hobby farm, raise horses or livestock, create your rural retreat, or simply enjoy a tranquil lifestyle surrounded by nature, this property has it all.

Property Highlights:

- Beautiful Farmstead with Acreage
- 19± Acres with home, heated shop, and mature trees
- Infrastructure to operate a business or farm

Driving Directions:

- From I-29 Exit 208: Head west on County Road 1 for 24 miles. Turn right and head north on County Road 12 for 3 miles and you will arrive at the SW corner of the property.
- From the intersection of ND-32 and County Road 1 approximately 3 miles south of Walhalla: Head east on County Road 1 for 8 miles. Turn left and head north on County Road 12 for 3 miles and you will arrive at the SW corner of the property.





- **Property Highlights:**

- Beautiful Farmstead with Acreage
- 19± Acres with home, heated shop, and mature trees
- Infrastructure to operate a business or farm



House



- 3 Bedroom, 1 bathroom
- 1,064 abv ground sq. ft
- Patio area
- Basement with outside door access
- Propane heat with secondary electric heat
- Nodak Electric Co-op Power
- Includes washer and dryer, refrigerator and freezer
- Central Vacuum



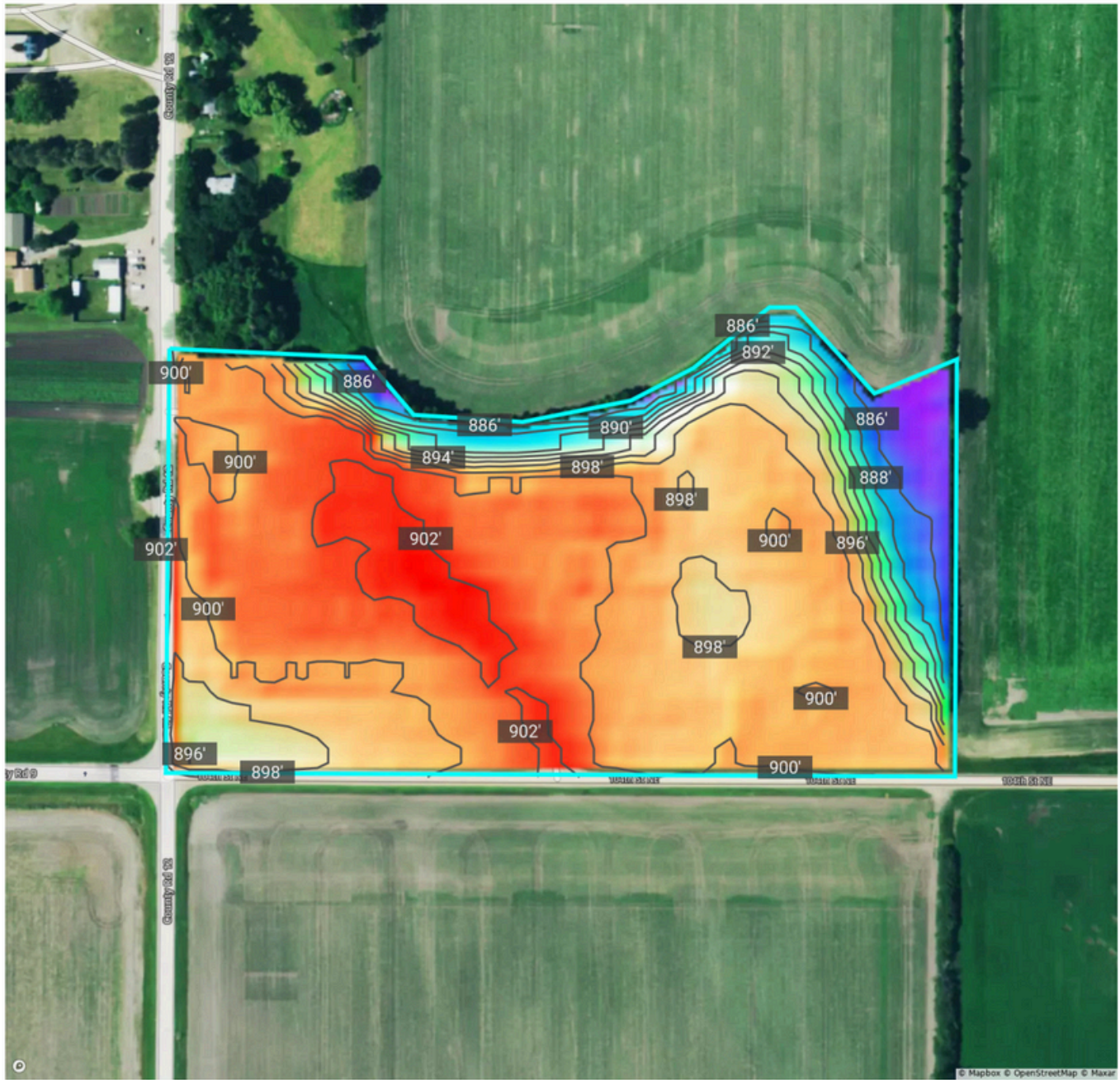
Buildings



- 40 x 28 Heated Shop: 14' x 14 overhead door with opener, overhead electric crane, air compressor with hose on mounted reel, exhaust fan, parts washer, water heater, propane heater with off peak electric floor heat, concrete floor with floor drain.
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Elevation



884.1 ft

903.1 ft

Source: USGS 3 Meter Dem

Interval: 2.0 ft

Range: 19.0 ft

Min: 884.1

Max: 903.1

Online Bidding Procedure

The bids will open on Monday, December 30th at 11:00 AM CST. At this time, registered bidders will be able to put in bids on the property through the AcrePro mobile app or on our website. Bids can be placed in the selected increment, or with a custom number that is higher than the current "ask". Bidders can place a maximum bid that will immediately make them the highest bidder, one bid increment over the previous high bid. It will autobid up one bid increment past any bids that come in, until a bid surpasses your maximum bid amount.

The auction is scheduled to close on Friday, January 3rd at 11:00 AM CST. However, if a bid is placed in the final minute of bidding, the bids will automatically be extended by 4 minutes. Each time a new bid comes in during the extension time, the time will extend back to 4 minutes. Be sure to periodically refresh your screen! The bidder with the high bid once the extension period has expired will be the successful bidder.

Bids will be on a whole price basis. AcrePro represents the seller in the sale of the property and is acting solely on behalf of Seller's interests. Sellers reserve the right to refuse any and all bids. Property is sold "as-is, where-is" with no buyer contingencies. Bidders may arrange for property inspections prior to auction close at their expense.



Terms & Conditions

AcrePro, its representatives, and the clients they represent will not prohibit a person from bidding due to their race, color, national or ethnic origin, age, religion, disability, gender, sexual orientation, or any other characteristic protected under applicable federal or state law. By accepting these Terms and Conditions, Bidder warrants that they are willing and able to purchase the property. The successful bidder will be obligated to perform according to these Terms and Conditions and a North Dakota Real Estate Purchase Agreement.

1. Timed Online Auction Bidding Procedures - Bidding is open to registered bidders only. Online Bidding -Online bidders must register and be approved anytime prior to the close of the auction. Approved online bidders may set a Maximum Bid prior to the auction or bid incrementally while the auction is open. AcrePro is not liable for any technological difficulties or failure of the online bidding system. Bidders who do not have the capability to bid online may make arrangements with the auctioneer for a personal representative to bid on their behalf at least 24 hours prior to the auction close. At the time of the auction close, the bidder with the high bid will be the winning bidder. (Note: the auction will close at 11:00am CST unless a bid is placed in the final four minutes at which time the auction will be extended an additional four minutes. The four minute extension will occur on any subsequent bids until the auction is closed.) All lines and acreage amounts are approximate.

2. Purchase Agreement and Earnest Money- The winning bidder is required to sign a North Dakota Real Estate Purchase Agreement and provide a cashier's check or personal check in the amount of 10% of the purchase price as an earnest money payment. If the winning bidder is absentee, they will receive an electronic North Dakota Real Estate Purchase Agreement via Email. The winning bidder is required to provide 10% of the purchase price as an earnest money payment in the form of a cashier's check, personal check, or money wire within 24 hours of receiving the North Dakota Real Estate Purchase Agreement.

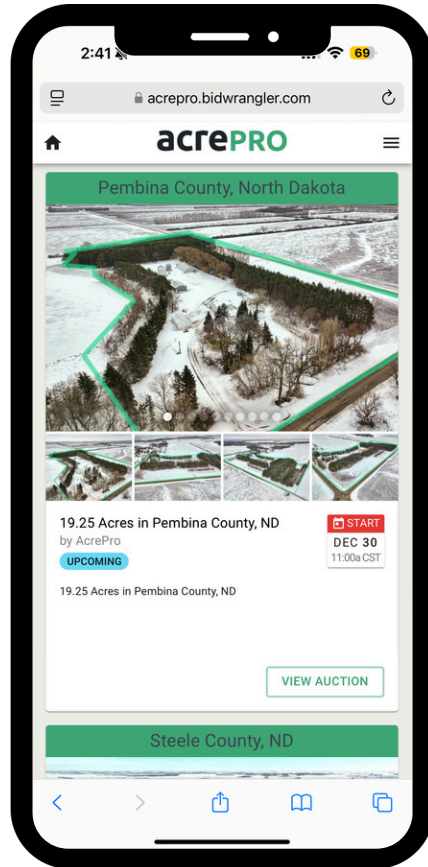
3. Closing and Marketability of Title- Once the Purchase Agreement is complete and the earnest money has been received, a closing date will be chosen no sooner than 45 days of the auction close. Sellers will provide evidence of marketable title. Buyer and Seller agree to split any additional fees and closing costs 50%/50%. Property is sold "as is", "where is" condition.

4. Taxes- Seller agrees to pay 2024 and all prior years taxes and special assessments. 2025 taxes shall be prorated to the date of closing. Notice: The information presented is obtained through reliable sources. AcrePro does not guarantee accuracy. Any and all prospective buyers are encouraged to perform their own due diligence of property and related information. AcrePro encourages and assumes that bidders will conduct proper due diligence and inspection of the property and are satisfied with its condition. Buyer agrees to hold AcrePro Farm Agency, its representatives, and the clients they represent harmless with respect to property condition, status, or any other matters regarding the property. All acreage amounts and boundaries are approximate. Announcements made by the auctioneer will take precedence over printed terms and information. Sellers reserve the right to refuse any and all bids. Property inspection may be arranged prior to auction close at prospective bidder's expense.

How to become a Bidder

Mobile Device

Download the "AcrePro" App on an Android or Apple Device, and create your bidding account. Once you have created your account, select the "19.25 Acres in Pembina County, ND" auction listing and register for the auction. The auctioneer will be notified of your registration and submit their approval. Contact the auctioneer if you have any questions.



Desktop Computer

Visit acrepro.bidwrangler.com and create a bidder account. Once you have created your account, select the "19.25 Acres in Pembina County, ND" auction listing and register for the auction. The auctioneer will be notified of your registration and submit their approval. Contact the auctioneer if you have any questions.

Bidding Assistance

If you do not have access to the technology required to operate our bidding platform, contact the auctioneer to make arrangements to appoint a bidder on your behalf.



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