

22.28 ACRE FARMSTEAD AUCTION

THURSDAY, JUNE 26TH AT 5 PM CT

Located: 305 50th Ave SW Hazen, ND 58545

(5 mi N. of Hazen, on Cty Rd 27 and 1 mi E. on Cty Rd 26)

Auction Location: Cobblestone Inn and Suites, Beulah, ND 58523



LEGAL DESCRIPTION:

22.28 Acre Tract in the NE4-SEC.22-145-86

FARMSTEAD INCLUDES:

- Established Shelterbelt
- 2006 Pole Barn style shop, 40'x90', full cement
- Steel sided shop, 30'x40'
- 1950's House, 24'x32', needs renovations
- High production artesian well (1280 ft)
- SWA water availability
- Several other outbuildings

Auctioneer's Note: The Benz's 22.28 acre farmstead offers good access off of county road 26, established trees on the North and West sides of the property and is located only 10 miles from Hazen Bay on Lake Sakakawea.

For Viewing of the Property, please contact Steve Hildebrand P.R.
(701) 891-1932

Seller: Agnes Benz



Shane Wolff (701) 870-9090
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TERMS:

- Property sold "as is, where is".
- If person registering for a bidding number is bidding for someone other than themselves, they must disclose whom they are bidding for.
- 10% down sale day with balance due upon closing.
- Property sells subject to all existing easements.
- All statements made sale day take precedence over all printed materials.
- The seller reserves the right to reject or accept any and all bids.
- Seller reserve all mineral acres.
- Gravel and scoria rights remain with surface acres.
- Seller will bring abstracts up to date.
- 2025 taxes to be pro-rated.
- Buyer pays normal closing costs.
- 60 day closing period.