

AUCTION: 102.41 ACRES IN MERCER COUNTY INCLUDING FARMSTEAD & PERSONAL PROPERTY

Thursday, October 2nd, 2025 at 12 PM CT and 5PM CT

Personal Property Auction Location: 4370 1st St SW Stanton, ND 58571 at 12 PM CT

**Driving Directions: 9.2 mi NW of Stanton, ND on Cty Rd 37 or from Hazen, ND -
5 mi E on Hwy 200, 7 mi N on Hwy 200, 1.25 mi E on Cty Rd 37**

Land Auction To Be Held at Pick City Hall in Pick City, ND at 5 PM CT

Sellers: Kevin & Rose Mary Sailer



**Legal Description: 102.41 acre
parcel located in the NW4
of Sec. 11-145-85**

BUILDINGS:

2010 Champion Home 28'x76' (2128 sq. ft.)
4 Bdrm, 2 ½ Bath, forced elec. heat, central
air, new shingles, newer flooring in 2023,
partial new siding in 2023, new south
patio door in 2024. South deck 14'x16'.
North porch 10'x20'. New linoleum in 2
bathrooms. Attached 24'x26' two stall
garage that is insulated and heated. Paved
driveway.
900 sq. ft. School House. est. 100 years old.
Well kept!
16'x24' Stick-built 1 Stall Garage with full
cement. Wired.
30'x40' Older Barn with new (2023) vinyl
siding
8'x8' Pump Shed. Foam insulated.
8'x8' Smoke House.
4 smaller additional storage buildings

WATER: Southwest Water and a 68' good
developed well from 1985. Well has been
water quality tested.

2024 TAXES: \$2162.12

AUCTIONEER'S NOTE: The Sailers
have retired and have to decided to sell
their family farm they've owned since the
50's. This farmstead is very well kept, nice
and neat, which goes for the home and
buildings as well. This will be a turn-key
deal! The farmstead is 10 acres, 24 acres
in hay land and the remaining 68 acres
are pastureland. A perfect little farm. The
property offers good access off paved
County Rd. 37 and a short paved driveway.
There are beautiful views to the south &
southeast overlooking the Knife River Valley
& Missouri Valley. Plus, only a few minutes
from scenic Lake Sakakawea. For viewing
the home & farmstead please call Kevin:
701-226-5395

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



Seller will bring abstracts up to date.
2025 taxes to be pro-rated.
Buyer pays normal closing costs.
60 day closing period.

PERSONAL PROPERTY AUCTION LISTING:

ANTIQUES:

Table w/ mirror
(2) Brown accent chairs
Coffee table
Counsel radio
Budweiser elec. light w/ horse
(2) Dressers w/ mirrors, 3-drawer
(2) Dressers, 4-drawer
Wood chair
Metal bed, full size w/mattress
Cast iron horse hook
Tools
Wood Boxes
Syphe
Jars, pint/quart
Wood ironing board
IH Binder tool box
Wire stretcher
Glass wash board
Plant/wash stand
(3) Doors
(4) Snow sleds
1960's Schwinn bike, new petals, seat, tires
Horse drawn road plow & (2) dump rakes
Railroad metal wheels
Gate
Sickle mower wheels
Cream separator & can
Small school desk
(2) Roadmaster wagons
Tiller/cultivator
Wagon wheel

UTV, MISC. SHOP, GARDEN, HOUSEHOLD:

2014 Polaris 571 EFI Ranger, 2514 mi, street
ready, licensed, winch w/60" snow blade
2005 Club Cudet 50" deck, LT50, riding lawn
mower, 646 Hrs
2012 Generac GP6500, gas generator, 5 Hrs
Snow King 5HP, 24", self-propelled
snowblower
1982 WW stock trailer, 6'x16', new tires, good
floor & lights

North Star 15 Gal. ATV sprayer w/wand
Pickup box tool box
Car ramps
Craftsman creeper & 3-ton floor jack
Chain hoist
100 lbs. propane tank w/8ft hose
Propane heater
Craftsman knife sharpener w/wet stone
Craftsman router
(2) 3-ton floor jacks
Skil 10" table saw
Delta 4" belt sander
Hand belt sander
Black & Decker 4" angle grinder
Miter saw
Wood work table
(2) metal shelves
Wheel barrel
Elec. garden tiller
Utility sink w/facet
Metal tub
(3) plastic rain tubs
Shovels, rakes, garden weasels, post hole
digger, ladders, saw horses, ext. cords, hand
tools, lumber, clean supplies, garden hoses,
2-gal hand sprayer, (2) heated dog bowls
McCulloch 50cc, 18" chain saw
Stihl FS40c weed wacker
Dump cart
6'x8' Shop built trailer
Flat bed trailer
10'x13' canvas tarp
Push lawn mower
Fencing supplies/tools
300 Gal. Rubbermaid tank w/float
Love seat, tan
(3) Bar stools, metal
Chest Freezer, 5 cu ft
Leather, Elec. double recliner, brown
Leather, Elec. recliner, brown
(2) Arm chairs, leaf fabric
Elec. fireplace
Dresser, 6-drawer
Metal white bed, queen size
CD stand
Office desk & chair
Miracle Mate platinum vacuum cleaner
Wicker patio love seat
Deck storage bench
Plant stand
Table top grill w/storage cabinet on wheels
(5) stackable metal & plastic chairs, maroon
Stereo: cassette, CD, radio
Lawn ornaments & décor, seasonal decor
Garbage stand w/(2) garbage cans
Blow Mold Christmas Items: Nativity Scene,
Mr & Mrs Santa, Snowman, North Pole sign

PICKUP, TRACTOR & MISC. EQUIPMENT:

1988 Chev 1-ton, 2WD, single cab pickup,
350 V8, N/A milage, w/tool box
1971 Oliver 1655 Tractor, 3353 Hrs, hydo
power drive, cab, runs good but uses oil
when worked hard, includes loader
Snow bucket & Grapple bucket – fits Oliver
tractor
Inland 92" Snow blower, 540 PTO, work good
Bale spear & 3pt bale spear
Bale feeder

**WOLFF
AUCTIONEERS**

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