

# HUNTING PARADISE FOR SALE



## Cass County, North Dakota

### 19.4 Secluded Acres in Highland Township



Map data ©2020 Google, Imagery ©2020 TerraMetrics

#### LAND LOCATION

6 Miles East of Enderlin, ND  
on Hwy 46, 1 Mile North on  
143rd Ave, & 1¼ Mile East.

#### 2019 REAL ESTATE TAXES

\$176.04

#### SEALED BID HYBRID AUCTION

All written bids due by 5:00 PM Wednesday, September 23, 2020 to Dale Haugen, 12290 Valley Rd, Lisbon, ND 58054 or email [dale.haugen@acresandshares.com](mailto:dale.haugen@acresandshares.com). Top 5 bidders will be invited to the oral bidding on Friday, Sept. 25, 2020. Top 5 will be notified of details of when and where.

#### LEGAL DESCRIPTION

The North 1,300 feet of the West 650 feet of the Southwest Quarter (SW¼) of Section Twenty Five (25), Township One Hundred Thirty Seven (137) North, Range Fifty Four (54) West, together with a permanent easement for ingress and egress over the following described property: Beginning at the Southwest corner of the Southwest Quarter (SW¼) of Section 25, Township 137 North, Range 54 West, thence East along the South Section line 650 feet to the point of beginning; thence due north 1,336.35 feet; thence due West 33 feet; thence due South 1,336.35 feet; thence due East 33 feet to the point of beginning.

#### BROKER'S COMMENTS

19.4 acres of secluded land with alfalfa food plots & a marshy creek running through it, making it an excellent deer & pheasant hunting area. Includes a 54' x 45' steel building w/concrete floor & 27' x 12' insulated, heated room built inside. Steel building has 10' x 11½' sliding doors. There is a 57' x 18' open front building. Property has electricity & well water. Fiber optic has been brought into the yard. Rural water runs along township road at the end of the driveway. Outhouse. Many mature trees including evergreens & others, & young apple trees. Enclosed heated deer stand on poles & 2 free standing deer stands. Good drainage. Excellent spot for camping, building a home, or hunting.

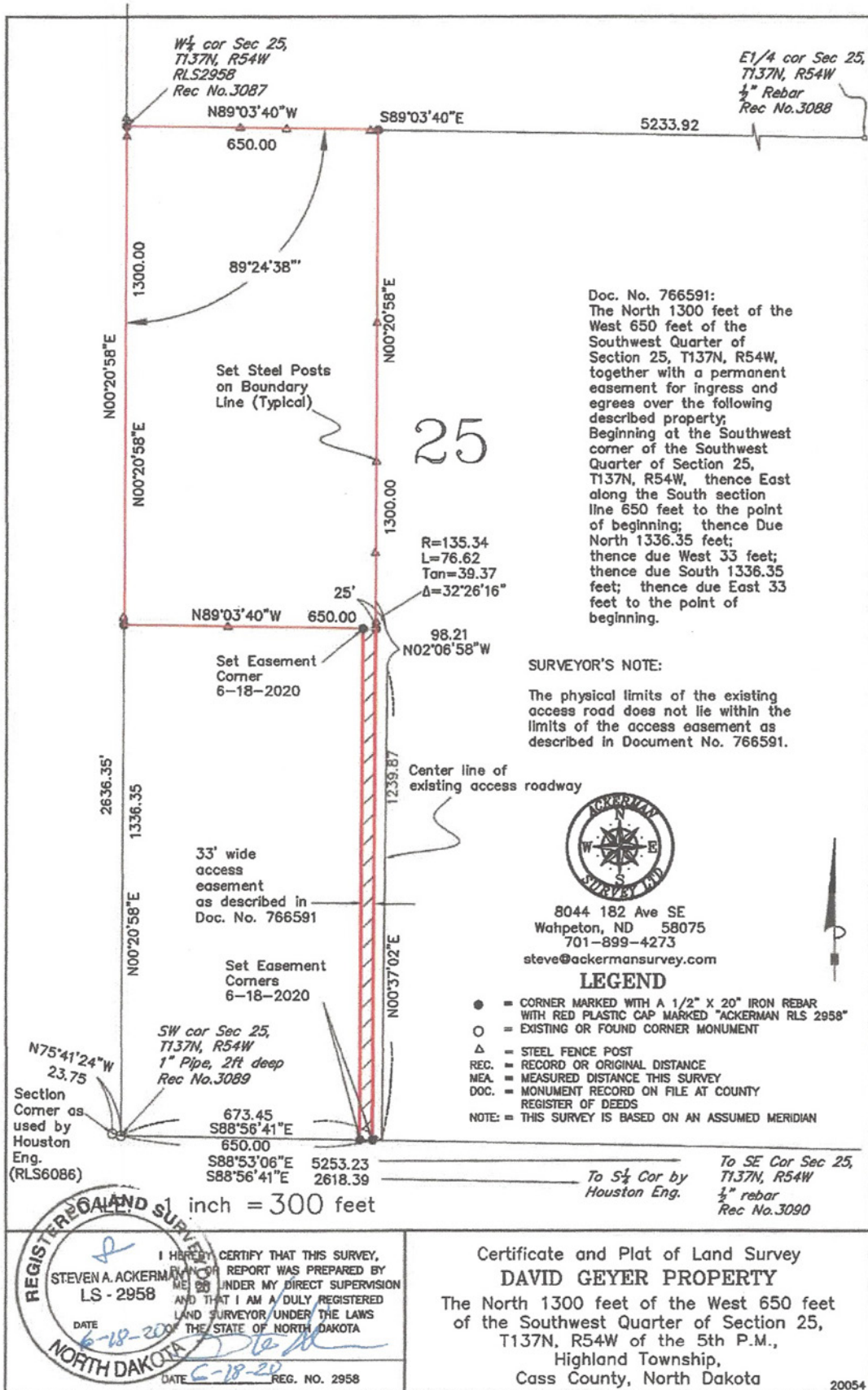
Disclosure: Brochure information gathered from sources deemed reliable. Maps are estimated drawings but may not portray the exact property lines. Acres & Shares, LLC does not guarantee its accuracy. Interested buyers should complete personal due diligence regarding the property.

**ACRES & SHARES** LLC  
LAND. BEET STOCK. BROKERAGE.

**DALE HAUGEN** / Agent  
[dale.haugen@acresandshares.com](mailto:dale.haugen@acresandshares.com)



# LAND SURVEY



# BID SALE INFORMATION

## Hybrid Sealed Bid Sale Highland Township Cass County, North Dakota

**Legal Description:**

19.4 Acres located in the SW¼ of Sec. 25 T137N R54W

**Bid Process:**

All written bids due by 5:00 PM Wednesday, September 23, 2020. Top 5 bidders will be invited to the oral bidding on Friday, September 25, 2020. Top 5 will be notified of details of when & where.

**Bid Deadline:**

5:00 pm (Central Time) Wednesday, September 23, 2020

**Bid Submission:**

Email: [dale.haugen@acresandshares.com](mailto:dale.haugen@acresandshares.com)

Mail or in person: Acres & Shares, LLC

12290 Valley Rd.; Lisbon, ND 58054

**Terms:**

Cash sale. No Contingencies. Seller reserves the right to accept or reject any or all offers and modify bidding requirements.

**Successful Bidder Requirements:**

Signed Purchase Agreement. Ten (10) percent earnest check.

**Closing:**

Balance due within 45 days after fully executed Purchase Agreement. Seller will provide Warranty Deed and updated abstract of title evidencing marketable title.

**Additional contact information:**

Dale B. Haugen

(701) 680-2395

[dale.haugen@acresandshares.com](mailto:dale.haugen@acresandshares.com)

[www.acresandshares.com](http://www.acresandshares.com)

# HYBRID SEALED BID FORM

The undersigned Bidder proposes and agrees, if Bid(s) below is accepted, to enter into a written Purchase Agreement and tender earnest money in the amount of 10% of the total purchase price. Top 5 Bidders will be invited to oral bidding on Friday, September 25, 2020.

**Legal Description:** The North 1,300 feet of the West 650 feet of the Southwest Quarter (SW¼) of Section Twenty Five (25), Township One Hundred Thirty Seven (137) North, Range Fifty Four (54) West, together with a permanent easement for ingress and egress over the following described property: Beginning at the Southwest corner of the Southwest Quarter (SW¼) of Section 25, Township 137 North, Range 54 West, thence East along the South Section line 650 feet to the point of beginning; thence due north 1,336.35 feet; thence due West 33 feet; thence due South 1,336.35 feet; thence due East 33 feet to the point of beginning.

\$ \_\_\_\_\_

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Bidder's Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Cell Phone

\_\_\_\_\_  
Email

**Bid Process:** Sealed Bid Hybrid Auction with all written bids due by 5:00 PM Wednesday, September 23, 2020. Top 5 bidders will be invited to the oral bidding on Friday, September 25, 2020. Top 5 will be notified of details of when & where.

**Bid Deadline:** No later than 5:00 pm (Central Time) Wednesday, September 23, 2020.

**Bid Submission:** Email: [dale.haugen@acresandshares.com](mailto:dale.haugen@acresandshares.com)  
Mail or in person: Acres & Shares, LLC  
12290 Valley Rd.  
Lisbon, ND 58054

**Additional contact information:** Dale B. Haugen  
(701) 680-2395  
[www.acresandshares.com](http://www.acresandshares.com)