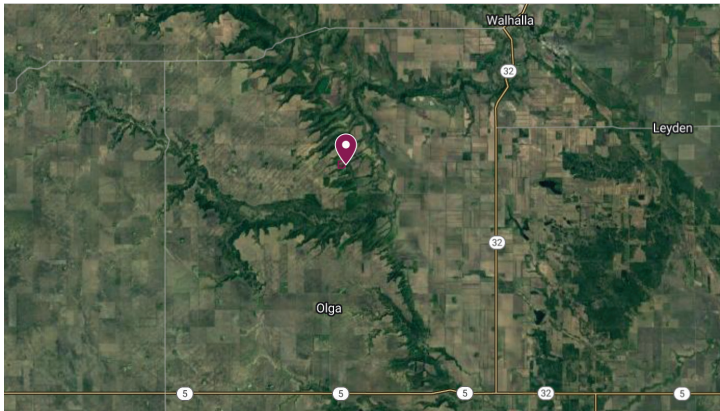


# LAND FOR SALE



## Prime Pembina Gorge Property

36.54 Deeded Acres in North Olga Township



Map data ©2023 Google, Imagery ©2023 TerraMetrics

### LAND LOCATION

From the intersection of Pembina County Highway 55 and North Dakota Highway 32 in Walhalla, 4.3 miles south on Highway 32 and 4.1 miles west on 100th St. NE will place at the northeast corner of the property. From the intersection of North Dakota Highways 5 and 32, 7 miles north on Highway 32 and 4.1 miles west on 100th St. NE will place at the northeast corner of the property.

### TIMED ONLINE AUCTION

Opens: Tuesday, October 24, 2023 at 1:00 PM

Closes: Wednesday, October 25, 2023 at 1:00 PM

Location: <https://bid.acresandshares.com>

### BROKER'S COMMENTS

Located in the beautiful Pembina Gorge southwest of Walhalla, this property has a stunning 156 feet rolling elevation change from 1,452' to 1,296'! This mature, heavily wooded property has a small creek and is a wonderful wildlife habitat for elk, whitetail deer, rough grouse, turkey, and other small game. It's well suited for the outdoorsman, weekender, or a new residence. This property is located in Elk Hunting Unit E1E.

### LEGAL DESCRIPTION

*Cavalier County, North Olga Township.*

NE1/4NW1/4 of Section 16, T162 R57, less 3.46 acre tract in southeast corner (see attached legal description and survey).

### PROPERTY INFORMATION

36.54 deeded acres

## ACRES & SHARES<sup>LLC</sup>

LAND. BEET STOCK. BROKERAGE.

**JAYSON MENKE** / Broker  
[jayson.menke@acresandshares.com](mailto:jayson.menke@acresandshares.com)





## LAND INFO

### PROPERTY INFORMATION

36.54 deeded acres

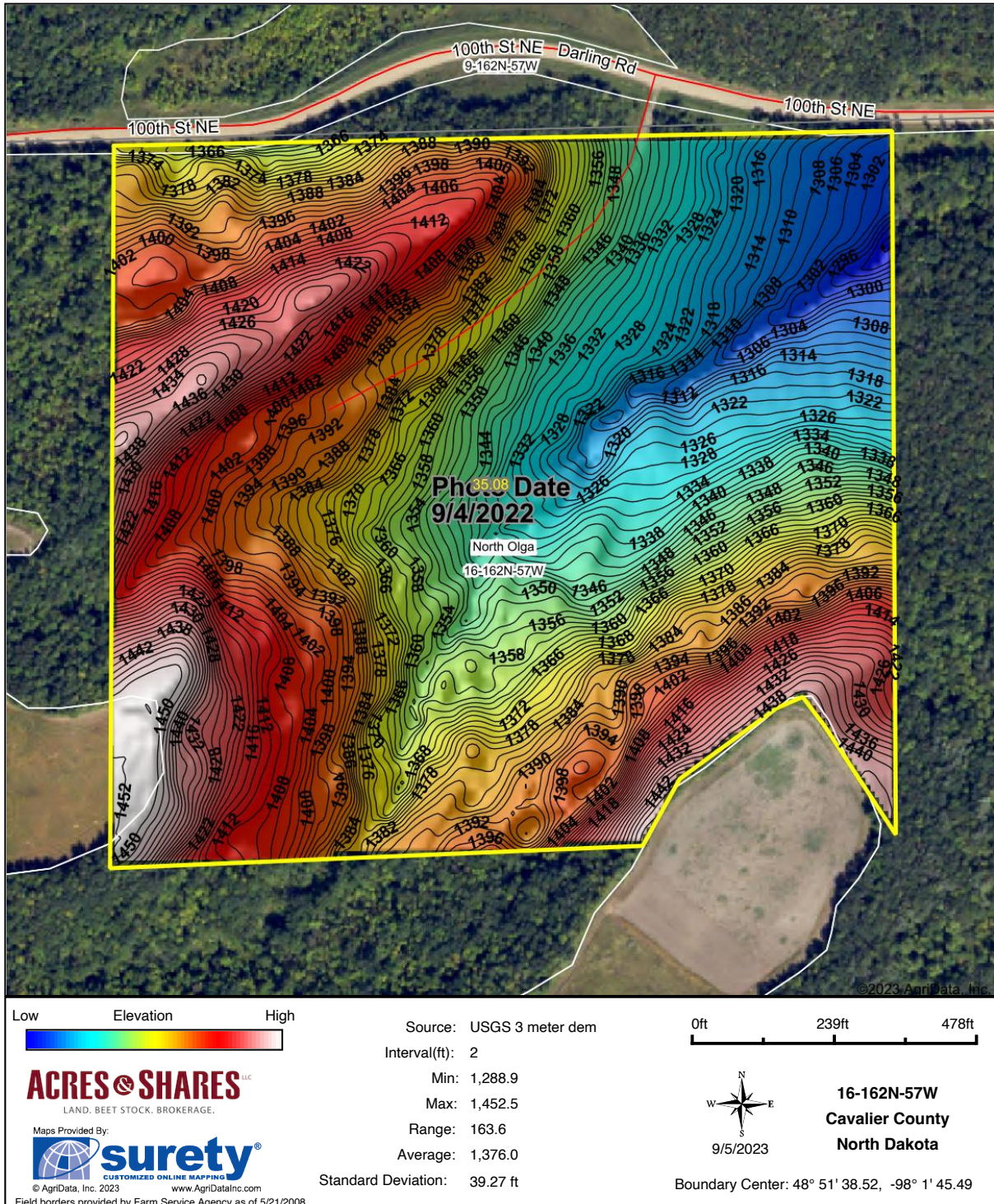
Includes 1,200 square foot home with three bedrooms built in 1950. Outdoors there is one 12' x 12' shed building in approximately 1970.

### 2022 DISCOUNTED REAL ESTATE TAXES

\$354.45

Disclosure: Brochure information gathered from sources deemed reliable. Acres & Shares, LLC does not guarantee its accuracy. Interested Buyers should complete personal due diligence regarding the property. Maps are for visual aid and the accuracy is not guaranteed.

## TOPOGRAPHY HILLSHADE



# Terms and Conditions

Auction Type:	Timed online auction. Bid(s) placed within last five minutes of auction will extend auction for five minutes. Bid extensions continue and auction will not end until there are no bids for five minutes.
Bidder Registration:	<a href="http://bid.acresandshares.com">bid.acresandshares.com</a>
Auction Open:	1:00 pm (Central Time) Tuesday, October 24, 2023.
Auction Close:	1:00 pm (Central Time) Wednesday, October 25, 2023.
Terms:	Cash sale. No Contingencies including financing. Property (including house and outbuilding) is being sold "AS IS, WHERE IS." Sellers reserve the right to accept or reject any and all bids and modify bidding requirements.
Real Estate Taxes:	Seller will pay 2023 real estate taxes. Buyer will pay 2024 real estate taxes and all future taxes.
Possession:	At closing.
Minerals:	Seller is not reserving mineral rights, if any.
Agency Disclosure:	Acres & Shares, LLC is representing the Seller. Any Buyer representation will be at Buyer's expense.
Buyer Due Diligence:	Buyer has completed Due Diligence prior to the auction and is not relying on any statements made by the Seller or Seller's broker except those contained in the auction marketing materials.
Successful Bidder:	Signed Purchase Agreement(s) within 24 hours. Ten (10) percent earnest money provided by check or wire.
Closing:	November 29, 2023. Balance due will be wired to Fleming, DuBois & Fleming, PLLP, on or before closing. Seller will provide Warranty Deed and updated abstract of title evidencing marketable title. Fleming, DuBois & Fleming, PLLP, closing fee will be split 50% Buyer / 50% Seller. Buyer responsible for fees associated with financing.
Updated Information:	Please check <a href="http://acresandshares.com">acresandshares.com</a> for any brochure updates.



# CERTIFICATE OF SURVEY

## "Certificate of Survey"

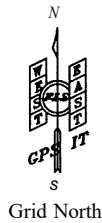
for the a portion of the  
NE1/4NW1/4 of Section 16-162-57, Cavalier County, North Dakota.

### Legal Description for Parcel "A":

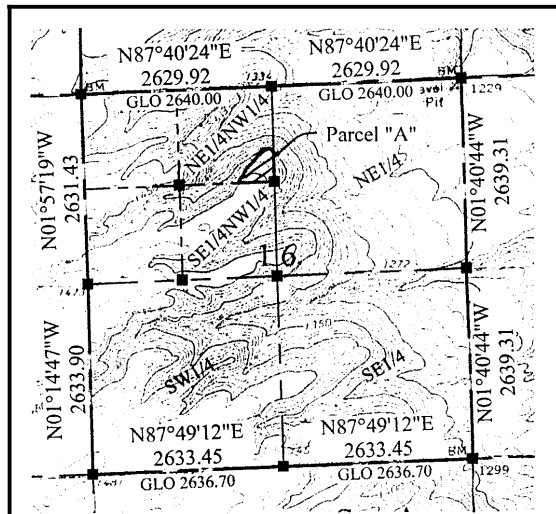
A parcel of land located in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Sixteen (16), Township One Hundred Sixty-two (162) North, Range Fifty-seven (57) West of the Fifth Principal Meridian, Cavalier County, North Dakota, more particularly described as follows:

Commencing at the north quarter section corner of said Section 16; thence, S 01° 38' 24" E, along the north-south quarter section line, a distance of 910.72 feet, to the point of beginning of the parcel to be described; thence, continuing, S 01° 38' 24" E, a distance of 407.00 feet, more or less, to the southeast corner of said Northeast Quarter of the Northwest Quarter (NE1/4NW1/4); thence, S 87° 42' 56" W, along the south line of said Northeast Quarter of the Northwest Quarter (NE1/4NW1/4); a distance of 500.00 feet; thence, N 30° 59' 09" E, a distance of 220.00 feet; thence, N 42° 10' 20" E, a distance of 178.00 feet; thence, N 34° 23' 33" E, a distance of 180.00 feet; thence, N 84° 34' 21" E, a distance of 106.00 feet; thence, S 42° 31' 53" E, a distance of 71.00 feet, more or less, to the point of beginning. Access is provided from the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) of said Section Sixteen (16), currently owned by the grantee (Document No. 234451).

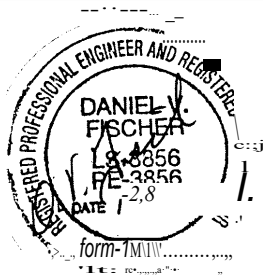
Said parcel containing 3.46 acres, more or less. Subject to all easements and reservations of record.



Legend	
<u>Section Line</u>	■ Monuments Found
<u>Quarter Section Lines</u>	• Monument Set (#5 Rebar, 18" long capped #3856)
<u>Forty/E v Lines</u>	○ Monument Computed
<u>Public Right of Way</u>	IA Points on Line
<u>Boundary Line</u>	
<u>Adjoining area</u>	
A. Monument Set with a Post	



Vicinity Map  
Section 16-162-57  
1 inch = 2,000 feet



CFedS No: 1027

### Surveyor's Certificate:

I, Daniel V. Fischer, a Professional Land Surveyor, do hereby certify that the survey plat shown hereon was made by me or under my direction from a ground survey and that I have computed or established the monuments and lines as shown, the same is true and correct to the best of my knowledge and belief.

*jd t'::td* 1-28, 2020  
Da iei ffischer, PLS Date

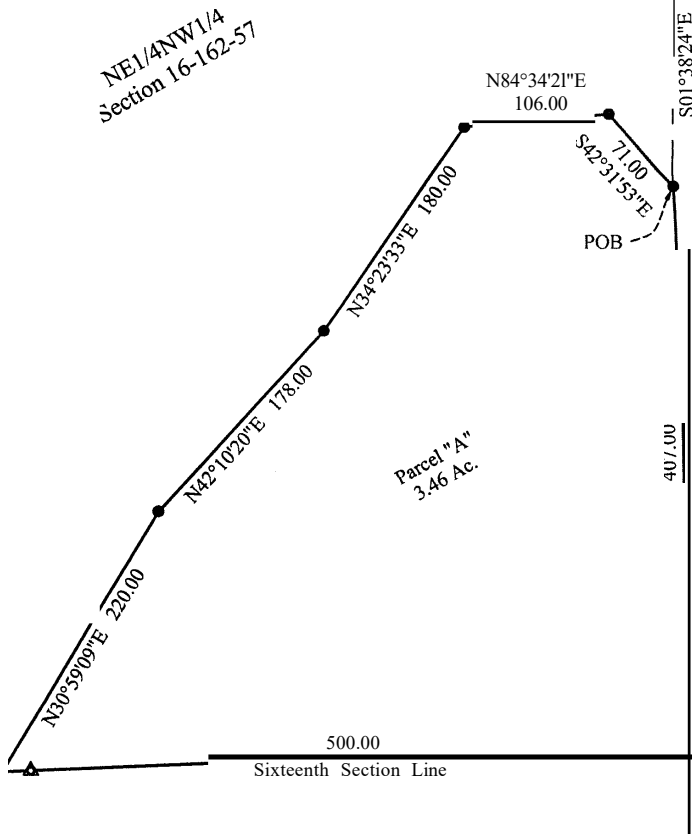
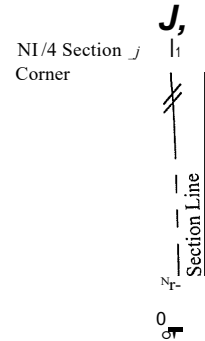
**Fischer Land Surveying  
& Engineering**  
ND PEIPLS-3856, MN PEIPLS-26037  
Certified Federal Surveyor  
Daniel V. Fischer, PEIPLS/CFedS  
PO Box 66  
Langdon, North Dakota 58249  
Tel. (701) 256-5728  
email: dfischer@cjlutma.com

# CERTIFICATE OF SURVEY

246348 Pg4 of 2  
 State of North Dakota  
 County of Cavalier  
 Recorded : 3/31/2020 at 8:35 AM

## "Certificate of Survey"

for a portion of the  
 NE1/4NW1/4 of Section 16-162-57, Cavalier County, North Dakota.



All Dimensions in Feet  
 0 50 100 200  
 Scale: 1 inch = 100 feet

Legend	
<u>Section Line</u>	■ Monuments Found
<u>Quarter Section Lines</u>	• Monument Set (#5 Rebar, 18" long capped #3856)
<u>Forty/E 12 ty Lines</u>	○ Monument Computed
<u>Public Right of Way</u>	.b. Points on Line
<u>Boundary Line</u>	
<u>Adjoining arce</u>	
.&. Monument Set with a Found Post	