



# NE BURLEIGH COUNTY PASTURE LAND AUCTION

JUNE 14, 2022 @ 7:04 PM

County Line Café – 614 Burleigh Rd, Wilton ND

CURTIS HETTICH - OWNER

## Rockhill Township Pasture Land

Offering two (2) parcels of pasture land. These parcels will be offered together.

### Parcel 1: 80 acres +/- 27-142-47-00-22-400

E1/2 NW1/2 SW1/4 SEC22 TOWNSITE 142 RANGE 77 – 2021 Taxes \$164.19.

### Parcel 2: 160 acres +/-27-142-47-00-22-410

W1/2 NW1/4 SEC22 TOWNSITE 142 RANGE 77 – 2021 Taxes \$378.85.

#### Property Notes:

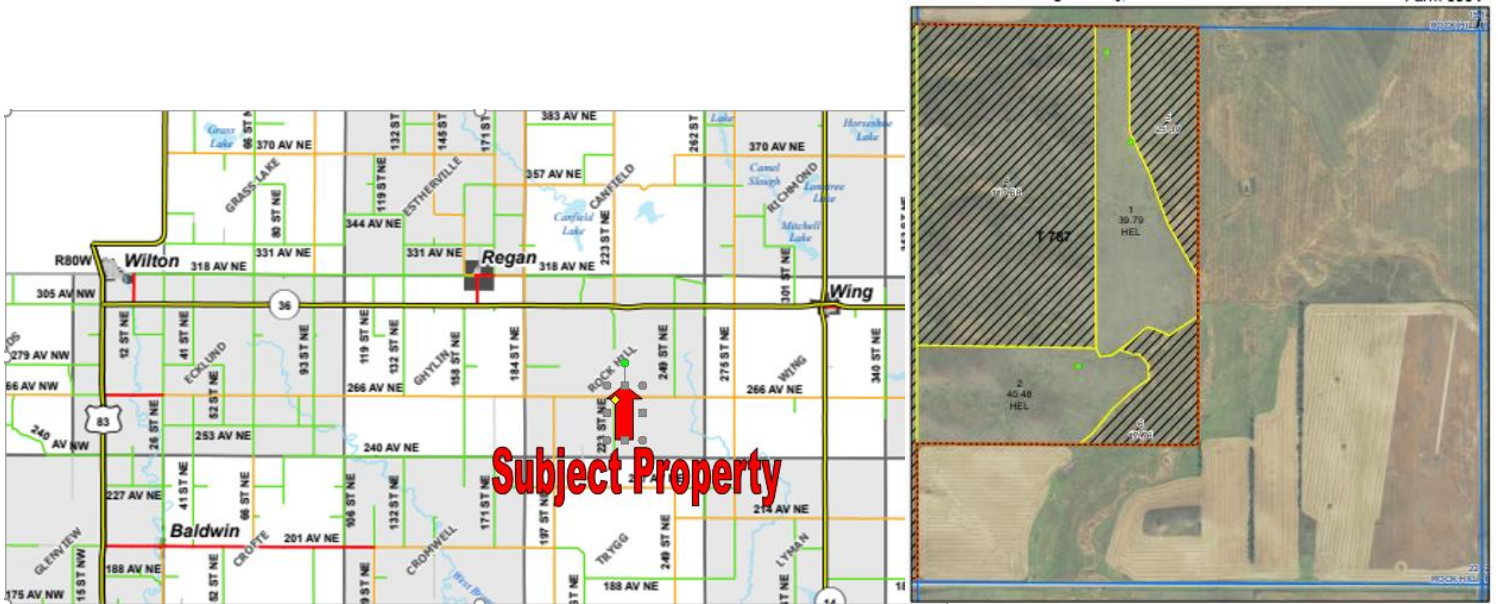
There are 80 base acres that have been tilled in the past, however, has been utilized for haying or grazing for many years. Small grain base USDA. There are no mineral rights held by the current owner. The mineral rights are held by the Federal Land Bank.

Property is currently rented out for the 2022 season at \$40 per acre. Property will be transferred by warranty deed. Abstract available for buyer review. Property is fenced. There is a shared fence north, east and west sides of the property.

#### Driving Directions:

Wilton ND: South on Hwy 83; East on 266<sup>th</sup> Ave NE; 18 miles East; 1/8-mile North on section line. You will be at the SW corner of property.

Wing ND: South on Hwy 14; West on 266<sup>th</sup> Ave NE; 7 miles West; 1/8-mile North on section line. You will be at the SW corner of property.



Section 22

For pictures and further details go to our website.

[www.4windsauction.com](http://www.4windsauction.com)

## THOMSEN'S 4 WINDS AUCTION

AUCTIONEER: Ken Thomsen – LIC.#748; CLERK LIC.#546; MERCER ND 701-220-8575

ASSOCIATE AUCTIONEER: Heather Thomsen – LIC#876

**Terms:** \$25,000 non-refundable down-payment, closing in 45 days or less. **Transfer will take place by warranty deed. Subject to owner confirmation.** All statements made day of the sale take precedence over any printed ads.

Not responsible for accidents. Other terms announced the day of the sale.