



Howard Woodcock Real Estate Auction

22551 NE 26th St; Baldwin ND 58521

Saturday April 26, 2025

12:04 PM CST

40 ACRES UP FOR AUCTION!



OPEN HOUSE DATES & TIMES:

April 15, 2025 – 1-2 PM CST

April 19, 2025 – 1-2 PM CST

April 26, 2025 – 11AM-12PM CST

Call Ken @ 701-220-8575 to arrange for a
private showing

Section 7; Township 141; Range 79 / Section 7 SW 1/4, NW 1/4

Located 2 3/4 miles north of Baldwin ND, just off 26th St NE. Property sets off to the east side on top of a hill overlooking a creek bottom. There are many beautiful views,

The property is fenced on all 4 sides. The south fence will need repair or replacement. Some cross fencing is in place.

The buildings are in poor condition.

Infrastructures in place – A good road from 26th Street to the yard; fiber optic lines from BEK Communication; electricity from Capital Electric Cooperative. There is a septic system – unknown condition. There are 2 wells – one supplies the home and the other well is in unknown condition. Current taxes on this property \$573.

TERMS & CONDITIONS: \$15,000 non-refundable deposit day of sale. Balance due 45 days or sooner from sale date. Transfer will be by title insurance and possession will be at closing. Closing will be handled by Larson, Latham and Huettl Law Firm, 1100 College Dr, Bismarck ND 58503. Subject to owner confirmation.

Home is sold in as is condition and without warranty.

For pictures and further details go to our website.

www.4windsauction.com

THOMSEN'S 4 WINDS AUCTION

Ken Thomsen #748; Mercer ND – 701-220-8575

Associate Auctioneer – Heather Thomsen

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.