

Edwin & Betty Kempf Estate Auction Real Estate & Personal Property

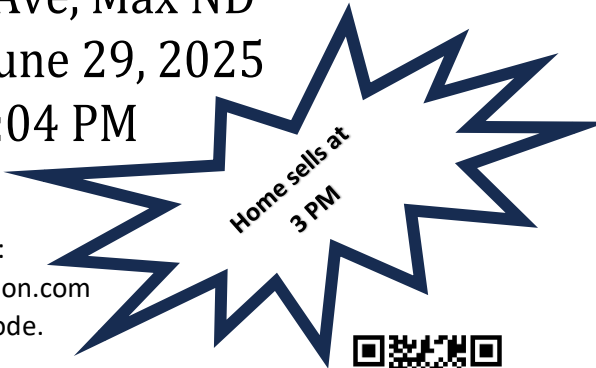
405 4th Ave, Max ND

Sunday June 29, 2025

12:04 PM



For pictures go to:
www.4windsauction.com
or scan the QR Code.



Home is sold in as is condition and
without warranty



OPEN HOUSE DATES & TIMES:

JUNE 12, 2025 – 4-6 PM

JUNE 19, 2025 – 4-6 PM

JUNE 22, 2025 – 1-3 PM

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

Home

Block 13 Lot 3-4; Original Townsite, Max ND

This home is located on a mature lot in Max ND. The home is approximately 1100 sq ft on the main floor. There is 3 bedrooms and 1 bathroom on the main level. The home's electrical was updated to 200 AMP service in 2020. The heat source is natural gas through MDU. The 40-gal hot water heater was replaced recently. The upstairs would make a great extra bedroom or bonus room. The property has a 2-stall detached, single stall garage and a yard shed. All appliance will sell with the home. Utility panels and equipment in the basement along with a root cellar.

Property taxes for 2024 were \$581.75.

Max is located 32 miles South Minot and 82 miles north of Bismarck. Max offers many outdoor opportunities such at hunting and fishing. There is K-12 school and a library. There are many local businesses.

TERMS & CONDITIONS: \$15,000 non-refundable deposit day of sale. Balance due 45 days or sooner from sale date.

Transfer will take place by warranty deed.

Old & Interesting: Redwing Cocks: 2–3–5 Gal; 2 Gal Jug; 3 Gal Pacific Stone; Secretary/Curio Cabinet; Brass Floor Lamps; Fan; Trunks; Kraut Cutter; Enterprise Sausage Stuffer; Fishing Poles; Kimball Upright Piano - Many more too numerous to list

Yard & Garden: Depot Cart * Windmills * Garden Tools * Gas Grill * Roto Tiller * Misc. Power & Hand Tools * Wood Ladders Household Items: Couch; Armchair; Wood Rocking Chair; Small Kitchen Appliances; Day Bed; Electric Roaster and Gun Cabinet

Firearms: Springfield Model 67F 20 GA – 3" Chamber * Remington Model 788 - 22250 CA w/ Tasco Scope * WH Davenport 12 GA Single Shot * Wards Westerfeld 22 * Crossman Pellet Gun

Many items too numerous to mention!



THOMSEN'S 4 WINDS AUCTION

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

ASSOCIATE AUCTIONEER: Heather Thomsen – LIC#876

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. Subject to owner confirmation.