

470 ACRES
McHENRY COUNTY
LAND

AUCTION

Check Website:
www.bitzauction.com
For Maps

FORMER WALTER & AVIS
KING PROPERTY

MON., SEPTEMBER 27, 2010 **SALE TIME:**
1:00 PM

AUCTION LOCATION

Grand International Inn, 1505 North Broadway, Minot, ND

LEGAL DESCRIPTION

Property Is Located From Glenburn, ND: 12 Miles East & 3 Miles North
From Upham, ND: 10 Miles West & 1-1/2 Miles South

McHenry County - Pratt Township

TRACT I: S1/2 Of SE1/4 Of Sec 25-159-80 (80 Acres + Or -)

This Tract Consists Of 56 Acres Tillable, Which Includes 42.7 Acres CRP At A Rate Of
\$31.28 Per Acre. Total Payment of \$1336 Annually. Contract Expires 10/1/11
Balance Of Land Is Hayland & Trees-Water. EXCELLENT HUNTING AREA!!

TRACT II: S1/2 Of NW1/4 Of Sec 35 & S1/2 Of Sec 35-159-80
Less Outlot 1 (A. 10 Acre Farmstead)
Total Acres Of Tract Being Sold Is 390 Acres

Property Consists Of 362.1 Acres Tillable Land, Which Includes 145 Acres Of CRP.
Contract Expires 10/1/2010. Balance Of Tract Is Trees, Hayland & Water.
EXCELLENT DEER & WATERFOWL HUNTING!!!

• EXCELLENT HUNTING AREA • BUYERS OF PROPERTY WILL HAVE HUNTING RIGHTS
FOR THE 2010 HUNTING SEASON

TERMS:

- 10% Earnest Money On The Date Of The Auction. Balance Within 45 Days
- Sellers Will Provide An Up-To-Date Abstract For Buyer's Review Prior To Closing
- All Mineral Rights Will Be Reserved By The Seller
- Sale Is Subject To All Easements, Rights-Of-Way & Restrictions Of Record
- Property Will Be Offered In Individual Tracts Or A Combination Of Tracts & Will Be Sold To Obtain The Highest Return For the Seller

For Further Information Call **VINCENT BITZ 701-258-0343**

BITZ AUCTION & CLERKING SERVICE

Not responsible
for accidents

6556 Centennial Road, Bismarck, ND 58503

OWNERS RETAIN THE RIGHT
TO REJECT ANY & ALL BIDS

GEORGE A. BITZ
ND Lic. #203
701-754-2857

PIUS A. BITZ
ND Lic. #123
701-258-1673

VINCENT A. BITZ
ND Lic. #204
701-258-0343

JIM BITZ
ND Lic. #453
701-226-6197

PAUL BITZ
ND Lic. #454
701-226-6199

IN EVENT OF
INCLEMENT WEATHER
LISTEN TO KFJR RADIO

ALL STATEMENTS MADE ON SALE DAY TAKE PRECEDENCE OVER ANY PRINTED MATERIAL
Proper identification must be presented to obtain bidding numbers! ND Clerk Lic. #231

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