

Farmyard and Land for Sale on Bids

Seller will receive bids delivered to the law firm of the Law Office of Diane K. Lutt, PLLC, Minot, ND on the following described real estate situated in Ward County, ND:

TRACT 1

Township 157 North, Range 86 West of the 5th P.M.

Section 27: N $\frac{1}{2}$ SE $\frac{1}{4}$ (contains house, farmyard with outbuildings, primary portion of airstrip, and 55 acres of cropland M/L)

Owned by the Estate of Oliver Skinningsrud, deceased. Purchasing preference to buyer who will reside on the property.

TRACT 2

Township 157 North, Range 86 West of the 5th P.M.

Section 27: N $\frac{1}{2}$ SW $\frac{1}{4}$ (contains portion of airstrip and 77 acres of cropland M/L)

Owned by the Estate of Oliver Skinningsrud, deceased, and the Trust U/W of Paul Skinningsrud dated 6/20/89 and codicil dated 2/23/90.

TRACT 3

Township 157 North, Range 86 West of the 5th P.M.

Section 27: S $\frac{1}{2}$ SE $\frac{1}{4}$ (contains 71 acres of cropland M/L)

Owned by the Estate of Oliver Skinningsrud, deceased, and the Trust U/W of Paul Skinningsrud dated 6/20/89 and codicil dated 2/23/90.

1. Property is sold subject to all easements, rights-of-way, restrictions, prior mineral reservations, if any, and reservations of record. All mineral interests owned by the Seller, if any, will be conveyed to the Buyer. Land is sold where-is and as-is. Cropland is subject to a lease through 2027.

2. **Initial Bids:** All bids must be in writing in a sealed envelope marked "**Skinningsrud Property Bid**" and **hand-delivered** to the Law Office of Diane K. Lutt, PLLC, 111 -11th Ave SW, Ste 4, Minot, ND 58701, no later than **4:00 p.m. on Tuesday, October 27, 2026**. Bids must be signed by the bidder, identify the tract(s), and include the bidder's mailing address, email address, and telephone number. Written bids must be accompanied by a cashier's check payable to the Law Office of Diane K. Lutt, PLLC Trust Account in the amount of \$5,000.00.

3. Inquiries regarding the properties should be made to the attorney. A bidder's packet with information on the property is available and will be given out upon request. Call Samantha at 701-852-3060 to request a packet.

4. **Bid-off:** The top five (5) bidders for each parcel will be allowed to raise their bids at an oral bid-off to take place on **Thursday, November 5, 2026, at 1:00 p.m.** at the Law Office of Diane K. Lutt, PLLC. All other bidders will have their cashier's checks returned to them promptly via U.S. mail.

5. **Terms:** Ten percent (10%) down on the date the bid is accepted by Seller, by cashier's check or wired funds, as earnest money, with funds deposited and held by The Title Team. **Closing anticipated on or before December 31, 2026, or such other date agreed to by the parties.** Seller shall furnish an up-to-date abstract of title and a Warranty Deed. Real estate taxes to be prorated. Closing agent's costs will be split between Buyer and Seller. Sale is not contingent upon Buyer's financing.

6. Seller reserves the right to reject any and all bids, to waive irregularities in bids, and to modify the manner of the sale in any particular whatsoever.