WARD COUNTY
LAND FOR SALE

THIS IS SPECIFICALLY AN ONLINE ONLY BID SALE

(Bidders must have submitted a written bid and be accepted to have the ability to raise their bid online)

NE1/4 less Outlot Section 31-157-84

123.77 total deeded acres +/-
Approximately 118 tillable acres +/-
Productivity Index – 78.4 PI

Minerals: It is the intent of the seller's to convey any and all oil, coal, gas and all other minerals the sellers may now own of record to the buyer.

Terms: Cash, with 10% down as earnest money upon completion of bids and balance payable within 45 days.

Bids: Written bids will be accepted until 5:00 pm on Monday, November 16th, 2026. The accepted bidders will have the right to raise their bids online at 3:00 p.m. on Thursday, November 19th, 2026. Sellers will furnish updated abstracts. Sellers will pay the 2026 Real Estate Taxes and all prior years. Sellers and buyer will split the fee for the actual closing 50/50. The sellers reserve the right to accept, reject or modify any and all bids and to modify the online bidding requirements.

Online Bidding: Broker is not legally or financially responsible for any problems or issues that may arise during the online bidding process such as loss of internet connection, etc.

Information: Bids may be submitted to and further information may be obtained from:

Ryan Haugen, Haugen Farm Realty, Inc.,
3108 S. Broadway, Ste. i,
Minot, ND 58701, (701) 839-1451, or from our website at www.haugenfarmrealty.com.

Haugen
Farm Realty, Inc.