

NOTICE OF SALE

14 ACRES OF PROPERTY BY SEALED BID – PARCEL 00779001

The owner invites sealed bids
for the purchase of the following property:

- Owner: Karen L. Tveit
- Address: 9777 88th Ave. SE, Ellendale, ND 58436
- Tract in E½ of E½ of SE¼ 10-129-63



Description: Nice Peaceful Country Living with 1 mile Quick Access to Ellendale, ND for school, church, work, and groceries. 14 Acres with 2 story 3-Bedroom home that includes Barn, pasture, corrals, and shed. Room for horses, livestock, or expansion for adding a business or more homes.

- All bids must be submitted in a sealed envelope clearly marked **"Sealed Bid – 9777 88th Ave SE Ellendale, ND"**
- Contents of bids must include: **Full Name and contact details, proposed purchase price, 5% of offer** (to be placed in Title escrow and returned if not chosen), **financing details** (proof of funds or lender pre-approval); and **any conditions or contingencies**.
- All bids to be returned to:
**Dickey Lamoure County Abstract & Title, Box 250
Ellendale, ND 58436
Phone: 701-349-3450
Email: office@dltitle.com**
- Bids to be received by 5:00 pm on **August 25, 2026** at Dickey Lamoure County Abstract & Title.
- Bids will be opened on **August 26, 2026**.
- The property is offered **as-is**, with no warranties.
- Taxes will be paid up to date of closing and Abstract will be provided.
- The seller reserves the right to accept or reject any bid without explanation and may, at its sole discretion, invite a bidder to increase their bid after the bids have been opened.
- Seller prefers closing to occur by **September 10, 2026 or sooner**, if possible.

Property Viewings and Questions on Property: Viewings are available by appointment by calling Karen & Charlie Tveit at 701-349-4047 (**if no answer, leave a message**) on **July 23, July 24, and July 25**, from 10:00 am to 5:00 pm.

Questions? Call anytime between 8:00 am and 6:00 pm.