

NOTICE OF SALE BY SEALED BIDS

The James River Soil Conservation District (JRSCD) is currently accepting sealed bids for the following real property located in Ellendale, Dickey County, North Dakota: Lots 1 and 2, Block 1, Stahlecker's Re-Subdivision of Outlot E of Shepard and Graham's Addition to the City of Ellendale a/k/a 117 West Main, Ellendale, ND. Included in the sale is a 60'x50' pole structure building built in 2002 that has a steel overhead door, gravel/dirt floor and an insulated concrete cooler, measuring 16'x30' with 6" insulated concrete walls, a concrete ceiling and floor. Also included are two sets of fans inside and condenser system located on outside of the cement structure, which worked when last used in June 2026. The building is connected to electricity and city water.

Terms of sale:

The real property and any appurtenances are being sold in "AS IS" condition, with all faults, and without any warranties, express or implied. Title to the real property shall be conveyed via Quit Claim Deed, without any warranty as to title and without an abstract of title. Any inspection of the premises shall be done prior to bid submission and it shall be presumed that all bidders have inspected the premises prior to the bid opening.

Bids must be submitted in a sealed envelope and clearly marked "building bid." Sealed bids must be received by the JRSCD no later than September 18, 2026, at 4:00 pm. Any bid not received by that time will not be accepted.

The top 3 highest bidders (if bids are accepted) will be invited to bid in person on September 21, 2026, at 10:00 am, on site. The property advertised shall be sold to the highest bidder, if the highest bid is deemed sufficient by a majority of the JRSCD board of directors. The successful bidder shall be required to complete payment to JRSCD within 10 days of the bid opening. THE JRSCD BOARD OF SUPERVISORS RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.

Sealed bids shall be hand delivered to 51 N 1st Street, Ellendale, or mailed to:
JRSCD
P.O. Box 190
Ellendale, ND 58436

*For additional information or to arrange a viewing
of the premises, please contact Tokina 701-320-0192.*

(September 3, 10 & 17, 2026)