

Baden Township Farmland For Sale on Bids

The following property is being offered for sale in Baden Township, Ward County, North Dakota by Jon Westlake, Greg Westlake, and LuCinda Zieske.

Legal: NW1/4 of Section 16, Township 159 North, Range 88 West

(160 Total acres more or less)

(140.82 Total tillable acres more or less)

EXCEPTING AND RESERVING to the Grantor, 100% of all oil, gas, coal and all other minerals of any nature whatsoever as defined by NDCC 47-10-24 and 47-10-25 now owned by Grantor(s), together with the right of ingress and egress for the purposes of the exploration, production and marketing of same.

Subject to easements, reservations and conveyances of record.

Terms of the sale will be as follows:

1. The seller reserves the right to reject any and all bids, to waive irregularities in the bidding process, and to amend the terms of the offer.
2. Sale date November 4, 2026 at 1:00 PM at State Bank & Trust of Kenmare
3. **All bids must be submitted on forms supplied by Danish Mill Realty, LLC, and shall be submitted in writing to Danish Mill Realty, LLC at the State Bank & Trust of Kenmare, P.O. Box 727, Kenmare, ND 58746, by 1:00 PM on November 4, 2026.**
4. No bid will be accepted which is not accompanied by a certified check or cashier's check payable to Danish Mill Realty, LLC for \$5,000.00. If the bid is accepted and the bidder does not complete the purchase, the check will be retained as liquidated damages.
5. Bids will be opened at State Bank & Trust of Kenmare at 1:00 PM on November 4, 2026. Immediately after the bids are opened all bidders shall have the right to orally raise their written bids in increments of not less than \$1,000.00. In order to orally raise their written bids, the person submitting the written bid must be personally present to do so or have written authority to act on behalf of the person submitting such bid.
6. Bidders will be notified within 7 days of the conclusion of the sale as to whether the high bid has been accepted.
7. Payment totaling the balance due will be due 30 days from the date the update abstract is provided to the buyer. Final payment date may be negotiated if financing arrangements require.
8. The seller will provide a clear title and deliver a warranty deed to purchaser at sale closing date.
9. 2026 real estate taxes will be paid by the Sellers. Closing fee by title company to be split 50/50.
10. The subject property is not subject to a cash rent agreement.
11. I understand no environmental warranties are given upon premises.

Persons desiring more information about this property or a bidding form may contact:

Jamie D. Livingston, Agent, Danish Mill Realty, LLC
P.O. Box 727, Kenmare, ND 58746, or Telephone (701)385-4287.