

# Burke 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)**

**SE1/4 Section 16-163-91  
160 total deeded acres +/-  
141.3 tillable acres +/-  
Productivity Index - 77.4 PI**

**MINERALS:** Seller to reserve all oil, coal, gas and all other minerals the seller may now own of record.

**TERMS:** Cash, with 10% down as earnest money upon completion of bids and balance payable within 45 days. Property is being sold subject to a lease through February 28th, 2025. Will be free and clear for buyer to farm 2025 crop year.

**BIDS:** Written bids will be accepted until 5:00 pm on Tuesday, November 5th, 2024. The accepted top bidders will have the right to raise their bids online at 11:30 a.m. on Friday, November 8th, 2024. Seller will furnish an updated abstract. Seller will pay the 2024 Real Estate Taxes and all prior years. Seller and buyer will split the fee for the actual closing 50/50. The seller reserves 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](http://www.haugenfarmrealty.com).**