

# McHenry County Land for Sale

Tract 1: W1/2NW1/4 and portion of the E1/2NW1/4 Section 14-151-77

Total Acres: 90 acres +/-  
Total Tillable Acres - 81.06 acres +/-  
Productivity Index - 56.3 PI

Tract 2: E1/2NE1/4 Section 15-151-77

Total Acres: 80 acres +/-  
Total Tillable Acres - 77.12 acres +/-  
Productivity Index - 64.2 PI

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

**TERMS:** Cash, to the seller upon closing. A check for 10% down upon completion of the oral/online bidding will be due from each successful bidder on each tract and will be held in the Haugen Farm Realty, Inc. trust account as earnest money, with the balance being due at closing after January 1st, 2025.

**BIDS:** Written bids will be accepted until 5:00 pm on Tuesday, November 5th, 2024. The top bidders on each tract will have the right to orally raise their bids or raise their bids online at 10:00 a.m. on Friday, November 8th, 2024. Seller will furnish updated abstracts for each parcel. 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 oral/online bidding requirements.**

**\*\*Broker is not legally or financially responsible for any problems that may come up, such as lost internet connection, etc., for those bidders who choose to utilize the online bidding process.**

**INFORMATION:** Bids may be submitted to and further information, along with bid forms, 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).**

**Haugen**  
Farm Realty, Inc.

Real Estate Sales  
Land Management  
Appraisals