BOWMAN COUNTY FARMS

Land Auction & Minerals

1,748± ACRES
OFFERED IN TRACTS & COMBINATIONS

THURSDAY APRIL 9TH • 10AM
HELD AT THE BOWMAN COUNTY FAIRGROUNDS - BOWMAN, ND

HallandHall.com
AUCTION LOCATION:
Bowman County Fairgrounds - 12 US-12, Bowman, ND 58623

PROPERTY LOCATION:
Address: 14907 86th Street SW, Bowman, ND 58623
From the South side of the cemetery on State Highway 85 and 86th Street, travel west 3.5 miles to the property headquarters.

PROPERTY SUMMARY:
• Offered in Tracts from 2 acres to 746 acres.
• Farm has grown wheat, sunflowers, oats, corn, barley, peas and lentils.
• Hay land is a grass/alfalfa mix.
• Entire Farm is fenced with well-maintained pasture fences.
• The ranchland has ample water with 2 different pastures fed by pumped well water, as well as, a spring fed creek running through the pastures.
• The farm has been home to pheasant, turkey, ducks, geese, deer and antelope. Historically, hunting has not been allowed with the exception of family friends wishing to pheasant hunt or to help thin deer.
• The custom home is approximately 2,412 sq. ft. built 1974 with 28x32 detached garage.

A portion of the Sellers owned minerals will be offered separately. Mineral information is currently being updated. Immediately following the land and mineral auction 280± alfalfa and grass hay bales will be sold. Hay must be removed prior to closing.
ADDITIONAL IMPROVEMENTS INCLUDE:

- Machine shed 50x50 built 1970
- Machine shed 35x80 built 1960
- Pole barn 34x50 built 1965
- Barn 34x56 built 1940
- 2-7700 bu bins along with an additional 6 bins

INFORMATION DAYS

Thursday, March 19th • 10am-12noon
Thursday, April 2nd • 10am-12noon
Meet an Auction Representative
At the main headquarters on Tract 5.
14907 86th Street SW, Bowman, ND.
SUMMARY OF TERMS: A 5% buyer’s premium will be added to the final bid price(s) to determine the total contract price(s). A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders. The property is being sold “AS IS, WHERE IS” and without any contingencies, including financing. Closing will be set 45 days from the auction date or as soon thereafter as closing documents are available. Broker participation is available.