

# MCKENZIE COUNTY LAND AUCTION

**SUNDAY, DECEMBER 15, 2013  
2:00 P.M. CENTRAL TIME**

**+/-168.3 TOTAL ACRES AVAILABLE  
(which includes +/-10 Acres of Irrigation)**

## MISSOURI RIVER FRONTAGE



**SALE  
LOCATION:**  
Grand Williston Hotel  
& Conference Center  
(formerly the  
Airport International Inn)  
in the Roosevelt Room  
Hwy 2 & Hwy 85 N  
3601 2nd Ave W  
Williston, ND  
(701)774-0241



## PREMIER HUNTING PROPERTY



**OWNER:** Mark Morin whose address is Presque Isle, Maine will offer the following property at auction. The final bids will be subject to his approval. The Owner reserves the right to accept or reject any and all bids.

**PROPERTY LOCATION:** From Fairview, MT—Take Hwy 200 E for 1 mile, turn left on Hwy 58 for 8 miles.  
From Williston, ND—Take Hwy 2 W for 5 miles, turn left on Hwy 1804 W for 16 miles (you pass through Trenton) turn left on Hwy 58 S for 1.6 miles.

THIS PROPERTY IS LOCATED IN MCKENZIE COUNTY, NORTH DAKOTA. IT LIES ON BOTH SIDES OF HIGHWAY 58 ON THE SOUTH SIDE OF THE MISSOURI RIVER (AT THE BRIDGE).

+/-168.3 Acres of Prime Hunting Property w/Missouri River Frontage w/many trees, cattails, many, many deer and pheasants. Property owner is eligible for a resident gratis hunting license, or non-resident land-owner license.  
+/- 8643 feet of River Frontage.

**LEGAL DESCRIPTION:** The legal description is too long to print.

**WILDLIFE & RECREATION:** This land provides for an abundance of wildlife. There are trophy whitetail deer, geese, ducks, turkeys, and pheasants on this property. Approximately ¾ mile to the Confluence of the Yellowstone and Missouri Rivers with a boat dock. Great fishing for Sauger, Walleye and Paddlefish!

**WATER RIGHTS:** Any water rights held will transfer.

**MINERAL RIGHTS:** No mineral rights will transfer.

**NOXIOUS WEED:** The presence of noxious weeds is not known. Prospective buyers are encouraged to inspect the property to their satisfaction prior to the auction.

**TAXES:** Taxes will be prorated from the day of closing.

**TITLE:** An updated abstract of title will be provided for examination. Buyer will pay for an Attorney title opinion.

**TERMS:** Cash. 20% down sale day, the balance due at closing within thirty days or less at the office of John MacMaster, Williston, ND 58801 (701) 572-8121.

**BUYERS PREMIUM:** A 2% Buyers Premium will be added to the winning bid price to arrive at the total contract price paid by the purchaser.

Your bid is considered acceptance of the terms of this auction. If you, the Buyer fails to close, the down payment is non-refundable. If the Seller fails to close, 100% of the down payment will be returned. At this time, there is no known reason that the Seller would not be able to close. All funds are held in the escrow account of John MacMaster, Williston, ND 58801 (701) 572-8121.

*All information is from sources deemed reliable, but is not guaranteed by the Seller or the Auctioneers. Offering is subject to error, omission, and approval of purchase by owner. We urge independent verification of each and every item submitted to the satisfaction of any prospective buyer. It is every potential bidder/purchaser's sole responsibility to accomplish his or her due diligence in whatever manner he or she deems advisable. Announcements made sale day take precedence over any printed materials. The property sells "As is-Where is."*

*RK Statewide Auction Service and its auctioneers are acting solely as auctioneers for the sellers.*

**For more information & showings contact:**

Rick Kniepkamp (406) 485-2548 or 939-1632

RK Statewide Auction Service: 3489 Hwy 200 S, Lindsay, MT 59339

www.r-kauction.com

North Dakota License # 679

**AUCTIONEER'S NOTE:** This land is a hunter's haven. It has some of the most Premier hunting and fishing available next to and on the Missouri River. Located only 23 miles from Williston, ND and 20 miles from Sidney, MT where you have access to an airport and hospital services.



Circle, Montana

**Statewide Auction**

(406) 485-2548

**WE SELL & ADVERTISE ACROSS THE UNITED STATES**

**www.r-kauction.com**

**Rick Kniepkamp (406) 485-2548 or cell (406) 939-1632**

ELK RIVER PRINTING • SIDNEY, MONTANA