

# OLIVER/MERCER COUNTY LAND AUCTION

## Wednesday June 7, 2017 @ 6:00 PM CT

### Offering 195 +/- Acres

### Cobblestone Inn, 1207 Hwy. 49 N, Beulah, ND 58523

#### Parcel #1

Oliver County: NE4-Sec.16-143-87  
(160 +/- Pasture Acres)

This quarter offers acres of healthy pastureland, good fences and 2 stock dams (1 spring fed).

Directions From Beulah, ND: 2 1/2 mi SE on County Rd 20, 3 mi S on 57th Ave SW, 1/2 mi W.

#### Parcel #2

Mercer County: Tract of the SE4-Sec.29-144-87 (19 +/- Alfalfa Acres)

This tract was seeded in 2016 with a good catch on alfalfa.

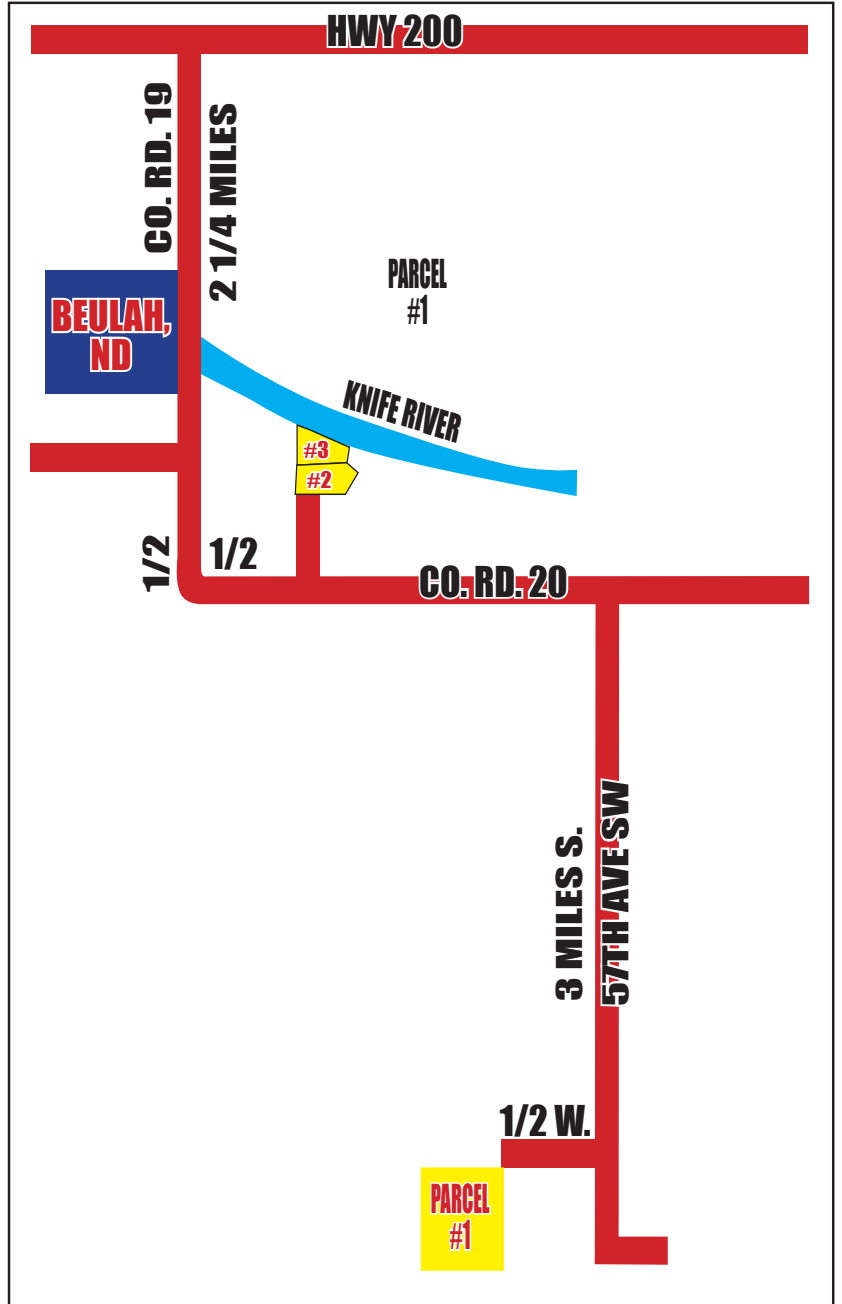
Directions From Beulah, ND: 1 mi SE on County Rd 20, 0.4 mi N.

#### Parcel #3

Mercer County: Tract of the NE4-Sec.29-144-87  
(16 +/- Pasture Acres)

This parcel of pastureland offers endless opportunities, it contains Knife River scenic river front, good fences, stock tank supplied with SW rural water, hunting & fishing. Ideal horse pasture.

Directions From Beulah, ND: 1 mi SE on County Rd 20, 0.5 mi N.



\*Auctioneers Note: Parcels 2 & 3 will be surveyed separately by the seller prior to the auction. Depending on interest, the parcels may sell separately or sell as one unit. Watch for signs and check out wolffauctioneers.com for more information and updates.

Sellers: Kelly Neuberger, Melvin Neuberger

Terms: 10% down with balance paid on closing.  
Land sells subject to any existing easements.  
Seller reserves all mineral acres.  
Seller will bring abstracts up-to-date and pay for surveys. Buyer will pay 2017 taxes and closing costs. Comments made on sale day take precedence over all previous ads.



# Wolf Auctioneers



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