

Dunn County Land & Farmstead Auction

Tue. Nov 27th @ 5:30 PM MT

Offering 275.74 +/- Acres - (Including a 12,000 sq ft new barn and 16x80 mobile home)

Located: 2 mi SW of Dodge ND 58625 on 81st Ave SW. Auction Conducted at the Dodge City Hall, Dodge ND

Parcel #1: N2 of the SE4, and the SE of the SE4 less 3.16 acres in Sec 21-144-91 Total Acres: 116.37

Tillable Land: 100 +/- Acres

Farmstead:

NEW in 2018, 12,000 sq.ft. steel pole barn style barn, main area is 60'x120'x18' w/(2) 20'x120' leans. Poles are in 6ft deep w/concrete base, erected with 4" & 6" pole barn screws, (4) 16ft overhead doors, (2) 220 amp circuits, rural water, floor prepped and ready for concrete base.

1982 Gallatin 16'x80' mobile home: 2 bdrm, 2 bath, mobile home wood burning stove, propane heat, central air, new windows, new plumbing, new floor insulation, new septic system, new vinyl plank flooring, new appliances, insulated skirting, 2x6" walls, pillars on concrete, new steel siding, new shingles in 2012 - Clean & Nice

Rural Water: (1) residential tap w/2 additional lines in farmstead for livestock. Also 1 more line trenched S of farmstead for future livestock or residential hook-up

(2) camper hook-ups: 50 amp/30 amp/110 amp (1 site includes a water hook-up)

(4) 110 amp hook-ups (E side of barn)

2017 Land Taxes: \$ 1,218.04

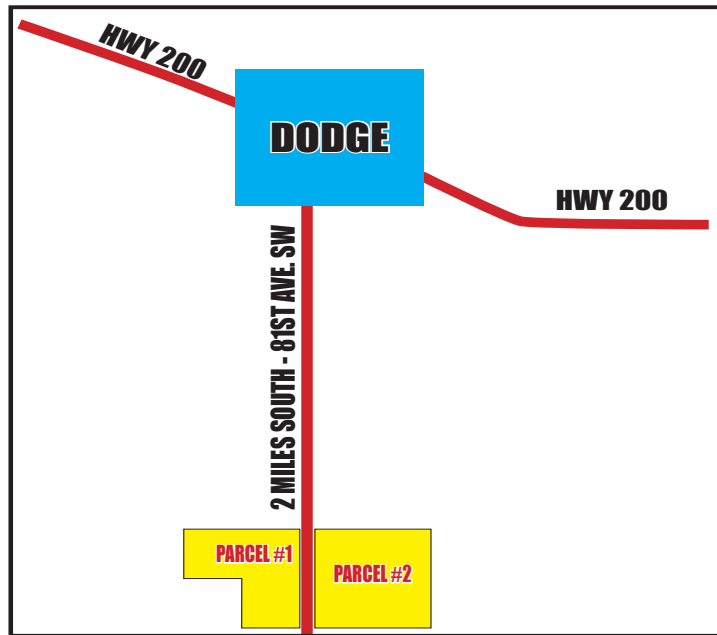
Parcel #2: SW4 in Sec 22-144-91

Total Acres: 159.37

Tillable Land: 141.59 Acres (now in tame grass)

Rural water, good access, productive pasture

2017 Taxes: \$ 351.01



Auctioneers Note: For view of agricultural property call Shane Wolff: (701) 870-9090. To make an appointment to view the home, call Jason & Robby Playle (701) 955-8329.

Sellers: Jason & Robby Playle (701) 955-8329

For additional information on this auction and upcoming auctions go to www.wolffauctioneers.com



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