

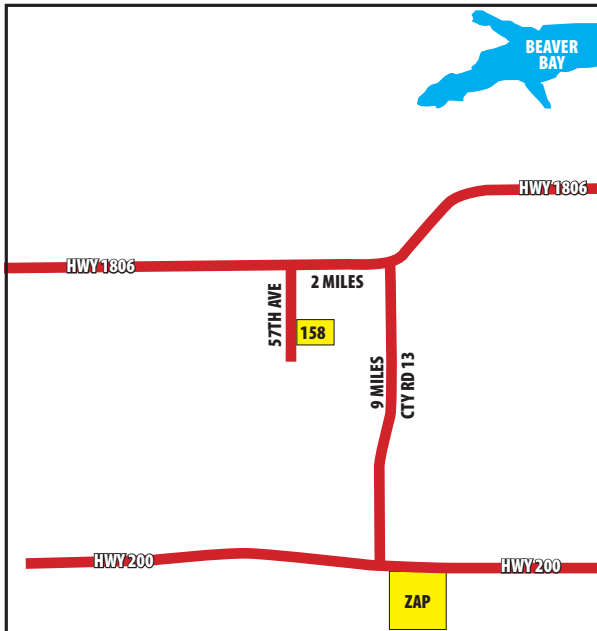
MERCER COUNTY LAND AUCTIONS

159.79 Acres & 158 Acres

Wednesday, October 7th, 2026 at 5:00 & 5:30 PM CT

Auction Location: Cobblestone Hotel & Suites - Beulah, ND

**Land Location: From Zap, ND 9 mi
N on County 13, 2 mi W on Hwy
1806 & 1 mi S on 67th Ave NW**



LEGAL DESCRIPTION: NW4 OF SEC. 1-145-89

159.79 Total Acres

74.64 Tillable Acres - Now in alfalfa/grass mix

83.36 Pastureland & Other Acres - Watered by a stock dam

2025 Taxes: \$689.72

Soil P.I.N.: 70.91

Seller: Sheila Schuerer Psyrropoulos Estate & Takis Psyrropoulos

Land Location: From HWY 200, by Golden Valley, ND: Cty Rd 5 - 2 mi N. then 1 mi W.



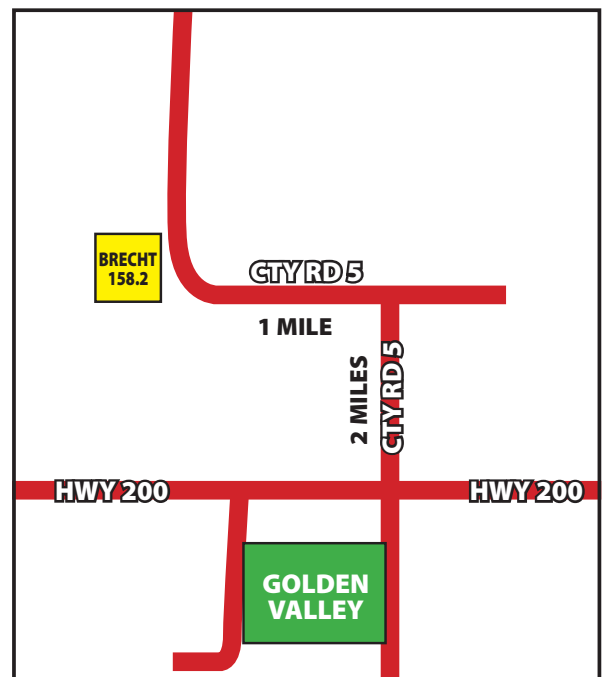
LEGAL DESCRIPTION: SE4-SEC.36-145-90

158 Total Acres

152.19 Tillable Acres - currently in alfalfa/grass mix

Soil P.I.N. 67.5

Seller: Danny Brecht



Terms

All property is sold "as is, where is" without warranties or guarantees of any kind. It is bidder's responsibility to examine items prior to bidding. No refunds, exchanges, or returns will be accepted. All bidders must be at least 18 years of age and legally capable of entering into a binding contract. By registering to bid, you represent and warrant that you meet these requirements. If person registering for a bidding number is bidding for someone other than themselves, they must disclose who they are bidding for.

All bids placed are binding contracts. The highest bidder is legally obligated to pay the full purchase price, including any applicable buyer's premium, taxes, or fees. Failure to do so may result in forfeiture of deposit, resale of the item, and/or legal action.

The auctioneer reserves the right to: Reject any bid; Reopen bidding in the event of a dispute.

10% down sale day with balance due upon closing.

Property sells subject to all existing easements.

All statements made sale day take precedence over all printed materials.

The seller reserves the right to reject or accept any and all bids.

Sellers reserve all mineral acres.

Gravel and scoria rights remain with surface acres.

Sellers will bring abstracts up to date.

2026 taxes to be paid by seller.

Buyer pays regular closing costs.

By completing the registration process and obtaining a bidder number, you agree to be bound by these Terms & Conditions. The auctioneer reserves the right to deny registration or bidding privileges at their sole discretion.

These Terms & Conditions are governed by the laws of North Dakota, and all disputes shall be resolved in North Dakota.



Shane Wolff (701) 870-9090

wolffauctions@yahoo.com www.wolffauctioneers.com