

# 110 Acres of Possible Development Land near Lake Sakakawea

**Friday, October 23rd, 2026 at 5 PM CT**

**Auction Location: Pick City Hall in Pick City, ND 58545**

**Land Location: Directly outside of Pick City, ND on 4th Ln NW & Hwy 200**

**Offering: 110 Acres near Pick City, ND     Sellers: Mannhaven Realty Company**

## Legal Description:

**109.75 Acres in N2NE4 Lot 7-8 of 35-147-85, 110 acres of agriculture land with a high soil P.I.N. of 79.9**



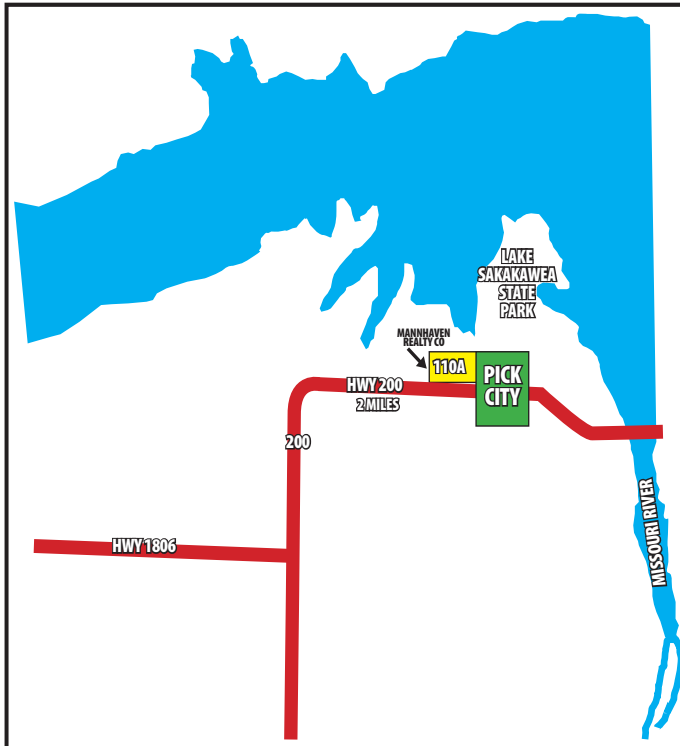
### **Auctioneers Note:**

This is an opportunity to purchase approximately 110 acres on the west edge of the lakeside community of Pick City, ND, near beautiful Lake Sakakawea.

The property offers excellent access directly off of Hwy 200 and 4th Lane NW, making it an attractive investment with a variety of potential future uses.

The property is currently zoned agricultural. The sellers are working with the local zoning authorities regarding the possibility of future residential and commercial zoning. Any zoning changes remain subject to approval. Please watch our website for updates.

If you're looking for investment property, future development potential, or a strategic land purchase in one of western North Dakota's most desirable recreational areas, this property deserves your attention. To showcase the property's potential, conceptual development maps have been prepared by Moore Engineering illustrating possible future uses. These renderings are for discussion and planning purposes only and do not represent approved development plans. All development possibilities are subject to buyer verification and applicable local regulations.



### **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 prorated to closing
- Buyer pays regular closing costs.
- 60 day closing period.
- 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**

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**WOLFF**  
**AUCTIONEERS**