

# Oliver County - Elizabeth Schaner Estate

# LAND AUCTION

**Wednesday, October 28th at 5:00 PM CT**

**Offering: 362.34 Total Acres South of Hensler, ND 58530 in Oliver County**

**Auction Location: Mandan Eagles Club 1400 Collins Ave, Mandan, ND 58554**

**Land Location: From Hensler, ND: 7.5 mi S. on 28th Ave SW and 1 mi W. on 18th St. SW**

## **Parcel #1: S2-SEC. 31-143-82** **(322.34 Acres)**

**Tillable Acres:** 52.37 or 16.2%

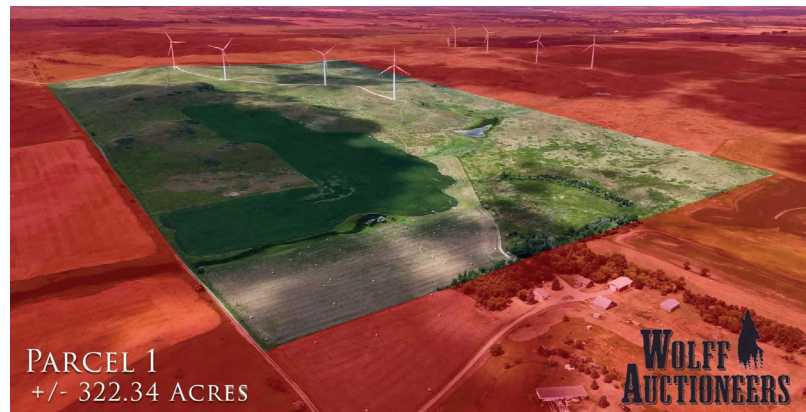
**Pastureland and Other Acres:** 269.97

**Water:** (2) developed wells, (1) large stock dam & a flowing spring fed creek

P.I.N. 58.15

**Note:** Basin Electric owns a 3 acre parcel within this legal description located on the mid-south fence line, the 322.34 acres dose not include these 3 acres.

Annual Payment for (4) Wind Turbine: \$22,403



### **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.

**Auctioneer's Note:** The Schaner real estate offers productive land with good access, healthy pasture ground, lots of water for livestock and an annual wind turbine payout of \$22,403.

## **Parcel #2: SW4NE4-SEC.** **32-143-82 (40 Acres)**

**Tillable Acres:** 25.51 or 64% (P.I.N. 79)

**Grassland and Other Acres:** 14.49

**Note:** The 25.5 tillable acreage is productive with a P.I.N well over 80. No fences or developed water.

P.I.N. 69.54



# **WOLFF AUCTIONEERS**

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