

STROH - DUNN COUNTY LAND AUCTION

Wednesday, October 14th, 2026 at 5:00 PM MT

Offering: 942.21 Contiguous Acres in Dunn County

Auction Location: Buckskin Banquet Hall, 64 Central Ave S. Killdeer, ND 58640

Land Location: From Manning, ND - 2 miles S. on Hwy 22, & 6 miles W. on 15th St. SW

Sellers: Family of Cecilia Stroh



**PARCEL #1:
ALL OF SEC.13-143-97 (627.24 ACRES)**

Tillable Acres: 216.98 or 35% (currently in small grains)

Pastureland Acres: 385.12 or 61%

Oil Well Pad Acres: 25.14

Watered by a good developed well, (1) spring fed dam & (2) stock dams. Well developed by Gregory Drilling. It is 220' deep and casing 180', no choke, dark water because it is in a coal vein, but still good.

Soil PIN: 37

2025 Taxes: \$557.77



**PARCEL #2:
NW4NE4, AND THE NE4NW4, LOTS
1 & 2 - SEC. 18-143-96 (155.36 ACRES)**

Tillable Acres: 32.83 (currently in alfalfa/grass mix hay land)

Watered by a large stock dam

Soil PIN: 34

2025 Taxes: \$141.72



**PARCEL #3:
N2NE4, SE4NE4 AND THE NE4SE4 -
SEC. 14-143-97 (159.61 ACRES)**

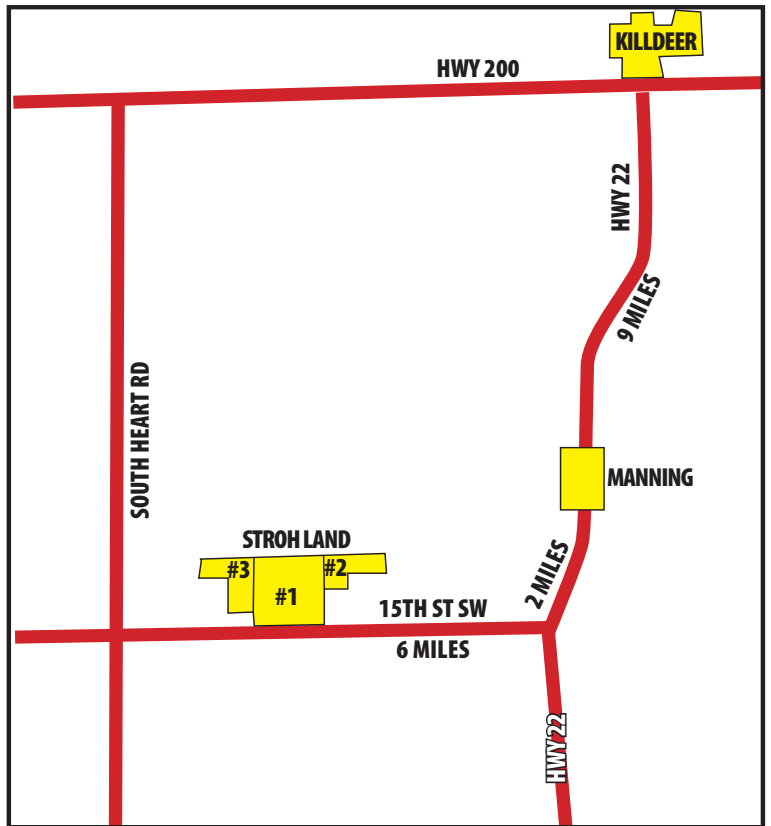
Tillable Acres: 81.78 or 51%

Grassland Acres: 77.83

Watered by a stock dam in the NE corner of the property

Soil PIN: 40

2025 Taxes: \$ 151.39



Auctioneer's Note:

This beautiful Stroh ranch offers 942.21 contiguous acres. The property has great access with 15th St. SW as the south border and good developed oil roads throughout.

The property will be offered in (3) different parcels starting with Parcel #1.

Good water on this property with a developed well, several stock dams, a spring fed dam and possible SWA capabilities. Fences are like new, good cattle guards, healthy grasslands, no visible noxious weeds, good hunting and just a very well kept ranch.

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.

**WOLFF
AUCTIONEERS**

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