

793± ACRES OF PREMIER LAND IN MCINTOSH COUNTY, NORTH DAKOTA!

DON'T MISS YOUR CHANCE TO OWN THIS EXCEPTIONAL PIECE OF NORTH DAKOTA LAND

Buy Now or Bid on Auction Day!

ULMER
AUCTION

CENTURY 21
FARM & RANCH.
Morrison Realty
C21MORRISON.COM

LIVE & ONLINE AUCTION OCTOBER 20, 2026 | 3 PM



THE WILD ROSE CAFE, ASHLEY, ND



ULMERAUCTION.COM

ULMER AUCTION HAS TEAMED UP WITH CENTURY 21 MORRISON REALTY TO OFFER THIS 793 ACRES +/- WITH A BUY NOW PRICE! LAND WILL BE FOR SALE UP UNTIL OCTOBER 1ST WHERE THEN IF NOT SOLD WILL GO TO AUCTION.

LOCATION OF PROPERTY: FROM ASHLEY ND GO NORTH TO 88TH ST SE. WEST TO 47TH ST. NORTH TO 87TH ST SE, WEST TO 46TH AVE. GO NORTH ON 46TH 1 MILE, LAND LOCATED EAST SIDE.

TRACTS 1 & 2 WILL SELL SEPARATELY OR OPTION 3 TO BUY BOTH TRACTS IF SUM EXCEEDS THE ADDED VALUE OF TRACT 1 & 2. MINERAL RIGHTS WILL TRANSFER TO BUYER.

TRACT 1: 553.12 ACRES +/-

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LEGAL: (NW ¼, NE ¼, N812.33' OF SW ¼, N789.95' OF W ½ SE ¼, W ½ NE ¼ SE ¼, E ½ NE ¼ SE ¼ IN 11-131-70 & W ½ NW ¼, NW ¼ SW ¼ IN 12-131-70)

- **PRODUCTIVITY AVERAGE 31.5 SPI**
- **PRODUCTIVITY AVERAGE LESS WATER ACRES 39.4 SPI**
- **TILLABLE: 331.69 +/- TILLABLE ACRES**
- **THIS PIECE WILL COME WITH APPROX. 440 ACRES IN WETLAND EASEMENT & 113.12 ACRES WITHOUT**
- **TRACT 1 HOLDS 144.2 +/- CRP ACRES IN CONTRACT EXPIRING 2032 PAYING \$44.93 PER ACRE**
- **LAND IS AVAILABLE FOR 2027 SEASON**
- **TAXES (2025): \$1,801.64**

TRACT 2: 240 ACRES +/-

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LEGAL (NE ¼ NW ¼, NW ¼ NE ¼ IN 12-131-70 & SE ¼ 1-131-70)

- **PRODUCTIVITY: AVERAGE 38.7 SPI**
- **TRACT 2 IS EASEMENT FREE**
- **LAND IS AVAILABLE FOR 2027 SEASON**
- **TAXES (2025): \$585.27**

**-10% Down Day Of Sale With Balance Due At Closing In 45 Days. All Closing Fees To Be Split Between Buyer & Seller.
2026 Taxes Will Be Paid, Buyer Will Be Responsible For 2027 Taxes. Ulmer Auction Is Representing The Seller Of This Property.**

ASHLEY: 9610 51ST AVE SE, ASHLEY, ND | BISMARCK: 16240 INDUSTRIAL PARK DRIVE, MENOKEN, ND | [ULMERAUCTION.COM](https://ulmERAUCTION.COM) | 701-535-1611 | OFFICE@ULMERAUCTION.COM

**ULMER
AUCTION**
Where Small Town Integrity Meets Global Opportunity



FOR INFORMATION / VIEWING:

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