



STUTSMAN COUNTY 232 ACRES LAND AUCTION

SEPTEMBER 24TH, 2026

11:00 AM
CLOSING

ONLINE ONLY **ULMERAUCTION.COM**



DIRECTIONS:

From I-94, Take Exit 269,
Go North on 94th AVE SE For 3 Miles,
Turn West on 33rd ST SE For 2 Miles,
Turn South on 92nd AVE SE for .2 Miles.



BIDDING OPENS:

TUESDAY, SEPTEMBER 1, 2026 11:00 AM



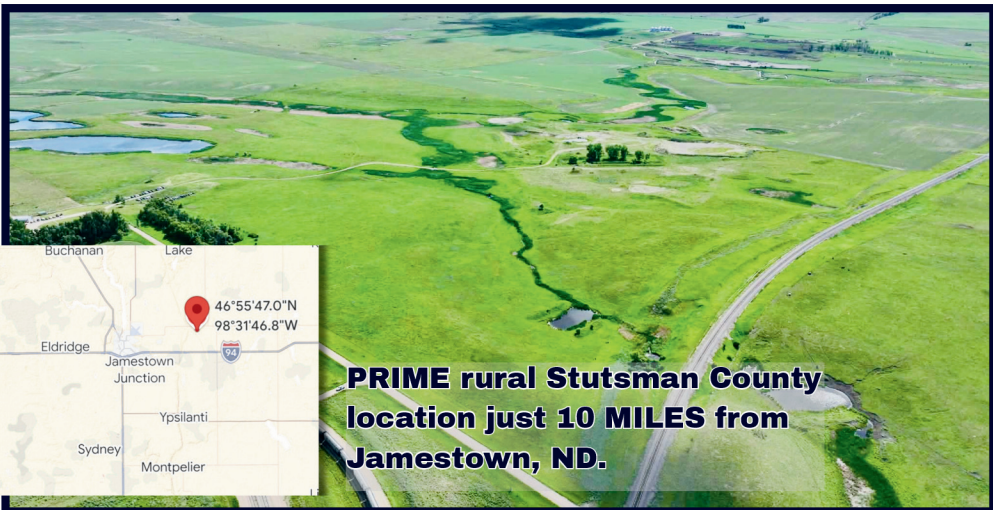
BIDDING CLOSES:

THURSDAY, SEPTEMBER 24, 2026 11:00 AM



TO VIEW OR MORE INFORMATION CONTACT:

DEVIN 701-535-1824



**PRIME rural Stutsman County
location just 10 MILES from
Jamestown, ND.**



**Well maintained gravel roads
with YEAR ROUND ACCESS!**



**Natural spring-fed WATER SOURCE
flowing through property.**



**Significant sand & gravel
income potential with
proven deposit & stockpile.**



**232 +/- Acres of FENCED
pastureland with perimeter
fencing and CATTLE CROSSING.**



SAND & GRAVEL INFORMATION



Estimated Sand & Gravel Area:
Approximately 25 acres (1,089,000 ± sq. ft.)



Estimated Topsoil/Overburden:
Approximately 1.4 ft. average depth
(56,467 cubic yards)



Estimated Sand & Gravel Deposit:
Approximately 8.4 ft. average depth
(338,800 cubic yards)



Existing Stockpile:
Approximately 100,000 cubic yards of
sand and gravel believed to be on-site



LEGAL DESCRIPTION

Section 20, Township 140 North, Range 62 West
NE ¼ lying south of N P & SE ¼ –
Stutsman County, North Dakota



TAXES (2025)

- \$257.69
- \$534.85

AUCTIONEER NOTES: The sellers are downsizing, creating a rare opportunity to own a centrally located property with excellent investment potential. Ideal for a construction company seeking a gravel source or a producer looking for pasture with valuable gravel and sand resources. The property is leased through December 31, 2026, is being sold with no mineral easements, and is ready for your next investment. **DISCLAIMER:** All measurements, quantities, depths, and stockpile estimates are believed to be accurate but are provided as estimates based on available information. Prospective buyers are encouraged to review the available test hole reports and conduct their own due diligence regarding material quantity, quality, and suitability for their intended use. All information is provided without warranty or guarantee. **TERMS:** 10% down due the day of the sale with the balance due at closing at 30 days. Seller will pay customary seller closing costs. Buyer will pay customary buyer closing costs. Ulmer Auction Service is representing the seller in this transaction.

ASHLEY: 9610 51ST AVE SE, ASHLEY, ND | BISMARCK: 16240 INDUSTRIAL PARK DRIVE, MENOKEN, ND | ULMERAUCTION.COM | 701-535-1611 | OFFICE@ULMERAUCTION.COM

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



**FOR INFORMATION / VIEWING:
ULMER AUCTION: 701.535.1611**