

LAND AUCTION

80 AC± | 1 TRACT | BOTTINEAU CO, ND



ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/13/26 BIDDING ENDS AT: 3 PM CT

AUCTION HELD AT: ONLINE ONLY

This 80± acre Bottineau County property offers a rare opportunity to own a versatile recreational tract just approximately ½ mile from Lake Metigoshe. Featuring a diverse mix of timber, lowland, open ground, and productive tillable acres. This property provides excellent habitat for wildlife while offering a variety of recreational and potential building opportunities.

Established food plot areas are already in place, giving a new owner a head start on managing the property for deer and other wildlife. The timbered portions provide excellent cover, bedding areas, and travel corridors, while the lowland adds another valuable habitat component. The additional tillable acres provide productive agricultural ground and could also offer opportunities for future food plots or wildlife management.

With its close proximity to Lake Metigoshe, this property is ideally suited for someone looking for a private hunting and recreational getaway near one of Bottineau County's premier recreation areas. The acreage could also provide an excellent location for a shop or recreational building to store boats, ATVs, snowmobiles, hunting equipment, and other outdoor gear.

Whether you're a serious hunter, lake enthusiast, outdoor recreationist, or investor looking for a versatile tract of land, this 80± acre property offers a unique combination of wildlife habitat, agricultural ground, and recreational potential in a highly desirable location.

This property will be offered via an online auction only and presents an outstanding opportunity to own a larger, diverse tract just minutes from the recreational opportunities of Lake Metigoshe.



Deeded Acres:	80±
Soil Types:	Metigoshe Coarse sandy loam
Soil PI/NCCPI/CSR2:	47.33/25.69
CRP Acres/Payment:	No CRP
Taxes:	\$217.8
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	N ½ NE ¼ S33 T164N R75W
PIDs:	02000000797000
Lat/Lon:	48.9921 -100.3829
Zip Code:	58318

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOSEPH ERB, AGENT: 319.853.1162 | joseph.erb@whitetailproperties.com
BRIDGER URBAN, AGENT: 701.240.7122 | bridger.urban@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

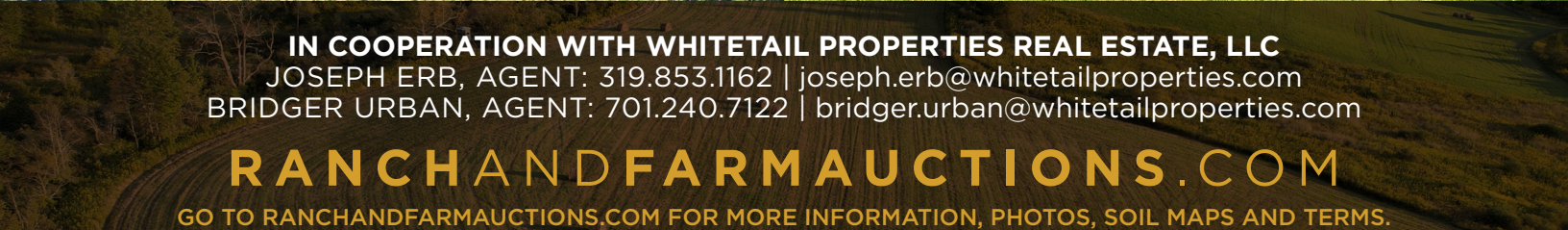
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (3159) | Jeff Evans, North Dakota Broker, License # 9456 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Bryce McVicker, Auction License #2056 | Bridger Urban, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 701.240.7122 | Joseph Erb, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 218.849.6090



TRACT 1
80
ACRES ±



80 AC± | 1 TRACT | BOTTINEAU CO, ND
ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM
AUCTION DATE: 10/13/26 **BIDDING ENDS AT:** 3 PM CT
AUCTION HELD AT: ONLINE ONLY



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOSEPH ERB, AGENT: 319.853.1162 | joseph.erb@whitetailproperties.com
BRIDGER URBAN, AGENT: 701.240.7122 | bridger.urban@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (3159) | Jeff Evans, North Dakota Broker, License # 9456 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Bryce McVicker, Auction License #2056 | Bridger Urban, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 701.240.7122 | Joseph Erb, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 218.849.6090