

LAND AUCTION

77.5 AC± | 1 TRACT | ROLETTE CO, ND



ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/24/26 BIDDING ENDS AT: 1 PM CT

AUCTION HELD AT: ONLINE ONLY

Located in the scenic Turtle Mountain region of North Central North Dakota, this 77.5± acre recreational property offers a unique opportunity to own a heavily timbered tract with the features and accessibility needed to create an exceptional private hunting and recreational retreat. The property is predominantly covered in timber, providing substantial natural cover, security, and habitat for wildlife while creating a secluded setting for outdoor recreation.

Three internal food plots are already established throughout the property, providing valuable forage opportunities and strategically placed areas for hunting and wildlife management. The combination of mature timber, food sources, and the natural terrain of the Turtle Mountains creates the type of diverse habitat that can attract and hold wildlife throughout the year.

Access is another major advantage, with paved road frontage providing convenient year-round access to the property. Utilities are already on site and accessible, adding flexibility for a future cabin, hunting camp, or other recreational improvements. Whether you're looking for a place to hunt, spend time outdoors, establish a private getaway, or invest in quality recreational land, this property offers a strong foundation for a variety of uses.

The property also qualifies for the Private Forest Protection Program, providing an additional consideration for buyers interested in managing and protecting the property's timber resources.

With its timbered character, established food plots, accessible utilities, paved road access, and location within the Turtle Mountain region, this 77.5± acre property is a compelling opportunity for anyone looking to own a private recreational property in North Central North Dakota.



Deeded Acres: 77.5±
Soil Types: Buse-Barnes-Parnell complex, Bottineau Loam
Soil PI/NCCPI/CSR2: 47.4CPI, 41.2 MCCPI
CRP Acres/Payment: No CRP
Taxes: \$426.00
Lease Status: No leases
Possession: Immediate possession after closing
Survey: No survey needed
Brief Legal: N ½ SE ¼ S18 T162N R72W Less SE1/4 SE1/4 NE1/4 SE1/4
PIDs: 08000008050050
Lat/Lon: 48.85500, -100.03515
Zip Code: 58329

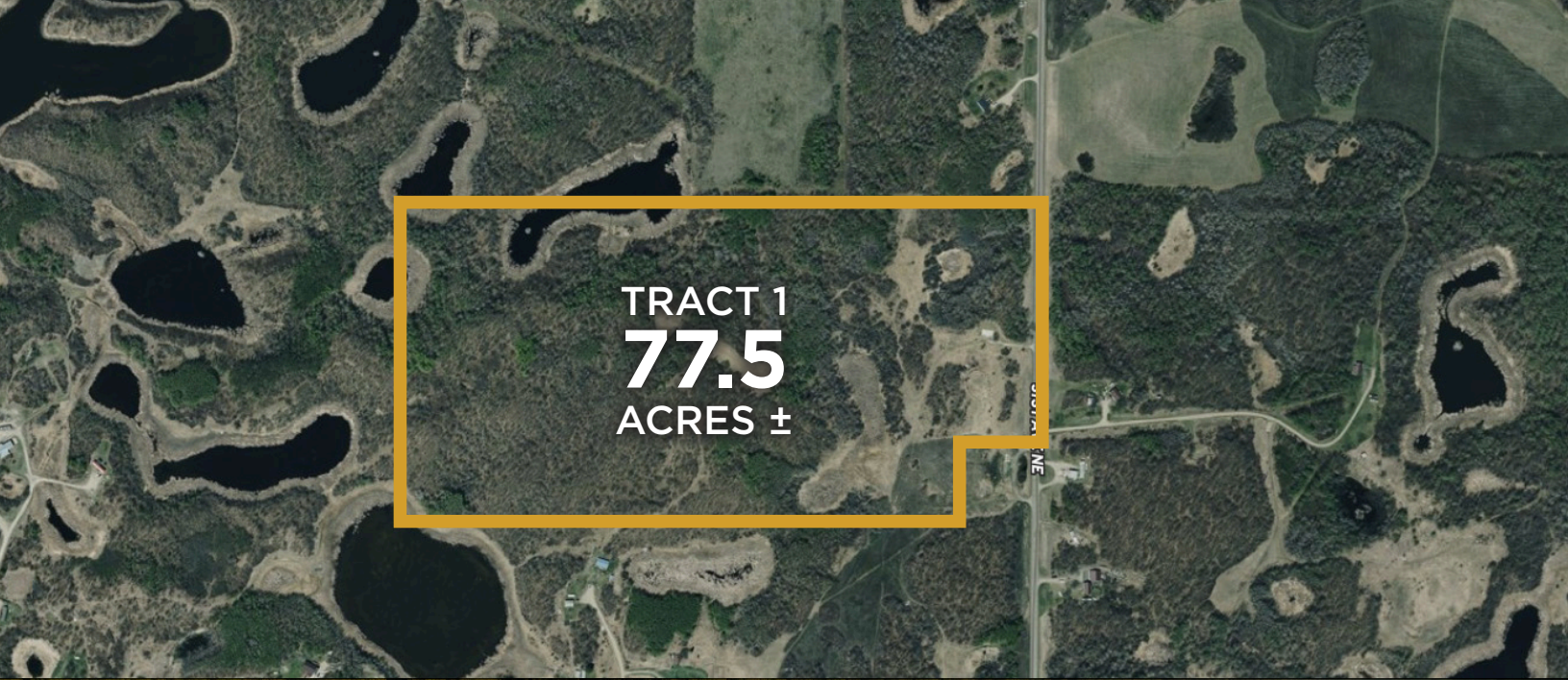
BUYERS PREMIUM: No buyer's premium or internet fees
TAXES: Prorated to date of close
TENANCY: Open tenancy for 2027
RENTS: No rents
MINERALS: Minerals do not convey
CLOSING COSTS: Sellers to pay for the Abstract building/updating. Buyer(s) to pay for Title Opinion, Title Search, Settlement fee, Recording fee, and any Title Insurance, if wanted. All other fees to be split evenly between Sellers and Buyer(s).
CLOSING DATE: On or before 30 days from seller acceptance
DOWN PAYMENT: 10%
POSSESSION DATE: At closing
SURVEY: No survey needed
SELLER: Thompson
SALE ORDER: By the acre
SALE METHOD: Sells Subject to seller acceptance

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



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