

# LAND AUCTION

274.44 AC± | 6 TRACTS | MCINTOSH CO, ND



LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 8/10/26 **AUCTION TIME:** 2 PM CT

**AUCTION HELD AT:** ASHLEY COUNTRY CLUB

4764 HWY 11, ASHLEY, ND 58413

Located on the West side of Dry Lake, with unmatched views, and in one of the most game-rich areas of the state, this 274.44± acre property has the diversity to satisfy every outdoor person's wants and needs. There is a mix of habitat and proven success for big game hunters, upland game hunters, waterfowl hunters, and fishermen. Dry Lake itself is approximately 3,783 acres in size, has an average depth of 13', a max depth of 20', and is renowned as a premier, naturally reproducing Class II fishery known for producing excellent sizes of walleye, northern pike, and yellow perch. Since 2017, the ND Game and Fish Department has stocked nearly 1 million Walleye fingerlings and 600,000 Walleye Fry into the lake, and the quality of the fishing is there to prove it. With the newly improved and updated boat ramp and parking, lake access is less than a half mile away, so getting on and off the lake is as convenient as it is easy. The waterfowl hunting is incredible on this lake, with thousands of ducks and geese migrating along the central flyway traveling through this area every fall. The western portion of this property has phenomenal deer and pheasant habitat with successful hunts for both over the years. With hundreds of trees planted, lush grass, and water, wildlife have everything they need to call this place home. With other public hunting close by, as well as the Lake Hoskins Recreational Area only 2 miles away, there are endless outdoor activities to be had. Whether you are looking for vacant hunting land or lake property, a place to build a year-round home, or a weekend retreat, this property has something for everyone.

### Tract 1 Description:

This 160± acre tract has everything wildlife needs and consists of ideal habitat for deer, pheasants, ducks, and has over 1,900 feet of Dry Lake shoreline. Hundreds of trees have been planted, including cedars and pines, for great wildlife cover. The grass is thick and lush and has been hayed regularly. The property has clearly been well cared for and has produced several successful hunts over the years. There are roughly 110± acres of dry ground, and the remaining 50± acres consist of water and shoreline. For the avid outdoor enthusiasts who like to chase all types of game, as well as fish from the shore, or dock a boat, look no further than this exceptional property.

### Tract 3 Description:

This tract is 8.61± acres and has 3± acres of dry ground, of which 1.25± acres is flatter, more level for building or camping. There is great access off of 45th Ave SE and features roughly 285' of Dry Lake shoreline. This tract offers great lake access, phenomenal views, large lot size, and level ground for more convenient building, camping, living, and enjoying life along the lake.

### Tract 5 Description:

This tract is 8.61 ± acres, of which 3± acres is dry ground, and consists of roughly 1.5± acres of flatter, more level land for building or camping. There is great access off of 45th Ave SE and features roughly 285' of Dry Lake shoreline. This tract offers great lake access, phenomenal views, large lot size, and more level ground for convenient building, camping, living, and enjoying life along the lake.

### Tract 2 Description:

This 80± acre property consists of 5± acres of dry ground, with 1± acre being flatter for camping or a potential building site, with the remaining acreage being water. There is great access off of 45th Ave SE, and roughly 900± feet of Dry Lake shoreline. The flatter camping or building site is close to the road, providing easy set-up for campers, building a home or cabin, or simply sitting and enjoying the views overlooking Dry Lake.

### Tract 4 Description:

This tract is 8.61± acres, of which 3± acres is dry ground, and consists of roughly 1.5± acres of flatter, more level land for building or camping. There is great access off of 45th Ave SE and features roughly 285' of Dry Lake shoreline. This tract offers great lake access, phenomenal views, large lot size, and more level ground for convenient building, camping, living, and enjoying life along the lake.

### Tract 6 Description:

This tract is 8.61 ± acres, of which 3.2± acres is dry ground, and consists of roughly 1.5± acres of gently rolling, more level land for building or camping. There is great access off of 45th Ave SE and features roughly 285' of Dry Lake shoreline. This tract offers great lake access, phenomenal views, large lot size, and more level ground for convenient building, camping, living, and enjoying life along the lake.

**CRP Acres/Payment:** NO CRP

**Taxes:** TBD after splits

**Lease Status:** No leases

**Possession:** Immediate possession at closing

**Survey Needed?:** Seller will provide on tracts 3-6

**Brief Legal:** Tract 1: 160± acres SE ¼ S16 T130N R70N, Tract 2: 80± Acres: W ½ SW ¼ S15 T130N R70W Tract 3, 4, 5, 6: 8.61± acres each pt of W ½ NW ¼ S15 T130N R70W McIntosh Co, ND

**PIDs:** 5212000, 5207001, 5206001

**Lat/Lon:** 46.0745, -99.4461

**Zip Code:** 58413

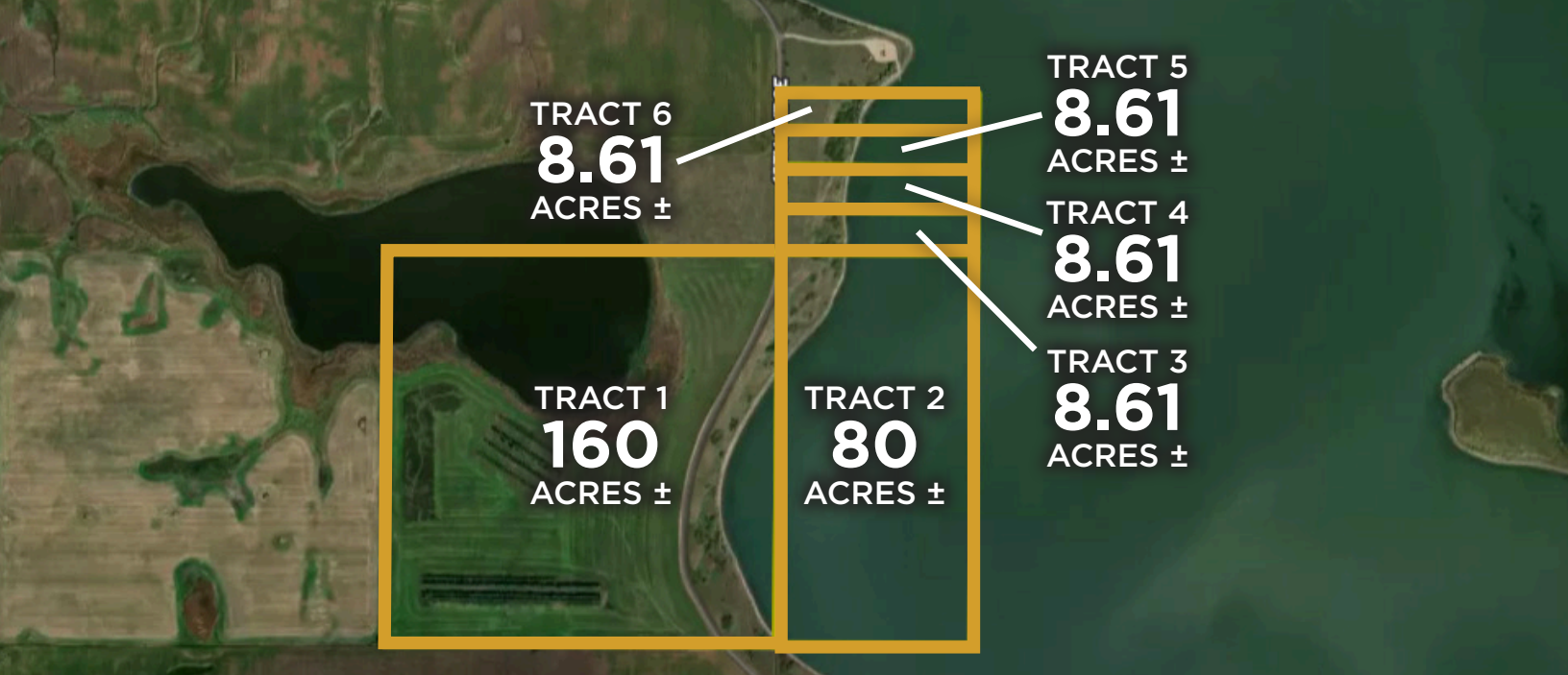
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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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 | John Lien, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 701.730.4685



TRACT 6  
**8.61**  
ACRES ±

TRACT 5  
**8.61**  
ACRES ±

TRACT 4  
**8.61**  
ACRES ±

TRACT 3  
**8.61**  
ACRES ±

TRACT 1  
**160**  
ACRES ±

TRACT 2  
**80**  
ACRES ±

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