



LAND AUCTION

MCKENZIE COUNTY, NORTH DAKOTA

270

Total Acres M/L

LINDSEY BROWN

701.371.5538 | LINDSEY@PEOPLES COMPANY.COM

 **PEOPLES**TM
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

TRACT 4

270 ACRES M/L



Tract 4 is the entire 270 acres m/l that makes up the Petry Trust property, which includes the 2 buildings, the property adjacent to US Highway 85 that is zoned commercial and the additional 200 plus acres that are zoned for high, medium and low density residential use, and recreational use.

Survey: Preliminary survey work is being completed by Widsith Smith Nolting and Associates on tracts 1-3 to establish acre amounts. *The acres of the tracts are subject to change and the purchase price will be based on the new and completed surveyed acres.* All field boundaries in the marketing material are presumed to be accurate according to the available

information and knowledge of the Seller and Peoples Company. Tract acres may vary slightly from the figures stated in the marketing material and will be subject to change. It will be the responsibility of each buyer to pay for any and all fees to monument boundaries of purchased tracts if they choose to do so. No additional staking will be paid for by the sellers. Contact listing agent for more details.

Buyer's Premium: A two percent (2%) Buyer's Premium will be added to the final bid price and included in the total purchase price.

LAND AUCTION

McKenzie County,
North Dakota

Sealed Bids Due



Submit Bids

By Mail:

Peoples Company
Attn: Lindsey Brown
12119 Stratford Drive, Suite B
Clive, IA 50325

By Email:

Lindsey@PeoplesCompany.com

Peoples Company is excited to be representing the Petry Trust No. 1989 in the sale of 270 deeded acres m/l, in McKenzie County, North Dakota. Take advantage of this once in a lifetime opportunity to own a one-of-a-kind property! The scenery is amazing! There are sweeping views of the Missouri River and the city of Williston. Start your day watching the sun rise over the river and buttes in a relaxing private setting. Once you see this property, you will fall in love with the beauty and charm of the surrounding landscape. These spectacular views of the can be enjoyed from several vantage points that would allow an individual or developer to choose from a variety of butte top building sites, for the construction of a dream home or community. Road frontage along US Highway 85, one of the main thoroughfares in the North Dakota Bakken Oil Patch, offers high traffic count and excellent legal access. The massive, partially completed buildings on the property offer infinite potential from business center or hotel use to event center or golf course development. Do not miss the opportunity to be the new owner of this property and its limitless possibilities with current zoning for a multitude of uses including commercial, high density residential, medium density residential, low density residential and recreational.

The property will be offered via the Sealed Bid auction method in three separate tracts or in its entirety. Bids will be due on Thursday, October 28, 2021. Open houses will be held on Tuesday, October 5, 2021 and Wednesday, October 13, 2021.

Open House Dates: The property and buildings will be open for viewing on Tuesday, October 5th, 2021 from 10:00 am to 1:00 pm and Wednesday, October 13th from 9:00 am to 1:00 pm.

Buyer's Premium: A two percent (2%) Buyer's Premium will be added to the final bid price and included in the total purchase price.

DIRECTIONS

From Williston, ND at the intersection of US Highway 2 and US Highway 85, travel south on US Highway 85 for approximately 5.5 miles. This will put you the entrance to the property, on the east side of US Highway 85. (Watch for the Peoples Company signs).

ADDITIONAL INFO

The real estate taxes related to each tract will be reconstituted by the McKenzie County Treasurers Office. Real estate tax statements are available upon request for the individual lots that make up each tract.

IMPROVEMENTS

Included with this property are two massive, high-end building projects that will be sold as part of Tract 3. The partially-completed buildings each have full exterior shells and cement floors. The smaller building is approximately 130' x 90' with a large open area. The larger building is three levels with the main level measuring approximately 165' x 90'. The south 30' has stud walls and plumbing for offices and bathrooms. The second level has stud walls and plumbing for offices and bathrooms. The third level has stud walls and plumbing for offices, meeting rooms and bathrooms. These unfinished buildings could be repurposed for a number of different uses.

TRACT 1

22 ACRES M/L

This 22 acre m/l tract is located just south of Williston, ND and is adjacent to US Highway 85, which is one of the main thoroughfares in the North Dakota Oil Patch. Continuous traffic along this road means high visibility in a high traffic area. This tract contains lots that are currently zoned for commercial use, as well as medium density, residential and recreational. Tract 1 features level terrain with a gradual slope that would provide an excellent location for a gas station, convenience store or restaurant.

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on the new and completed surveyed acres. All field boundaries in the marketing material are presumed to be accurate according to the available information and knowledge of the Seller and Peoples Company. Tract acres may vary slightly from the figures stated in the marketing material and will be subject to change. It will be the responsibility of each buyer to pay for any and all fees to monument boundaries of purchased tracts if they choose to do so. No additional staking will be paid for by the sellers. Contact listing agent for more details.

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TRACT 2

192 ACRES M/L

Tract 2 is 192 acres m/l and has legal access off of Highway 85. This tract features multiple buttes with expansive views of the Missouri River. Very private and undisturbed, the property offers a variety of possibilities for development or for a private compound with a vast acreage for hiking and outdoor recreation. This tract contains lots that are currently zoned for high density, medium density and low density residential use as well as recreational use.

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MCKENZIE COUNTY, NORTH DAKOTA LAND AUCTION

TRACT 3

56 ACRES M/L



Tract 3 is 56 acres m/l and has access directly off of Highway 85. The most distinct features of Tract 3 are the two large buildings that have been constructed on it. The buildings have been partially completed with the exterior shell cement floors in both structures finished. The smaller building is approximately 130' x 90' with three overhead doors and large windows along the north and south sides. The larger building is made up of three levels and is approximately 165' x 90'. The first-floor features one large room measuring approximately 130' x 84' with five large overhead garage doors providing multiple points of access. The south 30 feet of the first floor has been partially built out with stud walls for individual office spaces and plumbed for bathrooms. The second level has three rooms that could be used as conference rooms or oversized office suites and has been plumbed for two additional bathrooms. The third floor spans the entire length of the building. It has stud walls and has been partially built out for a variety of uses such as: bedrooms, office suites, meeting rooms, or a dining area. It has also been plumbed for twelve bathrooms. In the northeast corner of the third floor there are a set of doors that open out to covered archway that leads to the butte overlooking the river. On the west side of the third floor there is another set of doors that open out to a balcony that would provide views of the sunsets over the river.

Take advantage of this unbelievable opportunity to own this one of a kind property. This tract contains lots that are currently zoned for high density and medium density residential and recreational use.

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SCAN THE QR CODE

TO VIEW THE LISTING ON [PEOPLES COMPANY.COM](https://www.peoplescompany.com)



FOR MORE INFORMATION VISIT [PEOPLES COMPANY.COM](https://www.peoplescompany.com) | LISTING #15735





12119 Stratford Drive, Suite B
Clive, IA 50325



PEOPLES COMPANY.COM
LISTING # 15735

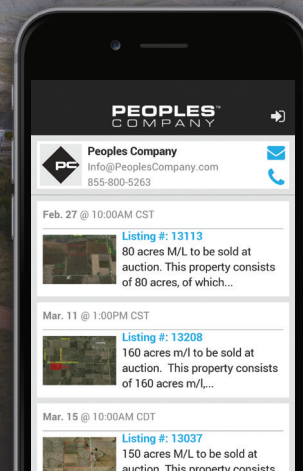
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ONLINE BIDDING AVAILABLE

Not able to make it to the live auction
but still want to bid? No problem!

Just use our mobile bidding app
powered by BidWrangler! You can
access the app online, but it works
even better when you download it to
your smartphone.



AUCTION TERMS & CONDITIONS

SELLERS: PETRY TRUST NO.1989

BID SUBMITTAL PROCESS AND DEADLINE:

Sealed Bids for this property will be due to our office, at the address below, prior to 5:00 p.m. CST, on Thursday, October 28, 2021.

Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Peoples Company. Please make additional copies as necessary. Handwritten bids, if legible, are acceptable. Bids will be accepted by mail or email. Seller reserves the right to select the best bid, counter any bids, or remove the property from the market in its sole and absolute discretion. The successful bid may or may not be the highest bid submitted. Should Seller elect to counter any bid, Bidder shall have the right to rescind their bid or make a counter offer. After this period, the successful Bidder(s) will be notified. Sale of this property is not contingent upon Buyer financing. All financial arrangements are to have been made prior to submitting a bid. By submitting a bid, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement. Clients must be registered with a listing broker at least 48 hours prior to bid submittal deadline. Participating Brokers please contact listing agent for details and forms.

Earnest Money Payment: An earnest money payment of 10% of purchase price, unless otherwise stated on Bid Submittal Form, will be due upon acceptance and notification of successful offer. The earnest money payment may be paid in the form of cash or check. All funds will be held in North Dakota Guaranty & Title Co. Trust Account.

Buyer's Premium: A two percent (2%) Buyer's Premium will be added to the final bid price and included in the total purchase price.

Closing: Closing will take place December 10, 2021 or as agreed upon by the parties, of the awarding of the Property to the successful Bidder(s) subject to preparation and full execution and contract of deeds. Upon acceptance and notification of successful bid, the Buyer will enter into a Real Estate Purchase and Sales Contract.

Real Estate Taxes: The real estate taxes will be prorated between the Seller and Buyer(s) to the date of closing.

Agency: Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is not available.

Possession: Possession of the land will be given at Closing.

Contract & Title: Successful buyer will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a Title Commitment at their expense. Sale is not contingent upon Buyer financing.

Utilities: Electricity to the property could be provided by McKenzie Electric Cooperative. Contact Agent for utility details.

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Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by Peoples Company, or Seller. All bids will be on a dollar amount. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All field boundaries in the marketing material are presumed to be accurate according to the available information and knowledge of the Seller and Peoples Company. Tract acres, tillable acres, soil descriptions, etc. may vary slightly from the figures stated in the marketing material and will be subject to change. Bidder(s) and their tax, legal, and/or other advisors should perform their own investigation of the property prior to bidding. The brief legal descriptions in the marketing material should not be used in legal documents. The Real Estate Sale and Purchase Agreement, Title Commitment, and Draft Closing Documents have been made available to the general public throughout the marketing period. By submitting a bid, bidders acknowledge these have been made available prior to the auction and all bidders had the opportunity to review these documents during their due diligence period.