

# Barnes County, North Dakota

## Online Only Auction

# 15.11

*Acres M/L*

Peoples Company and RE/MAX Now are pleased to offer, at a public Online Only Auction, the City of Kathryn school building and the property it sits on, located on the southeast side of Kathryn, ND. The property includes a 12,000 sq ft +/- building on 15.11 acres m/l. The building features a large open atrium with a vaulted ceiling in the center, with 5 smaller rooms around the outside that could serve as offices or individual rooms. There is a kitchen area that will include 2 stoves, 2 fridges, and 1 freezer. All desks, chairs, and personal property will not be included as part of the sale.

This building and property have limitless potential. It has been rented out to Valley City State University for office space, but it could also be used as a business center, hunting lodge, Airbnb property, or a bed and breakfast.

Kathryn is close to Valley City, ND with only a 20-minute drive.

The online auction will open for bids on September 27, 2023 and will close on October 2, 2023 at 2 p.m. CST.

Please contact Lindsey Brown at 701.371.5538 or [Lindsey@PeoplesCompany.com](mailto:Lindsey@PeoplesCompany.com) or James Jensen at 701.730.0104 or [James@nowrealtynnd.com](mailto:James@nowrealtynnd.com)



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### *Property Address*

11844 51st Street SE Kathryn, ND 58049

*Listing #17028 / [PeoplesCompany.com](https://www.PeoplesCompany.com)*



*Open for bids on September 27, 2023  
Closes on October 2, 2023 at 2 p.m. CST*

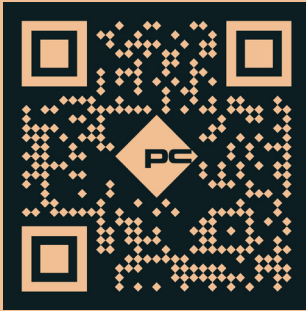


**RE/MAX Now**



## Directions

From Valley City, ND at the intersection of Interstate 94 (Exit 292) and County Road 21 (117th Ave SE), drive south on County Road 21 for 16.3 miles to the city of Kathryn, then left onto 1st Ave and drive SE for 1 mile. (1st Ave will turn into 6th St) Watch for the Peoples Company and RE/MAX Now signs.



Scan the QR code with your phone camera to view this listing online above!



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## Terms & Conditions

**HOW TO BID? ONLINE ONLY AUCTION:** Open up the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the bid now icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction click register to bid. From there you will need to create a bidder account. Once that is created you can bid on any of our Online Auctions.

By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

**AUCTION METHOD:** The property will be offered as one individual tract. All bids will be on a total price basis. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

**EARNEST MONEY PAYMENT:** A 10% earnest money payment is required upon the conclusion of the auction. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held with The Title Team.

**CLOSING:** Closing will occur on or before Tuesday, October 14th, 2023. The balance of the purchase price will be payable at closing in the form of a guaranteed check, or wire transfer.

**POSSESSION:** Possession will be granted at closing.

**CONTRACT & TITLE:** Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit 10% earnest money with The Title Team. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing

**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 the Auctioneer, Peoples Company, or Seller. Without limiting the generality of the foregoing, Auctioneer, Peoples Company, and Seller have not made and do not make any representations or warranties as to the physical and environmental condition relating to the property. All bids will be TOTAL dollars. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

**DISCLAIMER:** All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Abstract

The Seller reserves the right to refuse any bids. The property is being sold "AS IS, WHERE IS". The seller does not guarantee or warrant the condition of the building or appliances.

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.

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