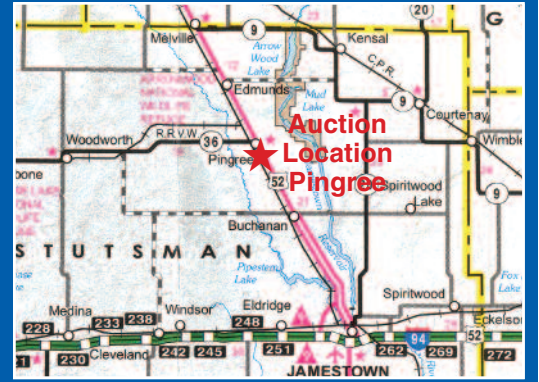


**Real Estate**  
**434.39 Acres**  
**Kidder County**  
**North Dakota**



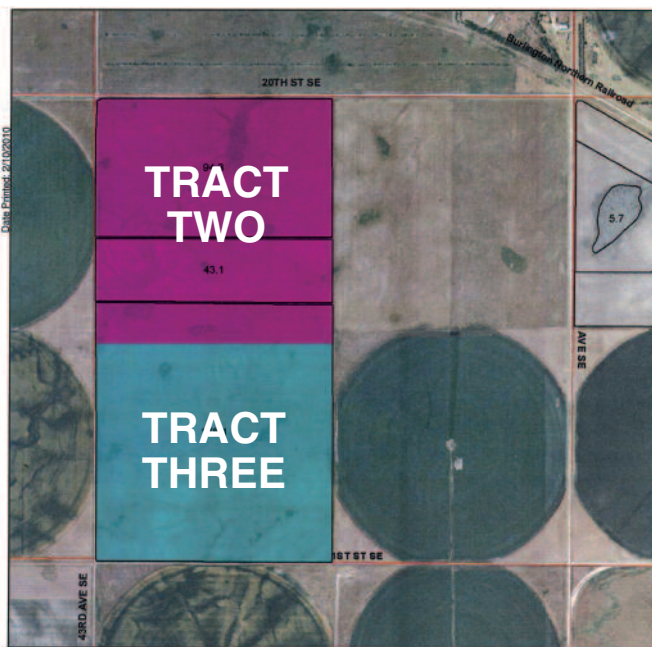
**Leonhard G. & June W. Morlock, Owners**  
**Saturday, March 27, 2010 • 1:02 p.m.**

**AUCTION LOCATION:** Pettibone Community Building, Main Street, Pettibone, North Dakota.

**AUCTION DAY TELEPHONE:** 605-380-3345, 605-216-3474

**17-142-70**

**16-142-70**



**TRACT ONE**

**LEGAL DESCRIPTION:** NW 1/4 Less Railroad Right of Way, 16-142-70, Kidder County in the State of North Dakota.

**TOTAL ACRES:** 114.39

**TOTAL TAXES:** \$305.28 \$2.67/Acre

**TRACT TWO**

**LEGAL DESCRIPTION:** NW 1/4 17-142-70 Kidder County in the State of North Dakota.

**TOTAL ACRES:** 160.00

**TOTAL TAXES:** \$417.37 \$2.61/Acre

**TRACT THREE**

**LEGAL DESCRIPTION:** SW 1/4 17-142-70 Kidder County in the State of North Dakota.

**TOTAL ACRES:** 160.00

**TOTAL TAXES:** \$417.37 \$2.61/Acre

**AUCTIONEER'S NOTE:** Here is a great opportunity to purchase a well maintained and productive farming unit. Excellent hunting with pheasant, waterfowl and deer.

**PROCEDURE OF AUCTION ON REAL ESTATE**

1. Property will be offered in individual tracts, combination of tracts and as a complete unit on a per acre basis.
2. Title evidence will be provided by updated abstracts subject to easements and rights of way of record. Warranty deed will be given to successful buyer.
3. 2009 taxes and all prior years will be paid by seller.
4. Closing costs will be split 50/50 between buyer and seller.
5. Terms: Cash, 10% down payment on auction day with remaining balance due at closing.
6. Announcements day of auction take precedence over printed material or oral statements. The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The prospective buyer should verify all information contained herein. Charles J. Fischer Agency represent the sellers in this transaction.
7. For a bidders packet or to view this property contact: Charlie or John 800-888-1766.

**CHARLES J. FISCHER AGENCY**

239 Haywire Avenue  
 Long Lake, South Dakota  
**1-800-888-1766**  
 Charles J. Fischer, SD Broker #838  
 ND Broker #243  
 Kristi Fischer Wagner,  
 Broker/Associate #11790  
 John C. Fischer, SD Broker #4451  
 ND Broker #1873

TELEPHONE  
 BIDS  
 INVITED



Sale Conducted By  
**CHARLES J. FISCHER**  
**AUCTION COMPANY**  
 24 HR. FAX: (605) 577-6500

**LUNCH SERVED**

**NOT RESPONSIBLE FOR ACCIDENTS**

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