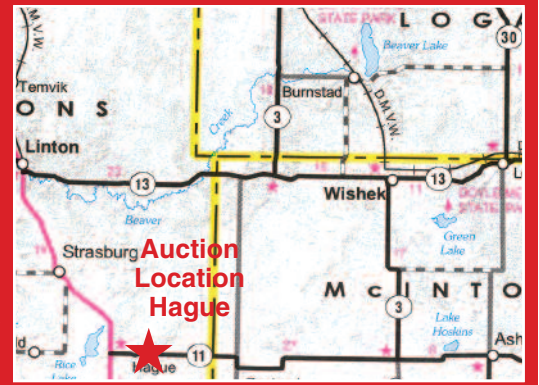


Real Estate

796.00 Acres
McIntosh County
North Dakota



Visit our website at
www.fischerauction.com



Paul P. Welder Estate

Zeeland, North Dakota

Sat., September 18, 2010 • 1:32 p.m.



AUCTION LOCATION: Quencher Community Room, 307 Main Avenue, Hague, North Dakota.

AUCTION SITE TELEPHONES:
701-336-7123 • 605-380-3345 • 605-216-3474

PROCEDURE OF AUCTION ON REAL ESTATE

1. Property will be offered by the tract, combinations 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. 2010 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

TRACT ONE

Legal Description:

SW1/4 28-129-72
McIntosh County in the State of North Dakota

Township: Berlin

Total Acres: 160.00

Total Taxes:
\$512.43 \$3.20/Acre

Tillable Acres: 146.40

Grass/Water Acres: 13.60

TRACT TWO

Legal Description:

N1/2 33-129-72
McIntosh County in the State of North Dakota

Township: Berlin

Total Acres: 320.00

Total Taxes:
\$951.58 \$2.97/Acre

Tillable Acres: 74.85

Grass/Water Acres: 245.15

TRACT THREE

Legal Description:

SE1/4 29-129-72
McIntosh County in the State of North Dakota

Township: Berlin

Total Acres: 156.00

Total Taxes:
\$458.79 \$2.94/Acre

Tillable Acres: 27.12

Grass/Water Acres: 128.88

TRACT FOUR

Legal Description:

NW1/4 20-129-72
McIntosh County in the State of North Dakota

Township: Berlin

Total Acres: 160.00

Total Taxes:
\$458.79 \$2.94/Acre

Tillable Acres: 8.99

Grass/Water Acres: 151.01

TELEPHONE
BIDS
INVITED



Sale Conducted By

CHARLES J. FISCHER

AUCTION COMPANY

24 HR. FAX: (605) 577-6500

AUCTIONEER - ADVERTISING & SALES MANAGEMENT

WE CONDUCT ALL TYPES OF SALES INCLUDING Closeouts • Personal Property • Land & General Farm Sales

HAY WIRE AVE. R-239 • LONG LAKE, SOUTH DAKOTA 57457

North Dakota Licenses: Charles 26 • John 307 • Clerk License 26 - Nationwide Watts No. 1-800-888-1766

In The Auction Business for 45 Years Nationwide Directory Service Nationwide Advertising

Visit our Web Page: www.fischerauction.com or e-mail us at: gofish@valleytel.net

LUNCH SERVED

NOT RESPONSIBLE
FOR ACCIDENTS

