

Date: July 20, 2023

NOTICE OF SALE OF COUNTY LAND OWNED BY FOSTER COUNTY

Foster County will sell to the highest bidder by sealed bids, with the two highest bidders having the opportunity to orally raise their bid at sale time, the following tract of land located in Foster County, and described as follows:

A strip of land Fifty (50) rods wide, lying along the West Side of the Southeast Quarter (SE1/4) of Section Four (4), Township One Hundred Forty-seven (147) North, of Range Sixty-five (65) West, containing Fifty (50) Acres, more or less*

***Legal descriptions taken from a previously recorded document**

The property is being sold "as is", subject to the following conditions:

- 1) The sale is subject to all easements of record;
- 2) The State of North Dakota is the owner of "all historical, archaeological, and paleontological materials on or beneath the surface, and all right, title, interest, and claim to all minerals, whether now known or unknown, including but not limited to oil, gas, casinghead gas, casinghead gasoline, all liquid hydrocarbons, sulfur, coal, sodium sulfate, chemical substances, metallic ores, and uranium and other ores containing fissionable materials, in, under, and that may be produced from" the above property
- 3) The purchase is responsible for payment of all real estate taxes and special assessments (current or delinquent), if any, hereto fore or hereafter levied against said real estate;
- 4) The property is being sold without any warranty as to title.

All bidders should inspect the property and inform themselves of existing conditions, and conditions of the sale prior to submitting a bid.

The sale will be held at 3:00 P.M. (CST) on September 5th, 2023, in the Commissioner Room of the Foster County Courthouse, 1000 5th St N, Carrington, ND. Sealed bids will be publicly opened and announced at 3:00 P.M. (CST). All bidders are requested to be present.

The two highest bidders will have the opportunity to orally raise their bid at the time of bid opening.

All bids must be submitted in a sealed envelope, the outside plainly marked with the bidder's printed name and address and the phrase, "BID FOR COUNTY LAND – DO NOT OPEN". Bids are to be addressed to Ellen Roundy, Auditor, 1000 5th St N, Carrington, ND 58421. Mailed bids must be postmarked on or before September 1st, 2023. Hand-delivered, sealed bids will also be accepted until 12:00PM the day of Tuesday, September 5th, 2023.

Only sealed bids, submitted on an official bid form, will be accepted. Bid forms can be found on the Foster County Website (fostercounty.com) or the Auditor's Office.

Terms of the sale will be cash, to be paid no later than September 8th, 2023.

All bids shall be accompanied by a bank cashier's check in the amount of 10% of the total bid, made payable to Foster County. Unsuccessful bidders' checks will be returned the day of sale. Bidders must bring a valid driver's license for identification purposes; checks will not be released without proof of identity.

The successful bidder's check will be held as a deposit and deducted from the total bid at the time of final settlement. The successful bidder must then remit a second cashier's check by September 8th, 2023, for the balance owed. Said deposit to be forfeited in the event that the successful bidder fails to comply with the terms of the sale.

Conveyance will be via quitclaim deed, which the County will prepare and deliver to the purchaser after settlement. The property is being sold without warranty as to title, and Foster County will not furnish an abstract of title to the property. The buyer will be responsible for obtaining any desired title insurance at personal expense.

The sale is subject to final approval by the Foster County Board of Commissioners. Seller reserves the right to reject any or all bids, to waive technicalities, or to accept such bids as may be in the best interest of the state.

Questions may be directed to Nate Monson, Road Superintendent, Foster County, 1000 5th St N, Carrington, ND 58421; phone: (701) 652-3926

ALAN SCANSON
CHAIRMAN

Published August 7th, 14th and 21st, 2023

FOSTER COUNTY
BID FOR PUBLIC SALE OF LAND

See official advertisement, as published in the official newspaper of Foster County, and the Foster County website (fostercounty.com) for sale terms, conditions, and bid procedures.

Bids will be publicly opened and read 3:00 PM CST on September 5th, 2023, in the Commissioner Room of the Foster County Courthouse, 1000 5th St N, Carrington, ND 58421. Bidders must be present. The two highest bidders will be given the opportunity to orally raise their bids.

The sale is subject to the final approval of the Foster County Board of Commissioners. Seller reserves the right to reject any or all bids, to waive technicalities, or to accept such bid as may be in the best interest of the county.

ENCLOSED HERewith IS BID SECURITY IN THE FORM OF ☐ CERTIFIED CHECK ☐ CASHIER'S CHECK, MADE PAYABLE TO 'FOSTER COUTY' IN THE SUM OF \$_____ WHICH IS 10% OF THE BID PRICE. **(NOTE: Personal checks or cash will not be accepted and will cause bid to be rejected)**

In response to the terms of this sale, the undersigned, if award is tendered, agrees to purchase the property described in the official advertisement for the notice of sale, as published in the official newspaper of Foster County, for the bid price quoted below:

AMOUNT OF BID: \$ _____

SIGNATURE OF BIDDER: _____ DATE: _____

IMPORTANT – PLEASE PRINT THE FOLLOWING INFORMATION

BIDDER'S NAME: _____

MAILING ADDRESS: _____

BUS. PHONE _____

RES. PHONE _____

E-MAIL ADDRESS _____

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