

Date: January 18, 2024

## 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:

**Lots Four (4), Five (5), Six (6), Seven (7), Block Two (2), Original, Village of Juanita, in Foster County, in the State of North Dakota**

### **\*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 February 20<sup>th</sup>, 2024, in the Commissioner Room of the Foster County Courthouse, 1000 5<sup>th</sup> 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 5<sup>th</sup> St N, Carrington, ND 58421. Mailed bids must be postmarked on or before February 15<sup>th</sup>, 2024. Hand-delivered, sealed bids will also be accepted until 12:00PM the day of Tuesday, February 20<sup>th</sup>, 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](http://fostercounty.com)) or the Auditor’s Office.

Terms of the sale will be cash, to be paid no later than February 28<sup>th</sup>, 2024.

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 February 28<sup>th</sup>, 2024, 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 David Utke, Chairman, Foster County, 1000 5<sup>th</sup> St N, Carrington, ND 58421; phone: (701) 652-5001

David Utke  
CHAIRMAN

Published January 29<sup>th</sup>, February 5<sup>th</sup> and February 12<sup>th</sup>, 2024

