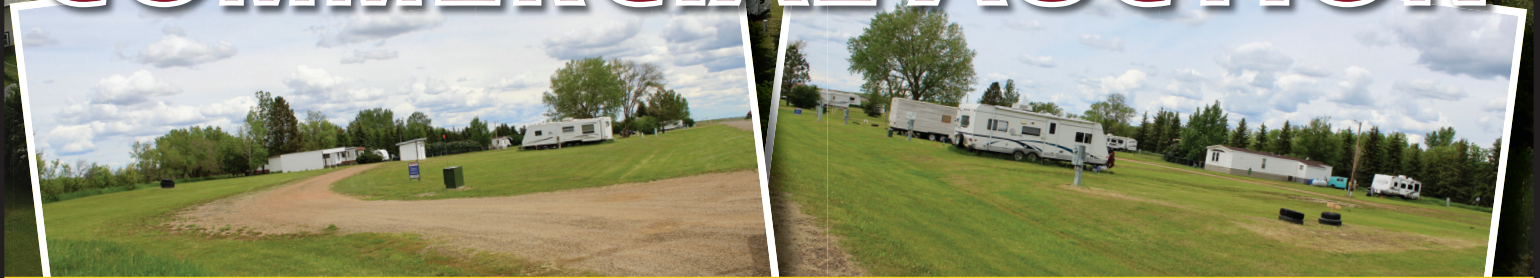


17-Unit Trailer Court - Bowman, ND

Pifer's

WRITTEN BID

COMMERCIAL AUCTION



WRITTEN BIDS DUE BY:

Thursday, August 1, 2019 - 5:00 p.m. (MT)

OWNER: LC Trailer Court LLC



Pifer's
LAND AUCTIONS

www.pifers.com

701.523.7366

General Information

Auction Note: This property has proven to be a great investment with an ideal location and current tenants in place. The property has convenient access with US Hwy.#85 Frontage.

The trailer court has been very well maintained and updated to keep with state code. The water thermo lines have all been updated over the past 5 years, with 3 completed in the spring of 2019. The electrical has all been updated with new transformers and meters in 2018.

This type of business has been shown to be needed in the area with this trailer court being run at roughly 80% - 90% occupancy during the spring/summer months, and with the incoming traffic from area oilfields and pipelines.

Driving Directions:

From the intersection of Hwy. #12 and Hwy. #85, go north on Hwy. #85 until the road curves east. The trailer court is off 85th St. SW.

SUBJECT PROPERTY

Bowman, ND

BOWMAN COUNTY, ND



Contact

Ali Paulson

701.206.1046

ali@pifers.com

**EXCELLENT ACCESS
OFF HWY. #85!**

Pifer's
LAND AUCTIONS

709 12th St. NE • PO Box 178 - Bowman, ND

Property Information

Property Type: 17-Unit Trailer Court

Address: 85th St. SW - Bowman, ND

Legal Description: A 5.21 Acre Tract in the S½ SE¼ 1-131-102

City Parcel Number: 16-0000-02208-007

Size: 5.21 +/- Acres

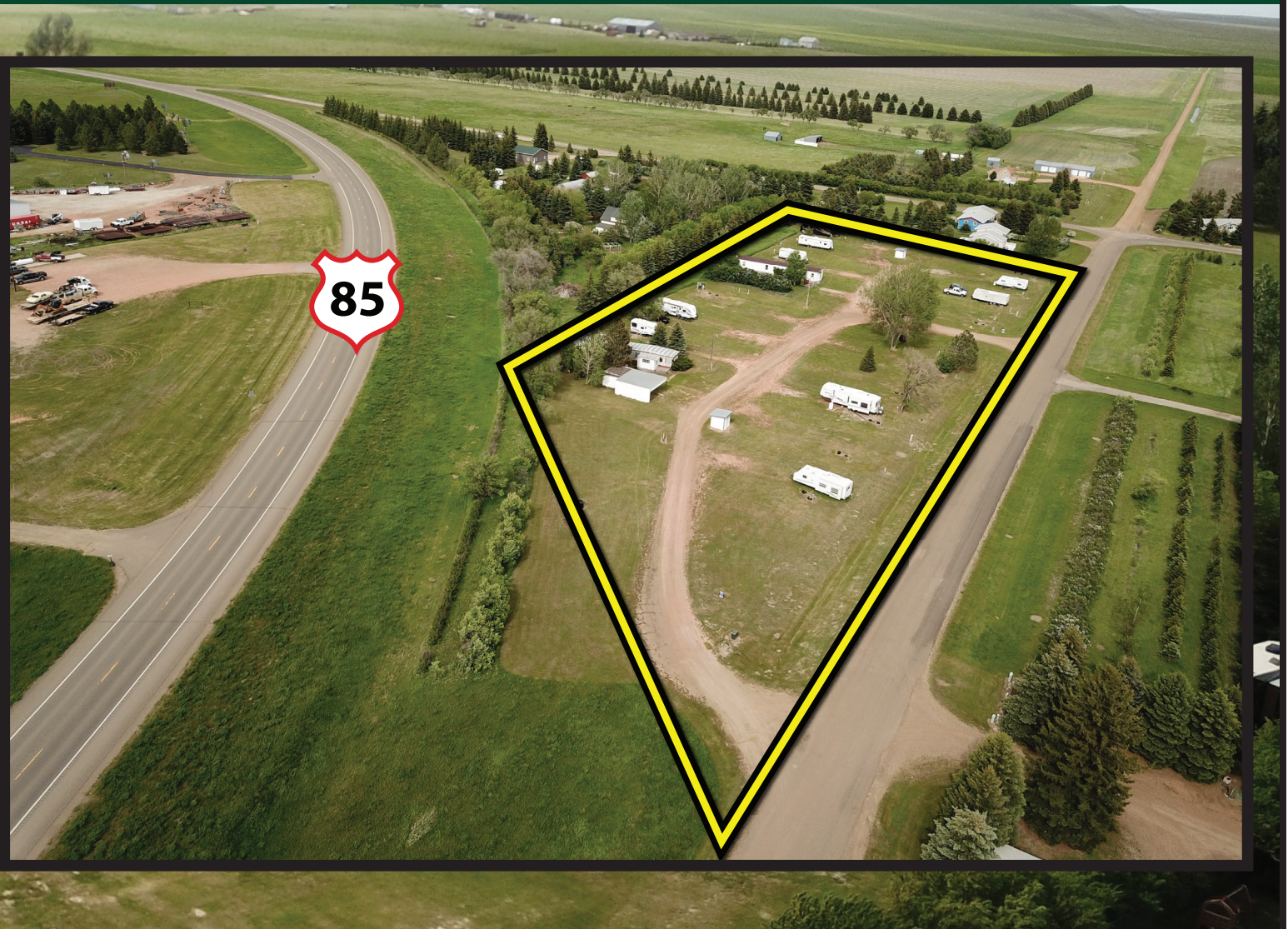
Zoning: Rural/Commercial

Taxes (2018): \$500.00 (estimate)

Permanent Trailer House/RV Unit Spots: 17

Water: There are 2 wells that service the entire site, all water has been inspected and is compliant with state code.

Sewer: The site is serviced by four well maintained septic systems that are inspected and are compliant with state code.



Property Photos

Rental Income/Expenses

- The base gross rent for a trailer house is currently \$150/month.
- The base gross rent for an RV is currently \$425/month.
- Average electric bill for all 17 units is estimated at \$4,800/year.
- Average garbage bill for all 17 units is estimated at \$500/year.

More detailed information is available to prospective buyers upon request.



Property Photos



Property Photos



**GREAT INVESTMENT
OPPORTUNITY!**

Terms & Conditions

I. Terms and Conditions of Written Bid Auction

All written bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

A. If you are the successful bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before 9/10/19. After the auction sale you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

II. Bidding Procedures

All bidders invited to the oral bidding who had a written bid on at least one parcel will be able to bid on any or all parcels or combination of parcels. Agent/Auctioneer will explain oral bidding process (bid dollar increments, rounds, passes, etc) prior to beginning oral bidding. The highest submitted Written Bid will be the last to oral raise bids.

III. Purchase Agreement, Marketability, Signing Area (cont'd)

It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local, and federal codes. The Pifer Group, Inc. and the sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by buyer is strongly recommended.

IV. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Purchaser's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Purchaser's earnest money deposit.

V. Closing

At closing, Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Seller to provide Updated abstract to the buyer(s). Closing costs will be split 50/50 between seller and buyer. Any fees and closing cost regarding determination of title will be paid by the Purchaser.

VI. Showing of Property

WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF. It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

VII. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Agent/Auctioneer. The determination by the Agent/Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

Announcements made by the Agent/Auctioneer, of Pifer's Auction & Realty, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's Auction & Realty at 877.700.4099

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Agent/Auctioneer, Pifer's Auction & Realty.

We encourage you to inspect any property you wish to bid on. The seller reserves the right to reject any and all bids.

This sale is managed by Pifer's Auction Company, Kevin Pifer, ND #715. Subject to prior sale.

LC Trailer Court LLC - Bowman, ND • Bidder Form

PROSPECTIVE BIDDERS MUST READ THIS IMPORTANT INFORMATION!

Bidding Procedure and Terms/Conditions

Bidding Procedure: Only the top bidders will be offered an opportunity to competitively raise their bids at a time and place designated by Pifer's Auction & Realty. Agent/Auctioneer will explain oral bidding process (bid dollar increments, rounds, passes, etc) prior to beginning oral bidding. The highest submitted Written Bid will be the last to orally raise bid. The top bidder will not be required to raise their own bid until they have been outbid by another party.

1. All written bids must be received prior to 5:00 p.m. (MT) on Thursday, August 1, 2019.
2. Written bids should be submitted on a total sum value of the entire property.
3. The top written bids may be invited to an oral bidding auction and may have an opportunity to raise their bid at a time and place designated by Pifer's Auction & Realty. Oral bidding will be on Monday, August 5, 2019 at 1:00 p.m. (MT).
4. Each oral bidder will have an opportunity to bid on the property. The oral bidding procedure shall be determined by Pifer's Auction & Realty, and will be explained to all bidders invited to the oral bidding prior to the oral auction. Oral invitations will be provided Friday, August 2, 2019 to the top bidders as designated by Pifer's Auction & Realty.
5. The winning bidder will receive a North Dakota purchase agreement provided by Pifer's Auction & Realty.
6. The property owner reserves the right to accept or reject any and all bids.
7. All statements made the day of the oral bidding take precedence over all printed materials.

Mail, Email or Fax this Bid Form to:

Pifer's Auction & Realty
LC Trailer Court LLC - Ali Paulson
709 12th St. NE • PO Box 178
Bowman, ND 58623
Fax: 701.523.7502
ali@pifers.com

Property	Total
17-Unit Trailer Court	

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

I understand & agree to all the terms & conditions for this sale.

Signature: _____