

LAND SALE **Deadline: 5pm Central, Thursday, November 13, 2025**

Re: Richard Bjerke Estate Land Sale – Hatton, North Dakota

Parcel 1 – Newburgh Twp

The Southeast Quarter (SE1/4) of Section 24, Township 148 North, Range 54 West of the Fifth Principal Meridian, Steele County, North Dakota, less Auditor's Lot 1, described as follows:

Beginning at the northeast corner of said Southeast Quarter; thence South 02 degrees 07 minutes 45 seconds East, an assumed bearing on the east line of said Southeast Quarter, 1,101.55 feet; thence South 86 degrees 32 minutes 25 seconds West, 1,205.30 feet; thence North 07 degrees 18 minutes 57 seconds West, 1,132.35 feet to the north line of said Southeast Quarter; thence North 87 degrees 47 minutes 26 seconds East, on said north line, 1,307.34 feet to the point of beginning. Containing 32.16 acres, more or less.

<u>Total Acres</u>	<u>Cropland</u>	<u>Soil PI</u>	<u>2024 taxes</u>
127.84	122.43	80.4	\$2,192.68

Parcel 2 – Garfield Twp

The Southwest Quarter (SW1/4) of Section 19, Township 148 North, Range 53 West of the Fifth Principal Meridian, Traill County, North Dakota, less three parcels described as follows:

1. All that part of the NW1/4SW1/4 of Section 19, Township 148 North, Range 53 West, Traill County, North Dakota, more particularly described as follows: Commencing at the Northwest corner of the SW1/4 of said Section 19; thence East along the quarter line 20 rods; thence South 16 rods; thence West 20 rods to the section line; thence North along the section line 16 rods to the place of beginning.; also known as Lot C of the SW1/4 of Section 19, Township 148 North, Range 53 West. (tract contains 2 acres)
2. The East 375.05 feet of the South 1196.25 feet of the Southwest Quarter (SW1/4) of Section 19, Township 148 North, Range 53 West of the Fifth Principal Meridian, Traill County, North Dakota. (tract contains 10.3 acres more or less)
3. The West 780 feet of the East 1155 feet of the South 1196.25 feet of the Southwest Quarter (SW1/4) of Section 19, Township 148 North, Range 53 West of the Fifth Principal Meridian, Traill County, North Dakota. (tract contains 21.42 acres more or less)

<u>Total Acres</u>	<u>Cropland</u>	<u>Soil PI</u>	<u>2024 taxes</u>
99.69	77.1	77.4	\$1,799.61

Current lease expires 12/31/2025. Seller will retain 2025 land rent. Possession will be given after the corn is harvested. Seller to pay 2025 property taxes. Seller will provide an updated abstract to Purchaser. Seller will convey all minerals owned by Seller. The property will be conveyed subject to customary utility easements. There are no wetland easements and no wind power easements. There is no drain tile installed on the property.

Written bids (mail, fax, email) must be submitted to Uglem Law, PC, by 5:00 o'clock P.M. on Thursday, November 13, 2025. Bids should be for the total price for the parcel and not by the acre. Bidders emailing and faxing bids should verify that bids are received.

Unrelated parties submitting the 8 highest bids will be invited to participate in live bidding (in-person or by phone) to be set by Uglem Law PC the following week after communication with each bidder.

Please see the following enclosed documents:

1. Newburgh Township Map
2. AgriData Map Parcel 1
3. Soil Map Parcel 1
4. Garfield Township Map
5. AgriData Map Parcel 2
6. Soil Map Parcel 2
7. Bid Form

View photos of land at www.uglemlaw.com

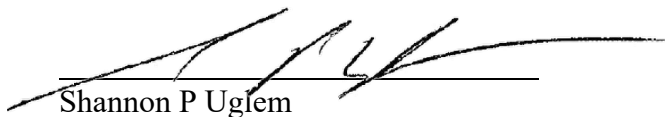
The owners and their agents reserve the right to reject any and all bids.

Upon conclusion of live bidding, the buyer will be presented with a purchase agreement for signature and will have 24 hours to supply earnest money in the amount of \$50,000 per parcel. Closing to take place on or before December 31, 2025.

Please contact me with any questions. Thank you for your consideration.

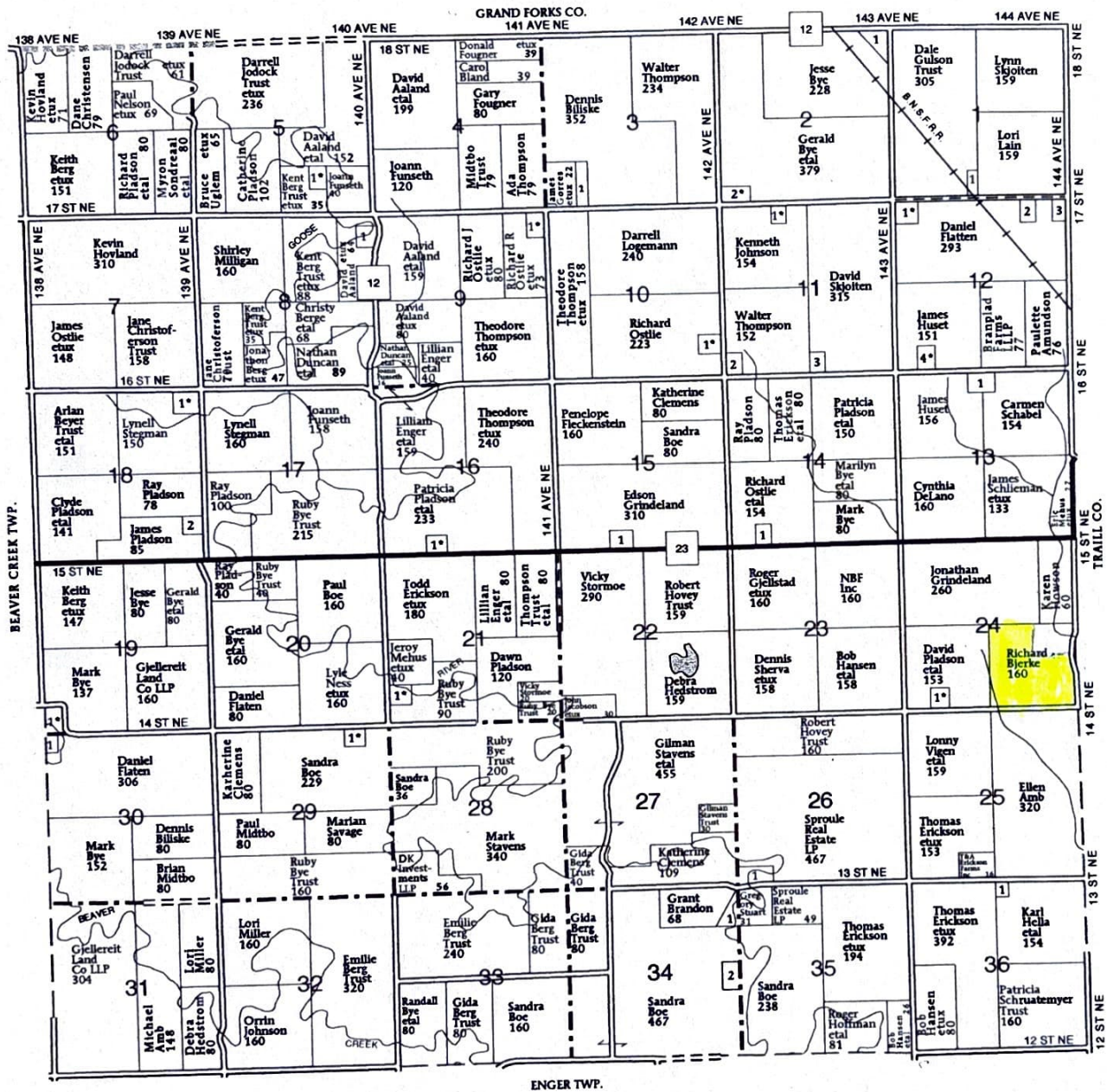
Sincerely,

UGLEM LAW, PC



Shannon P Uglem

Enclosures



NEWBURGH TOWNSHIP

SECTION 1

1. BNSF Railway Co 8

SECTION 2

1. BNSF Railway Co 6
2. Russell, David etux 11

SECTION 3

1. Steele County Water Resource 8

SECTION 5

1. Klevberg, Scott etux 8

SECTION 8

1. Bolton Jr, James 7

SECTION 9

1. Johnson, Jeffrey etux 7

SECTION 10

1. Spicer, Michael etux 10

SECTION 11

1. Berthold, Richard etux 6

SECTION 12

2. Steele County Water Resource 8

SECTION 13

3. Steele County Water Resource 5

SECTION 14

1. Vigen, Lonny etal 10

SECTION 15

2. BNSF Railway Co 7

SECTION 16

3. Steele County Water Resource 6

SECTION 17

4. Tate, Cheryl etal 9

SECTION 13

1. Steele County Water Resource 10

SECTION 14

1. Fish, Elizabeth 6

SECTION 15

1. Almanza, Manuel 9

SECTION 16

1. Boe, Dana etux 6

SECTION 18

1. Verminski, David etux 10

SECTION 19

2. Asproth, Gary 6

SECTION 20

1. Wold, Kevin etux 13

SECTION 21

1. Heekin, Dennis etux 10

SECTION 24

1. Flexhaug, Curtis etux 7

SECTION 26

1. Stuart, Gregory 13

SECTION 29

1. Ness, Jason etux 11

SECTION 30

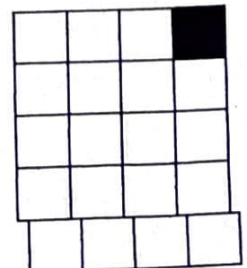
1. Claveau, Matthew 5

SECTION 34

1. Swenson, Todd 12

SECTION 36

1. T&A Erickson Farms Inc 6



STEELE CO., ND

Parcel 1 Aerial Map



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SHANNON P. UGLEM • Attorney at Law

Boundary Center: 47° 37' 4.09, -97° 28' 42.2

0ft 437ft 873ft

24-148N-54W
Steele County
North Dakota



Maps Provided By:



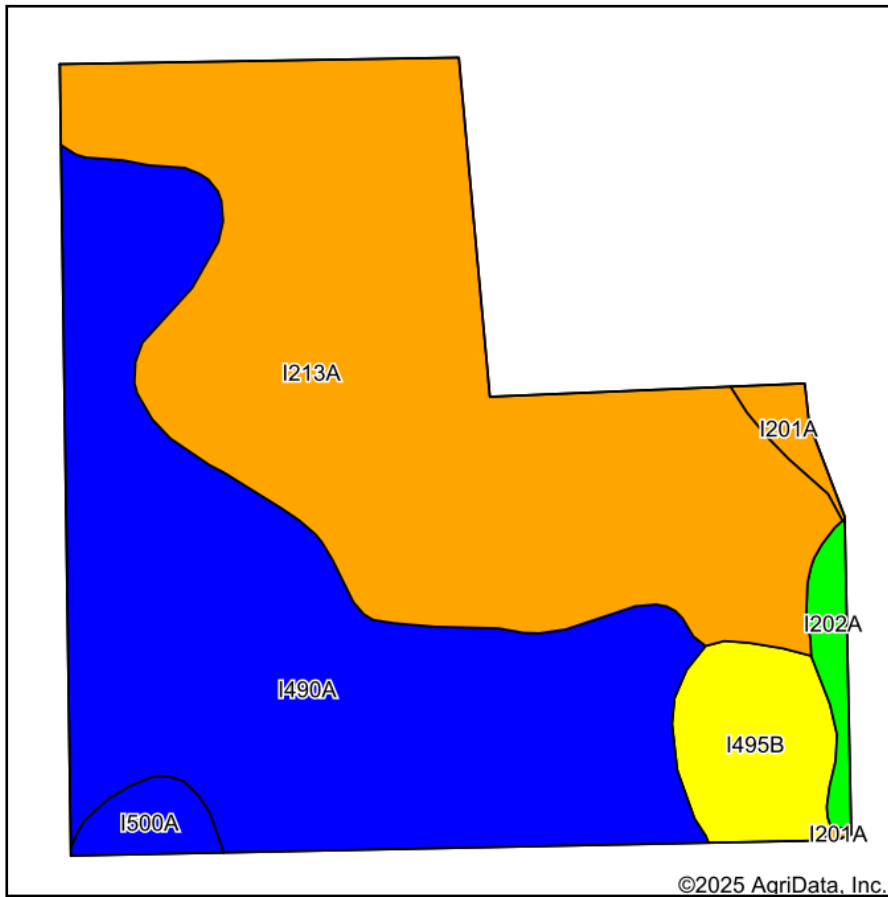
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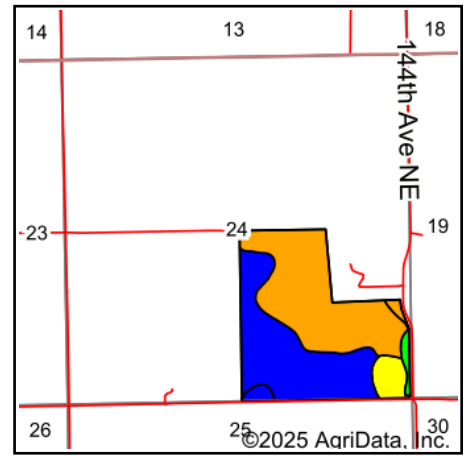
10/26/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Steele**
 Location: **24-148N-54W**
 Township: **Newburgh**
 Acres: **122.43**
 Date: **10/26/2025**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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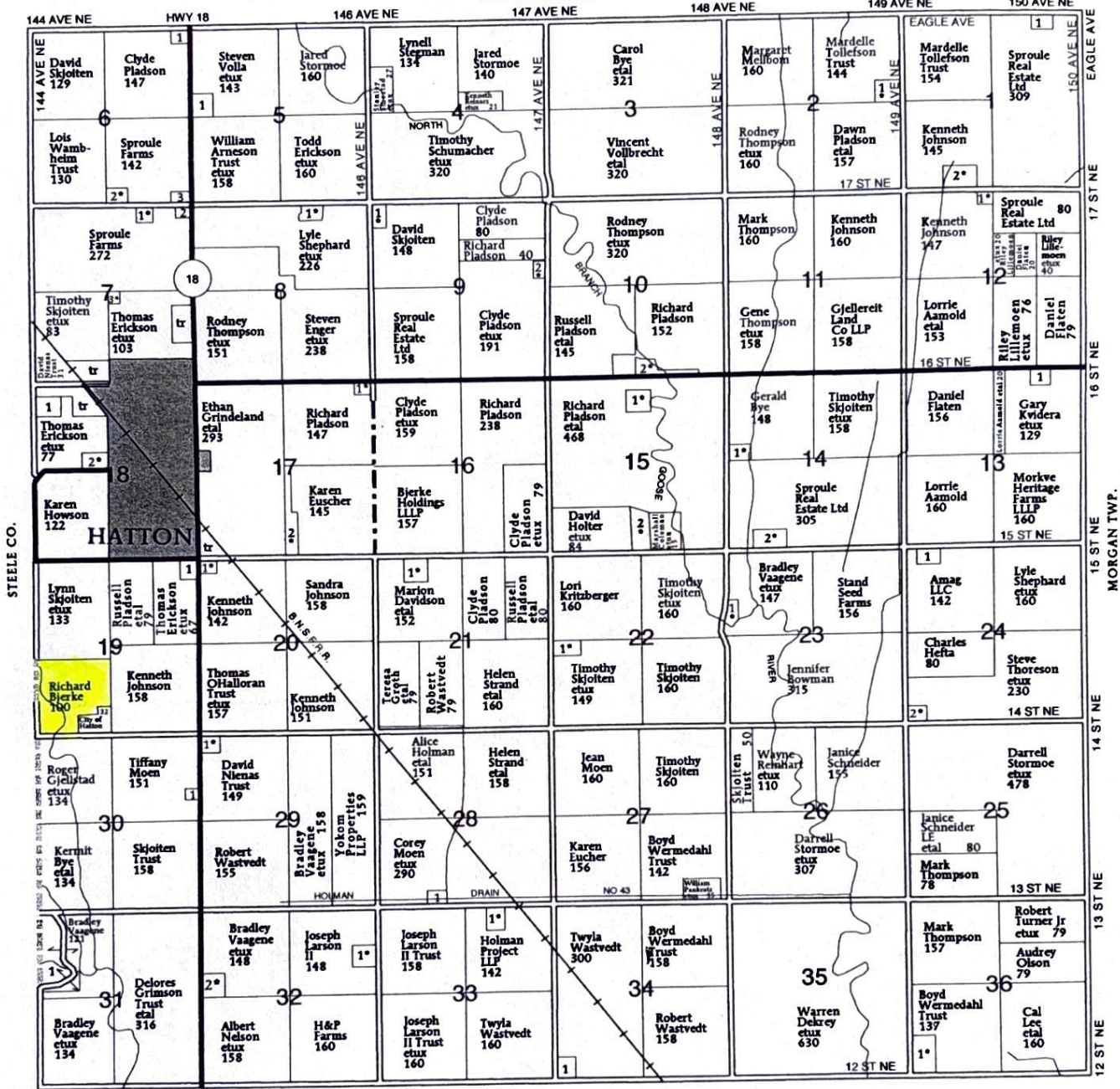
Area Symbol: ND091, Soil Area Version: 30								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Soybeans
I213A	Embden fine sandy loam, 0 to 2 percent slopes	58.68	47.9%		IIle		74	55
I490A	Glyndon-Tiffany silt loams, 0 to 2 percent slopes	51.28	41.9%		Ile		89	52
I495B	Egeland-Embden fine sandy loams, 2 to 6 percent slopes	7.04	5.8%		IIIle	Ile	67	50
I500A	Gardena loam, 0 to 2 percent slopes	2.14	1.7%		Ile	Ile	88	62
I202A	Gardena silt loam, 0 to 2 percent slopes	1.98	1.6%		Ile	Ile	92	67
I201A	Glyndon silt loam, 0 to 2 percent slopes	1.31	1.1%		Ile		77	53
Weighted Average					2.54	*-	80.4	*n 53.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

GRAND FORKS CO.



VIKING TWP.

GARFIELD TOWNSHIP

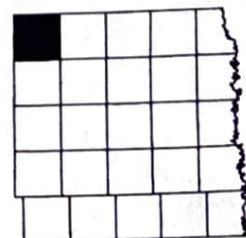
- SECTION 1**
1. Ness, Daniel 11
2. Stormoe, Darrell etux 14
- SECTION 2**
1. Naastad, Ben etux 9
- SECTION 5**
1. Groven, Carol 14
- SECTION 6**
1. Warnke, Robert 11
2. Foss, Marjorie etux 7
3. St Johns Lutheran Church 9
- SECTION 7**
1. Engler, Christopher etux 11

2. St Johns Lutheran Church 6
3. Johnson, Willis etux 7
- SECTION 8**
1. Grimeson, Eunice etal 12
- SECTION 9**
1. Heskin, Joel etux 12
2. Heskin, Joel etux 7
- SECTION 10**
2. Coleman, Marshall etux 20
- SECTION 12**
1. Stormoe, Darrell etux 8
- SECTION 13**
1. Naastad, Joann 10

- SECTION 14**
1. Bohlman, David etux 11
2. Johnson, Mark etux 13
- SECTION 15**
1. Vaagene, Gary etux 10
2. Lawrence, Tamara etux 14
- SECTION 17**
1. Iverson, Steven etux 8
2. Johnson, Ryan etux 10
- SECTION 18**
1. Stavens, Mark 14
2. Stavens, Arthur etal 7
- SECTION 19**
1. Dokken, Brian 10

- SECTION 20**
1. Handley, Toby etux 6
- SECTION 21**
1. Huus, Donald etux 8
- SECTION 22**
1. Almanza, Natividad etal 5
- SECTION 23**
1. Amb, Courtney etal 10
- SECTION 24**
1. Morkve Heritage Farms LLLP 18
2. Foss, Justin etux 10
- SECTION 28**
1. Pawlowski, Tyler 11

- SECTION 29**
1. Pierce, Jerry etal 9
- SECTION 30**
1. KGS Enterprises LLC 7
- SECTION 31**
1. Vaagene Family Farms Inc 13
- SECTION 32**
1. Condit, Donald etux 10
2. McHab, Kris etux 8
- SECTION 33**
1. Johnson, Ryan etux 8
- SECTION 34**
1. Pierce, Bradley 8
- SECTION 36**
1. Thompson, Mark etal 20



Parcel 2

Aerial Map



Boundary Center: 47° 37' 4.21, -97° 28' 6.56

0ft 429ft 858ft

19-148N-53W
Trail County
North Dakota



10/26/2025

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Maps Provided By:

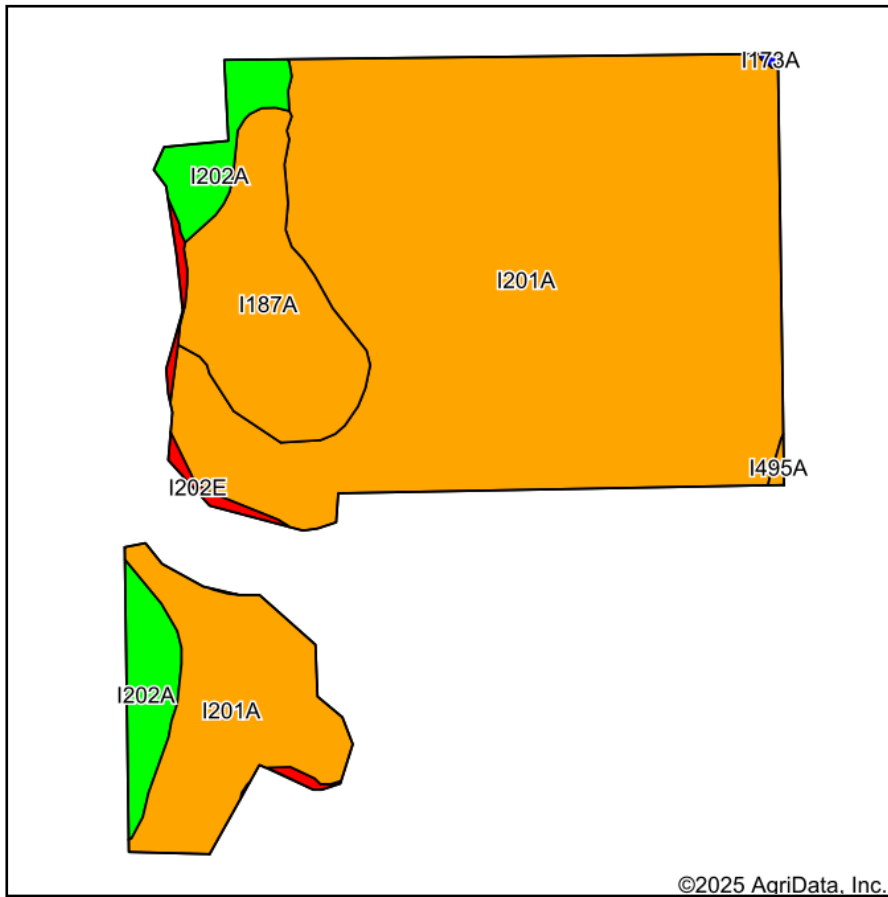


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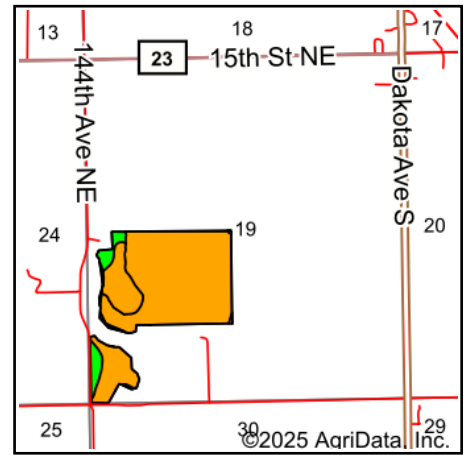
www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Trail**
 Location: **19-148N-53W**
 Township: **Garfield**
 Acres: **77.1**
 Date: **10/26/2025**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: ND097, Soil Area Version: 31								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Soybeans
I201A	Glyndon silt loam, 0 to 2 percent slopes	62.78	81.5%		Ile		77	53
I187A	Egeland loam, 0 to 2 percent slopes	8.79	11.4%		Ile		76	51
I202A	Gardena silt loam, 0 to 2 percent slopes	4.66	6.0%		Ile	Ile	92	67
I202E	Zell-Eckman silt loams, 15 to 25 percent slopes	0.76	1.0%		Vle		41	48
I495A	Egeland-Embsen fine sandy loams, 0 to 2 percent slopes	0.11	0.1%		IIle		71	51
Weighted Average					2.04	*-	77.4	*n 53.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Return to Uglem Law PC by email, fax, mail or physically and confirm receipt by Uglem Law PC by:

Deadline: 5pm Central, Thursday, November 13, 2025

BID ON REAL ESTATE

Re: Richard Bjerke Estate Land Sale – Hatton, North Dakota

I, the undersigned, or as authorized agent of the entity written below, do hereby bid the following amount on the described property: (total price for the parcel)

Parcel 1

SE1/4 Sec 24, Twp 148, Rg 54 Steele Co, less 32.16 acre parcel.

\$ _____

Parcel 2

SW1/4 Sec 19, Twp 148, Rg 53 Traill Co, less 3 parcels.

\$ _____

Name DATE

Address

Phone

Email