

LAND SALE Deadline: **5pm CST, Tuesday, November 14, 2023**

Re: Stenmo Family Sale – Washington & Northwood Townships, Grand Forks County, ND

Highly productive cropland between Northwood and Hatton, ND.

Parcel 1

SW1/4 Section 19- T149, R53. (Washington Twp)

<u>Total Acres</u>	<u>Cropland</u>	<u>Soil PI</u>	<u>2022 taxes</u>
160	135.33	88.5	\$2,385.34
Tax parcel: 40-1903-00001-000			

Parcel 2

51.13 cropland acres in E2 Section 24- T149, R54 (to be surveyed) (Northwood Twp)

<u>Total Acres</u>	<u>Cropland</u>	<u>Soil PI</u>	<u>2022 taxes</u>
54.44	51.13	78	Estimate \$825.00
Tax parcel: to be split			

Note: **Parcel 1** has according to the soil map about 80% of the tract as Gardena silt loam with a 95 productivity index, with the areas near the waterway being lower.

Note: **Parcel 2** includes a strip of land south of the tree line that is not properly listed in the FSA map which incorrectly shows only the acres north of the shelter belt. A survey has been ordered but not yet completed to separate the farmstead and waterway from the cropland tract. Total acres therefore are subject to final survey. Cropland acres are a best estimate, which are quite close to the 51.9 acres tenant Schumacher Farms was paying on.

The property has no lease going into 2024. Seller will retain the 2023 lease income and Seller will be responsible for all 2023 taxes. There will be no proration.

Seller will provide an updated abstract to Purchaser. Seller will convey all minerals owned by present owners. The property will be conveyed subject to customary utility 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 Tuesday, November 14, 2023. 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.

Those submitting the 6 highest bids will be invited to participate in live in-person or phone bidding to be set by Uglem Law PC the following week.

Please see the following enclosed documents:

1. Washington Township Map
2. AgriData Map – Parcel 1 – total acres
3. AgriData Map – Parcel 1 – cropland acres
4. FSA Map – Parcel 1
5. Soil Map – Parcel 1
6. Northwood Township Map
7. AgriData Map – Parcel 2
8. FSA Map – Parcel 2
9. Soil Map – Parcel 2
10. FSA Data
11. Tax Statement – Parcel 1
12. Tax Statement – Parcel 2
13. Bid Form

View photos of land at www.uglemlaw.com

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

Earnest money of 5% of the sales price will be requested by Seller at signing of the purchase agreement upon conclusion of live bidding. Closing to take place within 45 days of signed purchase agreement.

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

Sincerely,

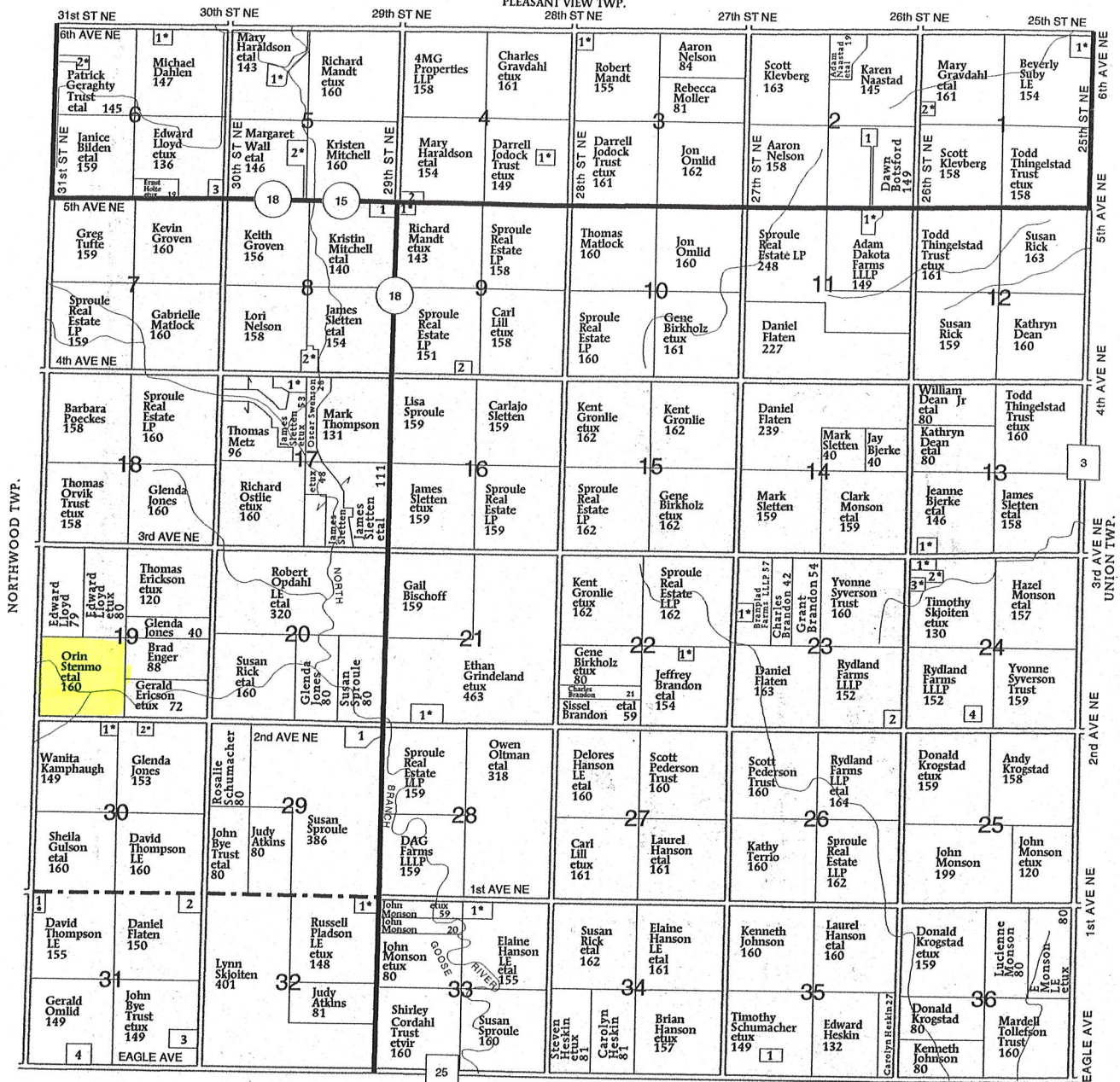
UGLEM LAW, PC



Shannon P Uglem

Enclosures

(Landowners)



STEELE CO.

TRILL CO.

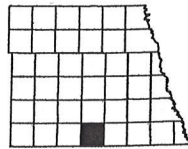
WASHINGTON TOWNSHIP	
SECTION 1	
1 DORMAN, SETH ETUX	11
2 KIEMHUS, JESSICA ETAL	5
SECTION 2	
1 MULLET, DAVID	10
SECTION 3	
1 ONSTAD, RICHARD ETUX	9
SECTION 4	
1 THORSgard, ERIC ETUX	10
2 BOURY, JOHN	5

SECTION 5	
1 SHEGGERUD, DARREN ETUX	15
2 JOHNSON, PERRY ETUX	13
SECTION 6	
1 INNELLA, J ETAL	11
2 MELAND, RANDALL ETUX	11
3 GREAT PLAINS TOWER PROPERTIES LLP	5
SECTION 8	
1 4430 LLC	12
2 NYSTROM, TIMOTHY ETUX	6
SECTION 9	
1 HAGERT, JARED ETUX	5

SECTION 11	
1 RICHARDS, SUSAN ETVIR	9
SECTION 13	
1 LYNCH, PATRICK ETAL	9
SECTION 17	
1 HUUS, KATIE ETVIR	10
SECTION 21	
1 NELSON, BYRON ETUX	12
SECTION 22	
1 PEDERSON, DAVID ETUX	7

SECTION 23	
1 MEHS, KATIE ETAL	8
2 KRIGBAUM, JONATHAN	10
SECTION 24	
1 SLETTEN, TAMA ETAL	9
2 IVERSON, SETH ETUX	6
3 LAMOINE TRUST, JOHN ETUX	11
4 HUSO, ANDREA	7
SECTION 29	
1 PHELPS, C	14
SECTION 30	
1 CIGELSKA, BEN ETAL	10
2 JOHNSON, TRACI ETAL	7

SECTION 31	
1 VERKE, CHAD ETUX	5
2 LEE, DAVID	10
3 NESHEIM, ERIC	11
4 GILBERTSON, KARON	10
SECTION 32	
1 PLADSON TRUST, CLYDE ETUX	13
SECTION 33	
1 STEWART, RICHARD ETUX	5
SECTION 35	
1 JOHNSON, NETTIE	12

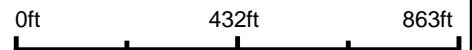


Aerial Map



UGLEM LAW P.C.
SHANNON P. UGLEM • Attorney at Law

Boundary Center: 47° 42' 16.66, -97° 29' 25.45



19-149N-53W
Grand Forks County
North Dakota



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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9/16/2023



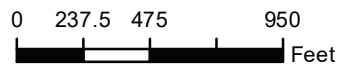
Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

Unless Otherwise Noted:
 All crops are for grain
 All crops are non-irrigated
 Shares are 100% to Operator

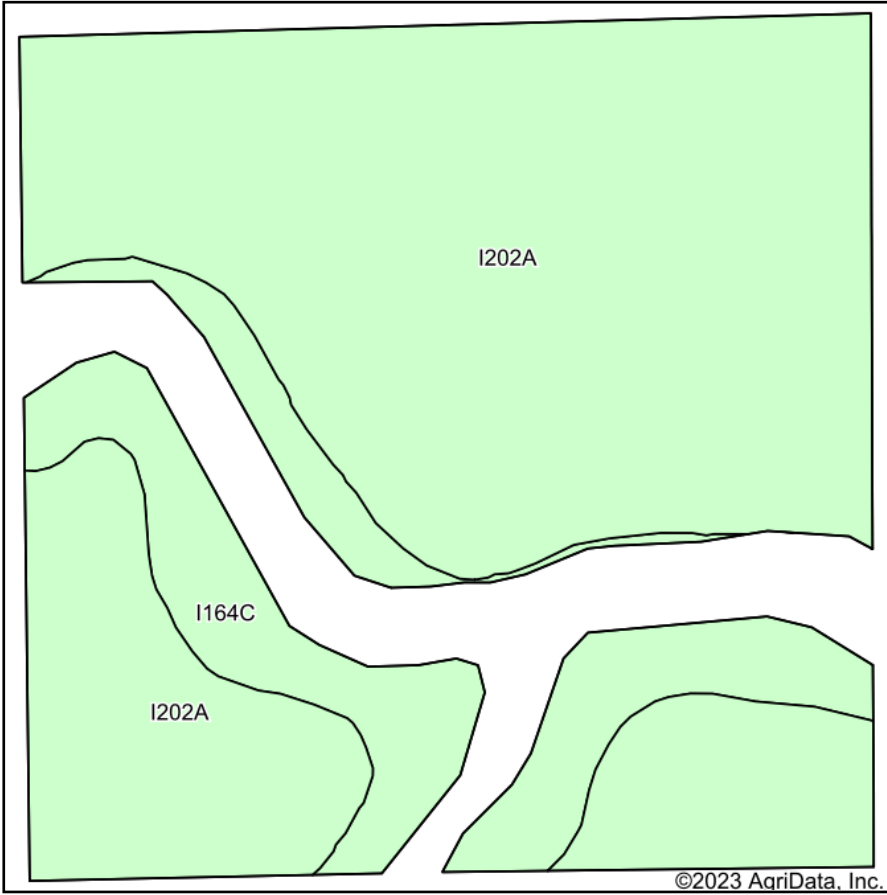
2023 Program Year
 Map Created January 23, 2023

S19 T149N R53W
 Phy Cnty: Grand Forks

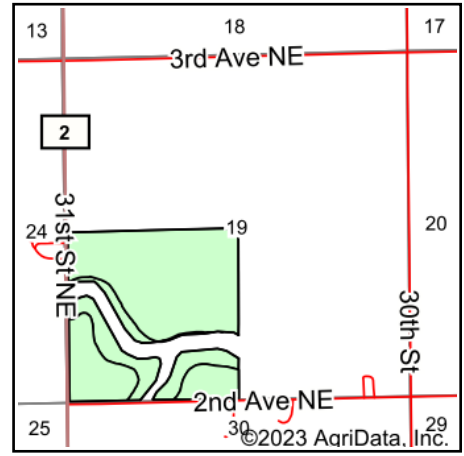


United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). **The imagery displayed on this map was collected in calendar year 2022.**

Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Grand Forks**
 Location: **19-149N-53W**
 Township: **Washington**
 Acres: **135.35**
 Date: **9/16/2023**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: ND035, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Soybeans
I202A	Gardena silt loam, 0 to 2 percent slopes	109.41	80.8%	Ile	Ile	95	68
I164C	Zell-Gardena silt loams, 6 to 9 percent slopes	25.94	19.2%	IVe		61	63
Weighted Average				2.38	*-	88.5	*n 67

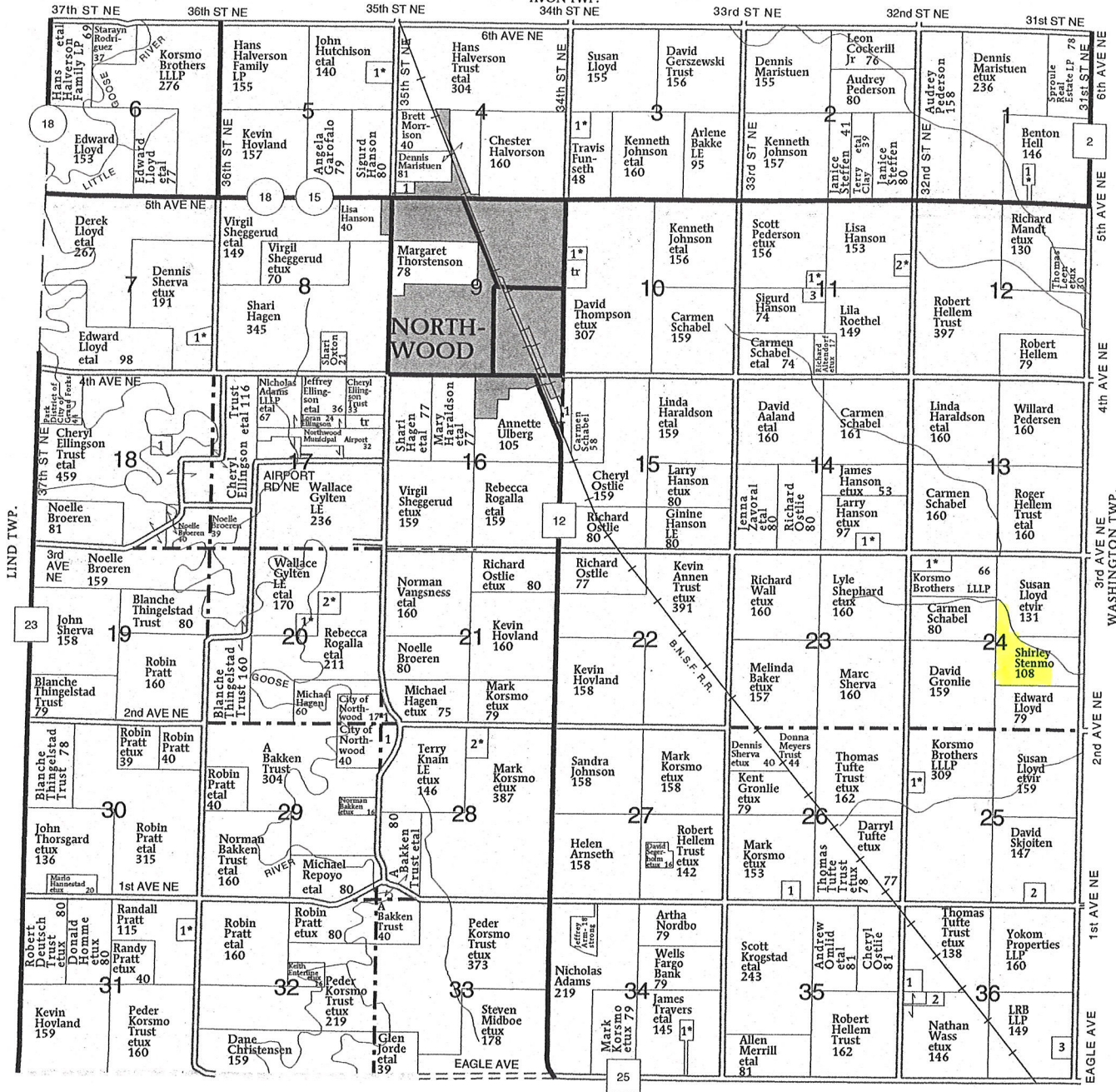
*n: The aggregation method is "Weighted Average using all components"

*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.

(Landowners)



STEELE CO.

NORTHWOOD TOWNSHIP

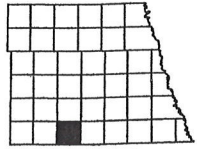
SECTION 1	1 METZ, THOMAS ETUX	11
SECTION 3	1 PINKE, NATHAN ETUX	13
SECTION 4	1 KORSMO BROTHERS LLLP	5
SECTION 5	1 LLOYD, EDWARD ETUX	14

SECTION 7	1 SANDA, DEREK ETUX	9
SECTION 10	1 BINA, TRACY ETVIR	6
SECTION 11	1 PEDERSEN, SCOTT ETUX	5
	2 PRATT, ROBIN ETAL	7
	3 HANSON, RICHARD	7
SECTION 14	1 GABRIEL, DENNIS ETUX	10

SECTION 15	1 ADAMS, RONALD	11
SECTION 18	1 ELLINGSON TRUST, CHERYL	10
SECTION 20	1 VANGNESS LE, NORMAN ETAL	7
	2 THINGELSTAD, JOSEPH ETAL	12
SECTION 21	1 CITY OF NORTHWOOD	5

SECTION 24	1 DANZL, BRIAN ETUX	13
SECTION 25	1 BOWEN, GREGORY ETAL	6
	2 ACKLEY, RODNEY	10
SECTION 26	1 ADAMS, MICHAEL	9
SECTION 28	1 CITY OF NORTHWOOD	14
	2 SEKENSKI, KAYLA ETVIR	13

SECTION 31	1 CHAPARRO, JOSEPH ETUX	5
SECTION 34	1 ALAND, JOHN ETUX	14
SECTION 36	1 SUNDE, HANNAH	8
	2 NEWMES, JAMES	7
	3 REPOYO, DARRELL	9



Aerial Map



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Boundary Center: 47° 42' 28.87, -97° 30' 4.52



24-149N-54W
Grand Forks County
North Dakota



Maps Provided By:
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10/31/2023

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

Aerial Map



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Boundary Center: 47° 42' 28.61, -97° 30' 4.65



24-149N-54W
Grand Forks County
North Dakota



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9/16/2023

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



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

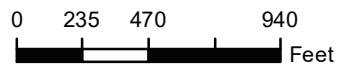
Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless Otherwise Noted:
 All crops are for grain
 All crops are non-irrigated
 Shares are 100% to Operator

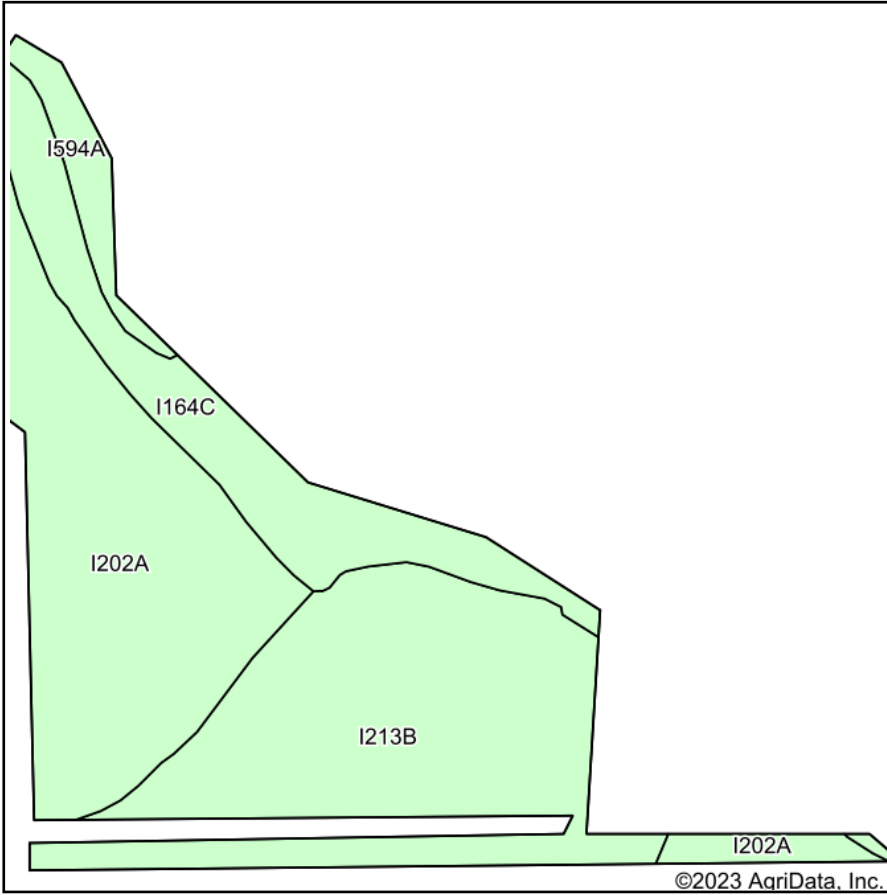
2023 Program Year
 Map Created January 23, 2023

S24 T149N R54W
 Phy Cnty: Grand Forks

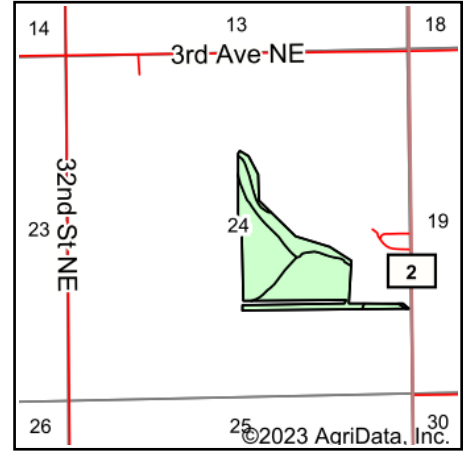


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Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Grand Forks**
 Location: **24-149N-54W**
 Township: **Northwood**
 Acres: **51.13**
 Date: **9/16/2023**

UGLEM LAW P.C.
 SHANNON P. UGLEM • Attorney at Law

Maps Provided By:



Area Symbol: ND035, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Soybeans
I213B	Embden fine sandy loam, 2 to 6 percent slopes	20.98	41.0%	IIIe		68	52
I202A	Gardena silt loam, 0 to 2 percent slopes	19.13	37.4%	Ile	Ile	95	68
I164C	Zell-Gardena silt loams, 6 to 9 percent slopes	8.90	17.4%	IVe		61	63
I594A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	2.12	4.1%	IIc		95	73
Weighted Average				2.76	*-	78	*n 60.8

*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.

Soils data provided by USDA and NRCS.



Abbreviated 156 Farm Record

Operator Name : SCHUMACHER FARMS
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
259.11	181.96	181.96	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	181.96	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	108.90	0.00	67	0
TOTAL	108.90	0.00		

NOTES

Tract Number : 8067

Description : SW(19) 149-53
 FSA Physical Location : NORTH DAKOTA/GRAND FORKS
 ANSI Physical Location : NORTH DAKOTA/GRAND FORKS
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : KAREN MCLENNAN, TODD M STENMO, KELLEY THINGELSTAD, TERENCE STENMO, JESSICA THINGELSTAD, ORIN THORMAN STENMO ESTATE, SHIRLEY STENMO ESTATE
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.63	135.33	135.33	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	135.33	0.00	0.00	0.00	0.00	0.00

Abbreviated 156 Farm Record

Tract 8067 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	80.30	0.00	67
TOTAL	80.30	0.00	

NOTES

Tract Number : 9980

Description : W2SWNE,N2SE(24) 149-54
FSA Physical Location : NORTH DAKOTA/GRAND FORKS
ANSI Physical Location : NORTH DAKOTA/GRAND FORKS
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : SHIRLEY STENMO ESTATE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
103.48	46.63	46.63	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	46.63	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	28.60	0.00	67
TOTAL	28.60	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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2022 Grand Forks County Real Estate Tax Statement

Statement No: 13060

Parcel Number 40-1903-00001-000
Jurisdiction Washington Township
Owner STENMO, ORIN THORMAN, ETAL
Physical Location RURAL WASHINGTON TWP

Acres: 160
Legal Description SW1/4,19-149-53

2022 TAX BREAKDOWN	
Net consolidated tax	2,510.88
Plus: Special Assessments	0.00
Total tax due	2,510.88
Less: 5% discount, if paid by February 15, 2023	-125.54
Amount due by February 15, 2023	2,385.34

Or pay in two installments:
 Payment 1: Pay by March 1, 2023 1,255.44
 Payment 2: Pay by October 15, 2023 1,255.44

**** See Penalty Chart on back of statement ****

Legislative tax relief (3-year comparison)	2020	2021	2022
Legislative tax relief	1,513.34	1,509.12	1,503.67
Tax distribution (3-year comparison):	2020	2021	2022
True and Full Value	205,700	205,700	205,700
Taxable Value	10,285	10,285	10,285
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net Taxable Value	10,285	10,285	10,285
Total mill levy	242.010	241.490	244.130
Taxes By District (in dollars):			
County	849.23	842.76	875.76
Fire	102.85	102.24	102.86
School	1,328.11	1,312.16	1,308.48
Soil Conservation	11.10	10.80	10.38
State	10.28	10.28	10.28
Township	177.22	195.20	192.84
Garrison Diversion	10.28	10.28	10.28
Consolidated tax	2,489.07	2,483.72	2,510.88
Net effective tax rate	1.21%	1.21%	1.22%

*** NOTE: If your mortgage company currently pays real estate taxes for this property, this statement is for your records and a copy will be provided to your mortgage company upon their request.*

FOR ASSISTANCE, CONTACT:

Office Grand Forks County Treasurer
 151 S 4th St. S101
 Grand Forks, ND 58201
 Phone: 701.780.8292
 Website: www.gfcounty.nd.gov

2022 Grand Forks County Real Estate Tax Statement

Your canceled check is your receipt for your payment.
 Receipt issued upon request.



40-1903-00001-000

Parcel Number 40-1903-00001-000

Total tax due	2,510.88
Less: 5% discount	-125.54
Amount due by February 15, 2023	2,385.34

Or pay in two installments (with no discount):
 Payment 1: Pay by March 1, 2023 1,255.44
 Payment 2: Pay by October 15, 2023 1,255.44

MAKE CHECK PAYABLE TO:

STENMO, ORIN THORMAN, ETAL
 247 31ST ST NE
 HATTON ND 58240

Grand Forks County Treasurer
 P.O. Box 5638
 Grand Forks, ND 58206-5638
 Phone: 701.780.8292

2022 Grand Forks County Real Estate Tax Statement

Statement No: 10254

Parcel Number
31-2401-00002-000

Owner
STENMO, SHIRLEY A

Jurisdiction
Northwood Township

Physical Location
RURAL
NORTHWOOD TWSHP

2022 TAX BREAKDOWN

Net consolidated tax	157.37
Plus: Special Assessments	0.00
Total tax due	157.37
Less: 5% discount, if paid by February 15, 2023	-7.87
Amount due by February 15, 2023	149.50

Acres: 29.7

Legal Description
PT NE1/4 24-149-54 (DOC#662022)

Or pay in two installments:

Payment 1: Pay by March 1, 2023	78.69
Payment 2: Pay by October 15, 2023	78.68

**** See Penalty Chart on back of statement ****

Legislative tax relief (3-year comparison)			
Legislative tax relief	2020 100.06	2021 99.78	2022 99.42

Tax distribution (3-year comparison):			
True and Full Value	2020 13,600	2021 13,600	2022 13,600
Taxable Value	680	680	680
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0

Net Taxable Value	680	680	680
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Total mill levy	231.280	228.760	231.420
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Taxes By District (in dollars):			
County	54.79	54.36	56.55
Fire	3.40	2.92	3.40
School	82.28	81.60	80.92
Soil Conservation	0.74	0.72	0.68
State	0.68	0.68	0.68
Township	14.70	14.60	14.46
Garrison Diversion	0.68	0.68	0.68

Consolidated tax	157.27	155.56	157.37
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Net effective tax rate	1.16%	1.14%	1.16%
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FOR ASSISTANCE, CONTACT:

Office Grand Forks County Treasurer
151 S 4th St. S101
Grand Forks, ND 58201

Phone: 701.780.8292

Website: www.gfcounty.nd.gov

2022 Grand Forks County Real Estate Tax Statement

Your canceled check is your receipt for your payment.
Receipt issued upon request.



31-2401-00002-000

Parcel Number 31-2401-00002-000

Total tax due	157.37
Less: 5% discount	-7.87
Amount due by February 15, 2023	149.50

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2023	78.69
Payment 2: Pay by October 15, 2023	78.68

MAKE CHECK PAYABLE TO:

Grand Forks County Treasurer
P.O. Box 5638
Grand Forks, ND 58206-5638
Phone: 701.780.8292

STENMO, SHIRLEY A
247 31ST ST NE
HATTON ND 58240

2022 Grand Forks County Real Estate Tax Statement

Statement No: 10259

Parcel Number
31-2404-00001-001

Owner
STENMO, SHIRLEY A

Jurisdiction
Northwood Township

Physical Location
RURAL
NORTHWOOD TWSHP

2022 TAX BREAKDOWN

Net consolidated tax	4,462.02
Plus: Special Assessments	<u>0.00</u>
Total tax due	4,462.02
Less: 5% discount, if paid by February 15, 2023	<u>-223.10</u>
Amount due by February 15, 2023	<u><u>4,238.92</u></u>

Acres: 80

Legal Description
N1/2SE1/4 24-149-54

Or pay in two installments:

Payment 1: Pay by March 1, 2023	2,231.01
Payment 2: Pay by October 15, 2023	2,231.01

**** See Penalty Chart on back of statement ****

Legislative tax relief (3-year comparison)	2020	2021	2022
Legislative tax relief	<u>2,383.39</u>	<u>2,578.20</u>	<u>2,818.89</u>
Tax distribution (3-year comparison):	2020	2021	2022
True and Full Value	353,200	383,700	421,700
Taxable Value	16,198	17,571	19,281
Less: Homestead credit	0	0	0
Disabled Veterans credit	<u>0</u>	<u>0</u>	<u>0</u>
Net Taxable Value	<u>16,198</u>	<u>17,571</u>	<u>19,281</u>
Total mill levy	<u>231.280</u>	<u>228.760</u>	<u>231.420</u>
Taxes By District (in dollars):			
County	1,305.03	1,404.65	1,603.22
Fire	81.00	75.72	96.40
School	1,959.96	2,108.52	2,294.44
Soil Conservation	17.50	18.44	19.48
State	16.20	17.58	19.28
Township	350.38	377.06	409.92
Garrison Diversion	<u>16.20</u>	<u>17.58</u>	<u>19.28</u>
Consolidated tax	<u>3,746.27</u>	<u>4,019.55</u>	<u>4,462.02</u>
Net effective tax rate	<u>1.06%</u>	<u>1.05%</u>	<u>1.06%</u>

*** NOTE: If your mortgage company currently pays real estate taxes for this property, this statement is for your records and a copy will be provided to your mortgage company upon their request.*

FOR ASSISTANCE, CONTACT:

Office Grand Forks County Treasurer
151 S 4th St. S101
Grand Forks, ND 58201

Phone: 701.780.8292

Website: www.gfcounty.nd.gov

2022 Grand Forks County Real Estate Tax Statement

Your canceled check is your receipt for your payment.
Receipt issued upon request.



31-2404-00001-001

Parcel Number 31-2404-00001-001

Total tax due	4,462.02
Less: 5% discount	<u>-223.10</u>
Amount due by February 15, 2023	<u><u>4,238.92</u></u>

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2023	2,231.01
Payment 2: Pay by October 15, 2023	2,231.01

MAKE CHECK PAYABLE TO:

Grand Forks County Treasurer
P.O. Box 5638
Grand Forks, ND 58206-5638
Phone: 701.780.8292

STENMO, SHIRLEY A
247 31ST ST NE
HATTON ND 58240

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

Deadline: 5pm CST, Tuesday, November 14, 2023

BID ON REAL ESTATE

Re: Stenmo Family Sale – Washington & Northwood Townships, Grand Forks County, ND

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

SW1/4 Section 19- T149, R53.

\$ _____

Parcel 2

51.13 cropland acres in E2 Section 24- T149, R54.

\$ _____

Name DATE

Address

Phone

Email