

LAND SALE Deadline: **Thursday, February 12, 2026 by 5pm**

Re: Highly productive drain-tiled cropland between Northwood and Larimore.

Seller: Ben Thorsgard

The NW1/4 of Section 13, Township 150 North, Range 55 West of the Fifth Principal Meridian, Grand Forks County, North Dakota, EXCEPT a tract of land more particularly described as follows:

Commencing at the northwest corner of the Northwest Quarter (NW¼) of Section 13, in Township 150 North, of Range 55 West of the 5th Principal Meridian, as the actual point of beginning; thence east along the north section line of said Section 13 a distance of 500 feet; thence south in a straight line parallel with the west section line of said Section 13 a distance of 565 feet; thence west in a straight line parallel with the north section line of said Section 13 a distance of 500 feet to the west section line of Section 13; thence north along said section line a distance of 565 feet to the actual point of beginning.

<u>Total Acres</u>	<u>Cropland</u>	<u>Soil PI</u>	<u>2025 taxes</u>
152.2	149.7	90.2	\$2,576.11

Land was fully drain tiled by Ellinson Companies about five years ago. It is being sold free of lease. Seller to pay 2025 property taxes. Buyer assumes all 2026 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.

Written bids (mail, fax, email) must be submitted to Uglem Law, PC, by the above deadline. 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. Township Map
2. AgriData Map
3. Soil Map Parcel
4. Tax Statement

5. Ellingson drain tile maps
6. Bid Form

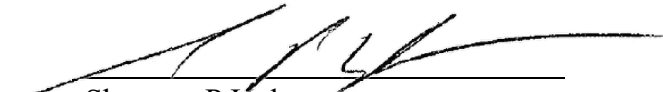
The owners and their agents reserve the right to reject any and all bids.

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 \$100,000. Closing to take place within 45 days of signing of purchase agreement.

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

Sincerely,

UGLEM LAW, PC


Shannon P Uglem

Enclosures

T-150-N

GRACE PLAT

R-55-W

(Landowners)

LARIMORE TWP.



LIND TWP.

GRACE TOWNSHIP

SECTION 2

1 BARRY, MARK 10

SECTION 4

1 GRAVD AHL, BRUCE 5

2 WILLIAMS, ORMAND ETUX 5

SECTION 5

1 GRATTON, TERRY ETUX 12

SECTION 7

1 KOPLIN, MARK 12

SECTION 9

1 GRAVD AHL, JESSE ETUX 9

2 GRAVD AHL FARMS INC 8

SECTION 11

1 BIERMAN TRUST 6

2 NEMOSECK, SUSAN 6

SECTION 12

1 REISTAD, GLENN 10

SECTION 13

1 LANDMAN, ROBERT ETUX 6

SECTION 14

1 VAGELINE, PETER ETUX 5

2 CHRISTIANSON, LAURIE 11

3 WREN, CODY 10

SECTION 15

1 PAPILLON, CHRISTOPHER ETUX 5

SECTION 17

1 YOUNG, NATHONIA ETUX 10

SECTION 25

1 STORER, LARAE ET VIR 6

SECTION 32

1 BUTZ, JOHN ETUX 13

SECTION 33

1 MARTINSON, GERALD ETUX 13

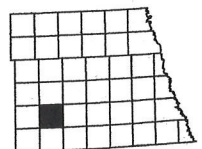
SECTION 34

1 MYRON, TROY ETUX 14

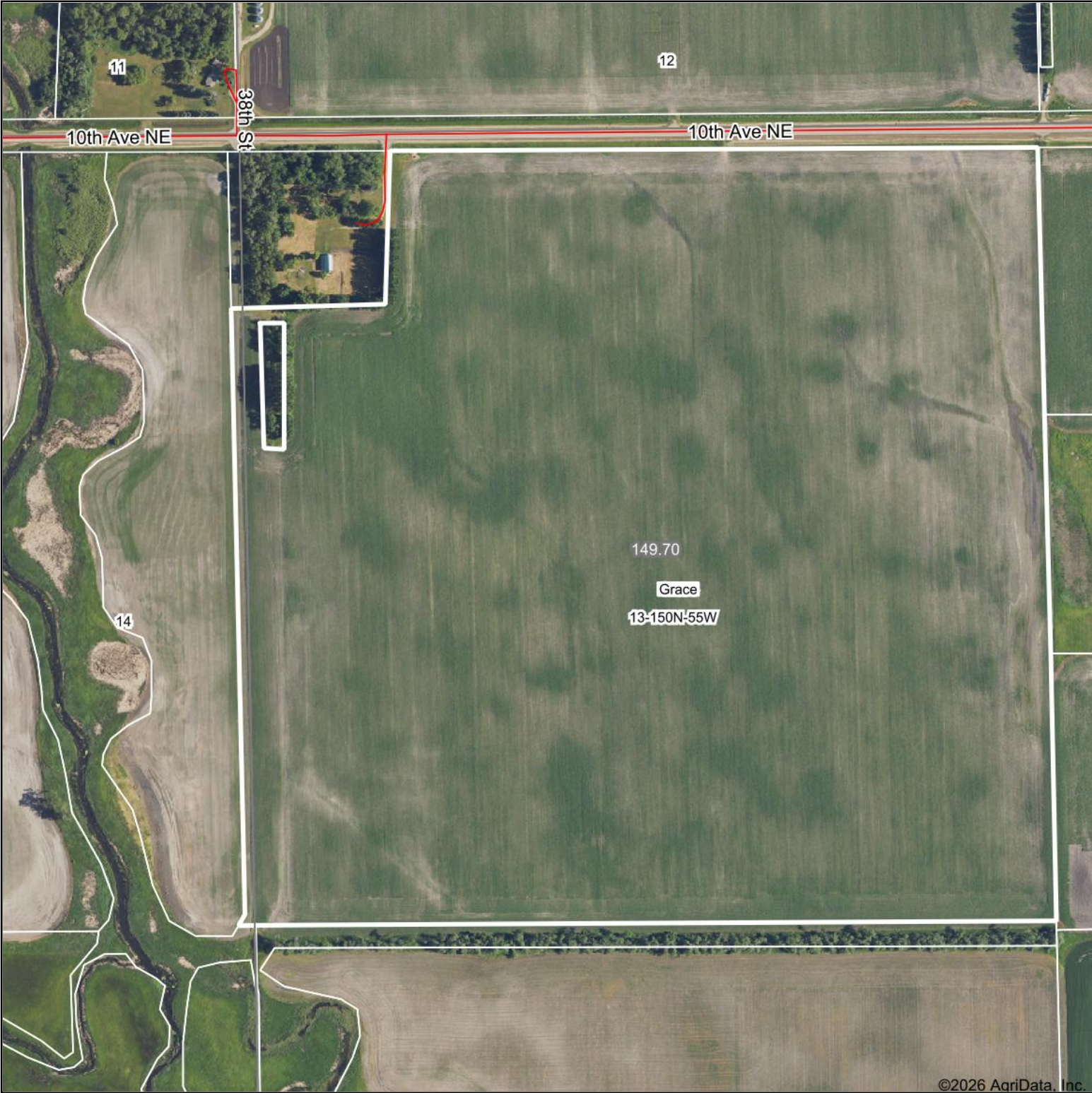
SECTION 35

1 SAWAHREH, EMILY ET VIR 5

2 LLOYD, DEREK ETUX 9



Aerial Map



©2026 AgriData, Inc.

Boundary Center: 47° 48' 46.88, -97° 38' 22.8

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

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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13-150N-55W
Grand Forks County
North Dakota

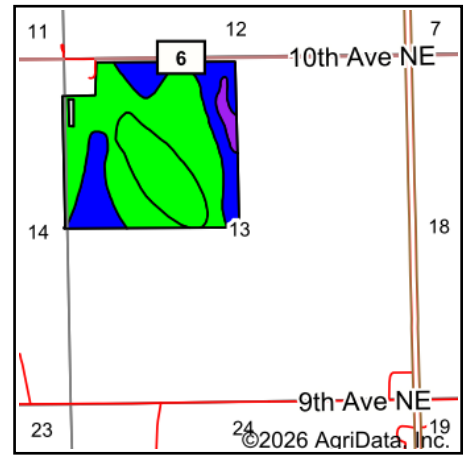
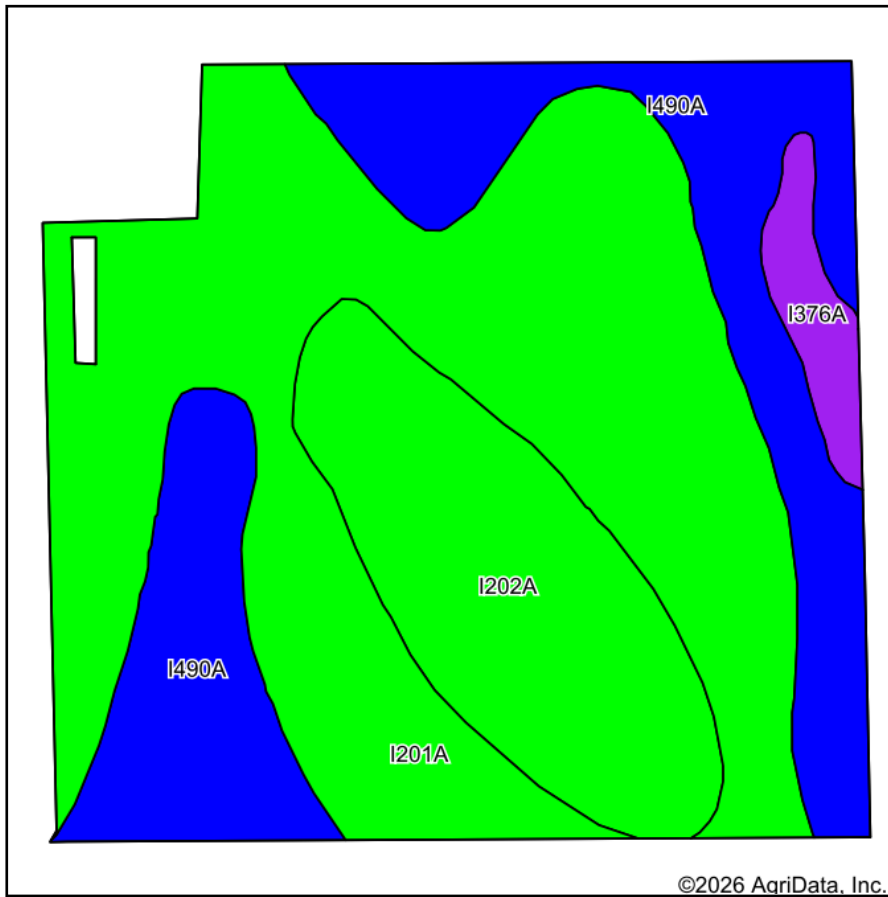
0ft 514ft 1028ft



1/16/2026

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

Soils Map



State: **North Dakota**
 County: **Grand Forks**
 Location: **13-150N-55W**
 Township: **Grace**
 Acres: **149.7**
 Date: **1/16/2026**

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

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: ND035, Soil Area Version: 29

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	76.84	51.3%		Ile		92	53
I490A	Glyndon-Tiffany silt loams, 0 to 2 percent slopes	40.36	27.0%		Ile		89	53
I202A	Gardena silt loam, 0 to 2 percent slopes	28.26	18.9%		Ile	Ile	92	68
I376A	Colvin silty clay loam, 0 to 1 percent slopes	4.24	2.8%		Ilw		56	42
Weighted Average					2.00	*-	90.2	*n 55.5

*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.

2025 Grand Forks County Real Estate Tax Statement

Statement No: 6505

Parcel Number	16-1302-00001-001	Jurisdiction	Grace Township	2025 TAX BREAKDOWN	
Owner	THORSGARD, BEN	Physical Location	RURAL GRACE TWNP	Net consolidated tax	2,711.69
				Plus: Special Assessments	0.00
				Total tax due	2,711.69
				Less: 5% discount, if paid by February 15, 2026	-135.58
				Amount due by February 15, 2026	2,576.11
Acres:	152.2			Or pay in two installments:	
Legal Description	SCT:13 TWN:150 RNG:55 NW1/4EX1.31A RD EX6.49A, 13-150-55			Payment 1: Pay by March 1, 2026	1,355.85
				Payment 2: Pay by October 15, 2026	1,355.84
Legislative Tax Relief:	2023	2024	2025	** See Penalty Chart on back of statement **	
	1,698.52	1,702.96	3,097.64		
Tax distribution (3-year comparison):	2023	2024	2025		
True and Full Value	227,500	227,500	227,500		
Taxable Value	11,375	11,375	11,375		
Less: Homestead credit	0	0	0		
Disabled Veterans credit	0	0	0		
Net Taxable Value	11,375	11,375	11,375		
Total mill levy	245.550	237.750	238.390	** 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.	
Taxes By District (in dollars):				FOR ASSISTANCE, CONTACT:	
County	996.10	985.51	958.24	Office	Grand Forks County Treasurer
Fire	56.88	56.88	56.88		151 S 4th St. S101
School	1,319.49	1,228.50	1,262.61		Grand Forks, ND 58201
Soil Conservation	10.58	10.36	10.80		
State	11.38	11.38	11.38		
Township	387.32	400.40	400.40		
Garrison Diversion	11.38	11.38	11.38		
Consolidated tax	2,793.13	2,704.41	2,711.69	Phone:	701.780.8292
Net effective tax rate	1.23%	1.19%	1.19%	Website:	www.gfcounty.nd.gov

2025 Grand Forks County Real Estate Tax Statement

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



Parcel Number	16-1302-00001-001	Total tax due	2,711.69
		Less: 5% discount	-135.58
		Amount due by February 15, 2026	2,576.11
		Or pay in two installments (with no discount):	
		Payment 1: Pay by March 1, 2026	1,355.85
		Payment 2: Pay by October 15, 2026	1,355.84
		MAKE CHECK PAYABLE TO:	
		Grand Forks County Treasurer	
		P.O. Box 5638	
		Grand Forks, ND 58206-5638	
		Phone: 701.780.8292	

THORSGARD, BEN
PO BOX 187
NORTHWOOD ND 58267

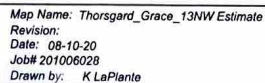
.....
5% DISCOUNT ON THE CONSOLIDATED TAX WILL BE ALLOWED IF TOTAL STATEMENT IS PAID IN FULL ON OR BEFORE FEBRUARY 15th.
FIRST PAYMENT CONSISTS OF ONE HALF OF THE CONSOLIDATED TAX AND FULL AMOUNT OF THE YEARLY INSTALLMENT OF SPECIAL ASSESSMENTS.
AS SHOWN ON THE STATEMENT, SECOND PAYMENT CONSISTS OF THE REMAINING ONE HALF OF THE CONSOLIDATED TAX.

Penalty on 1st Installment & Specials:	
March 2, 2026	3%
May 1, 2026	6%
July 1, 2026	9%
October 15, 2026	12%
Penalty on 2nd Installment:	
October 16, 2026	6%

INTEREST OF 12 PERCENT PER ANNUM WILL BEGIN AFTER JANUARY 1st OF THE FOLLOWING YEAR. NDCC 57-20-01

To pay by credit card, debit card, or echeck visit our website at www.gfcounty.nd.gov
A MunicPay convenience fee will apply.

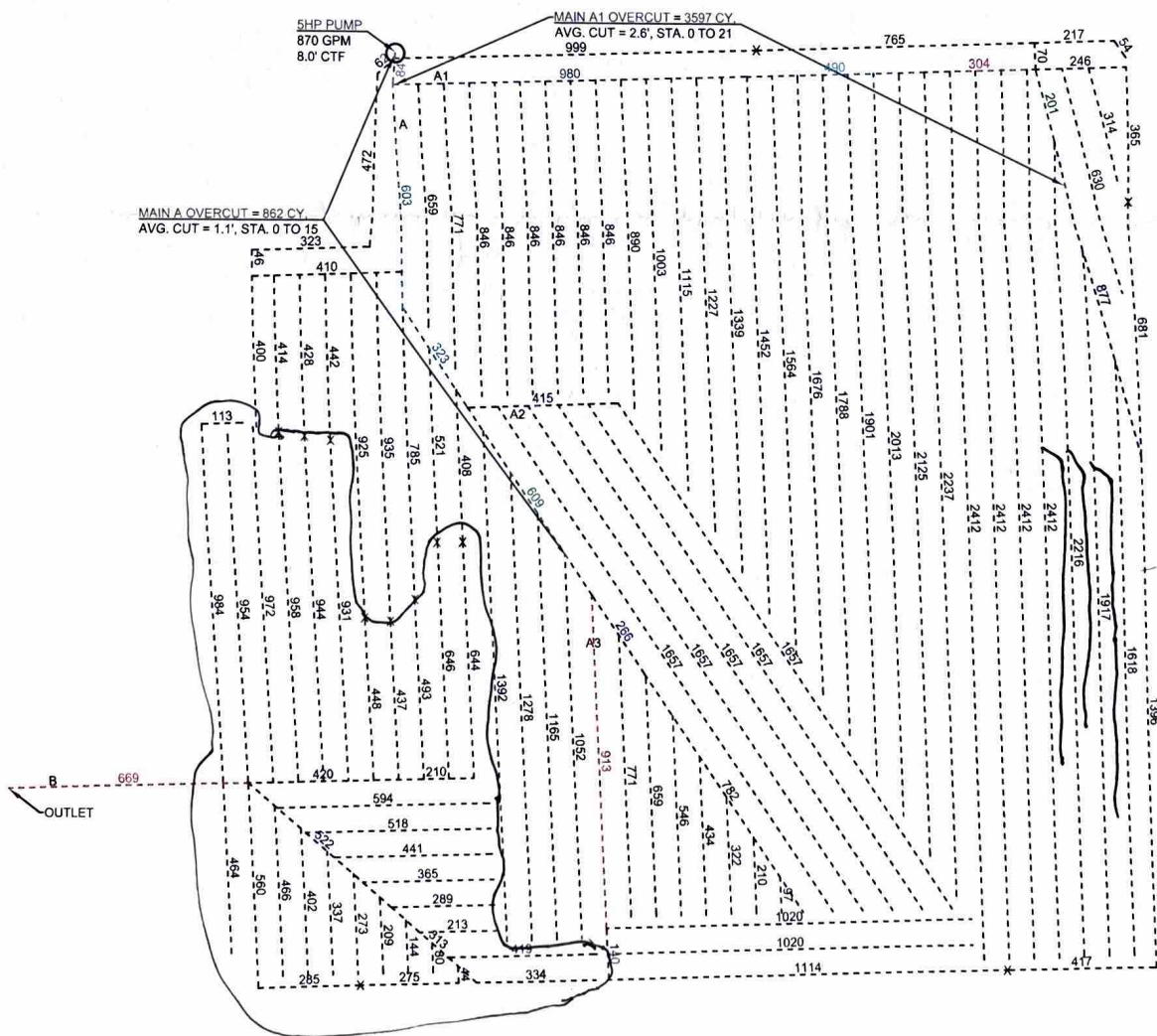
When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.



0	Fl. 3" Sock	-----
91006	Fl. 4" Sock	-----
913	Fl. 5" Sock	-----
2501	Fl. 6" Sock	-----
811	Fl. 8" Sock	-----
973	Fl. 10" Sock	-----
1417	Fl. 12" Sock	-----
0	Fl. 15" Sock	-----
1064	Fl. 12" Sock-DW	-----
0	Fl. 15" Sock-DW	-----
0	Fl. 18" Sock-DW	-----
0	Fl. 24" Sock-DW	-----
0	Ft. 30" Sock-DW	-----
0	Ft. 36" Sock-DW	-----
0	Ft. 42" Sock-DW	-----
0	Ft. 48" Sock-DW	-----
0	Ft. 60" Sock-DW	-----

of Junctions: 92

Owner: Ben Thorsgard		Renter:	
State: ND	County: Grand Forks	Twp: Grace	Sec: 13NW
Acres: 148		Spacings: 70	D-C: 3/8





56113 State Hwy 56
West Concord, MN 55985
507 527-2294
www.ellingsoncompanies.com

Map Name: Thorsgard_Grace_13NW Estimate
Revision:
Date: 08-10-20
Job# 201006028
Drawn by: K LaPlante

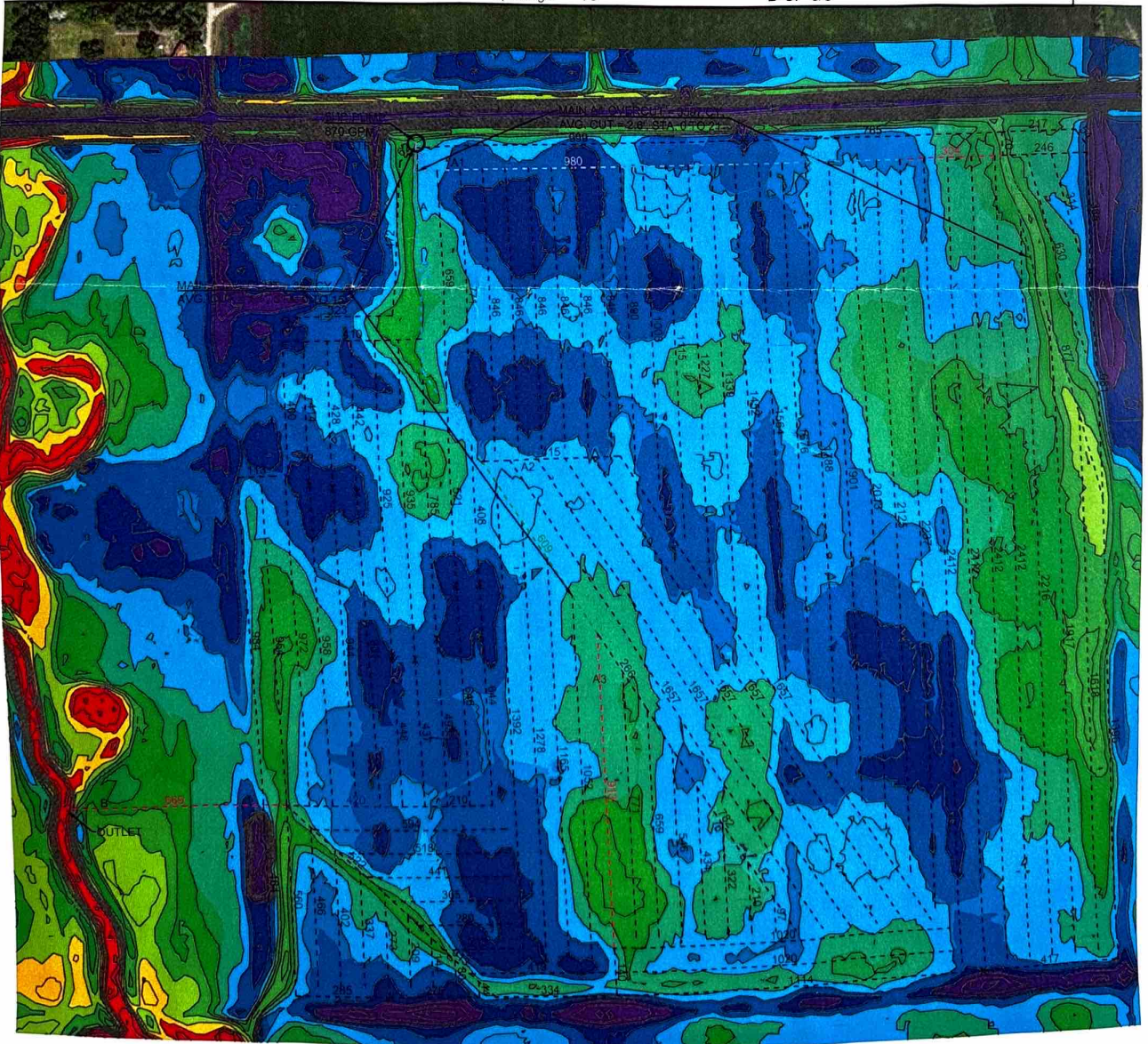
Existing Tile —————
Ditches & WW - - - - -
Parcel Boundry —————
Elec & Tele Cable —●—●—●—
Gas Line —————

0 Ft. 3" Perf	0 Ft. 3" NP
0 Ft. 4" Perf	0 Ft. 4" NP
0 Ft. 5" Perf	0 Ft. 5" NP
0 Ft. 6" Perf	0 Ft. 6" NP
0 Ft. 8" Perf	0 Ft. 8" NP
0 Ft. 10" Perf	0 Ft. 10" NP
0 Ft. 12" Perf	0 Ft. 12" NP
0 Ft. 15" Perf	0 Ft. 15" NP
0 Ft. 12" DW	0 Ft. 12" NP-DW
0 Ft. 15" DW	0 Ft. 15" NP-DW
0 Ft. 18" DW	0 Ft. 18" NP-DW
0 Ft. 24" DW	0 Ft. 24" NP-DW
0 Ft. 30" DW	0 Ft. 30" NP-DW
0 Ft. 36" DW	0 Ft. 36" NP-DW
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Average Line Length: 835'
of Junctions: 92

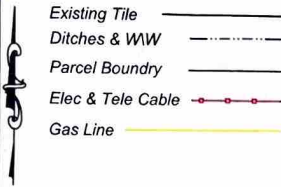
Owner:	Ben Thorsgard	Renter:	
State:	ND	County:	Grand Forks
		Twp:	Grace
			Sec: 13NW
Acres:	148	Spacings:	70
		D-C:	3/8





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0 Ft. 24" DW	0 Ft. 24" NP-DW	0 Ft. 24" Sock-DW
0 Ft. 30" DW	0 Ft. 30" NP-DW	0 Ft. 30" Sock-DW
0 Ft. 36" DW	0 Ft. 36" NP-DW	0 Ft. 36" Sock-DW
0 Ft. 42" DW	0 Ft. 42" NP-DW	0 Ft. 42" Sock-DW
0 Ft. 48" DW	0 Ft. 48" NP-DW	0 Ft. 48" Sock-DW
0 Ft. 60" DW	0 Ft. 60" NP-DW	0 Ft. 60" Sock-DW

Owner: Ben Thorsgard Renter:
State: ND County: Grand Forks Twp: Grace Sec: 13NW
Acres: 148 Spacings: 70 D-C: 3/8



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

Deadline: Thursday, February 12, 2026 by 5pm

BID ON REAL ESTATE

Re: Ben Thorsgard land

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)

The NW1/4 of Section 13, Township 150 North, Range 55 West of the Fifth Principal Meridian, Grand Forks County, North Dakota, EXCEPT a tract of land more particularly described as follows:

Commencing at the northwest corner of the Northwest Quarter (NW¼) of Section 13, in Township 150 North, of Range 55 West of the 5th Principal Meridian, as the actual point of beginning; thence east along the north section line of said Section 13 a distance of 500 feet; thence south in a straight line parallel with the west section line of said Section 13 a distance of 565 feet; thence west in a straight line parallel with the north section line of said Section 13 a distance of 500 feet to the west section line of Section 13; thence north along said section line a distance of 565 feet to the actual point of beginning.

\$ _____

Name DATE

Address

Phone

Email