

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 (NW $\frac{1}{4}$) 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

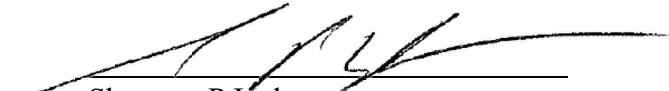
The owners and their agents reserve the right to reject any and all bids.

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

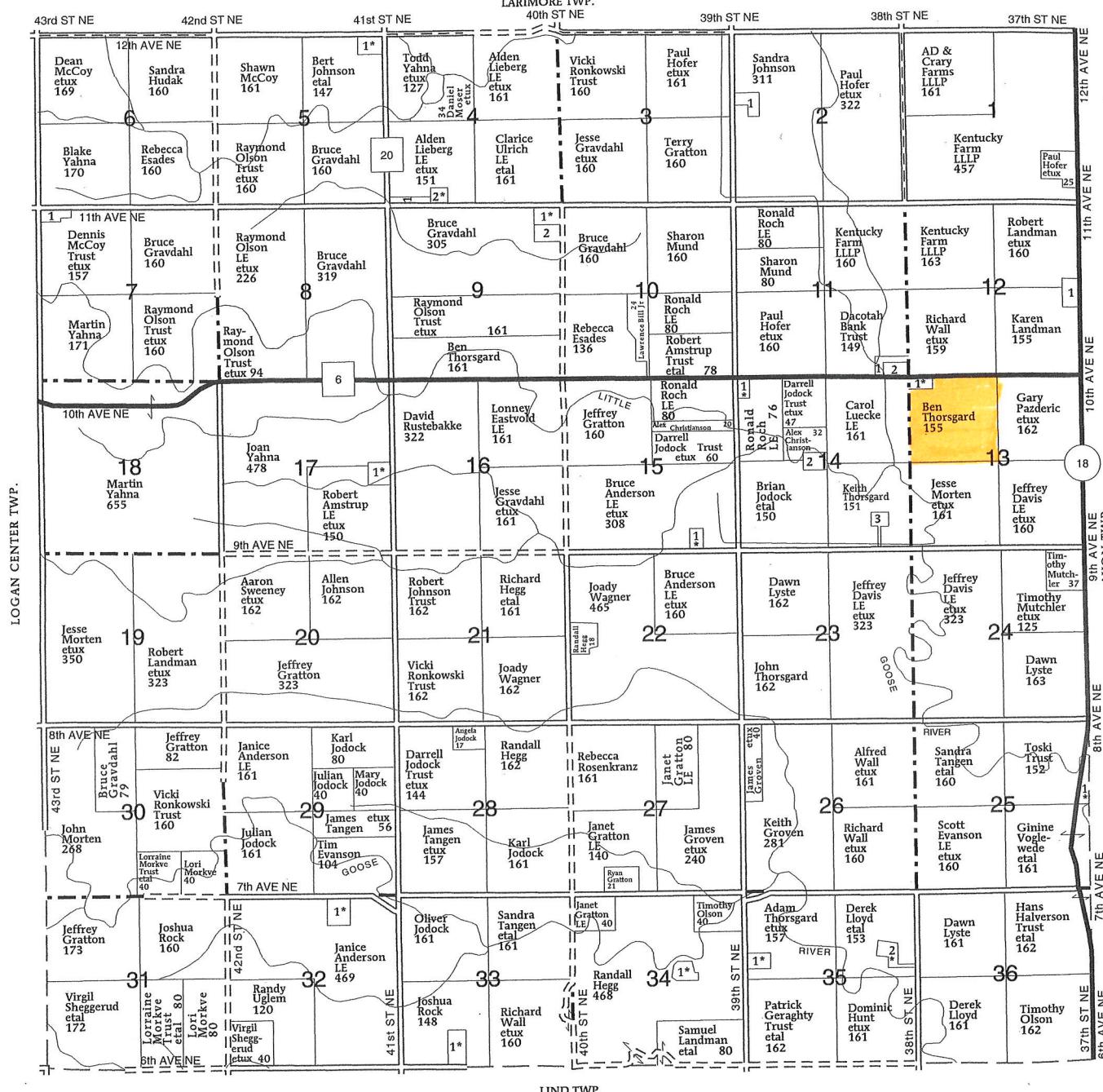

Shannon P Uglem

Enclosures

T-150-N

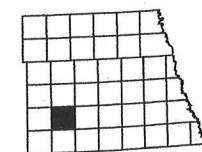
GRACE PLAT

R-55-W



GRACE TOWNSHIP	
SECTION 2	
1 BARRY, MARK	10
SECTION 4	
1 GRAVDAHL, BRUCE	5
2 WILLIAMS, ORMAND ETUX	5
SECTION 5	
1 GRATTON, TERRY ETUX	12
SECTION 7	
1 KOPLIN, MARK	12
SECTION 9	
1 GRAVDAHL, JESSE ETUX	9
2 GRAVDAHL 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 ETUX	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 ETUX	5
2 LLOYD, DEREK ETUX	9



Aerial Map



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

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

0ft 514ft 1028ft

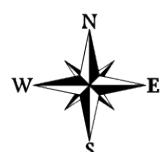
Maps Provided By:



© AgriData, Inc. 2025

www.AgriDataInc.com

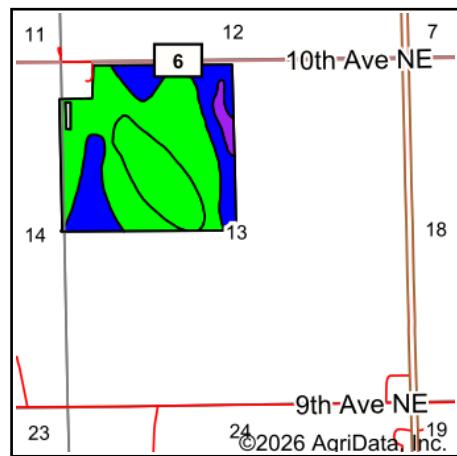
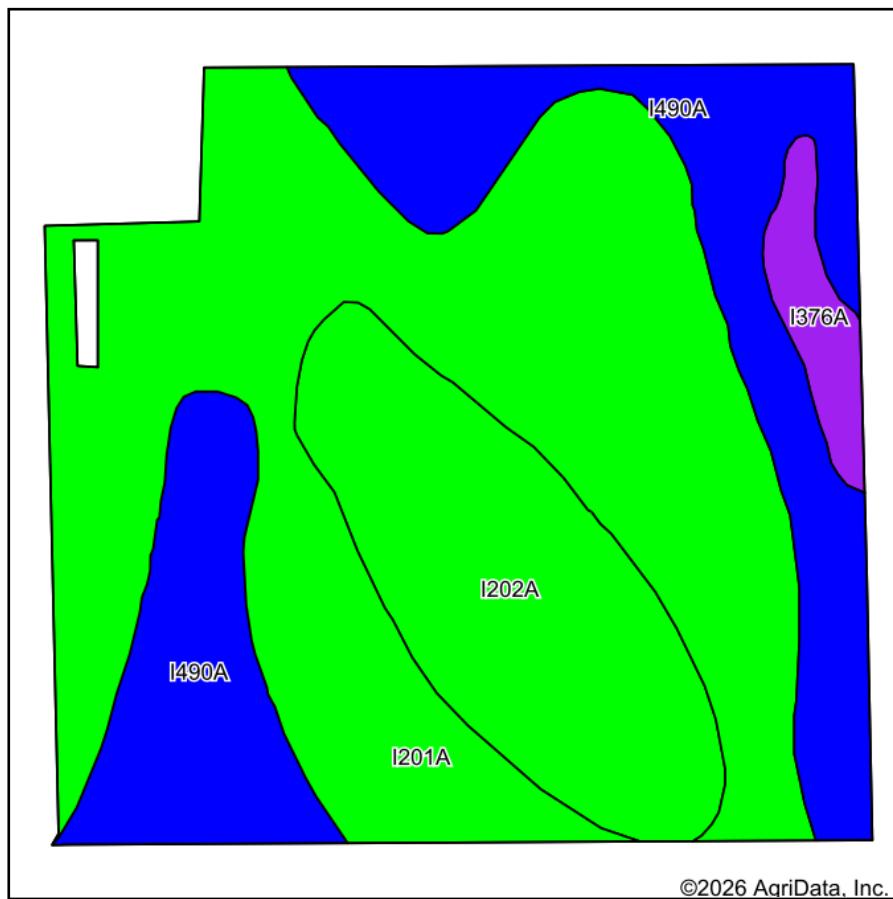
13-150N-55W
Grand Forks County
North Dakota



1/16/2026

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

Soils Map



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

Maps Provided By:
 surety[®]
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com



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%		IIe		92	53
I490A	Glyndon-Tiffany silt loams, 0 to 2 percent slopes	40.36	27.0%		IIe		89	53
I202A	Gardena silt loam, 0 to 2 percent slopes	28.26	18.9%		IIe	IIe	92	68
I376A	Colvin silty clay loam, 0 to 1 percent slopes	4.24	2.8%		IIw		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

Owner
THORSGARD, BEN

Acres: 152.2

Legal Description

SCT:13 TWN:150 RNG:55
NW1/4EX1.31A RD EX6.49A, 13-150-55

Jurisdiction
Grace Township
Physical Location
RURAL
GRACE TWNP

2025 TAX BREAKDOWN

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

Or pay in two installments:

Payment 1: Pay by March 1, 2026	1,355.85
Payment 2: Pay by October 15, 2026	1,355.84

** See Penalty Chart on back of statement **

Legislative Tax Relief:

	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
---------	---------	---------

Taxes By District (in dollars):

County	996.10	985.51	958.24
Fire	56.88	56.88	56.88
School	1,319.49	1,228.50	1,262.61
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
-----------------	-----------------	-----------------

Net effective tax rate

1.23%	1.19%	1.19%
--------------	--------------	--------------

** 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

2025 Grand Forks County Real Estate Tax Statement

Your canceled check is your receipt for your payment.

Receipt issued upon request.



16-1302-00001-001

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:

THORSGARD, BEN
PO BOX 187
NORTHWOOD ND 58267

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

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 MuniciPay 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.



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 Boundary
Elec & Tele Cable
Gas Line

Average Line Length: 835'

of Junctions: 92

		Drawn by:	R Laplante
0 Ft. 3" Perf	0 Ft. 3" NP	0	Ft. 3" Sock
0 Ft. 4" Perf	0 Ft. 4" NP	91006	Ft. 4" Sock
0 Ft. 5" Perf	0 Ft. 5" NP	913	Ft. 5" Sock
0 Ft. 6" Perf	0 Ft. 6" NP	2501	Ft. 6" Sock
0 Ft. 8" Perf	0 Ft. 8" NP	811	Ft. 8" Sock
0 Ft. 10" Perf	0 Ft. 10" NP	973	Ft. 10" Sock
0 Ft. 12" Perf	0 Ft. 12" NP	1417	Ft. 12" Sock
0 Ft. 15" Perf	0 Ft. 15" NP	0	Ft. 15" Sock
0 Ft. 12" DW	0 Ft. 12" NP-DW	1064	Ft. 12" Sock-DW
0 Ft. 15" DW	0 Ft. 15" NP-DW	0	Ft. 15" Sock-DW
0 Ft. 18" DW	0 Ft. 18" NP-DW	0	Ft. 18" Sock-DW
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

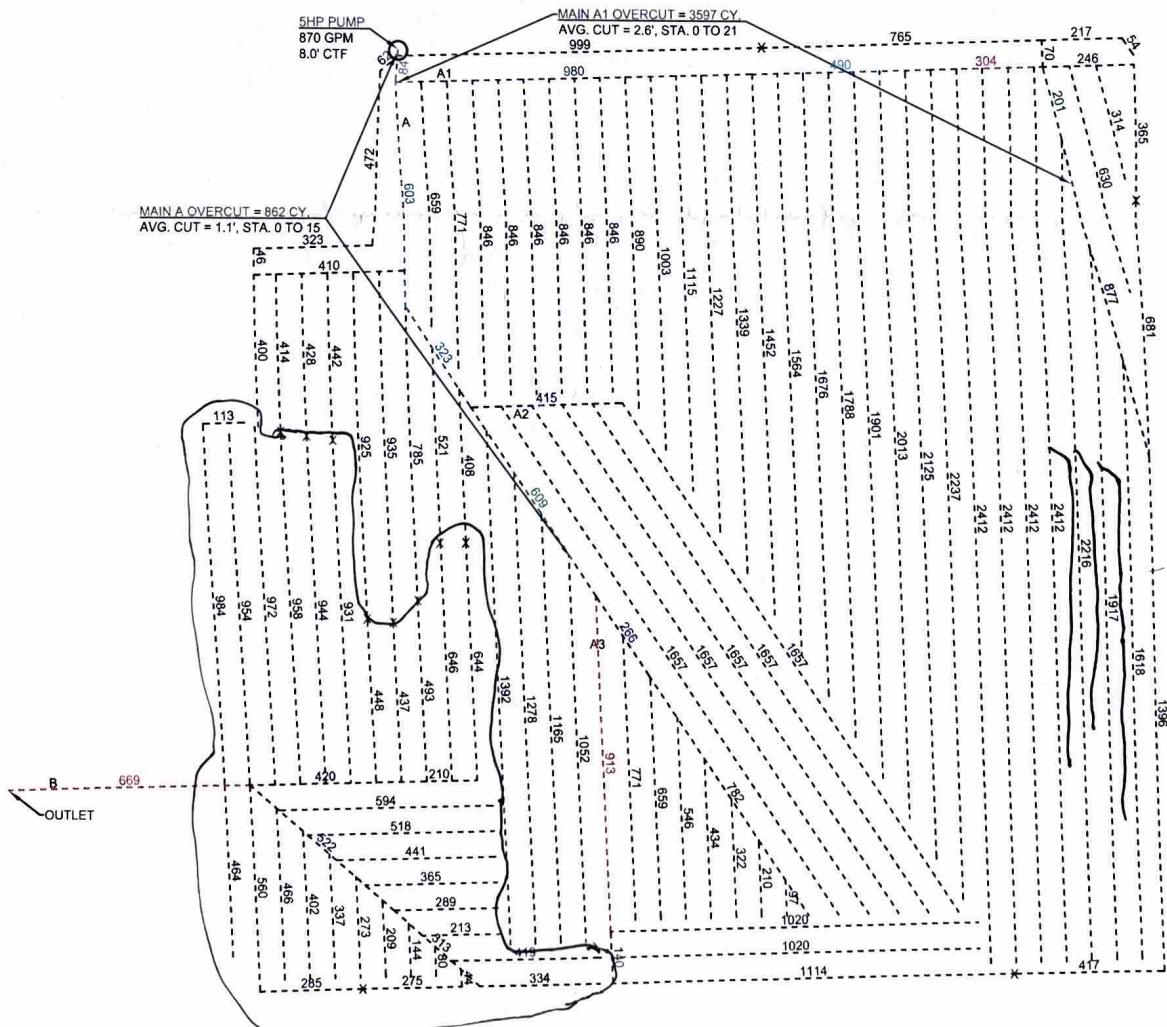
Owner: *Ben Thorsgard* Renter:

Owner: Ben Thorborg Renter:

State: ND County: Grand Forks Twp: Grace
Acres: 148 Spacings: 70

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# 20100628
Drawn by: K LaPlante

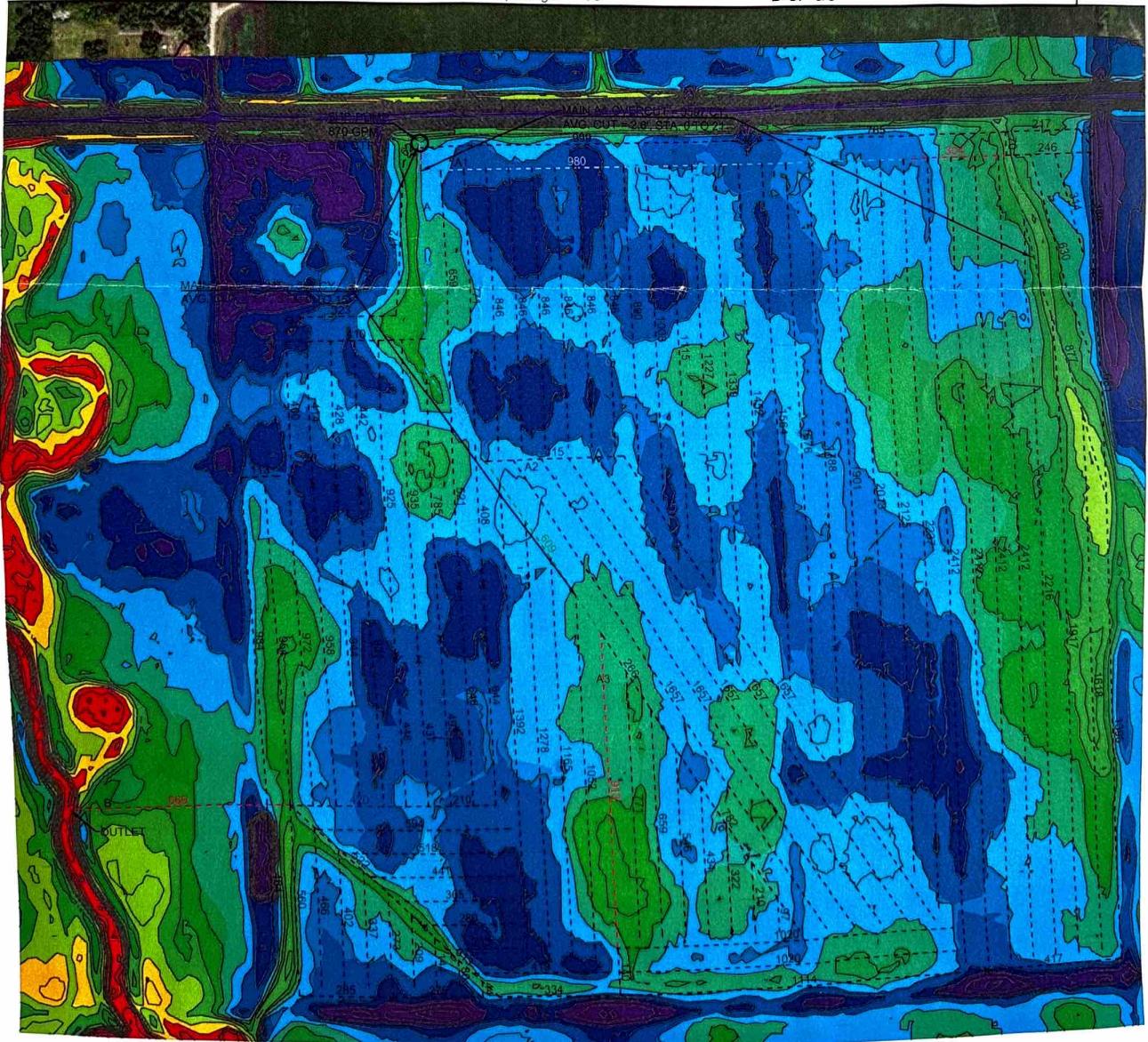
Existing Tile
Ditches & WW
Parcel Boundary
Elec & Tele Cable
Gas Line

Average Line Length: 835'

of Junctions: 92

0 Ft. 3" Perf	0 Ft. 3"NP	0 Ft. 3" Sock
0 Ft. 4" Perf	0 Ft. 4"NP	91006 Ft. 4" Sock
0 Ft. 5" Perf	0 Ft. 5"NP	913 Ft. 5" Sock
0 Ft. 6" Perf	0 Ft. 6"NP	2501 Ft. 6" Sock
0 Ft. 8" Perf	0 Ft. 8"NP	811 Ft. 8" Sock
0 Ft. 10" Perf	0 Ft. 10"NP	973 Ft. 10" Sock
0 Ft. 12" Perf	0 Ft. 12"NP	1417 Ft. 12" Sock
0 Ft. 15" Perf	0 Ft. 15"NP	0 Ft. 15" Sock
0 Ft. 12" DW	0 Ft. 12"NP-DW	1064 Ft. 12" Sock-DW
0 Ft. 15" DW	0 Ft. 15"NP-DW	0 Ft. 15" Sock-DW
0 Ft. 18" DW	0 Ft. 18"NP-DW	0 Ft. 18" Sock-DW
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	





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 Boundary —————
 Elec & Tele Cable ···—·—·—
 Gas Line ——————

Average Line Length: 835'

of Junctions: 92

		Drawn by:	K LaPlante
0 Ft. 3" <i>Perf</i>	0 Ft. 3" <i>NP</i>	0	Ft. 3" Sock
0 Ft. 4" <i>Perf</i>	0 Ft. 4" <i>NP</i>	91006	Ft. 4" Sock
0 Ft. 5" <i>Perf</i>	0 Ft. 5" <i>NP</i>	913	Ft. 5" Sock
0 Ft. 6" <i>Perf</i>	0 Ft. 6" <i>NP</i>	2501	Ft. 6" Sock
0 Ft. 8" <i>Perf</i>	0 Ft. 8" <i>NP</i>	811	Ft. 8" Sock
0 Ft. 10" <i>Perf</i>	0 Ft. 10" <i>NP</i>	973	Ft. 10" Sock
0 Ft. 12" <i>Perf</i>	0 Ft. 12" <i>NP</i>	1417	Ft. 12" Sock
0 Ft. 15" <i>Perf</i>	0 Ft. 15" <i>NP</i>	0	Ft. 15" Sock
0 Ft. 12" <i>DW</i>	0 Ft. 12" <i>NP-DW</i>	1064	Ft. 12" Sock-DW
0 Ft. 15" <i>DW</i>	0 Ft. 15" <i>NP-DW</i>	0	Ft. 15" Sock-DW
0 Ft. 18" <i>DW</i>	0 Ft. 18" <i>NP-DW</i>	0	Ft. 18" Sock-DW
0 Ft. 24" <i>DW</i>	0 Ft. 24" <i>NP-DW</i>	0	Ft. 24" Sock-DW
0 Ft. 30" <i>DW</i>	0 Ft. 30" <i>NP-DW</i>	0	Ft. 30" Sock-DW
0 Ft. 36" <i>DW</i>	0 Ft. 36" <i>NP-DW</i>	0	Ft. 36" Sock-DW
0 Ft. 42" <i>DW</i>	0 Ft. 42" <i>NP-DW</i>	0	Ft. 42" Sock-DW
0 Ft. 48" <i>DW</i>	0 Ft. 48" <i>NP-DW</i>	0	Ft. 48" Sock-DW
0 Ft. 60" <i>DW</i>	0 Ft. 60" <i>NP-DW</i>	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 (NW $\frac{1}{4}$) 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 _____