

**LAND SALE**      **Deadline: 5pm CST, Thursday, October 19, 2023**

Re: Lori A. Nelson Sale – Washington Township, Grand Forks County, ND

Highly productive cropland near Hwy 15 & 18 intersection, north of Hatton and east of Northwood, ND.

SW1/4 Section 8- T149, R53 less 1.52 acres. (See full legal description on pg 2)

<u>Total Acres</u>	<u>Cropland</u>	<u>Soil PI</u>	<u>2022 taxes</u>
158.48	147.81	82.4	\$2,267.13

Tax parcel: 40080300001000

The present lease expires on December 1, 2023, subject to corn harvest. Land will not be fall tilled. Seller will retain all income from that lease and Seller will be responsible for all 2023 taxes. There will be no proration.

Seller will provide an updated abstract to Purchaser. Minerals appear to have been reserved by a prior owner. 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 Thursday, October 19, 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 Twp Map
2. AgriData Aerial Map
3. Soil Map
4. FSA Map and Data
5. Tax Statement
6. Bid Form

View photos of land at [www.uglemlaw.com](http://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.

Legal description

The Southwest Quarter (SW1/4) of Section 8, in Township 149 North, Range 53 West of the Fifth Principal Meridian, Grand Forks County, North Dakota, except all that part thereof more particularly described as follows: Commencing at the Southeast Corner of the Southwest Quarter (SW1/4) of Section 8 aforesaid, thence due North along the quarterline thereof a distance of 592 feet, thence due West and parallel with the South sectionline of Section 8 aforesaid a distance of 112 feet, thence due South and parallel with the West sectionline of Section 8 aforesaid a distance of 592 feet to the South sectionline of Section 8 aforesaid, thence due East along said sectionline a distance of 112 feet to the actual point of beginning, said excepted tract containing 1.52 acres more or less.

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

Sincerely,

UGLEM LAW, PC

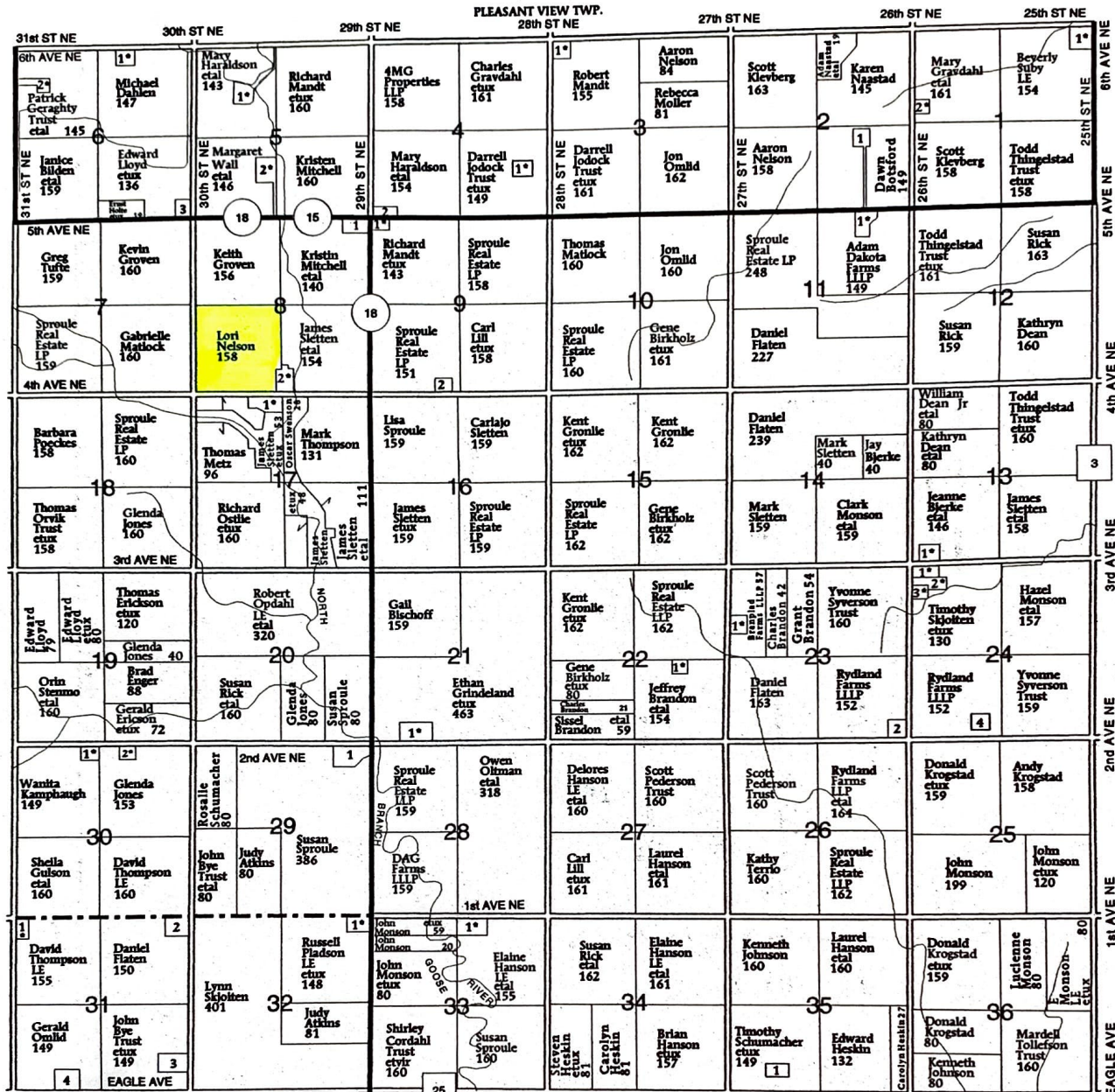


Shannon P Uglem

Enclosures

(Landowners)

PLEASANT VIEW TWP.



STEELE CO.

TRAILL CO.

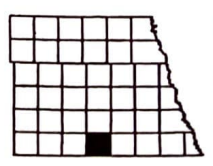
WASHINGTON TOWNSHIP	
SECTION 1	
1 DORMAN, SETH ETUX	11
2 KIEMHUS, JESSICA ETAL	5
SECTION 2	
1 MULLET, DAVID	10
SECTION 3	
1 ONSTAD, RICHARD ETUX	9
SECTION 4	
1 THORSGARD, ERIK ETUX	10
2 BOURY, JOHN	5

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

2 LEEN, DAVID	7
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 CIGELSKO, 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° 44' 0.9, -97° 28' 7.4



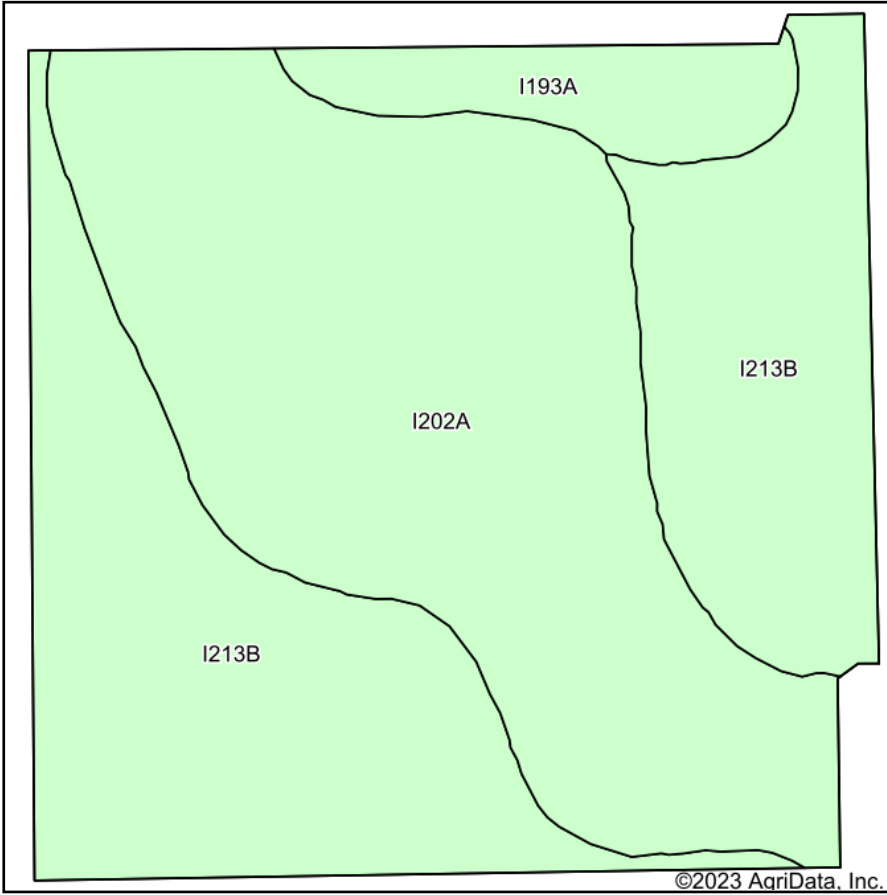
**8-149N-53W**  
**Grand Forks County**  
**North Dakota**



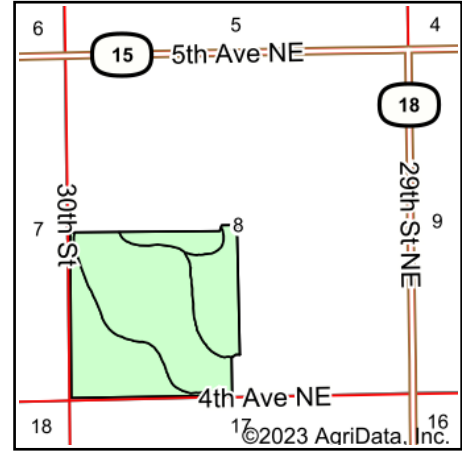
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

9/30/2023

# Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**  
 County: **Grand Forks**  
 Location: **8-149N-53W**  
 Township: **Washington**  
 Acres: **147.81**  
 Date: **9/30/2023**

**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
I202A	Gardena silt loam, 0 to 2 percent slopes	71.16	48.1%	Ile	Ile	95	68
I213B	Emden fine sandy loam, 2 to 6 percent slopes	67.45	45.6%	IIle		68	52
I193A	Bearden-Perella silty clay loams, 0 to 2 percent slopes	9.20	6.2%	Ile		90	58
<b>Weighted Average</b>				<b>2.46</b>	<b>*-</b>	<b>82.4</b>	<b>*n 60.1</b>

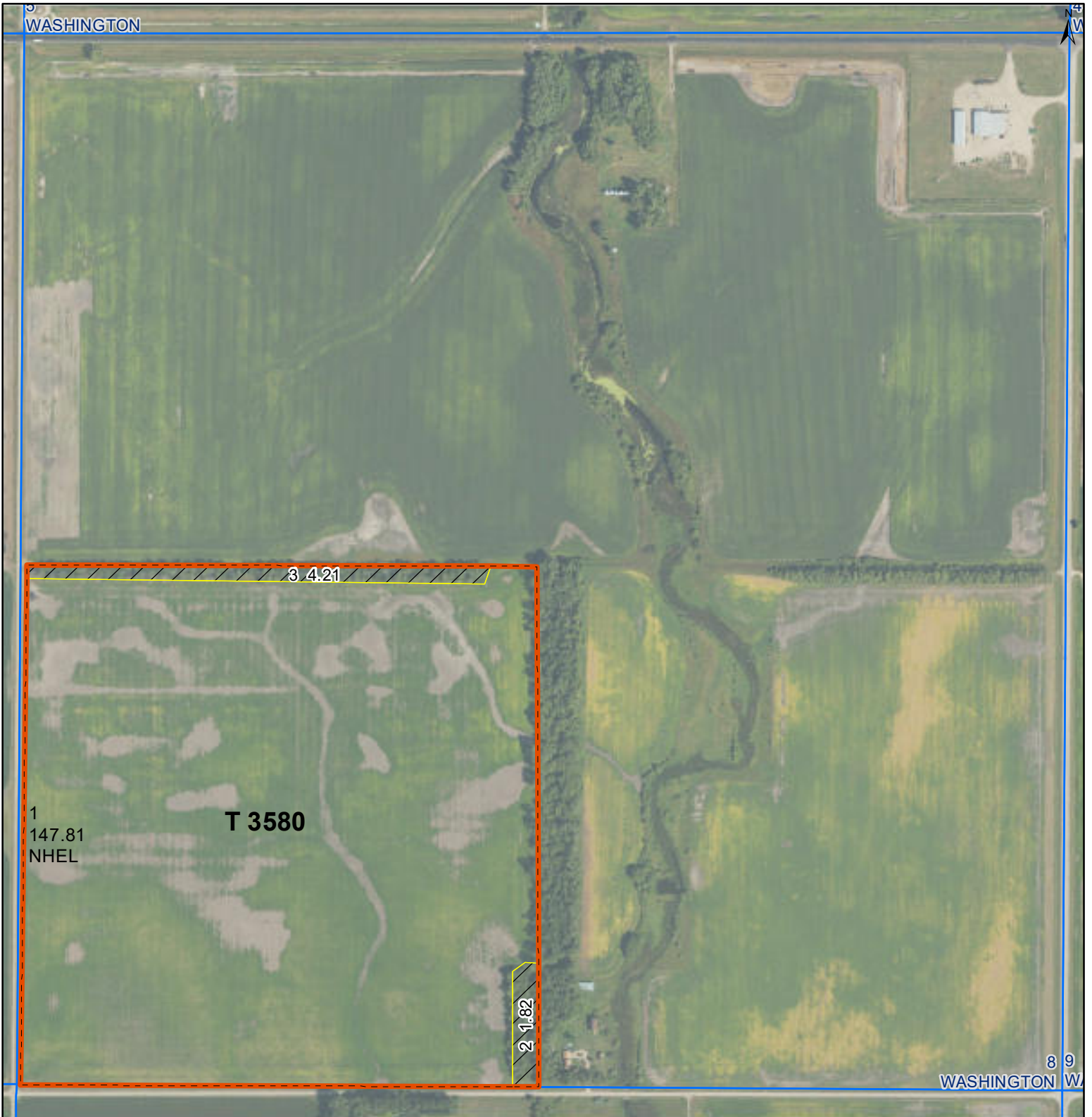
\*n: The aggregation method is "Weighted Average using all components"

\*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.





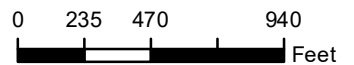
**Common Land Unit**  
 Tract Boundary  
 PLSS  
 Non-Cropland  
 Cropland

**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

**S8 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.**



**Abbreviated 156 Farm Record**

**Operator Name** : KYLE CURTIS FUNSETH  
**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
153.84	147.81	147.81	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	147.81	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	WHEAT

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	50.35	0.00	49	
Corn	50.71	0.00	120	0
Soybeans	25.14	0.00	37	0
<b>TOTAL</b>	<b>126.20</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 3580

**Description** : SW(8) 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** : MRS LORI A NELSON  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
153.84	147.81	147.81	0.00	0.00	0.00	0.00	0.0

**Abbreviated 156 Farm Record**

**Tract 3580 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	147.81	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	50.35	0.00	49
Corn	50.71	0.00	120
Soybeans	25.14	0.00	37
<b>TOTAL</b>	<b>126.20</b>	<b>0.00</b>	

**NOTES**

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# 2022 Grand Forks County Real Estate Tax Statement

Statement No: 12989

**Parcel Number**  
40-0803-00001-000

**Jurisdiction**  
Washington Township

**Owner**  
NELSON, LORI A

**Physical Location**  
RURAL  
WASHINGTON

**Acres:** 158.48

**Legal Description**  
SW1/4EX S592'OF E112'(1.52A), 8-149-53

## 2022 TAX BREAKDOWN

Net consolidated tax	2,386.45
Plus: Special Assessments	<u>0.00</u>
Total tax due	2,386.45
Less: 5% discount, if paid by February 15, 2023	<u>-119.32</u>
<b>Amount due by February 15, 2023</b>	<b><u><u>2,267.13</u></u></b>

Or pay in two installments:

Payment 1: Pay by March 1, 2023	1,193.23
Payment 2: Pay by October 15, 2023	1,193.22

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

<b>Legislative tax relief (3-year comparison)</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
Legislative tax relief	<u>1,520.70</u>	<u>1,516.46</u>	<u>1,510.98</u>
<b>Tax distribution (3-year comparison):</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
True and Full Value	206,700	206,700	206,700
Taxable Value	10,335	10,335	10,335
Less: Homestead credit	0	0	0
Disabled Veterans credit	<u>0</u>	<u>0</u>	<u>0</u>
Net Taxable Value	<u>10,335</u>	<u>10,335</u>	<u>10,335</u>
Total mill levy	<u>228.880</u>	<u>228.280</u>	<u>230.910</u>
<b>Taxes By District (in dollars):</b>			
County	853.34	846.84	879.99
Fire	51.68	44.54	51.68
School	1,250.53	1,240.19	1,229.86
Soil Conservation	11.16	10.86	10.44
State	10.34	10.34	10.34
Township	178.08	196.16	193.80
Garrison Diversion	<u>10.34</u>	<u>10.34</u>	<u>10.34</u>
<b>Consolidated tax</b>	<b><u>2,365.47</u></b>	<b><u>2,359.27</u></b>	<b><u>2,386.45</u></b>
<b>Net effective tax rate</b>	<b><u>1.14%</u></b>	<b><u>1.14%</u></b>	<b><u>1.15%</u></b>

**\*\* 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](http://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.



\*40-0803-00001-000\*

**Parcel Number** 40-0803-00001-000

Total tax due	2,386.45
Less: 5% discount	<u>-119.32</u>
<b>Amount due by February 15, 2023</b>	<b><u><u>2,267.13</u></u></b>

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2023	1,193.23
Payment 2: Pay by October 15, 2023	1,193.22

## MAKE CHECK PAYABLE TO:

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

NELSON, LORI A  
PO BOX 317  
NORTHWOOD ND 58267

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

**Deadline: 5pm CST, Thursday, October 19, 2023**

**BID ON REAL ESTATE**

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Re: Lori A. Nelson Sale – Washington Township, 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)

SW1/4 Section 8- T149, R53 less 1.52 acres.

\$ \_\_\_\_\_

\_\_\_\_\_  
Name DATE

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email