

LAND SALE Deadline: **Tuesday Nov 17, 2026 by 5pm**

Re: 160 acres Loretta Township, Grand Forks County, North Dakota.

Seller: Greg Rasmussen

The SW1/4 of Section 25, Township 149 North, Range 56 West of the Fifth Principal Meridian, Grand Forks County, North Dakota.

<u>Total Acres</u>	<u>Cropland</u>	<u>Soil PI</u>	<u>2025 taxes</u>
158.40	132.67 to 134.8	58.2	\$1,085.70

Parcel excludes 1.6 acre county road along south edge. It is being sold free of lease for 2027. Seller to pay 2026 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. Future payments and contractual benefits of a NextEra wind easement option agreement will be assigned to buyer. The option remains unexercised by NextEra.

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.

Independent 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. FSA Map
4. Soil Map Parcel
5. Tax Statement
6. Bid Form

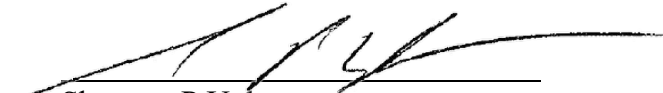
The owners and their agents reserve the right to reject any and all bids.

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 10% of the purchase price. Closing to take place on or before 12/30/2026.

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

Sincerely,

UGLEM LAW, PC


Shannon P Uglem

Enclosures



Aerial Map



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

Map Center: 47° 41' 25.32, -97° 46' 11.18

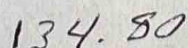
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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25-149N-56W
Grand Forks County
North Dakota

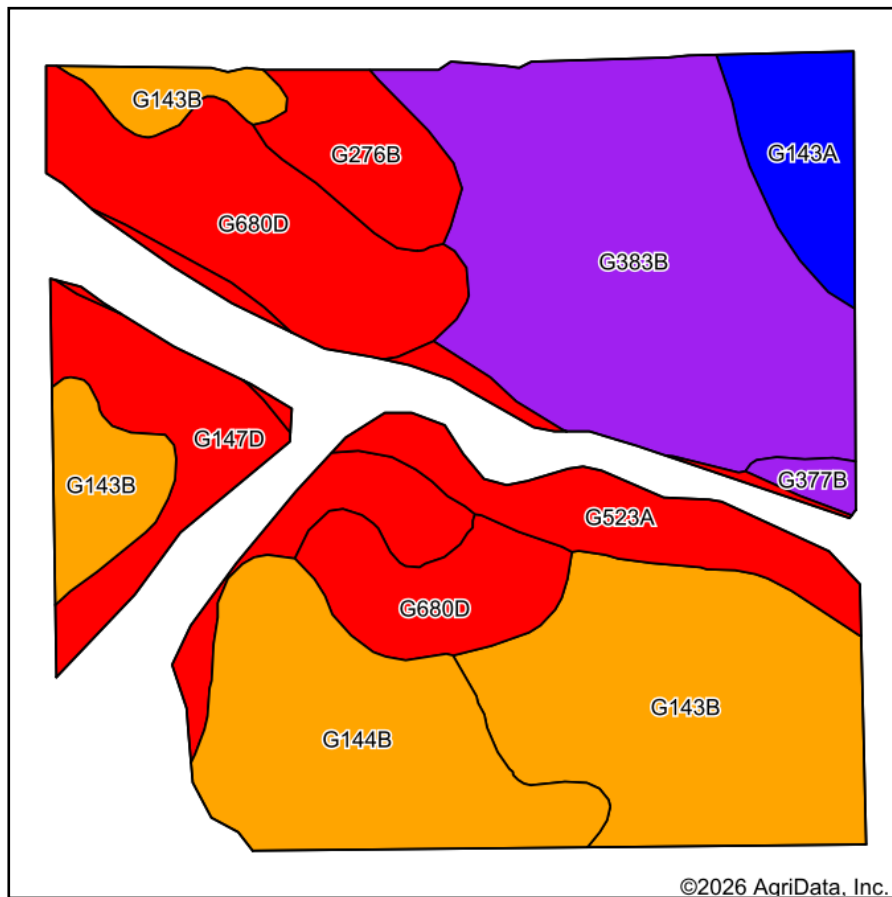


10/1/2026

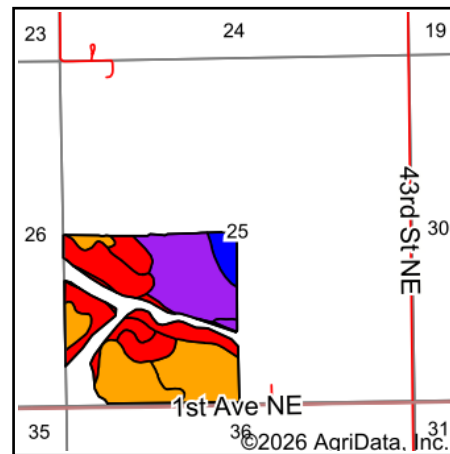
Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Grand Forks**
 Location: **25-149N-56W**
 Township: **Loretta**
 Acres: **132.67**
 Date: **10/1/2026**

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	Productivity Index	*n NCCPI Soybeans
G383B	Maddock-Hecla fine sandy loams, 0 to 6 percent slopes	32.54	24.7%		IIIe	53	31
G143B	Barnes-Svea loams, 3 to 6 percent slopes	28.72	21.6%		Ile	79	59
G680D	Barnes-Sioux complex, 6 to 15 percent slopes	19.95	15.0%		VIe	46	43
G144B	Barnes-Buse loams, 3 to 6 percent slopes	17.63	13.3%		IIIe	71	58
G147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	12.24	9.2%		VIe	50	54
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	9.46	7.1%		VIW	21	10
G143A	Barnes-Svea loams, 0 to 3 percent slopes	5.63	4.2%		IIc	85	61
G276B	Renshaw-Sioux complex, 2 to 6 percent slopes	5.53	4.2%		IVs	39	24
G377B	Embsen-Egeland fine sandy loams, 2 to 6 percent slopes	0.97	0.7%		IIIe	55	46
Weighted Average					3.72	58.2	*n 44.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

2025 Grand Forks County Real Estate Tax Statement

Statement No: 8863

Parcel Number	26-2503-00001-000	Jurisdiction	Loretta Township	2025 TAX BREAKDOWN	
Owner	RASMUSSEN, GREG	Physical Location	RURAL LORETTA TWP	Net consolidated tax	1,142.84
Acres:	158.4			Plus: Special Assessments	0.00
Legal Description	SCT:25 TWN:149 RNG:56 SW1/4EX1.6A RD,25-149-56			Total tax due	1,142.84
				Less: 5% discount, if paid by February 15, 2026	-57.14
				Amount due by February 15, 2026	1,085.70
				Or pay in two installments:	
				Payment 1: Pay by March 1, 2026	571.42
				Payment 2: Pay by October 15, 2026	571.42
				** See Penalty Chart on back of statement **	
Legislative Tax Relief:	2023 757.80	2024 759.78	2025 1,382.02		
Tax distribution (3-year comparison):	2023	2024	2025		
True and Full Value	101,500	101,500	101,500		
Taxable Value	5,075	5,075	5,075		
Less: Homestead credit	0	0	0		
Disabled Veterans credit	0	0	0		
Net Taxable Value	5,075	5,075	5,075		
Total mill levy	233.500	222.550	225.190		
Taxes By District (in dollars):					
County	454.56	439.70	427.50		
Fire	25.38	25.38	25.38		
School	588.69	548.08	563.32		
Soil Conservation	4.72	4.62	4.82		
State	5.08	5.08	5.08		
Township	101.50	101.50	111.66		
Garrison Diversion	5.08	5.08	5.08		
Consolidated tax	1,185.01	1,129.44	1,142.84		
Net effective tax rate	1.17%	1.11%	1.13%		
				** 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.


26-2503-00001-000

Parcel Number	26-2503-00001-000	Total tax due	1,142.84
		Less: 5% discount	-57.14
		Amount due by February 15, 2026	1,085.70
		Or pay in two installments (with no discount):	
		Payment 1: Pay by March 1, 2026	571.42
		Payment 2: Pay by October 15, 2026	571.42
		MAKE CHECK PAYABLE TO:	
		Grand Forks County Treasurer	
		P.O. Box 5638	
		Grand Forks, ND 58206-5638	
		Phone: 701.780.8292	

RASMUSSEN, GREG
PO BOX 202
NORTHWOOD ND 58267-202

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

Deadline: **Tuesday Nov 17, 2026 by 5pm**

BID ON REAL ESTATE

Seller: Greg Rasmussen

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 SW1/4 of Section 25, Township 149 North, Range 56 West of the Fifth Principal Meridian, Grand Forks County, North Dakota, less roadway right-of-way.

\$ _____

Name DATE

Address

Phone

Email