

LAND SALE **Deadline: 5pm CST, Wednesday, January 31, 2018**

Re: Jorde Family Land – Northwood and Newburgh Townships

Productive cropland and wooded Goose River hunting land 4 miles south of Northwood, ND is for sale on bids:

Grand Forks County, North Dakota

The South Half of the South Half (S1/2S1/2) Section 32, and the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) Section 33, Township 149 North, Range 54 West; and

Steele County, North Dakota

The East half of the Northwest Quarter (E1/2NW1/4), also described as Lot 3 and the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4), Section 6, Township 148 North, Range 54 West.

The property is being offered together as one unit and bids are requested for the entire acreage.

Grand Forks County

200	Acres	134.33	Tillable	62.4	Soil PI	\$1,338.90	2017 taxes
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Steele County

78.83	Acres	73.65	Tillable	88.9	Soil PI	\$1,035.02	2017 taxes
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278.83	Total	207.98	Tillable	71.8	Average	\$2,373.92	Taxes
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The number of tillable acres is an estimate and may be imprecise. The taxes are the amount due if paid by February 15 with early payment discount. Purchaser to be responsible for all 2018 property taxes.

The soil is highly productive in most areas. The soil productivity index average is lowered by certain soil types in an area of the Grand Forks County parcel along the southwest area of the field. See soil map.

In addition to the several small tillable fields near the river, the Grand Forks parcel contains approximately 48 contiguous acres of trees and river-bottom land. The wooded Goose River-bottom is known for its whitetail deer hunting.

The property is free of lease for 2018 and the new owner will have immediate occupancy.

Access to the property east of the river utilizes the section line from the east. Access to the property south of the river utilizes the path of the historic driveway for the farmstead that runs from near the northwest corner of Newburgh Township across the adjacent parcel following along a path south of the tree line to the E1/2NW1/4 of Section 6.

Sellers will provide an updated abstract to purchaser. Any mineral interests that are owned by the Sellers will be included in the sale.

Written bids (mail, fax, email) must be submitted to Uglem Law, PC, by 5:00 o'clock P.M. on Wednesday, January 31, 2018. 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 oral/phone bidding to be set by Uglem Law PC the following week.

View this bid package online at www.uglemlaw.com

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

Closing to take place within 45 days of signed purchase agreement. Earnest money of up to 10% of the sales price will be requested by Seller at signing of the purchase agreement.