

LAND SALE **Deadline: Friday, March 29th, 2019**

Re: 400 acres Goose River area land for sale on bids
 Enger parcel – Northwood Township
 Pratt parcel – Lind Township

The following property in Grand Forks County, ND, is for sale on bids:

1. NW1/4 & N1/2SW1/4 Section 35, Northwood Township (Enger parcel)

240 Acres 226.14 tillable Soil PI 89.8 Taxes \$3,075.17

Parcel 1 is subject to a cash rent lease to Derek Sanda with rent of \$18,750 payable March 1, 2019 and \$18,750 payable October 1, 2019. This amounts to \$37,500 or approximately \$165.83 per tillable Acre. Buyer to be entitled to all 2019 rental income with the first payment credited to buyer at closing. The lease expires on 12/31/2019.

2. NE1/4 Section 25, Lind Township (Pratt parcel)

160 Acres 154.17 tillable Soil PI 86.5 Taxes \$1,960.42

Parcel 2 is not subject to a lease and is available for spring 2019 occupancy.

Buyer assumes all 2019 taxes. Sellers will provide an updated abstract to purchaser. The Mineral interests that are owned by the Sellers will be included in transfer to buyer.

Written bids (mail, fax, email) must be submitted to Uglem Law, PC, by 5:00 o'clock P.M. on Friday, March 29th, 2019. 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.

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.