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*Attorney licensed in North Dakota and Minnesota*

August 20, 2024

RE: Farmland/Development Property for Sale  
Poplar Grove & Grand Harbor Townships (Ramsey County)  
Owner: The Utter Family Trust

Dear Prospective Land Purchaser:

The enclosed advertisement is now or will be appearing in local publications and on-line at Agweek.com. I hope you will be interested in bidding. The auction will be held online at [stevenekmanlaw.com](http://stevenekmanlaw.com) on September 26, 2024. Bidding will be open from 12:00 p.m. to 4:00 p.m. Bids should be in the total amount and not per acre. The property is being sold as one unit and is currently being operated as a farm (180.83 acres) and has an additional 64 acres of CRP. The entire parcel has development potential with its proximity to the lake and city.

Also, enclosed are copies of the plat, the aerial map, the soils map and information regarding the CRP contract, real estate tax and crop history.

If you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,



Steven C. Ekman

SCE/cc  
Enclosures

**FARMLAND/DEVELOPMENT PROPERTY FOR SALE**  
**POPLAR GROVE & GRAND HARBOR TOWNSHIPS, RAMSEY COUNTY, NORTH DAKOTA**

**The Utter Family Trust** offers for sale the following-described property located in Poplar Grove & Grand Harbor Townships, Ramsey County, North Dakota:

**Government Lots One (1) and Two (2), North Half of the Southeast Quarter (N1/2SE1/4), and South Half of the Northeast Quarter (S1/2NE1/4) of Section One (1), Township One Hundred Fifty-Three (153), Range Sixty-Five (65), and South Half of the Southeast Quarter (S1/2SE1/4) of Section Thirty-Six (36), Township One Hundred Fifty-Four (154), Range Sixty-Five (65) (The 311.56 deeded acres contains 180.83 tillable acres and 64.00 CRP acres, more or less)**

**Bid Procedure:** Bidding will be held online at [stevenekmanlaw.com](http://stevenekmanlaw.com) on **September 26, 2024**. **Bidding will be open from 12:00 p.m. to 4:00 p.m. Bids should be in the total amount and not per acre.** The right is reserved to waive irregularities and to reject any or all bids.

**Terms:** 10% of the purchase price will be due upon acceptance of a bid, and the balance due thirty (30) days later.

**For further information, contact:**

**Steven C. Ekman  
Attorney at Law  
910 Hill Ave, PO Box 70  
Grafton ND 58237  
(701) 352-0916 (Telephone)  
(701) 352-1855 (Fax)**



**LEGAL DESCRIPTION**

Govt Lots 1 & 2, N1/2SE1/4,  
S1/2NE1/4 1-153-65 &  
S1/2SE1/4 36-154-65

**2023 REAL ESTATE TAXES**

\$2,516.69

**MAPS**

Attached are copies of the aerial, soils, and crop history maps regarding the above-described land.

**FSA INFORMATION****Tillable Acres: 180.83**

	<b>Base</b>	<b>Yield</b>
Corn	30.56	91
Soybeans	72.74	28
Barley	77.53	48

**CRP Acres: 64.00**

CRP Rental Rate Per Acre: \$71.07

Annual Contract Payment: \$4,548.00    10/01/2022-09/30/2032

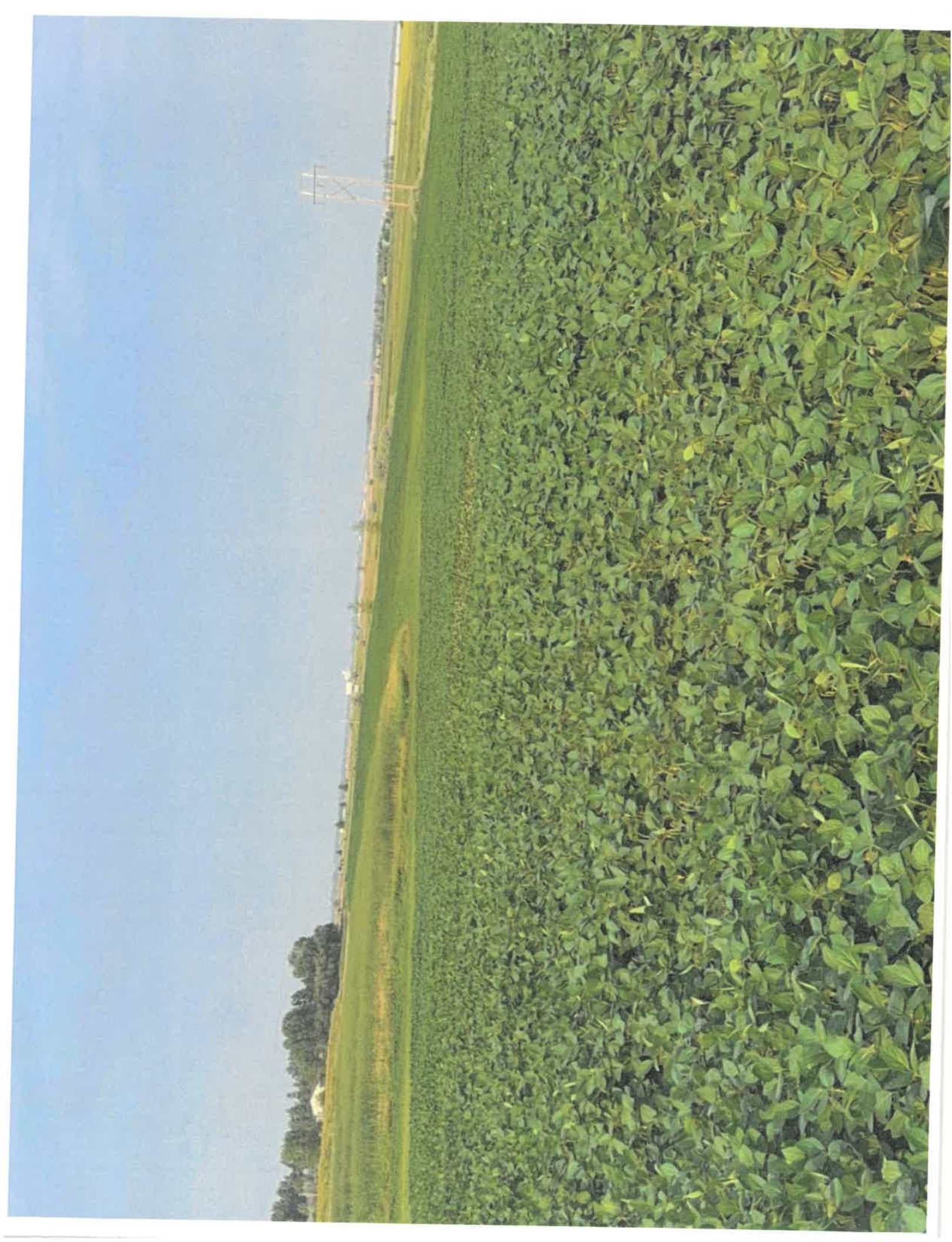
Seller will assign the CRP contract at closing.

Buyer is responsible for accepting the existing CRP contract according to USDA/FSA requirements.

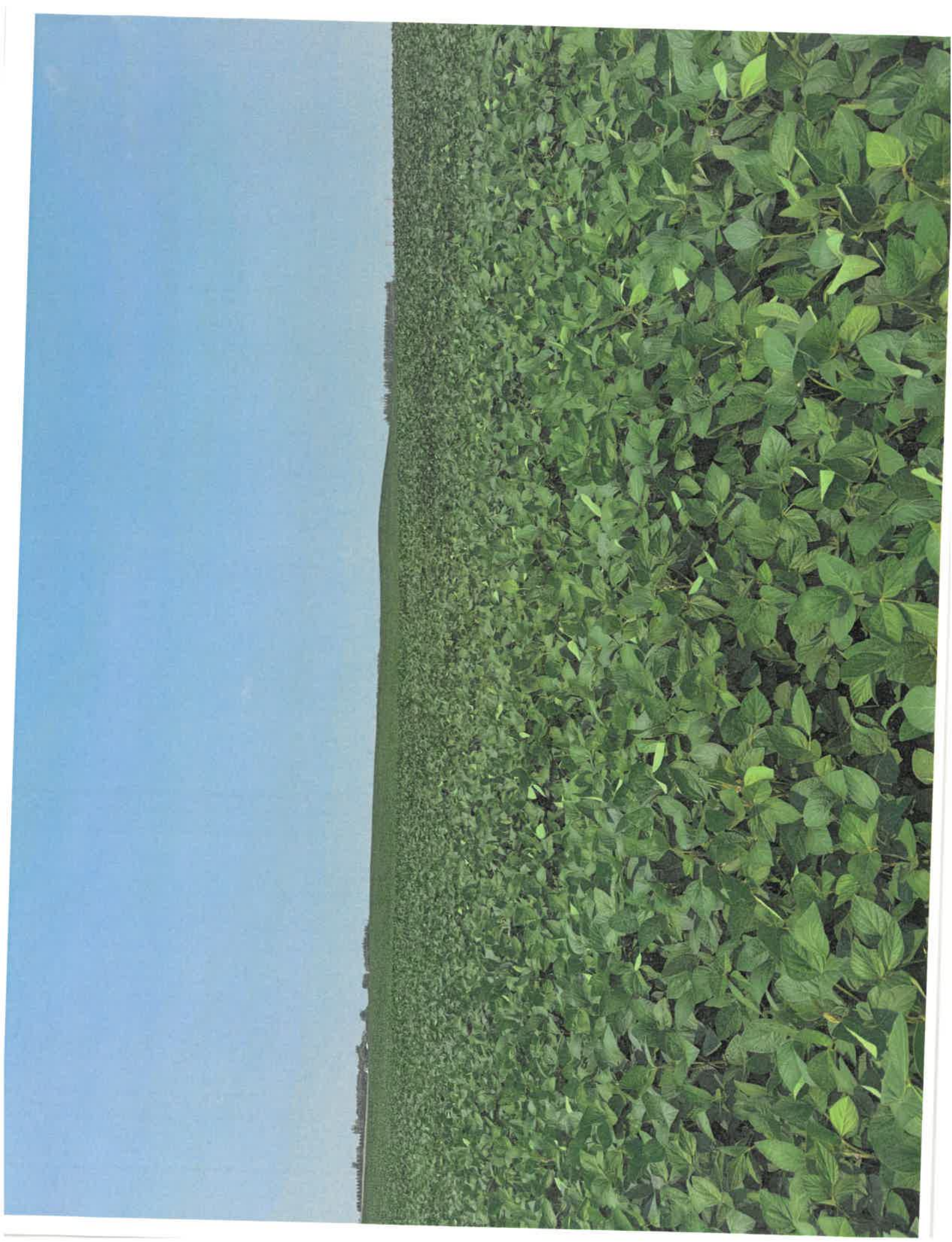
The October 2024 payment will be made to Seller and the October 2025 payment and all payments thereafter will be assigned to Buyer.



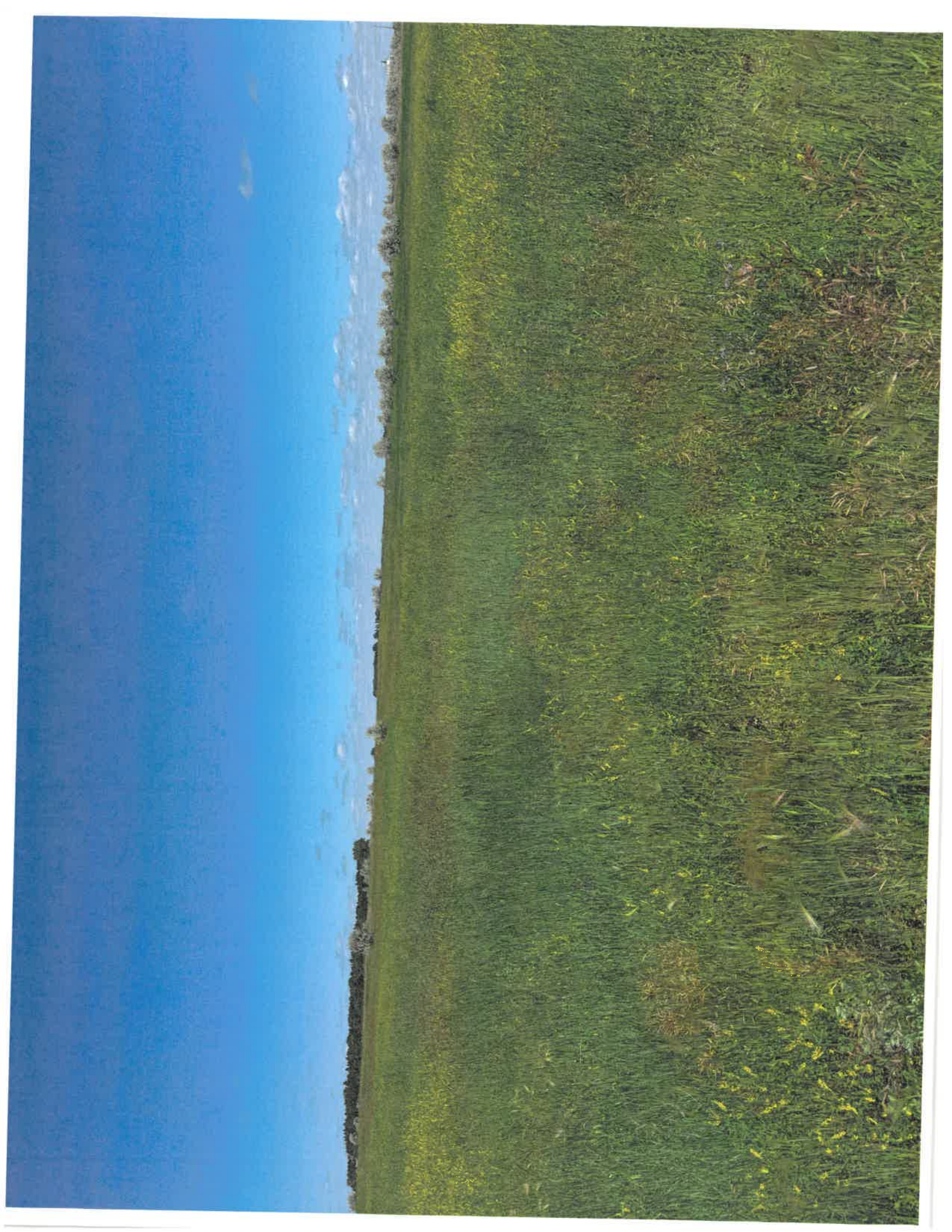














Aerial Map



Boundary Center: 48° 6' 8.14, -98° 56' 46.34



**1-153N-65W**  
**Ramsey County**  
**North Dakota**



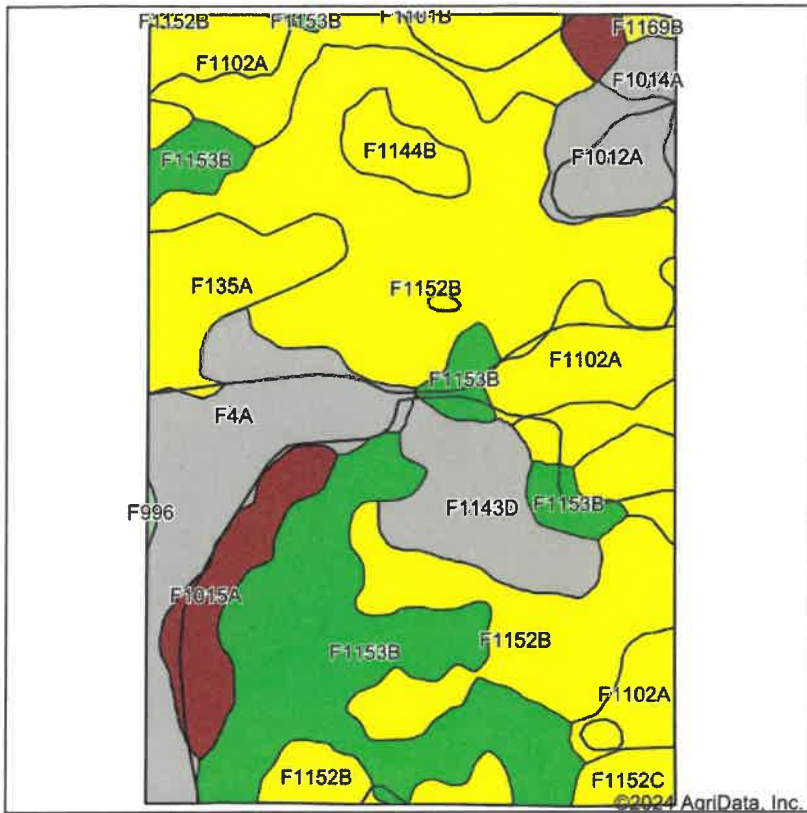
8/13/2024

Maps Provided By:  
**surety**  
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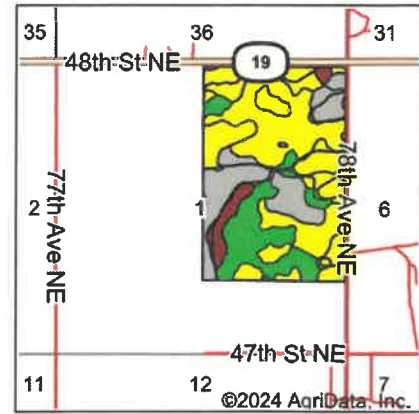
Field borders provided by Farm Service Agency as of 5/21/2008.



## Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**  
 County: **Ramsey**  
 Location: **1-153N-65W**  
 Township: **Poplar Grove**  
 Acres: **229.57**  
 Date: **8/13/2024**

Maps Provided By:



Area Symbol: ND071, Soil Area Version: 29							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	76.48	33.3%		Ile	77	56
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	42.35	18.4%		Ile	82	56
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	34.54	15.0%		Ile	72	48
F4A	Southam silty clay loam, 0 to 1 percent slopes	22.87	10.0%		VIIIw	10	9
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	13.08	5.7%		VIle	47	49
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	10.81	4.7%		Ile	75	52
F1015A	Hamerly, saline-Wyard loams, 0 to 3 percent slopes	9.12	4.0%		IIIs	61	44
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	8.10	3.5%		Vw	33	15
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	4.30	1.9%		Ile	71	52
F1152C	Balaton-Souris-Svea loams, 3 to 9 percent slopes	2.89	1.3%		IIle	75	55
F1014A	Hamerly, saline-Tonka complex, 0 to 3 percent slopes	2.37	1.0%		IVw	48	36
F1143C	Buse-Barnes loams, 3 to 9 percent slopes	1.74	0.8%		IVe	65	52
F1169B	Balaton-Souris loams, 0 to 4 percent slopes	0.68	0.3%		IIle	77	55
F996	Water	0.24	0.1%			0	
<b>Weighted Average</b>						<b>*- 65.9</b>	<b>*n 47.2</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\* Non-Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

## 4 Year Crop History

Owner/Operator: \_\_\_\_\_

Date: 8/13/2024

Address: \_\_\_\_\_

Farm Name: \_\_\_\_\_

Address: \_\_\_\_\_

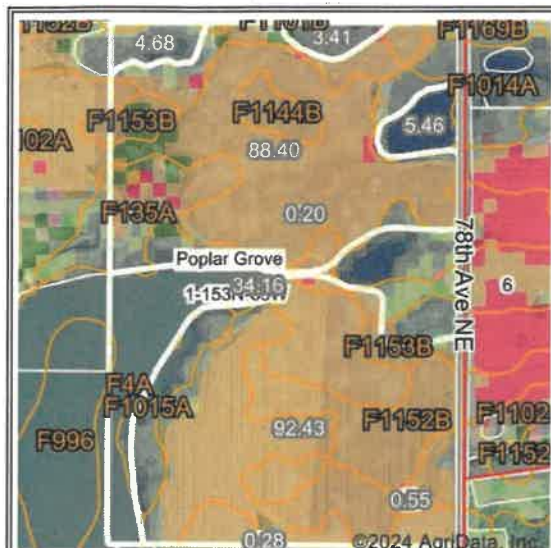
Field ID: \_\_\_\_\_

Phone: \_\_\_\_\_

Acct. #: \_\_\_\_\_

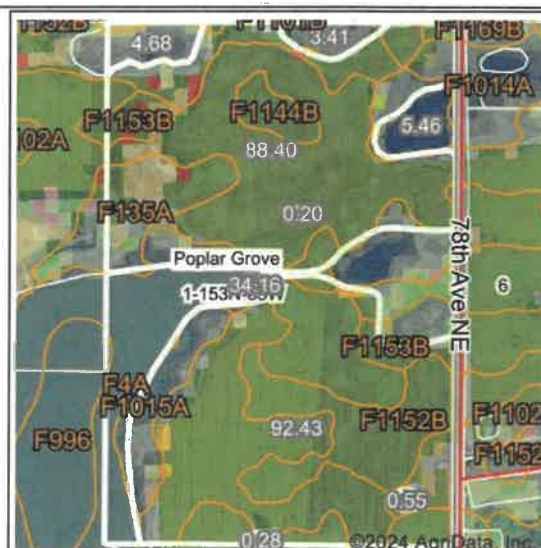
Crop Year: 2023

Crop Year: 2022



- Spring Wheat
- Open Water
- Herbaceous Wetlands

8 rows not shown

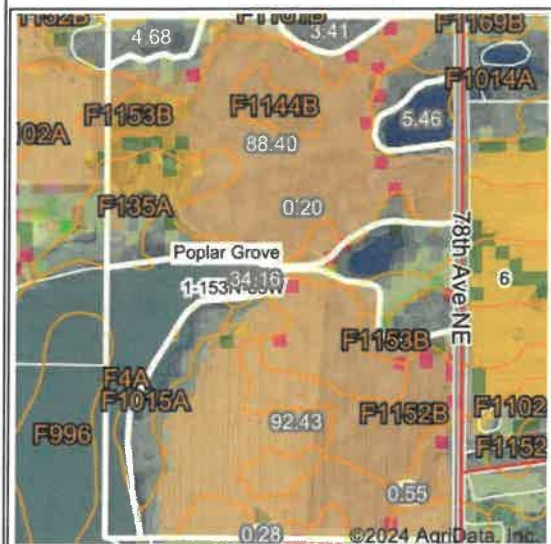


- Soybeans
- Open Water
- Herbaceous Wetlands

8 rows not shown

Crop Year: 2021

Crop Year: 2020



- Spring Wheat
- Open Water
- Herbaceous Wetlands

7 rows not shown



- Soybeans
- Open Water
- Herbaceous Wetlands

8 rows not shown

Boundary Center: 48° 6' 8.14, -98° 56' 46.34

State: ND

County: Ramsey

Legal: 1-153N-65W

Twnshp: Poplar Grove

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:



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## Aerial Map



Boundary Center: 48° 6' 35.25, -98° 56' 46.22



8/13/2024

Maps Provided By:



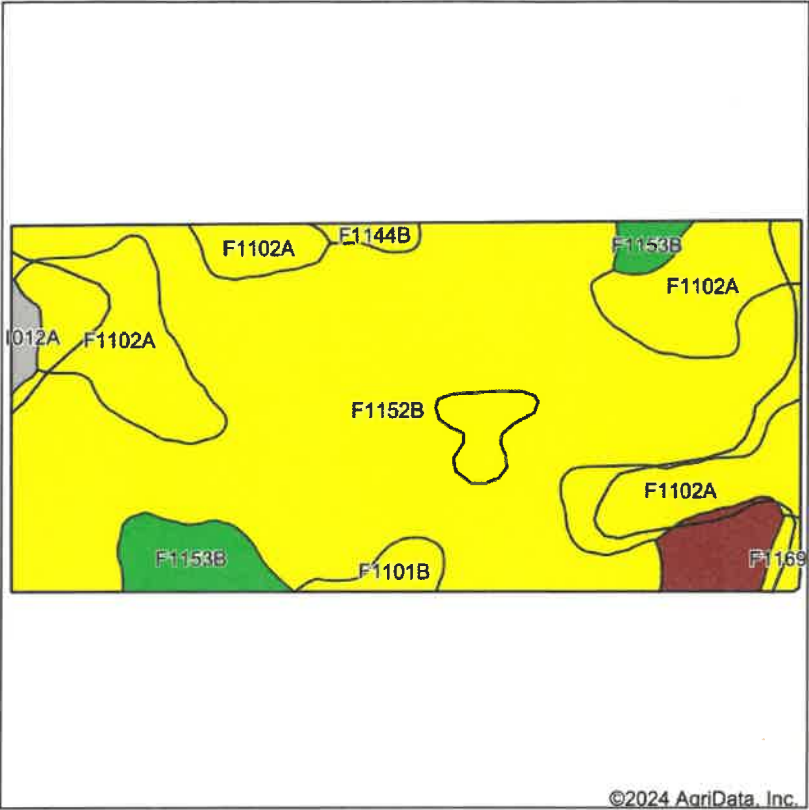
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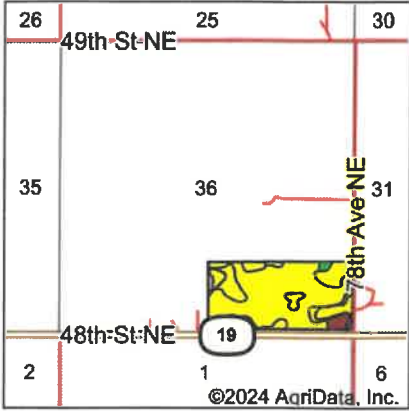
Field borders provided by Farm Service Agency as of 5/21/2008.

**36-154N-65W**  
**Ramsey County**  
**North Dakota**

Soils Map











Soils data provided by USDA and NRCS.



State: North Dakota  
County: Ramsey  
Location: 36-154N-65W  
Township: Grand Harbor  
Acres: 72.23  
Date: 8/13/2024

Maps Provided By:  
  
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Area Symbol: ND071, Soil Area Version: 29							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	48.04	66.6%		Ile	77	56
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	15.95	22.1%		Ile	72	48
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	3.26	4.5%		Ile	82	56
F1143C	Buse-Barnes loams, 3 to 9 percent slopes	2.24	3.1%		IVe	65	52
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	1.04	1.4%		Ile	73	51
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	0.60	0.8%		Vw	33	15
F1144B	Barnes-Buse loams, 2 to 6 percent slopes	0.56	0.8%		Ile	71	52
F1169B	Balaton-Souris loams, 0 to 4 percent slopes	0.54	0.7%		IIIe	77	55
Weighted Average					2.09	75.3	*n 53.7

\*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.