

MCINTOSH COUNTY

793± ACRE

BRINKMAN

LAND AUCTION

TUESDAY, OCTOBER 20TH, 2026 | 3PM

LOCATION: THE WILD ROSE CAFE • ASHLEY, ND

LIVE & ONLINE BIDDING! [ULMERAUCTION.COM](https://ulmerauction.com)

CENTURY 21.
FARM & RANCH.
Morrison Realty

C21MORRISON.COM

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Ulmer Auction is teaming up with Century 21 Morrison Realty to offer this 793 acres +/- with a **buy now price!**

Land will be for sale up until **October 1st** where then if not sold will go to auction. For further details on the listing please visit **Ulmerauction.com** or **C21morrison.com**

● **BIDDING OPTIONS:**

Online @ Ulmerauction.com / Live In Person @
The Wild Rose Bar & Cafe / Or Phone Bidding

● **LAND OPTIONS:**

Tracts 1 & 2 will sell separately or option 3
to buy Both tracts if sum exceeds the
added value of tract 1 & 2.

● **MINERAL RIGHTS**

Will Transfer To Buyer

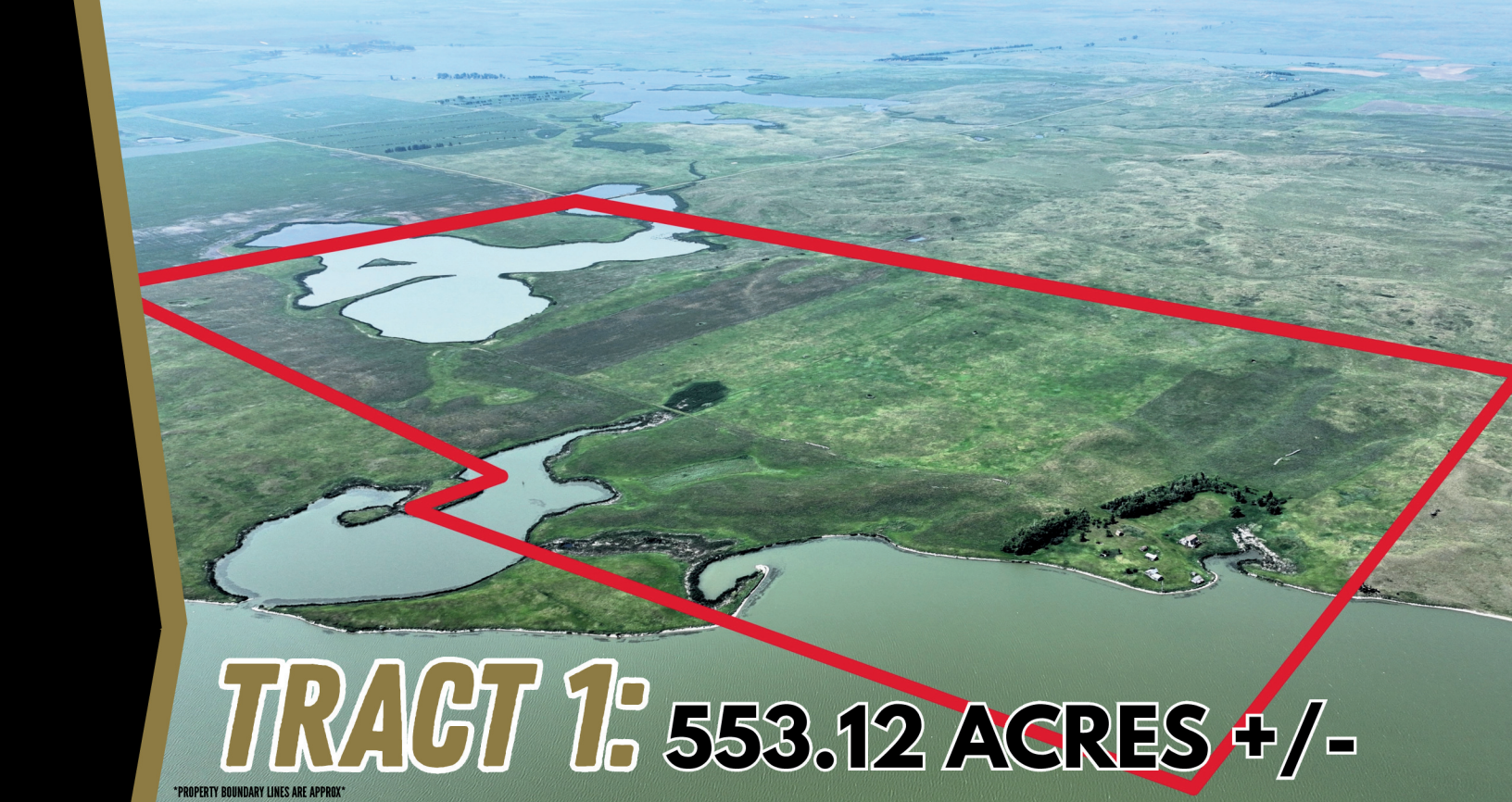
-
- 10% Down Day Of Sale With Balance Due At Closing In 45 Days,
All Closing Fees To Be Split Between Buyer & Seller, 2026 Taxes
Will Be Paid, Buyer Will Be Responsible For 2027 Taxes,
Ulmer Auction Is Representing The Seller Of This Property.

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Buy Now or Bid on Auction Day!

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TRACT 1: 553.12 ACRES +/-

PROPERTY BOUNDARY LINES ARE APPROX

LEGAL:

(NW ¼, NE ¼, N812.33' OF SW ¼, N789.95' OF W ½ SE ¼, W ½ NE ¼ SE ¼, E ½ NE ¼ SE ¼ In 11-131-70 & W ½ NW ¼, NW ¼ SW ¼ In 12-131-70)

LOCATION OF PROPERTY:

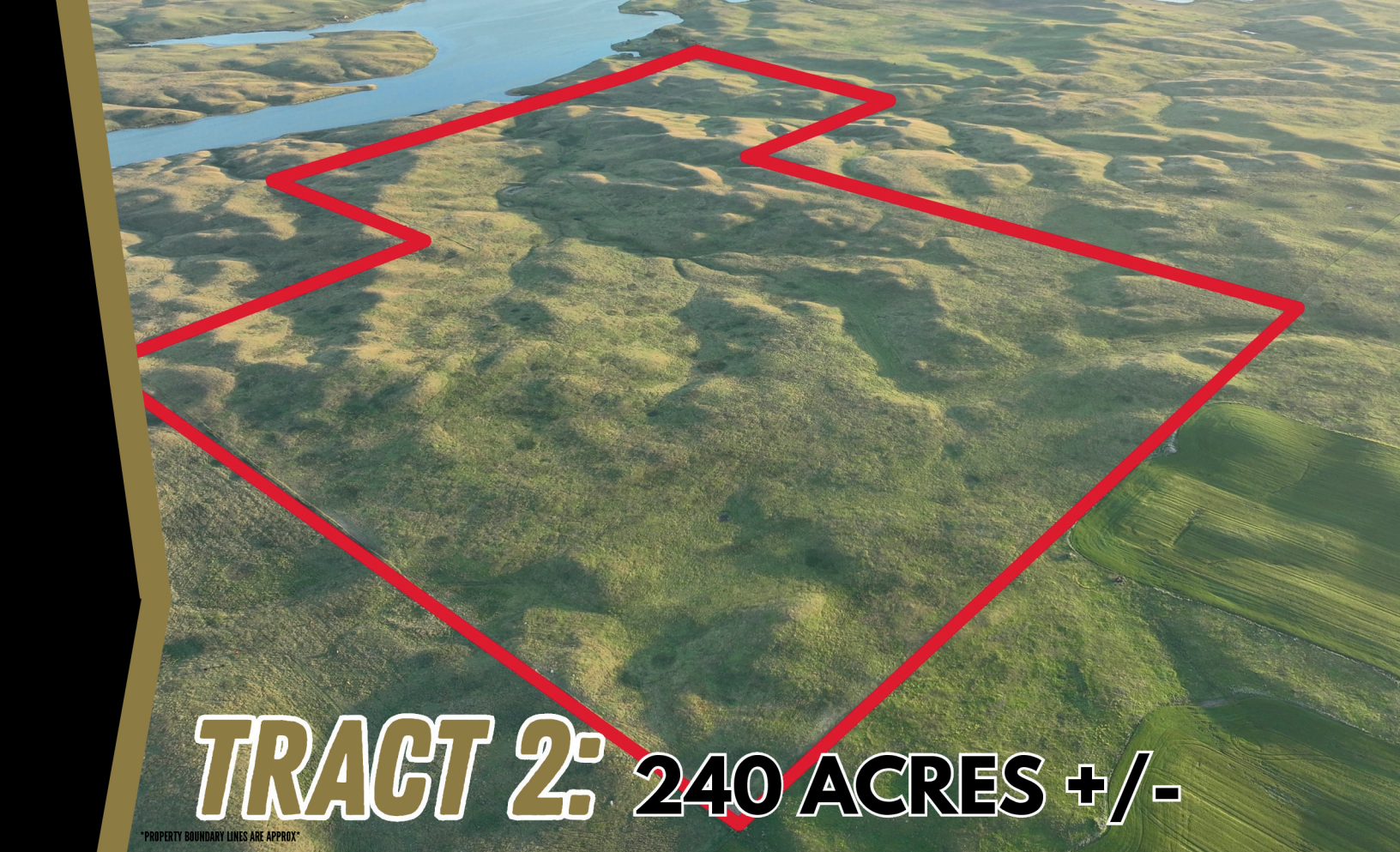
From Ashley ND Go North To 88th St SE.
West To 47th St. North To 87th St SE,
West To 46th Ave. Go North On 46th 1 Mile,
Land Located East Side

TAXES: 2025:

● Parcel#05661003	-	\$195.08
● Parcel#05662002	-	\$17.90
● Parcel#02141000	-	\$442.52
● Parcel#02140000	-	\$862.39
● Parcel#02143001	-	\$149.89
● Parcel#02142005	-	\$77.34
● Parcel#02142004	-	\$27.80
● Parcel#02142001	-	\$28.72

TOTAL: \$1,801.64

- Productivity Average 31.5 SPI
- Productivity Average Less Water Acres 39.4 SPI
- Tillable: 331.69 +/- Tillable Acres
- This Piece Will Come With Approx. 440 Acres In Wetland Easement & 113.12 Acres Without
- Tract 1 Holds 144.2 +/- CRP Acres In Contract Expiring 2032 Paying \$44.93 Per Acre
- Land Is Available For 2027 Season



TRACT 2: 240 ACRES +/-

PROPERTY BOUNDARY LINES ARE APPROX

LEGAL:

(NE ¼ NW ¼, NW ¼ NE ¼
In 12-131-70 & SE ¼ 1-131-70)

LOCATION OF PROPERTY:

From Ashley ND Go North To 88th St SE.
West To 47th St. North To 87th St SE,
West To 46th Ave. Go North On 46th 1 Mile,
Land Located East Side

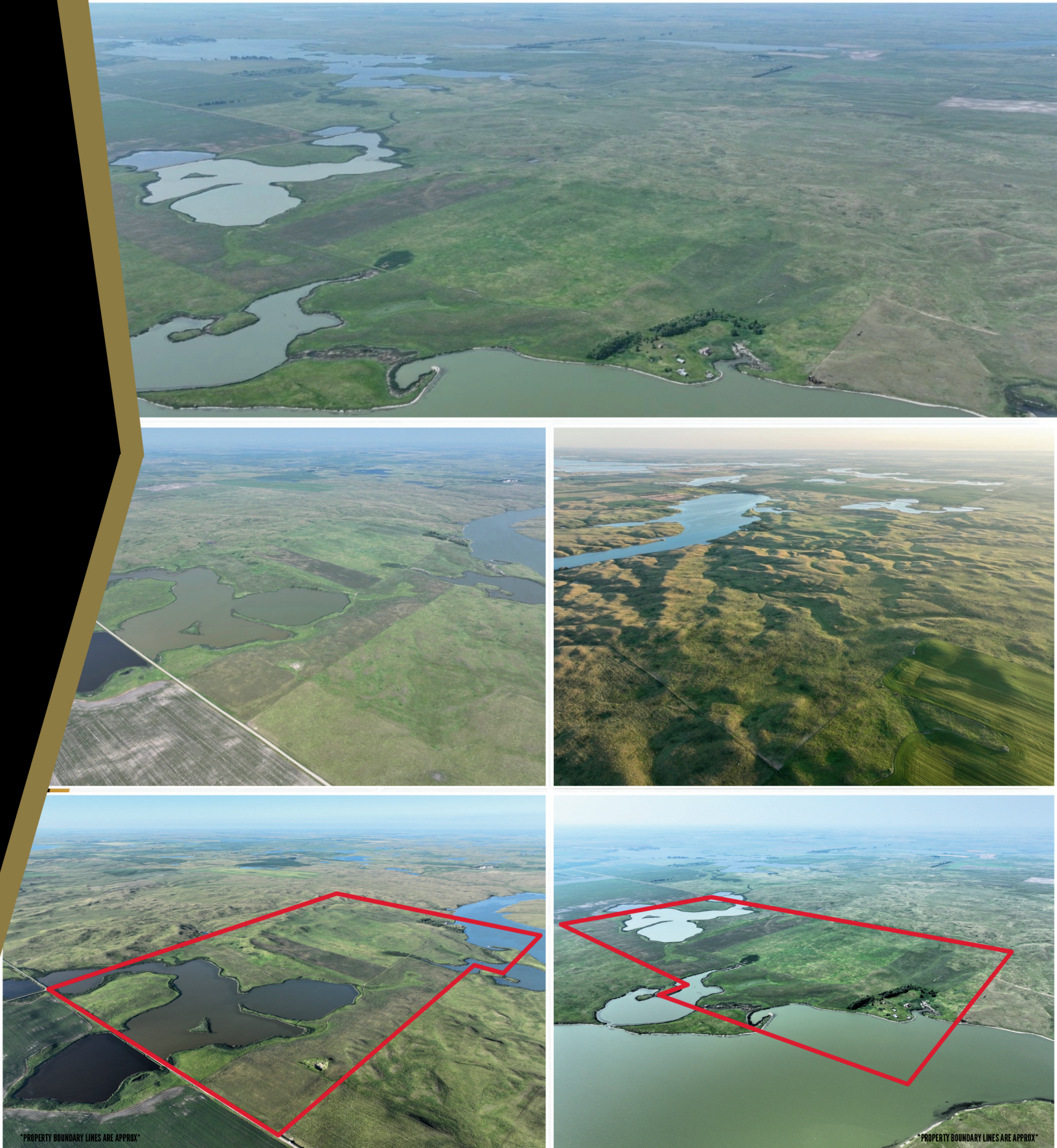
TAXES: 2025:

- Parcel#05661002 - \$104.97
- Parcel#02103000 - \$375.33
- Parcel#05660002 - \$104.97

TOTAL: \$585.27

- Productivity: Average 38.7 SPI
- Tract 2 Is Easement Free
- Land Is Available For 2027 Season





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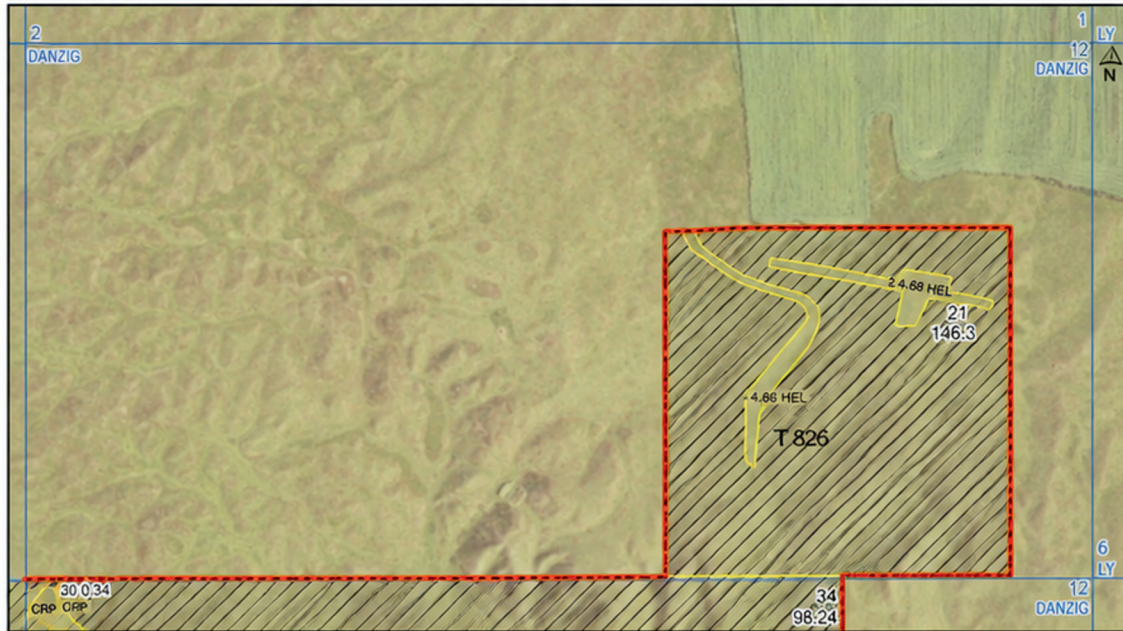
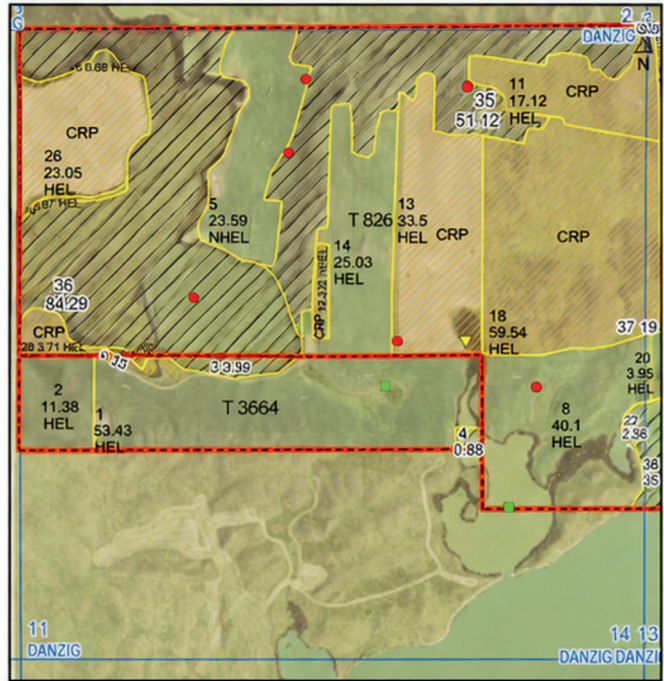
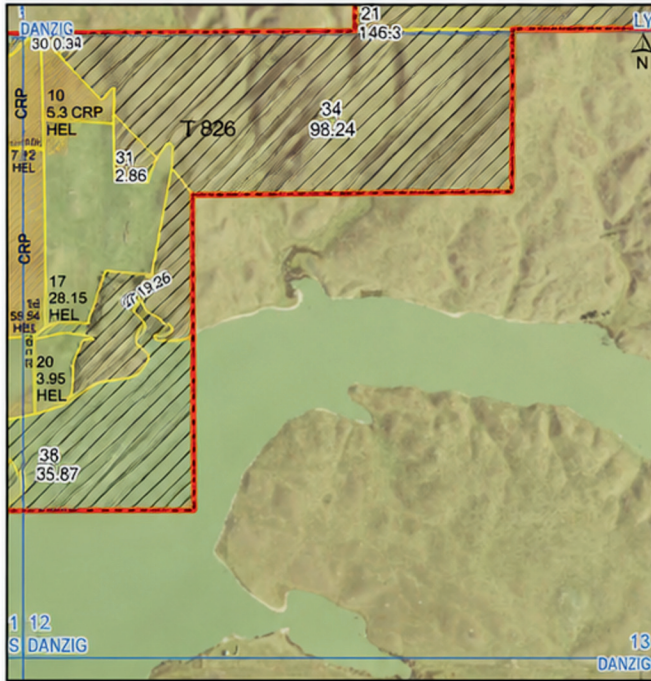
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United States
Department of
Agriculture

McIntosh County, North Dakota

Farm 4386



- Tract Boundary
- PLSS
- Cropland
- CRP
- Noncropland

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless Otherwise Noted:

- Barley = Spring for Grain
- Canola = Spring for Processing
- Corn = Yellow for Grain
- Flax = Common for Grain
- Oats = Spring for Grain
- Soybeans = Common for Grain
- Sunflowers = Oil for Grain
- Wheat = Spring for Grain
- All fields are non-irrigated
- Shares are 100% to operator

2026 Program Year

Phy. County: McIntosh

2025 imagery

S12 T131N R70W

0 340 680
Ft

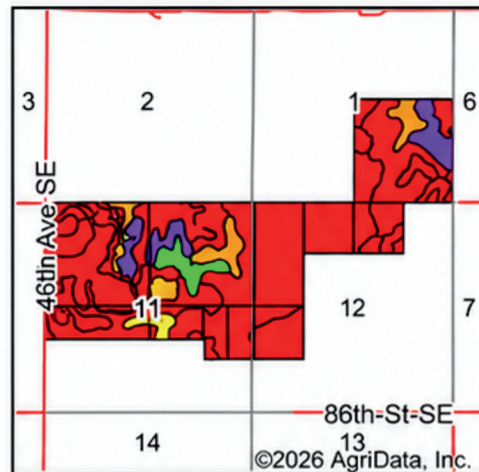
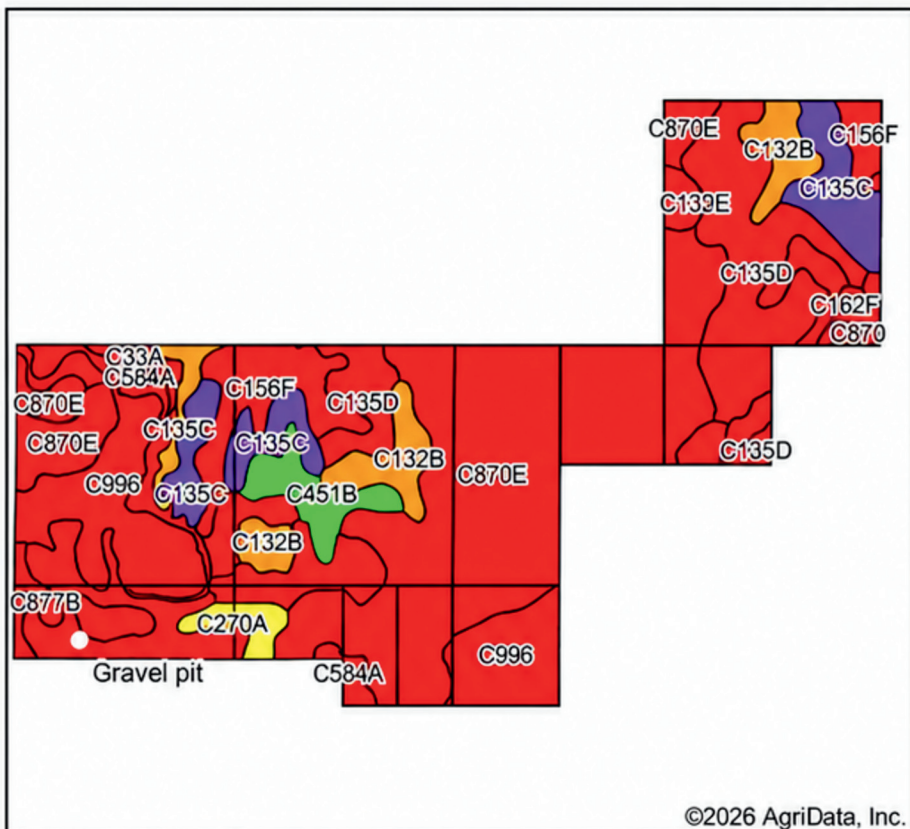
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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). USDA is an equal opportunity provider, employer, and lender.

Map Created 03/30/2026

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Soils Map



State: **North Dakota**
 County: **McIntosh**
 Location: **11-131N-70W**
 Township: **Northwest McIntosh**
 Acres: **794.93**
 Date: **8/18/2026**

Maps Provided By:



Area Symbol: ND051, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	312.19	39.3%		Vlls	25
C135D	Zahl-Williams loams, 9 to 15 percent slopes	108.61	13.7%		Vle	44
C996	Water	93.63	11.8%		Vlllw	0
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	58.19	7.3%		Vlle	39
C877B	Wabek-Lehr complex, 2 to 6 percent slopes	51.85	6.5%		Vls	38
C132B	Williams-Zahl loams, 3 to 6 percent slopes	49.53	6.2%		Ile	75
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	49.24	6.2%		IVe	56
C451B	Arnagard loam, 2 to 6 percent slopes	21.99	2.8%		Ile	93
C584A	Harriet loam, 0 to 2 percent slopes	16.39	2.1%		Vls	11
C162F	Max-Zahl-Arnagard complex, 9 to 35 percent slopes, very stony	12.31	1.5%		Vls	20
C24A	Parnell silty clay loam, 0 to 1 percent slopes, Missouri Coteau phase	10.30	1.3%		Vw	24
C270A	Hamerly loam, 0 to 3 percent slopes	9.35	1.2%		Ile	70
C33A	Parnell-Vallers complex, 0 to 1 percent slopes	0.98	0.1%		Vw	30
C26A	Tonka-Parnell complex, 0 to 1 percent slopes, Missouri Coteau phase	0.37	0.0%		IVw	40
Weighted Average					6.16	33.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
GPI	Gravel pit	An open excavation from which soil and underlying material have been removed and used, without crushing, as a source of sand or gravel. Typically 1 to 3 acres.

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TAX SPLITS

2025 McIntosh County Real Estate Tax Statement

BRINKMAN, GERALD
Taxpayer ID: 23650

Parcel Number 02103000	Jurisdiction 48-019-10-00-80		
Owner BRINKMAN, GERALD, ELAINE & MAXINE	Physical Location WISHEK #19		
Legal Description SE1/4 (1-131-70)			
	2023	2024	2025
Legislative Tax Relief	468.75	469.19	213.57
Tax distribution (3-year comparison):	2023	2024	2025
True and Full Value	72,500	72,500	33,202
Taxable Value	3,625	3,625	1,660
Less: Homestead Credit	0	0	0
Disabled Veterans Credit	0	0	0
Net Taxable Value	3,625	3,625	1,660
Total Mill Levy	214.81	227.74	226.11
Taxes by District (in dollars):			
County	385.29	389.18	171.19
City/Township	83.38	83.38	38.18
School (after state reduction)	291.92	298.62	132.76
N/A	0.00	0.00	0.00
Fire	18.12	18.12	8.30
Ambulance	0.00	36.25	24.90
Consolidated Tax	778.71	825.55	375.33
* Primary Residence Credit			0.00
Net Tax Owed	778.71	825.55	375.33
Net Effective Tax Rate	1.07 %	1.14 %	1.13 %

2025 TAX BREAKDOWN	
Net Tax Owed After Tax Relief	375.33
Plus: Special Assessments	0.00
Total Tax Due	375.33
Less: 5% discount if paid Feb. 15, 2026	(18.77)
Amount due by February 15, 2026	356.56
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2026	187.67
Payment 2: Pay by October 15, 2026	187.66

Parcel Acres:	
Agricultural	160.00 acres
Residential	0.00 acres
Commercial	0.00 acres
Special assessments:	
No Special Assessment details available	

2025 McIntosh County Real Estate Tax Statement

BRINKMAN, GERALD
Taxpayer ID: 23650

Parcel Number 02143001	Jurisdiction 48-019-10-00-80		
Owner BRINKMAN, GERALD A., ELAINE R. & MAXINE K.	Physical Location WISHEK #19		
Legal Description N812.33' OF SW1/4 (11-131-70)			
	2023	2024	2025
Legislative Tax Relief	84.70	84.78	85.30
Tax distribution (3-year comparison):	2023	2024	2025
True and Full Value	13,100	13,100	13,267
Taxable Value	655	655	663
Less: Homestead Credit	0	0	0
Disabled Veterans Credit	0	0	0
Net Taxable Value	655	655	663
Total Mill Levy	214.81	227.74	226.11
Taxes by District (in dollars):			
County	69.60	70.31	68.36
City/Township	15.06	15.06	15.24
School (after state reduction)	52.74	53.96	53.03
N/A	0.00	0.00	0.00
Fire	3.28	3.28	3.32
Ambulance	0.00	6.55	9.94
Consolidated Tax	140.68	149.16	149.89
* Primary Residence Credit			0.00
Net Tax Owed	140.68	149.16	149.89
Net Effective Tax Rate	1.07 %	1.14 %	1.13 %

2025 TAX BREAKDOWN	
Net Tax Owed After Tax Relief	149.89
Plus: Special Assessments	0.00
Total Tax Due	149.89
Less: 5% discount if paid Feb. 15, 2026	(7.49)
Amount due by February 15, 2026	142.40
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2026	74.95
Payment 2: Pay by October 15, 2026	74.94

Parcel Acres:	
Agricultural	48.90 acres
Residential	0.00 acres
Commercial	0.00 acres
Special assessments:	
No Special Assessment details available	

2025 McIntosh County Real Estate Tax Statement

BRINKMAN, GERALD
Taxpayer ID: 23650

Parcel Number 02142001	Jurisdiction 48-019-10-00-80		
Owner BRINKMAN, GERALD, ELAINE & MAXINE	Physical Location WISHEK #19		
Legal Description E1/2NE1/4SE1/4 (11-131-70)			
	2023	2024	2025
Legislative Tax Relief	20.68	20.70	16.35
Tax distribution (3-year comparison):	2023	2024	2025
True and Full Value	3,200	3,200	2,548
Taxable Value	160	160	127
Less: Homestead Credit	0	0	0
Disabled Veterans Credit	0	0	0
Net Taxable Value	160	160	127
Total Mill Levy	214.81	227.74	226.11
Taxes by District (in dollars):			
County	17.00	17.18	13.10
City/Township	3.68	3.68	2.93
School (after state reduction)	12.88	13.18	10.16
N/A	0.00	0.00	0.00
Fire	0.80	0.80	0.63
Ambulance	0.00	1.60	1.90
Consolidated Tax	34.36	36.44	28.72
* Primary Residence Credit	0.00	0.00	0.00
Net Tax Owed	34.36	36.44	28.72
Net Effective Tax Rate	1.07 %	1.14 %	1.13 %

2025 TAX BREAKDOWN	
Net Tax Owed After Tax Relief	28.72
Plus: Special Assessments	0.00
Total Tax Due	28.72
Less: 5% discount if paid Feb. 15, 2026	(1.44)
Amount due by February 15, 2026	27.28
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2026	14.36
Payment 2: Pay by October 15, 2026	14.36

Parcel Acres:	
Agricultural	20.00 acres
Residential	0.00 acres
Commercial	0.00 acres
Special assessments:	
No Special Assessment details available	

2025 McIntosh County Real Estate Tax Statement

BRINKMAN, GERALD
Taxpayer ID: 23650

Parcel Number 02142004	Jurisdiction 48-019-10-00-80		
Owner BRINKMAN, GERALD A., ELAINE R. & MAXINE K.	Physical Location WISHEK #19		
Legal Description W1/2NE1/4SE1/4 (11-131-70)			
	2023	2024	2025
Legislative Tax Relief	17.46	17.48	15.83
Tax distribution (3-year comparison):			
	2023	2024	2025
True and Full Value	2,700	2,700	2,461
Taxable Value	135	135	123
Less: Homestead Credit	0	0	0
Disabled Veterans Credit	0	0	0
Net Taxable Value	135	135	123
Total Mill Levy	214.81	227.74	226.11
Taxes by District (in dollars):			
County	14.36	14.51	12.67
City/Township	3.11	3.11	2.82
School (after state reduction)	10.87	11.12	9.84
N/A	0.00	0.00	0.00
Fire	0.68	0.68	0.62
Ambulance	0.00	1.35	1.85
Consolidated Tax	29.02	30.77	27.80
* Primary Residence Credit	0.00	0.00	0.00
Net Tax Owed	29.02	30.77	27.80
Net Effective Tax Rate	1.07 %	1.14 %	1.13 %

2025 TAX BREAKDOWN	
Net Tax Owed After Tax Relief	27.80
Plus: Special Assessments	0.00
Total Tax Due	27.80
Less: 5% discount if paid Feb. 15, 2026	(1.39)
Amount due by February 15, 2026	26.41
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2026	13.90
Payment 2: Pay by October 15, 2026	13.90

Parcel Acres:	
Agricultural	20.00 acres
Residential	0.00 acres
Commercial	0.00 acres
Special assessments:	
No Special Assessment details available	

2025 McIntosh County Real Estate Tax Statement

BRINKMAN, GERALD
Taxpayer ID: 23650

Parcel Number 02142005	Jurisdiction 48-019-10-00-80		
Owner BRINKMAN, GERALD A., ELAINE R. & MAXINE K.	Physical Location WISHEK #19		
Legal Description N789.95' OF W1/2SE1/4 (11-131-70)			
	2023	2024	2025
Legislative Tax Relief	45.91	45.95	44.00
Tax distribution (3-year comparison):			
	2023	2024	2025
True and Full Value	7,100	7,100	6,841
Taxable Value	355	355	342
Less: Homestead Credit	0	0	0
Disabled Veterans Credit	0	0	0
Net Taxable Value	355	355	342
Total Mill Levy	214.81	227.74	226.11
Taxes by District (in dollars):			
County	37.71	38.12	35.27
City/Township	8.16	8.16	7.87
School (after state reduction)	28.59	29.25	27.36
N/A	0.00	0.00	0.00
Fire	1.77	1.77	1.71
Ambulance	0.00	3.55	5.13
Consolidated Tax	76.23	80.85	77.34
* Primary Residence Credit	0.00	0.00	0.00
Net Tax Owed	76.23	80.85	77.34
Net Effective Tax Rate	1.07 %	1.14 %	1.13 %

2025 TAX BREAKDOWN	
Net Tax Owed After Tax Relief	77.34
Plus: Special Assessments	0.00
Total Tax Due	77.34
Less: 5% discount if paid Feb. 15, 2026	(3.87)
Amount due by February 15, 2026	73.47
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2026	38.67
Payment 2: Pay by October 15, 2026	38.67

Parcel Acres:	
Agricultural	24.22 acres
Residential	0.00 acres
Commercial	0.00 acres
Special assessments:	
No Special Assessment details available	



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TAX SPLITS

2025 McIntosh County Real Estate Tax Statement

Parcel Number 02140000		Jurisdiction 48-019-10-00-80	
Owner BRINKMAN, GERALD, ELAINE & MAXINE		Physical Location WISHEK #19	
Legal Description NE1/4 (11-131-70)			
		2023	2024
Legislative Tax Relief		535.34	535.84
			490.71
Tax distribution (3-year comparison):		2023	2024
		2025	
True and Full Value		82,800	82,800
Taxable Value		4,140	4,140
Less: Homestead Credit		0	0
Disabled Veterans Credit		0	0
Net Taxable Value		4,140	4,140
Total Mill Levy		214.81	227.74
Taxes by District (in dollars):			
County		439.99	444.47
City/Township		95.22	95.22
School (after state reduction)		333.39	341.05
N/A		0.00	0.00
Fire		20.70	20.70
Ambulance		0.00	41.40
Consolidated Tax		889.30	942.84
* Primary Residence Credit			0.00
Net Tax Owed		889.30	942.84
Net Effective Tax Rate		1.07 %	1.14 %

2025 McIntosh County Real Estate Tax Statement

Parcel Number 05660002		Jurisdiction 28-009-50-00-70	
Owner BRINKMAN, GERALD, ELAINE & MAXINE		Physical Location ASHLEY #9	
Legal Description NW1/4NE1/4 (12-131-70)			
		2023	2024
Legislative Tax Relief		96.80	96.88
			57.67
Tax distribution (3-year comparison):		2023	2024
		2025	
True and Full Value		13,900	13,900
Taxable Value		695	695
Less: Homestead Credit		0	0
Disabled Veterans Credit		0	0
Net Taxable Value		695	695
Total Mill Levy		236.78	252.03
Taxes by District (in dollars):			
County		73.85	74.59
City/Township		15.98	15.98
School (after state reduction)		47.75	49.55
Voter Approved School Bonds		23.49	23.28
Fire		3.47	3.47
Ambulance		0.00	8.25
Consolidated Tax		164.54	175.12
* Primary Residence Credit			0.00
Net Tax Owed		164.54	175.12
Net Effective Tax Rate		1.18 %	1.26 %

2025 McIntosh County Real Estate Tax Statement

Parcel Number 05661003		Jurisdiction 28-009-50-00-70	
Owner BRINKMAN, GERALD, ELAINE & MAXINE		Physical Location ASHLEY #9	
Legal Description W1/2NW1/4 (12-131-70)			
		2023	2024
Legislative Tax Relief		111.42	111.52
			107.17
Tax distribution (3-year comparison):		2023	2024
		2025	
True and Full Value		16,000	16,000
Taxable Value		800	800
Less: Homestead Credit		0	0
Disabled Veterans Credit		0	0
Net Taxable Value		800	800
Total Mill Levy		236.78	252.03
Taxes by District (in dollars):			
County		85.02	85.89
City/Township		18.40	18.40
School (after state reduction)		54.96	57.05
Voter Approved School Bonds		27.04	26.80
Fire		4.00	4.00
Ambulance		0.00	9.50
Consolidated Tax		189.42	201.64
* Primary Residence Credit			0.00
Net Tax Owed		189.42	201.64
Net Effective Tax Rate		1.18 %	1.26 %

2025 TAX BREAKDOWN	
Net Tax Owed After Tax Relief	862.39
Plus: Special Assessments	0.00
Total Tax Due	862.39
Less: 5% discount if paid Feb. 15, 2026	(43.12)
Amount due by February 15, 2026	819.27
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2026	431.20
Payment 2: Pay by October 15, 2026	431.19

Parcel Acres:	
Agricultural	160.00 acres
Residential	0.00 acres
Commercial	0.00 acres
Special assessments:	
No Special Assessment details available	

BRINKMAN, GERALD	
Taxpayer ID: 23650	

2025 TAX BREAKDOWN	
Net Tax Owed After Tax Relief	104.97
Plus: Special Assessments	0.00
Total Tax Due	104.97
Less: 5% discount if paid Feb. 15, 2026	(5.25)
Amount due by February 15, 2026	99.72
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2026	52.49
Payment 2: Pay by October 15, 2026	52.48

Parcel Acres:	
Agricultural	40.00 acres
Residential	0.00 acres
Commercial	0.00 acres
Special assessments:	
No Special Assessment details available	

BRINKMAN, GERALD	
Taxpayer ID: 23650	

2025 TAX BREAKDOWN	
Net Tax Owed After Tax Relief	195.08
Plus: Special Assessments	0.00
Total Tax Due	195.08
Less: 5% discount if paid Feb. 15, 2026	(9.75)
Amount due by February 15, 2026	185.33
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2026	97.54
Payment 2: Pay by October 15, 2026	97.54

Parcel Acres:	
Agricultural	80.00 acres
Residential	0.00 acres
Commercial	0.00 acres
Special assessments:	
No Special Assessment details available	

2025 McIntosh County Real Estate Tax Statement

Parcel Number 02141000		Jurisdiction 48-019-10-00-80	
Owner BRINKMAN, GERALD, ELAINE & MAXINE		Physical Location WISHEK #19	
Legal Description NW1/4 (11-131-70)			
		2023	2024
Legislative Tax Relief		232.75	232.97
			251.79
Tax distribution (3-year comparison):		2023	2024
		2025	
True and Full Value		36,000	36,000
Taxable Value		1,800	1,800
Less: Homestead Credit		0	0
Disabled Veterans Credit		0	0
Net Taxable Value		1,800	1,800
Total Mill Levy		214.81	227.74
Taxes by District (in dollars):			
County		191.30	193.25
City/Township		41.40	41.40
School (after state reduction)		144.96	148.29
N/A		0.00	0.00
Fire		9.00	9.00
Ambulance		0.00	18.00
Consolidated Tax		386.66	409.94
* Primary Residence Credit			0.00
Net Tax Owed		386.66	409.94
Net Effective Tax Rate		1.07 %	1.14 %

2025 McIntosh County Real Estate Tax Statement

Parcel Number 05661002		Jurisdiction 28-009-50-00-70	
Owner BRINKMAN, GERALD, ELAINE & MAXINE		Physical Location ASHLEY #9	
Legal Description NE1/4NW1/4 (12-131-70)			
		2023	2024
Legislative Tax Relief		57.10	57.15
			57.67
Tax distribution (3-year comparison):		2023	2024
		2025	
True and Full Value		8,200	8,200
Taxable Value		410	410
Less: Homestead Credit		0	0
Disabled Veterans Credit		0	0
Net Taxable Value		410	410
Total Mill Levy		236.78	252.03
Taxes by District (in dollars):			
County		43.57	44.01
City/Township		9.43	9.43
School (after state reduction)		28.16	29.23
Voter Approved School Bonds		13.86	13.74
Fire		2.05	2.05
Ambulance		0.00	4.87
Consolidated Tax		97.07	103.33
* Primary Residence Credit			0.00
Net Tax Owed		97.07	103.33
Net Effective Tax Rate		1.18 %	1.26 %

2025 McIntosh County Real Estate Tax Statement

Parcel Number 05662002		Jurisdiction 28-009-50-00-70	
Owner BRINKMAN, GERALD, ELAINE & MAXINE		Physical Location ASHLEY #9	
Legal Description NW1/4SW1/4 (12-131-70)			
		2023	2024
Legislative Tax Relief		13.23	13.24
			9.84
Tax distribution (3-year comparison):		2023	2024
		2025	
True and Full Value		1,900	1,900
Taxable Value		95	95
Less: Homestead Credit		0	0
Disabled Veterans Credit		0	0
Net Taxable Value		95	95
Total Mill Levy		236.78	252.03
Taxes by District (in dollars):			
County		10.09	10.19
City/Township		2.18	2.18
School (after state reduction)		6.52	6.78
Voter Approved School Bonds		3.21	3.18
Fire		0.47	0.47
Ambulance		0.00	1.13
Consolidated Tax		22.47	23.93
* Primary Residence Credit			0.00
Net Tax Owed		22.47	23.93
Net Effective Tax Rate		1.18 %	1.26 %

BRINKMAN, GERALD	
Taxpayer ID: 23650	

2025 TAX BREAKDOWN	
Net Tax Owed After Tax Relief	442.52
Plus: Special Assessments	0.00
Total Tax Due	442.52
Less: 5% discount if paid Feb. 15, 2026	(22.13)
Amount due by February 15, 2026	420.39
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2026	221.26
Payment 2: Pay by October 15, 2026	221.26

Parcel Acres:	
Agricultural	160.00 acres
Residential	0.00 acres
Commercial	0.00 acres
Special assessments:	
No Special Assessment details available	

BRINKMAN, GERALD	
Taxpayer ID: 23650	

2025 TAX BREAKDOWN	
Net Tax Owed After Tax Relief	104.97
Plus: Special Assessments	0.00
Total Tax Due	104.97
Less: 5% discount if paid Feb. 15, 2026	(5.25)
Amount due by February 15, 2026	99.72
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2026	52.49
Payment 2: Pay by October 15, 2026	52.48

Parcel Acres:	
Agricultural	40.00 acres
Residential	0.00 acres
Commercial	0.00 acres
Special assessments:	
No Special Assessment details available	

BRINKMAN, GERALD	
Taxpayer ID: 23650	

2025 TAX BREAKDOWN	
Net Tax Owed After Tax Relief	17.90
Plus: Special Assessments	0.00
Total Tax Due	17.90
Less: 5% discount if paid Feb. 15, 2026	(0.90)
Amount due by February 15, 2026	17.00
Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2026	8.95
Payment 2: Pay by October 15, 2026	8.95

Parcel Acres:	
Agricultural	40.00 acres
Residential	0.00 acres
Commercial	0.00 acres
Special assessments:	
No Special Assessment details available	

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Announcements made day of sale take precedence over previously advertised information.

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BIDDING

All bidding is open to the public, whether in person or on-line via Hi-Bid. All bidders must register their name, address, and telephone number in order to receive a bidding number, or they must register with Ulmer Auction via Hi-Bid as an on-line bidder to participate in the auction sale on-line.

When using our on-line auction services, you are making a firm commitment to purchase said item(s) and are entering into a legal and binding contract. Bids may not be canceled or retracted for any reason.

Non-paying bidders or fraudulent bidding will subject you to legal recourse and possible criminal charges including any fraud and/or interstate commerce violations.

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The successful buyer will be required to enter into a written purchase agreement with 10% down payment the day of the auction, made payable to Real Estate Attorney's Trust Account. The balance will be due upon closing. Buyer will receive full possession on the date of closing. The seller will provide marketable title to the buyer evidenced by an abstract. The current year real estate taxes will be the sole responsibility of the Buyer. Property will not be sold subject to financing. Please have all financial arrangements made prior to the auction. The written purchase agreement to be signed by the seller and buyer after the auction is the sole and controlling document of this sale and supersedes any and all other terms whether verbal, written, expressed or implied.

Zimmerman Law are working for the seller as the Real Estate Attorney. The contract signing will take place immediately following the sale if the winning bidder is in person. If the winning bidder is on-line, the contract will be sent to you for your signature and you will need to wire funds as soon as your bank opens the following business day.

Purchaser's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Purchaser's earnest money deposited.

Property Sold Without Warranty. All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Photographs may not depict the current conditions of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

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This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, any results that an accurate survey may show, as well as all applicable zoning laws.

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As a Buyer you have two objectives to accomplish:

(1) Purchasing the Property. (2) Purchasing the property at a price you can afford.

How is this accomplished?

- Estimate comparative value
- Experienced buyers always decide what to pay before the bidding begins
- Inspect the property carefully
- Compare with other properties available in the area

- Check the selling price of previously sold properties
- Discuss your buying plans with a lender.
Have your financing arrangements made in advance
- This sale is not subject to financing
- Avoid over or under bidding
- Always bid on a property toward a price
- Research and know the value of the property
- Have your financing arranged before the auction
- Establish your highest and best bid before the bidding begins
- Make your bids promptly to force other bidders up or out without delay

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