



# Jim & Sharon Zwinger Land Auction

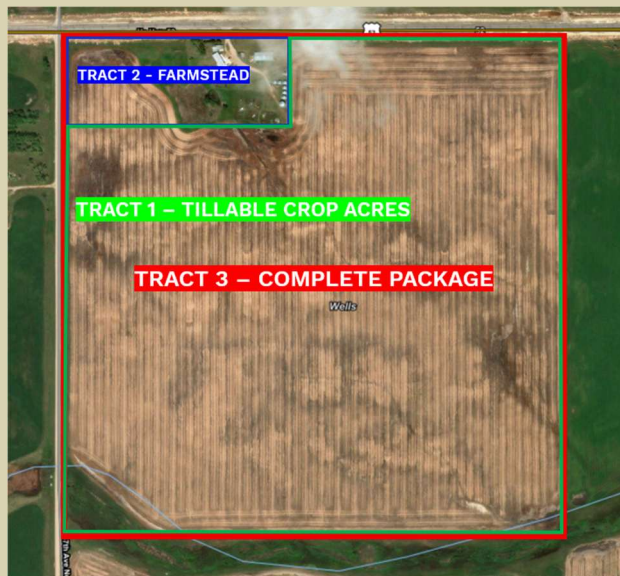
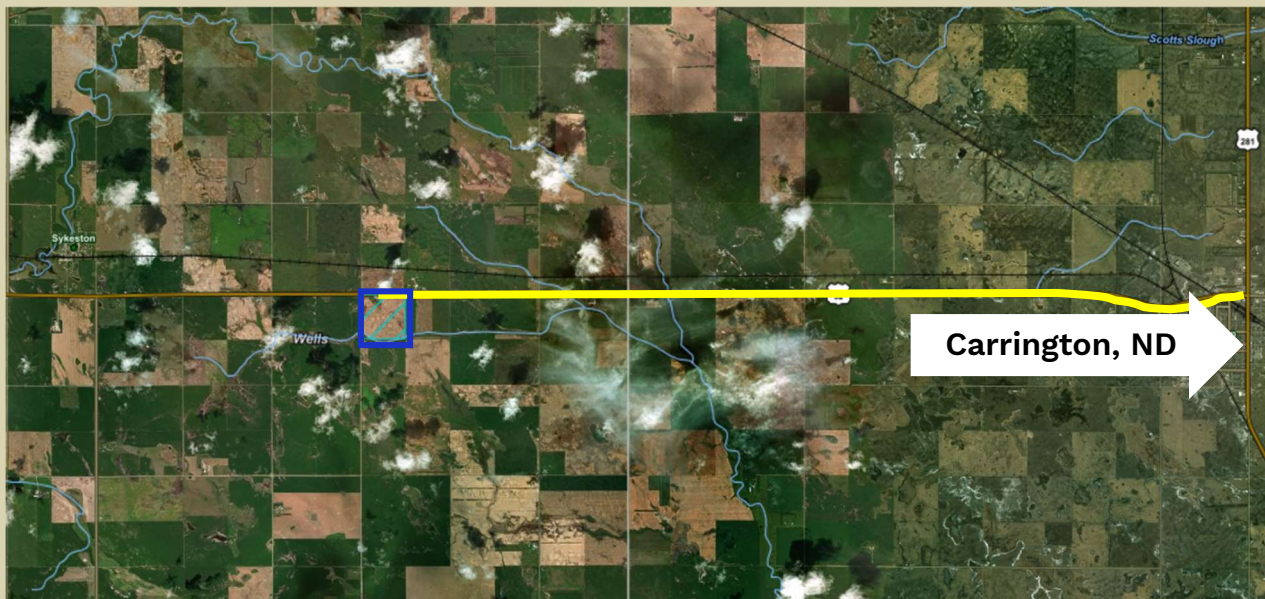
**Date:** Monday October 27, 2025, 12:05PM

**Location:** 5710 Hwy 200, Sykeston, ND

**Type:** Live with Online Bidding

**Offered in two parcels and as a single unit.**

For Details & Online  
Bidding go to:  
[WWW.INTEGRITY.BID](http://WWW.INTEGRITY.BID)



## Land Ratings & Productivity<sup>1</sup>



**Tables — National Commodity Crop Productivity Index — Summary By Map Unit**

### Summary by Map Unit — Wells County, North Dakota (ND103)

Summary by Map Unit — Wells County, North Dakota (ND103)

| Map unit symbol                    | Map unit name  | Rating | Component name (percent) | Rating reasons (numeric values) | Acres in AOI | Percent of AOI |
|------------------------------------|--|--------|--------------------------|---------------------------------|--------------|----------------|
| G222A                              | Larson-Uranda loams, 0 to 3 percent slopes                                     | 0.474  |                          |                                 | 121.9        | 78.5%          |
| G229B                              | Heimdal-Emrick loams, 3 to 6 percent slopes                                    | 0.526  |                          |                                 | 30.9         | 19.9%          |
| G523A                              | Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded | 0.195  |                          |                                 | 2.4          | 1.5%           |
| <b>Totals for Area of Interest</b> |  |        |                          |                                 | <b>155.2</b> | <b>100.0%</b>  |

**Table — National Commodity Crop Productivity Index — Summary by Rating Value**

### Summary by Rating Value

Summary by Rating Value

| Rating                             | Acres in AOI | Percent of AOI |
|------------------------------------|--------------|----------------|
| 0.474                              | 121.9        | 78.5%          |
| 0.526                              | 30.9         | 19.9%          |
| 0.195                              | 2.4          | 1.5%           |
| <b>Totals for Area of Interest</b> | <b>155.2</b> | <b>100.0%</b>  |

<sup>1</sup> Accessed from web soil survey at usda.gov

## Property Tax Information

### 2023 Wells County Real Estate Tax Statement

ZWINGER, JAMES L & SHARON

Taxpayer ID: 60880

|  |   |                 |                 |
|--|---|-----------------|-----------------|
| <b>Parcel Number</b>                                   | <b>Jurisdiction</b>                     |                 |                 |
| 02108000   | 02-049-04-00-00                         |                 |                 |
| <b>Owner</b>   | <b>Physical Location</b>                |                 |                 |
| ZWINGER, JAMES L & SHARON<br>K                         | 5710 HWY 200<br>SYKESTON, ND 58486-9505 |                 |                 |
| <b>Legal Description</b>                               |   |                 |                 |
| NW4 EX HWY<br>(22-146-68)                              |   |                 |                 |
| <b>Legislative tax relief<br/>(3-year comparison):</b> | <b>2021</b>                             | <b>2022</b>     | <b>2023</b>     |
| Legislative tax relief                                 | 649.47                                  | 639.62          | 655.61          |
| <b>Tax distribution (3-year comparison):</b>           | <b>2021</b>                             | <b>2022</b>     | <b>2023</b>     |
| True and full value                                    | 103,700                                 | 103,700         | 106,500         |
| Taxable value  | 5,185                                   | 5,185           | 5,325           |
| Less: Homestead credit                                 | 0                                       | 0               | 0               |
| Disabled Veterans credit                               | 0                                       | 0               | 0               |
| Net taxable value                                      | 5,185                                   | 5,185           | 5,325           |
| Total mill levy  | 225.96                                  | 222.06          | 213.05          |
| <b>Taxes By District (in dollars):</b>                 |   |                 |                 |
| County   | 416.11                                  | 411.23          | 419.99          |
| City/Township  | 45.68                                   | 45.52           | 61.56           |
| School (after state reduction)                         | 694.79                                  | 679.60          | 626.33          |
| Fire   | 4.67                                    | 4.67            | 15.98           |
| State  | 10.36                                   | 10.36           | 10.64           |
| <b>Consolidated Tax</b>                                | <b>1,171.61</b>                         | <b>1,151.38</b> | <b>1,134.50</b> |
| <b>Net Effective tax rate</b>                          | <b>1.13%</b>                            | <b>1.11%</b>    | <b>1.07%</b>    |

#### 2023 TAX BREAKDOWN

|   |                 |
|---|-----------------|
| Net consolidated tax                          | 1,134.50        |
| Plus: Special assessments                     | 0.00            |
| Total tax due                                 | 1,134.50        |
| Less 5% discount,<br>if paid by Feb. 15, 2024 | 56.73           |
| <b>Amount due by Feb. 15, 2024</b>            | <b>1,077.77</b> |

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount):

|                             |        |
|-----------------------------|--------|
| Payment 1: Pay by Mar. 1st  | 567.25 |
| Payment 2: Pay by Oct. 15th | 567.25 |

#### Parcel Acres:

|              |              |
|--------------|--------------|
| Agricultural | 156.41 acres |
| Residential  | 0.00 acres   |
| Commercial   | 0.00 acres   |

#### Special assessments:

No Special Assessment details available

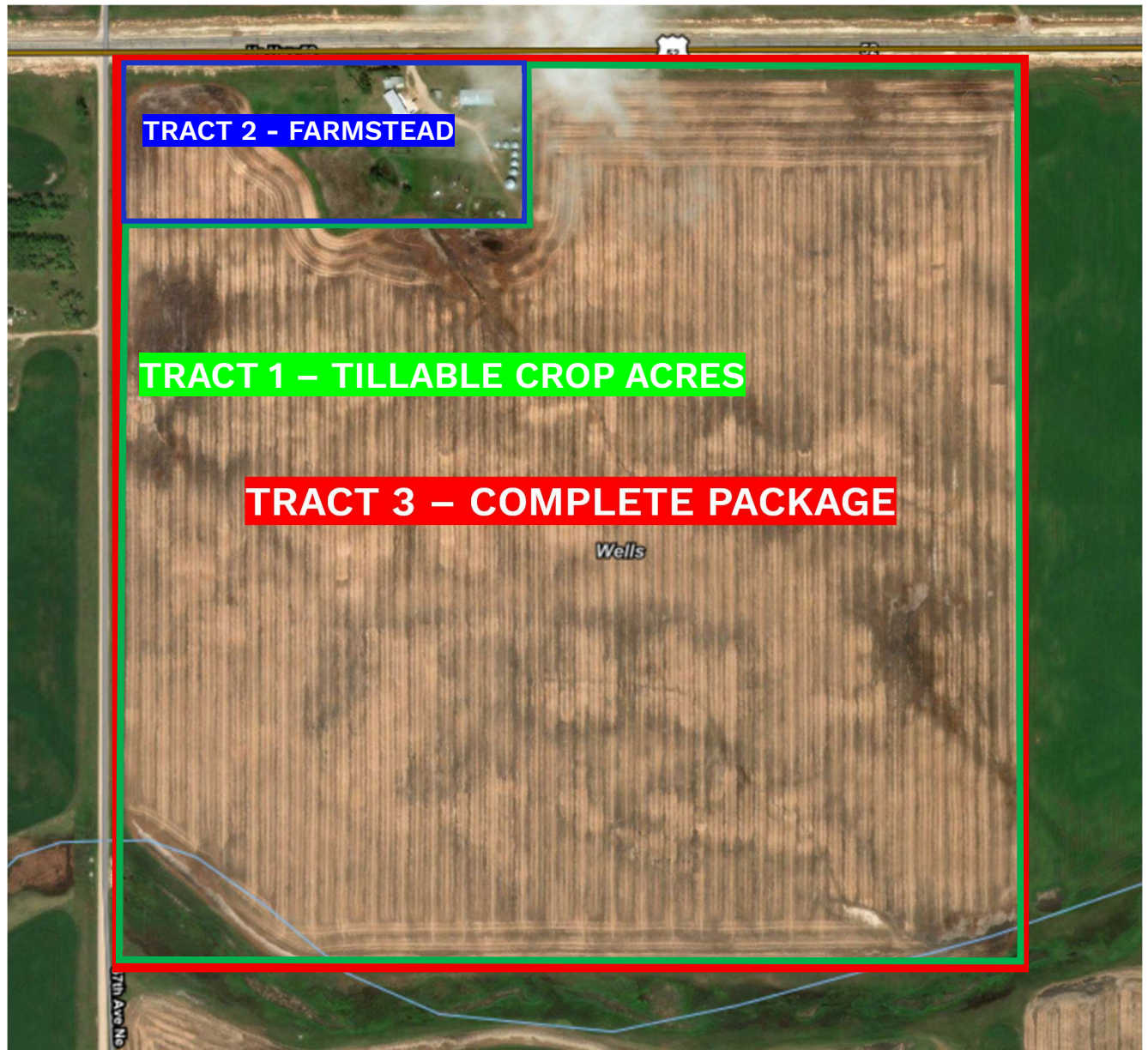
#### Notes:

Penalty Dates for Specials & Payment 1  
 March 2: 3% May 1: 6%  
 July 1: 9% Oct 15: 12%  
 Penalty for Payment 2.....Oct 16: 6%  
 Add 12% Interest per Year delinquent

#### FOR ASSISTANCE, CONTACT:

Office: Laura J Muscha, Treasurer  
 700 Railway St N #97  
 Fessenden, ND 58438-7419  
 Phone: (701) 547-3161

## Offerings:



Property will be offered in 2 separate tracts or as a combination package.

**Tract 1: 142+- acres of tillable crop acres – will be sold by the acre**

**Tract 2: Farmstead 10+- acres – will be sold by total dollars**

### **Tract 3: Combination Package**

Lines are approximate on maps. Sellers reserve the right to make changes to the approximate lines.