

ND Cropland Value Momentum Continues Into 2025

North Dakota state average cropland prices were up double digits for the 4th year in a row in 2025, says Bryon Parman, North Dakota State University Extension agricultural finance specialist. This includes state average increases of 10.9 percent in 2022, 13.5 percent in 2023, 11.6 percent in 2024 and 10.55 percent in 2025, according to the North Dakota Department of Trust Lands Annual Land Survey. The data, which has been weighted for this article by county acreage count and put into NDSU Extension regions can be found at <https://www.land.nd.gov/resources/north-dakota-county-rents-prices-annual-survey>.

From 2022 to 2025, the overall increase in cropland values across North Dakota has increased from a weighted average of \$2,519 per acre to \$3,534 per acre for an overall increase in the last four years of nearly 40 percent. The largest increase from 2024 to 2025 occurred in the North Red River Valley region with a 22.1 percent increase with the Northwest region coming in second at 19.66 percent. The Southwest, Southcentral, and Southeast regions were all up over ten percent as well. All nine NDSU Extension regions saw an increase, with the lowest occurring in the North Central region, which increased 3.3 percent. The remaining regions including the Northeast, South Red River Valley, and East Central regions increased between 7.5 percent and 8.6 percent each.

"The momentum that North Dakota land values experienced in 2024 and now into 2025 is a bit surprising given that net farm incomes in 2023 and 2024 were much lower

than in 2021 and 2022, due to much lower commodity prices and rising production costs," says Parman. "It is also surprising given that interest rate increases in 2023 and 2024 have been in place long enough to be a factor in any newly financed purchases over the last few years. Additionally, the higher interest rates have led to investment opportunity competition between farmland and interest-bearing assets such as bonds and certificates of deposit."

While cash rents across North Dakota also increased, they continue to grow at a much slower pace than land values. Statewide cropland cash rental rates were up 4.25 percent in 2025, with increases occurring in every region except the Southwest, which saw a very slight decline of -1.1 percent.

Much like land values, the highest increase in cash rents occurred in the North Red River Valley region, where cash rents were up nearly 10.4 percent. However, most regions were much lower. The Southeast and South Red River Valley regions were up 6 percent and 6.8 percent, respectively. Cash rents in the East Central region were up just over 4.2 percent while in the Northeast region, rents were up 5.4 percent. The Northwest region saw a 3.1 percent increase in 2025, and the North Central region rents were up just over one percent. The Southcentral region saw almost

no increase, with a change of less than one percent from 2024 to 2025. The increase in cash rents across North Dakota aligns more with expectations based on agricultural production costs and commodity prices. While production costs have been higher over the last four years, and commodity prices a bit lower for at least the last two years, the multi-year inflationary environment was likely to have an impact on cash rental rates. For the most part, cash rental rate increases have matched that of yearly inflation, shares Parman.

However, the spread between cash rental rates and land values across North Dakota continues to widen. Thirty-five years ago, cash rental rates were nine percent to ten percent of market values for farmland. By 2012, this ratio had fallen to just over 3.8 percent. The rent-to-value ratio in 2025 in North Dakota has now fallen to 2.34 percent, which is to say that cropland, on a per-acre basis, rents at 2.34 percent of the overall value.

2025 budget and salaries for Clear Lake. Steve Nelson stated would like the contract to cover 5 months.

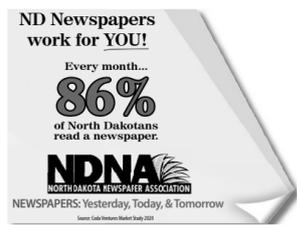
Moved by Comm. Eide, seconded by Comm. Rice, to approve increasing the salary for the Managers to \$5,000 plus 10% of camping fees for a 5-month period. Upon roll call, Jaeger, Rice, Olson, Eide and DeGroot voted yes. Motion carried.

Warren Bogert, Emergency Management stated the weather sirens due get discharged by the radio console.

Jared Iverson, Manager of White Earth Bay gave an update on the park.

Moved by Comm. DeGroot, seconded by Comm. Eide, to approve moving forward with the hiring of an Architect for drawings on the structural, electrical and plumbing for the bathrooms in Van Hook, White Earth and Parshall Bay. Upon roll call, all present voted yes. Motion carried.

Stephanie A. Pappa, Auditor reviewed the 2025 budget & 2024 financials to the board.



Proceedings Of The Mountrail County Park Commission

PROCEEDINGS OF THE MOUNTRAIL COUNTY PARK COMMISSION JANUARY 16, 2025

The Board met in regular session on Thursday at 9:00 A.M. with Commissioners Eric Jaeger, Wayne Olson, Arden Eide, Jason Rice present and John DeGroot absent. Wade Enget, State's Attorney was present.

Also in attendance were Justin & Dawn Ritts, Jared Iverson, Jay Harstad, Steve Nelson, Steve Littlefield, Wayne Johnson, Curt Latendresse, Melissa Vachal, Brooks Goodall, Chad Betz & Phil Sand.

Chairman Jaeger called the meeting to order with the Pledge of Allegiance.

Moved by Comm. Olson, seconded by Comm. Rice, to approve the agenda as corrected. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. DeGroot, seconded by Comm. Olson, to approve the Minutes of the September 19, 2024 meeting. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Olson, seconded by Comm. Rice, to nominate Eric Jaeger as Chairman. Nominations ceased. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. DeGroot, seconded by Comm. Olson, to nominate Arden Eide as Vice Chairman. Nominations ceased. Upon roll call, all present voted yes. Motion carried.

Section 12-109 - shall hereinafter become Section 12-107 (M.)

Section 12-107 (M.) Establishment of lot mowing fee.

The City Council shall establish on an annual basis, by resolution, the amount of the lot mowing user fee to be charged to owners of all properties included in the city lot mowing program. Lots within the program consist of all lots non-complying with the provisions of Section 12-107. The user fee may be increased or modified by City Council, at any time, by the adoption of a subsequent resolution. The fees collected may be used for any and all costs reasonably related to lot mowing and maintenance of real property.

Section 12-109 - shall hereinafter become Section 12-107 (N.)

Section 12-107 (N.) Lot Mowing Bills.

After September 1st of each year, the city shall mail the annual lot mowing bill to the owner of any properties for mowing services incurred during that year. All bills shall be included with the monthly sewer, water and garbage billing from the city. All bills shall be immediately due and payable and shall become delinquent if not paid by November 1st. Delinquency or non-payment shall be cause for disconnection of all city services. A final shut off notice will be mailed to the address listed for the account holder, at least 14 days prior to any disconnect, setting forth the sums due to prevent disconnect.

Section 12-110 - shall hereinafter become Section 12-107 (O.)

Section 12-107 (O.) Certain Lots to be placed for Inclusion in city lot mowing program.

Prior to the end of the calendar year, all unimproved real property in the city shall be automatically included in the city lot mowing program. Individual property owners will be notified that their lot(s) are included, including rates that will apply. Owners may request an exemption from the program upon submission to the City Auditor, of a written statement, postmarked within 60 days of the date of the mailing of the Notice, indicating that they are requesting an exemption from the lot mowing program and stating that they intend to insure that their property conforms to Section 12-107, and such lot(s) will be routinely mowed so that the height of any grass, weeds or underbrush thereon will not exceed 8 inches in height. An exemption may be revoked by the City Auditor or his or her designee if the property owner fails to keep the property mowed as required herein. Prior to any such revocation, the city shall send written notice of its intent to revoke the exemption indicating the date of proposed revocation. If the property is not mowed by the proposed date of revocation, the city will include the property in the lot mowing program and bill the owner as provided herein. Owners of unimproved real property included in the city lot mowing program shall be charged an annual mowing fees set forth in Section 12-111 and the city or its authorized agent will provide mowing services for the property.

Section 12-111 - shall hereinafter become Section 12-107 (P.)

Section 12-107 (P.) Fee Schedule

1. Initial Inspection Fee for each Lot: Work required to map out obstacles and for removing hazardous items, that could impend mowing will be billed to property owner and shall be charged at the current manpower and equipment hourly rates on file with the City.

2. First Mowing of overgrown lot - \$250.00 to cover manpower, equipment, and vehicle expenses.

3. Subsequent mowing fee per lot - \$100.00 per mowing.

Fees are subject to change by resolution of the City Council.

The governing body of the City of Parshall acted upon the foregoing on the 10 day of February, 2016, and the 9 day of March, 2016, and approved the same.

Approved: Kyle Christianson, Mayor

ATTEST: Kelly Woessner, City Auditor Apr. 23, 30, 2025

Moved by Comm. DeGroot, seconded by Comm. Olson, to approve the Minutes of the September 19, 2024 meeting. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. Olson, seconded by Comm. Rice, to approve the agenda as corrected. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. DeGroot, seconded by Comm. Olson, to approve the Minutes of the September 19, 2024 meeting. Upon roll call, all present voted yes. Motion carried.

Moved by Comm. DeGroot, seconded by Comm. Olson, to approve the Minutes of the September 19, 2024 meeting. Upon roll call, all present voted yes. Motion carried.

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Moved by Comm. DeGroot, seconded by Comm. Olson, to approve the Minutes of the September 19, 2024 meeting. Upon roll call, all present voted yes. Motion carried.

Minutes Of The Stanley School District No. 2

STANLEY COMMUNITY PUBLIC SCHOOL DISTRICT REGULAR BOARD MEETING MINUTES

MARCH 12, 2025
PRESENT: BOARD PRESIDENT MATT RULAND; DIRECTORS, DAVID ENANDER, JAMIE RICE, DYLAN ENGER; BUSINESS MANAGER BARB REESE; SUPERINTENDENT TIM HOLTE; ELEMENTARY PRINCIPAL BROOKS STAFSLIEN; ASST PRINCIPAL JEN TRONSET

VISITORS: SHANDI CAMINO, ARYANNA CAMINO, MARY KILEN
President Ruland called the meeting to order at 5:00 p.m.

Pledge of Allegiance was recited.
Rice moved to approve the agenda for the meeting. Enander seconded the motion, and the motion was carried by 4 yes to 0 no votes.

Enander moved to accept February 19, 2025, regular board meeting minutes as mailed to Board members. Also approve the General Fund Bills; Capital Project Bills; Activity Fund Bills; School Lunch Bills. Rice seconded the motion, and the motion was carried with 4 yes to 0 no vote.

GENERAL FUND:
ANDERSON, ERIN 196.57; OILER INSPECTION PROGRAM 130.00; BRAVERA VISA 54.54; BRAVERA VISA 1,522.18; BRAVERA 131.00; CASH-WA DISTRIBUTING CO OF FARGO, LLC 666.81; CIRCLE SANITATION INC 1,427.50; CITY OF STANLEY 1,005.66; COBBLESTONE HOTEL & SUITES BEULAH 198.00; COBORN'S INC. 471.26; DAKOTA BOYS AND GIRLS RANCH 5,796.00; ECKROTH MUSIC CO 50.00; EDU TECH 20.00; ETSYSTEMS, INC 148.00; EVERSPPRINGS INN 198.00; EXPRESSWAY SUITES FARGO 436.00; FIDELITY SECURITY LIFE 579.08; H. A. THOMPSON & SONS 5,334.37; HANSON, SARA 126.00; HARLOW'S BUS SALES INC 217.69; HILL ENTERPRISES, LLC 890.16; HORACE MANN FLEX/WAGE-WORKS 2,783.45; INFORMATION TECHNOLOGY DEPT 453.96; JORGENSEN LUMBER 165.52; JW PEPPER & SON INC 148.60; MADISON NATIONAL LIFE INS CO, INC 423.84; MAGALLANES, JEREMY 4,000.00; MAINSTAY SUITES FARGO 385.20; MEIERS OIL CO, 5,797.72; MEMA'S MEATS LLC 1,028.90; MOUNTRAIL COUNTY PROMOTER 372.34; ND CENTER FOR DISTANCE EDUCATION DISTANCE EDUCATION 3,435.00; NDMEA ALL STATE 70.00; NETWORK SERVICES COMPANY 1,260.80; O'REILLY AUTO PARTS 414.43; OXCIANO, SHEENA 2,600.00; PEARCE DURICK PLLC 285.00; PEARSON CLINICAL ASSESSMENT 57.50; PINNACLE 4,827.09; PREBLE MEDICAL SERVICES 220.00; PRODUCTIVITY PLUS ACCOUNT 38.78; QUADRIUM FINANCE USA, INC 2,000.00; REMIND101 INC. 4,290.00; RTC NETWORKS 2,181.76; SCHOW, KENNETH OR AMANDA 210.08; SHARE CORPORATION 652.16; STAFSLIEN, BROOKS 554.46; STANLEY AUTO & TRUCK PARTS 33.15; STANLEY HARDWARE ACE 1,270.59; STANLEY SCHOOL ACTIVITY FUND 96.97; STANLEY SCHOOL FOOD SERVICES 4,390.10; STEIN'S, INC. 353.03; THEME'S AND VARIATIONS INC 66.00; TIME MANAGEMENT SYSTEMS 191.58; TWIN CITY HARDWARE, INC 613.17; VERIZON WIRELESS 390.29; WHIPS GARAGE 2,716.52

SCHOOL FOODS FUND:
CASH-WA DISTRIBUTING CO OF FARGO, LLC 13,389.27; COBORN'S INC. 206.98; DEPARTMENT OF PUBLIC INSTRUCTION 2,507.05; GRAY'S DAIRY 3,054.43; PAN O GOLD BAKING CO. 756.04

ACTIVITY FUND:
ANDERSON, KORY 230.04; ARBITER SPORTS LLC 984.99; BACHMAN, RIVERS 108.00; BRAVERA VISA 252.85; BRAVERA VISA 79.32; BRAVERA VISA 2,524.34; BSN SPORTS 2,394.40; CASH-WA DISTRIBUTING CO OF FARGO, LLC 542.11; COBBLESTONE HOTEL & SUITES BEULAH 198.00; COBORN'S INC. 809.73; DOLLAR GENERAL CORPORATION 105.40; DUNSEITH PUBLIC SCHOOL DISTRICT #1 250.00; ELLIS, JILL 295.92; EVERSPPRING INN 792.00; EXPRESSWAY SUITES FARGO 654.00; FFA & STATE & LOCAL CHAPTER TURTLE LAKE-MERCER ALUMNI ASSOCIATION 60.00; FLAAGEN, DREW 150.00; HOLIDAY INN FARGO 6,006.00; INDEPENDENT SCHOOL DISTRICT #2689 75.00; LITTLE CAESARS PIZZA KIT FUNDRAISING PROG 2,812.00; LOCKEN, RITA 885.00; MORELLIS DISTRIBUTING-MINOT 350.40; NATIONAL ASSOCIATION OF SECONDARY PRIN. 385.00; NATIONAL FFA ORGANIZATION 897.39; ND FCCLA 984.00; NEDROSE HIGH SCHOOL 163.00; NEW SALEM SCHOOL 200.00; NEW TOWN PUBLIC SCHOOL 235.00; NORTH SHORE PLAZA HIGH SCHOOL 100.00; PEPSI COLA BOTTLING 417.00; PINNACLE 198.07; STANLEY SCHOOL ACTIVITY FUND 60.50; STANLEY SCHOOL FOOD SERVICES 221.60; VARSITY SPIRIT FASHIONS 1,643.80

CAPITAL PROJECTS FUND:
EAPC 21,020.51; K SQUARED ELECTRIC 6,502.63; MOUNTRAIL WILLIAMS ELECTRIC 301.15; RTC NETWORKS 5,350.00; SCHINDLER ELEVATOR CORPORATION 6,500.00

Rice moved to approve the Financial Reports for the General, Special Reserve, Capital Projects, School Foods, Activity and Technology Donation Funds as presented. Enander seconded the motion, and the motion was carried by 4 yes to 0 no votes.

Aryanna Camino from Student Council updated the board about:
1. Blood Drive
2. Donuts for Grown Ups
3. 6th grade tour of high school
4. Mural Project

The Extra Curricular Committee and the park board felt the 50% split would be appropriate. A quote for On Deck Sports for \$18,245.00 is the recommendation to purchase it and it comes with a 10 year warranty. It will be stored in the old bus barn. The school will pay for the portable mound and send an invoice to the park board for 50% of the cost. This will be taken out of the baseball sub account in the activity fund.

Enander approved the On Deck Sports quote for \$18,245.00 deck sports portable mound. The school will pay for the mound and invoice the park board. Enger seconded and the motion was carried by 4 yes to 0 no votes.

Enander moved to approve the following extra-curricular contracts and to offer Karoline Martins and Kindel Kushman the Asst Softball Coach positions and to bring the contracts for Karoline Martins and Kindel Kushman back to the next board meeting.

Chauci Mell, FTE .5 Track Coach, \$1,225.00
Enger seconded the motion, and the motion was carried by 4 yes to 0 no votes.

Enger approved the request for unpaid personal leave for Jenna Stout. Rice seconded the motion, and the motion was carried by 4 yes to 0 no votes.

Supt. Holte evaluation: S=Satisfactory; U=Unsatisfactory
1. Relationship with School Board. 5 satisfactory and 0 unsatisfactory by roll call vote: Fritel Absent; Ruland S; Enander S; Enger S; Rice S

2. Relationship with Community: 5 satisfactory and 0 unsatisfactory by roll call

vote: Fritel Absent; Ruland S; Enander S; Enger S; Rice S
3. Recruitment/Retention of Staff (Licensed and Non-licensed). 5 satisfactory and 0 unsatisfactory by roll call vote: Fritel Absent; Ruland S; Enander S; Enger S; Rice S

4. Relationship with Students and Parents. 5 satisfactory and 0 unsatisfactory by roll call vote: Fritel Absent; Ruland S; Enander S; Enger S; Rice S

5. Supervision of Licensed and Non-licensed staff. 4 satisfactory and 1 unsatisfactory by roll call vote: Enger S; Rice S; Fritel Absent; Ruland S; Enander U.

6. Identification and Implementation of School Board Policy Needs. 5 satisfactory and 0 unsatisfactory by roll call vote: Fritel Absent; Ruland S; Enander S; Enger S; Rice S

7. Financial Management Skills (including Development and Implementation of Budget). 5 satisfactory and 0 unsatisfactory by roll call vote: Fritel Absent; Ruland S; Enander S; Enger S; Rice S

8. Educational Leadership (including Philosophy, Curriculum Development, and Staffing). 5 satisfactory and 0 unsatisfactory by roll call vote: Fritel Absent; Ruland S; Enander S; Enger S; Rice S

9. Effective Records Management (including all records required by law). 5 satisfactory and 0 unsatisfactory by roll call vote: Fritel Absent; Ruland S; Enander S; Enger S; Rice S

10. Supervision of Building and Grounds, Transportation, and Student Safety. 5 satisfactory and 0 unsatisfactory by roll call vote: Fritel Absent; Ruland S; Enander S; Enger S; Rice S

Approve the entire superintendent evaluation including all comments and corrections. Motion made by Rice, seconded by Enander. Roll call: Enger-yes; Enander-yes; Rice-yes; Ruland-yes and motion carried by 4 yes to 0 no votes.

Supt. Holte updated and informed the board about:
1. K12 Enrollment as of today is 771.
2. Oil and Gas Production received by the district at the end of February is \$962,216.97. The revenue budget for 2024-2025 is \$1,300,000.
3. The debt amount as of today is \$14,525,602.63. This will be less when bond payments and possible additional loan payments are made this spring.
4. The State of ND Legislative Sessions updates.
5. Grow Mountrail JDA grant was approved for \$348,228 for CTE equipment and supplies.
6. Wait to advertise for bids later to sell equipment from new bus barn and CTE equipment being replaced by grant.
7. Mini bus was ordered and new build date is August 8, 2025, or later. If interested in purchasing a bus in 2026-2027 school year might want to order. The transportation committee will need to meet to discuss.
8. Two doors at elementary school will need to be replaced. The high school custodian will take over the existing shop in the high school when CTE building ready. A wider door might need to be installed in the existing shop area for equipment. Building Committee will meet on these doors.
9. CTE building- change order will be needed to replace a door in the AG Classroom that goes directly outside.
10. Cement slab when the greenhouse currently will be possibly concessions area.
11. Ramp on south side of the high school will need to be redone and pads added for dumpsters.

Asst Principal Tronset updated the board about:
1. Play performance at elementary school
2. Sickness
3. Parent Teacher Conference- great participation
4. Teacher observations are under way
Principal Staflien updated the board about:
1. A 100% turnout for Parent Teacher Conferences for 6th grade
2. Annual dodgeball game
3. \$38,000 raised for Jump Rope for Hearts
4. State Testing
5. Warmer weather and recess
6. Observations in classrooms
7. Special Education, EL and Summer School- school provides special education at age 3
8. Planning for next year
9. Additional staff may be needed for kindergarten depending on numbers
Supt Holte updated the board for Principal Pulver:
1. Regional IX Music Contest will be held at high school
2. Field Trips and community services scheduled for the day of Regional IX music contest for grades 7-12
3. Regional IX Speech will be held at the high school
4. Jr/Sr Banquet and Prom
5. Spring Sports and Activities
Discussion about Parent Teacher Conferences at the high school.
President Ruland called a recess at 5:57 p.m.

President Ruland called the meeting back to order at 6:01 p.m.
The next item on the agenda is teacher negotiations strategy. This item may be discussed in an executive session only when an open meeting would have an adverse fiscal effect on the bargaining or litigating position of the board. The legal authority for closing this portion of the meeting is NDCC Section 44-04-19.1(9). The topic or purpose of this executive session is teacher negotiations strategy.
At this time, a motion would be in order to discuss the next item in executive session rather than in an open meeting.
Enander moved to enter the executive session for the purpose of teacher negotiation strategies NDCC 44-04-19.1(9). Motion seconded by Rice and roll call: Enander-yes; Enger-yes; Rice-yes; Fritel-absent; Ruland-yes.
The executive session will be recorded. All members of the governing body are reminded to limit their discussion during the executive session to the announced topic. The prohibition on taking final action during the executive session does not apply to providing guidance or instructions to our negotiators.
The Stanley School Board will now ask the members of the public who are attending the meeting to leave the room. We anticipate adjourning the executive session and reconvening the open portion of the meeting in approximately 1 hour.
The minutes will show that the executive session began at 6:02 p.m. and was attended by Board members, President Ruland; Enander; Enger; Rice; Superintendent Holte and Business Manager Reese. Exited out of executive session at 6:41 p.m.
President Ruland adjourned the meeting at 6:42 p.m.

Matt Ruland, Board President
Barb Reese, Business Manager

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