149.21 Acres, Northwood Township, Grand Forks County, ND

Farmland Auction

Bidding Opens: Monday, November 16, 2026 10:00 AM Central Standard TIme
Soft Close: Tuesday, November 17, 2026 1:00 PM Central Standard Time

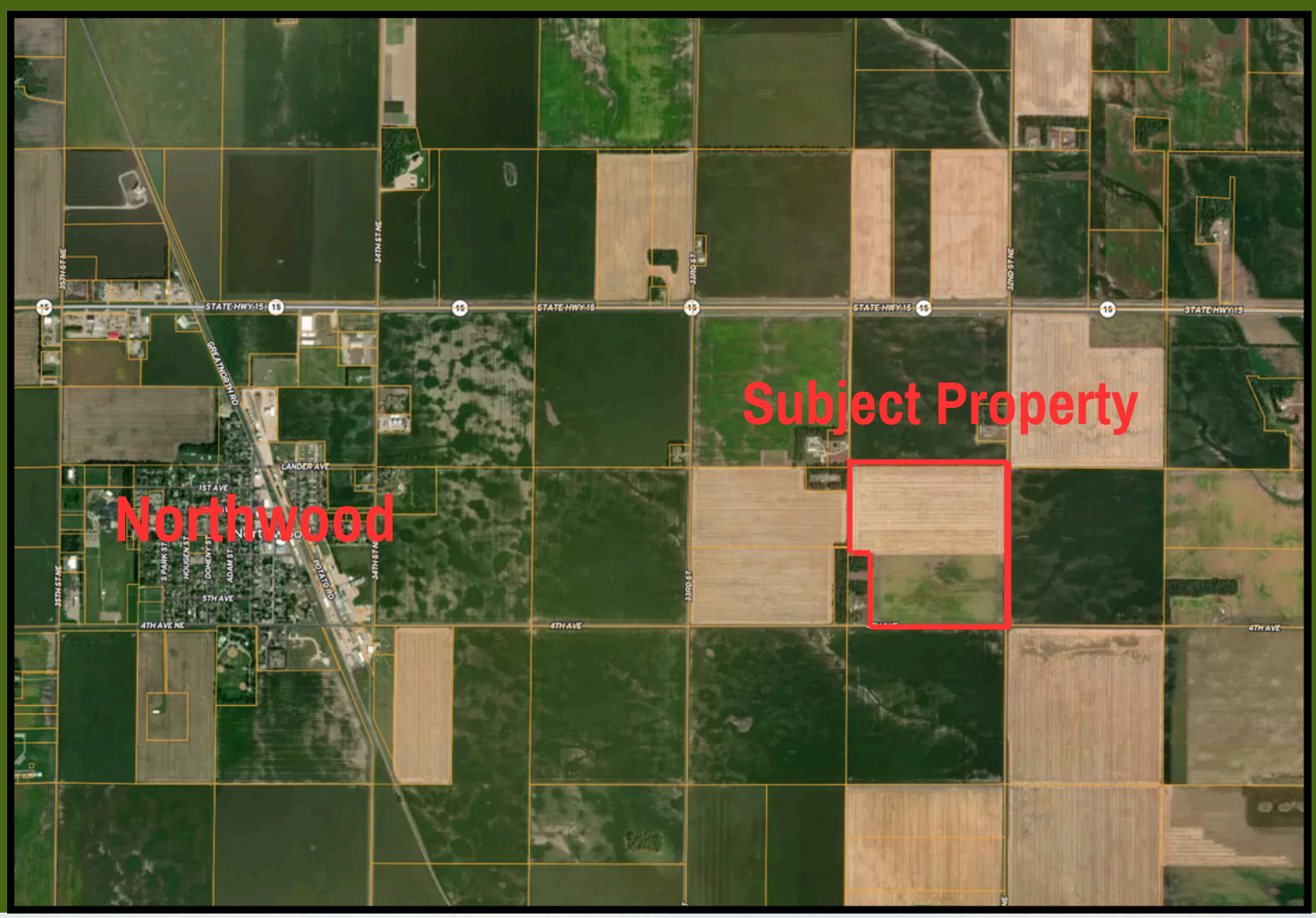
TERMS OF SALE AND CLOSING: Cash at closing (mid January, 2027). A ten percent earnest money deposit will be required of the successful bidder(s) upon execution of the purchase agreement. The balance will be due in full at closing. The seller reserves the right to reject any and all bids.

AG FARM
REAL ESTATE

Andy Gudajtes | Broker
218.779.7305
agudajtes@gmail.com
www.agfarmsolutions.com

INTRODUCTION

This Grand Forks County land offering features 149.21 deeded acres east of Northwood, ND. This land features strong producing soils, excellent for growing dry beans, potatoes, and sugar beets.



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PROPERTY INFORMATION

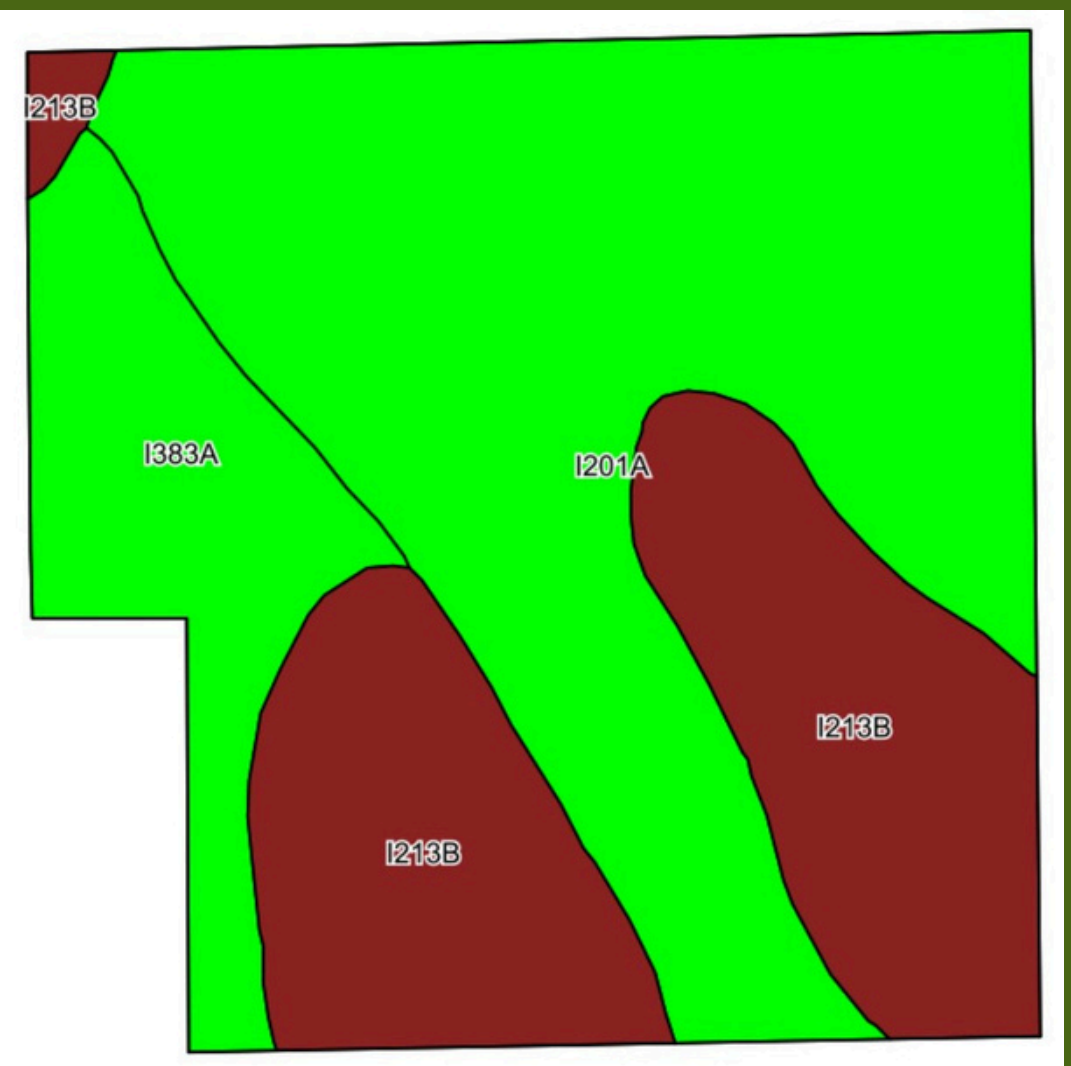
Acres: 149.21

Legal: SE1/4 Ex. 10.79 ac 11-149-54

FSA Crop Acres: 146.56

Taxes 2025: $2,427.15 (w/5% discount)

Drain Special 2025: $1,568.74



Crop	Base Acres	Yield
Wheat	66.6	64
Soybeans	26.5	36

Area Symbol: ND035, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
I201A	Glyndon silt loam, 0 to 2 percent slopes	78.74	53.7%		IIe	92	55
I213B	Embden fine sandy loam, 2 to 6 percent slopes	46.58	31.8%		IIIe	68	54
I383A	Overly silty clay loam, 0 to 2 percent slopes	21.24	14.5%		IIc	96	63
				Weighted Average	**2.32**	**85**	***n 55.8**

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Specs

AGRICULTURE REPORT

by: A.G.LandSpecs

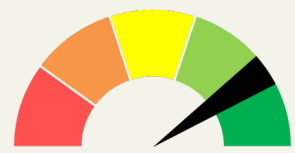
The Specs is a comprehensive agricultural report system that assigns a numerical value to farmland based on its quality and recent crop performance, unlike outdated government ratings. The Specs incorporate a wider range of factors for a more accurate and objective assessment. Developed by an expert in agricultural appraisals, real estate and farm operations. The Specs helps you make the most informed decision for farm acquisitions, evaluation, and management.

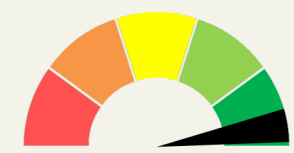
Client: Roethel | Legal: 11-149N-54W

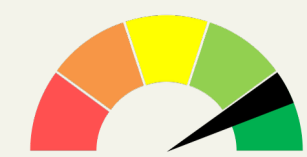
Lat/Long:47.735197, -97.52220 | State: ND | County: Grand Forks | Acres:145.11

Specs

National:	77%
State:	91%
County:	80%

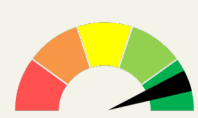


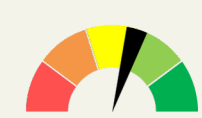




Crop Ratings

Wheat	89%
Soys	88%
Dry Beans	59%





This 145.11-acre farm in Grand Forks County, North Dakota was reported on August 6, 2026. The SPECS scores reflect excellent performance across all geographic levels, with a national score of 77%, state score of 91%, and county score of 80%, placing the property well above average and demonstrating strong regional competitiveness. Crop ratings are led by wheat at 89% and soybeans at 88%, both indicating exceptional productivity and making them the farm's primary strengths. Drybeans rate at 59%, reflecting moderate performance with room for improvement. Overall, the farm presents a high-quality, well-balanced profile with outstanding grain and oilseed production potential.

With decades of experience in agricultural appraisals, farm real estate and an active farmer, I stand behind the accuracy and reliability of this report. The Specs represents a new standard in farmland evaluation, designed to empower your decisions with objective data-drive insights.

GUARANTEED QUALITY · CERTIFIED BY AGLANDSPECS · TRUSTED INSIGHTS FOR AGRICULTURE

PICTURES

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FSA MAP

USDA United States Department of Agriculture

Grand Forks County, North Dakota

Farm **14036**

Tract Boundary
PLSS
Noncropland
Cropland

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: Grand Forks
2025 imagery
S11 T149N R54W

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 05/22/2026

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156 EZ

NORTH DAKOTA
GRAND FORKS
Form: FSA-156EZ

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 14036
Prepared : 8/17/26 11:52 AM CST
Crop Year : 2026

Tract Land Data

Tract 2925 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.74	146.56	146.56	0.00	0.00	0.00	0.00	0.0
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**	**CRP**	**MPL**	**DCP Ag. Rel Activity**	**SOD**
0.00	0.00	146.56	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	66.60	0.00	63
Soybeans	26.50	0.00	36
TOTAL	**93.10**	**0.00**	

NOTES

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CROP HISTORY

4 Year Crop History

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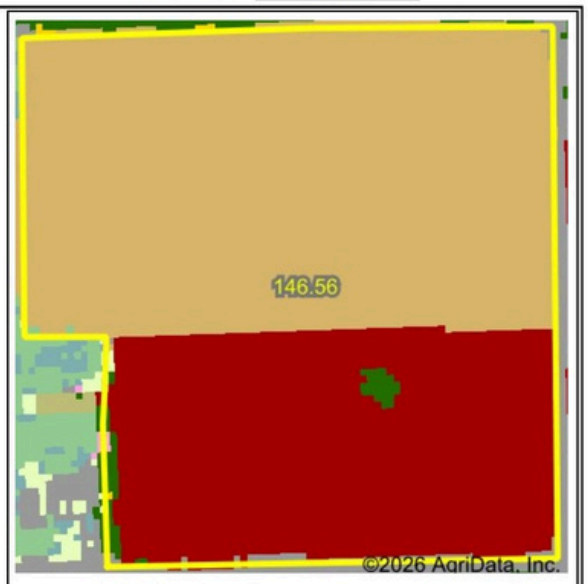
Owner/Operator: All Farms North Dakota
Address:
Address: ,
Phone:

Date: 9/8/2026
Farm Name:
Field ID:
Acct. #:

Crop Year: 2025

Dry Beans	87.4a	60%
Spring Wheat	58.2a	40%
Developed/Open Space	0.6a	0%

Crop Year: 2024

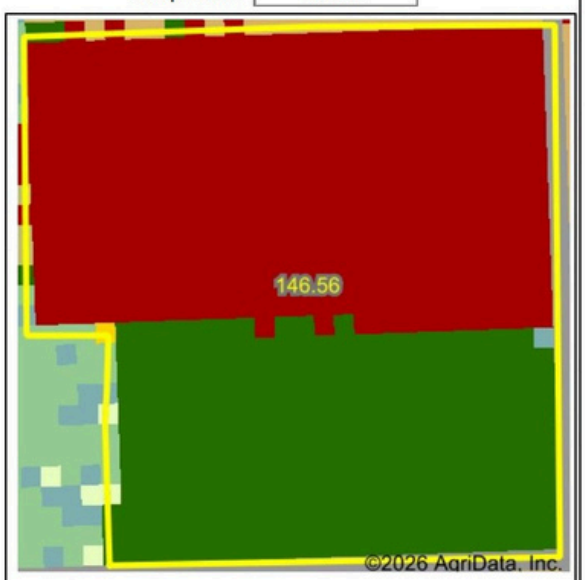


Spring Wheat	89a	61%
Dry Beans	56.3a	38%
Soybeans	1a	1%

Crop Year: 2023

Soybeans	85.8a	59%
Spring Wheat	60.1a	41%
Deciduous Forest	0.5a	0%
Corn	0.2a	0%

Crop Year: 2022



Dry Beans	83.9a	58%
Soybeans	61.8a	42%
Mixed Forest	0.2a	0%

Boundary Center: 47.733643, -97.522211
State: ND County: Grand Forks
Legal: 11-149N-54W Twnshp: Northwood
Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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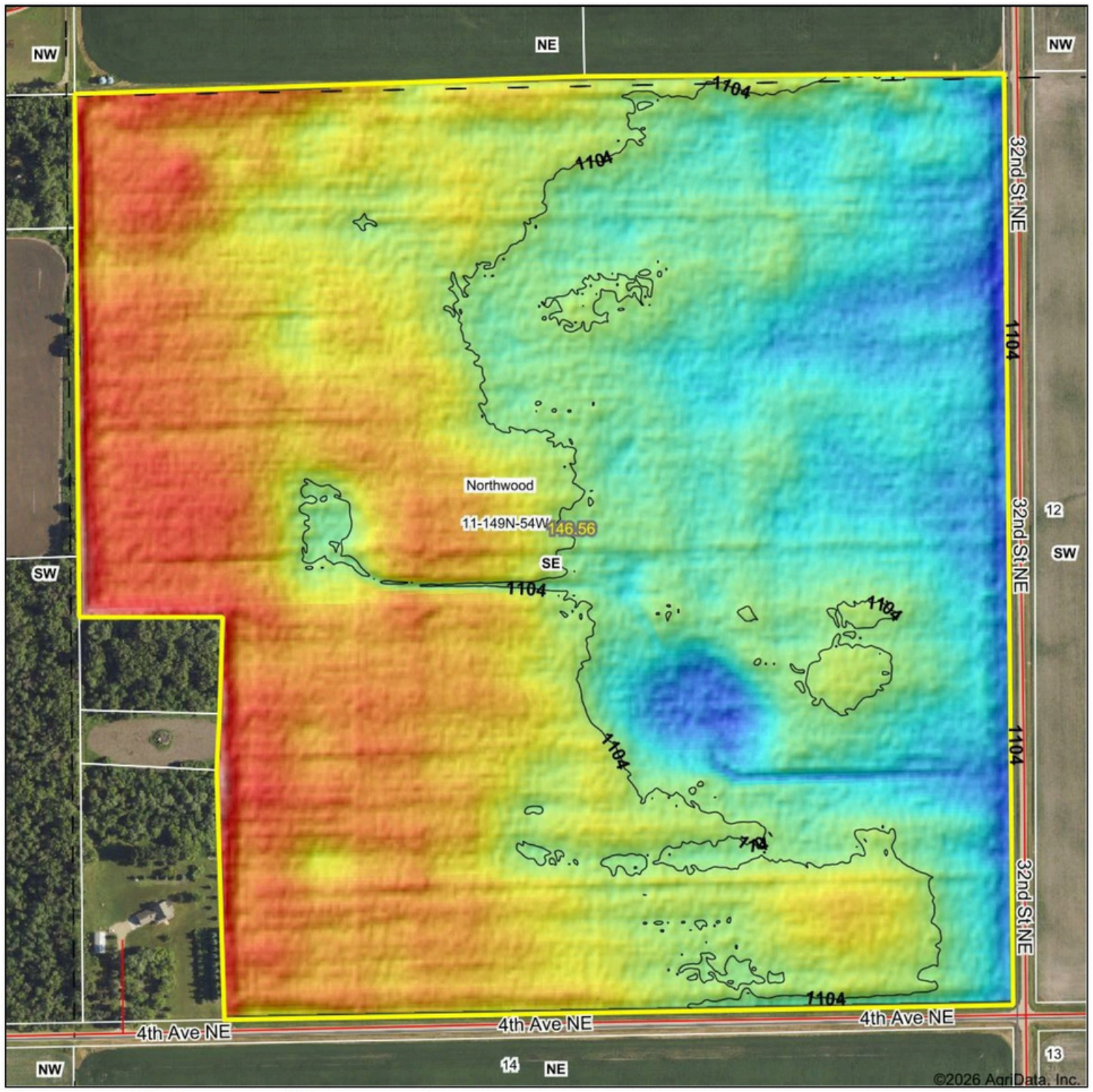
TOPOGRAPHY MAP

Topography Hillshade



Low Elevation High

AG FARM REAL ESTATE

Maps Provided By:

surety CUSTOMIZED ONLINE MAPPING

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

Source:	USGS 3 meter dem
Interval(ft):	4
Min:	1,101.2
Max:	1,108.3
Range:	7.1
Average:	1,104.3
Standard Deviation:	1.15 ft

0ft 434ft 867ft

N W E S

9/8/2026

11-149N-54W
Grand Forks County
North Dakota

Boundary Center: 47.733643, -97.522211

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WETLANDS MAP

Wetlands Map

State:	**North Dakota**
Location:	**11-149N-54W**
County:	**Grand Forks**
Township:	**Northwood**
Date:	**9/8/2026**

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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N W E S

0ft 674ft 1349ft

	Classification Code	Type	Acres
		Total Acres	0.00

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

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2025 PROPERTY TAXES

2025 Grand Forks County Real Estate Tax Statement

Statement No: 9995

Parcel Number
31-1104-00001-001

Jurisdiction
Northwood Township

Owner
ROETHEL, ROBERT & RANDY

Physical Location
RURAL
NORTHWOOD TWP

Acres: 149.21

Legal Description
SCT:11 TWN:149 RNG:54
SE1/4EX10.79A 11-149-54

2025 TAX BREAKDOWN

Net consolidated tax	2,554.90
Plus: Special Assessments	1,568.74
Total tax due	4,123.64
Less: 5% discount, if paid by February 15, 2026	-127.75
Amount due by February 15, 2026	**3,995.89**

Or pay in two installments:

Payment 1: Pay by March 1, 2026	2,846.19
Payment 2: Pay by October 15, 2026	1,277.45

**** See Penalty Chart on back of statement ****

	2023	2024	2025
Legislative Tax Relief:	1,600.71	1,604.89	2,919.27
Tax distribution (3-year comparison):	**2023**	**2024**	**2025**
True and Full Value	214,400	214,400	214,400
Taxable Value	10,720	10,720	10,720
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net Taxable Value	10,720	10,720	10,720
Total mill levy	237.020	227.700	238.330
Taxes By District (in dollars):			
County	938.75	928.78	903.06
Fire	53.60	53.60	53.60
School	1,243.52	1,157.76	1,189.92
Soil Conservation	9.96	9.76	10.18
State	10.72	10.72	10.72
Township	273.58	269.60	376.70
Garrison Diversion	10.72	10.72	10.72
Consolidated tax	**2,540.85**	**2,440.94**	**2,554.90**
Net effective tax rate	**1.19%**	**1.14%**	**1.19%**

*** NOTE: If your mortgage company currently pays real estate taxes for this property, this statement is for your records and a copy will be provided to your mortgage company upon their request.*

FOR ASSISTANCE, CONTACT:

Office: Grand Forks County Treasurer
151 S 4th St. S101
Grand Forks, ND 58201

Phone: 701.780.8292

Website: www.gfcounty.nd.gov

2025 Grand Forks County Real Estate Tax Statement

Your canceled check is your receipt for your payment.
Receipt issued upon request.

31-1104-00001-001
31-1104-00001-001

Parcel Number 31-1104-00001-001

Total tax due	4,123.64
Less: 5% discount	-127.75
Amount due by February 15, 2026	**3,995.89**

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2026	2,846.19
Payment 2: Pay by October 15, 2026	1,277.45

ROETHEL, ROBERT & RANDY
69538 RED ARROW HWY
HARTFORD MI 49057-9415

MAKE CHECK PAYABLE TO:

Grand Forks County Treasurer
P.O. Box 5638
Grand Forks, ND 58206-5638
Phone: 701.780.8292

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2025 PROPERTY TAXES

SPECIALS BREAKDOWN

Type of Project	*Project Number*	*Interest*	*Principal*	*Total Assessment*
DRAIN #57 AVON, NWD, WASH	5700	0.00	0.00	1,449.37
DRAIN #57 MAINTENANCE AVO	5701	0.00	0.00	119.37
TOTALS:		**$0.00**	**$0.00**	**$1,568.74**

5% DISCOUNT ON THE CONSOLIDATED TAX WILL BE ALLOWED IF TOTAL STATEMENT IS PAID IN FULL ON OR BEFORE FEBRUARY 15th.
FIRST PAYMENT CONSISTS OF ONE HALF OF THE CONSOLIDATED TAX AND FULL AMOUNT OF THE YEARLY INSTALLMENT OF SPECIAL ASSESSMENTS.
AS SHOWN ON THE STATEMENT, SECOND PAYMENT CONSISTS OF THE REMAINING ONE HALF OF THE CONSOLIDATED TAX.

Penalty on 1st Installment & Specials:

March 2, 2026	3%
May 1, 2026	6%
July 1, 2026	9%
October 15, 2026	12%

Penalty on 2nd Installment:

October 16, 2026	6%

INTEREST OF 12 PERCENT PER ANNUM WILL BEGIN AFTER JANUARY 1st OF THE FOLLOWING YEAR. NDCC 57-20-01

To pay by credit card, debit card, or echeck visit our website at ***www.gfcounty.nd.gov***
A MuniciPay convenience fee will apply.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

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DRAIN AMORTIZATION SCHEDULE

AMORTIZATION SCHEDULE - 4% 15 YEARS

Robert & Randy Roethel - Legal Drain #57 Special Assessment

ENTER STARTING PRINCIPAL AMOUNT $ 16,114.68

YEAR	PRINCIPAL	INTEREST RATE	INTERST	PRINCIPAL PAID	YEARLY EQUAL ANNUAL ASSESS (15YR @ 4%)	Year
1	$ 16,114.68	4.00%	$ 644.59	$ 804.77	$ 1,449.35	2016
2	$ 15,309.91	4.00%	$ 612.40	$ 836.96	$ 1,449.35	2017
3	$ 14,472.96	4.00%	$ 578.92	$ 870.44	$ 1,449.35	2018
4	$ 13,602.52	4.00%	$ 544.10	$ 905.25	$ 1,449.35	2019
5	$ 12,697.27	4.00%	$ 507.89	$ 941.46	$ 1,449.35	2020
6	$ 11,755.80	4.00%	$ 470.23	$ 979.12	$ 1,449.35	2021
7	$ 10,776.68	4.00%	$ 431.07	$ 1,018.29	$ 1,449.35	2022
8	$ 9,758.39	4.00%	$ 390.34	$ 1,059.02	$ 1,449.35	2023
9	$ 8,699.37	4.00%	$ 347.97	$ 1,101.38	$ 1,449.35	2024
10	$ 7,597.99	4.00%	$ 303.92	$ 1,145.43	$ 1,449.35	2025
11	$ 6,452.56	4.00%	$ 258.10	$ 1,191.25	$ 1,449.35	2026
12	$ 5,261.31	4.00%	$ 210.45	$ 1,238.90	$ 1,449.35	2027
13	$ 4,022.41	4.00%	$ 160.90	$ 1,288.46	$ 1,449.35	2028
14	$ 2,733.95	4.00%	$ 109.36	$ 1,340.00	$ 1,449.35	2029
15	$ 1,393.95	4.00%	$ 55.76	$ 1,393.60	$ 1,449.35	2030

Total payout as of 08-13-2026 $ 6,710.66

Parcels: 31-1104-00001-001

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TERMS, CONDITIONS & DISCLOSURES

AUCTION TERMS: The property will be offered for sale by online auction. The Seller reserves the right to accept or reject any and all bids, waive bidding irregularities, and modify or withdraw the property from sale prior to acceptance of a bid. The highest bid does not automatically constitute acceptance by the Seller. The sale is subject to Seller confirmation and becomes binding only upon execution of a Purchase Agreement by the Seller and successful bidder.

PURCHASE AGREEMENT and EARNEST MONEY: The successful bidder will be required to execute a Purchase Agreement and deposit earnest money equal to ten percent (10%) of the total purchase price upon execution of the Purchase Agreement. The balance of the purchase price will be due at closing. The Purchase Agreement will contain the complete terms of the transaction and will control in the event of any conflict with this brochure, auction advertising, website information, oral statements, or other promotional materials.

CLOSING and POSSESSION: Closing is anticipated to occur in mid-January 2027, on the date specified in the Purchase Agreement. Possession will be granted at closing, subject to any matters of record and the terms of the Purchase Agreement. The property has open tenancy for the 2027 crop year. There are two owners, and this transaction may have two closings.

MINERAL RIGHTS: One hundred percent (100%) of the mineral rights currently owned by the Seller, if any, will transfer to the Buyer at closing. Neither Seller nor Broker makes any representation or warranty as to the quantity, nature, extent, or ownership of mineral rights other than the Seller's agreement to convey all mineral interests actually owned by the Seller. Buyer is encouraged to independently verify mineral ownership through title examination.

EASEMENTS, RIGHTS-OF-WAY and ACCESS: The property will be conveyed subject to existing easements, rights-of-way, restrictions, reservations, covenants, and other matters of record, including typical roadway and utility easements. Buyer is responsible for reviewing title matters and determining their effect upon the property and Buyer's intended use.

PROPERTY INFORMATION: Information contained in this brochure, auction materials, maps, websites, advertisements, and other materials has been obtained from the Seller, governmental agencies, public records, mapping systems, agricultural records, and other sources believed to be reliable. Neither Seller nor Broker warrants or guarantees the accuracy or completeness of such information. Prospective buyers are responsible for conducting their own independent investigation and due diligence concerning the property and all information presented.

ACREAGE: All acreage figures, including deeded, taxable, FSA, cropland, tillable, pasture, hayland, CRP, wetland, and mapped acres, are provided for informational purposes and may differ between sources. Buyer is responsible for independently verifying acreage. Unless the Purchase Agreement states otherwise, the property is being sold based on the legal description, not a guaranteed number of acres.

MAPS and PROPERTY BOUNDARIES: Aerial photographs, boundary maps, soil maps, FSA maps, GIS information, and other graphical materials are provided for informational and illustrative purposes only and are not surveys. Property lines shown are approximate and may not represent surveyed or legally established boundaries. Buyer should obtain a survey at Buyer's expense if exact boundaries or acreage are material to Buyer's decision.

FSA, USDA and GOVERNMENT PROGRAM INFORMATION: FSA acreage, cropland acreage, base acres, PLC yields, conservation information, wetlands determinations, CRP information, government payments, and other governmental information are subject to verification with the appropriate governmental agency. Seller and Broker do not guarantee continued eligibility, future payments, program participation, or the accuracy of governmental records.

SOILS, PRODUCTIVITY and AGRICULTURAL INFORMATION: Soil classifications, productivity indexes, crop ratings, yield information, historical production, A.G.LandSpecs information, and other agricultural data are provided for informational purposes. Past production and productivity information does not guarantee future crop yields, productivity, income, or performance. Buyer is responsible for independently evaluating the property's agricultural suitability and productivity.

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TERMS, CONDITIONS & DISCLOSURES

WATER, DRAINAGE and WETLANDS: Buyer is responsible for independently investigating and determining the existence, condition, capacity, legality, and transferability of wells, water rights, irrigation permits, drainage systems, drain tile, ditches, wetlands, drainage restrictions, assessments, and other water-related matters affecting the property. No representation or warranty is made by Seller or Broker except as specifically stated in the Purchase Agreement.

TITLE: Seller will convey title in the manner specified in the Purchase Agreement, Warranty Deed. Buyer is responsible for reviewing title evidence and determining the existence and effect of easements, reservations, restrictions, encumbrances, rights-of-way, mineral interests, leases, and other matters affecting the property.

PROPERTY CONDITION and INSPECTION: The property is being offered in its present condition. Prospective buyers are encouraged to personally inspect the property and conduct any investigations they consider necessary before bidding without disturbing the property and especially any currently growing crop. Buyer should obtain independent legal, tax, environmental, agronomic, engineering, surveying, title, or other professional advice when appropriate. Buyer's decision to bid should be based on Buyer's own inspection, investigation, and judgment, not solely on information provided by Seller, Broker, or the auction company.

ENVIRONMENTAL and CONSERVATION MATTERS: Buyer is responsible for investigating environmental conditions and restrictions affecting the property, including wetlands, conservation restrictions, chemical or fertilizer use, underground storage tanks, contamination, protected areas, and other environmental matters. Seller and Broker make no representation concerning such matters except for information specifically disclosed in writing.

REAL ESTATE TAXES and ASSESSMENTS: Real estate taxes, special assessments (assumed by buyer), and other charges affecting the property will be handled as provided in the Purchase Agreement. Buyers should independently verify current and future taxes, assessments, and governmental charges.

ONLINE AUCTION: Buyer acknowledges that the auction is being conducted electronically and that internet, computer, server, software, or other technical issues may occur. The auction company reserves the right to extend, postpone, suspend, reopen, or reschedule bidding when reasonably necessary due to technical problems, bidding irregularities, or circumstances affecting the integrity of the auction.

NO FINANCING CONTINGENCY: Unless expressly provided otherwise in the Purchase Agreement, the successful bidder's obligation to purchase the property is not contingent upon obtaining financing. Prospective bidders should have financing arrangements completed or be satisfied with their ability to complete the purchase before bidding.

NO RELIANCE and PURCHASE AGREEMENT CONTROLS: Statements contained in brochures, maps, websites, advertisements, social media, auction platforms, emails, or oral communications are intended to provide general information and do not constitute representations or warranties unless specifically incorporated into the executed Purchase Agreement. In the event of any discrepancy or conflict, the executed Purchase Agreement will control.

BROKERAGE DISCLOSURE: Broker and its licensees are acting in the capacity disclosed to the parties under applicable real estate law. Prospective buyers should understand the brokerage relationship before bidding and seek independent representation if desired (no coop participation on auction sales).

BUYER DUE DILIGENCE: All prospective bidders are encouraged to complete their due diligence before bidding. By submitting a bid, the bidder acknowledges having had the opportunity to inspect and investigate the property, review available information, ask questions, and obtain independent professional advice. Bid only after the bidder is satisfied with the property's condition, acreage, boundaries, access, agricultural characteristics, governmental programs, and other matters material to the bidder's decision.

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