

LAND SALE **Deadline: 5pm CST, Thursday, December 21, 2023**

Re: Korsmo Family Sale –Northwood Township, Grand Forks County, ND

Highly productive cropland 4.5 miles south of Northwood, ND.

Land: SE1/4 Section 31- T149, R54.

<u>Total Acres</u>	<u>Cropland</u>	<u>Soil PI</u>	<u>2023 taxes</u>
160	157.15	90	\$2,825.87
Tax parcel: 31-3104-00001-000			

Overall a very productive parcel of land. More than 80% of the field has a soil productivity index rating at 95 or higher. In the south-central area of the field is a low area that can be farmed depending on moisture. The AgriData Map from 2021 shows the area as tilled. There are a couple acres in the southeast corner that include a waterway and fenced pasture.

The property will be sold free of any lease. Seller will retain the 2023 lease income and Seller will be responsible for all 2023 taxes. Buyer will be responsible for all 2024 taxes. There will be no part year proration.

Seller will provide an updated abstract to Purchaser. Seller will convey all minerals owned by present owners. The property will be conveyed subject to customary utility easements. There is no drain tile installed on the property.

Written bids (mail, fax, email) must be submitted to Uglem Law, PC, by 5:00 o'clock P.M. on Thursday, December 21, 2023. Bids should be for the total price for the parcel and not by the acre. Bidders emailing and faxing bids should verify that bids are received.

The top 6 highest bidders will be invited to participate in live in-person or phone bidding to be set by Uglem Law PC.

Please see the following enclosed documents:

1. Northwood Township Map
2. AgriData Map 2022
3. AgriData Map 2021
4. FSA Map
5. Soil Map
6. FSA Data
7. Tax Statement
8. Bid Form

View photos of land at www.uglemlaw.com

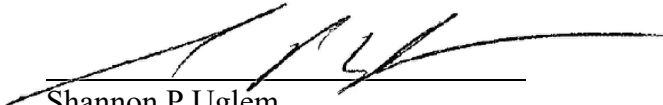
The owners and their agents reserve the right to reject any and all bids.

Earnest money of 10% of the sales price will be requested by Seller at signing of the purchase agreement upon conclusion of live bidding. Closing to take place within 45 days of signed purchase agreement.

Please contact me with any questions. Thank you for your consideration.

Sincerely,

UGLEM LAW, PC



Shannon P Uglem

Enclosures

(Landowners)

AVON TWP.



STEELE CO.

NORTHWOOD TOWNSHIP

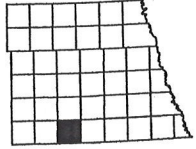
SECTION 1	11
1 METZ, THOMAS ETUX	
SECTION 3	
1 PINKE, NATHAN ETUX	13
SECTION 4	
1 KORSMO BROTHERS LLLP	5
SECTION 5	
1 LLOYD, EDWARD ETUX	14

SECTION 7	9
1 SANDA, DEREK ETUX	
SECTION 10	6
1 BINA, TRACY ETVIR	
SECTION 11	5
1 PEDERSEN, SCOTT ETUX	
2 PRATT, ROBIN ETAL	7
3 HANSON, RICHARD	7
SECTION 14	10
1 GABRIEL, DENNIS ETUX	

SECTION 15	11
1 ADAMS, RONALD	
SECTION 18	10
1 ELLINGSON TRUST, CHERYL	
SECTION 20	7
1 VANGSNNESS LE, NORMAN ETAL	
2 THINGELSTAD, JOSEPH ETAL	12
SECTION 21	5
1 CITY OF NORTHWOOD	

SECTION 24	13
1 DANZL, BRIAN ETUX	
SECTION 25	10
1 BOWEN, GREGORY ETAL	
2 ACKLEY, RODNEY	10
SECTION 26	9
1 ADAMS, MICHAEL	
SECTION 28	14
1 CITY OF NORTHWOOD	
2 SEKENSKI, KAYLA ETVIR	13

SECTION 31	5
1 CHAPARRO, JOSEPH ETUX	
SECTION 34	14
1 ALAND, JOHN ETUX	
SECTION 36	8
1 SUNDE, HANNAH	
2 NEWMES, JAMES	7
3 REPOVO, DARRELL	9



Aerial Map



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UGLEM LAW P.C.
SHANNON P. UGLEM • Attorney at Law

Boundary Center: 47° 40' 32.55, -97° 36' 32.59



31-149N-54W
Grand Forks County
North Dakota



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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12/7/2023

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

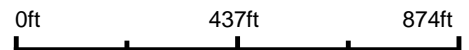
Aerial Map



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Boundary Center: 47° 40' 32.55, -97° 36' 32.59



31-149N-54W
Grand Forks County
North Dakota



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12/7/2023

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



Common Land Unit PLSS

 Cropland

 Tract Boundary

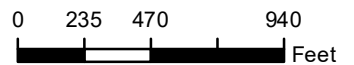
Wetland Determination Identifiers

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

Unless Otherwise Noted:
 All crops are for grain
 All crops are non-irrigated
 Shares are 100% to Operator

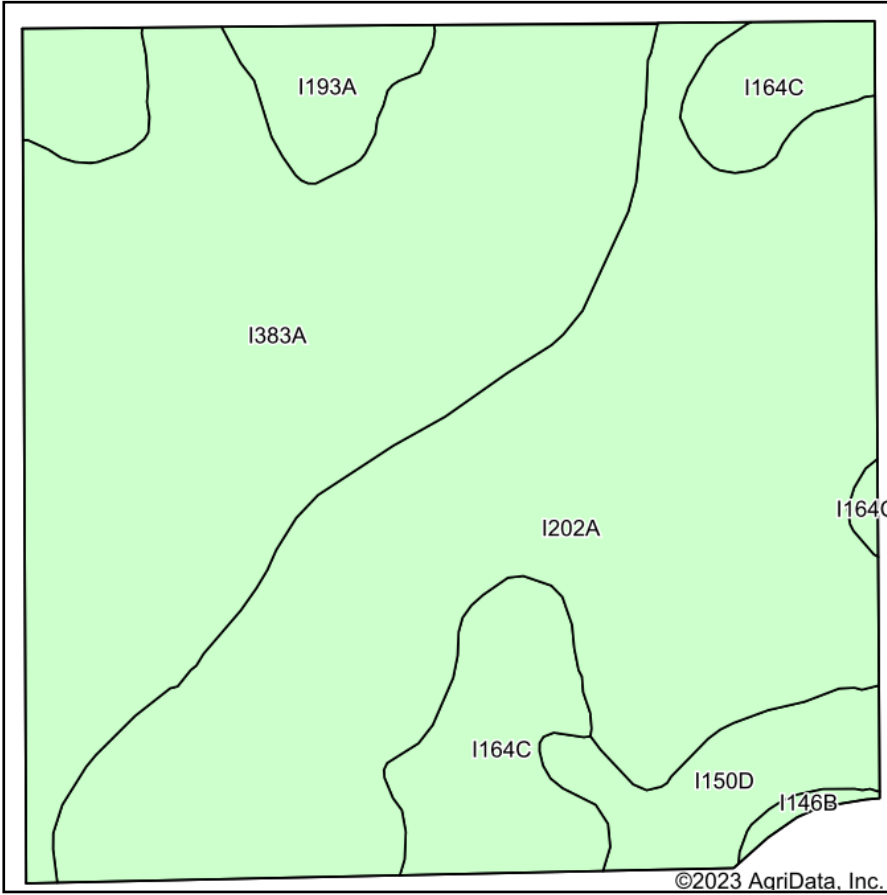
2023 Program Year
 Map Created January 24, 2023

S31 T149N R54W
 Phy Cnty: Grand Forks

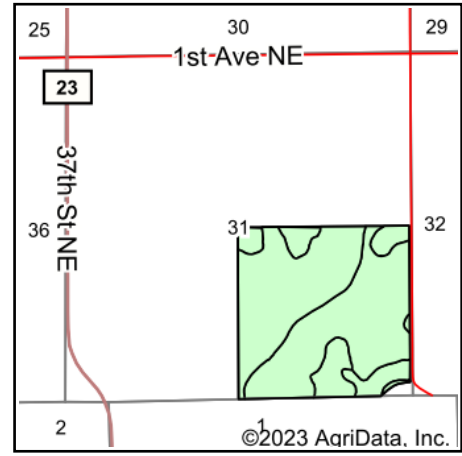


United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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). **The imagery displayed on this map was collected in calendar year 2022.**

Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Grand Forks**
 Location: **31-149N-54W**
 Township: **Northwood**
 Acres: **157.15**
 Date: **12/8/2023**

UGLEM LAW P.C.
 SHANNON P. UGLEM • Attorney at Law

Maps Provided By:



Area Symbol: ND035, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Soybeans
I202A	Gardena silt loam, 0 to 2 percent slopes	67.69	43.1%	Ile	Ile	95	68
I383A	Overly silty clay loam, 0 to 2 percent slopes	59.68	38.0%	Ilc		96	63
I164C	Zell-Gardena silt loams, 6 to 9 percent slopes	14.36	9.1%	IVe		61	63
I193A	Bearden-Perella silty clay loams, 0 to 2 percent slopes	7.86	5.0%	Ile		90	58
I150D	Zell-LaDelle silt loams, 1 to 15 percent slopes	6.97	4.4%	IVe		56	64
I146B	Lamoure-Fluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	0.59	0.4%	IIw		24	20
Weighted Average				2.27	*-	90	*n 64.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

Abbreviated 156 Farm Record

Tract Number : 11845

Description : SE(31) 149-54

FSA Physical Location : NORTH DAKOTA/GRAND FORKS

ANSI Physical Location : NORTH DAKOTA/GRAND FORKS

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : PEDER H KORSMO FAM TRUST, BEATRICE KORSMO FAM TRUST

Other Producers : None

Recon ID : 38-035-2012-158

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
159.87	159.87	159.87	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	159.87	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	57.27	0.00	68
Corn	13.27	0.00	129
Soybeans	34.46	0.00	33
TOTAL	105.00	0.00	

NOTES

2023 Grand Forks County Real Estate Tax Statement

Statement No: 10339

Parcel Number
31-3104-00001-000

Jurisdiction
Northwood Township

Owner
KORSMO, PEDER H & BEATRICE-

Physical Location
RURAL
NORTHWOOD TWP

Acres: 160

Legal Description
SCT:31 TWN:149 RNG:54
SE1/4 31-149-54

2023 TAX BREAKDOWN

Net consolidated tax	2,974.60
Plus: Special Assessments	0.00
Total tax due	2,974.60
Less: 5% discount, if paid by February 15, 2024	-148.73
Amount due by February 15, 2024	2,825.87

Or pay in two installments:

Payment 1: Pay by March 1, 2024	1,487.30
Payment 2: Pay by October 15, 2024	1,487.30

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

Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	1,770.30	1,763.91	1,873.97
Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	241,300	241,300	251,000
Taxable Value	12,065	12,065	12,550
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net Taxable Value	12,065	12,065	12,550
Total mill levy	228.760	231.420	237.020
Taxes By District (in dollars):			
County	964.48	1,003.20	1,099.00
Fire	52.00	60.32	62.74
School	1,447.81	1,435.76	1,455.78
Soil Conservation	12.66	12.18	11.68
State	12.06	12.06	12.56
Township	258.92	256.50	320.28
Garrison Diversion	12.06	12.06	12.56
Consolidated tax	2,759.99	2,792.08	2,974.60
Net effective tax rate	1.14%	1.16%	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

2023 Grand Forks County Real Estate Tax Statement

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



31-3104-00001-000

Parcel Number 31-3104-00001-000

Total tax due	2,974.60
Less: 5% discount	-148.73
Amount due by February 15, 2024	2,825.87

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2024	1,487.30
Payment 2: Pay by October 15, 2024	1,487.30

MAKE CHECK PAYABLE TO:

KORSMO, PEDER H & BEATRICE-
TRUSTEES
PO BOX 439
NORTHWOOD ND 58267-0439

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

Return to Uglem Law PC by email, fax, mail or physically and confirm receipt by Uglem Law PC by:

Deadline: 5pm CST, Thursday, December 21, 2023

BID ON REAL ESTATE

Re: Korsmo Family Sale –Northwood Township, Grand Forks County, ND

I, the undersigned, or as authorized agent of the entity written below, do hereby bid the following amount on the described property: (total price for the parcel)

Land:

SE1/4 Section 31- T149, R54.

\$ _____

Name DATE

Address

Phone

Email