



DAN PIKE, AG LAND BROKER / AUCTIONEER

FARMLAND FOR SALE - Private Treaty Sale

Steve & Brenda Matasovsky

80 Acres Farmland more or less

Hunter Township

Jackson County, MN.

Offered Exclusively By

Land & Farm Services Unlimited, LLC &

Dan Pike Auction Company, LLC

Ag Land Broker - Auctioneer - Agricultural Appraiser

410 Springfield Parkway Jackson, Minnesota 56143 507-847-3468

Email: dan@danpikeauction.com &

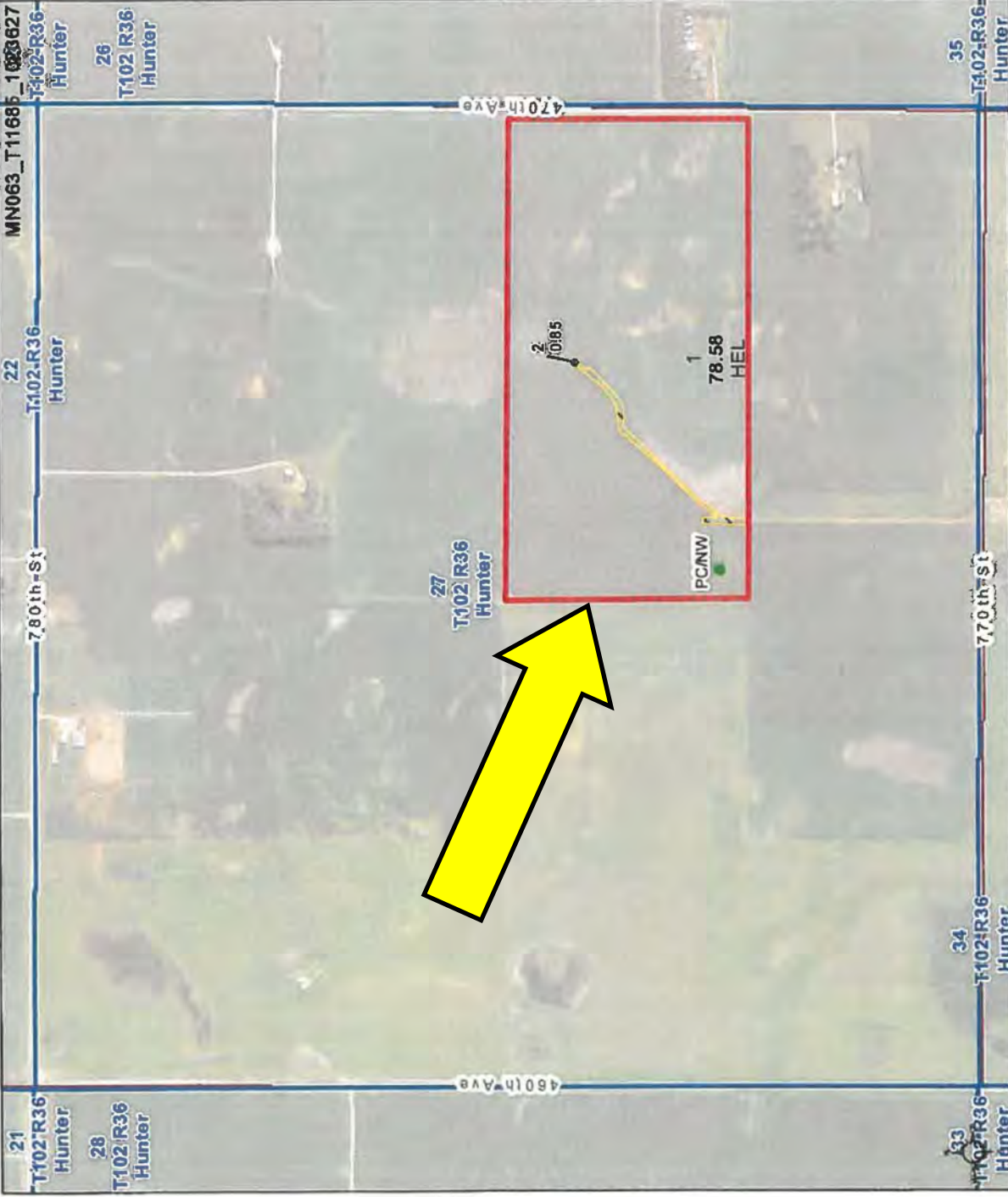
Web Site: www.danpikeauction.com or www.landfarmservices.com

Serving Real Estate & Auction clients since 1975.

Farm 6070
Tract 11685

2020 Program Year

Map Created October 02, 2019
1023627



Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain

Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, KS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 78.58 acres

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). This map displays the 2017 NAIP imagery.

Minnesota
 Jackson
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 6070
 Prepared: 2/5/20 7:34 AM
 Crop Year: 2018
 Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: None

Tract Number: 11685 Description J8 N2N2, S2N2SE/27/HUNTER
 FSA Physical Location : Jackson, MN ANSI Physical Location: Jackson, MN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

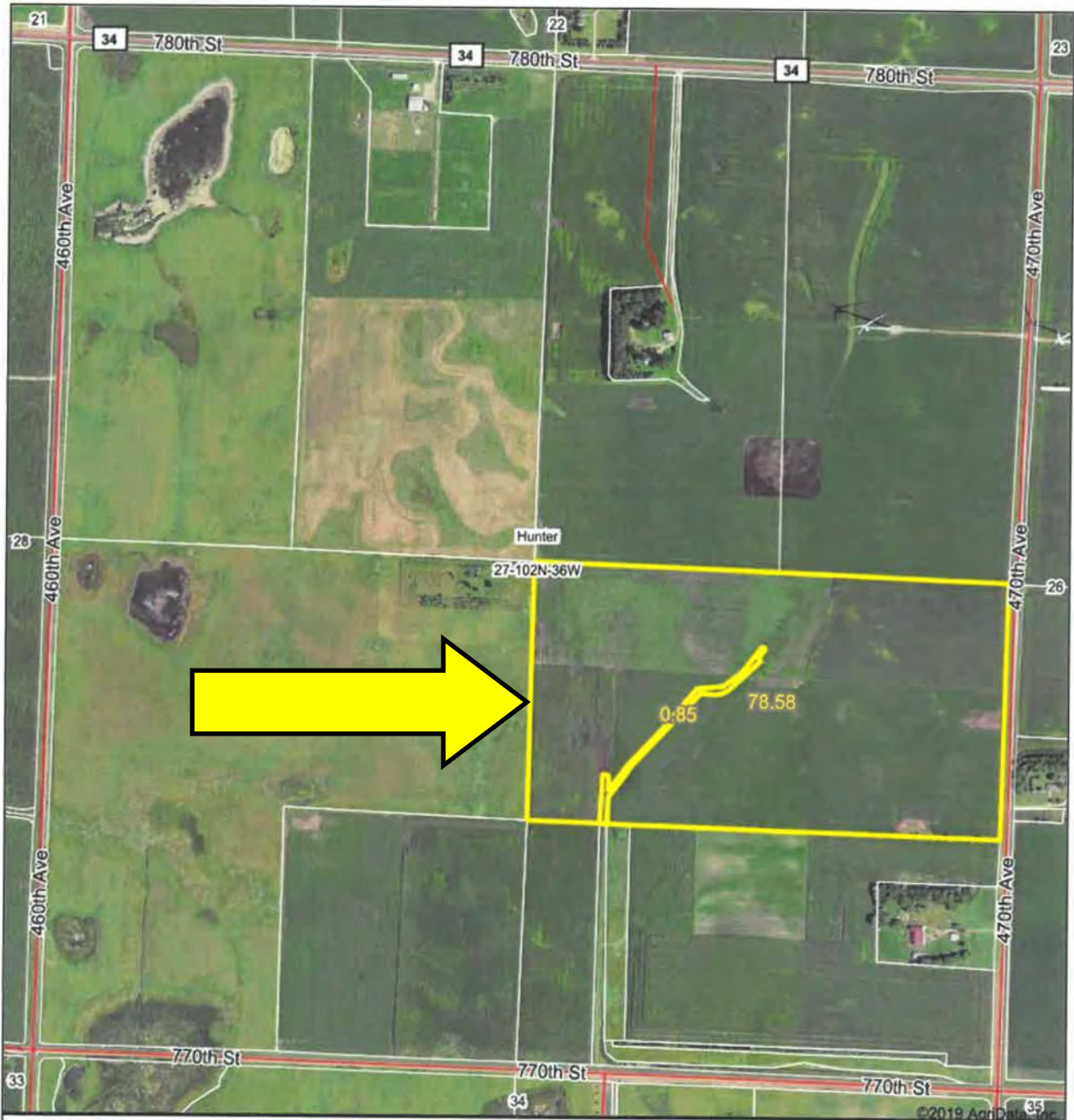
Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
79.43	78.58	78.58	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	78.58	0.0	0.0	0.0	
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction			
CORN	46.6	160	0.0			
SOYBEANS	31.5	44	0.0			
Total Base Acres:	78.1					

Owners: MATASOVSKY, STEVEN DARIN
 Other Producers: None

Aerial Map



Map Center: 43° 36' 33.72, -95° 8' 40.24

0ft 823ft 1647ft

27-102N-36W
Jackson County
Minnesota

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

LAND SERVICES UNLIMITED & DAN PIKE AUCTION CO. COMPLETE PROFESSIONAL AUCTION SERVICES

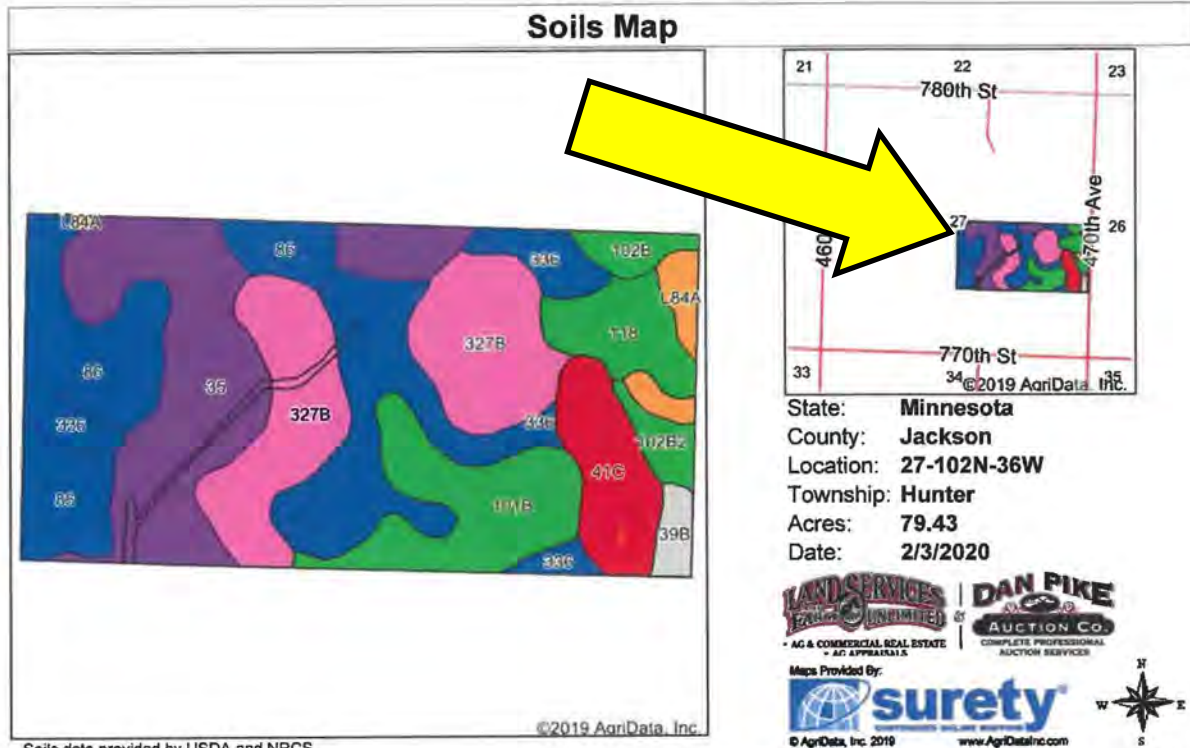
Maps Provided By: **surety**

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2/3/2020

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.
Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.
Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.



Soils data provided by USDA and NRCS.

Area Symbol: MN063, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Corn	*n NCCPI Soybeans
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	16.27	20.5%		Illw	77						71	77
327B	Dickman sandy loam, 2 to 6 percent slopes	15.07	19.0%		Ille	49						50	33
336	Delft clay loam, 0 to 2 percent slopes	13.51	17.0%		Ilw	94						77	76
86	Canisteo clay loam, 0 to 2 percent slopes	11.95	15.0%		Ilw	93						70	79
101B	Truman silt loam, 2 to 6 percent slopes	8.04	10.1%		Ile	99						79	88
41C	Estherville sandy loam, 6 to 12 percent slopes	5.14	6.5%		IVs	39	1.6	74	42	21	27	50	31
118	Crippin loam, 1 to 3 percent slopes	3.92	4.9%		Ile	100						71	84
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.80	2.3%		Illw	86						82	78
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	1.33	1.7%		Ile	95						65	67

Soils data provided by USDA and NRCS.

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Maps Provided By:



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Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Corn	*n NCCPI Soybeans
102B	Clarion loam, 2 to 6 percent slopes	1.32	1.7%		Ile	95						.81	83
39B	Wadena loam, 2 to 6 percent slopes	1.08	1.4%		Ile	65						65	52
Weighted Average						78.5	0.1	4.8	2.7	1.4	1.7	*n 67.6	*n 66.9

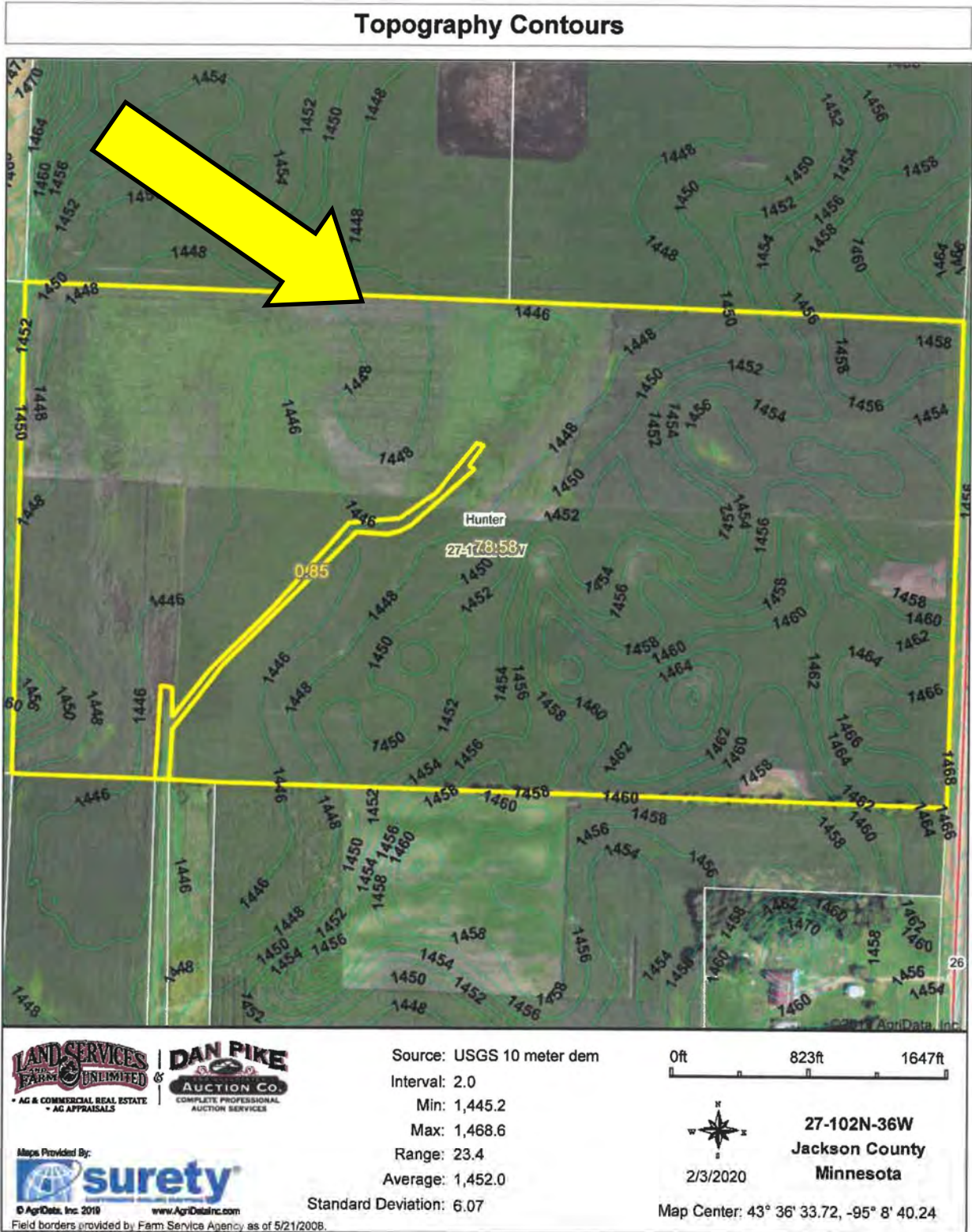
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

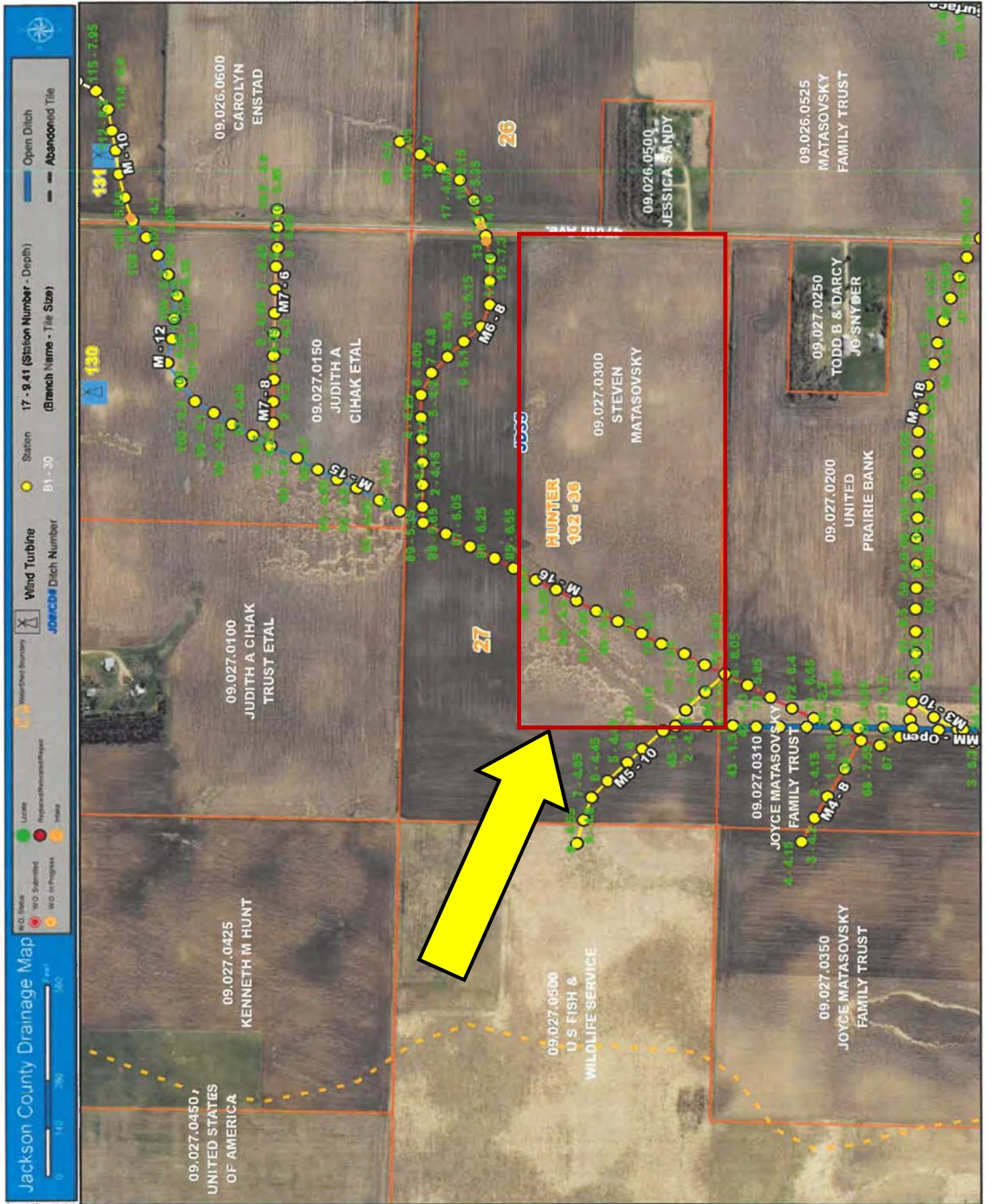
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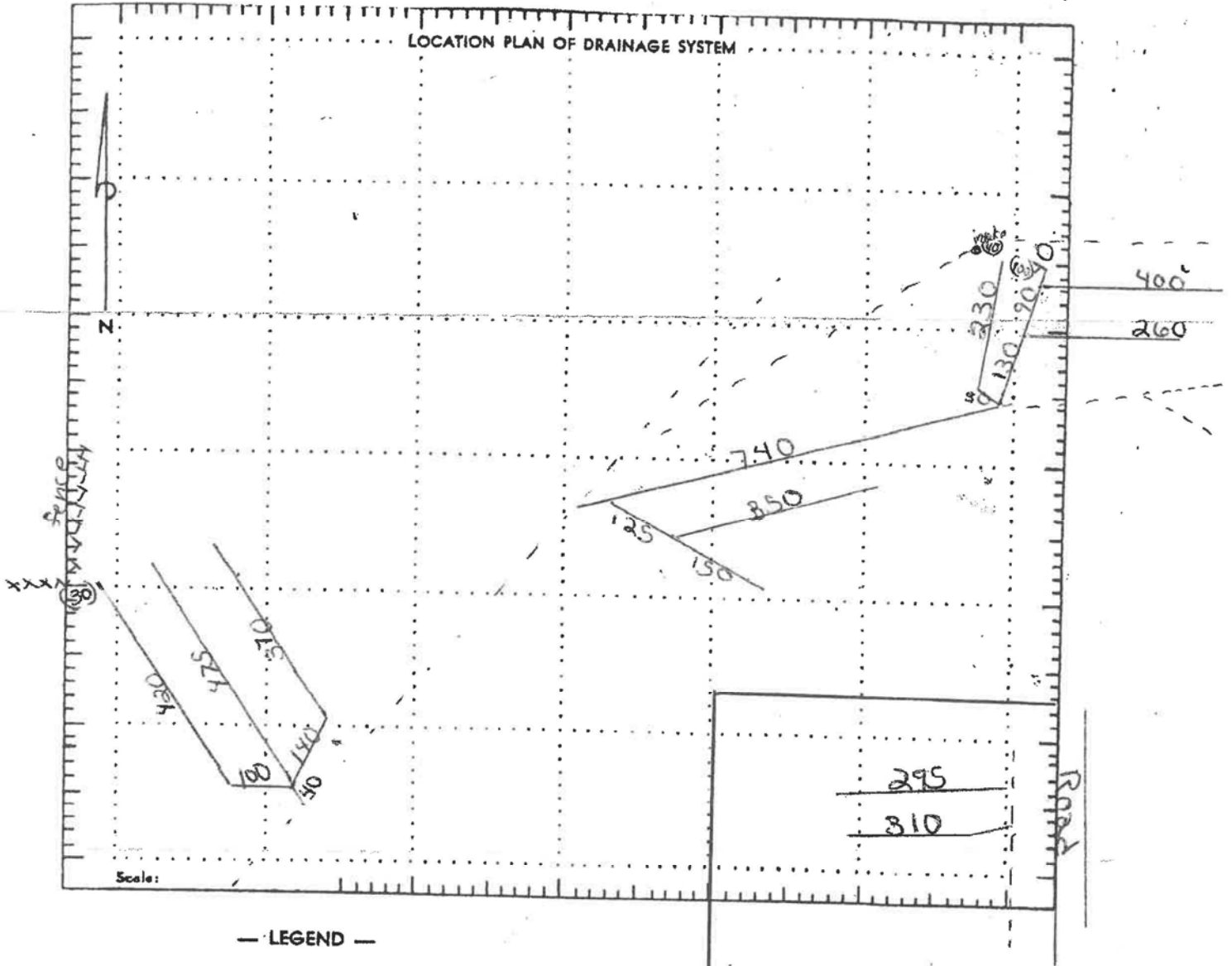


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LOCATION PLAN OF DRAINAGE SYSTEM



— LEGEND —

- Permanent Fence X X X X
- Existing Drain Line ... O O O O
- Proposed Tile Line ... O - - - O

Spacing

MATERIAL NEEDS

OWNER Milton Matasovsky
 TOWNSHIP _____ DATE 11/87
 SECTION _____ TOWN _____
 COUNTY _____ STATE _____
 Signed _____

Paulson Farm Drainage

DAVE PAULSON

JACKSON, MINNESOTA 56143

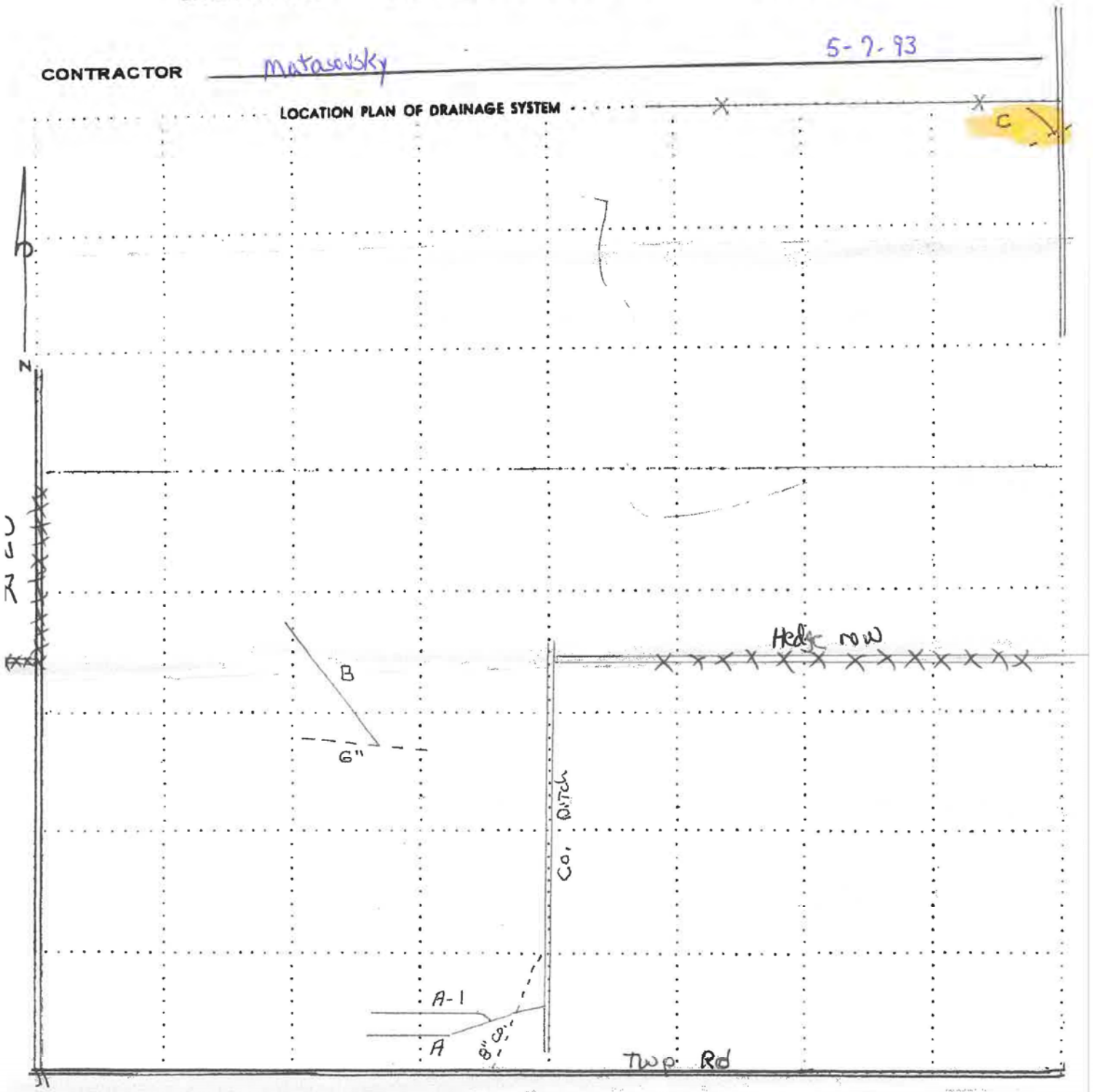
PHONE 847-2023

CONTRACTOR

Matasovsky

5-7-93

LOCATION PLAN OF DRAINAGE SYSTEM



- LEGEND -

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Parsons Farm Drainage

LAT. A

455 FT. 5.0 To 4.0 .20% To .60% Grade

LAT. A-1

350 FT. 4.0 30% To .60% Grade

LAT. B

555 FT. 4.5 To 4.0 20% To .60% Grade

LAT. C

295 FT. 4.0 30% To .60% Grade

1655 FT TOTAL

Paulson Farm Drainage

DAVE PAULSON

JACKSON, MINNESOTA 56143

PHONE 847-2023

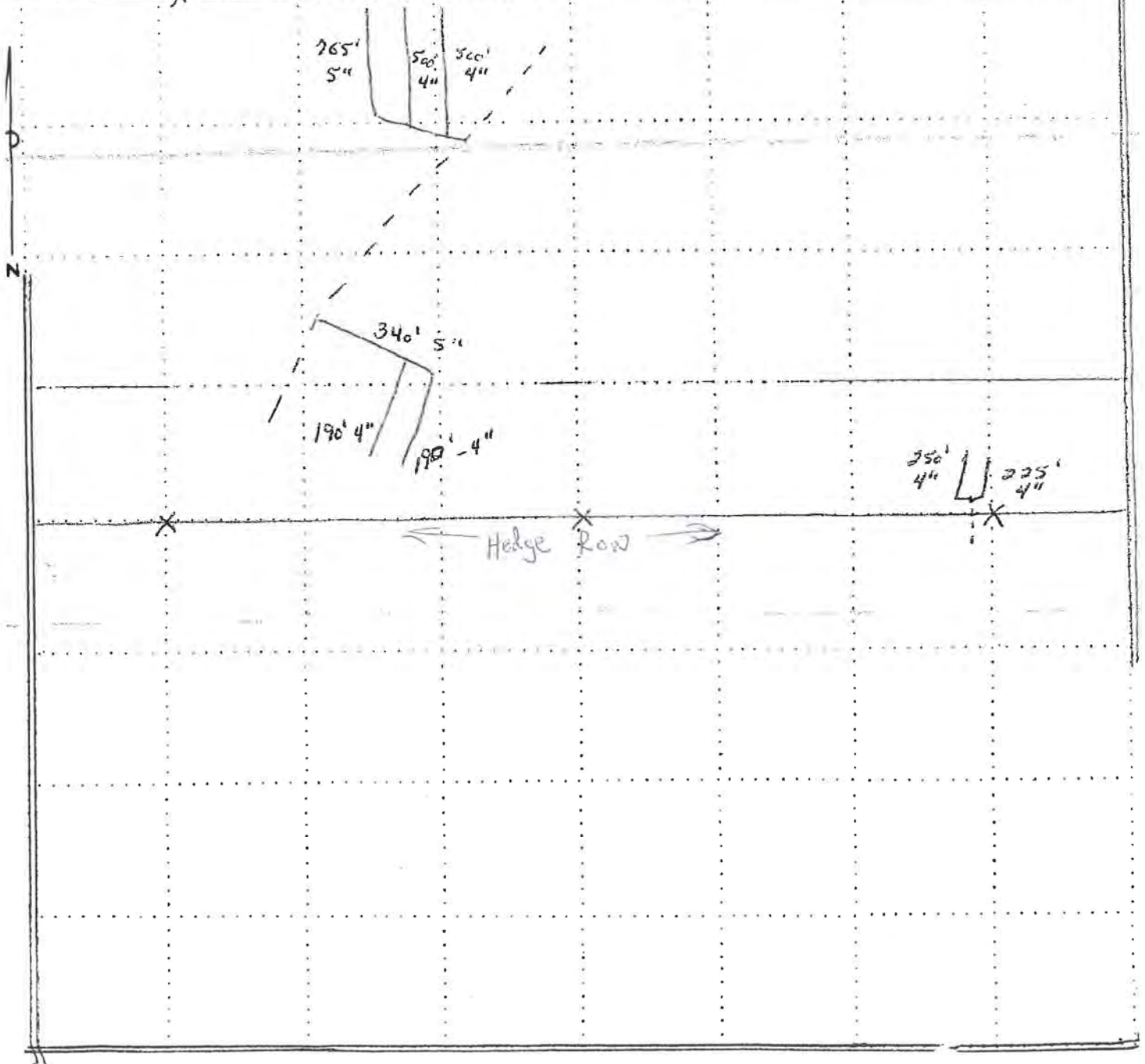
CONTRACTOR

Matasovsky

Paulson Land

12-15-94

LOCATION PLAN OF DRAINAGE SYSTEM



- LEGEND -

Permanent Fence



Spacing



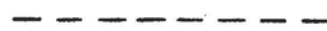
All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

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- LEGEND -

Permanent Fence 

Existing Drain Line 

Proposed Tile Line 

OWNER MILTON MATASOUSKY

TOWNSHIP _____ DATE _____

SECTION _____ TOWN _____

COUNTY JACKSON STATE Jackson

Signed Dan Anderson

Spacing _____

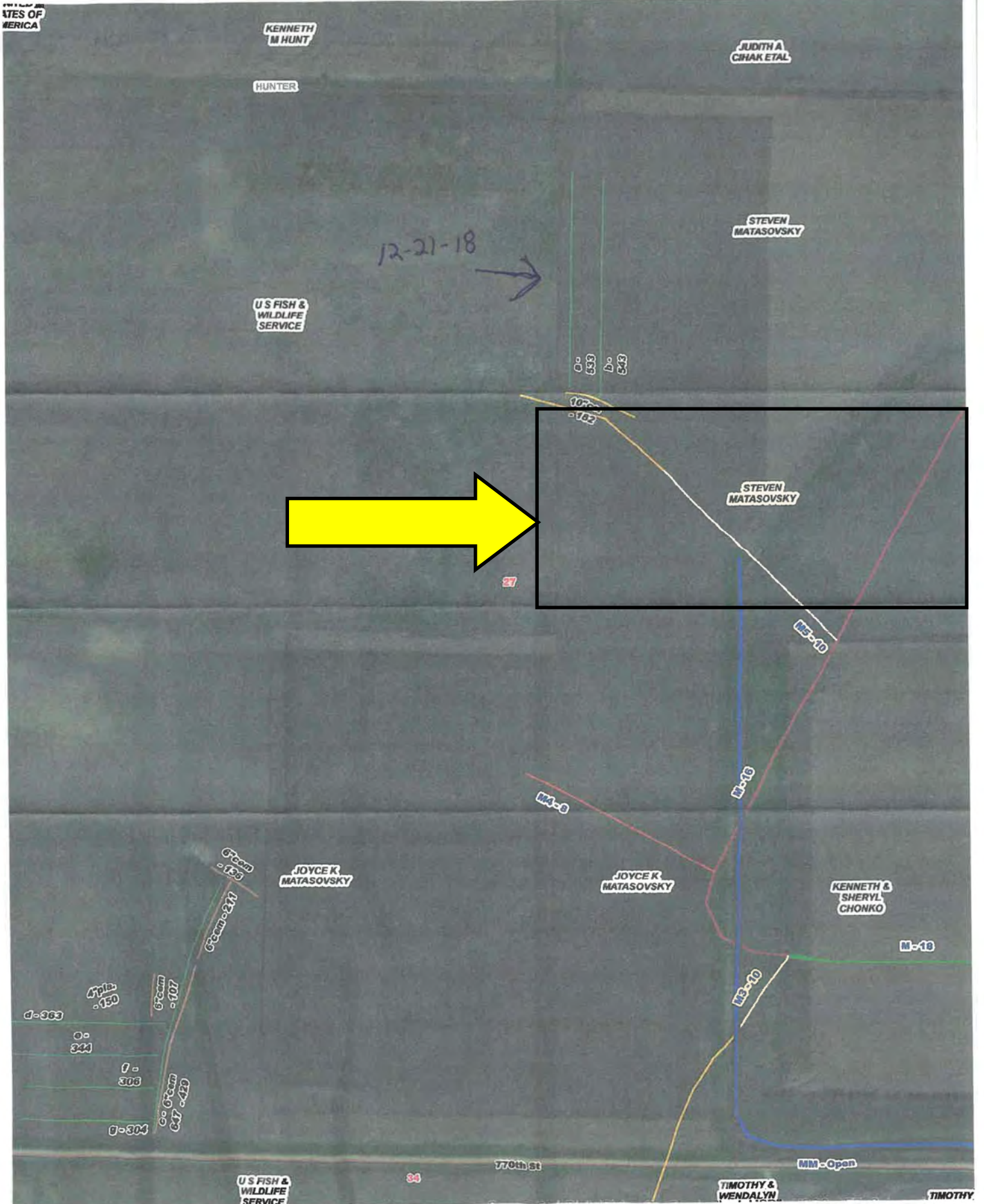
MATERIAL NEEDS

1105 FT. 5" PLASTIC

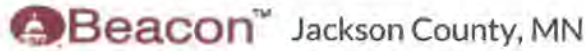
2960 FT. TOTAL

1855 FT. 4" PLASTIC

SCALE _____



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Summary

Parcel ID 090270300
 Property Address 27-102-036
 Sec/Twp/Rng Sect-27 Twp-102 Range-036 80.00 AC N 1/2 SE 1/4
 Brief Tax Description (Note: Not to be used on legal documents)
 Deeded Acres 80.00
 Class 101 - (HSTD) AGRICULTURAL
 District (901) HUNTER/2895
 School District 2895
 Creation Date 07/10/1989

Owners

Primary Taxpayer
[Steven Matasovsky](#)
 75718 480th Ave
 Jackson, MN 56143

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	64.79	0	0	0	78.830	AC
2	DITCH EXEMPT	0	0	0	0	0.170	AC
3	ROAD ACRES	0	0	0	0	1.000	AC
Total						80.000	

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
N	TD	U	01/16/2004	MATASOVSKY, STEVEN D	MATASOVSKY FAMILY TRUST	\$36,000	\$36,000	
N	CD	U	01/06/2003	MATASOVSKY, STEVEN D	MATASOVSKY FAMILY TRUST	\$36,000	\$36,000	

Valuation

	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$418,200	\$445,500	\$481,100	\$501,400	\$263,100
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$418,200	\$445,500	\$481,100	\$501,400	\$263,100

Value Notice

[CLICK HERE to view 2019 Value Notice](#)
[CLICK HERE to view 2018 Value Notice](#)
[CLICK HERE to view 2017 Value Notice](#)

Taxation

	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$445,500	\$481,100	\$501,400	\$263,100
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$445,500	\$481,100	\$501,400	\$263,100
Net Taxes Due	\$1,034.39	\$1,078.77	\$1,212.00	\$644.00
+ Special Assessments	\$2,455.61	\$2,345.23	\$0.00	\$0.00
= Total Taxes Due	\$3,490.00	\$3,424.00	\$1,212.00	\$644.00

IF YOU OWE BACK TAXES, PENALTIES OR INTEREST, PLEASE CALL THE AUDITOR/TREASURERS OFFICE FOR A PAYMENT AMOUNT.

Tax Statements

[CLICK HERE to view 2019 Tax Statement](#)
[CLICK HERE to view 2018 Tax Statement](#)
[CLICK HERE to view 2017 Tax Statement](#)

Taxes Unpaid

No taxes are due at this time.

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
275439	11/12/2019	2019	\$0.00	\$0.00	\$0.00	(\$1,745.00)
264972	5/9/2019	2019	\$0.00	\$0.00	\$0.00	(\$1,745.00)
257521	11/8/2018	2018	\$0.00	\$0.00	\$0.00	(\$1,712.00)
247851	5/9/2018	2018	\$0.00	\$0.00	\$0.00	(\$1,712.00)

https://beacon.schneidercorp.com/Application.aspx?AppID=332&LayerID=3724&PageTyp... 2/3/2020

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
239888	11/6/2017	2017	\$0.00	\$0.00	\$0.00	(\$606.00)
229295	5/8/2017	2017	\$0.00	\$0.00	\$0.00	(\$606.00)
223353	11/10/2016	2016	\$0.00	\$0.00	\$0.00	(\$322.00)
211894	5/9/2016	2016	\$0.00	\$0.00	\$0.00	(\$322.00)
204912	11/5/2015	2015	\$0.00	\$0.00	\$0.00	(\$804.00)
194093	5/8/2015	2015	\$0.00	\$0.00	\$0.00	(\$804.00)
187831	11/10/2014	2014	\$0.00	\$0.00	\$0.00	(\$690.00)
176948	5/9/2014	2014	\$0.00	\$0.00	\$0.00	(\$690.00)
170471	11/12/2013	2013	\$0.00	\$0.00	\$0.00	(\$548.00)
159593	5/9/2013	2013	\$0.00	\$0.00	\$0.00	(\$548.00)
152235	11/5/2012	2012	\$0.00	\$0.00	\$0.00	(\$443.00)
141249	5/8/2012	2012	\$0.00	\$0.00	\$0.00	(\$443.00)

No data available for the following modules: Buildings, Sub Area Square Footage, Extra Features, Sketches.

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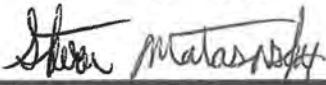
Last Data Upload: 1/31/2020 6:22:31 PM

Version 2.3.38



This form is available electronically.

(See Last Page for Privacy Act and Paperwork Reduction Act Statements)

CCC-861 (03-27-15)					U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation				
AGRICULTURAL RISK COVERAGE - COUNTY OPTION (ARC-CO) AND PRICE LOSS COVERAGE(PLC) CONTRACT					1. Program Year: 2018				
					2. State Code 27	3. County Code 063	4. Farm Number 6070		
5A. County FSA Office Name and Address (Including Zip Code) JACKSON COUNTY FARM SERVICE AGENCY 801 SOUTH HWY 86 LAKEFIELD, MN 56150-3295					5B. County Office Telephone Number (Including Area Code) (507)862-6682				
					5C. County Office Fax Number (Including Area Code) (855)823-7648				
THIS ANNUAL ARC-CO AND PLC CONTRACT is entered into between the Commodity Credit Corporation (CCC) and the undersigned producers on the farm identified in Item 4. Upon approval, this farm and the producers on the farm are enrolled in ARC-CO and/or PLC for the program year identified above in Item 1. All producers with a share in base acres and/or a share of covered commodities planted that attribute generic base acres must sign this contract by the announced enrollment deadline of the applicable program year in order to participate and make themselves potentially eligible to receive payments for the applicable program year.									
The terms and conditions of the ARC-CO and PLC contract are contained in the CCC-861 and CCC-862 Appendix and the regulations at 7 CFR Part 1412. By signing this contract producers: (1) acknowledge receipt and agree to abide by the terms of the CCC-861 and CCC-862 Appendix; (2) agree to comply with the terms and conditions of the program and those governing payment limitation and eligibility and adjusted gross income limitation provisions; (3) agree that the terms and benefits of this program are subject to changes in law; and (4) certify that all the information contained on this form, whether or not personally entered by the producer, is true, correct, and accurate.									
NOTES: PLC yields in item 10 are only used in the payment calculation of covered commodities that have elected PLC. Generic base acres are reflected below. If the farm has generic base acres, any producers sharing in covered commodities planted and attributing generic base acres must sign this contract or that share of attributed base acre will not be paid.									
6. Commodity	7. Program Elected	8. Base Acres	9. 85% of Base Acres	10. PLC Yield	6. Commodity	7. Program Elected	8. Base Acres	9. 85% of Base Acres	10. PLC Yield
CORN	PLC	120.5	102.43	160	SOYBEANS	ARC-County	105.4	89.59	44
11. Generic Base Acres (if any)									
12A. Owner or Producer's Name and Address STEVEN DARIN MATASOVSKY 75718 480TH AVE JACKSON, MN 56143-3716					13. Commodity	14. Payment Share	13. Commodity	14. Payment Share	
					CORN	100.00%	SOYBEANS	100.00%	
12B. Email Address matski007@hughes.net									
12C. Telephone No. (507) 662-6730									
15A. Refused Payment Information: <input type="checkbox"/> All ARC-CO Payments are Refused							15B. Producer's Initials		
<input type="checkbox"/> All PLC Payments are Refused							15C. Date Initialed (MM-DD-YYYY)		
16A. Producer's Signature (Ry) 				16B. Title/Relationship of the Individual Signing in the Representative Capacity			16C. Date (MM-DD-YYYY) 03-07-2018		
FOR FSA USE ONLY									
17A. Signature of CCC Representative							17B. Date (MM-DD-YYYY)		
18. Remarks									
19. Employee's Initials: RE									

There are 2 tracts with this farm number. Tract 11685 is N¹/₂ SE ¹/₄ Sect 27 Hunter

RECEIVED
 MAR 07 2018
 JACKSON CO. FSA

Producer Name and Address
 STEVEN D MATASOVSKY
 75718 480TH AVE
 JACKSON, MN 56143-3716

FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2019

DATE: 06/17/2019

PAGE: 2

Farm Tract	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Irr. Use	Org Pr. Use	Nat. Sod Stat	C/C Unit	Rpt Qty	Det Crop Planting P/P Qty Land	End Date	Producer Name	FSA Physical Location	NAP Unit	Signature Date	Field ID		
Photo Number/Legal Description: J8 W14 AC IN SWSE/27/HUNTER																		
Farmland: 11.62										Reported on Cropland: 11.62							Difference: 0.00	
01	CORN	YEL	N	GR					30.62									
01	SOYBN	COM	N	GR					19.00									

Planting Period	Crop/Commodity	Var/Type	Irrigation Practice	Int Use	Act Irr. Use	Org Pr. Use	Nat. Sod Stat	C/C Unit	Rpt Qty	Prevented Reported Quantity	Det Crop Planting P/P Qty Land	End Date	Producer Name	FSA Physical Location	NAP Unit	Signature Date	Field ID	
Photo Number/Legal Description: K9 NW1/MINN																		
Farmland: 155.67										Reported on Cropland: 148.39							Difference: 0.00	
6070	2276	1A	CORN	YEL	GR	N	C	N	I	A	Yes	5/16/19	01	100.00	STEVEN D MATASOVSKY	Jackson, Minnesota	735	6/17/19
		1B	SOYBN	COM	GR	N	C	N	I	A	Yes	6/6/19	01	100.00	STEVEN D MATASOVSKY	Jackson, Minnesota	735	6/17/19

Planting Period	Crop/Commodity	Var/Type	Irrigation Practice	Int Use	Act Irr. Use	Org Pr. Use	Nat. Sod Stat	C/C Unit	Rpt Qty	Prevented Reported Quantity	Det Crop Planting P/P Qty Land	End Date	Producer Name	FSA Physical Location	NAP Unit	Signature Date	Field ID	
Photo Number/Legal Description: J8 N2N2, S2N2SE/27/HUNTER																		
Farmland: 79.43										Reported on Cropland: 78.58							Difference: 0.00	
6070	11805	1A	CORN	YEL	GR	N	C	N	I	P	Yes		01	100.00	STEVEN D MATASOVSKY	Jackson, Minnesota	735	6/17/19
		1B	CORN	YEL	GR	N	C	N	I	A	Yes	5/16/19	01	100.00	STEVEN D MATASOVSKY	Jackson, Minnesota	735	6/17/19
		1C	CORN	YEL	GR	N	C	N	I	A	Yes	5/16/19	01	100.00	STEVEN D MATASOVSKY	Jackson, Minnesota	735	6/17/19
		1D	SOYBN	COM	GR	N	C	N	I	A	Yes	6/5/19	01	100.00	STEVEN D MATASOVSKY	Jackson, Minnesota	735	6/17/19
		1E	SOYBN	COM	GR	N	C	N	I	A	Yes	6/5/19	01	100.00	STEVEN D MATASOVSKY	Jackson, Minnesota	735	6/17/19

Actual Production History (APH) Database
Multiple Peril Crop Insurance



Created By: AG2WILMO
Created: 12/31/2019

Insured Name: STEVEN MATASOSKY
Agency Code: 22-0351

Policy #: MN-942-2006895-20
Agency Name: UNITED PRAIRIE INS AGENCY/JACKSON

Crop Year: 2020

Crop Plan	CORN RP	Unit #	0001-0004	Cty	063
Type	GSS				
Practice	NON IRR				
Options	OUTAYAYC	Yield Limit	14-Default Yield Limitation	YC Opt Out	<input type="checkbox"/>
Farm Name	TWP-RGE Section	FSA Farm #	FSA Tract #	Fid#	
	102N-036W 27	6015, 6070	11684, 9887, 11685		
Other Ident					
Crop Year of History	Total Production	Acres	Prod. Rec. Type	YE Opt Out	Prac/Type Tmap Area
2010	10,385.0	62.00	168A	180	T Yield 183
2011	10,275.0	68.20	155A	175	Prior Yield 180
2012	8,314.0	62.00	134A	162	Yield Floor 194
2013L	11,804.0	66.20	178A	194	Rate Yield 146
2014L	6,766.0	50.00	35A	146	Yield Ind 157
2015	15,450.0	71.10	217A	228	Ave. Yield 139
2016	9,690.0	57.00	170A	F 179	
2017	14,222.0	71.20	200A	B 207	
2018L	7,669.0	56.98	135A	M 139	
2019	9,099.0	51.02	178A	B 180	*167
Yield Total				Prelim Yld	
# of Trees/Vines	Processor #/Name	Adj. Yield	167	Apprv Yld	179
Multi crop year reporting reason					
Insurability:					
Tenant/Landlord Insuring Other's Share	Name of Other Person(s) Sharing				
Insured's Share	1.0000	Verify	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:					
Required:	<input type="checkbox"/> Field Review	<input type="checkbox"/> Inspection			
<input type="checkbox"/> New Producer <input type="checkbox"/> Added Land/New Crop/PT/V					

Crop Plan	SOYBEANS RP	Unit #	0001-0004	Cty	063
Type	COMM				
Practice	NON IRR				
Options	OUTAYAYC	Yield Limit	14-Default Yield Limitation	YC Opt Out	<input type="checkbox"/>
Farm Name	TWP-RGE Section	FSA Farm #	FSA Tract #	Fid#	
	102N-036W 27	6015, 6070	11684, 9887, 11685		
Other Ident					
Crop Year of History	Total Production	Acres	Prod. Rec. Type	YE Opt Out	Prac/Type Tmap Area
2010	3,308.0	66.20	50A	55	T Yield 50
2011L	1,793.0	62.00	28A	34	Prior Yield 43
2012	2,898.0	66.20	44A	48	Yield Floor 40
2013	2,200.0	62.00	35A	39	Rate Yield 41
2014L	1,903.0	66.20	28A	32	Yield Ind 45
2015	2,500.0	57.00	44A	47	Ave. Yield *41
2016	3,539.0	71.20	50A	F 52	
2017	2,431.0	57.00	43A	B 45	
2018L	2,344.0	71.22	38A	M 34	
2019	2,792.0	56.98	49A	A 50	
Yield Total				Prelim Yld	
# of Trees/Vines	Processor #/Name	Adj. Yield	41	Apprv Yld	44
Multi crop year reporting reason					
Insurability:					
Tenant/Landlord Insuring Other's Share	Name of Other Person(s) Sharing				
Insured's Share	1.0000	Verify	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:					
Required:	<input type="checkbox"/> Field Review	<input type="checkbox"/> Inspection			
<input type="checkbox"/> New Producer <input type="checkbox"/> Added Land/New Crop/PT/V					

Crop Plan		Unit #		Cty	
Type					
Practice					
Options		Yield Limit			
Farm Name	TWFRGE Section	FSA Farm #	FSA Tract #	Fid#	
Other Ident					
Crop Year of History	Total Production	Acres	Prod. Rec. Type	YE Opt Out	Prac/Type Tmap Area
					T Yield
					Prior Yield
					Yield Floor
					Rate Yld
					Yld Ind
					Ave. Yield
Yield Total				Prelim Yld	
# of Trees/Vines	Processor #/Name	Adj. Yield		Apprv Yld	
Multi crop year reporting reason					
Insurability:					
Tenant/Landlord Insuring Other's Share	Name of Other Person(s) Sharing				
Insured's Share		Verify	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:					
Required:	<input type="checkbox"/> Field Review	<input type="checkbox"/> Inspection			
<input type="checkbox"/> New Producer <input type="checkbox"/> Added Land/New Crop/PT/V					



Land & Farm Services Unlimited, LLC
 & Dan Pike Auction Company, LLC
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 Jackson, MN 56143
 507-847-3468 or 888-847-3486 (Toll Free)
www.danpikeauction.com

Our Auction Services

PROFESSIONAL AUCTION SERVICES FOR THE FOLLOWING TYPES OF AUCTIONS INCLUDING:

- Farm Equipment
- Real Estate
- Inventory Reduction
- Business Liquidation
- Construction Equipment
- Trucks & Trucking Equipment
- Commercial Business & Equipment
- Other Types Of Auctions
- Private Purchase & Sale Of Assets



What sets us apart?

- Experienced staff of auctioneers with over 100 years of combined auction experience.
- Experienced support & clerking staff using computerized clerking technology to settle out sales.
- Experienced auction management staff to handle all of the details that go into a successful auction.



Dan Pike Auction Company Quality Auction Equipment

1. Office headquarters to handle all of the pre-sale details that go into a successful auction.
2. Fully enclosed and self contained modern mobile office clerking and support trailers.
3. Computerized clerking systems.
4. Sound systems that can handle any type of sound requirements for any auction.
5. Enclosed auction pickup toppers for handling the auctions in the most professional manner possible.
6. Sale racks and other auction equipment.
7. Computerized world wide internet web page access.



What you need to consider to assure a successful auction:

1. By contacting Dan Pike Auction Company about your auction, you are taking the first step to a very successful sale. They can offer you one of the most professional auction services available in the upper Midwest. Dan and his staff are happy to show you, at no obligation, how they can market your personal or real property and how an auction can work for you.
2. The listing of your auction is one of the most important steps for having a successful auction. Dan Pike Auction Company is very careful to see that all of the pertinent information regarding your items or property is correctly listed, so it is properly advertised.
3. It has been proven time and again that a good well planned advertising program is a key factor in a successful auction. Dan Pike and the auction staff have the every day working experience to see that your advertising is done correctly and affectively. They will make use of newspaper, internet, radio, TV and specific direct mail mailing lists to make sure all the bases are covered for your sale. They do all of the work and you can rest assured they are doing it with your best interests at heart.
4. Whether your sale is large or small, one very important part of the auction is preparing the items to be sold. This will involve many different tasks, the Dan Pike Auction Company will be happy to assist you with this important phase.
5. Something any auctioneer or auction company will agree upon is that the main objective of any auction is to market your items for the highest price possible. Something you should consider in selecting an auction company is that you will never get a second chance to hold an auction of your property. Therefore, it is vital that you do it right, by choosing a company that has the proven track record for successful auctions. That company is the Dan Pike Auction Company.

Our Real Estate Services

PROFESSIONAL REAL ESTATE SERVICES FOR THE FOLLOWING TYPES OF PROPERTIES & TRANSACTIONS INCLUDING:



- FARMLAND
- ACREAGES
- COMMERCIAL
- INDUSTRIAL
- RECREATIONAL
- 1031 EXCHANGES

We work consistently with out-of-state sellers and buyers. We offer the sale of our client's properties by Private Treaty (listing), Sealed Bid Auction, Public Auctions, Multi-parcel and other marketing systems. We offer market evaluations on all types of real property.

Our Agricultural Appraisal Services

Land and Farm Services Unlimited, LLC and Dan Pike Auction Company, LLC has Certified General Real Property Appraisal services available. We have been active with appraising all types of Agricultural property since 1981.

We also do most types of Personal Property appraisals including farm equipment, construction equipment, fertilizer equipment, truck equipment, industrial equipment, business equipment and inventory.

We are licensed to service both Minnesota and Iowa. Our clients include Financial Institutions, Attorneys, Private Individuals & Groups, Governmental Agencies and Trustees.