



DAN PIKE, AG LAND BROKER / AUCTIONEER

Multi-Parcel On-Line Internet & Live Simulcast

Lakefield, Minnesota

ABSOLUTE GRAIN ELEVATOR AUCTION



Crystal Valley Cooperative - Owner

Updated 7/13/2020 with Purchase Agreement

SALE CONDUCTED BY

Dan Pike Auction Company, LLC & Land & Farm Services Unlimited, LLC

Dan Pike & Scott Christopher

Ag Land Brokers - Auctioneers - Agricultural Appraisers

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.

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 Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.

Multi-Parcel On-Line Internet & Live Simulcast LAKEFIELD, MINNESOTA ABSOLUTE GRAIN ELEVATOR AUCTION

Thursday July 16, 2020 @ 10:00 A.M.

SALE & PROPERTY LOCATION: 201 Main Street Lakefield, Minnesota.

Northwest view of property.



Southeast view of property.



GENERAL PROPERTY INFORMATION

- Over 1.6 million bushels of storage capacity.
- Great location only 2-1/2 miles from Interstate 90.
- Adjacent to Minnesota State Highway #86.
- Semi truck scale & office facility.
- Insulated shop & much more. Great Opportunity!
- Well maintained and ready to be used this fall.

PARCEL #1: Consists of the east corn facility with elevator house, legs, conveyors, 3 - steel grain bins, grain dryer & infrastructure. This unit has an approximately capacity of 524,000 +/- bushels of storage. The grain dryer on this property is currently not in compliance with Minnesota Pollution Control Agency rules & regulations.

PARCEL #2: Consists of the west bean facility with elevator house, legs, conveyors, 5 - steel grain bins & infrastructure. This unit has an approximate capacity of 1,092,000 +/- bushels of storage.

PARCEL #3: Consists of the office scale building, truck scale, insulated shop building & older wood seed bagging warehouse building.

West view of property.



Northeast view of property.



INSPECTION & METHOD OF SALE
An Open House inspection will be held on Wednesday, July 1, 2020 from 9 to 11:30 A.M. or by appointment. Due to the current COVID 19 regulations and rules regarding public gatherings it is encouraged that interested parties use our online bidding platform through www.danpikeauction.com/bid to participate in the auction. Please register for online bidding at least 24 hours ahead of the auction. For those that wish to participate and possibly bid, but don't have access to an internet connection and would rather bid by phone that can be arranged as well by calling the Dan Pike Auction company at least 24 hours ahead of the auction to register and make arrangements. This property will be offered via On-line & Live Simulcast webcast public auction. We will be offering the property as 3 parcels through our multi-parcel board bidding program. It will be sold in which ever way generates the highest value. Those wishing to bid online should register at least 24 hours prior to the auction by going to www.danpikeauction.com/bid. There will be NO "Buyers Premium" for either online or in person bidders.

REAL ESTATE AUCTION SALE TERMS
This is an "ABSOLUTE - NO RESERVE AUCTION", so all potential bidders and buyers should come prepared to buy. All bidders must register for a bidding number prior to bidding. At the conclusion of the auction the successful Buyer(s) will enter into a Purchase Agreement and shall make a 20% NON-refundable earnest money down-payment the day of the auction. Those parties bidding on-line will be required to wire transfer the earnest money and sign the purchase agreements the day of the auction. There will be NO "Buyers Premium" charged to those bidding on-line or in person. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before August 31, 2020, when title is passed at closing. The Buyer will have possession upon closing. The Seller & Buyer(s) shall prorate all real estate taxes that are due and payable in 2020 based upon the date of closing. The Buyers shall be responsible for all 2021 taxes and any assessments and subsequent years. The property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. The prospective bidders / buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

AUCTIONEERS NOTE

We are very honored to have been asked to represent the Crystal Valley Cooperative with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. This will be an excellent opportunity if you are considering adding grain storage or are looking for an opportunity to expand your grain operations. This is certainly an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to actual boundary lines of property. The potential interested parties shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and the sales staff are representing the seller. Please remember that the auction begins at 10:00 A.M. sharp. Respectfully, Dan Pike & Associates Auction Company.

For Additional Information, Videos & Photos

Go to our web site at www.danpikeauction.com and check the information brochure under the Crystal Valley Cooperative Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

OWNER

Crystal Valley Cooperative

SALE
CONDUCTED
BY



410 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com



Auctioneers

Dan Pike

MN License #32-20-002 Jackson, MN.
507-847-3468 (O) or 507-841-0965 (C)

Scott Christopher

Jackson, MN. 507-841-3125 (C)

Doug Wedel

Fairmont, MN. 507-236-4255 (C)

Kevin & Chris Kahler & Dustyn Hartung
Fairmont, MN. 507-920-8060 (C)

Attorney for the Sellers & Closing Agent

Gregory J. Haupert

Attorney at Law

Sobalvarro & Haupert

11 Seventh Avenue North, Suite 100

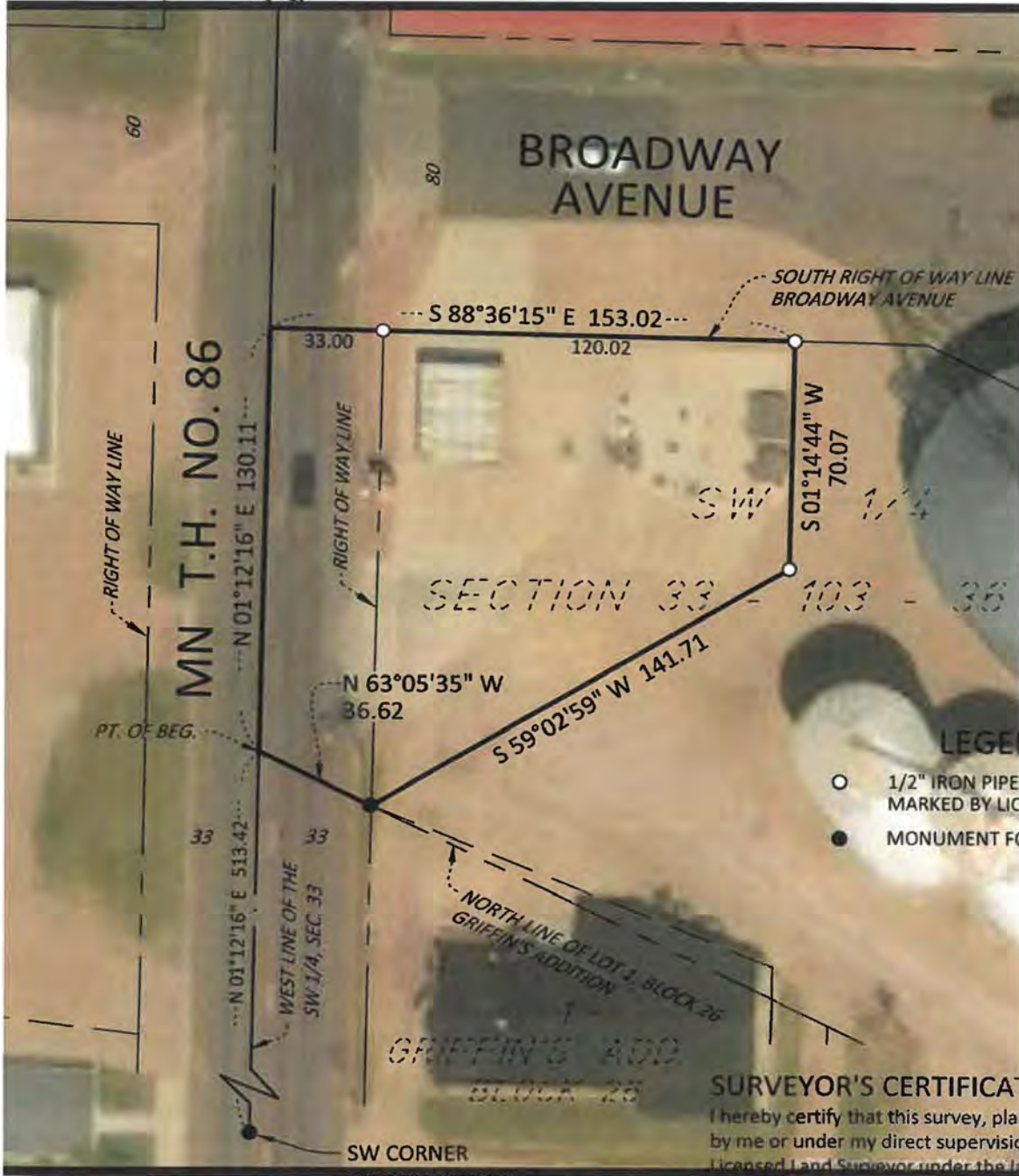
St. Cloud, Minnesota 56303

(320) 774-1818



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W 1/4 CORNER
SECTION 33-103-36
IN MANHOLE COVER



LEGEND

- 1/2" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 44996
- MONUMENT FOUND

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Jesse D. Zeig
Jesse D. Zeig
License Number 44996

6/22/2020
Date

SHEET 1 OF 2

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CERTIFICATE OF SURVEY
CITY OF LAKEFIELD, JACKSON COUNTY

PART OF THE SW 1/4
SECTION 33-103-36



1243 CEDAR STREET NE
SLEEPY EYE, MINNESOTA 56085
(507) 794-5541

FOR: CRYSTAL VALLEY COOP

JOB NUMBER: S11121543

FIELD BOOK:

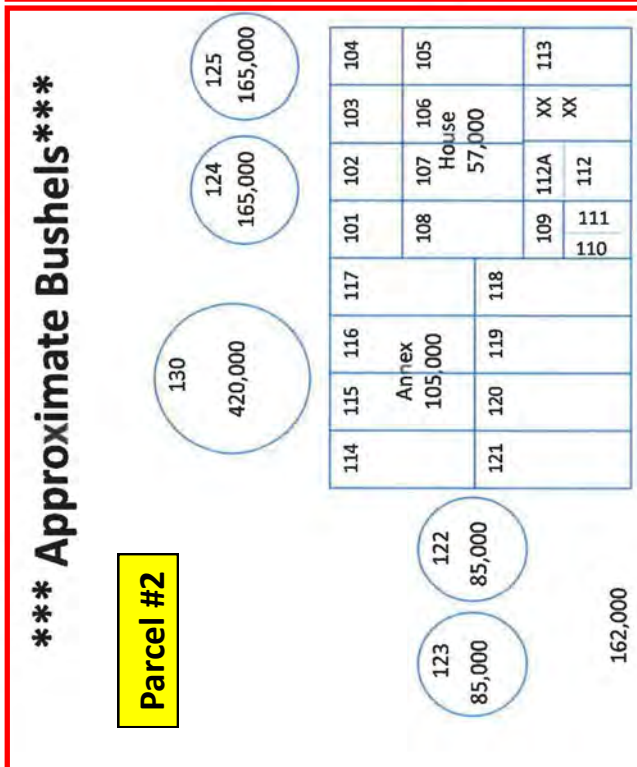
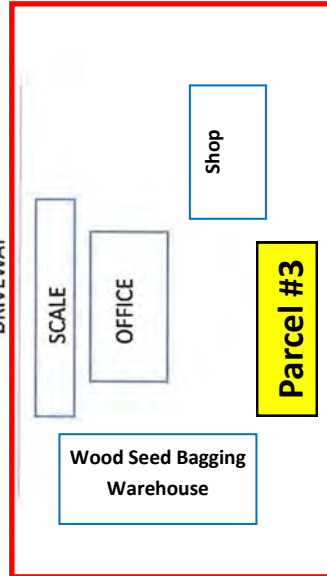
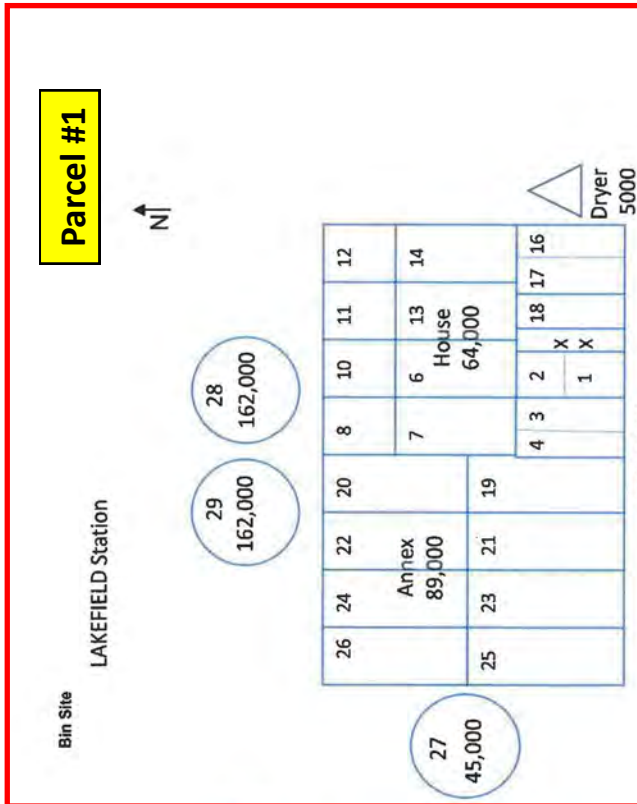
DRAWN BY: RK

H:\CRYSCOOP PR\S11121543\CAD\C3D\121543V201.dwg 6/22/2020 4:50 PM

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East House - Corn House Built 1969

Legs 2 2,500bph

Dryer 3,500bph

Capacity

House: 64,374

Annex: 89,283

Bins: 370,432

Bin Sizes North Bins 162,000, West Bin 45,000

Total: 521,089

West House - Bean House Built 1965-1966

Legs 2 2,500bph

Capacity

House: 57,234

Annex: 105,316

Bins: 929,045

Bin Sizes Big Bin 420,000, 2 North Bins 165,000, Clarks 85,000

Total: 1,091,595

Status	Section	Bin Number	Bin Type	Base Point	Diameter or Bu/Ft (Irreg.)	Length	Width	Side wall	Add for Hopper	Effective Depth	Add for Peak	Depth for Capac.	Bushels per Foot	Base Pack%	Bushel Capacity with Pack
L	001	Flat	FOB		0.000	8.700	4.100	53.00	0.000	53.000	0.000	53.0	28.7	2.50	1,559
L	002	Flat	FOB		0.000	2.100	4.100	49.00	0.000	49.000	0.000	49.0	6.9	2.00	345
L	003	Flat	FOB		0.000	10.90	6.900	55.00	0.000	55.000	0.000	55.0	60.5	4.80	3,488
L	004A	Flat	FOB		0.000	10.90	7.100	53.70	0.000	53.700	0.000	53.7	62.2	5.00	3,507
L	004B	Flat	FOB		0.000	10.30	14.40	16.10	0.000	16.100	0.000	16.1	119.2	6.20	2,038
L	006	Flat	FOB		0.000	10.30	7.300	56.00	0.000	56.000	0.000	56.0	60.4	4.80	3,544
L	007	Flat	FOB		0.000	10.30	14.10	54.00	0.000	54.000	0.000	54.0	116.7	6.20	6,693
L	008	Flat	FOB		0.000	8.900	14.00	69.30	0.000	69.300	0.000	69.3	100.2	6.00	7,361
L	010A	Flat	FOB		0.000	4.000	7.400	13.00	0.000	13.000	0.000	13.0	23.8	2.00	315
L	010B	Flat	FOB		0.000	9.000	7.300	43.00	0.000	43.000	0.000	43.0	52.8	4.50	2,372
L	011	Flat	FOB		0.000	9.000	7.500	56.00	0.000	56.000	0.000	56.0	54.3	4.50	3,178
L	012	Flat	FOB		0.000	8.900	14.00	69.30	0.000	69.300	0.000	69.3	100.2	6.00	7,361
L	013	Flat	FOB		0.000	10.30	7.500	56.00	0.000	56.000	0.000	56.0	62.1	5.00	3,652
L	014	Flat	Top of Sidewall.		0.000	10.20	14.00	69.30	0.000	69.300	0.000	69.3	114.8	6.20	8,449
L	016A	Flat	Top of Sidewall.		0.000	10.90	7.100	53.70	0.000	53.700	0.000	53.7	62.2	5.00	3,507
L	016B	Flat	FOB		0.000	10.70	13.80	11.40	0.000	11.400	0.000	11.4	118.7	6.20	1,437
L	017	Flat	FOB		0.000	10.80	7.000	55.00	0.000	55.000	0.000	55.0	60.8	4.80	3,505
L	018	Flat	FOB		0.000	10.80	4.300	53.00	0.000	53.000	0.000	53.0	37.3	3.00	2,036

Facility: LAKEFIELD

Section: L

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Minnesota Bin Capacity Chart

07/28/2017 09:17:00 AM

Client ID: 20665

Exam Date: 02/28/2017
 Examiner: MCC/BAU/GLA

CRYSTAL VALLEY COOPERATIVE
 721 W HUMPHREY BOX M
 LAKE CRYSTAL, MN
 County:

Page: 9

Status	Section	Bin Number	Bin Type	Base Point	Diameter or Bu/Ft (Irreg.)	Length	Width	Side wall	Add for Hopper	Add Effective for Depth	Add for Peak	Depth for Capac.	Bushels per Foot	Base Pack%	Bushel Capacity with Pack
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Facility: LAKEFIELD

Section: L

L	019A	Flat	FOB		0.000	15.30	12.10	65.40	0.000	65.400	0.000	65.4	148.8	6.80	10,394
L	019B	Flat	FOB		0.000	10.30	11.80	6.000	0.000	6.000	0.000	6.0	97.7	6.00	621
L	020	Flat	FOB		0.000	15.20	12.00	69.30	0.000	69.300	0.000	69.3	146.6	6.80	10,850
L	021A	Flat	FOB		0.000	15.30	12.50	65.40	0.000	65.400	0.000	65.4	153.7	6.80	10,736
L	021B	Flat	FOB		0.000	10.30	12.20	6.000	0.000	6.000	0.000	6.0	101.0	6.00	642
L	022	Flat	FOB		0.000	15.20	12.40	69.30	0.000	69.300	0.000	69.3	151.5	6.80	11,213
L	023A	Flat	FOB		0.000	15.30	12.50	65.40	0.000	65.400	0.000	65.4	153.7	6.80	10,736
L	023B	Flat	FOB		0.000	10.30	12.20	6.000	0.000	6.000	0.000	6.0	101.0	6.00	642
L	024	Flat	FOB		0.000	15.20	12.40	69.30	0.000	69.300	0.000	69.3	151.5	6.80	11,213
L	025A	Flat	FOB		0.000	15.30	12.30	65.40	0.000	65.400	0.000	65.4	151.3	6.80	10,568
L	025B	Flat	FOB		0.000	10.30	12.00	6.000	0.000	6.000	0.000	6.0	99.4	6.00	632
L	026	Flat	FOB		0.000	15.20	12.20	69.30	0.000	69.300	0.000	69.3	149.1	6.80	11,036
L	027 TANK	Peaked	SW 22R X 2.67' (58.7')		33.000	15.20	12.20	58.00	0.000	58.000	2.000	60.0	687.5	9.50	45,169
L	028 TANK	Peaked	SW 23R X 2.67'		59.800	15.20	12.20	61.40	0.000	61.400	4.200	65.6	2257.7	10.0	162,916
L	029 TANK	Peaked	SW 23R X 2.67'		59.700	15.20	12.20	61.40	0.000	61.400	4.200	65.6	2250.2	10.0	162,374
L	101	Flat	FOB		0.000	10.10	13.20	70.00	0.000	70.000	0.000	70.0	107.2	6.20	7,969
L	102	Flat	FOB		0.000	10.10	6.500	54.00	0.000	54.000	0.000	54.0	52.8	4.50	2,979
L	103	Flat	FOB		0.000	10.10	6.300	54.00	0.000	54.000	0.000	54.0	51.1	4.50	2,883

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CRYSTAL VALLEY COOPERATIVE

Page: 10

Examiner: MCC/BAU/GLA

721 W HUMPHREY BOX M

LAKE CRYSTAL, MN

County:

Status	Section	Bin Number	Bin Type	Base Point	Diameter or Bu/Ft (Irreg.)	Length	Width	Side wall	Add for Hopper	Add for Effective Depth	Add for Peak	Depth for Capac.	Bushels per Foot	Base Pack%	Bushel Capacity with Pack
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Facility: LAKEFIELD

Section: L

L	104	Flat	FOB		0.000	10.10	13.10	70.00	0.000	70.000	0.000	70.0	106.4	6.20	7,910
L	105	Flat	FOB		0.000	9.800	13.20	70.00	0.000	70.000	0.000	70.0	104.0	6.00	7,717
L	106	Flat	FOB		0.000	9.900	6.300	54.00	0.000	54.000	0.000	54.0	50.1	4.50	2,827
L	107	Flat	FOB		0.000	9.900	6.500	54.00	0.000	54.000	0.000	54.0	51.7	4.50	2,918
L	108	Flat	FOB		0.000	9.900	13.20	52.00	0.000	52.000	0.000	52.0	105.0	6.00	5,788
L	109A	Flat	FOB		0.000	3.500	13.20	48.00	0.000	48.000	0.000	48.0	37.1	3.00	1,834
L	109B	Flat	FOB		0.000	10.00	13.10	22.00	0.000	22.000	0.000	22.0	105.3	6.20	2,461
L	110	Flat	FOB		0.000	7.500	6.300	48.00	0.000	48.000	0.000	48.0	38.0	3.00	1,879
L	111	Flat	FOB		0.000	6.300	6.300	48.00	0.000	48.000	0.000	48.0	31.9	2.50	1,569
L	112	Flat	FOB		0.000	7.100	3.800	48.00	0.000	48.000	0.000	48.0	21.7	2.00	1,063
L	112-A	Flat	FOB		0.000	3.000	3.800	46.00	0.000	46.000	0.000	46.0	9.2	2.00	431
L	113	Flat	FOB		0.000	10.10	13.10	62.00	0.000	62.000	0.000	62.0	106.4	6.20	7,006
L	114	Flat	FOB		0.000	15.70	14.20	69.00	0.000	69.000	0.000	69.0	179.2	7.00	13,231
L	115	Flat	FOB		0.000	15.70	14.50	69.00	0.000	69.000	0.000	69.0	183.0	7.00	13,511
L	116	Flat	FOB		0.000	15.70	14.60	69.00	0.000	69.000	0.000	69.0	184.3	7.00	13,607
L	117	Flat	FOB		0.000	15.70	14.60	69.00	0.000	69.000	0.000	69.0	184.3	7.00	13,607
L	118A	Flat	FOB		0.000	15.70	14.60	55.50	0.000	55.500	0.000	55.5	184.3	7.00	10,945
L	118B	Flat	FOB		0.000	11.10	14.60	14.50	0.000	14.500	0.000	14.5	130.3	6.50	2,012

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Facility: LAKEFIELD

Section: L

L	119A	Flat	FOB		0.000	15.70	14.60	55.50	0.000	55.500	0.000	55.5	184.3	7.00	10,945
L	119B	Flat	FOB		0.000	11.10	14.60	14.50	0.000	14.500	0.000	14.5	130.3	6.50	2,012
L	120A	Flat	FOB		0.000	15.70	14.60	55.50	0.000	55.500	0.000	55.5	184.3	7.00	10,945
L	120B	Flat	FOB		0.000	11.10	14.60	14.50	0.000	14.500	0.000	14.5	130.3	6.50	2,012
L	121A	Flat	FOB		0.000	15.70	14.20	55.00	0.000	55.000	0.000	55.0	179.2	7.00	10,546
L	121B	Flat	FOB		0.000	11.10	14.10	14.50	0.000	14.500	0.000	14.5	125.8	6.50	1,943
L	122 TANK	Peaked	FOB		39.500	11.10	14.10	76.00	0.000	76.000	2.400	78.4	985.1	10.0	84,955
L	123 TANK	Peaked	FOB		39.500	11.10	14.10	80.00	0.000	80.000	2.400	82.4	985.1	10.0	89,289
L	124 TANK	Peaked	SW 24R X 2.67 (+1.5'?)		60.000	11.10	14.10	64.10	0.000	64.100	4.200	68.3	2272.9	10.0	170,763
L	125 TANK	Peaked	SW 23R X 2.67		59.800	11.10	14.10	61.40	0.000	61.400	4.200	65.6	2257.7	10.0	162,916
L	130 TANK	Peaked	SW 26R X 2.67		89.500	0.000	0.000	69.40	0.000	69.400	6.300	75.7	5057.3	10.0	421,122

Facility: LAKEFIELD Section: L Total: **1,615,684**
 To Event: **1,616,000**

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2020 Property Tax Statement

BILL: 8131

Property ID#: R24.200.0920



TAXPAYER ID: 15747
 CV-FCA COOPERATIVE
 PO BOX 228
 JACKSON MN 56143

C
 § 5918

Description:
 ORIGINAL TOWN-LAKEFIELD PT BLK 7 W/ALLEY

VALUES AND CLASSIFICATION		
Taxes Payable Year:	2019	2020
Step 1	Estimated Market Value:	N/A 1,100
	Improvements Excluded:	N/A
	Homestead Exclusion:	N/A
	Taxable Market Value:	N/A 1,100
	New Improvements/ Expired Exclusions:	N/A
	Property Classification:	COMM COMM
<i>Sent in March 2019</i>		
Step 2	PROPOSED TAX	
	Proposed Tax:	\$ 38.00
<i>Sent in November 2019</i>		
Step 3	PROPERTY TAX STATEMENT	
	First-half Taxes:	\$40.00
	Second-half Taxes:	
	Total Taxes Due in 2020:	\$40.00

\$\$\$ You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

202 BROADWAY AVE LAKEFIELD MN

Taxes Payable Year:	2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$ 0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$ N/A	
Property Tax and Credits		
3. Property taxes before credits.	\$ 0.00	\$ 39.50
4. Credits that reduce your property tax		
	A. Agricultural and rural land Credits	0.00 0.00
	B. Other Credits	0.00 39.50
5. Property taxes after credits		
Property Tax by Jurisdiction		
6. County JACKSON COUNTY	\$ N/A	\$ 6.89
7. City or Town LAKEFIELD CITY	N/A	18.40
8. State General Tax	N/A	8.55
9. School District 2895	N/A	2.98
	A. Voter approved levies	N/A
	B. Other local levies	N/A 2.40
10. Special Taxing Districts		
	A. HERON LAKE WATERSHED	N/A .25
	B. REGION 8 DEVELOPMENT	N/A .03
	C.	N/A 0.00
	D.	N/A 0.00
11. Non-school voter approved referenda levies		0.00
12. Total property tax before special assessments	\$ N/A	\$ 39.50
Special Assessments on Your Property		
13. Special assessments	Prin: .50	N/A .50
JD 3	.50	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ N/A	\$ 40.00
PAY IN FULL		MAY 15
	\$	\$ 40.00

PAYABLE 2020 2nd HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

If your address has changed please check this box and show the change on the back of this stub.

SECOND 1/2 TAX AMOUNT DUE:

PENALTY:

TOTAL:

Taxes less than \$100.00 are entirely due with the first half payment

MAKE CHECKS PAYABLE & MAIL TO:
 JACKSON COUNTY AUDITOR/TREASURER
 P.O. BOX 228
 JACKSON, MN 56143-0226



By filing this stub you warrant the accuracy of the data provided and accept the responsibility for any errors.

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT. DO NOT STAPLE.

PAYABLE 2020 1st HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: **MAY 15**

If your address has changed please check this box and show the change on the back of this stub.

Property ID #: R24.200.0920
 Bill#: 8131
 Taxpayer: 15747
 MP# R24.200.0990
 CV-FCA COOPERATIVE
 PO BOX 228
 JACKSON MN 56143

FULL TAX AMOUNT: \$ 40.00
FIRST 1/2 TAX AMOUNT DUE: \$ 40.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:
 JACKSON COUNTY AUDITOR/TREASURER
 P.O. BOX 228
 JACKSON, MN 56143-0226



By filing this stub you warrant the accuracy of the data provided and accept the responsibility for any errors.

COMM RE TAX

DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT. DO NOT STAPLE.

19714

JACKSON COUNTY AUDITOR/TREASURER
P.O. Box 226
Jackson, MN 56143-0226
507-847-2763 1-888-293-4446
www.co.jackson.mn.us

BILL: 10063
Property ID#: R24.033.3000



TAXPAYER ID: 15747
CV-FCA COOPERATIVE
PO BOX 228
JACKSON MN 56143

Description:
Sect-33 Twp-103 Range-036 PARCEL W OF NW CORNER BLK 7
BTW RR ROW & BROADWAY & VAC 10' ADJ ALLEY

2020 Property Tax Statement

Step	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2019	2020
1	Estimated Market Value:	900	900
	Improvements Excluded:		
	Homestead Exclusion:		
	Taxable Market Value:	900	900
	New Improvements/ Expired Exclusions:		
	Property Classification:	COMM	COMM
<i>Sent in March 2019</i>			
2	PROPOSED TAX		
	Proposed Tax:	\$	32.00
<i>Sent in November 2019</i>			
3	PROPERTY TAX STATEMENT		
	First-half Taxes:		\$32.00
	Second-half Taxes:		\$32.00
	Total Taxes Due in 2020:		\$32.00

\$\$\$

REFUNDS? You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxes Payable Year:	2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>	\$	0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$	0.00
Property Tax and Credits		
3. Property taxes before credits.	\$	32.00
4. Credits that reduce your property tax		
	A. Agricultural and rural land Credits	0.00
	B. Other Credits	0.00
5. Property taxes after credits		32.00
Property Tax by Jurisdiction		
6. County JACKSON COUNTY	\$	5.66
7. City or Town LAKEFIELD CITY		15.04
8. State General Tax		7.63
9. School District 2895		1.61
10. Special Taxing Districts		1.82
	A. Voter approved levies	.21
	B. Other local levies	.03
	A. HERON LAKE WATERSHED	0.00
	B. REGION 8 DEVELOPMENT	0.00
	C.	0.00
	D.	0.00
11. Non-school voter approved referenda levies		0.00
12. Total property tax before special assessments	\$	32.00
Special Assessments on Your Property		
13. Special assessments		0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$	32.00

PAY IN FULL MAY 15 \$ 32.00

PAYABLE 2020 2nd HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

If your address has changed please check this box and show the change on the back of this stub.

SECOND 1/2 TAX AMOUNT DUE: []

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:
JACKSON COUNTY AUDITOR/TREASURER
P.O. BOX 226
JACKSON, MN 56143-0226

Taxes less than \$100.00 are entirely due with the first half payment



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PAYABLE 2020 1st HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: MAY 15

If your address has changed please check this box and show the change on the back of this stub.

Property ID #: R24.033.3000
Bill#: 10063
Taxpayer: 15747
MP# R24.200.0990
CV-FCA COOPERATIVE
PO BOX 228
JACKSON MN 56143

FULL TAX AMOUNT: \$ 32.00

FIRST 1/2 TAX AMOUNT DUE: \$ 32.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:
JACKSON COUNTY AUDITOR/TREASURER
P.O. BOX 226
JACKSON, MN 56143-0226



COMM RE TAX 19712

DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT. DO NOT STAPLE.

2020 Property Tax Statement

BILL: 8133
Property ID#: R24.200.0940



TAXPAYER ID: 15747
CV-FCA COOPERATIVE
PO BOX 228
JACKSON MN 56143

C
S 5918

Description:
ORIGINAL TOWN-LAKEFIELD PT LOT 5; BLK 7 & NORTHERLY
10' OF VACATED ALLEY ADJ

Step	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2019	2020
1	Estimated Market Value:	6,100	6,100
	Improvements Excluded:		
	Homestead Exclusion:		
	Taxable Market Value:	6,100	6,100
	New Improvements/ Expired Exclusions:		
	Property Classification:	COMM	COMM
<i>Sent in March 2019</i>			
2	Proposed Tax:		\$ 214.18
<i>Sent in November 2019</i>			
3	PROPERTY TAX STATEMENT		
	First-half Taxes:		\$329.00
	Second-half Taxes:		\$329.00
	Total Taxes Due in 2020:		\$658.00

\$\$\$ You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

MAIN ST LAKEFIELD MN

Taxes Payable Year:	2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$ 0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$ 0.00
Property Tax and Credits		
3. Property taxes before credits.	\$ 217.80	\$ 223.08
4. Credits that reduce your property tax		
	A. Agricultural and rural land Credits	0.00
	B. Other Credits	0.00
5. Property taxes after credits	217.80	223.08
Property Tax by Jurisdiction		
6. County JACKSON COUNTY	\$ 39.25	\$ 42.21
7. City or Town LAKEFIELD CITY	101.97	102.04
8. State General Tax	51.75	47.39
9. School District 2895	10.91	16.53
	A. Voter approved levies	12.33
	B. Other local levies	13.31
10. Special Taxing Districts	A. HERON LAKE WATERSHED	1.40
	B. REGION 8 DEVELOPMENT	.19
	C.	0.00
	D.	0.00
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	\$ 217.80	\$ 223.08
Special Assessments on Your Property		
13. Special assessment:	119.47	Prin: 315.45
JD 3	3.10	
'12 ST IMPR	431.82	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 666.00	\$ 658.00
	FIRST HALF DUE MAY 15	\$ 329.00
	SECOND HALF DUE OCTOBER 15	\$ 329.00

PAYABLE 2020 2ND HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: OCTOBER 15

Property ID#: R24.200.0940

Bill#: 8133

Taxpayer: 15747

MP# R24.200.0980

CV-FCA COOPERATIVE

PO BOX 228

JACKSON MN 56143

If your address has changed please check this box and show the change on the back of this stub.

SECOND 1/2 TAX AMOUNT DUE: \$ 329.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:
JACKSON COUNTY AUDITOR/TREASURER
P.O. BOX 226
JACKSON, MN 56143-0226



DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT. DO NOT STAPLE.

COMM RE TAX

PAYABLE 2020 1ST HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: MAY 15

Property ID #: R24.200.0940

Bill#: 8133

Taxpayer: 15747

MP# R24.200.0980

CV-FCA COOPERATIVE

PO BOX 228

JACKSON MN 56143

If your address has changed please check this box and show the change on the back of this stub.

FULL TAX AMOUNT: \$ 658.00

FIRST 1/2 TAX AMOUNT DUE: \$ 329.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:
JACKSON COUNTY AUDITOR/TREASURER
P.O. BOX 226
JACKSON, MN 56143-0226



DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT. DO NOT STAPLE.

COMM RE TAX

BILL: 8137
 Property ID#: R24.200.0990



TAXPAYER ID: 15747
 CV-FCA COOPERATIVE
 PO BOX 228
 JACKSON MN 56143

C
 S 9918

Description:
 ORIGINAL TOWN-LAKEFIELD 3.41 AC
 RR ROW E OF HWY 86 & W OF MAIN ST

2020 Property Tax Statement			
Step	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2019	2020
1	Estimated Market Value:	796,400	791,500
	Improvements Excluded:		
	Homestead Exclusion:		
	Taxable Market Value:	796,400	791,500
	New Improvements/ Expired Exclusions:		
	Property Classification:	COMM	COMM
<i>Sent in March 2019</i>			
2	Proposed Tax:		\$ 26,065.51
<i>Sent in November 2019</i>			
3	PROPERTY TAX STATEMENT		
	First-half Taxes:		\$13,951.00
	Second-half Taxes:		\$13,951.00
	Total Taxes Due in 2020:		\$27,902.00

\$\$\$
 REFUNDS? You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxes Payable Year:	2019	2020	
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$ 0.00	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$ 0.00		
Property Tax and Credits			
3. Property taxes before credits.	\$ 26,452.23	\$ 26,949.51	
4. Credits that reduce your property tax			
	A. Agricultural and rural land Credits	0.00	
	B. Other Credits	0.00	
5. Property taxes after credits	26,452.23	26,949.51	
Property Tax by Jurisdiction			
6. County JACKSON COUNTY	\$ 4,793.98	\$ 5,094.63	
7. City or Town LAKEFIELD CITY	12,685.77	12,613.36	
8. State General Tax	5,801.66	5,275.29	
9. School District 2895	1,389.39	2,072.55	
10. Special Taxing Districts	A. Voter approved levies	1,584.42	1,695.98
	B. Other local levies		
	A. HERON LAKE WATERSHED	173.64	173.87
	B. REGION 8 DEVELOPMENT	23.37	23.83
	C.	0.00	0.00
	D.	0.00	0.00
11. Non-school voter approved referenda levies		0.00	
12. Total property tax before special assessments	\$ 26,452.23	\$ 26,949.51	
Special Assessments on Your Property			
13. Special assessment:	263.53	Prin: 688.96	
12 ST IMPR	952.49	981.77	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 27,434.00	\$ 27,902.00	
	FIRST HALF DUE MAY 15	\$ 13,951.00	
	SECOND HALF DUE OCTOBER 15	\$ 13,951.00	

PAYABLE 2020 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: OCTOBER 15

Property ID#: R24.200.0990
 Bill#: 8137
 Taxpayer: 15747
 MP# R24.200.0990
 CV-FCA COOPERATIVE
 PO BOX 228
 JACKSON MN 56143

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

If your address has changed please check this box and show the change on the back of this stub.

SECOND 1/2 TAX AMOUNT DUE: \$ 13,951.00

PENALTY: TOTAL:
 MAKE CHECKS PAYABLE & MAIL TO:
 JACKSON COUNTY AUDITOR/TREASURER
 P.O. BOX 228
 JACKSON, MN 56143-0228



COMM RE TAX

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT. DO NOT STAPLE.

PAYABLE 2020 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: MAY 15

Property ID #: R24.200.0990
 Bill#: 8137
 Taxpayer: 15747
 MP# R24.200.0990
 CV-FCA COOPERATIVE
 PO BOX 228
 JACKSON MN 56143

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

If your address has changed please check this box and show the change on the back of this stub.

FULL TAX AMOUNT: \$ 27,902.00
FIRST 1/2 TAX AMOUNT DUE: \$ 13,951.00

PENALTY: TOTAL:
 MAKE CHECKS PAYABLE & MAIL TO:
 JACKSON COUNTY AUDITOR/TREASURER
 P.O. BOX 228
 JACKSON, MN 56143-0228



COMM RE TAX

DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT. DO NOT STAPLE.

JACKSON COUNTY AUDITOR/TREASURER
 P.O. Box 226
 Jackson, MN 56143-0226
 507-847-2763 1-888-293-4446
 www.co.jackson.mn.us

BILL: 8451
 Property ID#: R24.321.1250



TAXPAYER ID: 15747
 CV-FCA COOPERATIVE
 PO BOX 228
 JACKSON MN 56143

Description:
 GRIFFIN'S ADDN LOT 14 EX S 49.8' BLK 26

2020 Property Tax Statement

Step	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2019	2020
Step 1	Estimated Market Value:	1,600	1,600
	Improvements Excluded:		
	Homestead Exclusion:		
	Taxable Market Value:	1,600	1,600
	New Improvements/ Expired Exclusions:		
	Property Classification:	COMM	COMM
<i>Sent in March 2019</i>			
Step 2	PROPOSED TAX		
	Proposed Tax:		\$ 56.00
<i>Sent in November 2019</i>			
Step 3	PROPERTY TAX STATEMENT		
	First-half Taxes:		\$58.00
	Second-half Taxes:		\$58.00
	Total Taxes Due in 2020:		\$58.00

\$\$\$

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

REFUNDS?

Taxes Payable Year:	2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>	\$	0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$	0.00
Property Tax and Credits		
3. Property taxes before credits.	\$ 56.00	\$ 58.00
4. Credits that reduce your property tax:		
A. Agricultural and rural land Credits	0.00	0.00
B. Other Credits	0.00	0.00
5. Property taxes after credits	56.00	58.00
Property Tax by Jurisdiction		
6. County JACKSON COUNTY	\$ 9.17	\$ 10.56
7. City or Town LAKEFIELD CITY	26.75	26.77
8. State General Tax	13.57	12.43
9. School District 2895	2.86	4.33
A. Voter approved levies	3.23	3.49
B. Other local levies	.37	.37
10. Special Taxing Districts	.05	.05
A. HERON LAKE WATERSHED	0.00	0.00
B. REGION 8 DEVELOPMENT	0.00	0.00
C.	0.00	0.00
D.	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	\$ 56.00	\$ 58.00
Special Assessments on Your Property		
13. Special assessments	0.00	0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 56.00	\$ 58.00
PAY IN FULL	MAY 15	\$ 58.00

PAYABLE 2020 2nd HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

If your address has changed please check this box and show the change on the back of this stub.

SECOND 1/2 TAX AMOUNT DUE:

PENALTY:

Taxes less than \$100.00 are entirely due with the first half payment

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:
 JACKSON COUNTY AUDITOR/TREASURER
 P.O. BOX 226
 JACKSON, MN 56143-0226



DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT. DO NOT STAPLE.

PAYABLE 2020 1st HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

If your address has changed please check this box and show the change on the back of this stub.

TO AVOID PENALTY PAY ON OR BEFORE: MAY 15

Property ID #: R24.321.1250

Bill#: 8451

Taxpayer: 15747

MP# R24.200.0990

CV-FCA COOPERATIVE

PO BOX 228

JACKSON MN 56143

FULL TAX AMOUNT:	\$	58.00
FIRST 1/2 TAX AMOUNT DUE:	\$	58.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:
 JACKSON COUNTY AUDITOR/TREASURER
 P.O. BOX 226
 JACKSON, MN 56143-0226



DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT. DO NOT STAPLE.

COMM

RE TAX

19720

JACKSON COUNTY AUDITOR/TREASURER
P.O. Box 226
Jackson, MN 56143-0226
507-847-2763 1-888-293-4446
www.co.jackson.mn.us

BILL: 8452
Property ID#: R24.321.1270



TAXPAYER ID: 15747
CV-FCA COOPERATIVE
PO BOX 228
JACKSON MN 56143

C
S 5918

Description:
GRIFFIN'S ADDN LOTS 1 & 2 & VAC ALLEY; BLK 27

2020 Property Tax Statement

Step	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2019	2020
1	Estimated Market Value:	6,400	6,400
	Improvements Excluded:		
	Homestead Exclusion:		
	Taxable Market Value:	6,400	6,400
	New Improvements/ Expired Exclusions:		
	Property Classification:	COMM	COMM
<i>Sent in March 2019</i>			
2	PROPOSED TAX		
	Proposed Tax:	\$	224.88
<i>Sent in November 2019</i>			
3	PROPERTY TAX STATEMENT		
	First-half Taxes:		\$325.00
	Second-half Taxes:		\$325.00
	Total Taxes Due in 2020:		\$650.00

\$\$\$

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

REFUNDS?

Taxes Payable Year:	2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$ 0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$ 0.00	
Property Tax and Credits		
3. Property taxes before credits.	\$ 228.06	\$ 232.88
4. Credits that reduce your property tax		
	A. Agricultural and rural land Credits	0.00
	B. Other Credits	0.00
5. Property taxes after credits	228.06	232.88
Property Tax by Jurisdiction		
6. County JACKSON COUNTY	\$ 40.75	\$ 43.11
7. City or Town LAKEFIELD CITY	106.98	107.06
8. State General Tax	54.29	49.72
9. School District 2895	11.44	17.35
	A. Voter approved levies	12.94
	B. Other local levies	1.46
10. Special Taxing Districts	A. HERON LAKE WATERSHED	1.48
	B. REGION 8 DEVELOPMENT	.20
	C.	0.00
	D.	0.00
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	\$ 228.06	\$ 232.88
Special Assessments on Your Property		
13. Special assessment(s):	115.41	Prin: 301.71
12 ST IMPR	417.12	429.94
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 658.00	\$ 650.00

FIRST HALF DUE MAY 15 \$ 325.00
SECOND HALF DUE OCTOBER 15 \$ 325.00

PAYABLE 2020 2nd HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: **OCTOBER 15**

Property ID#: R24.321.1270
Bill#: 8452

Taxpayer: 15747
MP# R24.200.0990
CV-FCA COOPERATIVE
PO BOX 228
JACKSON MN 56143

If your address has changed please check this box and show the change on the back of this stub

SECOND 1/2 TAX AMOUNT DUE: \$ 325.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:
JACKSON COUNTY AUDITOR/TREASURER
P.O. BOX 228
JACKSON, MN 56143-0226



DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT. DO NOT STAPLE.

COMM

RE TAX

PAYABLE 2020 1st HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: **MAY 15**

Property ID #: R24.321.1270
Bill#: 8452

Taxpayer: 15747
MP# R24.200.0990
CV-FCA COOPERATIVE
PO BOX 228
JACKSON MN 56143

If your address has changed please check this box and show the change on the back of this stub

FULL TAX AMOUNT: \$ 650.00

FIRST 1/2 TAX AMOUNT DUE: \$ 325.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:
JACKSON COUNTY AUDITOR/TREASURER
P.O. BOX 228
JACKSON, MN 56143-0226



DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT. DO NOT STAPLE.

COMM

RE TAX

19722

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 Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.

JACKSON COUNTY AUDITOR/TREASURER
P.O. Box 226
Jackson, MN 56143-0226
507-847-2763 1-888-293-4448
www.co.jackson.mn.us

BILL: 8456
Property ID#: R24.321.1340



TAXPAYER ID: 15747
CV-FCA COOPERATIVE
PO BOX 228
JACKSON MN 56143

C
S 5918

Description:
GRIFFIN'S ADDN LOTS 8 & 9; BLK 27 & ADJ 15'
OF VAC MINN ST

2020 Property Tax Statement		
Step	VALUES AND CLASSIFICATION	
	Taxes Payable Year:	2019 2020
1	Estimated Market Value:	22,100 22,700
	Improvements Excluded:	
	Homestead Exclusion:	
	Taxable Market Value:	22,100 22,700
	New Improvements/ Expired Exclusions:	
	Property Classification:	COMM COMM
<i>Sent in March 2019</i>		
2	Proposed Tax:	\$ 800.00
<i>Sent in November 2019</i>		
3	PROPERTY TAX STATEMENT	
	First-half Taxes:	\$413.00
	Second-half Taxes:	\$413.00
	Total Taxes Due in 2020:	\$826.00

\$\$\$ You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxes Payable Year:	2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		\$ 0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$ 0.00	
Property Tax and Credits		
3. Property taxes before credits.	\$ 786.00	\$ 826.00
4. Credits that reduce your property tax		
	A. Agricultural and rural land Credits	0.00 0.00
	B. Other Credits	0.00 0.00
5. Property taxes after credits	786.00	826.00
Property Tax by Jurisdiction		
6. County JACKSON COUNTY	\$ 139.17	\$ 152.91
7. City or Town LAKEFIELD CITY	369.42	379.74
8. State General Tax	187.48	176.36
9. School District 2895	39.53	61.53
	A. Voter approved levies	44.66 49.51
	B. Other local levies	44.66 49.51
	A. HERON LAKE WATERSHED	5.06 5.23
	B. REGION 8 DEVELOPMENT	.68 .72
	C.	0.00 0.00
	D.	0.00 0.00
10. Special Taxing Districts	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	\$ 786.00	\$ 826.00
Special Assessments on Your Property		
13. Special assessments	0.00	0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 786.00	\$ 826.00
	FIRST HALF DUE MAY 15	\$ 413.00
	SECOND HALF DUE OCTOBER 15	\$ 413.00

PAYABLE 2020 2nd HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: OCTOBER 15

Property ID#: R24.321.1340
Bill#: 8456
Taxpayer: 15747
MP# R24.200.0990
CV-FCA COOPERATIVE
PO BOX 228
JACKSON MN 56143

If your address has changed please check this box and show the change on the back of this stub.

SECOND 1/2 TAX AMOUNT DUE: \$ 413.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:
JACKSON COUNTY AUDITOR/TREASURER
P.O. BOX 226
JACKSON, MN 56143-0226



COMM

RE TAX

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT. DO NOT STAPLE.

PAYABLE 2020 1st HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: MAY 15

Property ID #: R24.321.1340
Bill#: 8456
Taxpayer: 15747
MP# R24.200.0990
CV-FCA COOPERATIVE
PO BOX 228
JACKSON MN 56143

If your address has changed please check this box and show the change on the back of this stub.

FULL TAX AMOUNT: \$ 826.00
FIRST 1/2 TAX AMOUNT DUE: \$ 413.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:
JACKSON COUNTY AUDITOR/TREASURER
P.O. BOX 226
JACKSON, MN 56143-0226



COMM

RE TAX

DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT. DO NOT STAPLE.

19724

COMMERCIAL PURCHASE AGREEMENT

THIS AGREEMENT is made as of July 16, 2020, between CV-FCA Cooperative, a Minnesota cooperative association, ("Seller"), and _____ ("Buyer").

In consideration of this Agreement, Seller and Buyer agree as follows:

1. Sale of Property. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the following property (collectively, "Property"):

- A. Real Property. The real property located in Jackson County, Minnesota described on the attached Exhibit A ("Land") together with (1) all buildings and improvements constructed or located on the Land ("Buildings") and (2) all easements and rights benefiting or appurtenant to the Land (collectively the "Real Property").
- B. Personal Property. All of the personal property described on the attached Exhibit B, if any ("Personal Property").

2. Purchase Price and Manner of Payment. The total purchase price ("Purchase Price") to be paid by Buyer to Seller for the Property shall be \$ _____. The Purchase Price shall be payable as follows:

- A. Earnest money of \$ _____ by check payable to Seller, to be deposited and held in escrow by _____ ("Escrow Agent") pending closing, the receipt of which is hereby acknowledged;
- B. The amount of \$ _____ shall be paid on the Closing Date with certified funds.

3. Contingencies. The obligations of Buyer and Seller under this Agreement are contingent upon each of the following:

- A. Representations and Warranties. The representations and warranties of Seller and Buyer contained in this Agreement must be true now, if applicable, and on the Closing Date as if made on the Closing Date.
- B. Title. Title shall have been found acceptable, or been made acceptable.
- C. Performance of Seller's Obligations. Seller shall have performed all of the obligations required to be performed by Seller under this Agreement, as and when required by this Agreement.
- D. Performance of Buyer's Obligations. Buyer shall have performed all of the obligations required to be performed by Buyer under this Agreement, as and when required by this Agreement.

- E. Board Approval. Seller's Board of Directors has approved the sale of the Property pursuant to this Agreement.

If any such contingency has not been satisfied on or before the Closing Date, as the case may be, then this Agreement may be terminated, at Buyer's or Seller's option, by written notice to the other party and any earnest money shall be returned to Buyer. Such notice of termination may be given at any time on or before the Closing Date.

4. Closing. The closing of the purchase and sale contemplated by this Agreement (the "Closing") shall occur on or before August 31, 2020 ("Closing Date"). The Closing shall take place at 10:00 a.m. local time at such place as may be agreed to. Seller agrees to deliver possession of the Property to Buyer on the Closing Date.

- A. Seller's Closing Documents. On the Closing Date, Seller shall execute and/or deliver to Buyer the following (collectively, "Seller's Closing Documents"):
- (a) Deed. A Warranty Deed, in form reasonably satisfactory to Buyer, conveying the Real Property to Buyer, free and clear of all encumbrances, except:
 - (i) building and zoning laws, ordinances, State and Federal regulations;
 - (ii) restrictions relating to use or improvement of the Property without effective forfeiture provisions;
 - (iii) reservation of any mineral rights by the State of Minnesota;
 - (iv) Permitted Encumbrances, as defined herein, and any matters accepted by Buyer pursuant to the title examination provision of this Agreement;
 - (v) Rights of tenants, if any; and
 - (vi) Any and all easements, roads, and rights of way of record.
 - (b) Bill of Sale. A Bill of Sale in form reasonably satisfactory to Buyer, conveying the Personal Property to Buyer, if any, free and clear of all encumbrances.
 - (c) Seller's Affidavit. An Affidavit of Title by Seller indicating that on the Closing Date there are no outstanding, unsatisfied judgments, tax liens or bankruptcies against or involving Seller or the Real Property; that there has been no skill, labor or material furnished to the Real Property for which payment has not been made or for which mechanics' liens could be filed; and that there are no other unrecorded interests in the Real Property.

- (d) Well Certificate. A Certificate signed by Seller warranting that there are no wells on the Property within the meaning of Minn. Stat. Section 103I (“Wells”) or if there are Wells, a Well Certificate in the form required by law.
 - (e) Storage Tanks. An affidavit as required by Minn. Stat. Section 116.48 regarding all storage tanks.
 - (f) Other Documents. All other documents reasonably determined by Buyer to be necessary to transfer the Property to Buyer free and clear of all encumbrances, other than Permitted Encumbrances or as otherwise provided for herein.
- B. Buyer's Closing Documents. On the Closing Date, Buyer will execute and/or deliver to Seller the following (collectively, "Buyer's Closing Documents"):
- (a) Purchase Price. The Purchase Price by certified check.
 - (b) Other Documents. All other documents reasonably determined by Seller to be necessary to transfer the Property to Buyer free and clear of all encumbrances, other than Permitted Encumbrances or as otherwise provided for herein.
5. Prorations. Seller and Buyer agree to the following prorations and allocation of costs regarding this Agreement:
- A. Title Insurance and Closing Fee. Seller will pay all costs of the Title Evidence and Buyer and Seller will each pay one-half of any reasonable and customary closing fee or charge imposed by any closing agent. Buyer shall pay all costs associated with any title insurance policy.
 - B. Deed Tax. Seller shall pay all state deed tax regarding the Warranty Deed to be delivered by Seller under this Agreement.
 - C. Real Estate Taxes and Special Assessments. General real estate taxes and installments of special assessments payable therewith payable in 2019 and all prior years will be paid by Seller. General real estate taxes and installments of special assessments payable therewith payable in 2020 shall be prorated by Seller and Buyer as of the Closing Date based upon a calendar fiscal year. Buyer shall be responsible for payment of all general real estate taxes and installments of special assessments payable therewith payable in 2021 and all subsequent years.
 - D. Recording Costs. Seller will pay the cost of recording all documents necessary to place record title in the condition warranted and requested by Seller in this Agreement. Buyer will pay the cost of recording all other documents.

- E. Other Costs. All other operating costs of the Property will be allocated between Seller and Buyer as of the Closing Date, so that Seller pays that part of such other operating costs payable before the Closing Date, and Buyer pays that part of such operating costs payable from and after the Closing Date.
- F. Attorneys' Fees. Each of the parties will pay its own attorneys' fees, except that a party defaulting under this Agreement or any closing document will pay the reasonable attorneys' fees and court costs incurred by the nondefaulting party to enforce its rights regarding such default.
6. Title Examination. Title Examination will be conducted as follows:
- A. Seller's Title Evidence. Seller shall, after this Agreement's date, furnish to Buyer an Abstract of Title for the Real Property, updated as of the date of this Agreement or a title commitment for an owner's title policy issued by a title company acceptable to Buyer in the full amount of the Purchase Price attributable to the Real Property, covering title to the Real Property ("Title Evidence").
- B. Buyer's Objections. Within ten (10) days after receiving the last of the Title Evidence, Buyer will make written objections ("Objections") to the form and/or contents of the Title Evidence. Buyer's failure to make objections within such time period will constitute waiver of objections. Any matter shown on such Title Evidence and not objected to by Buyer will be a "Permitted Encumbrance" under this Agreement. Seller will have 30 days after receiving the Objections to cure the Objections, during which period the Closing will be postponed as necessary. Seller will use reasonable efforts to correct any Objections. If the Objections are not cured within such 30 day period, Buyer will have the option to do any of the following:
- (a) Terminate this Agreement.
- (b) Waive the Objections and proceed to close.
7. Operation Prior to Closing. During the period from the date of Seller's acceptance of this Agreement to the Closing Date (the "Executory Period"), Seller shall operate and maintain the Property in the ordinary course of business in accordance with prudent, reasonable business standards, including the maintenance of adequate liability insurance and insurance against loss by fire, windstorm and other hazards, casualties and contingencies, including vandalism and malicious mischief. However, Seller shall execute no contracts, leases or other agreements regarding the Property during the Executory Period that are not terminable on or before the Closing Date, without the written consent of Buyer, which consent may be withheld by Buyer at its sole discretion.
8. Representations and Warranties by Seller. Seller represents and warrants to Buyer as follows:

- A. Authority. Seller is duly qualified to transact business in the State of Minnesota; Seller has the requisite power and authority to enter into and perform this Agreement and those Seller's Closing Documents signed by Seller; such documents have been duly authorized by all necessary action on the part of Seller and have been duly executed and delivered; such execution, delivery and performance by Seller of such documents does not conflict with or result in a violation of any judgment, order, or decree of any court or arbiter to which Seller is a party; such documents are valid and binding obligations of Seller, and are enforceable in accordance with their terms.
- B. Title to Real Property. Seller owns the Real Property, free and clear of all encumbrances except the Permitted Encumbrances identified on Exhibit C attached hereto (the "Permitted Encumbrances") and mortgages and financing, assignment of rents which will be discharged on or before the Closing Date.
- C. Title to Personal Property. Seller owns the Personal Property, if any, free and clear of all encumbrances, except Permitted Encumbrances, mortgages, and assignment of rents which will be discharged on or before the Closing Date.
- D. Utilities. Seller has received no notice of actual or threatened reduction or curtailment of any utility service now supplied to the Real Property.
- E. Assessments. Seller has received no notice of actual or threatened special assessments or reassessments of the Real Property.
- F. Rights of Others to Purchase Property. Seller has not entered into any other contracts for the sale of the Property, nor are there any rights of first refusal or options to purchase the Property or any other rights of others that might prevent the consummation of this Agreement.
- G. Seller's Defaults. Seller is not in default concerning any of its obligations or liabilities regarding the Property.
- H. Proceedings. There is no action, litigation, investigation, condemnation or proceeding of any kind pending or to the best knowledge of Seller after due inquiry, threatened against Seller or any portion of the Property.
- I. Condition. Except as expressly set forth in this Agreement to the contrary, Buyer is expressly purchasing the Property in its existing condition "AS-IS, WHERE-IS, AND WITH ALL FAULTS" with respect to all facts, circumstances, conditions and defects, and, Seller has no obligation to determine or correct any such facts, circumstances, conditions or defects or to compensate Buyer for same. Seller has specifically bargained for the assumption by Buyer of all responsibility to investigate the Property and of all risk of adverse conditions and has structured the Purchase Price and other terms of this Agreement in consideration thereof. Buyer has undertaken all such investigations of the Property, as Buyer deems necessary or appropriate under the circumstances as to the status of the Property and based upon

same, Buyer is and will be relying strictly and solely upon such inspections and examinations and the advice and counsel of its own consultants, agents, legal counsel and officers. Buyer is and will be fully satisfied that the Purchase Price is fair and adequate consideration for the Property and, by reason of all the foregoing, Buyer assumes the full risk of any loss or damage occasioned by any fact, circumstance, condition or defect pertaining to the Property.

Seller will indemnify Buyer, its successors and assigns, against, and will hold Buyer, its successors and assigns, harmless from, any expenses or damages, including reasonable attorneys' fees, that Buyer incurs because of the breach of any of the above representations and warranties, whether such breach is discovered before or after Closing. Each of the representations and warranties herein contained shall survive the Closing for a period of six (6) months from the Closing Date. Consummation of this Agreement by Buyer with knowledge of any such breach by Seller will not constitute a waiver or release by Buyer of any claims due to such breach.

9. Damage. If, prior to the Closing Date, all or any part of the Property is substantially damaged by fire casualty, the elements or any other cause, Seller shall immediately give notice to Buyer of such fact and at Buyer's option (to be exercised within five (5) days after Seller's notice), this Agreement shall terminate, in which event neither party will have any further obligations under this Agreement. If Buyer fails to elect to terminate despite such damage, or if the Property is damaged but not substantially, Seller shall promptly commence to repair such damage or destruction and return the Property to its condition prior to such damage. If such damage shall be completely repaired prior to the Closing Date then there shall be no reduction in the Purchase Price and Seller shall retain the proceeds of all insurance related to such damage. If such damage shall not be completely repaired prior to the Closing Date but Seller is diligently proceeding to repair, then Seller shall complete the repair after the Closing Date and shall be entitled to receive the proceeds of all insurance related to such damage after repair is completed; provided, however, Buyer shall have the right to delay the Closing Date until repair is completed. If Seller shall fail to diligently proceed to repair such damage then Buyer shall have the right to require a closing to occur and the Purchase Price (and specifically the cash portion payable at the Closing Date) shall be reduced by the cost of such repair, or at Buyer's option, the Seller shall assign to Buyer all right to receive the proceeds of all insurance related to such damage and the Purchase Price shall remain the same.

10. Condemnation. If, prior to the Closing Date, eminent domain proceedings are commenced against all or any part of the Property, Seller shall immediately give notice to Buyer of such fact and at Buyer's option (to be exercised within five (5) days after Seller's notice), this Agreement shall terminate, in which event neither party will have further obligations under this Agreement. If Buyer shall fail to give such notice then there shall be no reduction in the Purchase Price, and Seller shall assign to Buyer at the Closing Date all of Seller's right, title and interest in and to any award made or to be made in the condemnation proceedings. Prior to the Closing Date, Seller shall not designate counsel, appear in, or otherwise act with respect to the condemnation proceedings without Buyer's prior written consent.

11. Environmental Laws: Hazardous Materials. Seller makes no warranty with respect to the presence of Hazardous Materials on, above or beneath the Real Property (or any parcel in

proximity thereto) or in any water on or under the Real Property. The Closing hereunder shall be deemed to constitute an express waiver of Buyer's right to cause Seller to be joined in any action brought under any Environmental Laws. As used herein, the term "Hazardous Materials" shall mean: (a) those substances included within the definitions of any one or more of the terms "hazardous materials", "hazardous wastes", "hazardous substances", "industrial wastes", and "toxic pollutants", as such terms are defined under the Environmental Laws, or any of them; (b) petroleum and petroleum products, including, without limitation, crude oil and any fractions thereof; (c) natural gas, synthetic gas and any mixtures thereof; (d) asbestos and or any material which contains any hydrated mineral silicate, including, without limitation, chrysotile, amosite, crocidolite, tremolite, anthophyllite and/or actinolite, whether friable or non-friable; (e) polychlorinated biphenyl ("PCBs") or PCB-containing materials or fluids; (f) radon; (g) any other hazardous or radioactive substance, material, pollutant, contaminant or waste and (h) any other substance with respect to which any Environmental Law or governmental authority requires environmental investigation, monitoring or remediation. As used herein, the term "Environmental Laws" shall mean all federal, state and local laws, statutes, ordinances and regulations, now or hereafter in effect, in each case as amended or supplemented from time to time, including, without limitation, all applicable judicial or administrative orders, applicable consent decrees and binding judgments relating to the regulation and protection of human health, safety, the environment and natural resources (including, without limitation, ambient air, surface, water, groundwater, wetlands, land surface or subsurface strata, wildlife, aquatic species and vegetation), including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. §§ 9601 et seq.), the Hazardous Material Transportation Act, as amended (49 U.S.C. §§ 1801 et seq.), the Federal Insecticide, Fungicide, and Rodenticide Act, as amended (7 U.S.C. §§ 136 et seq.), the Resource Conservation and Recovery Act, as amended (42 U.S.C. §§ 6901 et seq.), the Toxic Substances Control Act, as amended (15 U.S.C. §§ 2601 et seq.), the Clean Air Act, as amended (42 U.S.C. §§ 7401 et seq.), the Federal Water Pollution Control Act, as amended (33 U.S.C. §§ 1251 et seq.), the Safe Drinking Water Act, as amended (42 U.S.C. §§ 300f et seq.), any state or local counterpart or equivalent of any of the foregoing, and any federal, state or local transfer of ownership notification or approval statutes.

12. Seller Release. Buyer shall rely solely upon Buyer's own knowledge of the Property based on its investigation of the Property and its own inspection of the Property in determining the Property's physical condition and Buyer agrees that it shall, subject to the express warranties, representations and conditions contained in this Agreement, assume the risk that adverse matters, including but not limited to, construction defects and adverse physical and environmental conditions may not have been revealed by Buyer's investigations. Except as expressly set forth in this Agreement to the contrary, Buyer releases Seller and its successors and assigns from and against any and all claims which Buyer or any party related to or affiliated with Buyer (each, a "Buyer Related Party") has or may have arising from or related to any matter or thing related to or in connection with the Property except as expressly set forth in this Agreement to the contrary, including the documents and information referred to herein, any construction defects, errors or omissions in the design or construction and any environmental conditions and, except as expressly set forth in this Agreement to the contrary, neither Buyer nor any Buyer Related Party shall look to Seller or its successors and assigns in connection with the foregoing for any redress or relief. This release shall be given full force and effect according to each of its express terms and provisions, including those relating to unknown and unsuspected claims, damages and causes of action. To the

extent required to be operative, the disclaimers and warranties contained herein are "conspicuous" disclaimers for purposes of any applicable law, rule, regulation or order.

13. Mutual Indemnification. Seller and Buyer agree to indemnify each other against, and hold each other harmless from, all liabilities (including reasonable attorneys' fees in defending against claims) arising out of the ownership, operation or maintenance of the Property for their respective periods of ownership. Such rights to indemnification will not arise to the extent that (a) the party seeking indemnification actually receives insurance proceeds or other cash payments directly attributable to the liability in question (net of the cost of collection, including reasonable attorneys' fees) or (b) the claim for indemnification arises out of the act or neglect of the party seeking indemnification. If and to the extent that the indemnified party has insurance coverage, or the right to make claim against any third party for any amount to be indemnified against as set forth above, the indemnified party will, upon full performance by the indemnifying party of its indemnification obligations, assign such rights to the indemnifying party or, if such rights are not assignable, the indemnified party will diligently pursue such rights by appropriate legal action or proceeding and assign the recovery and/or right of recovery to the indemnifying party to the extent of the indemnification payment made by such party.

14. Survival. The provisions of Sections 8(1), 11, 12, and 13 shall survive the Closing or the earlier termination of this Agreement and shall not be deemed to have merged into any of the documents executed or delivered at the Closing. The remaining provisions will survive and be enforceable after the Closing for a period of six (6) months from the Closing Date.

15. Notices. Any notice required or permitted to be given by any party upon the other is given in accordance with this Agreement if it is directed to Seller by delivering it personally to a manager of Seller; or if it is directed to Buyer, by delivering it personally to Buyer; or if mailed in a sealed wrapper by United States registered or certified mail, return receipt requested, postage prepaid; or if transmitted by facsimile, copy followed by mailed notice as above required; or if deposited cost paid with a nationally recognized, reputable overnight courier, properly addressed as follows:

If to Buyer: _____

If to Seller: CV-FCA Cooperative
210 W. Humphrey St., Suite 721q
P.O. Box 210
Lake Crystal, MN 56055

Copies To: Gregory J. Haupert
Sobalvarro & Haupert
11 Seventh Avenue North, Suite 100
St. Cloud, Minnesota 56303

Notices shall be deemed effective on the earlier of the date of receipt or the date of deposit as aforesaid; provided, however, that if notice is given by deposit, that the time for response to any notice by the other party shall commence to run one business day after any such deposit. Any party may change its address for the service of notice by giving written notice of such change to the other party, in any manner above specified, 10 days prior to the effective date of such change.

16. Captions. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement and are not to be considered in interpreting this Agreement.

17. Entire Agreement; Modification. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver of any of its terms will be effective unless in writing executed by the parties.

18. Binding Effect. This Agreement binds and benefits the parties and their successors and assigns.

19. Controlling Law. This Agreement has been made under the laws of the State of Minnesota (the "Controlling Law"), and such laws will control its interpretation.

20. Broker's Commission. The parties warrant and represent to each other that no real estate broker is involved in this transaction and no brokerage or other compensation is due any real estate broker on account of this transaction, except for Dan Pike Auction Company, LLC & Land & Farm Services Unlimited, LLC whose fees shall be paid by Seller at closing.

Seller and Buyer have executed this Agreement as of the date first written above.

BUYER:

Date of Signature

By: _____
Its: _____

Date of Signature

SELLER:

CV-FCA COOPERATIVE

Date of Signature

By: _____
Its: _____

THIS INSTRUMENT WAS DRAFTED BY:

Gregory J. Haupt
Sobalvarro & Haupt
11 Seventh Avenue North, Suite 100
St. Cloud, Minnesota 56303
(320) 774-1818

**An "Exhibit A" with the legal description-(s)
will also be attached after the auction concludes that
includes the tract or tracts purchased.**



Land & Farm Services Unlimited, LLC
 & Dan Pike Auction Company, LLC
 410 Springfield Parkway
 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.