



**Land Services Unlimited, Inc.
Auctioneer Alley
Is Proud To Offer For Sale
At Public Auction:**

296 Acres +/- Top Redwood County Minnesota Farm Land

Owners

**Children Of Rev. Roland & Shirley Knieff Robinson
Stephen Robinson, Jonathon Robinson &
Kristin Robinson Boughton, Joint Owners**

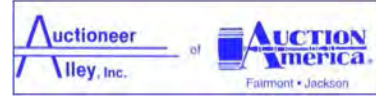
**Sale Date and Time
April 12th @ 6:30 P.M.**

**Sale Location
American Legion in Lamberton, MN
1st Ave. & Birch St.**

**Farm Open House
Auction personnel will be on location of farm on Sat, April 7 from
9 A.M. to Noon and from 1:30 P.M. to 3 P.M.**

**Auctioneer Alley
Land Services Unlimited, Inc.
117 North Main
Fairmont, MN 56031
Phone 507.238.4318**

www.auctioneeralley.com



ROBINSON LAND AUCTION

April 12, 2012

BIDDING INFORMATION

This is a public auction whereby the public is invited to attend.

1. Registration for the auction will start at 5:30 P.M., the evening of the auction.
2. Interested bidders are required to register, including banking information, and provide the auction staff with a cashiers check made out to the Land Services Unlimited, Inc. Trust Account, in the amount of \$20,000 US. You will then receive a bidding number. The bidding number you receive is sufficient to bid on and buy one or both parcels.
3. Successful bidders will be required to execute a purchase agreement prior to exiting the auction.
4. Successful bidder's \$20,000 cashiers check will be applied toward the earnest money.
5. The successful bidder will then provide a personal or corporate check for the balance of 20% of the purchase price, as earnest money.
6. Cashiers checks will be returned to the unsuccessful bidders at the conclusion of the auction.
7. Successful bidder's earnest money checks will be deposited into the Land Services Unlimited, Inc. Trust Account on April 13, 2012.
8. Successful bidders will also be required to make payment for fertilizer and spreading done by Meadowland Coop.
9. All bidders understand that the property is being sold "as is where is".
10. All bidders are encouraged to research all pertinent data, and fully inspect property before bidding.
11. All bidders understand that marketing materials and sale information is deemed to be accurate but is not guaranteed.

Cell phone bidders must make arrangements with the auctioneers prior to Noon, April 11, 2012.



ROBINSON LAND AUCTION

April 12, 2012

BIDDING INFORMATION

TERMS: PARCEL #1

Successful bidder will provide 20% of purchase price as earnest money payment the evening of the auction. Balance due on or before May 14, 2012.

Parcel is parcel being sold for immediate possession for crop-year 2012. Buyer shall be prepared to issue additional payments as follows:

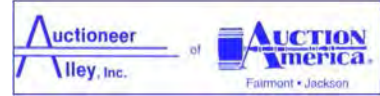
Payments to past tenants:

- | | |
|--|-------------|
| 1. V ripping for 2012 season | \$ 3,086.82 |
| 2. Fertilizer & trace elements applied by Meadowland Coop in the fall of 2011. | \$18,851.00 |
| 3. Interest on fertilizer from Dec. 1, 2011 | \$ 383.40 |

Payment to Redwood County Treasurer:

- | | |
|--|-------------|
| 1. Redwood County Treasury Real Estate Taxes due in 2012 | \$ 3,520.00 |
|--|-------------|
- (Estimated-exact amount will be available the evening of the auction).

Past tenants have ownership of a small steel pole building on property. They shall have until July 15, 2012 to remove both building and other property.



ROBINSON LAND AUCTION

April 12, 2012

BIDDING INFORMATION

TERMS: PARCEL #2

Successful bidder will provide 20% of purchase price as earnest money payment the evening of the auction. Balance due on or before May 14, 2012.

Parcel is being sold for immediate possession for crop-year 2012. Buyer shall be prepared to issue additional payments as follows:

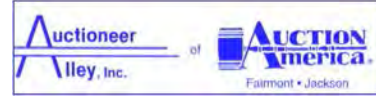
Payments to past tenants:

- | | |
|--|-------------|
| 1. V ripping & chopping stalks for 2012 season | \$ 5,074.90 |
| 2. Fertilizer applied by Meadowland
Coop in the fall of 2011. | \$ 9,075.82 |
| 3. Interest on fertilizer from Dec. 1, 2011 | \$ 183.60 |

Payment to Redwood County Treasure:

- | | |
|--|-------------|
| 1. Redwood County Treasury Real Estate Taxes due in 2012 | \$ 3,382.00 |
|--|-------------|
- (Estimated-exact amount will be available the evening of the auction).

Auction staff shall provide actual Meadowland Farmers Coop invoices for fertilizer and spreading. Bidders may preview invoices prior to auction.

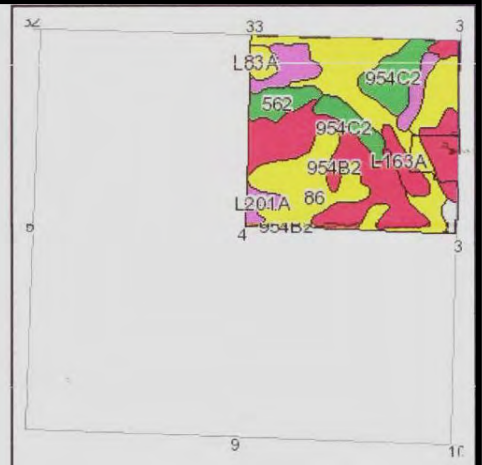
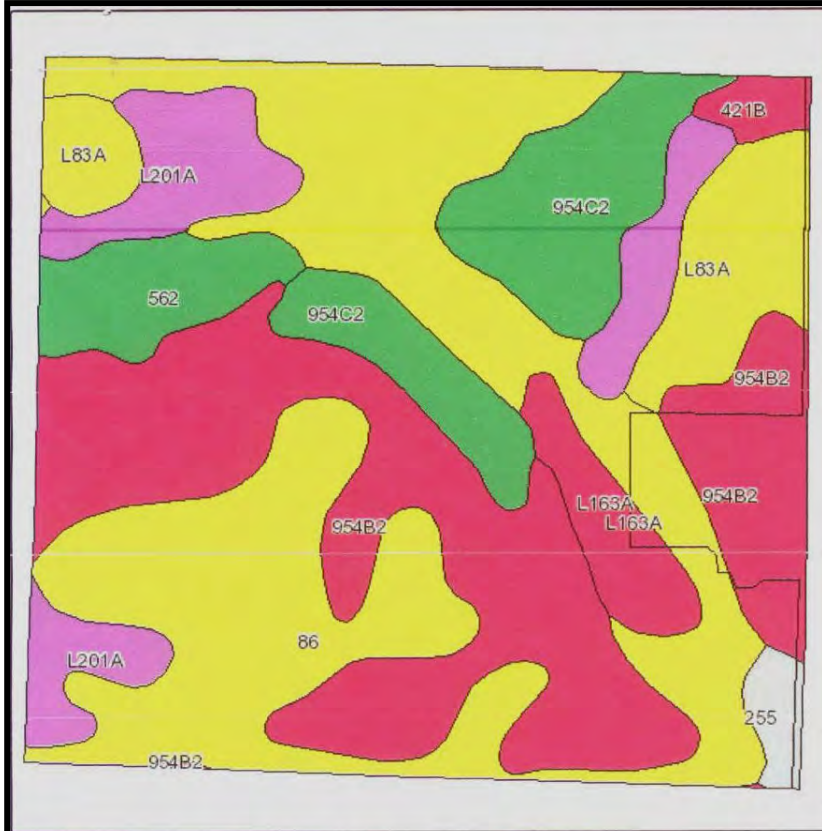


AERIAL PHOTO PARCEL #1





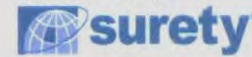
SOIL MAP – PARCEL #1



State: **Minnesota**
 County: **Redwood**
 Location: **004-109N-037W**
 Township: **Lamberton**
 Acres: **148.4**
 Date: **1/19/2012**

William LeDuc Appraisals

Maps provided by:



©AgriData, Inc 2008
 www.AgriDataInc.com

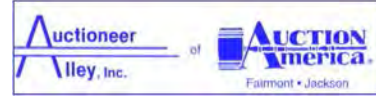
Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Corn	Soybeans	Spring wheat
86	Canisteo clay loam	53	35.9%		IIw	93	171	51	
954B2	Ves-Storden loams, 3 to 6 percent slopes, eroded	40.4	27.2%		Ile	86	158	47	
954C2	Storden-Ves loams, 6 to 12 percent slopes, eroded	16.1	10.8%		IIIle	77	142	42	
L83A	Webster clay loam, 0 to 2 percent slopes	10.7	7.2%		IIw	93	171	51	
L201A	Normania loam, 0 to 3 percent slopes	9.8	6.6%		I	99	182	54	62
562	Knoke silty clay loam	6.3	4.2%		IIIw	78	144	43	
L163A	Okoboji silty clay loam, depressional, 0 to 1 percent slopes	4.8	3.2%		IIIw	86	158	47	55
94B	Terril loam, 2 to 6 percent slopes	3.9	2.6%		Ile	99	182	54	
255	Mayer loam	1.8	1.2%		IIw	72	132	40	
421B	Ves loam, 1 to 4 percent slopes	1.6	1.1%		Ile	90	166	50	
Weighted Average						88.8	163.3	48.6	5.9

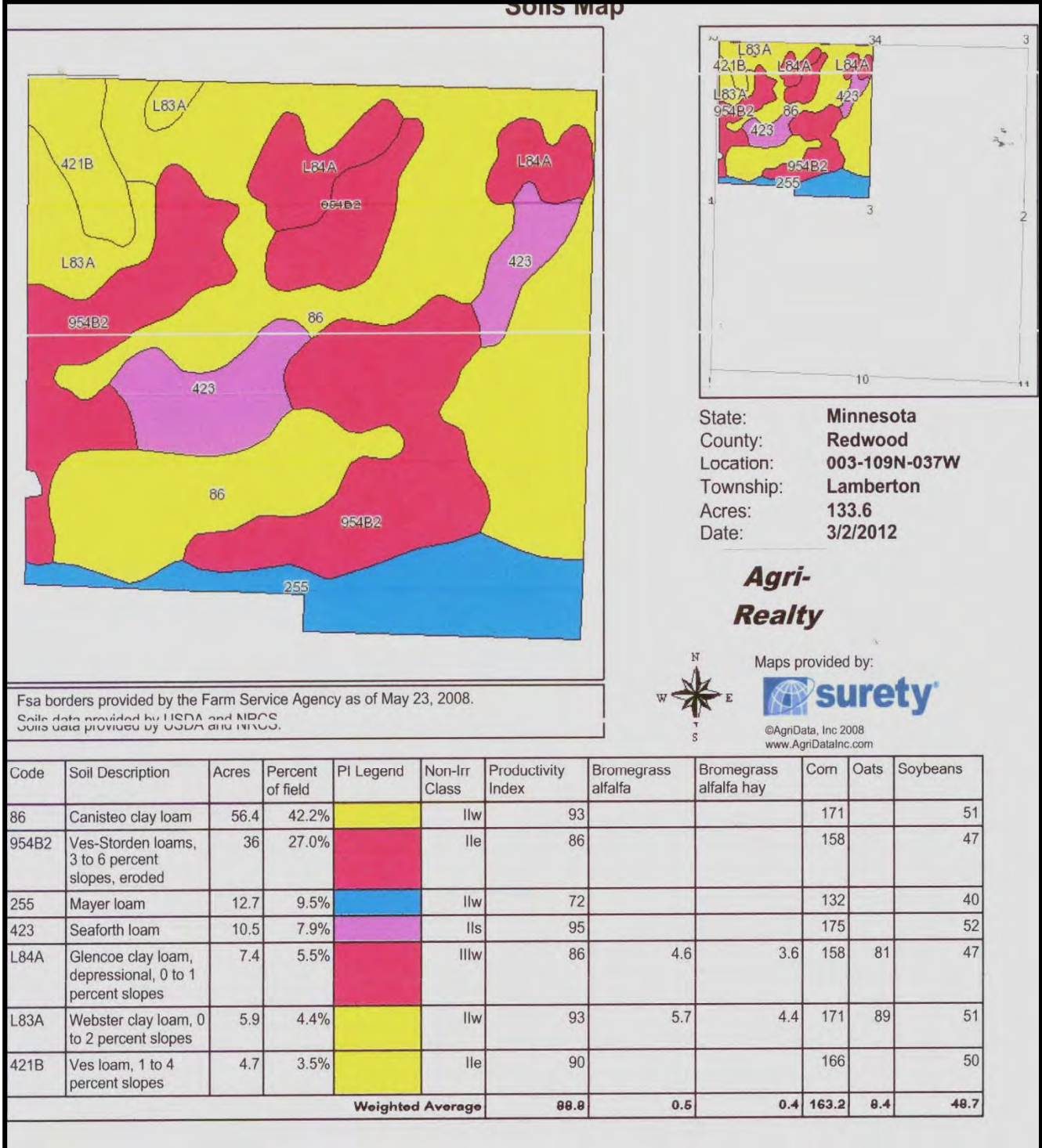


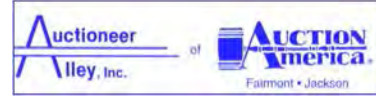
AERIAL PHOTO – PARCEL #2





SOIL MAP – PARCEL #2





U.S.D.A. - FARM RECORDS

Minnesota Redwood Report ID: FSA-156EZ	U.S. Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM: 526 Prepared: 3/2/12 2:35 PM Crop Year: 2012 Page: 1 of 1
--	--	---

Operator Name	Farm Identifier	Recon Number
----------------------	------------------------	---------------------

Farms Associated with Operator:
1962, 1977, 3524, 4291, 4889, 5127, 6223, 6772, 8082, 8570, 8760

CRP Contract Number(s): 1360A

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
297.0	276.9	276.9	0.0	0.0	3.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	273.9	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	136.7	0.0	0.0	100	141	0.0	0.0
SOYBEANS	136.9	0.0	0.0	30	36	0.0	0.0
Total Base Acres:	273.6						

Tract Number: 587 **Description:** NE4 4, NW4 3 LAM 109 37

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
297.0	276.9	276.9	0.0	0.0	3.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	273.9	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	136.7	100	141	0.0	0.0	0	0.0	0.0
SOYBEANS	136.9	30	36	0.0	0.0	0	0.0	0.0
Total Base Acres:	273.6							

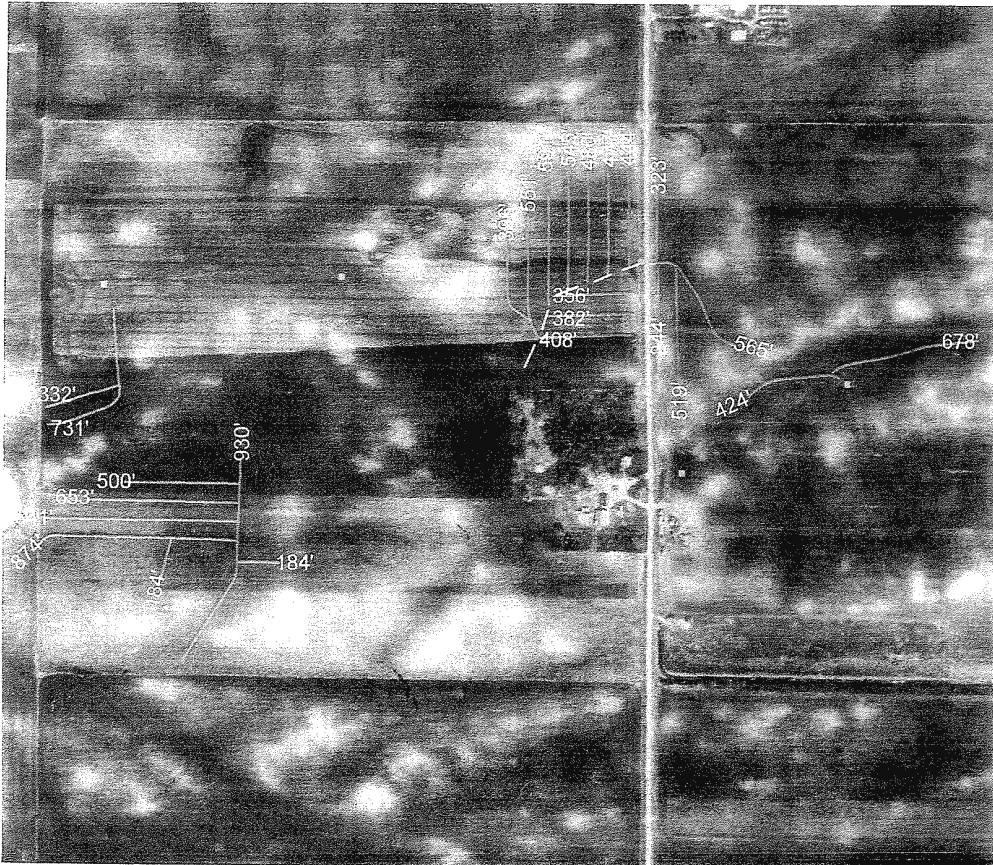
Owners: JONATHAN D ROBINSON KRISTIN BOUGHTON
STEPHEN ROBINSON

Other Producers: JASON M WILLHITE KURTIS F WILLHITE
ROLLAND B ROBINSON

CROP	BASE ACREAGE	CC YIELD
CORN	136.7	141
SOYBEANS	136.9	36
TOTAL BASE ACRES	273.6	

PRIVATE SUBSURFACE DRAINAGE-PARCEL 1

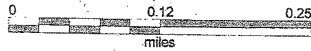
TILING DONE BY:
TERRY
TNT Construction/Kerkhoff, Inc
912 Front Street W
Morgan, MN 56266
Phone: (507) 249-3182

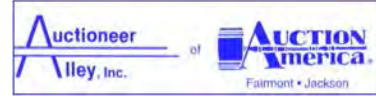


Jason Willhite - old farm 140 w. & Robi

Plowed in tile - April 5 & 7, 2010 (4,166 ft) 100%
Plowed in tile - October 20, 2009 (5,693 ft) 50/50
Plowed in tile - April 5 & 7, 2010 (2,753 ft) 100%

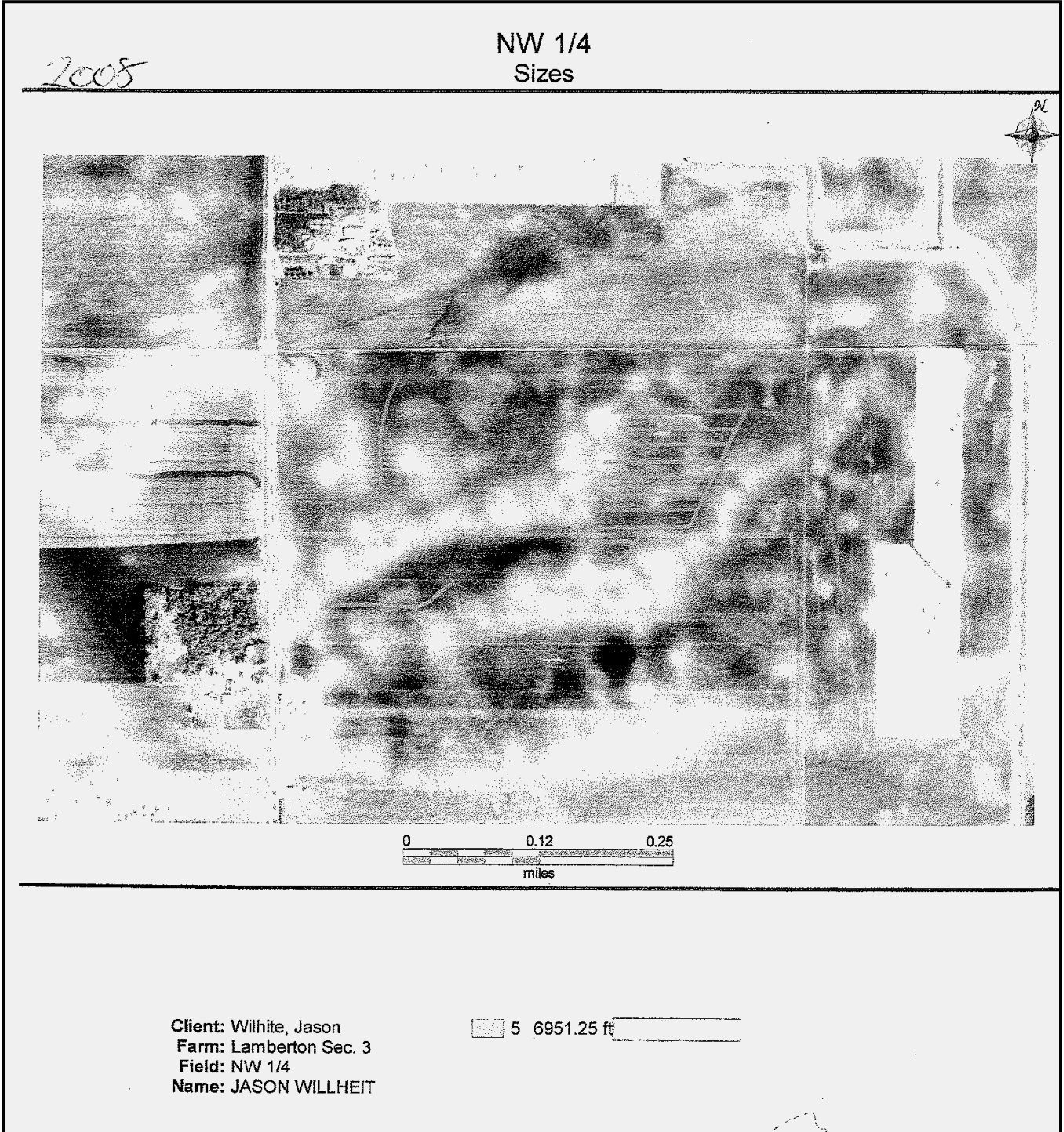
5 12, 612 total ft

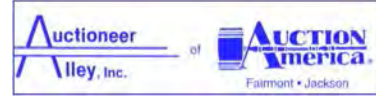




PRIVATE SUBSURFACE DRAINAGE-PARCEL 2

Partial presentation of installed tile. Contact auctioneer's for additional information.





COUNTY TILE MAP SHOWING 16" TILE

