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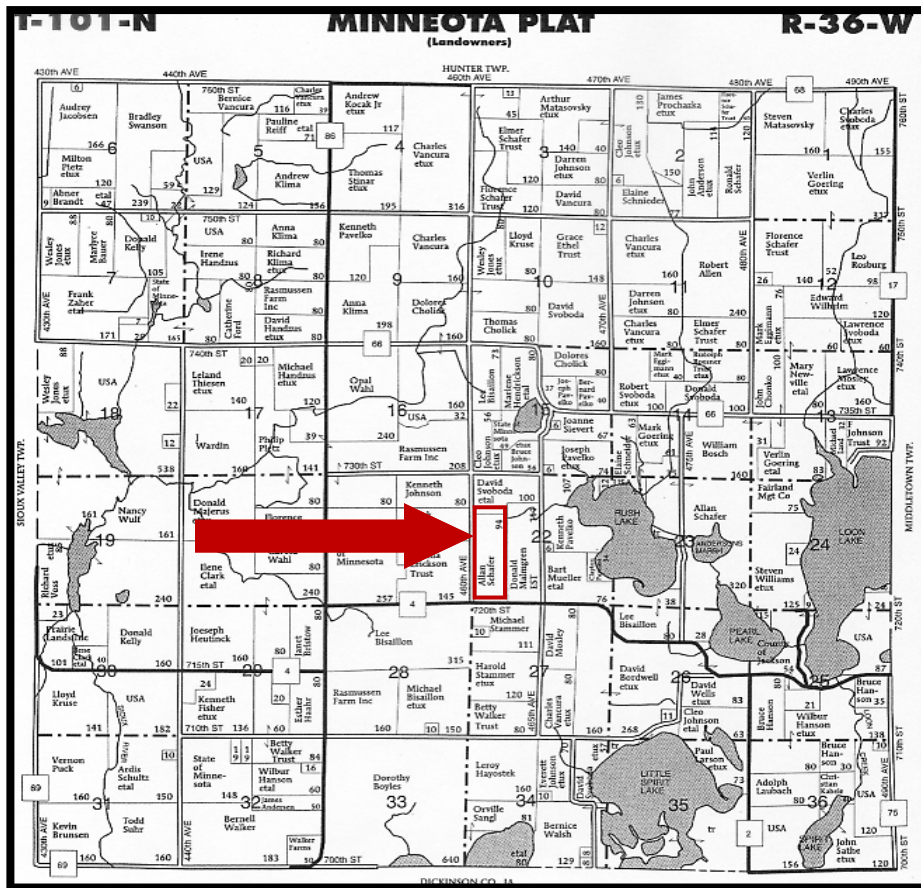
We are pleased to present the

Allan G. Schafer Estate Heirs

93.95 Acre +/- Farmland Auction

Monday, November 26, 2012 @ 10:00 A.M.

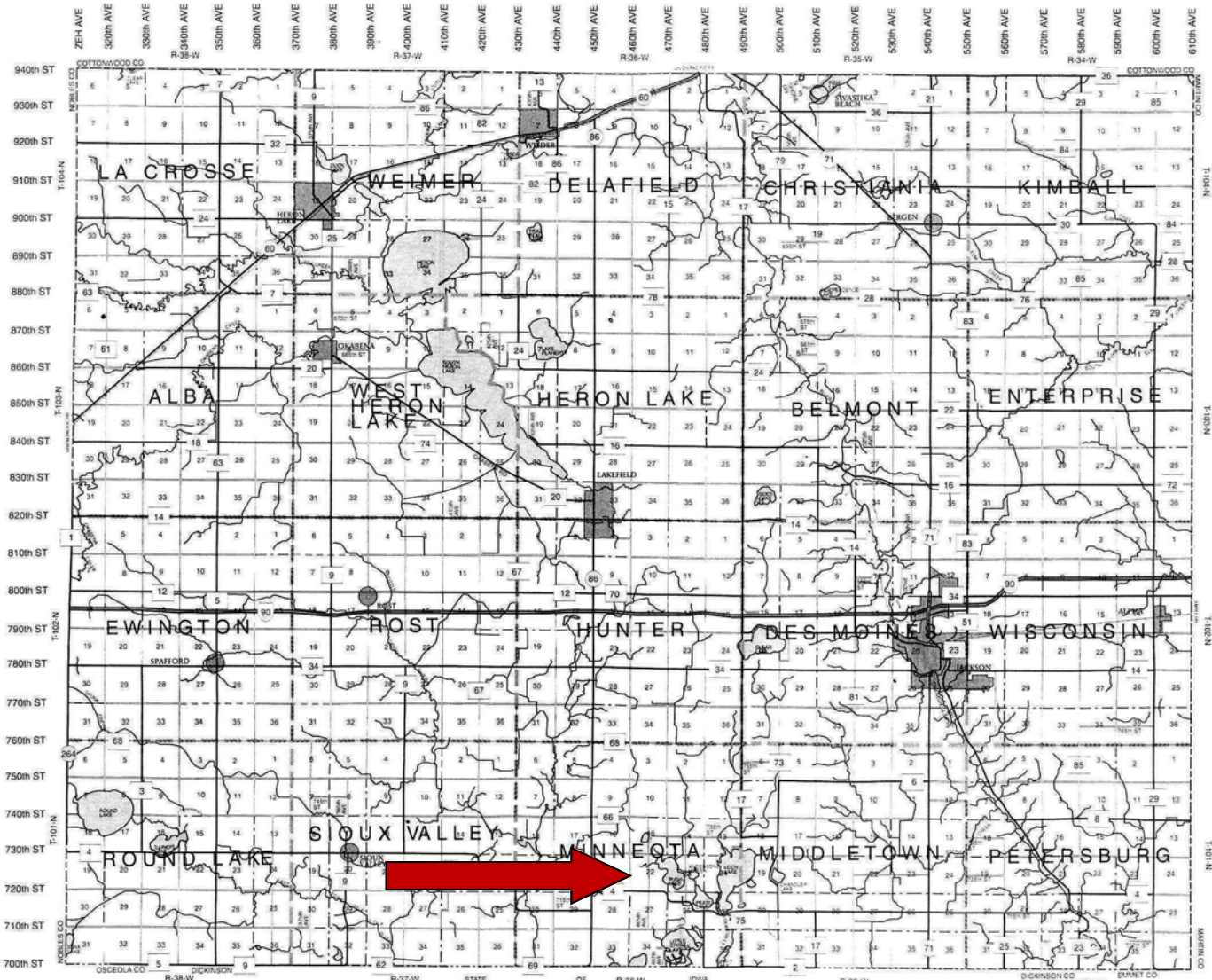
Minneota Township of Jackson County, Minnesota



Web sites www.danpikeauction.com and www.landfarmservices.com

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Allan G. Schafer Estate Heirs Land Auction



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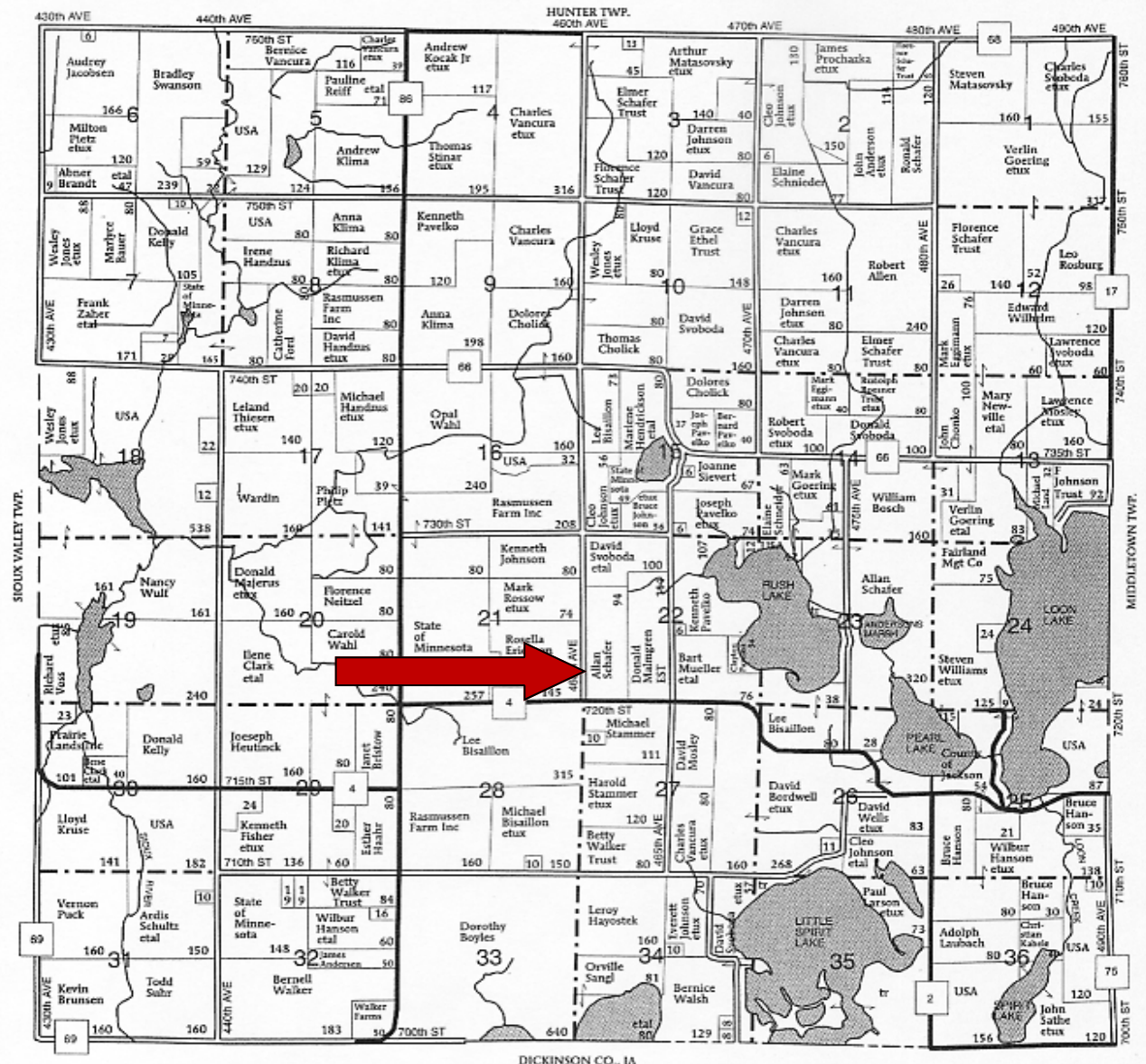
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Allan G. Schafer Estate Heirs Land Auction

T-101-N

MINNEOTA PLAT
(Landowners)

R-36-W



DICKINSON CO., IA



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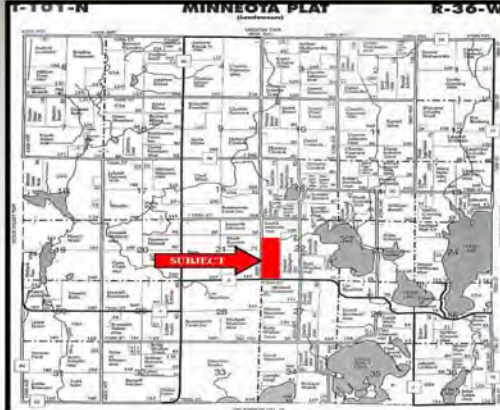
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93.95 Acres +/- Minnesota Township Jackson County, MN

FARMLAND AUCTION

Monday, November 26, 2012 @ 10:00 A.M.

SALE LOCATION: The auction will be held at the Lakefield American Legion Hall at 413 Main Street in Lakefield, MN. Watch for auction signs the day of the auction.



PROPERTY LEGAL DESCRIPTION

The W1/2 of the SW1/4 exc. 6.05 acres & S1/2 of the SW1/4 of the NW1/4 22-101N-36W Jackson County, MN.

PROPERTY LOCATION

From the I-90 exit at Lakefield, MN 7-1/2 miles south on Highway #86 to Co. #4 (720th St.) then 1 mile east or from the Iowa / Minnesota border on Highway #86 2 miles north to Co. #4 (720th St.) & 1 mile east.

Crop Productivity Index: 92.4 CPI Rating (Estimated)

Cropland: Approximately 88.7 Acres more or less

For additional information regarding sale terms, soil maps & CPI Soil ratings, FSA information, go to our web site at www.danpikeauction.com and check the information brochure under the Schafer Estate Land Auction sale bill area or call Dan Pike Auction Company at 507-847-3468.

AUCTION SALE TERMS

The successful buyer at the conclusion of the auction will enter into a Purchase Agreement / Contract and shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before December 20, 2012, when clear title is given. The buyer will have possession for 2013 crop year. The seller shall pay all real estate taxes that are due and payable in 2012. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record and the 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.

AUCTIONEERS NOTE

This is an excellent farm and this is a wonderful opportunity if you are looking for good farmland. We are very honored to have been asked to represent the Schafer Heirs with the sale of this property. Please come prepared to purchase as the seller has chosen the auction method to market this land. If you are considering the purchase of land to add to your investment portfolio this is 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. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and the sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction.

Respectfully, Dan Pike & Associates Auction Company.

OWNERS

Allan G. Schafer Estate Heirs

SALE
CONDUCTED
BY



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



Auctioneers

Dan Pike - CAI & GPPA
MN License #32-11-010
Jackson, MN
507-847-3468 (O) or 507-841-0965 (C)
Doug Wedel
Fairmont, MN 507-238-4255
Kevin, Allen & Ryan Kahler
Fairmont & Sherburn, MN
507-920-8080

Attorney for the Sellers & Closing Agent

Suzann M. Olson
Sunde, Olson, Kircher &
Zender, P.L.C.
Attorney at law
St. James, MN
507-375-3352



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Allan G. Schafer Estate

93.95 acres +/- Land Auction

Minneota Township, Jackson County, MN

SALE LOCATION: The sale will be held at the Lakefield American Legion Hall at 413 Main Street in Lakefield, MN.

SALE INFORMATION: Dan Pike at the Dan Pike Auction Company 410 Springfield Parkway Jackson, MN. 507-847-3468.

PROPERTY LOCATION: From the I-90 exit at Lakefield, MN 7-1/2 miles south on Highway #86 to Co. #4 (720th St.) then 1 mile east or from the Iowa / Minnesota boarder on Highway #86 2 miles north to Co. #4 (720th St.) & 1 mile east.

LEGAL DESCRIPTIONS: The W1/2 of the SW1/4 exc. 6.05 acres & S1/2 of the SW1/4 of the NW1/4 22-101N-36W Jackson County, MN.

AUCTION TERMS: The successful buyer at the conclusion of the auction will enter into a Purchase Agreement / Contract and shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before December 20, 2012, when clear title is given. The buyer will have possession for 2013 crop year. The seller shall pay all real estate taxes that are due and payable in 2012. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record and the 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.



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Allan G. Schafer Estate Heirs Land Auction

Property Information

<u>Building Improvements:</u>	None
<u>Parcel Number:</u>	130220600
<u>2012 Real Estate Taxes:</u>	\$ 2,778.00
<u>FSA INFORMATION:</u>	Corn Base 44.4 acres +/- Corn Direct Yield 116 bu. Corn CC Yield 134 bu. Soybean Base 44.0 Soybean Direct Yield 32 bu. Soybean CC Yield 38 bu.

The FSA will make all final determinations regarding base & yield division upon transfer to buyers."

2013 Cropland Possession: The buyers will be granted possession for the 2013 crop year and may enter the property upon entering into the purchase agreement and making the required earnest money down payment for the purposes of doing fall tillage & fertilizer for the 2013 crop year.



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Allan G. Schafer Estate Heirs Land Auction

Beacon - Jackson County, MN

Page 1 of 2

Summary

Parcel ID: 130220600
 Property Address: N/A
 Sec/Twp/Rng: 22-101-036
 Brief Tax Description: Sect-22 Twp-101 Range-036 93.95 AC W 1/2 SW 1/4 CR & OS AC & S 1/2 SW 1/4 NW 1/4
 (Note: Not to be used on other documents)
 Deeded Acres: 93.95
 Class: 101 - (NON-HSTD) AGRICULTURAL
 District: 13013 MINNEOTA/2895
 School District: 2895
 Creation Date: 07/10/1989

Owners

Primary Owner: Allan G Schafer
 He: 1 Box 285
 Galeson, AK 99586
 Alternate Taxpayer:
 Fee Owner:

Land Seq	Code	Total	CER	Dim 1	Dim 2	Dim 3	Units	UF
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Sales Multi Parcel N	IN CD	Q Q	Sale Date	Sale Price	Adj Price
N			11/01/1996	\$149,381	\$149,381

Valuation	2011 Assessment	2010 Assessment	2009 Assessment	2008 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$398,200	\$362,000	\$347,500	\$267,300
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Value	\$398,200	\$362,000	\$347,500	\$267,300

Taxation	2012 Payable	2011 Payable	2010 Payable	2009 Payable
- Gross Taxable Value	\$398,200	\$362,000	\$347,500	\$245,500
- Excluded Value	\$0	\$0	\$0	\$0
= Net Taxable Value	\$398,200	\$362,000	\$347,500	\$245,500
Net Taxes Due	\$2,778.00	\$2,482.00	\$2,330.00	\$1,928.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,778.00	\$2,482.00	\$2,330.00	\$1,928.00

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

Taxes Unpaid

- Unpaid Tax	\$1,389.00
+ Unpaid Spec Assn	\$0.00
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$1,389.00

Tax Payments

Full Amount: 2,778.00
 Half Installment: 1,389.00
 Penalty Payment: (enter amount on next page)

Pay full amount by:
 Pay half installment by:
 Pay penalty payment by:

Notice: This indicates the current year's tax amount for this property. This does not reflect whether or not taxes have been paid for this property.

Taxes Paid

Receipt #	Receipt Print Date	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
140692	4/25/2012	\$0.00	\$0.00	\$0.00	(\$1,389.00)
130357	9/12/2011	\$0.00	\$0.00	\$0.00	(\$1,241.00)
122299	5/2/2011	\$0.00	\$0.00	\$0.00	(\$1,241.00)
93695	2/15/2009	\$0.00	\$0.00	\$0.00	(\$1,928.00)
0	1/1/2004	\$0.00	\$0.00	\$0.00	(\$2,330.00)

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

TERMS AND CONDITIONS

GIS data is accurate for its intended use by a municipality and may be inaccurate for other uses. Every attempt has been made to ensure that the information contained on this website is valid at the time of publication. Jackson County reserves the right to make additions, changes, or corrections at any time and without notice. Jackson County disclaims any and all liability for damages incurred directly or indirectly as a result of errors, omissions or discrepancies and is not responsible for misuse or misinterpretation. Jackson County shall not be liable for any damages or claims that arise out of the user's access to, or use of the maps, documents and data provided.

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The preceding disclaimer is provided pursuant to Minnesota Statutes 466.03, Subd. 21 (2009).

<http://beacon.schneidercorp.com/Application.aspx?AppID=332&LayerID=3724&PageTyp...> 11/8/2012



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Allan G. Schafer Estate Heirs Land Auction

USDA Farm Service Agency

Jackson County, Minnesota



Farm Number:

4847

Tract Number:

2309

T101 R36 S22

Minnesota

May 10, 2012

2012 FSA Acreage Map

Scale: 1:5,706



Legend

- CLU Field Boundary
- Tract Boundary
- Section Lines
- CRP Contracts
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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 wetland boundaries and determinations, or contact NRCS.

Acre Summary

Total Acres	95.36
Total CRP	0
Cropland	88.69

Acre Summaries reflect Common Land Unit data and are not reflective of parcel information. All information contained in this summary is for FSA business purposes only.



USDA 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 the 2010 NADP in agency for Minnesota. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs.



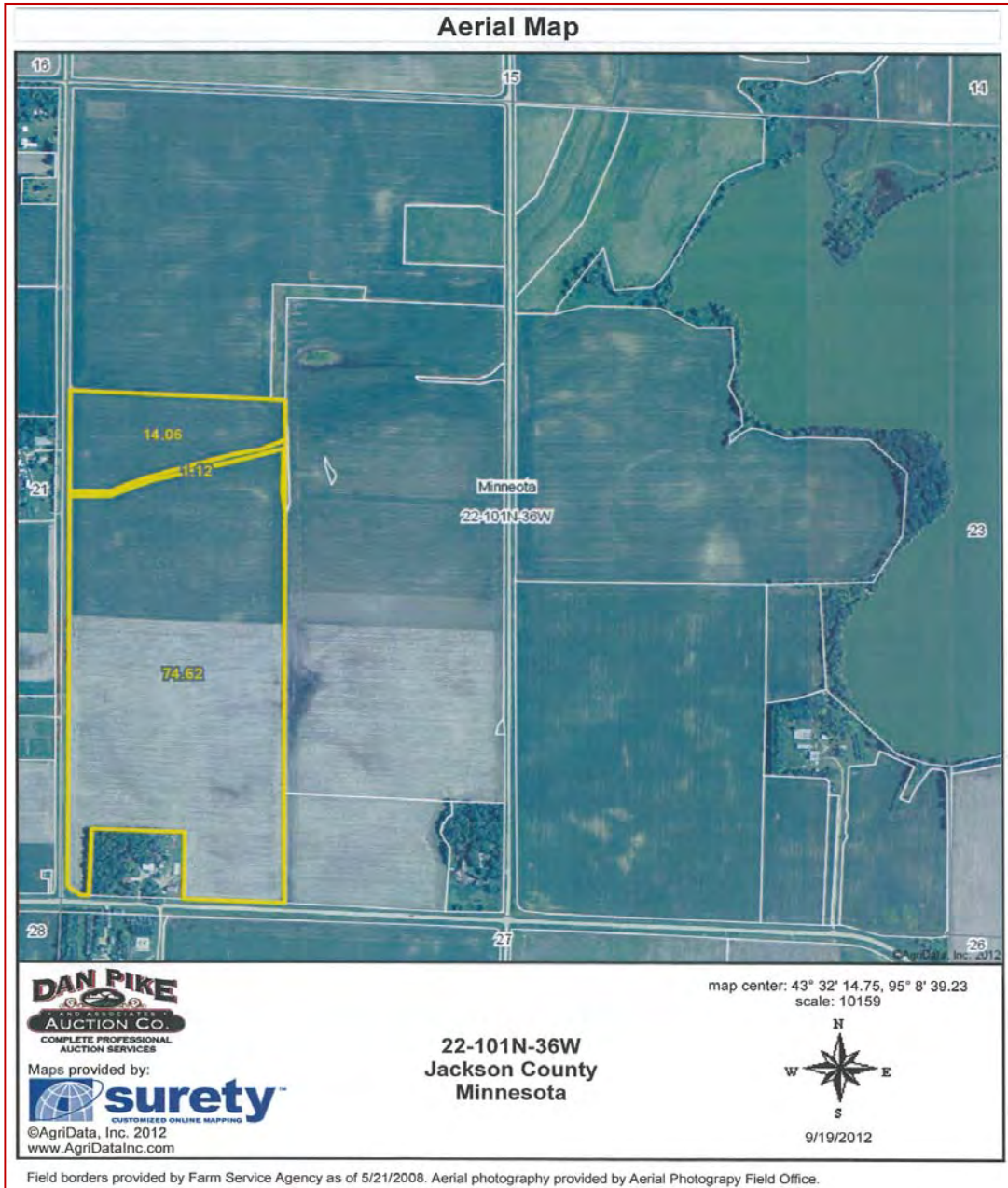
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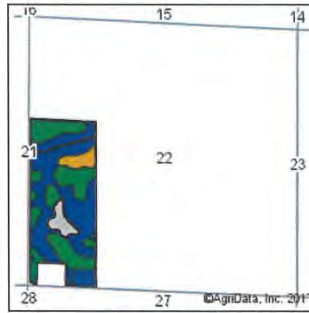
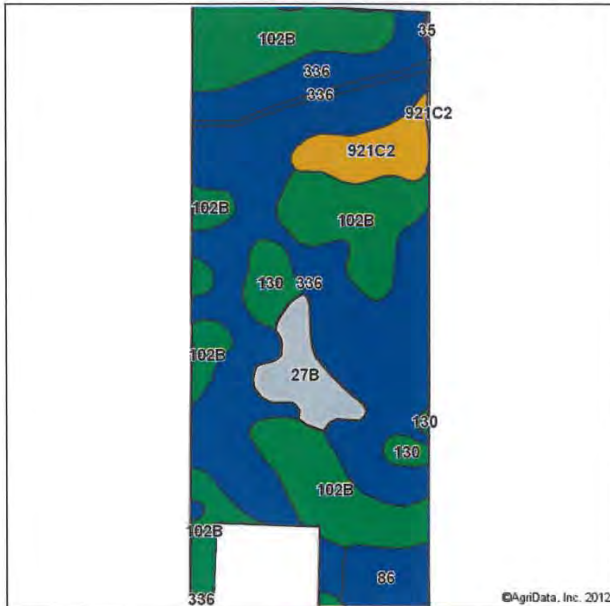


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Allan G. Schafer Estate Heirs Land Auction

Soils Map



State: **Minnesota**
 County: **Jackson**
 Location: **22-101N-36W**
 Township: **Minneota**
 Acres: **89.8**
 Date: **9/19/2012**



Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Brome grass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	
336	Delft clay loam	45.1	50.2%		Ilw	94	4.9	178	87	52	57	
102B	Clarion loam, 2 to 6 percent slopes	28.7	32.0%		Ile	95	5.6	180	89	52	58	
921C2	Clarion-Storden loams, 6 to 12 percent slopes, eroded	4.6	5.1%		Ille	87	4.8	164	76	48	50	
27B	Dickinson sandy loam, 1 to 6 percent slopes	4.4	4.9%		Ille	60	4.1	113	80	33	52	
86	Canisteo clay loam	3.6	4.0%		Ilw	93	4.8	176	84	51	55	
130	Nicollet clay loam	3.3	3.7%		I	99	5.6	187	90	54	58	
35	Blue Earth mucky silt loam	0.1	0.1%		Illw	77	3.7	146	75	42	49	
Weighted Average							92.4	5.1	175	86.7	50.9	56.7



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Allan G. Schafer Estate Heirs Land Auction

Minnesota
Jackson
Report ID: FSA-156EZ

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

FARM: 4847
Prepared: 11/8/12 8:20 AM
Crop Year: 2013
Page: 1 of 1

Operator Name RICHARD ERICKSON	Farm Identifier S 3672/4847,4848	Recon Number
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Farms Associated with Operator:
6579

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
100.0	88.7	88.7	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	FAV/WR History			
0.0	0.0	88.7	0.0	0.0	N			

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	44.4	116	134	0.0	0.0
SOYBEANS	44.0	32	38	0.0	0.0
Total Base Acres:	88.4				

Tract Number: 2309	Description: M8 , S2SWNW, W2SW/22/MINN	FAV/WR History
BIA Range Unit Number:		N

HEL Status: Classified as not HEL

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
100.0	88.7	88.7	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	88.7	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	44.4	116	134	0.0	0.0
SOYBEANS	44.0	32	38	0.0	0.0
Total Base Acres:	88.4				

Owners: ALLAN G SCHAFFER ESTATE
Other Producers: None



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