

Buyer Prospectus informational booklet for the

Lucille E. Anderson

153.02 +/- Acre Farmland Auction

Tuesday, July 30, 2013 @ 11:00 A.M.

SALE LOCATION

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

Auction Conducted By



**COMPLETE PROFESSIONAL
AUCTION SERVICES**

410 Springfield Parkway

Jackson, MN. 56143

507-847-3468

www.danpikeauction.com

"Serving auction clients in Minnesota & Iowa since 1975."

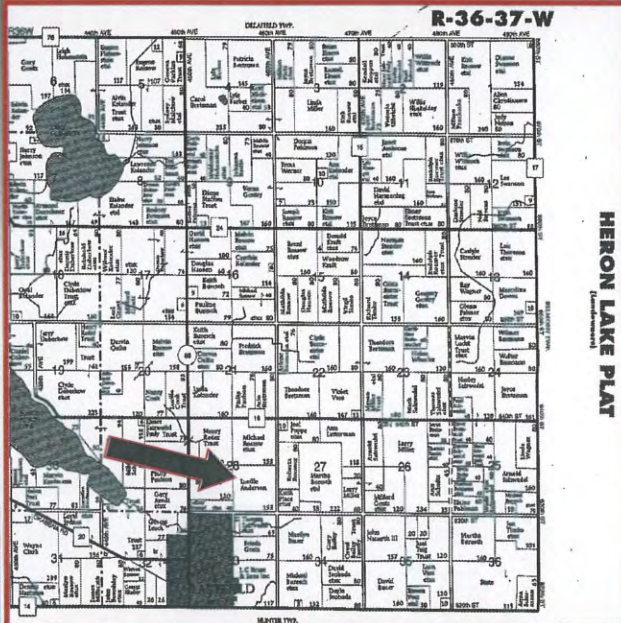
OUTSTANDING! - 153.02 Acres +/- Heron Lake Township, Jackson County, MN

FARMLAND AUCTION

Tuesday, July 30, 2013 @ 11:00 A.M.

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

Watch for auction signs the day of the auction.



95 Crop Productivity Index!!

PROPERTY LEGAL DESCRIPTION

The Southeast Quarter except 7 acres more or less, Section 28, Township 103 North, Range 36 West, Jackson County, Minnesota. Containing 153.02 acres more or less.

PROPERTY LOCATION

The farm is located from the junction of highway #86 & 830th Street on the north edge of Lakefield, Minnesota, 1/2 mile east on 830th Street. Watch for auction signs.

Farm Service Agency Information

- ◆ Cropland: 148.48 acres more or less
- ◆ Corn Base: 77.90 acres +/-
- ◆ Corn Direct Yield: 115 bu.
- ◆ CC Corn Yield: 115 bu.
- ◆ Soybean Base: 70.6 acres +/-
- ◆ Soybean Direct Yield: 33 bu.
- ◆ CC Soybean Yield: 33 bu.

For additional information including sale terms, soil maps & FSA information: Go to our web site at www.danpikeauction.com and check the information brochure under the Anderson Land Auction sale bill area or call Dan Pike Auction Company at 507-847-3468.



AUCTION SALE TERMS

All bidders must register for a bidding number at the auction prior to bidding. 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 11/1/13, when clear title is given. The buyer will have possession for 2014 crop year. The seller shall pay all real estate taxes that are due and payable in 2013. The Seller shall retain all cropland rental income for the 2013 crop year. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. 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 outstanding farm and is an excellent opportunity if you are looking for good farmland. We are very honored to have been asked to represent Lucille Anderson 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. Remember that the auction begins at 11:00 A.M. sharp, so don't be late. Respectfully, Dan Pike & Associates Auction Company.

OWNER

Lucille E. Anderson
Robert E. Anderson P.O.A.

SALE CONDUCTED BY



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



Auctioneers

Dan Pike - CAI & GPPA
MN License #32-13-015 Jackson, MN.
507-847-3468 (O) or 507-841-0965 (C)

Doug Wedel

Fairmont, MN. 507-236-4255

Kevin, Allen & Ryan Kahler
Fairmont & Sherburn, MN. 507-920-8060

Dustyn Hartung - Fairmont, MN. 507-236-7629

Attorney for the Sellers & Closing Agent

Patrick K. Costello
Costello, Carlson & Butzon, LLP
310 Main Street
Lakefield, Minnesota
507-662-6621

Lucille E. Anderson % Robert E. Anderson P.O.A.

153.02 acres +/- Land Auction

Heron Lake Township Jackson County, MN

SALE LOCATION: The sale will be held at the 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 junction of Highway #86 & 830th. Street on the north edge of Lakefield, Minnesota - 1/2 mile east on 830th. Street.

LEGAL DESCRIPTIONS: The Southeast Quarter except 7 acres more or less 28-103N-36W Jackson County, MN.

AUCTION TERMS: All bidders must register for a bidding number at the auction prior to bidding. 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 downpayment 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 11/1/13, when clear title is given. The buyer will have possession for 2014 crop year. The seller shall pay all real estate taxes that are due and payable in 2013. The Seller shall retain all cropland rental income for the 2013 crop year. 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.

Lucille E. Anderson % Robert E. Anderson P.O.A.

Land Auction

Property Information

Building Improvements: None

Parcel Number: #08.028.0500

COMBINED UNIT

FSA INFORMATION:

Corn Base 77.90 acres +/-

Corn Direct Yield 115 bu.

Corn CC Yield 115 bu.

Soybean Base 70.60

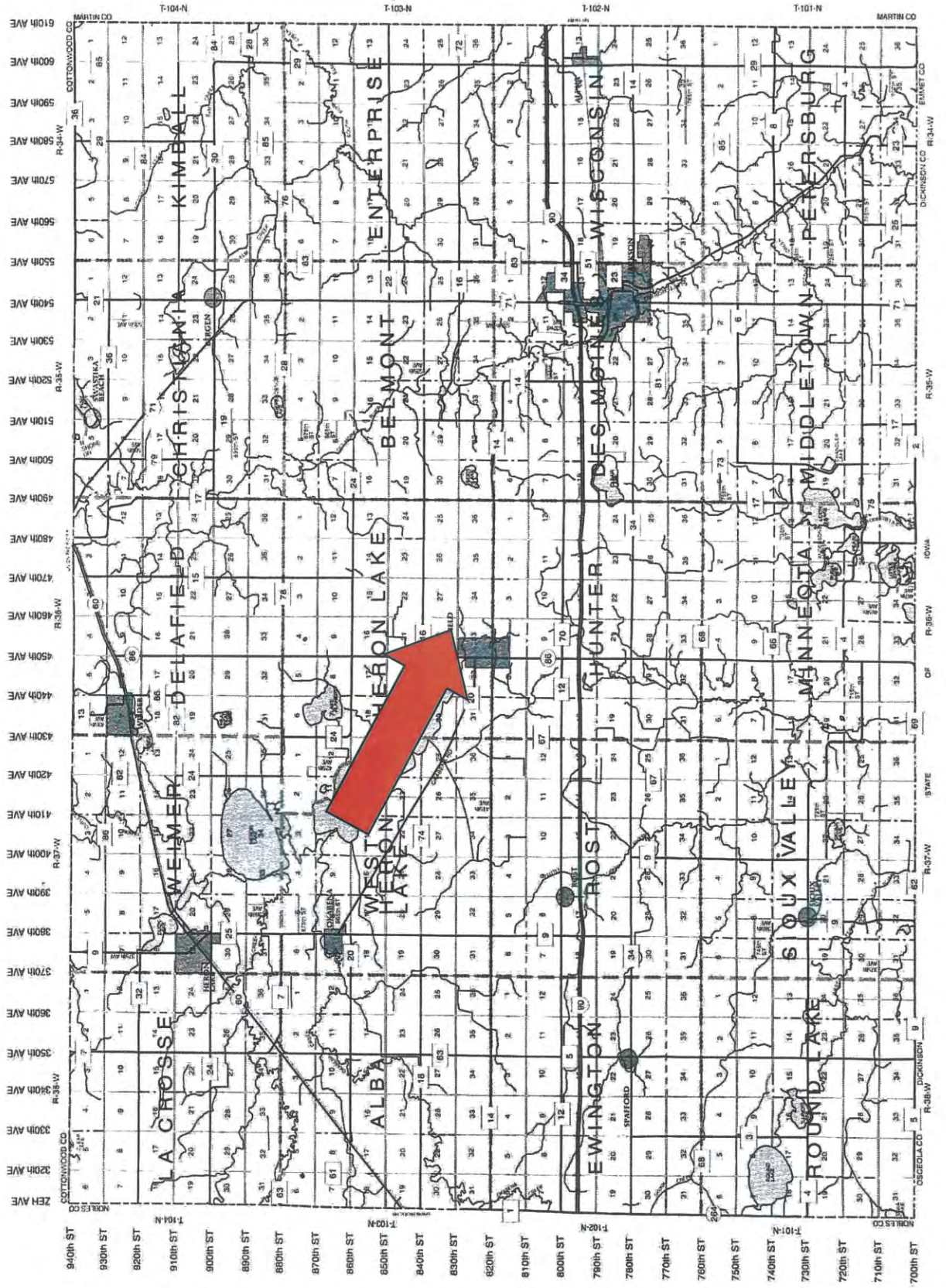
Soybean Direct Yield 33 bu.

Soybean CC Yield 33 bu.

2014 Cropland Possession: The buyers will be granted possession for the 2014 crop year. The buyer will be allowed to enter the property for the purposes of doing fall tillage & fertilizer for the 2014 crop year after all 2013 crops have been removed.

Jackson County, Minnesota

COUNTY MAP



Tract 1239

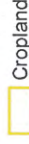
Farm 4675

1:5,056

2013 Program Year

Map Created March 16, 2013

Common Land Unit



Cropland



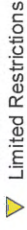
Non-cropland



Conservation Reserve Program

Wetland Determination Identifiers

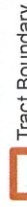
Restricted Use



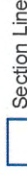
Limited Restrictions



Exempt from Conservation Compliance Provisions



Tract Boundary



Section Line

Unless otherwise noted: crops are non-irrigated
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry Edible

Canola = Spring for seed

Corn = yellow for grain

Oats and Barley = Spring for grain

Peas = process

Rye = for grain

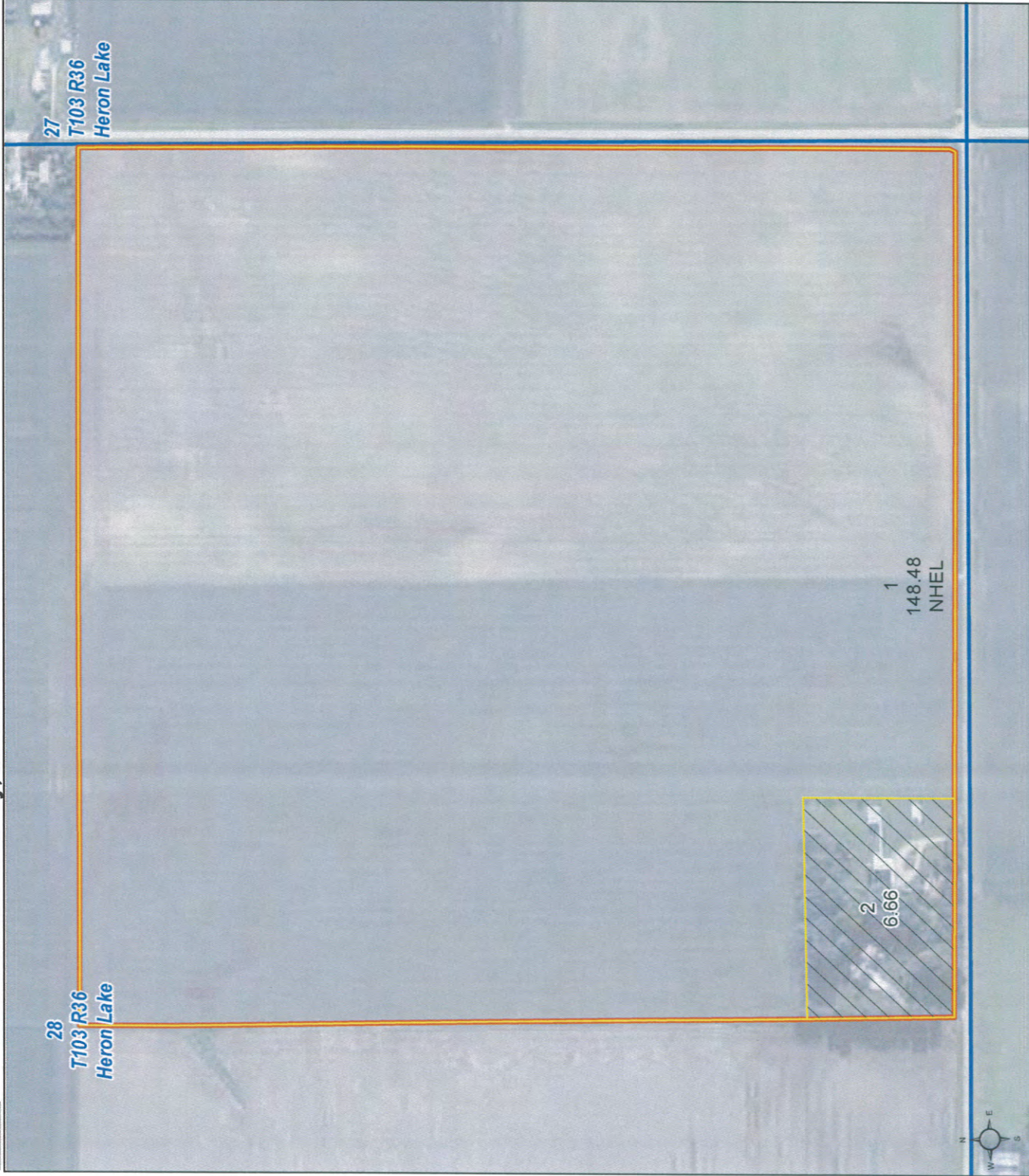
Soybeans = common soybeans for grain

Sugar Beets = process

Sunflower = oil or non-oil for seed

Sweet Corn = process

Wheat = HRS for grain or HRW for grain



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 NAIP imagery. 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 FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.



Abbreviated 156 Farm Record

Description : G8 SE/28/HL FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : LUCILLE ANDERSON

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
155.14	148.48	148.48	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	148.48	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	0.00	0.00	0.00	0	0
Oats	0.00	0.00	0.00	0	0
Corn	77.90	0.00	0.00	115	115
Soybeans	70.60	0.00	0.00	33	33

NOTES

State : MINNESOTA

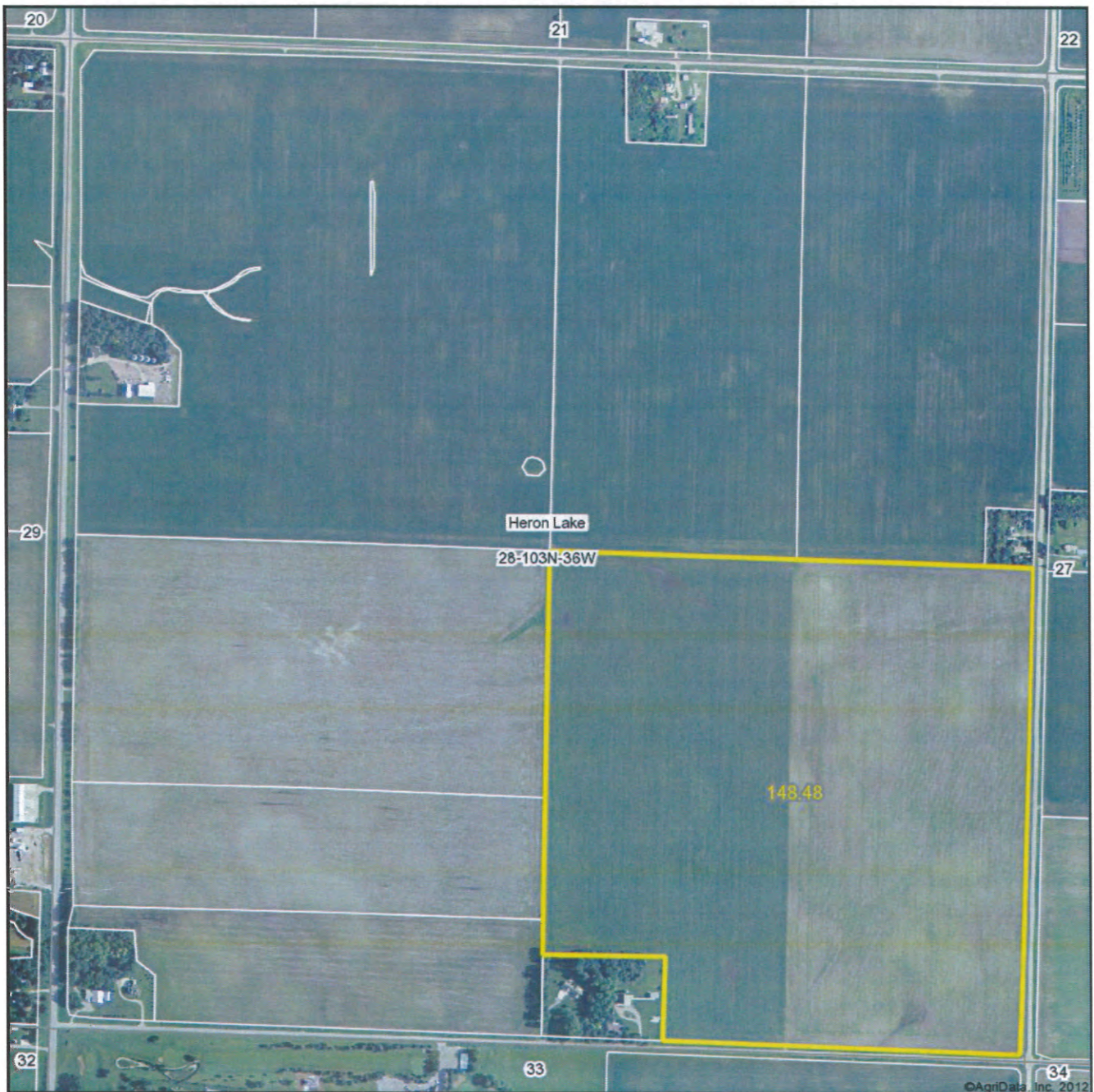
Farm Number : 4675

County : JACKSON

Tract Number : 1278

Description : G8 1A, SWNW,NWSW/27/HL FAV/WR History :No

Aerial Map



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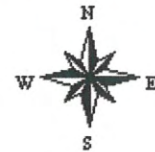


Maps provided by:

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28-103N-36W
Jackson County
Minnesota

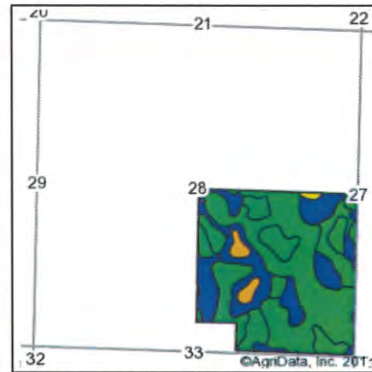
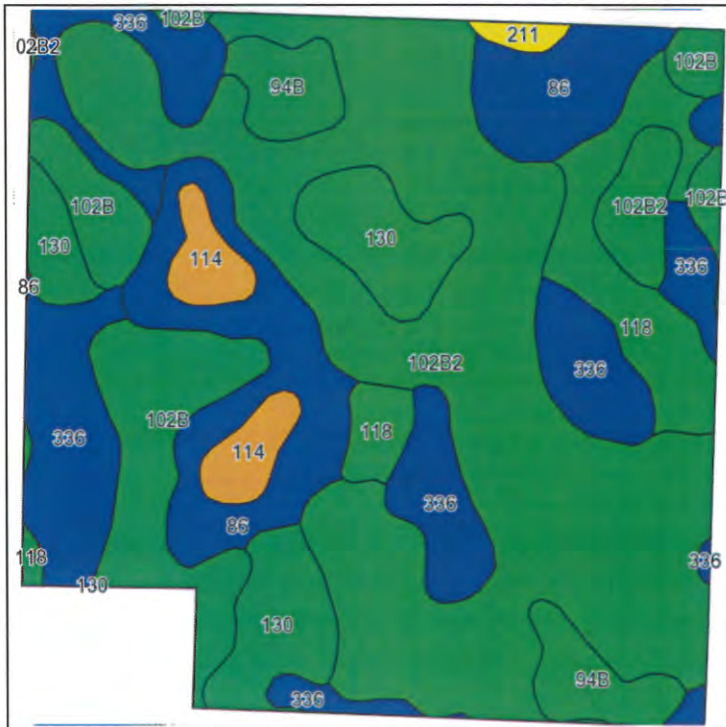
map center: 43° 41' 46.43, 95° 9' 52.6
 scale: 10109



6/17/2013

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soils Map



State: **Minnesota**
 County: **Jackson**
 Location: **28-103N-36W**
 Township: **Heron Lake**
 Acres: **148.5**
 Date: **6/17/2013**



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	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
102B2	Clarion loam, 4 to 8 percent slopes, eroded	59.3	40.0%		IIIe	95	5.5	180	87	52	56
336	Delft clay loam	23.6	15.9%		IIw	94	4.9	178	87	52	57
86	Canisteo clay loam	17.3	11.6%		IIw	93	4.8	176	84	51	55
102B	Clarion loam, 2 to 6 percent slopes	14.9	10.0%		Ile	95	5.6	180	89	52	58
130	Nicollet clay loam	12	8.0%		I	99	5.6	187	90	54	58
118	Crippin clay loam	10.3	6.9%		I	100	5.4	189	88	55	57
94B	Terril loam, 2 to 6 percent slopes	6.3	4.3%		Ile	99	5.7	187	91	54	59
114	Glencoe clay loam	4.1	2.7%		IIIw	86	4.1	163	80	47	52
211	Lura silty clay	0.7	0.5%		IIIw	81	3.9	153	78	45	50
Weighted Average						95	5.3	179.9	87	52.1	56.4

Summary

Parcel ID 080280500
Property Address N/A
Sec/Twp/Rng 28-103-036
Brief Tax Description Sect-28 Twp-103 Range-036 153.02 AC SE 1/4 EX 7 AC
(Note: Not to be used on legal documents)
Deeded Acres 153.02
Class 101 - (NON-HSTD) AGRICULTURAL
District (802) HERON LAKE/2895/WTSD
School District 2895
Creation Date 07/10/1989

Owners

Primary Owner	Alternate Taxpayer	Fee Owner
Lucille Anderson C/O Robert E Anderson 7565 Alonda Way San Diego, CA 92126		

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	80.72	0	0	0	40.000	AC
2	CER VALUE	81.22	0	0	0	40.000	AC
3	CER VALUE	82.66	0	0	0	33.020	AC
4	CER VALUE	78.34	0	0	0	40.000	AC
5	ROADS	0	0	0	0	3.750	AC
6	NEG CER	0	0	0	0	-3.750	AC
Total						153.020	

Valuation

	2012 Assessment	2011 Assessment	2010 Assessment	2009 Assessment	2008 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$916,100	\$732,900	\$666,300	\$640,200	\$492,500
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Value	\$916,100	\$732,900	\$666,300	\$640,200	\$492,500

Taxation

	2012 Payable	2011 Payable	2010 Payable	2009 Payable
Gross Taxable Value	\$732,900	\$666,300	\$640,200	\$466,200
- Excluded Value	\$0	\$0	\$0	\$0
= Net Taxable Value	\$732,900	\$666,300	\$640,200	\$466,200
Net Taxes Due	\$5,454.50	\$4,977.00	\$4,620.00	\$4,022.50
+ Special Assessments	\$87.50	\$35.00	\$0.00	\$17.50
= Total Taxes Due	\$5,542.00	\$5,012.00	\$4,620.00	\$4,040.00

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

Taxes Unpaid

No taxes are due at this time.

Tax Payments

Full Amount 6,264.00 Pay full amount by:

Half Installment 3,132.00 Pay half installment by:

Penalty Payment (enter amount on next page) 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
156359	4/1/2013	\$0.00	\$0.00	\$0.00	(\$6,264.00)
138432	4/2/2012	\$0.00	\$0.00	\$0.00	(\$5,542.00)
130429	9/20/2011	\$0.00	\$0.00	\$0.00	(\$2,506.00)
126939	5/13/2011	\$0.00	\$0.00	\$0.00	(\$2,506.00)
1505	4/6/2011	\$0.00	\$0.00	\$411.18	(\$2,774.18)
104642	4/27/2010	\$0.00	\$0.00	\$0.00	(\$2,310.00)
95580	9/28/2009	\$0.00	\$0.00	\$0.00	(\$2,020.00)
87713	5/5/2009	\$0.00	\$0.00	\$0.00	(\$2,020.00)

No data available for the following modules: Buildings, Sub Area Square Footage, Extra Features, Sales. [Click here for help.](#)

TERMS AND CONDITIONS

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