

Buyer Prospectus informational booklet for the

Leo & Gladys Hoffman Heirs

218.7 Acre +/-

Farmland Auction

Tuesday, November 19, 2013

@ 10:30 A.M.

SALE LOCATION

The auction will be held at the Springfield Community Center at
33 South Cass Avenue in Springfield, MN.

Watch for auction signs the day of the auction.



Auction Conducted By:

410 Springfield Parkway

Jackson, MN. 56143

507-847-3468

www.danpikeauction.com

“Serving auction clients in Minnesota & Iowa since 1975.”

Leo & Gladys Hoffmann Heirs

218.7 acres +/- of Farmland with Building Site Auction

Brookville Township, Redwood County, MN

and

Prairieville Township, Brown County, MN.

SALE LOCATION: The auction will be held at the Springfield Community Center at 33 South Cass Avenue Springfield, Minnesota. *Watch for auction signs the day of the auction.*

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

PROPERTY LOCATION: Northwest of Cobden, Minnesota. From Cobden 1.5 miles north on County Road #7 and 1 mile west.

LEGAL DESCRIPTION:

Parcel #1: Lot C of the NW1/4 30-110-33 Brown County, MN. 93.26 acres more less.

Parcel #2: SW1/4 of the SW1/4 19-110-33 Brown County, MN. 36.74 acres more or less.

Parcel #3: W1/2 NW1/4 exc. the West 21 acres 25-110-34 Redwood County, MN. 59 acres more or less.

Parcel #4: E1/2 of the NE1/4 exc. the West 38.5 Rods and exc. the North 750' of the East 41.5 Rods 24-110-34 Redwood County, MN. 29.7 acres more or less.

AUCTION TERMS: All bidders must register for a bidding number at the auction prior to bidding. Properties will be offered as 4 separate tracts via our multi-parcel board bidding system. The successful buyer(s) 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 1/10/14, 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.

Leo & Gladys Hoffmann Heirs Land Auction

Property Information

Building Improvements: None.

Parcel Numbers: Parcel #1: #R220.030.002.04.020

Parcel #2: #R220.019.003.13.070

Parcel #3: #50.025.2020

Parcel #4: #50.024.1030

COMBINED UNIT FSA INFORMATION: *(This information will be updated when available.)*

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

Farm Service Agency Information

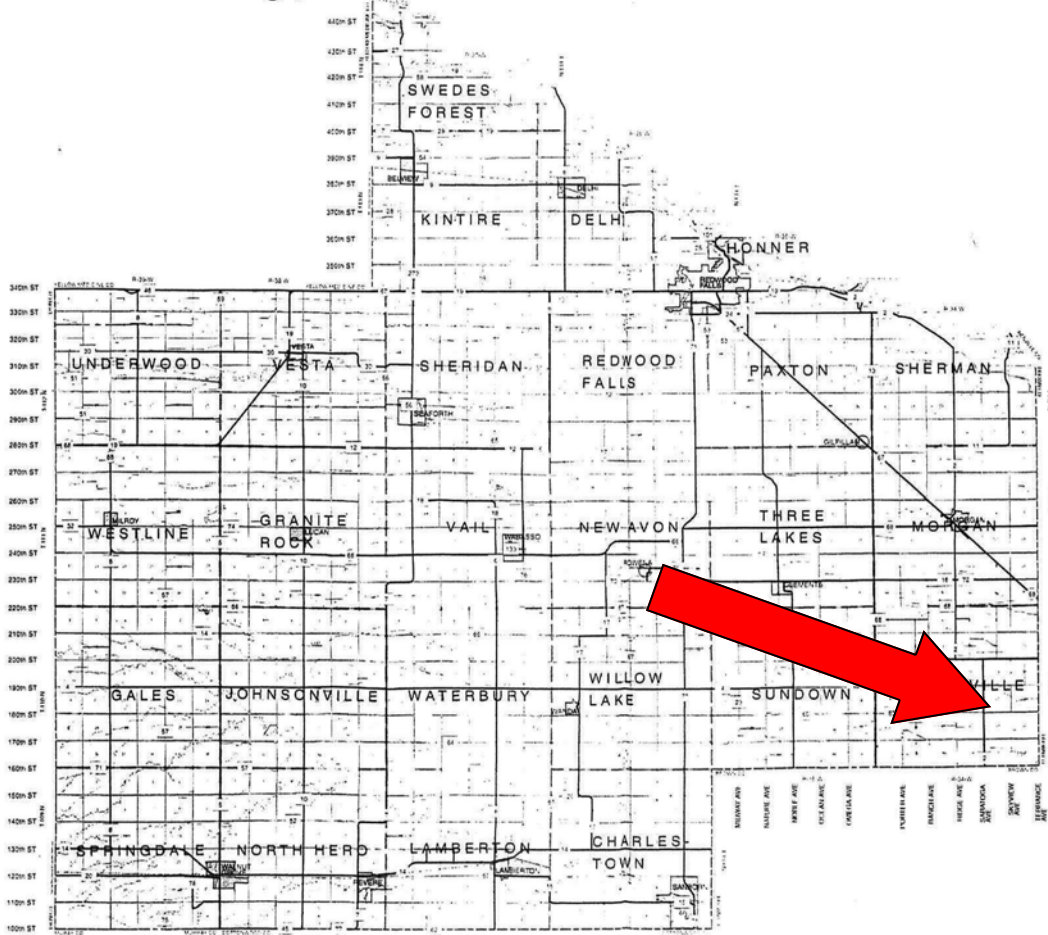
	<u>Parcel #1</u>	<u>Parcel #2</u>	<u>Parcel #3</u>	<u>Parcel #4</u>
◆ <u>Cropland:</u>	+/-	+/-	+/-	+/-
◆ <u>Corn Base:</u>	acres +/-	acres +/-	acres +/-	acres +/-
◆ <u>Corn Direct Yield:</u>	bu.	bu.	bu.	bu.
◆ <u>CC Corn Yield:</u>	bu.	bu.	bu.	bu.
◆ <u>Soybean Base:</u>	acres +/-	acres +/-	acres +/-	acres +/-
◆ <u>Soybean Direct Yield:</u>	bu.	bu.	bu.	bu.
◆ <u>CC Soybean Yield:</u>	bu.	bu.	bu.	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.

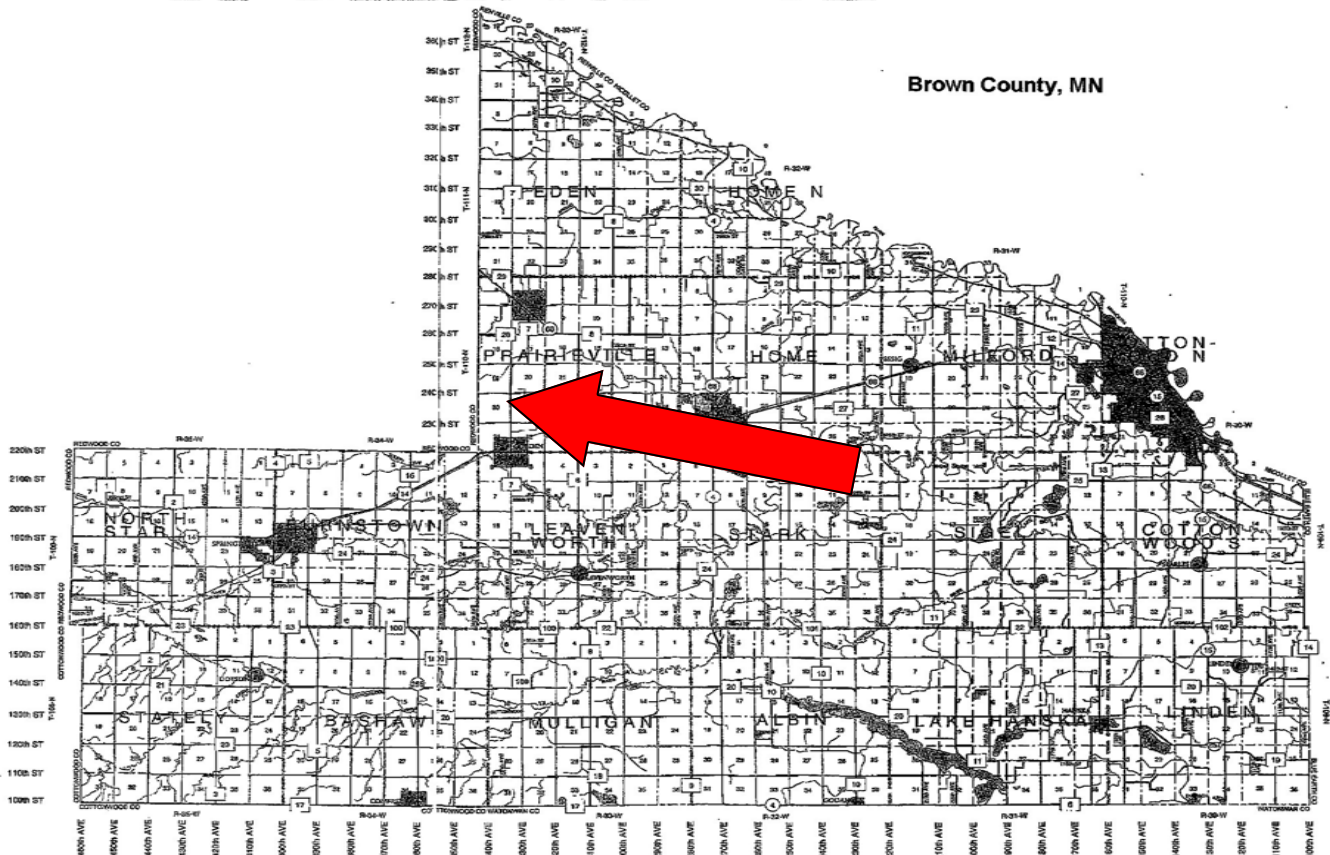
Any available tile maps and information will be made available for inspection at the auction.

Redwood County, Minnesota

COUNTY MAP



Brown County, MN



T-110-N

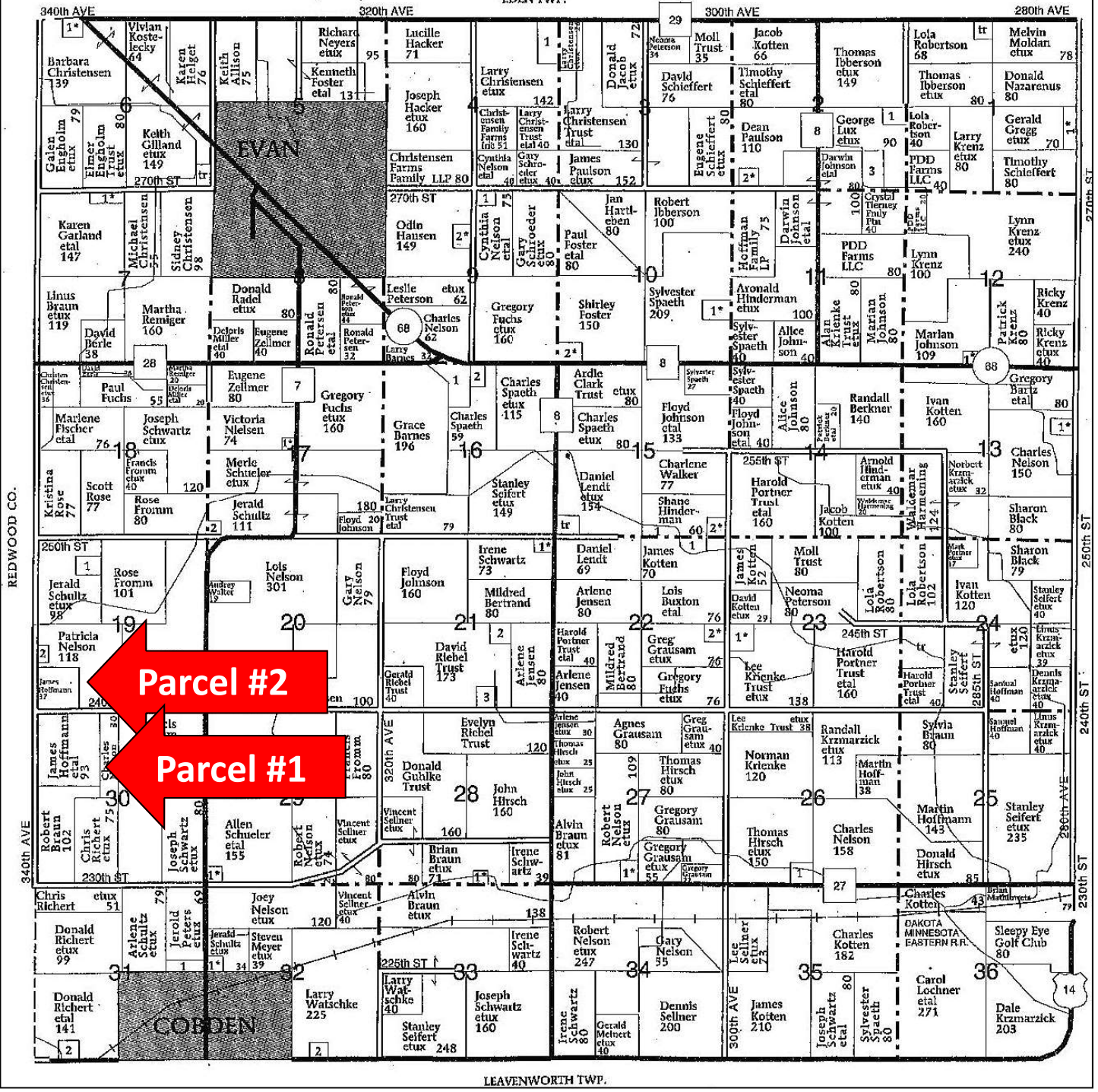
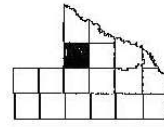
PRAIRIEVILLE PLAT

R-33-W

(Landowners)

EDEN TWP.

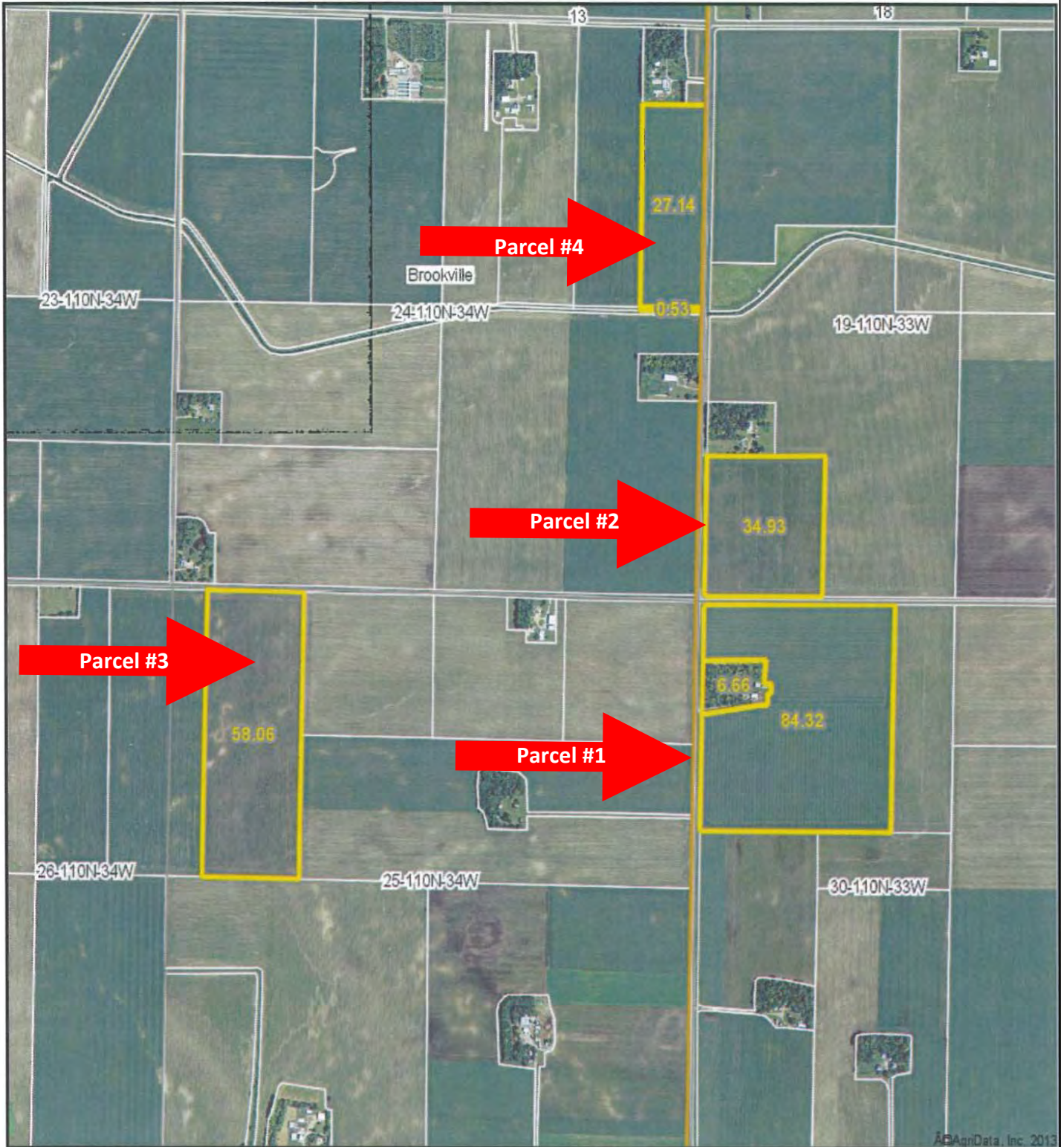
LEAVENWORTH TWP.



Parcel #2

Parcel #1

Aerial Map



©AgriData, Inc. 2013



Maps provided by:



©AgriData, Inc. 2013
www.AgriDataInc.com

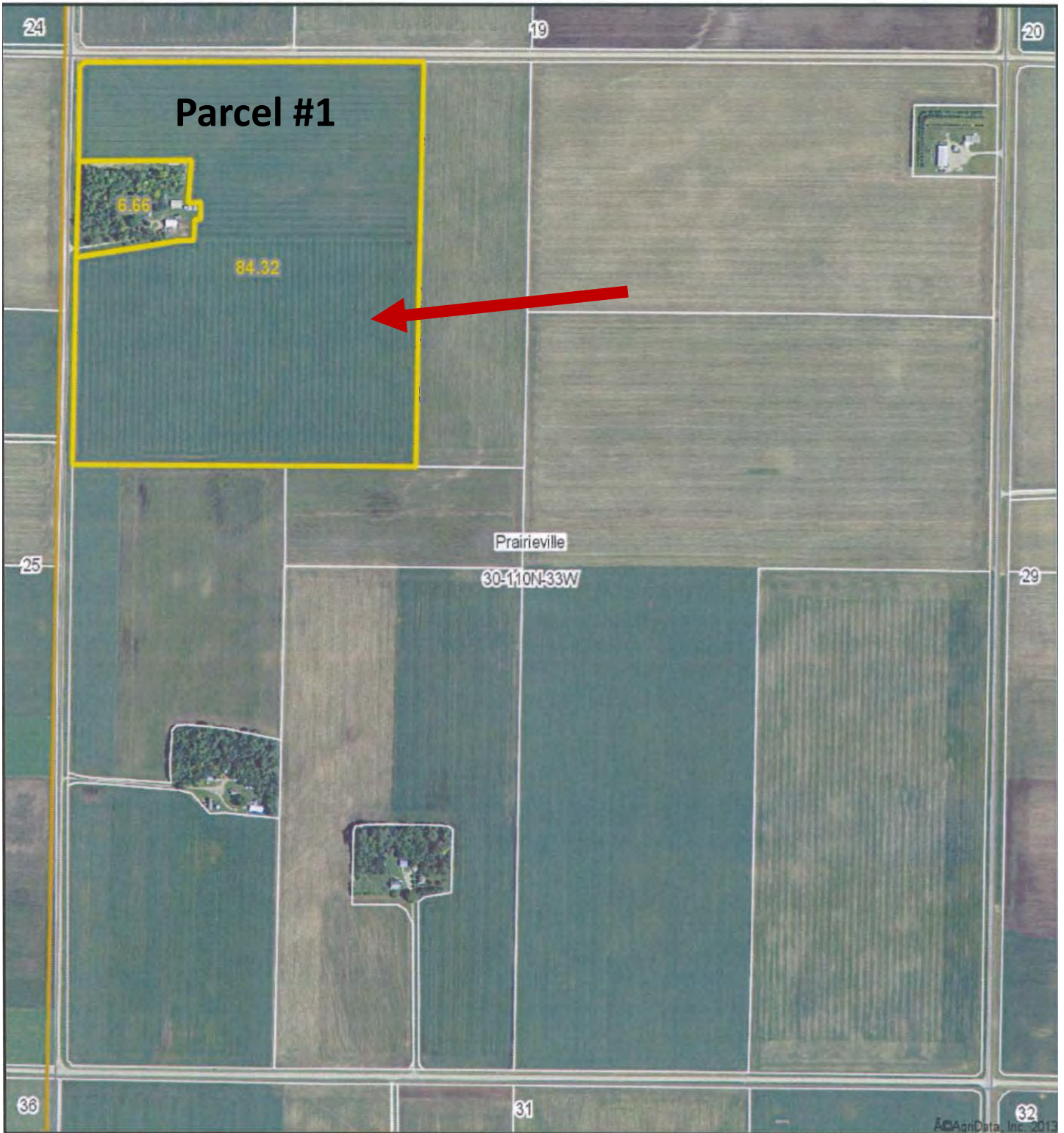
24-110N-34W
Redwood County
Minnesota

map center: 44° 18' 42.28, 94° 52' 22
scale: 18233



10/7/2013

Aerial Map



map center: 44° 18' 14.78, 94° 51' 23.19
scale: 10134



Maps provided by:



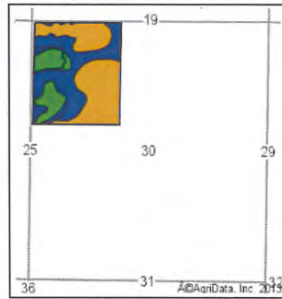
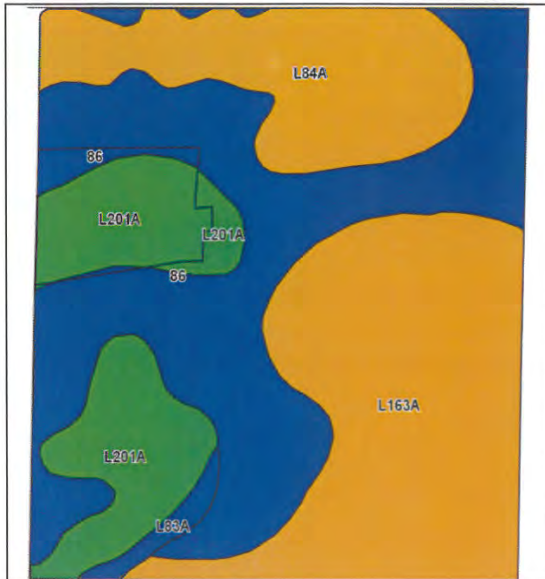
©AgriData, Inc. 2013
www.AgridataInc.com

30-110N-33W
Brown County
Minnesota



10/7/2013

Soils Map



Parcel #1

State: **Minnesota**
 County: **Brown**
 Location: **30-110N-33W**
 Township: **Prairieville**
 Acres: **90.98**
 Date: **10/7/2013**



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	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
86	Canisteo clay loam	32.60	35.8%		IIw	93	5.3	4.1	176	85	51	51
L163A	Okoboji silty clay loam, depressional, 0 to 1 percent slopes	27.82	30.6%		IIIw	86		3.3	163	80	47	55
L84A	Glencoe clay loam, depressional, 0 to 1 percent slopes	15.06	16.6%		IIIw	86	4.6	3.6	163	81	47	
L201A	Normania loam, 0 to 3 percent slopes	14.35	15.8%		I	99	6	5	187	87	54	62
L83A	Webster clay loam, 0 to 2 percent slopes	1.15	1.3%		IIw	93	5.7	4.4	176	89	51	
Weighted Average						90.6	3.7	3.9	171.6	83.2	49.6	44.9

Aerial Map



©AgriData, Inc. 2013



Maps provided by:



©AgriData, Inc. 2013
www.AgriDataInc.com

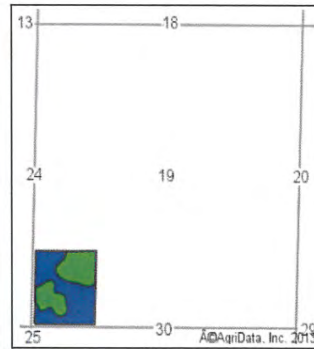
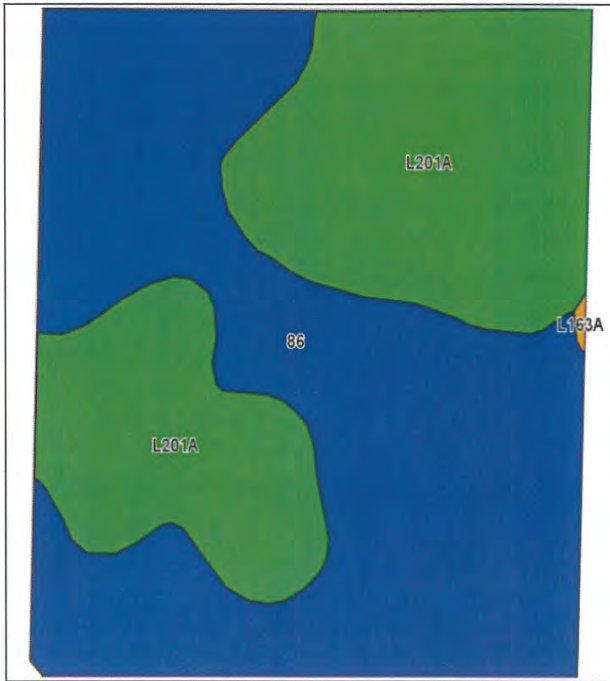
19-110N-33W
Brown County
Minnesota

map center: 44° 19' 6.98, 94° 51' 23.15
scale: 10165



10/7/2013

Soils Map





State: **Minnesota**
 County: **Brown**
 Location: **19-110N-33W**
 Township: **Prairieville**
 Acres: **34.93**
 Date: **10/7/2013**

Parcel #2

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	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
86	Canisteo clay loam	19.83	56.8%		Ilw	93	5.3	4.1	176	85	51	51
L201A	Normania loam, 0 to 3 percent slopes	15.10	43.2%		I	99	6	5	187	87	54	62
Weighted Average						95.6	5.6	4.5	180.8	85.9	52.3	55.8

Aerial Map



map center: 44° 18' 14.42, 94° 52' 35.01
scale: 10012

LAND SERVICES & FARM UNLIMITED | **DAN PIKE AUCTION CO.**
• AG & COMMERCIAL REAL ESTATE • AG APPRAISALS | COMPLETE PROFESSIONAL AUCTION SERVICES

Maps provided by:

CUSTOMIZED ONLINE MAPPING

©AgriData, Inc. 2013
www.AgriDataInc.com

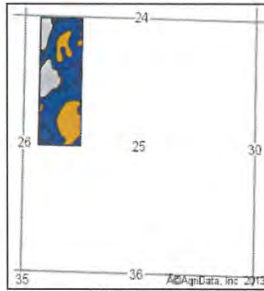
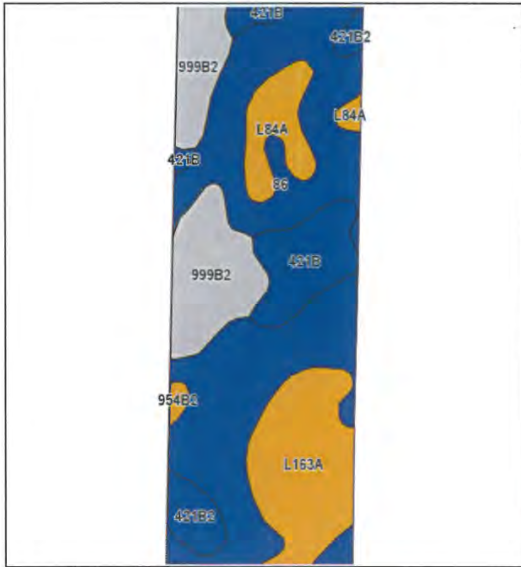
25-110N-34W
Redwood County
Minnesota



10/7/2013

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: Redwood
 Location: 25-110N-34W
 Township: Brookville
 Acres: 58.06
 Date: 10/7/2013

Parcel #3



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	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
86	Canisteo clay loam	27.27	47.0%	[Blue]	llw	93			171		51	
999B2	Ves-Estherville-Storden complex, 3 to 6 percent slopes, eroded	9.47	16.3%	[Grey]	lls	69			127		38	
L163A	Okoboji silty clay loam, depressional, 0 to 1 percent slopes	9.16	15.8%	[Orange]	lllw	86		3.3	158	80	47	55
421B	Ves loam, 1 to 4 percent slopes	5.21	9.0%	[Blue]	lle	90			166		50	
L84A	Glencoe clay loam, depressional, 0 to 1 percent slopes	3.87	6.7%	[Orange]	lllw	86	4.6	3.6	158	81	47	
421B2	Ves loam, 3 to 6 percent slopes, eroded	2.33	4.0%	[Blue]	lle	90			166		50	
L83A	Webster clay loam, 0 to 2 percent slopes	0.40	0.7%	[Blue]	llw	93	5.7	4.4	171	89	51	
954B2	Ves-Storden loams, 3 to 6 percent slopes, eroded	0.35	0.6%	[Orange]	lle	86			158		47	
Weighted Average						87.1	0.3	0.8	160.2	18.6	47.8	8.7

Aerial Map



Parcel #4

27.14

10.53

Brookville

24-110N-34W

map center: 44° 19' 6.63, 94° 52' 35.13
scale: 10047



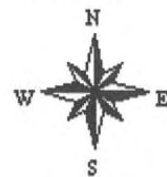
Maps provided by:



©AgriData, Inc. 2013

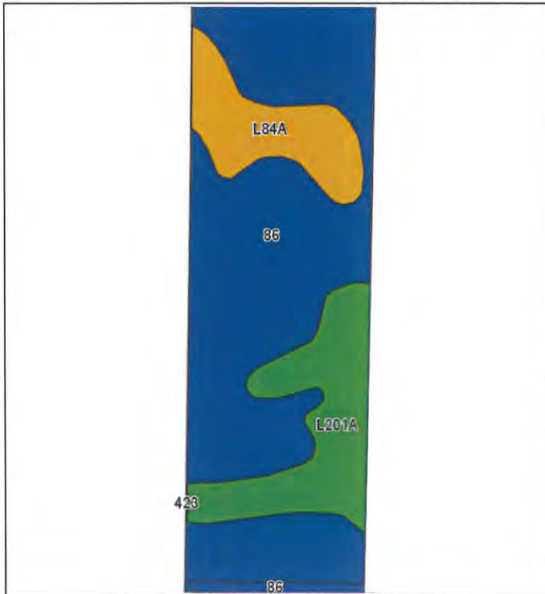
www.AgriDataInc.com

24-110N-34W
Redwood County
Minnesota



10/7/2013

Soils Map



State: **Minnesota**
 County: **Redwood**
 Location: **24-110N-34W**
 Township: **Brookville**
 Acres: **27.67**
 Date: **10/7/2013**






Maps provided by:

 ©AgriData, Inc 2013
 www.AgriDataInc.com

Parcel #4

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	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
86	Canisteo clay loam	18.85	68.1%		IIw	93			171		51	
L201A	Normania loam, 0 to 3 percent slopes	5.27	19.0%		I	99	6	5	182	87	54	62
L84A	Glencoe clay loam, depressional, 0 to 1 percent slopes	3.55	12.8%		IIIw	86	4.6	3.6	158	81	47	
Weighted Average						93.2	1.7	1.4	171.4	27	51.1	11.8