

**Buyer Prospectus informational booklet for the**

# **Glenn & Grace Peterson Heirs**

## **222.58 Acre +/-**

### **Improved Farm & Recreational Land Auction**

### **Monday, December 2, 2013**

### **@ 6:30 P.M.**

#### **SALE LOCATION**

The auction will be held at the Heron Lake Community Center  
in Heron Lake, 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](http://www.danpikeauction.com)

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

## **Glenn & Grace Peterson Heirs**

### **222.58 acres +/- of Farmland with Building Site Auction Southbrook Township, Cottonwood County, MN**

**SALE LOCATION:** The auction will be held at the Heron Lake Community Center Heron Lake, 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:** 36605 State Highway 62 Heron Lake, MN. Which is located from Heron Lake, Minnesota, approximately 5 miles north to Highway #62, then 1-1/4 miles west on #62 or from Windom, MN. approximately 12.5 miles west on Highway #62 or from Fulda, MN. approximately 12.5 miles east on Highway #62. Watch for auction signs.

**LEGAL DESCRIPTION:** North East Quarter (NE1/4) and Northeast Quarter of the Northwest Quarter and the North Half of the Southeast Quarter Northwest Quarter and a 2.58 acre more or less tract located in the Northeast Corner of the Southeast Quarter 36-105-38 Cottonwood County, MN. Containing 222.58 acres more or less.

**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 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 January 10, 2014, 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.

# Glenn & Grace Peterson Heirs Land Auction

## Property Information

**Building Improvements:** Includes a one & half story home, garage, barn, cattle shed and other buildings.

**Parcel Number:** 150360100

### **FSA INFORMATION:**

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

<u>Farm Service Agency Information</u>	
	<u>Parcel Information</u>
◆ <u>Cropland:</u>	180.23 acres +/-
◆ <u>Corn Base:</u>	60.10 acres +/-
◆ <u>Corn Direct Yield:</u>	92 bu.
◆ <u>CC Corn Yield:</u>	92 bu.
◆ <u>Soybean Base:</u>	45.30 acres +/-
◆ <u>Soybean Direct Yield:</u>	34 bu.
◆ <u>CC Soybean Yield:</u>	34 bu.
◆ <u>Wheat Base:</u>	49.9
◆ <u>Wheat Direct Yield:</u>	32 bu.
◆ <u>CC Wheat Yield:</u>	32 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.**

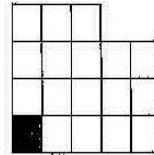


T-105-N

# SOUTHBROOK PLAT

(Landowners)

R-38-W

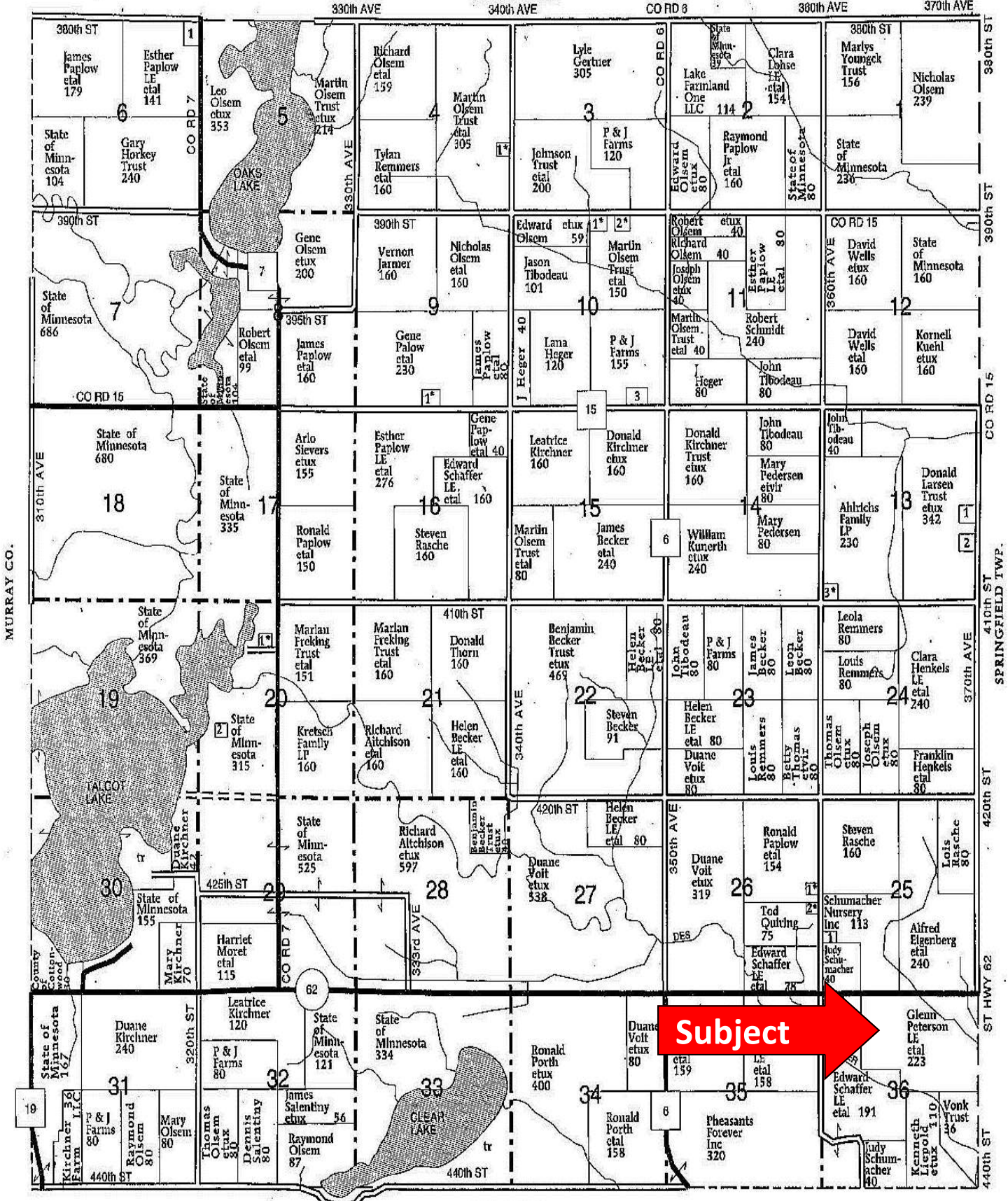


ROSE HILL TWP.  
340th AVE

CO RD 8

380th AVE

370th AVE

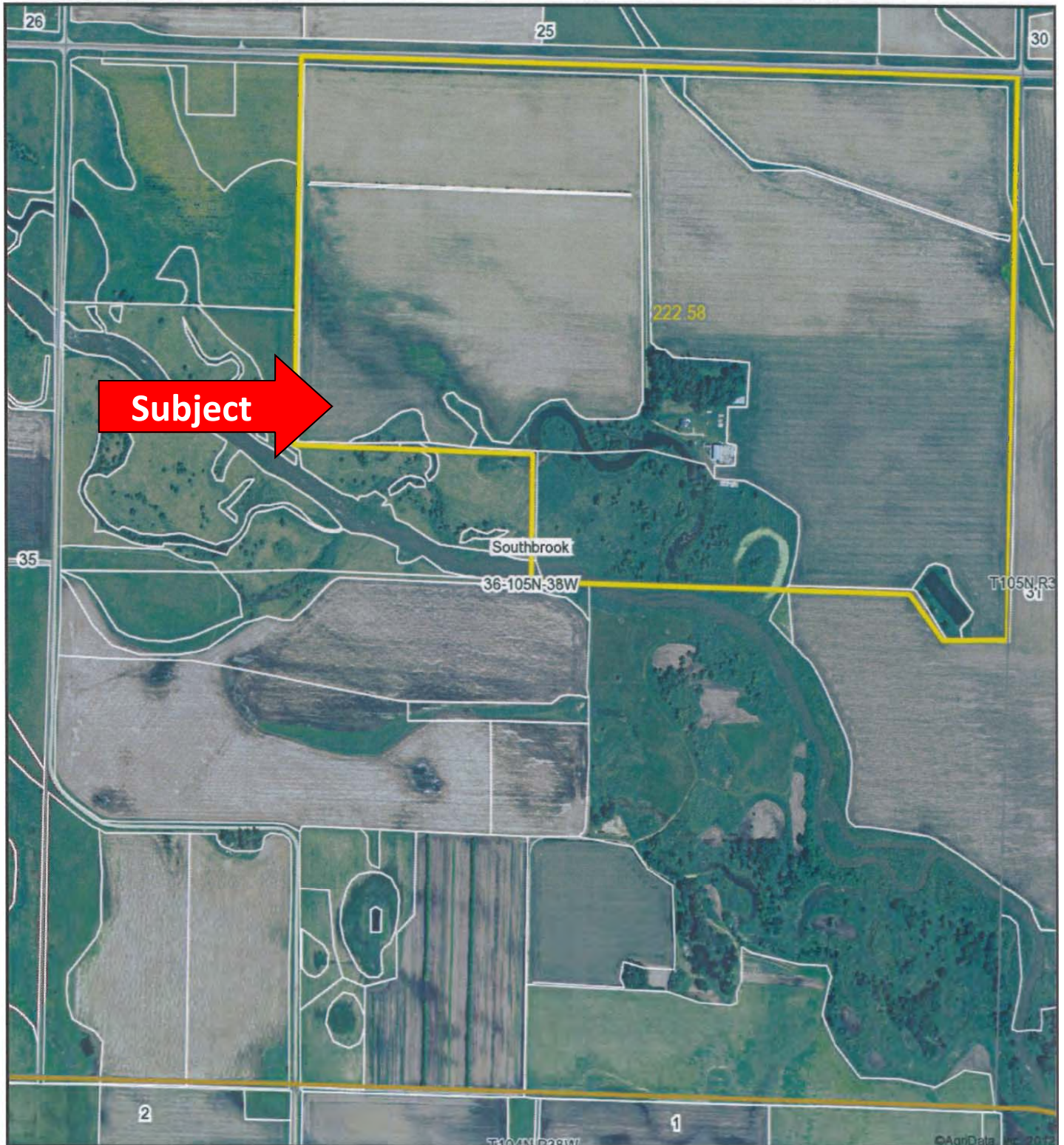


**Subject**

MURRAY CO.

390th ST  
390th ST  
CO RD 15  
CO RD 15  
370th AVE  
410th ST  
SPRINGFIELD TWP.  
420th ST  
ST HWY 62  
440th ST

# Aerial Map



Maps provided by:



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www.AgriDataInc.com

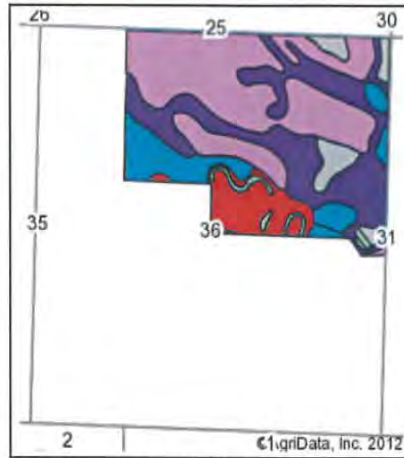
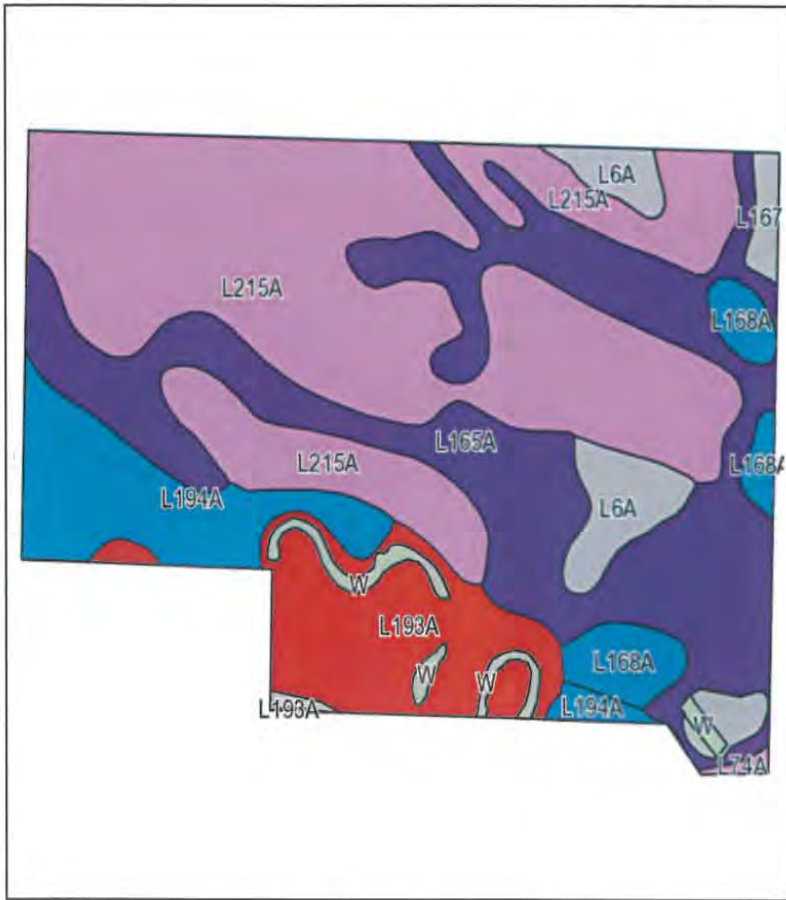
36-105N-38W  
Cottonwood County  
Minnesota

map center: 43° 51' 18.83, 95° 21' 4.01  
scale: 10081



7/9/2013

# Soils Map



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **36-105N-38W**  
 Township: **Southbrook**  
 Acres: **222.6**  
 Date: **7/9/2013**



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



Maps provided by:



©AgriData, Inc 2012  
 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Corn	Soybeans
L215A	Dickman sandy loam, 0 to 2 percent slopes	92.1	41.4%		Ills	49	90	27
L165A	Mayer loam, 0 to 2 percent slopes	64.4	28.9%		Ilw	72	132	40
L193A	Shandep clay loam, 0 to 2 percent slopes, frequently flooded	22.2	10.0%		Vw	20		
L194A	Southbrook silty clay loam, 0 to 2 percent slopes, occasionally flooded	19.2	8.6%		Ilw	59	109	32
L6A	Biscay loam, 0 to 2 percent slopes	8.6	3.8%		Ilw	69	127	38
L168A	Minneopa sandy loam, 0 to 3 percent slopes	8	3.6%		Ills	51	94	28
W	Water	3.9	1.8%			0		
L167A	Mayer clay loam, depressional, 0 to 1 percent slopes	3.7	1.7%		Illw	66	121	36
L74A	Estherville sandy loam, 0 to 2 percent slopes	0.5	0.2%		Ills	44	81	24
<b>Weighted Average</b>						<b>53.8</b>	<b>95.2</b>	<b>28.6</b>

# Beacon - Cottonwood County, MN

**Summary**

**Parcel ID** 150360100  
**Property Address** 36605 STATE HWY 62  
 56137  
**Sec/Twp/Rng** 36-105-38  
**Lot/Block** N/A  
**Plat**  
**Brief Tax Description** NE1/4; NE1/4 NW1/4 & N1/2 SE1/4 NW1/4; 2.58 ACRES NE CORNER SE1/4 222.58  
 (Note: Not to be used on legal documents)  
**Deeded Acres** 222.58  
**CER** 47.01  
**Class** AGRICULTURE  
**Twp/City** 15  
**School District** 330



**Owner**

**Taxpayer**  
 Peterson/John/Etal  
 C/O Alice Hayes  
 1206 Boxelder St  
 MT Lake MN 56159

**Land**

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	7.00	
1	008017	Pasture	2b	29.68 acre	
1	008050	Xtra B Site	2a	4.90 acre	
1	999700	Till + Road Acres	2a	187.00 acre	.00
1	999800	Neg Road Acres	2a	-7.00 acre	
2	001540	Southbrook 1st Acre	2a	1.00 acre	

**Buildings**

 This Buildings information is password protected.  
 [Click here for information on obtaining a user account.](#)

**Extra Features**

 This Extra Features information is password protected.  
 [Click here for information on obtaining a user account.](#)

**2013 Values for 2014 Taxes**

	Market	Taxable
Land	\$780,100	\$780,100
Building	\$30,300	\$30,300
Machine	\$0	\$0
Exemptions		
<b>Total Value</b>	<b>\$810,400</b>	<b>\$810,400</b>

**Valuation/Taxation**

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2012 Payable 2013	\$586,900	2,981	53.91500	230.00	0.00	24.00	\$1,700
2011 Payable 2012	\$484,100	2,467	59.44900	230.00	0.00	24.00	\$1,570
2010 Payable 2011	\$405,500	2,242	62.02800	401.20	0.00	24.00	\$1,286
2009 Payable 2010	\$406,300	2,250	58.99000	404.40	0.00	24.00	\$1,226
2008 Payable 2009	\$318,900	1,790	73.31600	437.05	0.00	24.00	\$1,024



**Current Taxes**

Gross Tax	1906.00
Total Credit	230.00
Spec Asmt	24.00
<b>Net Tax Due</b>	<b>1700.00</b>
Adjusted Tax	0.00
Adjusted S.A.	0.00
<b>Adjusted Net Due</b>	<b>1700.00</b>
Total Receipts	1700.00
<b>Remain Due</b>	<b>0.00</b>
MAY 15	850.00
NOV 15	850.00

**Taxes Paid**

Batch Date	Paid By	Validation #	Total Amount
10/04/2013	PETERSON/JOHN/ETAL	132	\$838.00
5/06/2013	PETERSON/JOHN ETAL	2	\$838.00

**Photos**

 This Photos information is password protected.  
 [Click here for information on obtaining a user account.](#)

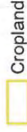
**Sketches**



2013 Program Year

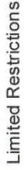
Map Created July 16, 2013

Common Land Unit

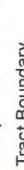


Wetland Determination Identifiers

Restricted Use



Exempt from Conservation Compliance Provisions



1:7,477



Unless otherwise noted: crops are non-irrigated

Corn = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS for grain or HRW for grain

Oats and Barley = Spring for grain

Rye = for grain

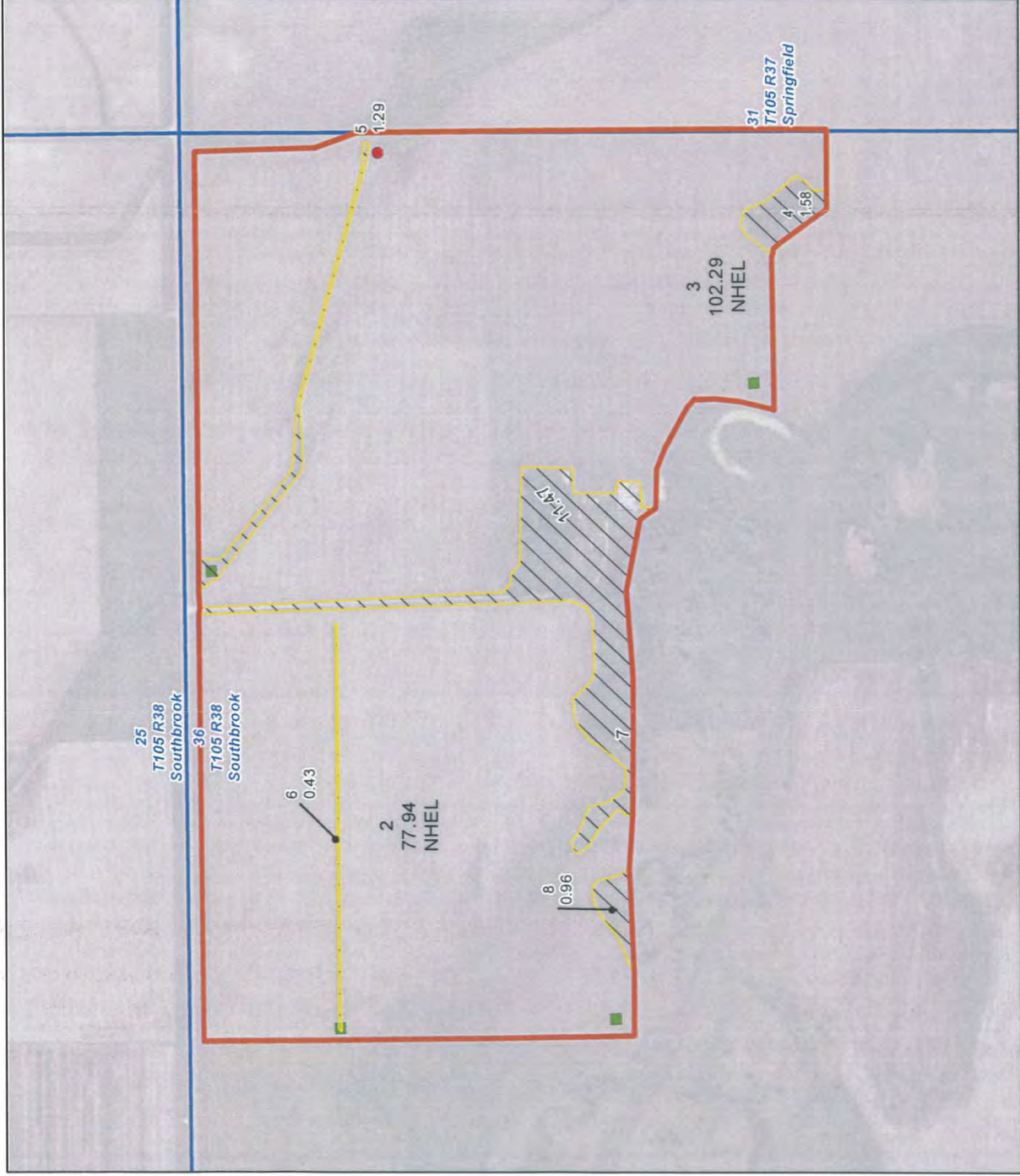
Peas = process

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry Edible

Canola = Spring for seed

Sunflower = oil or non-oil 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.

Form : FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Program Year 2013

Date Aug 13, 2013

**Abbreviated 156 Farm Record**

State : MINNESOTA  
County : COTTONWOOD

Farm Number : 1011

Operator Name :

STEVEN SALENTINY

Farm Associated with operators :

27-101-46, 27-101-52, 27-101-58, 27-033-1011, 27-101-7200, 27-101-7801

CRP contract numbers :

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts
195.96	180.23	180.23	0.00	0.00	0.00	0.00	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	180.23	0.00	0.00	0.00	No	No	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	49.90	0.00	0.00	32	32
Corn	80.10	0.00	0.00	92	92
Soybeans	45.30	0.00	0.00	34	34

**NOTES**

# Glenn & Grace Peterson Heirs Property Improvements/Buildings



**Subject property home.**



**Subject property barn.**



**Subject property work shop.**

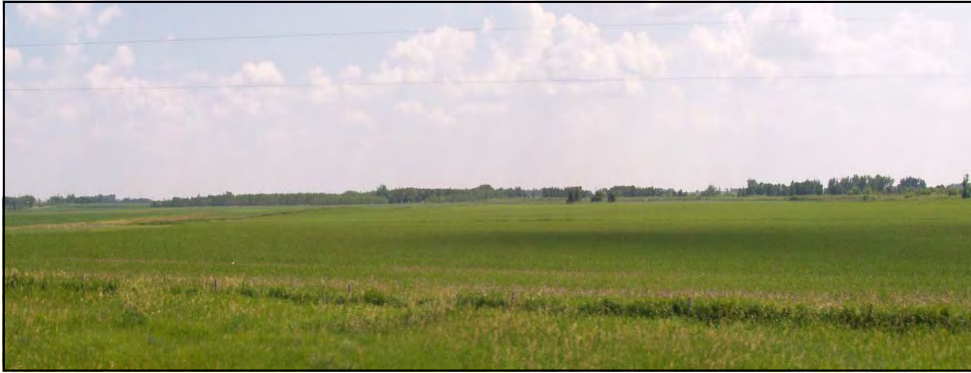


**Subject property outbuildings.**



**Subject property additional outbuildings.**

## Glenn & Grace Peterson Heirs Property Photos



**Subject property  
from road on the  
north.**

**Subject property  
from road on the  
northeast.**



**Subject property  
from building site  
looking east towards  
farm & recreational  
land.**



**Subject recreational  
hunting land.**

