

Buyer Prospectus Information

Donald Fester Estate

120 Acre +/-

Farmland Auction

Monday, September 15, 2014

@ 2:00 P.M.

SALE LOCATION

The auction will be held at the Fester farm which is located from the junction of Highway #14 & County Road #7 on the west edge of Revere, Minnesota, 1 mile south on #7 to 110th Street, 1 mile east & 1/4 mile south.

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.”

Donald Fester Estate

120 acres +/- Farmland Auction

North Hero, Redwood County, MN

SALE LOCATION: The auction will be held at the Fester farm which is located from the junction of Highway #14 & County Road #7 on the west edge of Revere, Minnesota, 1 mile south on #7 to 110th Street, 1 mile east & 1/4 mile south.

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 #14 & County Road #7 on the west edge of Revere, Minnesota, 1 mile south on #7 to 110th Street, 1 mile east & 1/4 mile south.

LEGAL DESCRIPTION: The East Three Quarters of the Northeast Quarter (E3/4 NE1/4) 36-109N-38W Redwood 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 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 November 3, 2014, when clear title is given. The buyer will have possession for 2015 crop year. The Seller shall retain all cropland rental income for 2014 and will pay all real estate taxes that are due and payable in 2014. 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 seller's approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

"All maps and information contained in this booklet and provided by the seller, seller's agent & auction company is believed to be correct but is not guaranteed. All lines on any maps are also for informational purposes only and are not guaranteed to be the actual property boundary lines. Buyers assume all liability for verification of data and information prior to bidding."

Donald Fester Estate Farmland Auction

Property Information

Building Improvements: The building site consists of a 2 story farm home, Detached garage, Machinery shed with shop area, Large barn, Grain bins and Other assorted outbuildings. Well in not in working order. Septic system will need to be updated to meet compliance requirements at buyer expense.

Parcel Number: 61.036.1020

2015 Cropland Possession: The buyers will be granted possession for the 2015 crop year.

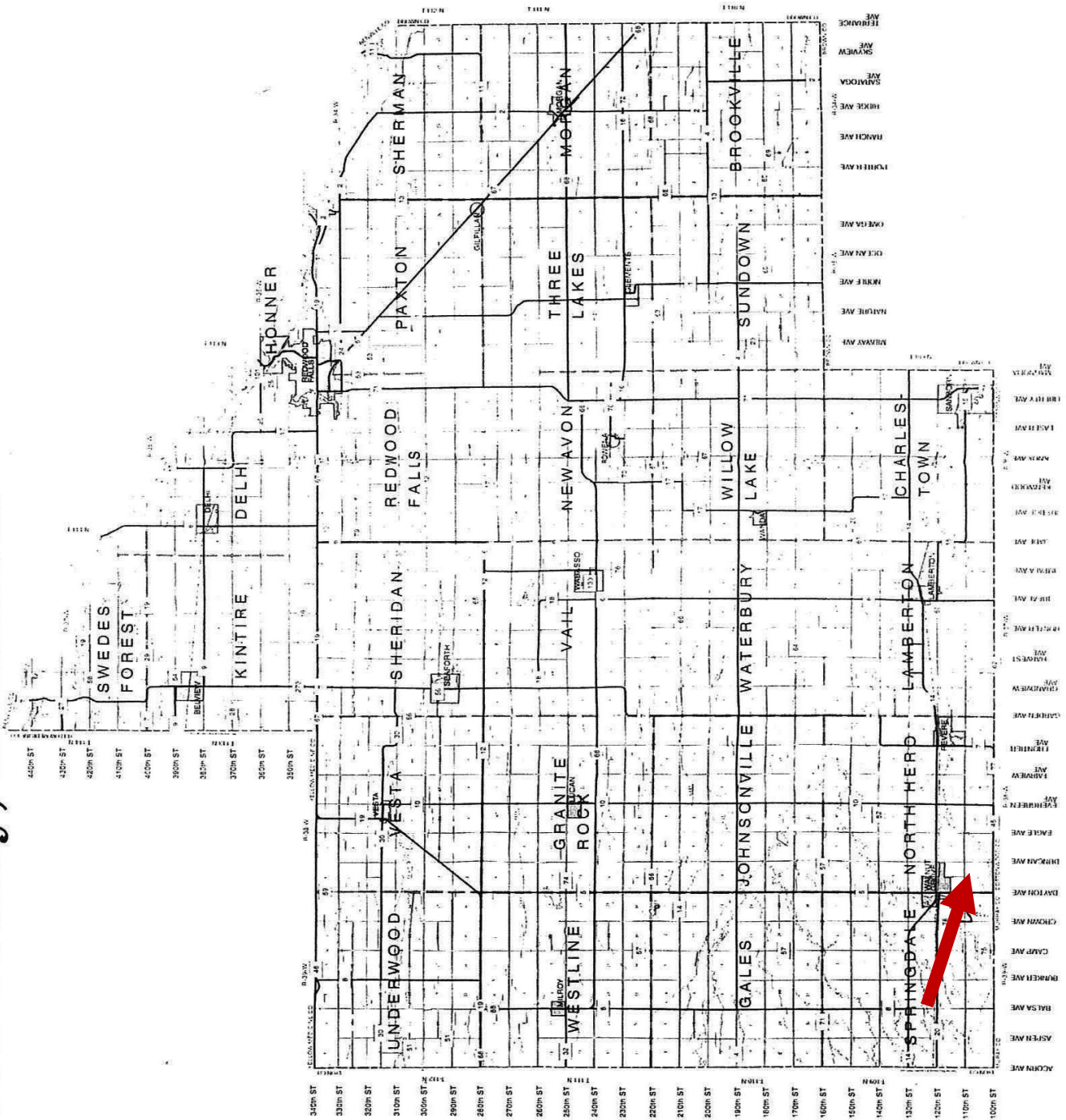
Farm Service Agency Information

- ◆ Cropland: 112.3 acres +/-
- ◆ Corn Base: 56.3 acres +/-
- ◆ Corn Direct Yield: 100 bu.
- ◆ CC Corn Yield: 156 bu.
- ◆ Soybean Base: 53.4 acres +/-
- ◆ Soybean Direct Yield: 38 bu.
- ◆ CC Soybean Yield: 46 bu.
- ◆ Wheat Base: 0 acres +/-
- ◆ Wheat Direct Yield: 0 bu.
- ◆ CC Wheat Yield: 0 bu.
- ◆ CRP: 1.6 acres +/-



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Redwood County, Minnesota



COUNTY MAP



United States
Department of
Agriculture

Redwood County, Minnesota

Farm 867

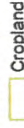
Tract 105



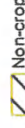
2014 Program Year

Map Created May 08, 2014

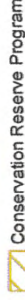
Common Land Unit



Cropland



Non-cropland

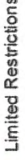


Conservation Reserve Program

Wetland Determination Identifiers



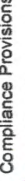
Restricted Use



Limited Restrictions



Exempt from Conservation



Compliance Provisions



Tract Boundary



Section Line

1:4,855



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

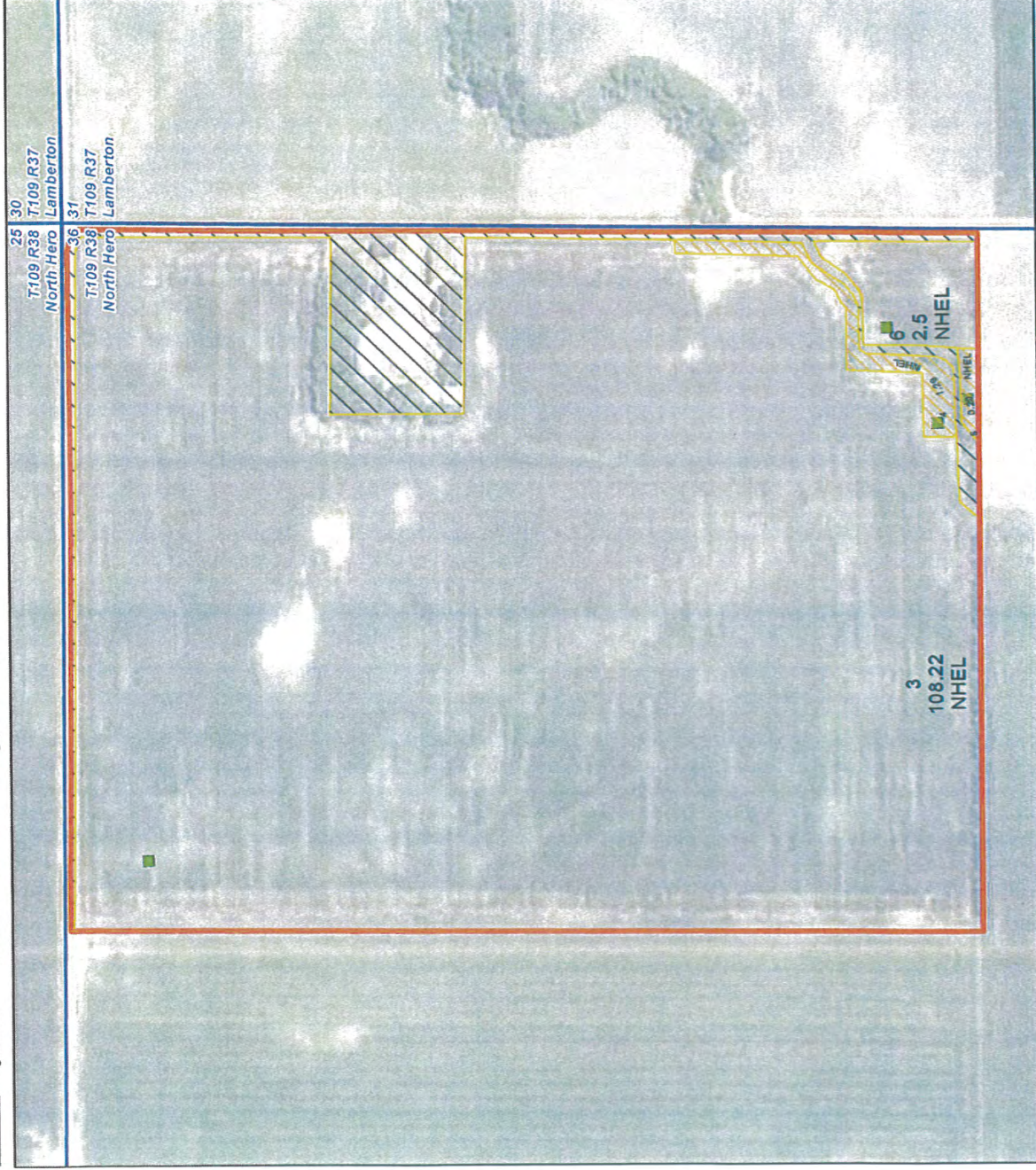
Peas = process

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 2013 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 NRCSS.

Minnesota
Redwood

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

FARM: 867
Prepared: 8/13/14 12:24 PM
Crop Year: 2014
Page: 1 of 1

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: CURTIS L MATHIOWETZ
Farm Identifier:
Recon Number:

Farms Associated with Operator:

473, 783, 4436, 5382, 6841, 7204, 7651, 8308, 8355, 9161, 9625, 9742

CRP Contract Number(s): 1514

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
119.44	112.3	112.3	0.0	0.0	1.6	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	110.7	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	56.3	100	156	0.0	0.0
SOYBEANS	53.4	38	46	0.0	0.0
Total Base Acres:	109.7				

Tract Number: 105 Description: E3/4NE4 36 NH 109 38
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract does not contain a wetland
 WL Violations: None
 FAV/WR History: N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
119.44	112.3	112.3	0.0	0.0	1.6	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	110.7	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	56.3	100	156	0.0	0.0
SOYBEANS	53.4	38	46	0.0	0.0
Total Base Acres:	109.7				

Owners: DONALD L FESTER
Other Producers: LEROY MATHIOWETZ

CRP-1 (01-30-97)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CC. CODE & C/D 27-127	2. SIGN-UP NUMBER 25
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 1514	4. ACRES FOR ENROLLMENT 1.6
7. COUNTY OFFICE ADDRESS AND PHONE NO. (area code) Redwood County FSA Office P O Box 530 Redwood Falls MN 55283 507-637-5735		5. FARM NUMBER 867	6. TRACT NUMBER(S) 105
		8. OFFER (Select one) STANDARD <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM MM-DD-YYYY TO MM-DD-YYYY 11-1-2002 09-30-2017

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "Owner", "Operator", and "Tenant", respectively) on the farm identified above. The undersigned person or persons may hereafter collectively be referred to as "the Participant". The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") for the stipulated contract period from the date the Contract is executed by the CCC or other use set by CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; and if applicable, CRP-15 and CRP-1 Continuation.

10. OFFER FOR PERMISSION TO ALLEY CROP

In order to participate in CRP under CP19, Alley Cropping, I/we submit an offer of \$ 0.00 per acre reduction, from the amount specified in item 11A, in the annual rental payments for permission to produce agricultural commodities on eligible acres in accordance with the provisions for alley cropping set out in the applicable regulations. I/we understand that for each year of the CRP contract the annual rental payment will be reduced by the amount agreed to above, which reduction must be a reduction of at least 50 percent in the annual rental payment.

11A. Rental Rate Per Acre (\$)	<u>D.R.F.</u> \$118.63	12. Identification of CRP Land (See Reverse for additional space)				
B. Annual Contract Payment (\$)	\$190.00	A. Tract No.	B. Field No.	C. Practice	D. Acres	E. Total C/S
C. First Year Payment (\$)	<u>173</u>	<u>150</u>	<u>105</u>	4	<u>1.29</u>	114
(Item 11C applicable only to continuous signup when the first year payment is prorated.)			5	CP21 Filter Strip	<u>.29</u>	26

13. OWNERS, OPERATORS, AND TENANTS

A. OPERATOR NAME AND ADDRESS	%	SOCIAL SECURITY NUMBER	SIGNATURE	DATE
B. OWNER NAME AND ADDRESS		SOCIAL SECURITY NUMBER	SIGNATURE	DATE
Donald Fester 10802 Garden Ave Revere, MN 56166	100 %		<u>Donald Fester</u>	<u>10-28-02</u>
C. NAME AND ADDRESS		SOCIAL SECURITY NUMBER	SIGNATURE	DATE

14. CCC USE ONLY - Payments according to the shares are approved.	SIGNATURE OF CCC REPRESENTATIVE	DATE
		<u>10-29-02</u>

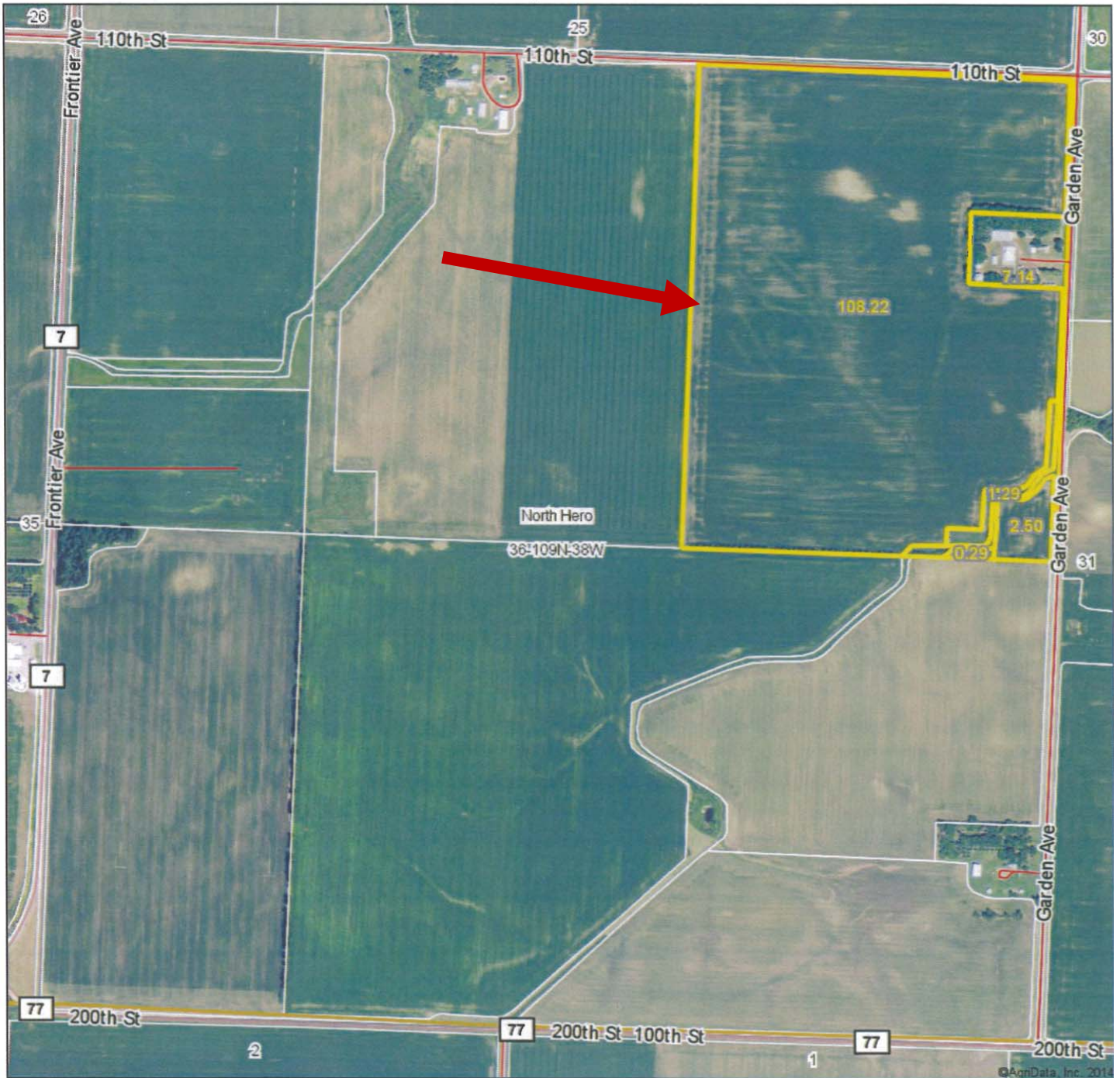
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended, and regulations promulgated at 7 CFR PART 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0125. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, D. C. 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

Original - County Office Copy
 Owner's Copy
 Operator's Copy
 NRCS Copy

Aerial Map



LAND SERVICES AND FARM UNLIMITED
AG & COMMERCIAL REAL ESTATE
AG APPRAISALS

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

Maps Provided By:
surety
© AgriData, Inc. 2014 www.AgriDataInc.com

36-109N-38W
Redwood County
Minnesota

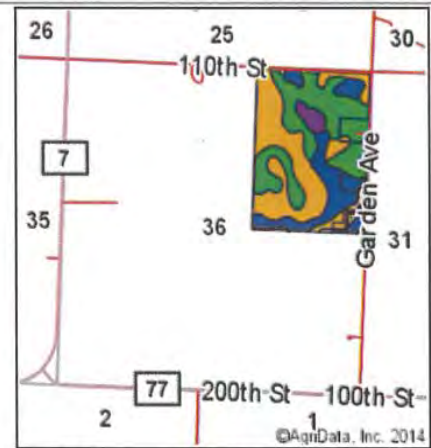
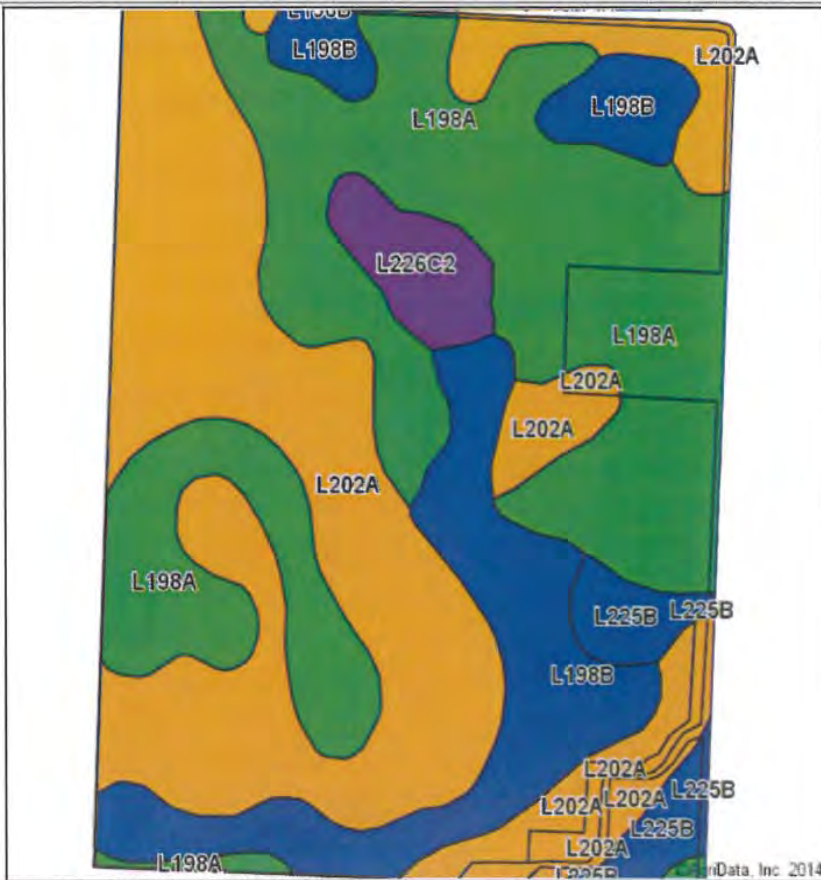
map center: 44° 12' 10.78, 95° 21' 38.79
scale: 9600



8/12/2014

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Soil Map



State: **Minnesota**
 County: **Redwood**
 Location: **36-109N-38W**
 Township: **North Hero**
 Acres: **119.44**
 Date: **8/12/2014**



Soils data provided by USDA and NRCS.

Viewing soils data as of 2/5/2014

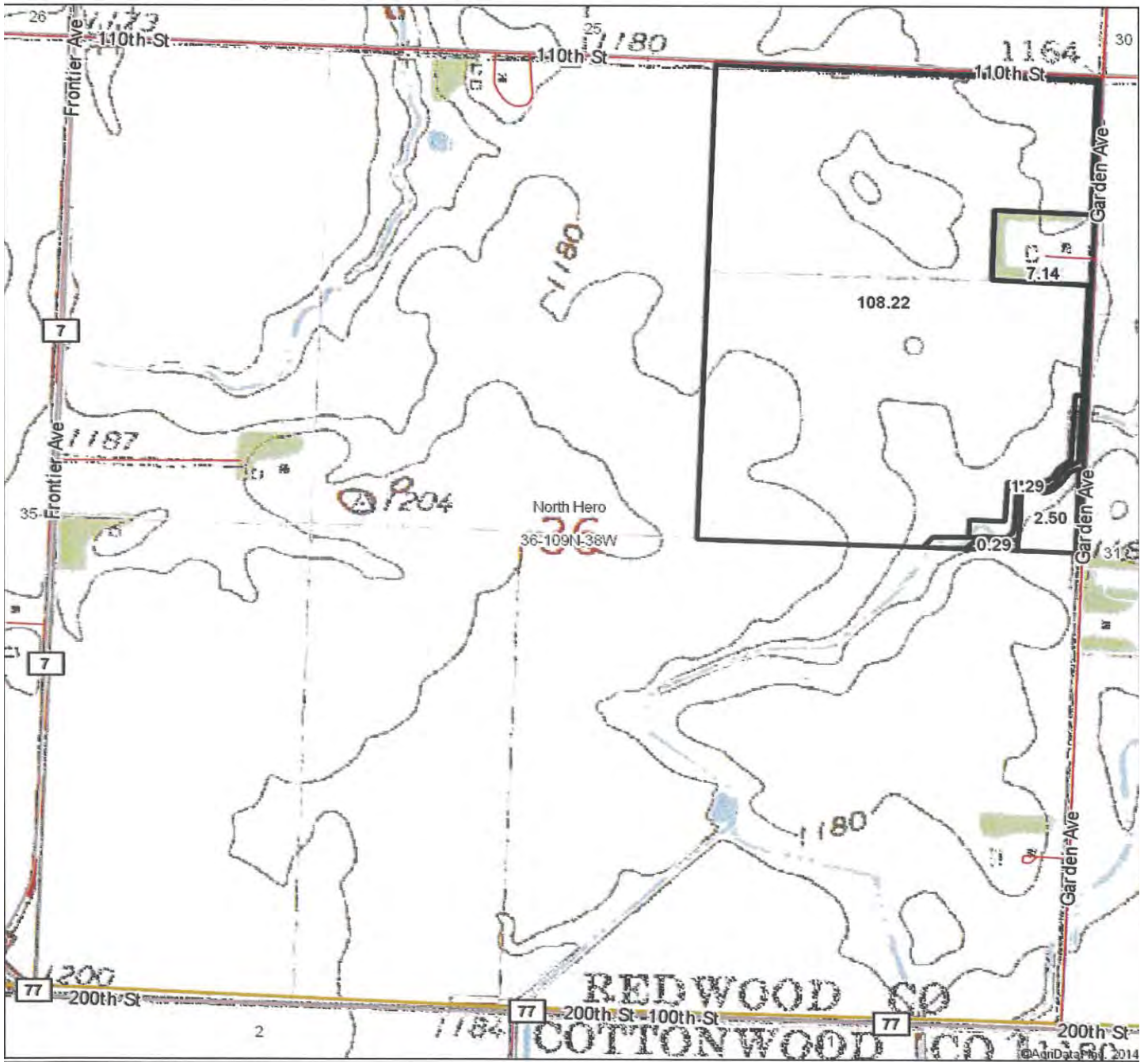
Area Symbol: MN127, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Corn	Soybeans
L202A	Pell Creek-Romnell complex, 0 to 2 percent slopes	46.90	39.3%		llw	89	160	49
L198A	North Twin-Walnut grove complex, 0 to 2 percent slopes	45.23	37.9%		I	96	173	53
L198B	North Twin-Walnut grove complex, 1 to 4 percent slopes	19.39	16.2%		lle	94	169	52
L225B	Annton-North Twin complex, 3 to 6 percent slopes	4.19	3.5%		lle	91	164	50
L226C2	Annton-Storden, firm till complex, 6 to 12 percent slopes, moderately eroded	3.73	3.1%		llle	79	142	43
Weighted Average						92.2	166	50.8

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

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Topography Map



36-109N-38W
Redwood County
Minnesota

map center: 44° 12' 10.78, 95° 21' 38.79
scale: 9600



8/12/2014

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Jean Price
 Redwood Co. Aud./Treas
 Box 130
 Redwood Falls, MN 56283
 507-637-4013
 www.co.redwood.mn.us

2014
PROPERTY TAX
STATEMENT

PRCL# 61-036-1020 RCPT# 3427

TC 4,159

TOWN OF NORTH HERO

Property ID Number: 61-036-1020
 Property Description: SECT-36 TWP-109 RANG-38
 E3/4 NE1/4, 120.A

10802 GARDEN AVE REVER

DONALD FESTER
 10802 GARDEN AVE
 REVERE MN 56166

898-T
 ACRES 120.00

Values and Classification		
Taxes Payable Year	2013	2014
Estimated Market Value:	821,900	1,125,400
Homestead Exclusion:	19,900	21,000
Taxable Market Value:	802,000	1,104,400
New Improve/Expired Excls:		
Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2013		
Proposed Tax		
* Does Not Include Special Assessments		1,884.00
Sent in November 2013		
Property Tax Statement		
First half Taxes:		970.00
Second half Taxes:		970.00
Total Taxes Due in 2014:		1,940.00

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.

Read the back of this statement to find out how to apply.

Taxes Payable Year:		2013	2014
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund	File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	295.09
2. Use these amounts on Form M1PR to see if you are eligible for a special refund			251.37
Property Tax and Credits	3. Property taxes before credits	2,080.00	2,128.00
	4. A. Agricultural market value credits to reduce your property tax	230.00	230.00
	B. Other credits to reduce your property tax	.00	.00
	5. Property taxes after credits	1,850.00	1,898.00
Property Tax by Jurisdiction	6. County	1,306.03	1,309.65
	7. City or Town	251.04	250.29
	8. State General Tax	.00	.00
	9. School District: 2884		
	A. Voter approved levies	187.56	182.99
	B. Other local levies	99.70	149.11
	10. Special Taxing Districts:		
	A. REGIONAL DEVELOPMENT	5.67	5.96
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		.00
	12. Total property tax before special assessments	1,850.00	1,898.00
Special Assessments on Your Property	13. A. 777 SOLID WASTE ASSMNT		42.00
	B.		
PRIN	42.00		
INT			
TOT	42.00		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,892.00	1,940.00

2nd Half Pay Stub 2014 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO:
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE
 PRCL# 61-036-1020 RCPT# 3427
 AGRI HSTD

1st Half Pay Stub 2014 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO:
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE
 PRCL# 61-036-1020 RCPT# 3427
 AGRI HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 17, 2014	2ND HALF TAX 970.00	MAY 15, 2014	1,940.00
	PENALTY		1ST HALF TAX 970.00
	TOTAL		PENALTY
			TOTAL

NO RECEIPT SENT UNLESS REQUESTED.
 YOUR CANCELLED CHECK IS YOUR RECEIPT

TAXES OF \$100.00 OR LESS
 MUST BE PAID IN FULL.

DONALD FESTER 898-T
 10802 GARDEN AVE
 REVERE MN 56166

DONALD FESTER 898-T
 10802 GARDEN AVE
 REVERE MN 56166

Jean Price
 Redwood Co. Aud./Treas
 LIST ADDRESS CORRECTION ON BACK OF STUB.
 CHECK CASH

Jean Price
 Redwood Co. Aud./Treas
 LIST ADDRESS CORRECTION ON BACK OF STUB.
 CHECK CASH

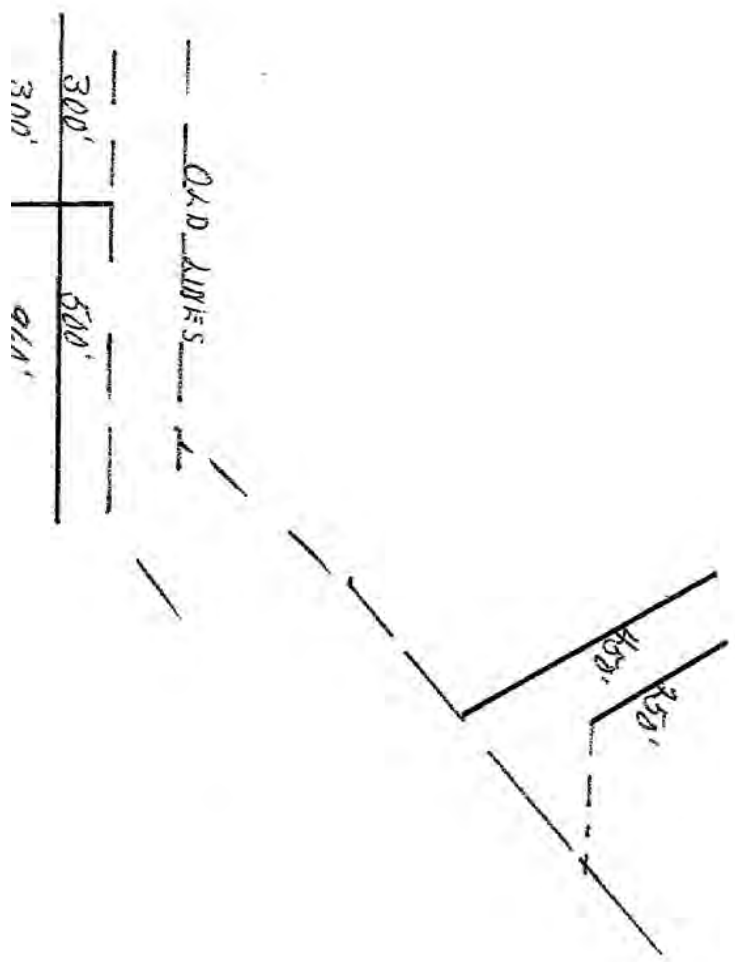


BUILDING
AREA

ASBURY UNIVERSITY

2760 FT. 1972

SCALE 1"=250'



KNUTSON SURVEYING SERVICE

DAN FEFSTER

*Job Mar. 5
\$32.00*

TILE CUT SHEET

DATE MARCH 5, 1972

FARM HINNIE FEFSTER

CONTRACTOR W. PHARRER

STATION	GRADE	CUT	TILE SIZE	REMARKS	STATION	GRADE	CUT	TILE SIZE	REMARKS
	JOB# 1								B.P. - NORTH FROM 1+60
0	—		3.60		0	—		3.40	
1	—		3.95		1	—		3.20	
2	.50		4.01		2	.10		3.16	
2+50	—		4.10		3	—		2.61	
	JOB# 2								B.P. NORTH FROM 0+80
0	—		4.50		0	—		3.10	
1	—		3.92		1	—		2.92	
2	.50		3.98		2	.10		2.86	
3	—		4.04		3	—		2.48	
4	—		4.17						B.P. SOUTH FROM 0+80
4+50	1.20		3.99		0	—		3.10	
	JOB# 3			NORTH WEST CORNER	1	—		3.73	
0			3.30		2	—		4.11	
0+80	.10		3.14		3	.25		3.89	
1+60	.10		3.40		4	—		4.02	
2+60	.15		3.73		5	—		4.38	
3+60	.15		3.94						
4+60	—		4.00						
5+60	—		3.94						
6+60	.30		3.89						
7+60	—		4.05						
8+60	—		4.16						
9+60	—		4.29						

MINNIE FESTER

2540 FT. pd. JULY 14, 1900

SCALE 1-INCH = 5 250 FT. 1971



KNUTSON SURVEYING SERVICE

William Knutson

TILE CUT SHEET

DATE July 6, 1971

FARM _____

CONTRACTOR _____

STATION	GRADE	CUT	TILE SIZE	REMARKS	STATION	GRADE	CUT	TILE SIZE	REMARKS	
	JOB # 1					JOB # 2				
0			3.60		0			4.10		
1	.60		3.80		1	1.00		3.84		
2	.60		4.27		2	1.00		4.07		
3	1.70		3.86		3	1.20		4.02		
4	1.10		4.10		4	1.20		4.13		
5	1.10		3.96		4+50	.60		4.01		
6	.66		4.11		550	.90		4.04		
7	.60		4.17		650	.90		3.94		
8	.90		3.96		750	.50		3.81		
9	.80		4.13		850	.50		4.04		
10	.65		4.25		950	1.00		4.17		
11	.80		4.55		1050	1.60		3.77		
11+20	.85		4.86		1150	.30		4.07		
1140	1.00		4.04							
	RMA FROM 112					Mark Jan				
0			4.30							
1	↑		3.93							
2	.70		3.90							
2+50	↓		3.84							

