

# Buyer Prospectus Information

## Maylon G. Muir Trust

### 160 Acre +/-

### Farmland Auction

## Tuesday, September 16, 2014

### @ 11:00 A.M.

### SALE LOCATION

The auction will be held at the American Legion Hall  
at 411 First Street in Jackson, 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.”**

**Maylon G. Muir Trust Estate**  
**160 acres +/- Farmland Auction**  
**Middletown, Jackson County, MN**

**SALE LOCATION:** The auction will be held at the American Legion Hall at 411 First Street in Jackson, 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 #71 & County Road #4 six mile south of Jackson, Minnesota, then 3 mile west on #4 to County Road #17, then 1 mile south.

**LEGAL DESCRIPTION:** The Southeast (SE1/4) 32-101N-35W 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 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 buyer 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. The Auction Company & Staff represent the owner 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.”***

# Maylon G. Muir Trust Farmland Auction

## Property Information

**Building Improvements:** NONE

**Parcel Number:** 12.032.0300

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

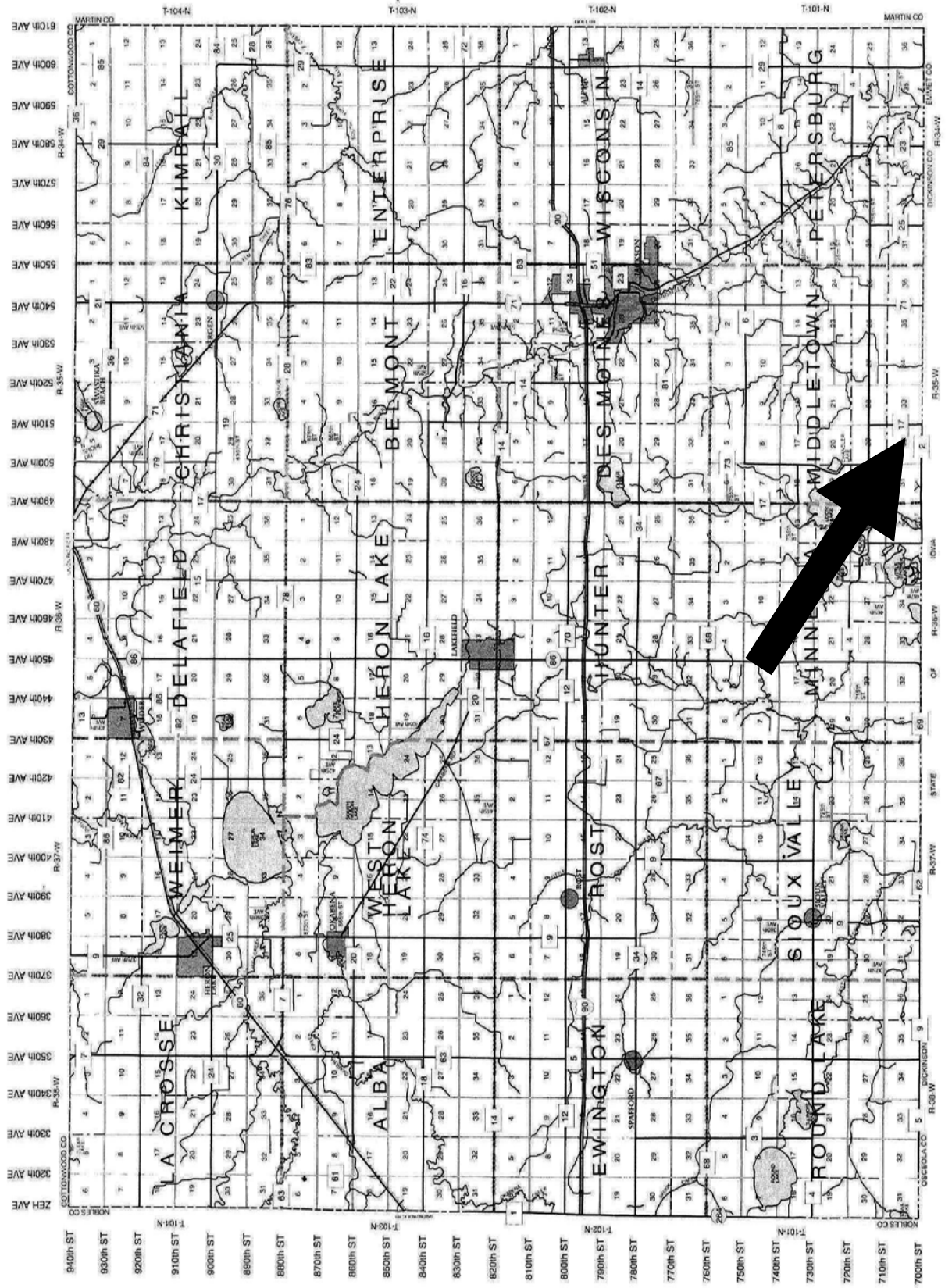
### Farm Service Agency Information

◆ <u>Cropland:</u>	136.12 acres +/-
◆ <u>Corn Base:</u>	67.8 acres +/-
◆ <u>Corn Direct Yield:</u>	111 bu.
◆ <u>CC Corn Yield:</u>	136 bu.
◆ <u>Soybean Base:</u>	67.8 acres +/-
◆ <u>Soybean Direct Yield:</u>	30 bu.
◆ <u>CC Soybean Yield:</u>	36 bu.
◆ <u>Wheat Base:</u>	0 acres +/-
◆ <u>Wheat Direct Yield:</u>	0 bu.
◆ <u>CC Wheat Yield:</u>	0 bu.
◆ <u>CRP:</u>	0 acres +/-

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# Jackson County, Minnesota

## COUNTY MAP

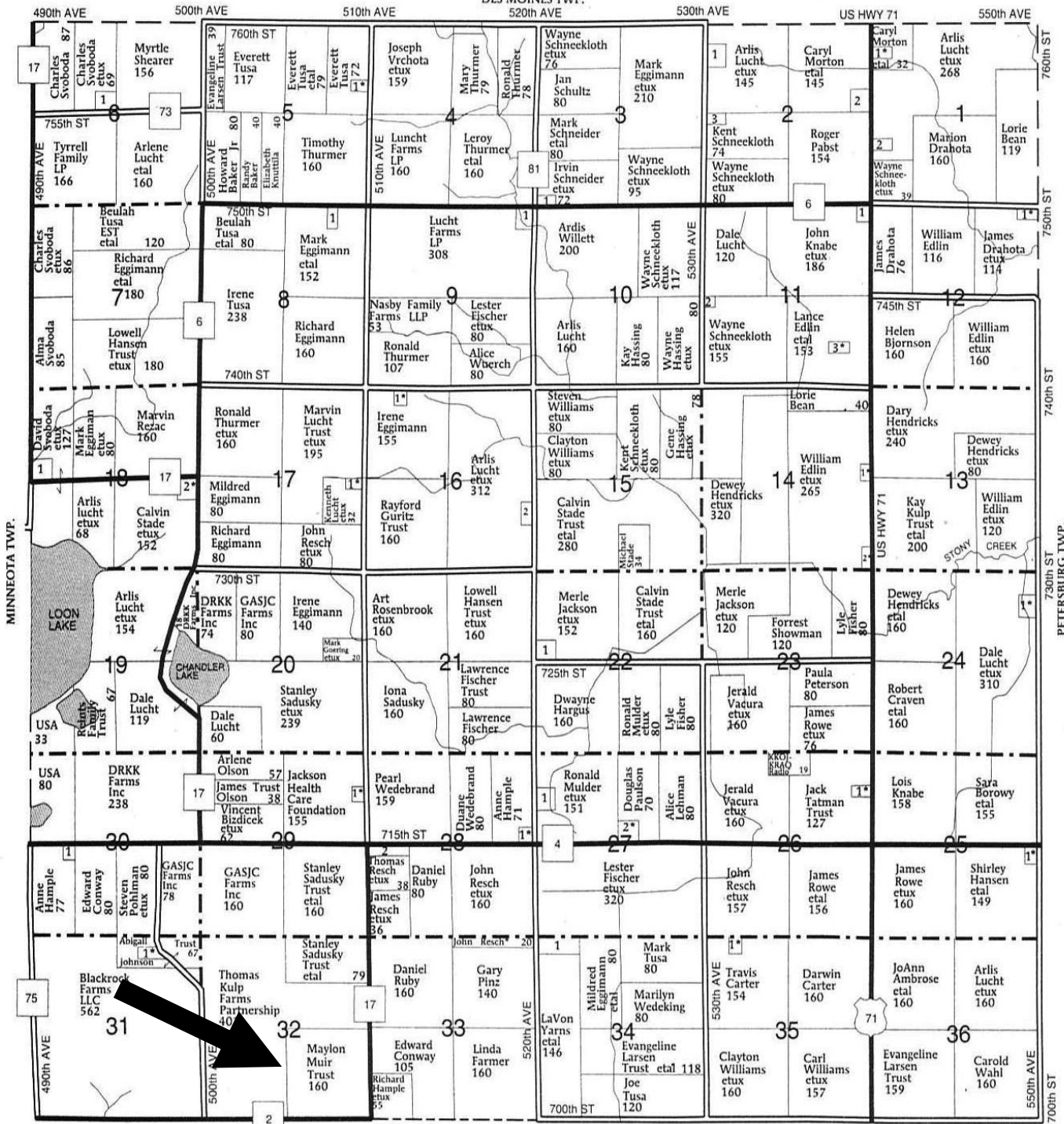


T-101-N

MIDDLETOWN PLAT

R-35-W

(Landowners)  
DES MOINES TWP.



DICKINSON CO., IA

**MIDDLETOWN TOWNSHIP**

**SECTION 1**

- 1. Tewes, Robert 6
- 2. Moss Jr, Thomas 6

**SECTION 2**

- 1. Walterman, Leland 10
- 2. Vanthul, Brandon 10
- 3. Edlin, Peggy 6

**SECTION 3**

- 1. Mohns, Chad 8

**SECTION 5**

- 1. Cushman, Douglas 8

**SECTION 6**

- 1. C & M Svoboda Farms Inc 10

**SECTION 8**

- 1. Phillips, Anthony 8

**SECTION 9**

- 1. Bezdicek, John 11

**SECTION 11**

- 1. Knabe, John 13

**SECTION 12**

- 1. Springler, Shane 6

**SECTION 14**

- 1. Edlin, Mark 5

**SECTION 16**

- 1. Lucht, Kenneth 5
- 2. Fricke, Lyle 8

**SECTION 17**

- 1. Rasmussen, Troy 8

**SECTION 18**

- 1. D & S Farms Inc 11

**SECTION 22**

- 1. Newton, Thomas 8

**SECTION 24**

- 1. Wheeler, Mark 10

**SECTION 25**

- 1. Kruchten, Keith 11

**SECTION 26**

- 1. Pierce, Steve 6
- 1. Hargus, Dwayne 9
- 2. Hansen, Larye 10
- 1. Wedbrand, Drew 9
- 2. Williams, Terry 6
- 1. Tusa, Joseph 5

**SECTION 30**

- 1. Adkins, Jay 5
- 1. Pohlman, Steven 8
- 1. Yarns, Steven 14
- 1. Lentz, Kenneth 6



United States  
Department of  
Agriculture

## Jackson County, Minnesota

## Farm 1080

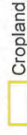
## Tract 2469



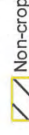
### 2014 Program Year

Map Created May 12, 2014

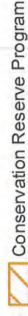
#### Common Land Unit



Cropland



Non-cropland

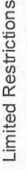


Conservation Reserve Program

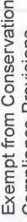
#### Wetland Determination Identifiers



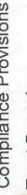
Restricted Use



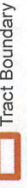
Limited Restrictions



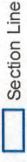
Exempt from Conservation



Compliance Provisions

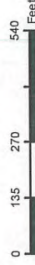


Tract Boundary



Section Line

1:4,878



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

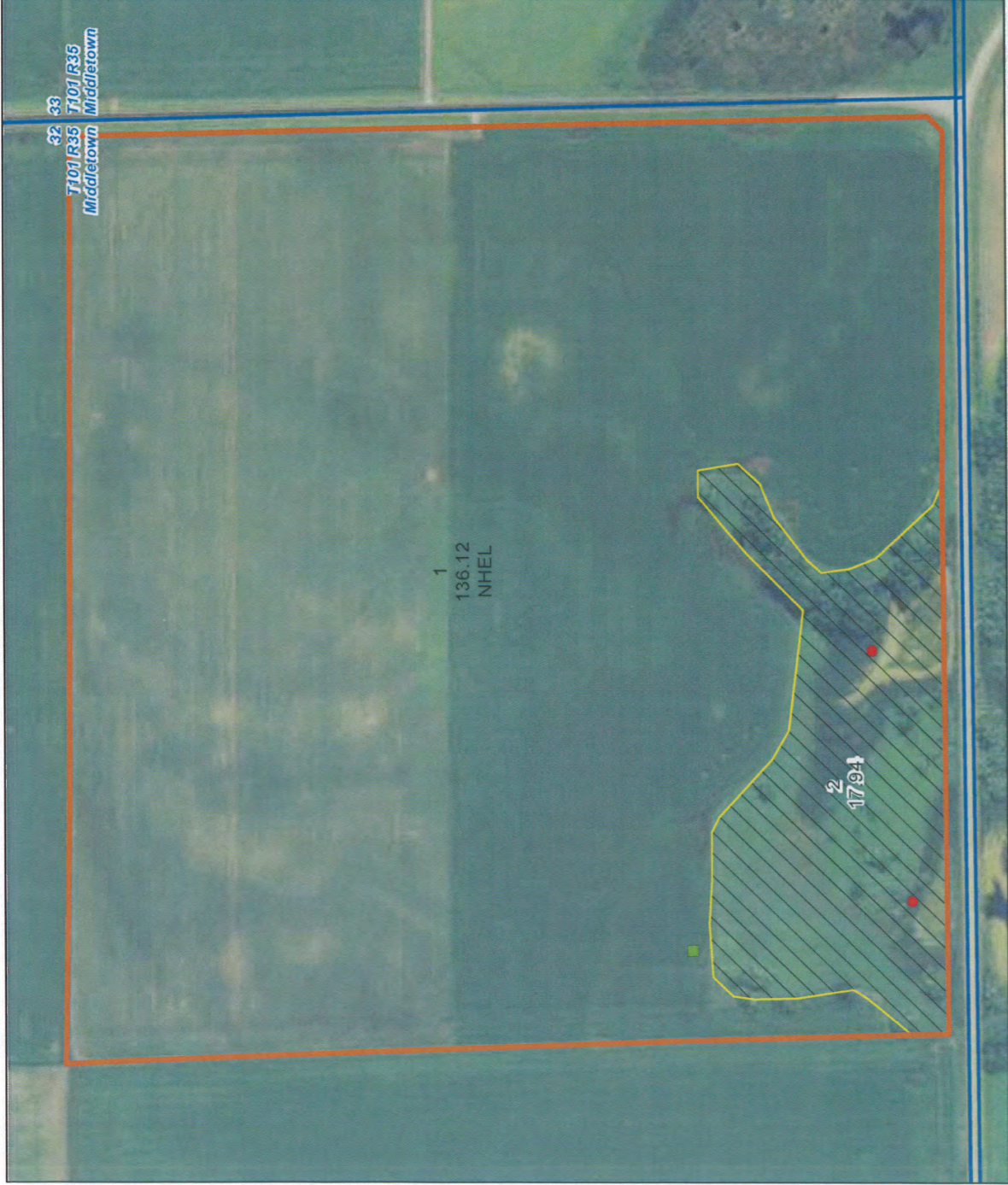
Peas = process

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 (GPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Minnesota  
 Jackson  
 Report ID: FSA-156EZ

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

FARM: 1080  
 Prepared: 8/13/14 2:01 PM  
 Crop Year: 2014  
 Page: 1 of 1

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: DREW WEDEBRAND  
 Farm Identifier:  
 Recon Number:

Farms Associated with Operator:  
 None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
154.06	136.12	136.12	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	136.12	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	67.8	111	136	0.0	0.0
SOYBEANS	67.8	30	36	0.0	0.0
<b>Total Base Acres:</b>	<b>135.6</b>				

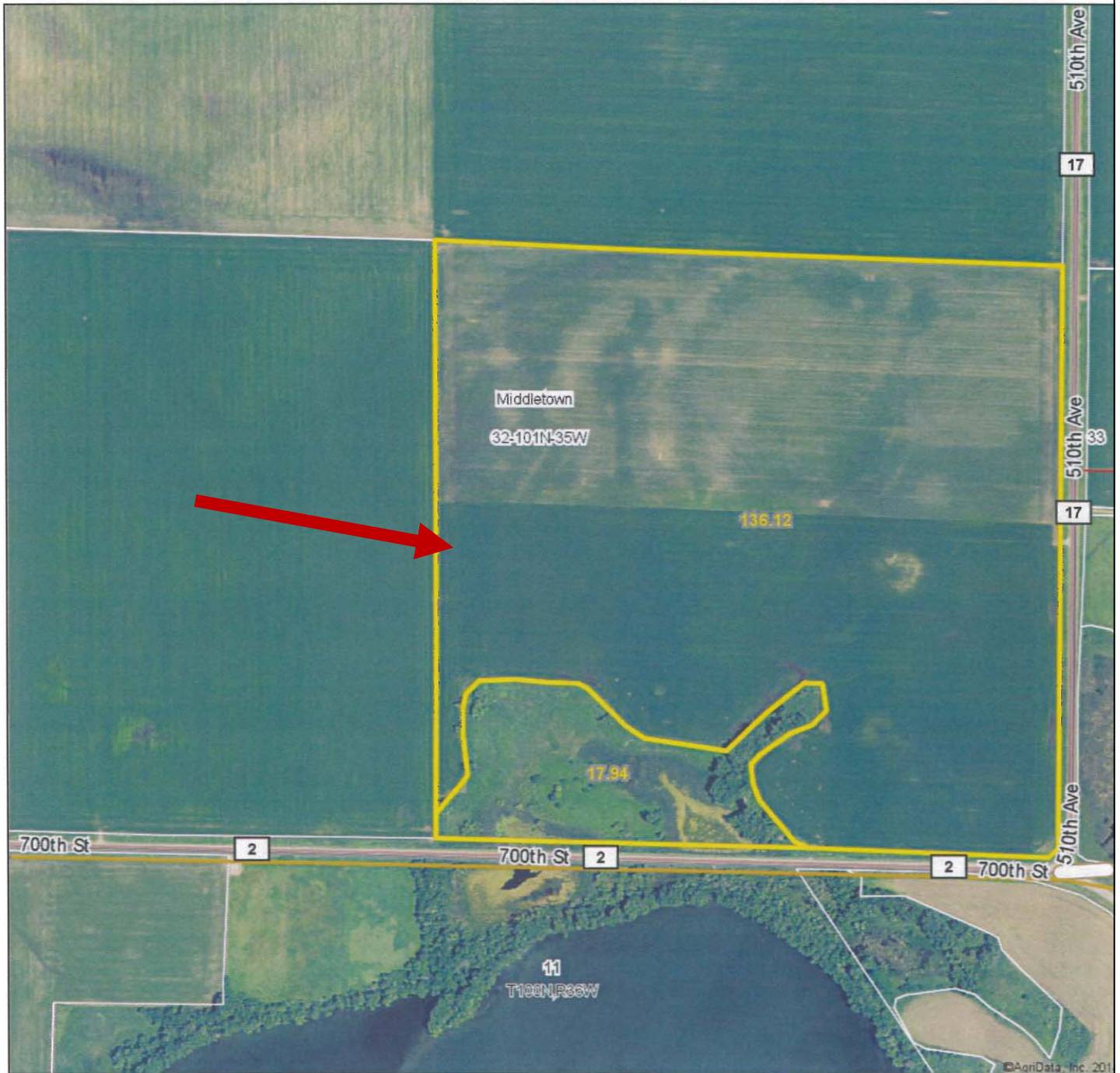
Tract Number: 2469      Description: N10 , SE/32/MIDD  
 BIA Range Unit Number:  
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields  
 Wetland Status: Tract does not contain a wetland  
 WL Violations: None  
 FAV/WR History: N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
154.06	136.12	136.12	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	136.12	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	67.8	111	136	0.0	0.0
SOYBEANS	67.8	30	36	0.0	0.0
<b>Total Base Acres:</b>	<b>135.6</b>				

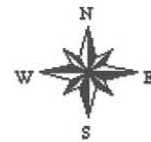
Owners: MAYLON G MUIR TRUST  
 Other Producers: None

# Aerial Map



32-101N-35W  
Jackson County  
Minnesota

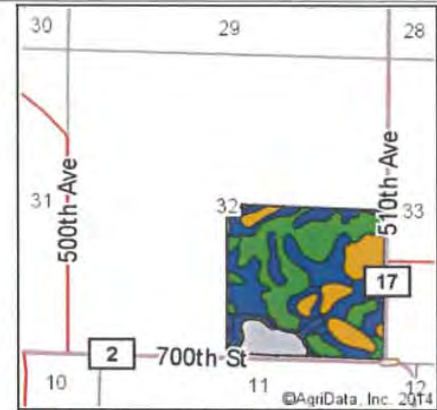
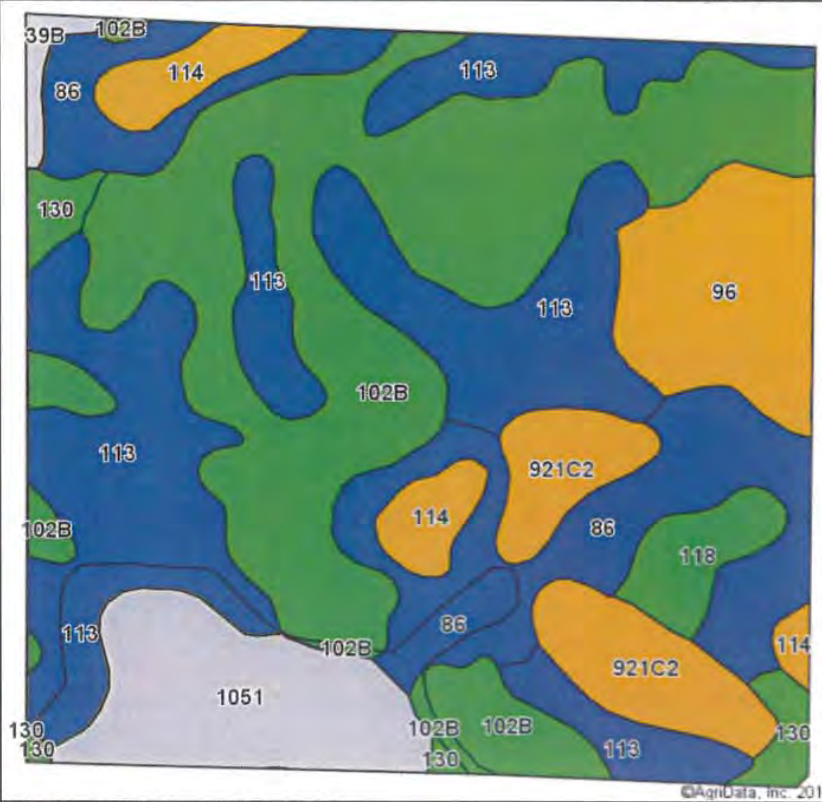
map center: 43° 30' 17.18, 95° 3' 44.21  
scale: 7632



8/11/2014

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# Soil Map



State: **Minnesota**  
 County: **Jackson**  
 Location: **32-101N-35W**  
 Township: **Middletown**  
 Acres: **154.06**  
 Date: **8/11/2014**



Soils data provided by USDA and NRCS.

## Viewing soils data as of 2/5/2014

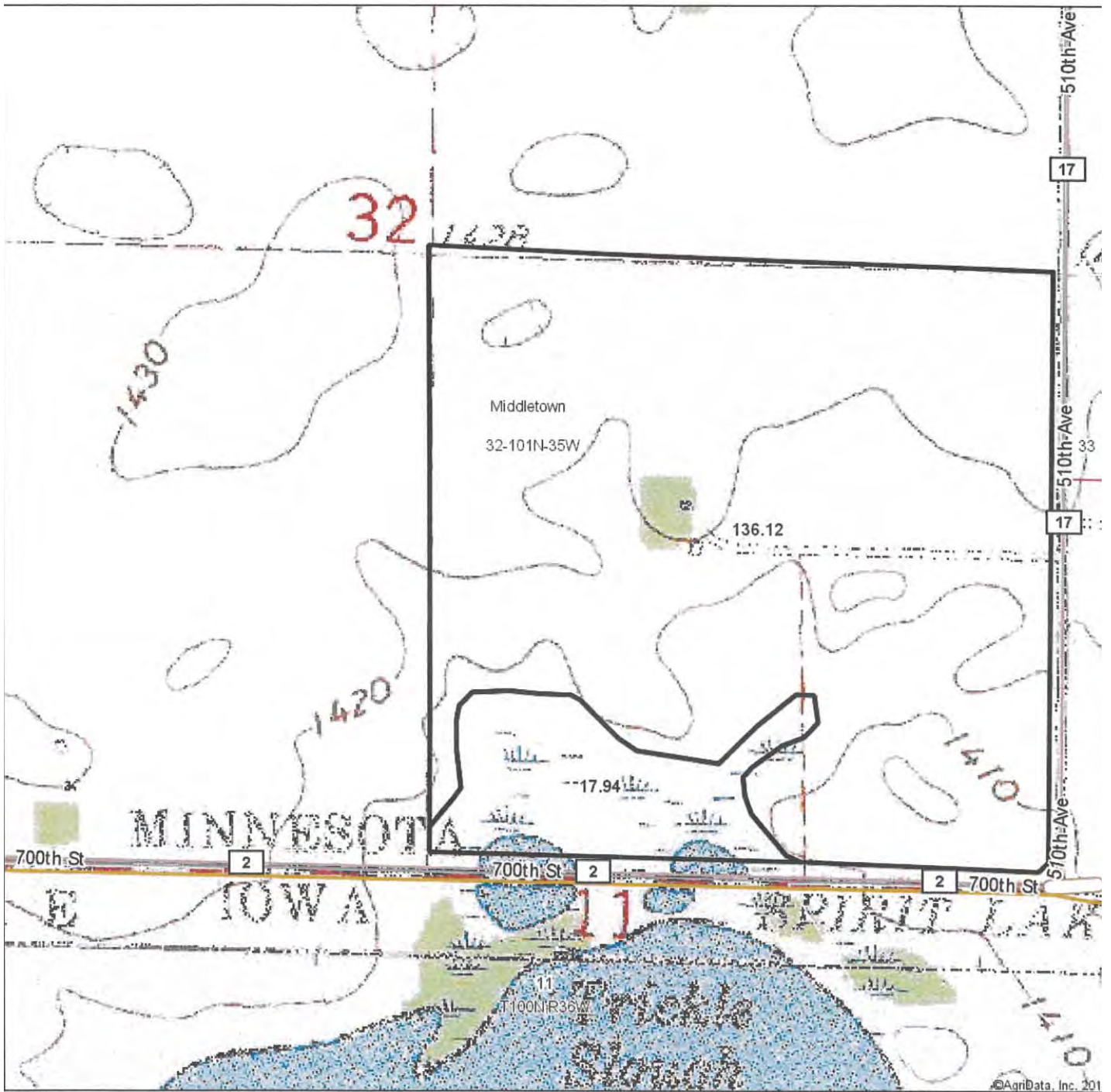
Area Symbol: MN063, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
102B	Clarion loam, 2 to 6 percent slopes	46.56	30.2%		Ile	95	5.6	180	89	52	58
113	Webster clay loam	38.90	25.2%		IIw	93	4.9	176	87	51	57
86	Canisteo clay loam	22.01	14.3%		IIw	93	4.8	176	84	51	55
1051	Glencoe clay loam, ponded	12.06	7.8%		VIIIw	5					
96	Collinwood silty clay	10.93	7.1%		Ile	86	4.9	163	85	47	55
921C2	Clarion-Storden loams, 6 to 12 percent slopes, eroded	9.73	6.3%		IIIle	87	4.8	164	76	48	50
114	Glencoe clay loam	5.40	3.5%		IIIw	86	4.1	163	80	47	52
130	Nicollet clay loam	4.06	2.6%		I	99	5.6	187	90	54	58
118	Crippin clay loam	3.41	2.2%		I	100	5.4	189	88	55	57
39B	Wadena loam, 2 to 6 percent slopes	1.00	0.6%		Ile	65	4.2	123	82	36	54
<b>Weighted Average</b>						<b>85.7</b>	<b>4.7</b>	<b>161.5</b>	<b>79.4</b>	<b>46.8</b>	<b>51.8</b>

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



©AgriData, Inc. 2014



32-101N-35W  
Jackson County  
Minnesota

map center: 43° 30' 17.18, 95° 3' 44.21

scale: 7632



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**Summary**

**Parcel ID** 120320300  
**Property Address**  
**Sec/Twp/Rng** 32-101-035  
**Brief Tax Description** Sect-32 Twp-101 Range-035 160.00 AC SE 1/4  
(Note: Not to be used on legal documents)  
**Deeded Acres** 160.00  
**Class** 101 - (NON-HSTD) AGRICULTURAL ; 940 - (NON-HSTD) WETLANDS  
**District** (1201) MIDDLETOWN/2895  
**School District** 2895  
**Creation Date** 07/10/1989

**Owners**

**Primary Owner**  
 Maylon G Muir Trust  
 PO Box 287  
 Heron Lake, MN 56137

**Land**

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	84.69	0	0	0	40.000	AC
2	CER VALUE	84.47	0	0	0	40.000	AC
3	CER VALUE	58.25	0	0	0	40.000	AC
4	CER VALUE	74.01	0	0	0	40.000	AC
5	WETLANDS	0	0	0	0	20.000	UT
6	ROADS	0	0	0	0	6.000	AC
7	NEG CER	0	0	0	0	-26.000	AC
8	EXEMPT WETLANDS	0	0	0	0	20.000	AC
<b>Total</b>						<b>160.000</b>	

**Valuation**

	2013 Assessment	2012 Assessment	2011 Assessment	2010 Assessment	2009 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$1,075,800	\$768,500	\$614,800	\$558,900	\$537,800
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,075,800	\$768,500	\$614,800	\$558,900	\$537,800

**Taxation**

	2013 Payable	2012 Payable	2011 Payable	2010 Payable
Total Estimated Market Value	\$768,600	\$614,900	\$559,000	\$537,900
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$768,600	\$614,900	\$559,000	\$537,900
Net Taxes Due	\$4,534.00	\$4,396.00	\$4,016.80	\$3,742.00
+ Special Assessments	\$28.00	\$28.00	\$11.20	\$19.04
= Total Taxes Due	\$4,562.00	\$4,424.00	\$4,028.00	\$3,761.04

**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**

<b>Full Amount</b>	4,888.00	Pay full amount by:	<input type="text" value="Credit Card"/>
<b>Half Installment</b>	2,444.00	Pay half installment by:	<input type="text" value="Credit Card"/>
<b>Penalty Payment</b>	(enter amount on next page)	Pay penalty payment by:	<input type="text" value="Credit Card"/>

**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	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
173636	3/27/2014	2014	\$0.00	\$0.00	\$0.00	(\$4,888.00)
161779	5/14/2013	2013	\$0.00	\$0.00	\$0.00	(\$4,562.00)
138677	4/10/2012	2012	\$0.00	\$0.00	\$0.00	(\$4,424.00)
122833	5/4/2011	2011	\$0.00	\$0.00	\$0.00	(\$4,028.00)
117012	11/2/2010	2010	\$0.00	\$0.00	\$0.00	(\$1,880.52)
104878	4/28/2010	2010	\$0.00	\$0.00	\$0.00	(\$1,880.52)

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

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