

Buyer Prospectus Information

HARLAN FENGER

**Rindy Filzen & Chasten Fenger,
Conservators/Guardians**

54.95 Acre +/-

Redwood County, Minnesota

Farmland Auction

Tuesday, November 25, 2014

@ 11:00 A.M.

SALE LOCATION

The auction will be held at the Wanda Legion Hall in Wanda, Minnesota.

Auction Conducted By:



410 Springfield Parkway

Jackson, MN. 56143

507-847-3468

www.danpikeauction.com

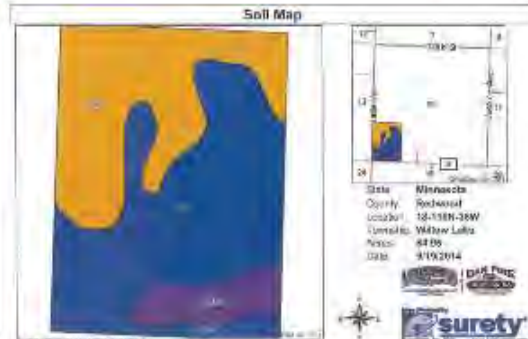
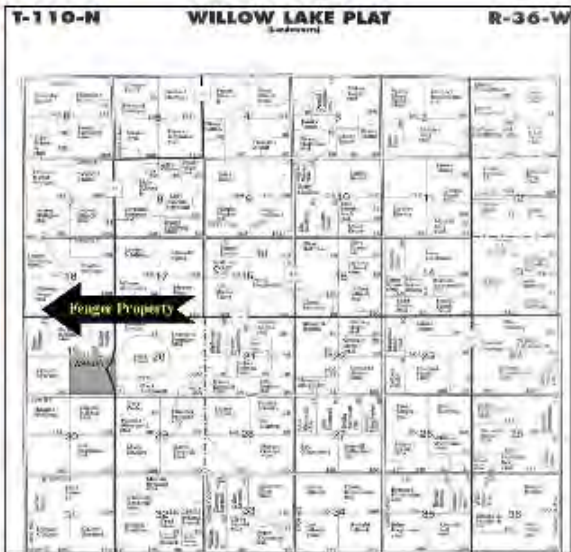
“Serving auction clients in Minnesota & Iowa since 1975.”

54.95 Acres +/- Willow Lake Township, Redwood County, Minnesota

FARMLAND AUCTION

Tuesday, November 25, 2014 @ 11:00 A.M.

SALE LOCATION: The auction will be held at the Wanda Legion Hall in Wanda, MN.
Watch for auction direction signs on the day of the sale.



Revised Data Date as of 02/20/10
Last Revised 03/27/08 (Revised 11)

Code	Soil Description	Area	Percent of Total	Moisture	Water Uptake	Productivity Index	Moisture Available	Drain	Soil	Corrosion	Moisture
E1	Chesapeake	21.82	39.7%	4	1.80	30	1.10	1.0	1.0	1.0	1.0
L1A1	Chesapeake (40-50) Inter- spersed with 10-15 percent chert	22.42	37.2%	4	1.80	30	1.10	1.0	1.0	1.0	1.0
W2A2	Wadena (40-50) Inter- spersed with 10-15 percent chert	3.00	5.1%	4	1.80	30	1.10	1.0	1.0	1.0	1.0
O21B	Wadena (40-50) Inter- spersed with 10-15 percent chert	1.00	1.7%	4	1.80	30	1.10	1.0	1.0	1.0	1.0
Total of Selected		55.24	94.7%				3.30	1.0	1.0	1.0	1.0

LEGAL DESCRIPTION
All of Government Lot 4, Part of Government Lot 3 and part of the East Half of the Southwest Fractional Quarter of Section 19, Township 110 North Range 36 West in Willow Lake Township, Redwood County, Minnesota, described as follows: Beginning at an existing iron monument at the Southwest Corner of Section 19, thence south 69 degrees 25 minutes 25 seconds East, bearing based on Redwood County Coordinate System, along the South line of the Southwest fractional quarter of said Section 19, and along the centerline of County Road Number 4, as exists, a distance of 1,363.80 feet; thence North 00 degrees 35 minutes 00 seconds East, parallel with the West line of said Southwest Fractional Quarter, a distance of 1,769.20 feet, to an iron monument set with a survey cap 2300; thence North 86 degrees 23 minutes 19 seconds West, parallel with the North line of said Southwest Fractional Quarter, a distance of 1,363.80 feet, to the West line of said Southwest Fractional Quarter; thence South 00 degrees 35 minutes 00 seconds West, along the West line of said Southwest Fractional Quarter and along the centerline of township road, as exists, a distance of 1,769.20 feet, to the point of beginning. The tract contains 54.95 acres and is subject to existing county road easement, existing township road easement, and other easements of record, if any.

PROPERTY LOCATIONS
This property is located from the junction of County roads #4 & #17 north of Wanda, Minnesota, then 3/4 mile west on #17. Watch for auction signs.

AUCTION SALE TERMS
All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer(s) at the conclusion of the auction will enter into a Purchase Agreement / Contract and shall make a 25% 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 December 30, 2014, when clear title is given. The Buyer(s) 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, if property is sold to separate buyers the USDA Farm Services Agency determination of allocation of all benefits shall prevail in the division of basis, yields and other benefits. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the seller's probate court approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

AUCTIONEERS NOTE
This is a great opportunity if you are looking for farmland to add to your operations or investment portfolio. We are very honored to have been asked to represent the Fenger family with the sale of this property. Please come prepared to purchase as the sellers have 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 has all 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.

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 Fenger Land Auction sale 610 area or call Dan at the Dan Pike Auction Company at 507-847-3468.

OWNER
Harlan Fenger
Rindy Filzen & Chasten Fenger, Conservators/Guardians

SALE CONDUCTED BY
NAA
Auctioneer

DAN PIKE
AND ASSOCIATES
AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES
410 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

Auctioneers
Dan Pike - CAJ & 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

Attorneys for the Sellers & Closing Agents
Brian L. White
White Law Office
Box 39
Wabasso, MN, 56293
507-342-5181

Harlan Fenger

54.95 acres +/- Farmland Auction

Willow Lake Township, Redwood County, MN

SALE LOCATION: The auction will be held at the Wanda Legion Hall in Wanda, Minnesota. Watch for auction signs the day of the sale.

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

PROPERTY LOCATION: This property is located from the junction of County Road #4 & #17 north of Wanda, Minnesota 3/4 of a mile west on #4. Watch for auction signs.

LEGAL DESCRIPTION: All of Government Lot 4, Part of Government Lot 3, and part of the East Half of the Southwest Fractional Quarter of Section 18, Township 110 North, Range 36 West in Willow Lake Township, Redwood County, Minnesota, Described as follows: Beginning at an existing iron monument at the Southwest Corner of Section 18, thence south 89 degrees 29 minutes 29 seconds East, bearing based on Redwood County Coordinate System, along the South line of the Southwest fractional quarter of said Section 18, and along the centerline of County Road Number 4, as exists, a distance of 1,353.80 feet; thence North 00 degrees 35 minutes 08 seconds East, Parallel with the West line of said Southwest Fractional Quarter, a distance of 1,766.86 feet, to an iron monument set with a survey cap 23008; thence North 89 degrees 23 minutes 19 seconds West, parallel with the North line of said Southwest Fractional Quarter, a distance of 1,353.80 feet, to the West line of said Southwest Fractional Quarter; thence South 00 degrees 35 minutes 08 seconds West, along the West line of said Southwest Fractional Quarter and along the centerline of township road, as exists, a distance of 1,769.29 feet, to the point of beginning. The tract contains 54.95 acres and is subject to existing county road easement, existing township road easement, and other easements of record, if any.

AUCTION TERMS: All bidders must register for a bidding number at the auction prior to bidding. 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 December 30, 2014, when clear title is given. The Buyer(s) 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. If property is sold to separate buyers the USDA Farm Services Agency determination of allocation of all benefits shall prevail in the division of basis, yields and other benefits. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers & probate court 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."

Harlan Fender Farmland Auction

Property Information

Building Improvements: None

Parcel Number: Part of 75.018.3020

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

**Farm Service Agency Information for complete farm unit
in which the subject sale property is part of said unit.**

♦ <u>Farmland:</u>	163.57 acres +/-	(TOTAL FARM UNIT)
♦ <u>Cropland:</u>	156.69 acres +/-	(TOTAL FARM UNIT)
♦ <u>Corn Base:</u>	50.20 acres +/-	(TOTAL FARM UNIT)
♦ <u>Corn Direct Yield:</u>	111.00 bu.	(TOTAL FARM UNIT)
♦ <u>CC Corn Yield:</u>	111.00 bu.	(TOTAL FARM UNIT)
♦ <u>Soybean Base:</u>	106.40 acres +/-	(TOTAL FARM UNIT)
♦ <u>Soybean Direct Yield:</u>	28.00 bu.	(TOTAL FARM UNIT)
♦ <u>CC Soybean Yield:</u>	28.00 bu.	(TOTAL FARM UNIT)
♦ <u>Wheat Base:</u>	0 acres +/-	(TOTAL FARM UNIT)
♦ <u>Wheat Direct Yield:</u>	0 bu.	(TOTAL FARM UNIT)
♦ <u>CC Wheat Yield:</u>	0 bu.	(TOTAL FARM UNIT)
♦ <u>CRP:</u>	0 acres +/-	(TOTAL FARM UNIT)

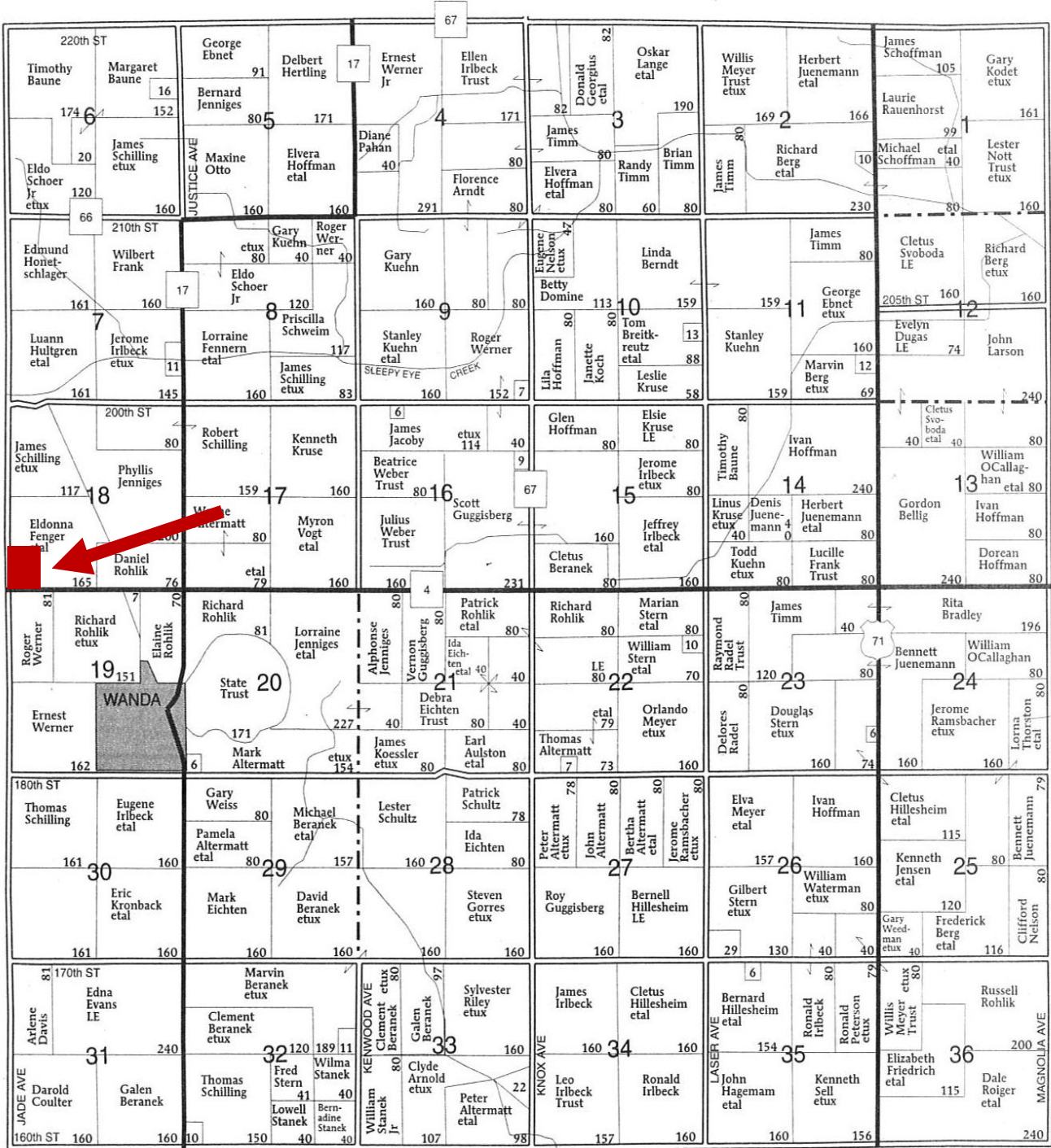
Since this will be a split of a present farm unit the USDA Farm Services Agency determination of allocation of all benefits shall prevail in the division of basis, yields and other benefits.

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T-110-N

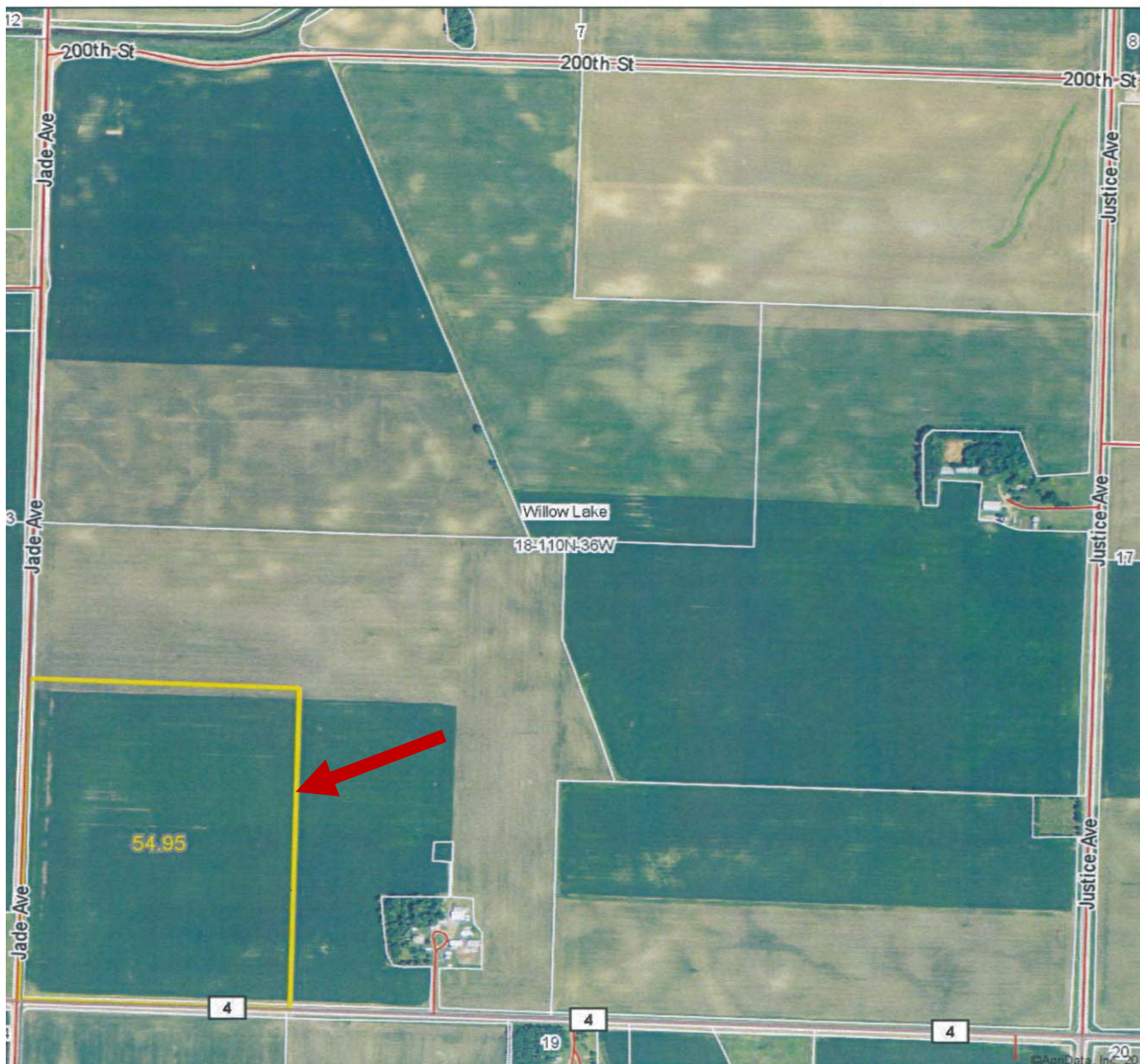
WILLOW LAKE PLAT
(Landowners)

R-36-W



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Aerial Map



FARM SERVICES 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

18-110N-36W
Redwood County
Minnesota

map center: 44° 19' 58.75, 95° 13' 4.59

scale: 9628

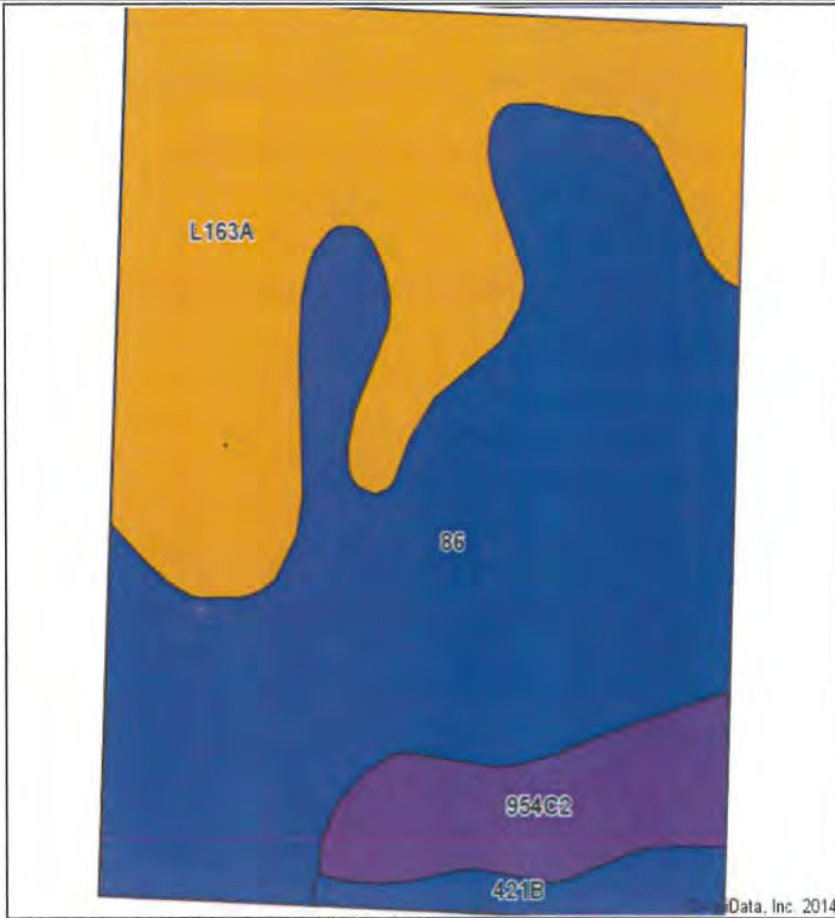


9/19/2014

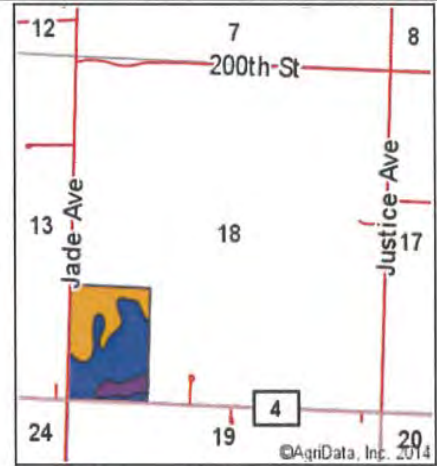
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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Soil Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Redwood**
 Location: **18-110N-36W**
 Township: **Willow Lake**
 Acres: **54.95**
 Date: **9/19/2014**



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	Bromegrass alfalfa hay	Com	Oats	Soybeans	Spring wheat
86	Canisteo clay loam	27.87	50.7%		llw	93		171		51	
L163A	Okoboji silty clay loam, depressional, 0 to 1 percent slopes	20.42	37.2%		lllw	86	3.3	158	80	47	55
954C2	Storden-Ves loams, 6 to 12 percent slopes, eroded	4.82	8.8%		llle	77		142		42	
421B	Ves loam, 1 to 4 percent slopes	1.84	3.3%		lle	90		166		50	
Weighted Average						88.9	1.2	163.5	29.7	48.7	20.4

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

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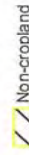
2014 Program Year

Map Created May 08, 2014

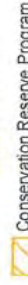
Common Land Unit



Cropland

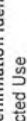


Non-cropland



Conservation Reserve Program

Wetland Determination Identifiers



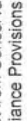
Restricted Use



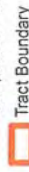
Limited Restrictions



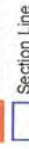
Exempt from Conservation



Compliance Provisions

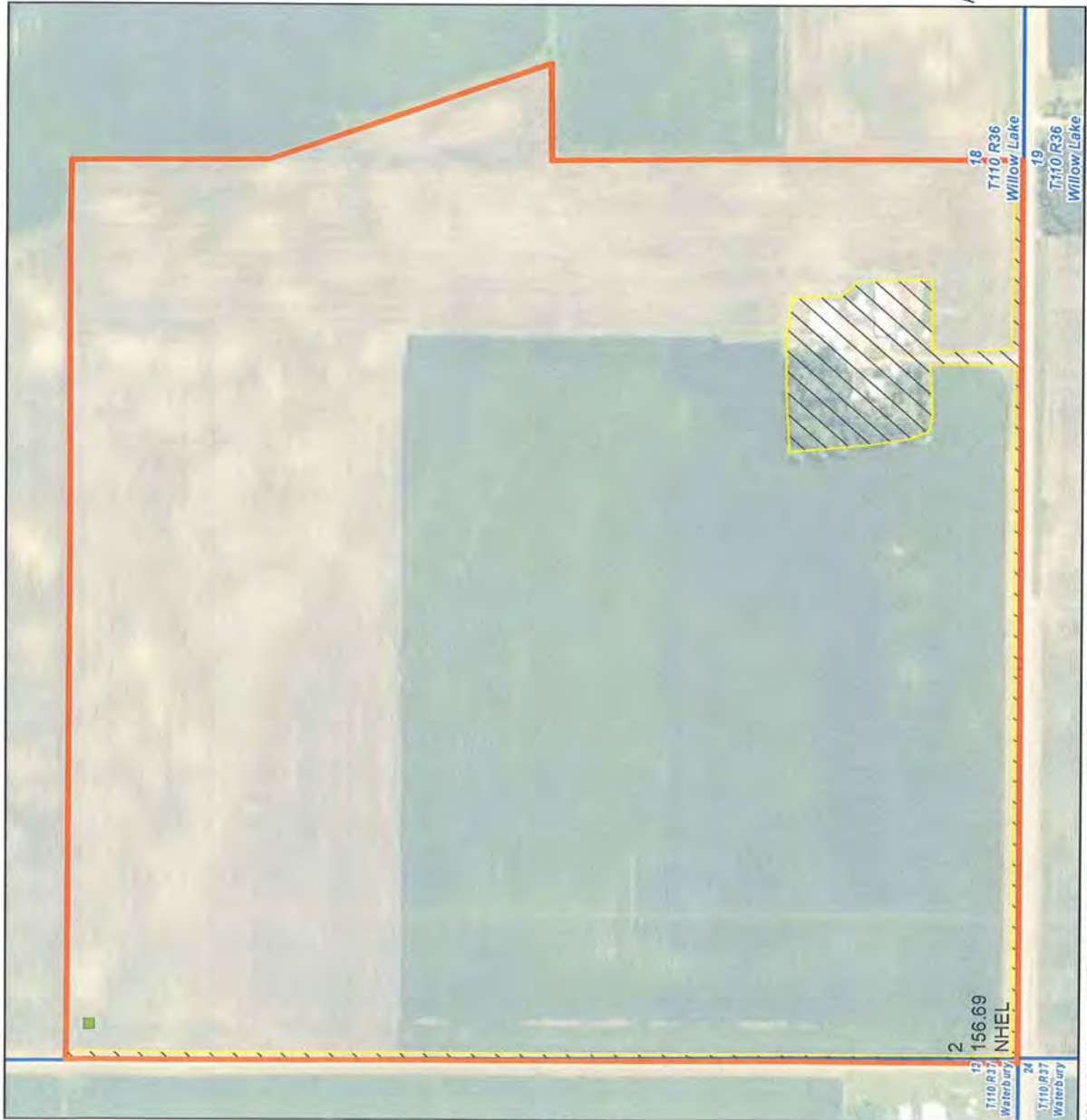


Tract Boundary



Section Line

1:4,851



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 NRCS.

FSA Complete Farm Unit Map

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Abbreviated 156 Farm Record

State : MINNESOTA

Farm Number : 8909

County : REDWOOD

Operator Name : CHARLES D FENGER

Farms Associated with Operator : 27-127-7986, 27-127-8909

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts	
163.57	156.69	156.69	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	156.69	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
Corn	50.20	0.00	0.00	111	111
Soybeans	106.40	0.00	0.00	28	28
TOTAL	156.60	0.00	0.00		

NOTES

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State : MINNESOTA

Farm Number : 8909

County : REDWOOD

Tract Number : 12140

Description : SW4 & TRI 268'x641' N2SE4 18 WL 110 36

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 : ELDONNA M FENGER

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
163.57	156.69	156.69	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	156.69	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
Corn	50.20	0.00	0.00	111	111
Soybeans	106.40	0.00	0.00	28	28
TOTAL	156.60	0.00	0.00		

FSA Complete Farm Unit 156

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Tax Statement for the entire farm that includes the subject property.

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



PRCL# 75-018-3020 RCPT# 7568
TC 5,116
Values and Classification
Taxes Payable Year 2013 2014
Estimated Market Value: 1,013,400 1,442,100
Homestead Exclusion: 19,600 20,000
Taxable Market Value: 993,800 1,422,100
New Improve/Expired Excls:
Property Class: AGRI HSTD AGRI HSTD
RELATIVE RELATIVE

Property ID Number: 75-018-3020
Property Description: SECT-18 TWP-110 RANG-36
SW1/4 & TRI TR 268 1/2' X 641' IN
N1/2 SE1/4, 165.17A
28371 CO HWY 4 SAN

ACRES 165.17

ELDONNA M FENGER ET'AL
% DON SCHUMACHER
PO BOX 327
WANDA MN 56294

1431-T

Step

1

Sent in March 2013
* Does Not Include Special Assessments
Sent in November 2013 2,484.00

Step

2

Sent in November 2013 2,484.00

Step

3

Property Tax Statement
First half Taxes: 1,310.00
Second half Taxes: 1,310.00
Total Taxes Due in 2014: 2,620.00

\$\$\$
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			.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund		.00	
Property Tax and Credits			
3. Property taxes before credits		2,722.00	2,803.40
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		2,492.00	2,573.40
Property Tax by Jurisdiction			
6. County		1,665.70	1,735.50
7. City or Town		290.23	278.00
8. State General Tax		.00	.00
9. School District: 640		353.01	346.30
A. Voter approved levies		175.83	205.70
B. Other local levies		7.23	7.90
10. Special Taxing Districts:			
A. REGIONAL DEVELOPMENT			
B.			
C.			
D.			
11. Non-school voter approved referenda levies			.00
12. Total property tax before special assessments		2,492.00	2,573.40
Special Assessments on Your Property			
13. A. 8201 JUD 36, R & B			4.60
B. 777 SOLID WASTE ASSMNT			42.00
PRIN 46.60 C.			
INT D.			
TOT 46.60 E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		2,534.00	2,620.00

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# 75-018-3020 RCPT# 7568
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# 75-018-3020 RCPT# 7568
AGRI HSTD

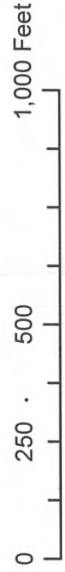
AMOUNT DUE	AMOUNT DUE	TOTAL TAX	2,620.00
NOVEMBER 17, 2014	2ND HALF TAX 1,310.00	MAY 15, 2014	1ST HALF TAX 1,310.00
	PENALTY		PENALTY
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT	TOTAL	TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL	TOTAL
ELDONNA M FENGER ET'AL % DON SCHUMACHER PO BOX 327 WANDA MN 56294	1431-T	ELDONNA M FENGER ET'AL % DON SCHUMACHER PO BOX 327 WANDA MN 56294	1431-T

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



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SW Qtr of Section 18 Twp 110 Range 36, shows no county ditch or tile.



● ESTIMATED LOCATION OF INTAKES

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