



DAN PIKE, AG LAND BROKER / AUCTIONEER

## PUBLIC FARMLAND AUCTION

# Knutson Family Trust

Farmland 65.18 Acres more or less

Bare Un-Improved Farmland

Hunter Township, Jackson County, MN.

### SALE CONDUCTED BY

*Dan Pike Auction Company, LLC &  
Land & Farm Services Unlimited, LLC*

***Dan Pike***

Ag Land Broker - Auctioneer - Agricultural Appraiser

410 Springfield Parkway Jackson, Minnesota 56143 507-847-3468

Email: [dan@danpikeauction.com](mailto:dan@danpikeauction.com) &

Web Site: [www.danpikeauction.com](http://www.danpikeauction.com) or [www.landfarmservices.com](http://www.landfarmservices.com)

***Serving Real Estate & Auction clients since 1975.***

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.

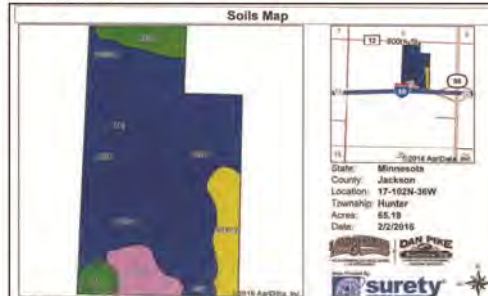
Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

# 65.18 Acres +/- Hunter Township, Jackson County, MN FARMLAND AUCTION

Friday, February 26, 2016 @ 10:30 A.M.

(Blizzard/Storm Date Monday, February 29, 2016 @ 10:30 A.M. Please check our web site [www.danpikeauction.com](http://www.danpikeauction.com) for updates/changes if weather is poor.)

**SALE LOCATION:** The auction will be held at the Lakefield Legion Hall, 413 Main Street Lakefield, Minnesota.  
Watch for auction signs the day of the sale.



**LEGAL DESCRIPTION:** Northeast Quarter except I-90 highway and except 582' x 538' in the Northwest Quarter of the Northeast Quarter and excepting the East 67.29 acres of the Northeast Quarter 17-102N-36W Jackson County, Minnesota. Said tract containing 65.18 acres more or less.

**PROPERTY LOCATION:** This farm is located 1/2 mile north & approximately 1/2 mile west of the of I-90 exit at Lakefield, Minnesota. 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 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 April 15, 2016, when clear title is given. The buyer will have possession for 2016 crop year. The Buyer(s) shall pay all real estate taxes that are due and payable in 2016. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. 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. Auction Company & Staff represent the seller in this transaction.

### AUCTIONEERS NOTE

This is a great opportunity if you are looking for a very good farm to add to your operation or investment portfolio. We are very honored to have been asked to represent the Knutson Trust 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 bill and other information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to actual boundary lines of property. 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 10:30 A.M. sharp, so don't be late. Respectfully, Dan Pike & Associates Auction Company.

### For Additional Information

Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Heirs of Marvin Knutson Trust Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

Code	Soil Description	Area	Percent of Total	Soil Legend	Moisture Class %	Productivity Index	Phosphorus Availability	Coast	Cont.	Soil Name	Soil Series
1000	Chert loam, 0 to 6 percent slopes	37.71	47.7%	100	90	90					
1020	Chert loam, 0 to 6 percent slopes, moderate erosion	10.27	13.9%	100	90	90					
110	Wellston clay loam, 0 to 6 percent slopes	1.43	1.9%	100	90	90					
120A	Wellston clay loam, 1 to 2 percent slopes	0.97	1.3%	100	90	90					
1010	Chert loam, 0 to 6 percent slopes, moderate erosion	0.62	0.8%	100	90	90					
1015	Chert loam, 0 to 6 percent slopes	4.09	5.3%	100	90	90	2.0	90	90	27	90
100	Chert loam, 0 to 6 percent slopes	0.84	1.1%	100	90	90					
Neighborhood Analysis						80.4	0.7	0.1	0.1	1.4	1.4

**Knutson Family Trust**  
Art Hansen - Trustee



410 Springfield Parkway  
Jackson, MN 56143  
507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)



**Auctioneers**  
Dan Pike - CAI & GPPA  
MN License #32-13-015 Jackson, MN.  
507-847-3468 (O) or 507-841-0965 (C)

Doug Wedel  
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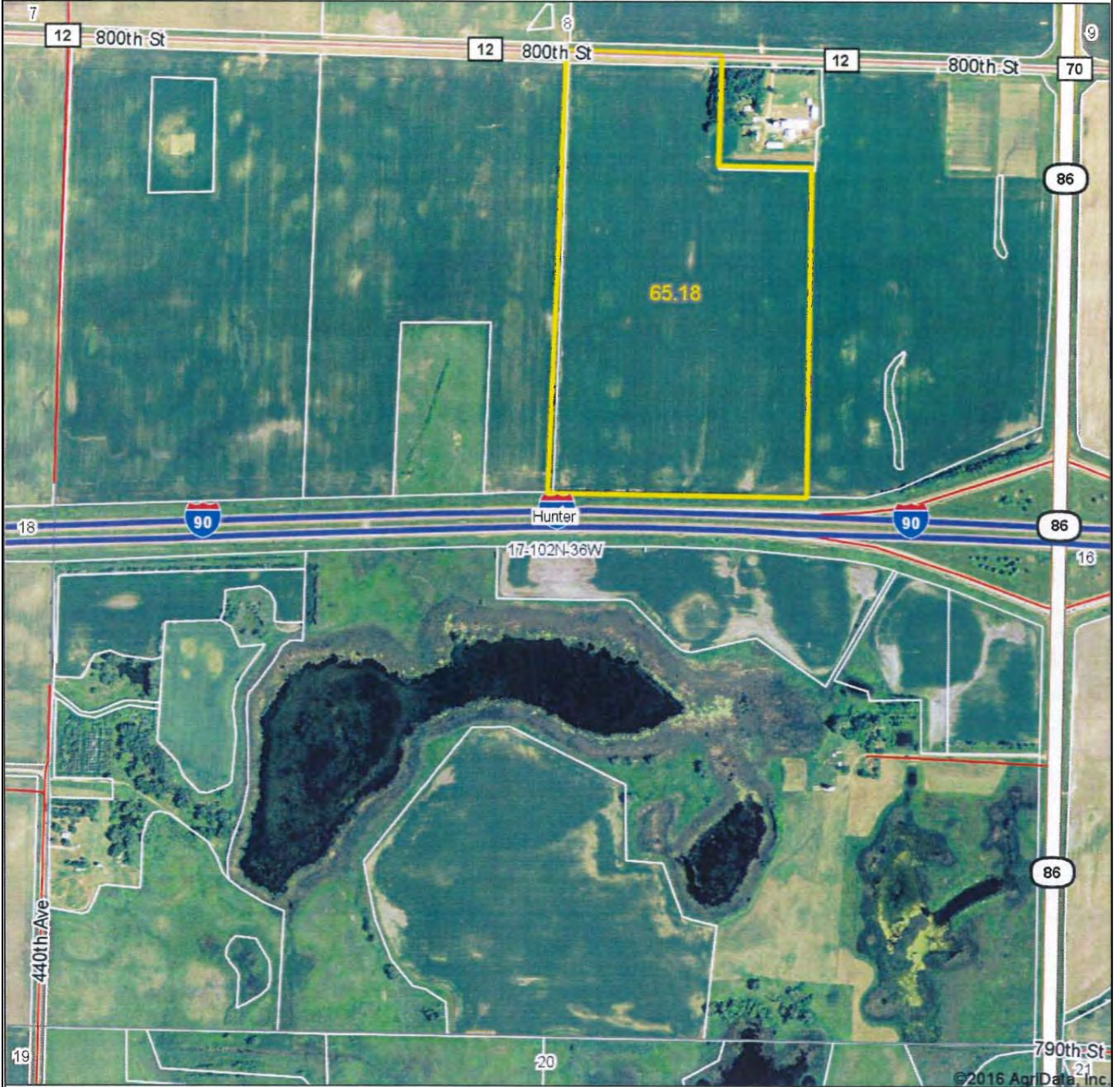
Kevin, Allen & Ryan Kahler  
Fairmont & Sherburn, MN. 507-920-8060

Dustyn Hartung - Fairmont, MN

**Attorney for the Sellers & Closing Agent**

Patrick Costello  
Costello, Carlson & Butzon, LLP  
Attorneys at Law  
310 Main Street  
Lakefield, MN. 56150  
507-662-6621

# Aerial Map



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

**DAN PIKE AUCTION CO.**  
COMPLETE PROFESSIONAL AUCTION SERVICES

map center: 43° 38' 18.71, 95° 11' 4.29

0ft 827ft 1654ft

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**17-102N-36W**  
**Jackson County**  
**Minnesota**



2/2/2016

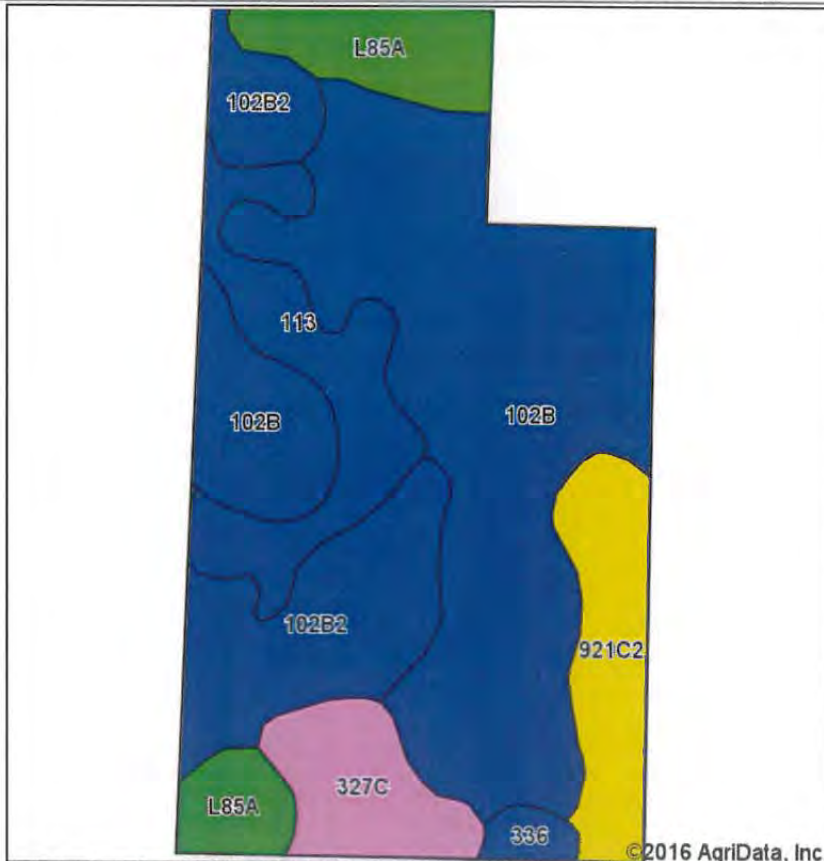
Field borders provided by Farm Service Agency as of 5/21/2008

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# Soils Map



State: **Minnesota**  
 County: **Jackson**  
 Location: **17-102N-36W**  
 Township: **Hunter**  
 Acres: **65.18**  
 Date: **2/2/2016**



Maps Provided By:



Soils data provided by USDA and NRCS.

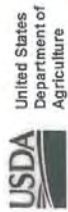
Area Symbol: MN063, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
102B	Clarion loam, 2 to 6 percent slopes	31.11	47.7%		Ile	94					
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	10.37	15.9%		Ile	94					
113	Webster clay loam, 0 to 2 percent slopes	7.17	11.0%		Ilw	93					
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.77	8.9%		Iw	98					
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	5.53	8.5%		IIIe	80					
327C	Dickman sandy loam, 6 to 12 percent slopes	4.39	6.7%		IVe	40	2.3	76	55	22	35
336	Delft clay loam, 0 to 2 percent slopes	0.84	1.3%		Ilw	94					
<b>Weighted Average</b>						<b>89.4</b>	<b>0.2</b>	<b>5.1</b>	<b>3.7</b>	<b>1.5</b>	<b>2.4</b>

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# Jackson County, Minnesota

## Farm 7461

## Tract 13206



### 2016 Program Year

Map Created January 22, 2016



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

NAG = for GZ

Canola = Spring for seed

Sunflower = oil or non-oil for grain

### Common Land Unit

Non-Cropland

Cropland

Tract Boundary

PLSS

### Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions



Tract Cropland Total: 60.71 acres

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 2015 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.

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Minnesota  
Jackson

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

**FARM: 7461**  
Prepared: 2/5/16 10:54 AM  
Crop Year: 2016  
Page: 2 of 2

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.

Tract Number: 13206 Description: W2NE4/17 Hunter

FAV/WR  
History

BIA Range Unit Number:

N

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
66.99	60.71	60.71	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	60.71	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	1.48		43	0.0
CORN	37.87		170	0.0
SOYBEANS	21.28		46	0.0
<b>Total Base Acres:</b>	60.63			

Owners: KNUTSON FAMILY TRUST

Other Producers: None

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## Summary

Parcel ID 090170150  
 Property Address  
 Sec/Twp/Rng 17-102-036  
 Brief Sect-17 Twp-102 Range-036 65.18 AC NE 1/4 EX HWY & EX 582' X 538' IN NW 1/4 NE 1/4 & EX E 67.29  
 Tax Description AC  
 (Note: Not to be used on legal documents)  
 Deeded Acres 65.18  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (901) HUNTER/2895  
 School District 2895  
 Creation Date 11/14/2010

## Owners

Primary Taxpayer  
 Knutson Family Trust  
 C/O Art Hansen  
 12055 S 46th St  
 Phoenix, AZ 85044

## Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	82.8	0	0	0	63.280	AC
2	ROAD ACRES	0	0	0	0	1.900	AC
<b>Total</b>						<b>65.180</b>	

## Valuation

	2015 Assessment	2014 Assessment	2013 Assessment	2012 Assessment	2011 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$514,400	\$524,000	\$1,109,000	\$792,200	\$633,800
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
<b>= Total Estimated Market Value</b>	<b>\$514,400</b>	<b>\$524,000</b>	<b>\$1,109,000</b>	<b>\$792,200</b>	<b>\$633,800</b>

## Taxation

	2015 Payable	2014 Payable	2013 Payable	2012 Payable
Total Estimated Market Value	\$524,000	\$1,109,000	\$792,200	\$633,800
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
<b>= Taxable Market Value</b>	<b>\$524,000</b>	<b>\$1,109,000</b>	<b>\$792,200</b>	<b>\$633,800</b>

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	2015 Payable	2014 Payable	2013 Payable	2012 Payable
Net Taxes Due	\$2,456.00	\$4,858.00	\$4,536.00	\$4,448.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,456.00	\$4,858.00	\$4,536.00	\$4,448.00

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

Full Amount	2,456.00	Pay full amount by:	<input type="button" value="Credit Card"/>
Half Installment	1,228.00	Pay half installment by:	<input type="button" value="Credit Card"/>
Penalty Payment	(enter amount on next page)	Pay penalty payment by:	<input type="button" 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
205214	11/9/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,228.00)
191562	4/7/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,228.00)
186977	10/28/2014	2014	\$0.00	\$0.00	\$0.00	(\$291.48)
186749	10/20/2014	2014	\$0.00	\$0.00	\$291.48	(\$4,858.00)
169433	10/29/2013	2013	\$0.00	\$0.00	\$0.00	(\$2,268.00)
156541	4/5/2013	2013	\$0.00	\$0.00	\$0.00	(\$2,268.00)
152151	11/5/2012	2012	\$0.00	\$0.00	\$0.00	\$1,112.00
152262	11/5/2012	2012	\$0.00	\$0.00	\$0.00	(\$2,224.00)
138808	4/12/2012	2012	\$0.00	\$0.00	\$0.00	(\$2,224.00)
130496	9/27/2011	2011	\$0.00	\$0.00	\$0.00	(\$953.00)
123271	5/6/2011	2011	\$0.00	\$0.00	\$0.00	(\$953.00)

No data available for the following modules: Buildings, Sub Area Square Footage, Extra Features, Sales, Sketches.

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PROFESSIONAL AUCTION SERVICES FOR THE FOLLOWING TYPES OF AUCTIONS INCLUDING:

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- Construction Equipment
- Trucks & Trucking Equipment
- Commercial Business & Equipment
- Other Types Of Auctions
- Private Purchase & Sale Of Assets



### What sets us apart?

- Experienced staff of auctioneers with over 100 years of combined auction experience.
- Experienced support & clerking staff using computerized clerking technology to settle out sales.
- Experienced auction management staff to handle all of the details that go into a successful auction.



### Dan Pike Auction Company Quality Auction Equipment

1. Office headquarters to handle all of the pre-sale details that go into a successful auction.
2. Fully enclosed and self contained modern mobile office clerking and support trailers.
3. Computerized clerking systems.
4. Sound systems that can handle any type of sound requirements for any auction.
5. Enclosed auction pickup toppers for handling the auctions in the most professional manner possible.
6. Sale racks and other auction equipment.
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### What you need to consider to assure a successful auction:

1. By contacting Dan Pike Auction Company about your auction, you are taking the first step to a very successful sale. They can offer you one of the most professional auction services available in the upper Midwest. Dan and his staff are happy to show you, at no obligation, how they can market your personal or real property and how an auction can work for you.
2. The listing of your auction is one of the most important steps for having a successful auction. Dan Pike Auction Company is very careful to see that all of the pertinent information regarding your items or property is correctly listed, so it is properly advertised.
3. It has been proven time and again that a good well planned advertising program is a key factor in a successful auction. Dan Pike and the auction staff have the every day working experience to see that your advertising is done correctly and affectively. They will make use of newspaper, internet, radio, TV and specific direct mail mailing lists to make sure all the bases are covered for your sale. They do all of the work and you can rest assured they are doing it with your best interests at heart.
4. Whether your sale is large or small, one very important part of the auction is preparing the items to be sold. This will involve many different tasks, the Dan Pike Auction Company will be happy to assist you with this important phase.
5. Something any auctioneer or auction company will agree upon is that the main objective of any auction is to market your items for the highest price possible. Something you should consider in selecting an auction company is that you will never get a second chance to hold an auction of your property. Therefore, it is vital that you do it right, by choosing a company that has the proven track record for successful auctions. That company is the Dan Pike Auction Company.

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- RECREATIONAL
- 1031 EXCHANGES

We work consistently with out-of-state sellers and buyers. We offer the sale of our client's properties by Private Treaty (listing), Sealed Bid Auction, Public Auctions, Multi-parcel and other marketing systems. We offer market evaluations on all types of real property.

## Our Agricultural Appraisal Services

Land and Farm Services Unlimited, LLC and Dan Pike Auction Company, LLC has Certified General Real Property Appraisal services available. We have been active with appraising all types of Agricultural property since 1981.

We also do most types of Personal Property appraisals including farm equipment, construction equipment, fertilizer equipment, truck equipment, industrial equipment, business equipment and inventory.

We are licensed to service both Minnesota and Iowa. Our clients include Financial Institutions, Attorneys, Private Individuals & Groups, Governmental Agencies and Trustees.