



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

Former Luene Rue Trust

Farmland 160 Acres more or less

Bare Un-Improved Farmland

Hunter Township, Jackson County, MN.

UPDATE July 22, 2016

Please note correction to terms and conditions on auction sale bill. Buyer will have possession for the 2017 crop year.

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 &

Web Site: www.danpikeauction.com or 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.

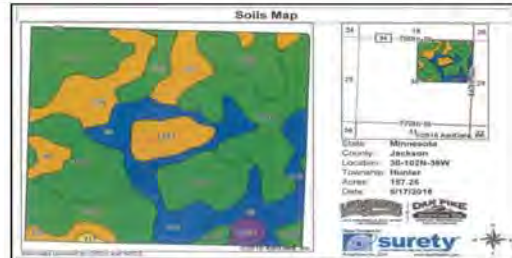
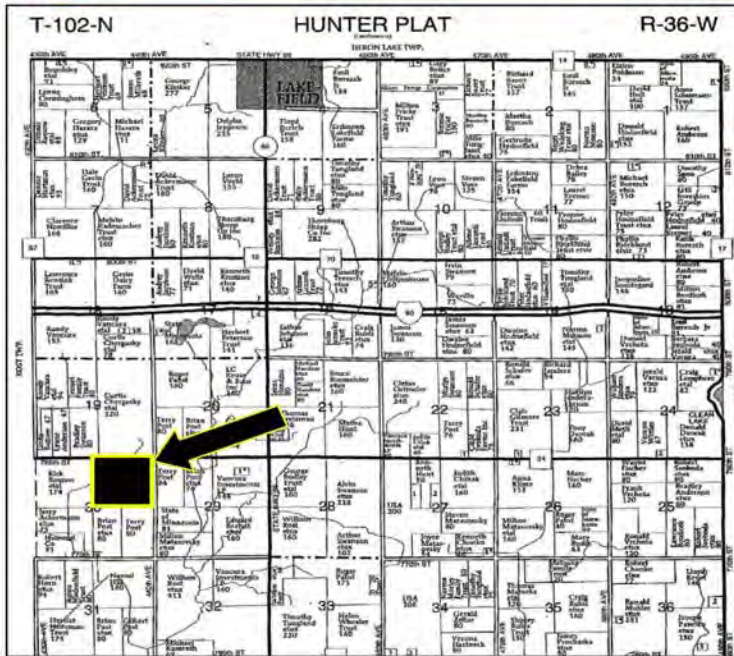
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Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

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

Thursday, August 4, 2016 @ 10:30 A.M.

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.



Area	Soil	Area (Acres)	Percentage (%)	Soil	Area (Acres)	Percentage (%)
100	100	100	100%	100	100	100%
101	101	101	101%	101	101	101%
102	102	102	102%	102	102	102%
103	103	103	103%	103	103	103%
104	104	104	104%	104	104	104%
105	105	105	105%	105	105	105%
106	106	106	106%	106	106	106%
107	107	107	107%	107	107	107%
108	108	108	108%	108	108	108%
109	109	109	109%	109	109	109%
110	110	110	110%	110	110	110%
111	111	111	111%	111	111	111%
112	112	112	112%	112	112	112%
113	113	113	113%	113	113	113%
114	114	114	114%	114	114	114%
115	115	115	115%	115	115	115%
116	116	116	116%	116	116	116%
117	117	117	117%	117	117	117%
118	118	118	118%	118	118	118%
119	119	119	119%	119	119	119%
120	120	120	120%	120	120	120%
121	121	121	121%	121	121	121%
122	122	122	122%	122	122	122%
123	123	123	123%	123	123	123%
124	124	124	124%	124	124	124%
125	125	125	125%	125	125	125%
126	126	126	126%	126	126	126%
127	127	127	127%	127	127	127%
128	128	128	128%	128	128	128%
129	129	129	129%	129	129	129%
130	130	130	130%	130	130	130%
131	131	131	131%	131	131	131%
132	132	132	132%	132	132	132%
133	133	133	133%	133	133	133%
134	134	134	134%	134	134	134%
135	135	135	135%	135	135	135%
136	136	136	136%	136	136	136%
137	137	137	137%	137	137	137%
138	138	138	138%	138	138	138%
139	139	139	139%	139	139	139%
140	140	140	140%	140	140	140%
141	141	141	141%	141	141	141%
142	142	142	142%	142	142	142%
143	143	143	143%	143	143	143%
144	144	144	144%	144	144	144%
145	145	145	145%	145	145	145%
146	146	146	146%	146	146	146%
147	147	147	147%	147	147	147%
148	148	148	148%	148	148	148%
149	149	149	149%	149	149	149%
150	150	150	150%	150	150	150%
151	151	151	151%	151	151	151%
152	152	152	152%	152	152	152%
153	153	153	153%	153	153	153%
154	154	154	154%	154	154	154%
155	155	155	155%	155	155	155%
156	156	156	156%	156	156	156%
157	157	157	157%	157	157	157%
158	158	158	158%	158	158	158%
159	159	159	159%	159	159	159%
160	160	160	160%	160	160	160%

LEGAL DESCRIPTION: Northeast Quarter 30-102N-36W Jackson County, Minnesota. Said tract containing 160 acres more or less.
PROPERTY LOCATION: This farm is located 1-1/2 mile south & 1 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 December 1, 2016, when clear title is given. The buyer will have possession for 2017 crop year. The Buyer(s) shall pay all real estate taxes that are due and payable in 2017 and there after. 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 good farm to add to your operation or investment portfolio. We are very honored to have been asked to represent the heirs of Luene Rue 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 and check the information brochure under the Heirs of Luene Rue Trust Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

Former Luene Rue Trust OWNERS
Matthew Paul Johnson
and Ethel Jean Graham

SALE CONDUCTED BY

DAN PIKE
ASSOCIATES
AUCTION CO.
 COMPLETE PROFESSIONAL AUCTION SERVICES

410 Springfield Parkway
 Jackson, MN 56143
 507-847-3468
www.danpikeauction.com

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

Doug Wedel
 Fairmont, MN. 507-236-4255

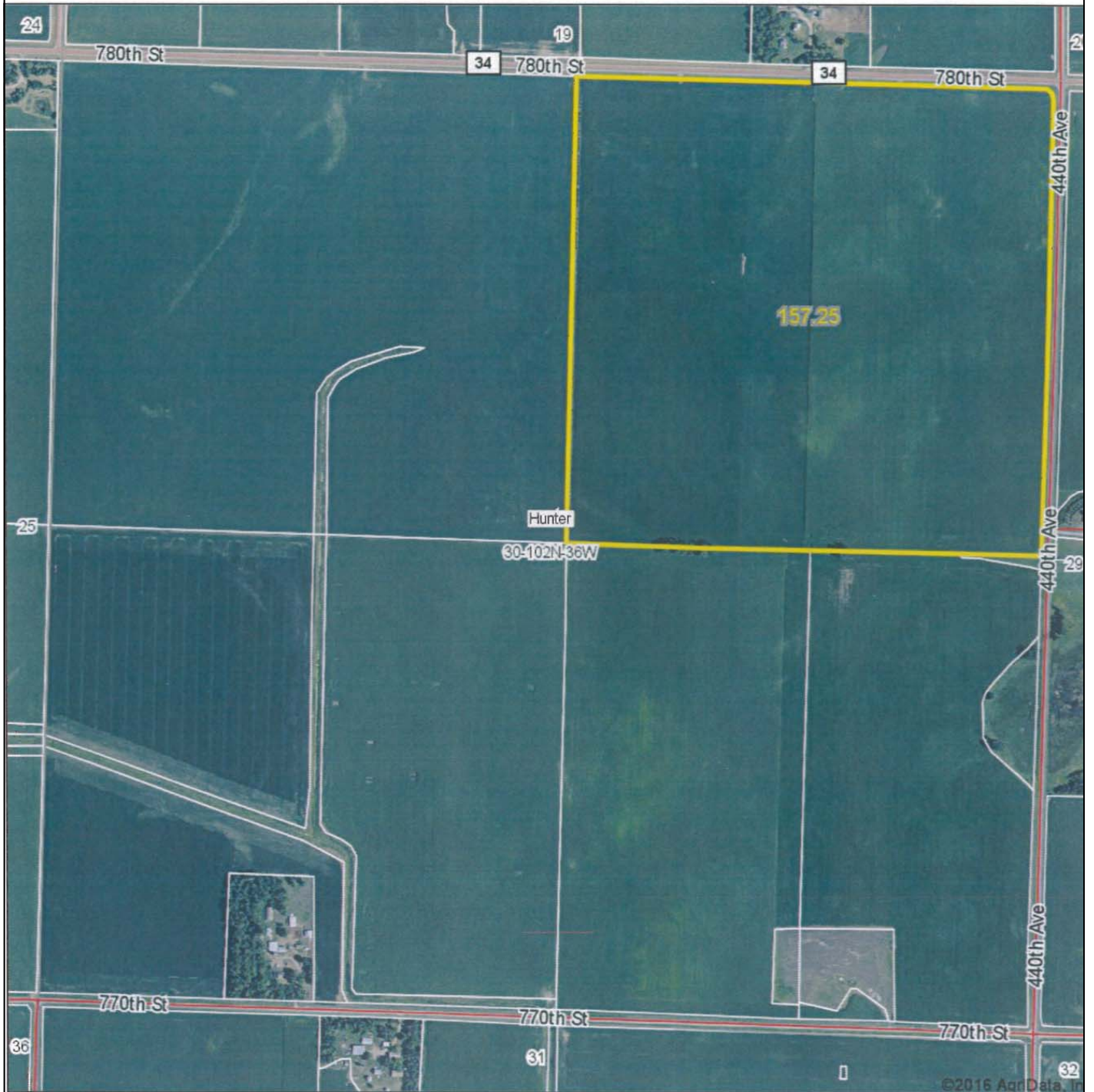
Kevin, Allen & Ryan Kahler
 Fairmont & Sherburn, MN. 507-920-8060

Dustyn Hartung - Fairmont, MN

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



map center: 43° 36' 34.46, 95° 12' 16.82

0ft 863ft 1726ft

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

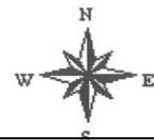
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COMPLETE PROFESSIONAL
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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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30-102N-36W
Jackson County
Minnesota

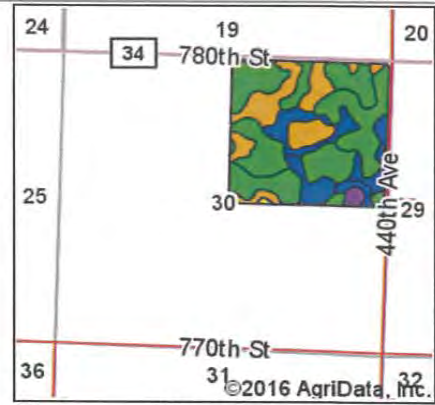
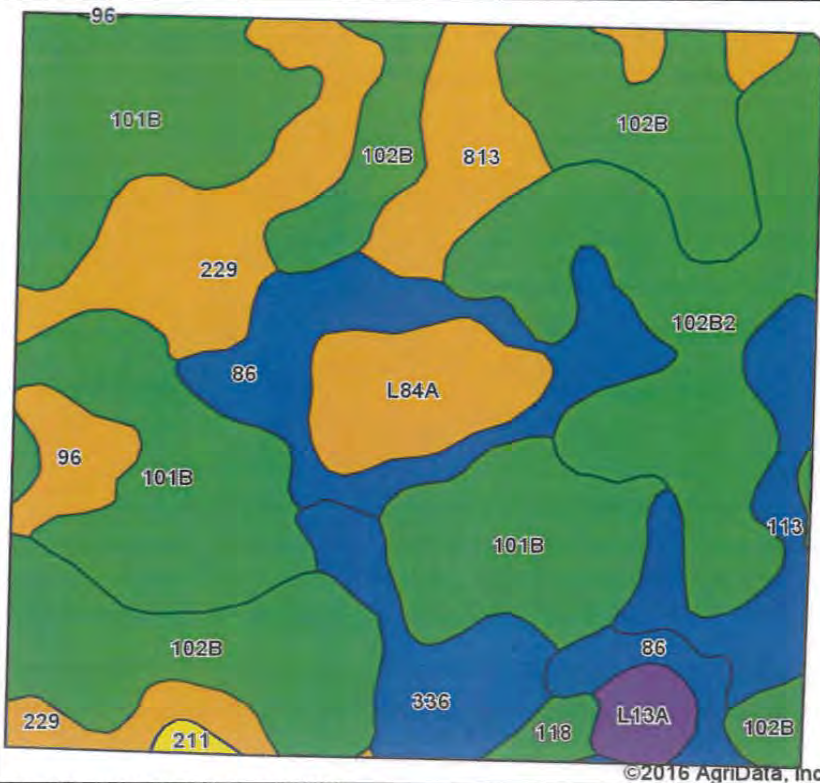


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Soils Map



State: **Minnesota**
 County: **Jackson**
 Location: **30-102N-36W**
 Township: **Hunter**
 Acres: **157.25**
 Date: **5/17/2016**



Soils data provided by USDA and NRCS.

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Area Symbol: MN063, Soil Area Version: 12

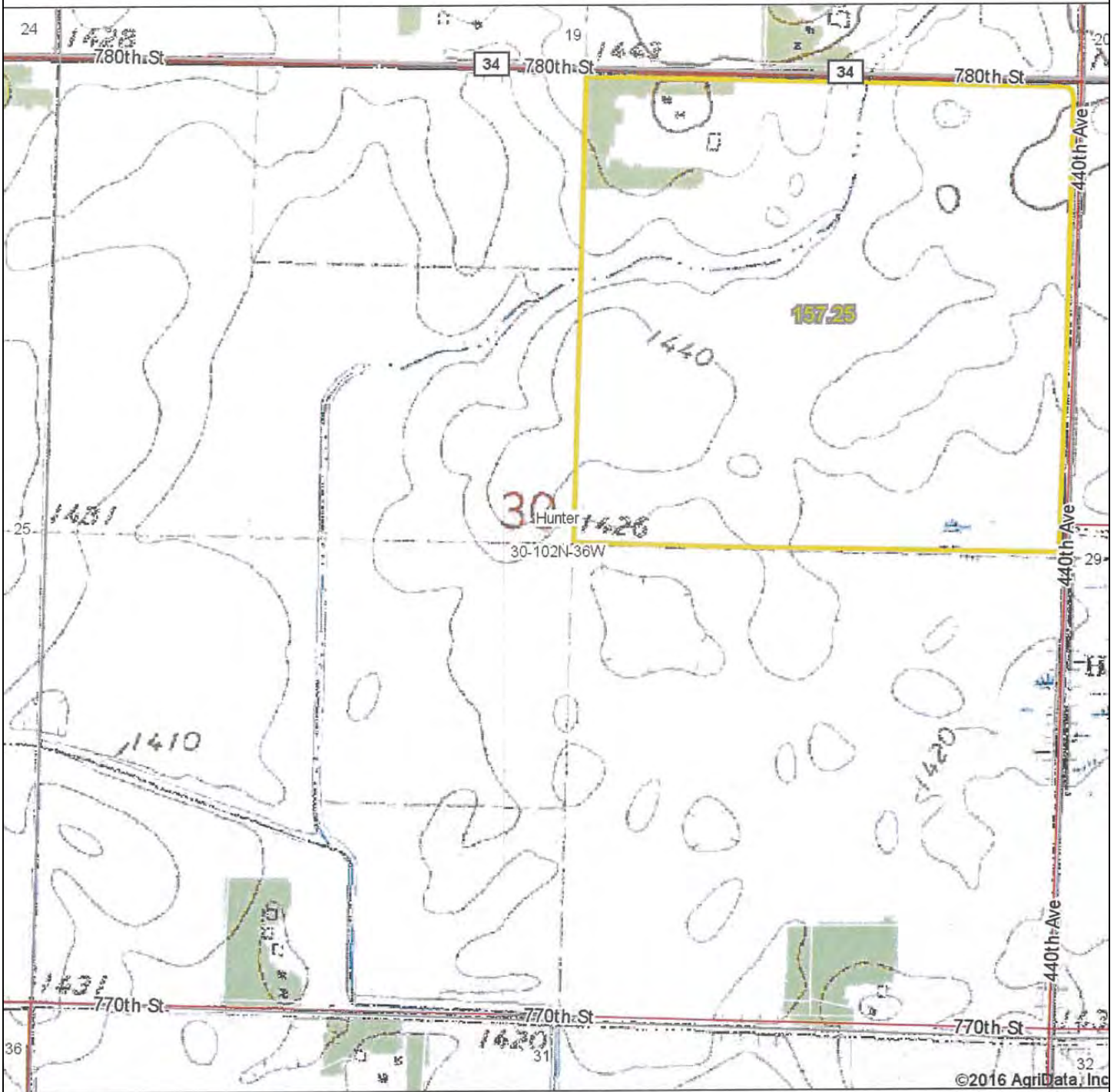
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
101B	Truman silt loam, 2 to 6 percent slopes	38.72	24.6%		Ile	99					
102B	Clarion loam, 2 to 6 percent slopes	29.37	18.7%		Ile	*m 95					
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	22.67	14.4%		Ile	*m 95					
86	Canisteo clay loam, 0 to 2 percent slopes	14.96	9.5%		Ilw	*m 93					
229	Waldorf silty clay loam, 0 to 2 percent slopes	14.48	9.2%		Ilw	85					
813	Spicer-Lura complex	7.59	4.8%		Ilw	87	4.9	164	80	48	50
113	Webster clay loam, 0 to 2 percent slopes	7.55	4.8%		Ilw	93					
336	Delft clay loam, 0 to 2 percent slopes	7.39	4.7%		Ilw	94					
L84A	Glencoe clay loam, 0 to 1 percent slopes	7.19	4.6%		Illw	*m 86					
96	Collinwood silty clay	3.18	2.0%		Ile	86	4.9	163	85	47	55
L13A	Klossner muck, 0 to 1 percent slopes	2.29	1.5%		Illw	*m 77					
118	Crippin clay loam	1.34	0.9%		I	100	5.4	189	88	55	57
211	Lura silty clay, 0 to 1 percent slopes	0.52	0.3%		Illw	81					
Weighted Average						*m 93.5	0.4	12.8	6.3	3.7	4

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Topography Map

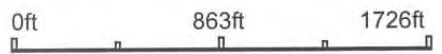


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LAND SERVICES
OF THE
FARM UNLIMITED
AG & COMMERCIAL REAL ESTATE
AG APPRAISALS

DAN PIKE
AUCTION CO.
COMPLETE PROFESSIONAL
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map center: 43° 36' 34.46, 95° 12' 16.82



30-102N-36W
Jackson County
Minnesota



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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5/17/2016

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Jackson County, Minnesota

Farm 2660

Tract 1154



2016 Program Year

Map Created April 14, 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

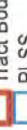
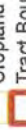
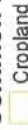
NAG = for GZ

Canola = Spring for seed

Sunflower = oil or non-oil for grain

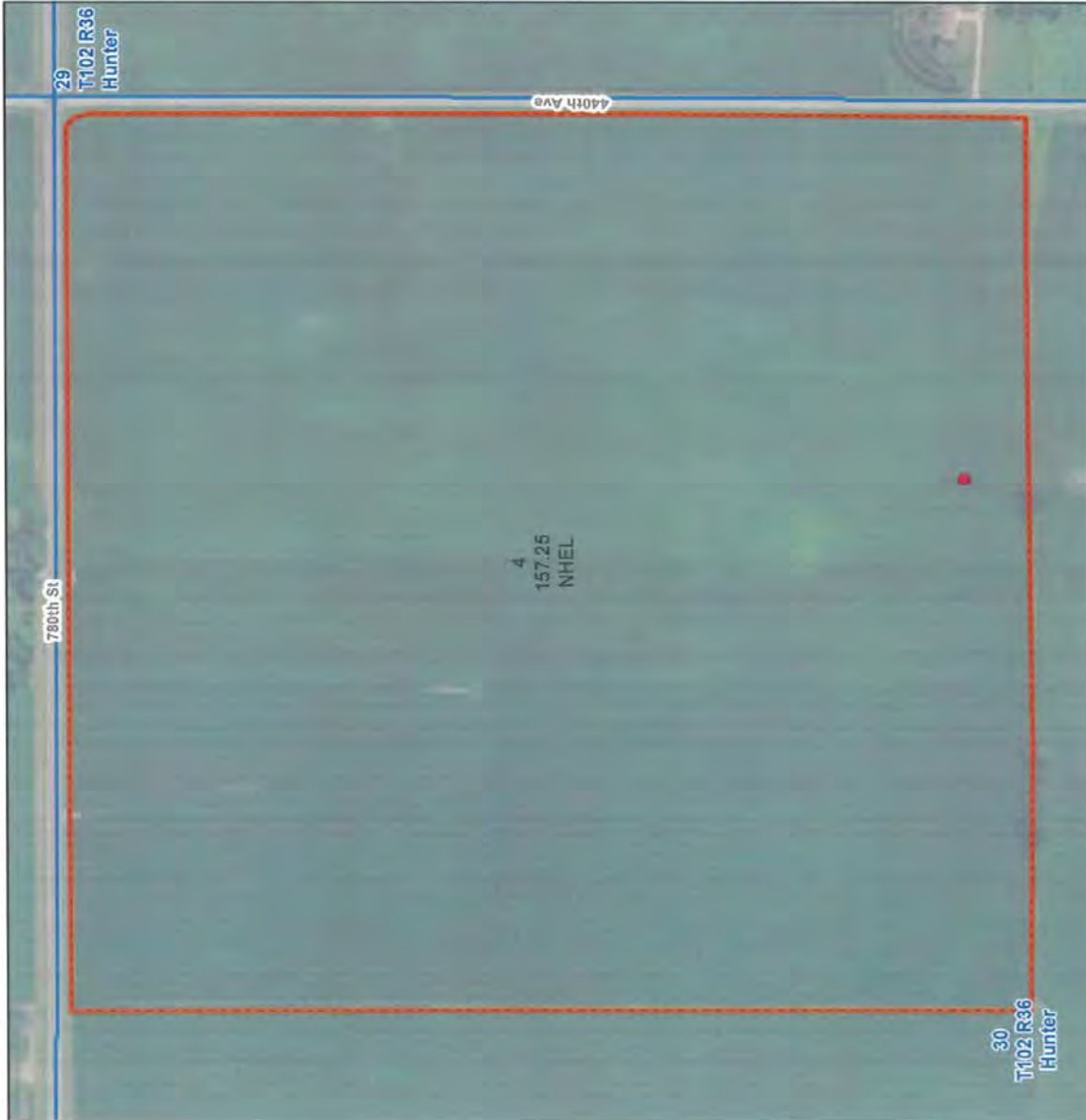
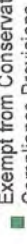
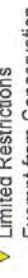
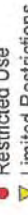
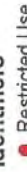
Roads

Common Land Unit



Wetland Determination

Identifiers



Tract Cropland Total: 157.25 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 NAI 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
Form: FSA-156EZ



FARM : 2660
Prepared : Jul 22, 2016
Crop Year : 2016

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : HAROLD EMANUEL VOEHL
Farms Associated with Operator : 27-063-2660, 27-063-5464
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
157.25	157.25	157.25	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	157.25	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	78.60	0.00	0	157	
Soybeans	78.60	0.00	0	42	
TOTAL	157.20	0.00			

NOTES

Tract Number : 1154
Description : J7 NE/30/HUNT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ETHEL GRAHAM, MATTHEW PAUL JOHNSON
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
157.25	157.25	157.25	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	157.25	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	78.60	0.00	0	157
Soybeans	78.60	0.00	0	42
TOTAL	157.20	0.00		

NOTES



Summary

Parcel ID 090300100
 Property Address
 Sec/Twp/Rng 30-102-036
 Brief Tax Description Sect-30 Twp-102 Range-036 160.00 AC NE 1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 160.00
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (901) HUNTER/2895
 School District 2895
 Creation Date 07/10/1989

Owners

Primary Taxpayer
 Luene Rue Trust
 501 Menage Ave
 Lakefield, MN 56150

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	81.73	0	0	0	156.500	AC
6	ROAD ACRES	0	0	0	0	3.500	AC
Total						160.000	

Valuation

	2015 Assessment	2014 Assessment	2013 Assessment	2012 Assessment	2011 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$1,255,800	\$1,222,700	\$1,296,600	\$927,400	\$742,400
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,255,800	\$1,222,700	\$1,296,600	\$927,400	\$742,400

Value Notice

[CLICK HERE to view 2016 Value Notice](#)

Taxation

	2016 Payable	2015 Payable	2014 Payable	2013 Payable	2012 Payable
Total Estimated Market Value	\$1,255,800	\$1,222,700	\$1,296,600	\$927,400	\$742,400
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0

	2016 Payable	2015 Payable	2014 Payable	2013 Payable	2012 Payable
= Taxable Market Value	\$1,255,800	\$1,222,700	\$1,296,600	\$927,400	\$742,400
Net Taxes Payable	\$6,144.28	\$5,728.70	\$5,680.70	\$5,308.98	\$5,208.98
+ Special Assessments	\$247.72	\$619.30	\$619.30	\$867.02	\$867.02
= Total Taxes Payable	\$6,392.00	\$6,348.00	\$6,300.00	\$6,176.00	\$6,076.00

IF YOU OWE BACK TAXES, PENALTIES, OR INTEREST, PLEASE CALL THE AUDITOR/TREASURERS OFFICE FOR A PAYMENT AMOUNT.

Tax Statement

[CLICK HERE to view 2016 Tax Statement](#)

Taxes Unpaid

	2016 Payable
Unpaid Tax	\$3,072.14
+ Unpaid Spec Asmt	\$123.86
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$3,196.00

Tax Payments

Full Amount	6,392.00	Pay full amount by:	<input type="button" value="Credit Card"/>
Half Installment	3,196.00	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
210801	5/4/2016	2016	\$0.00	\$0.00	\$0.00	(\$3,196.00)
204407	10/27/2015	2015	\$0.00	\$0.00	\$0.00	(\$3,174.00)
198720	5/15/2015	2015	\$0.00	\$0.00	\$0.00	(\$3,174.00)
187753	11/10/2014	2014	\$0.00	\$0.00	\$0.00	(\$3,150.00)
175666	5/5/2014	2014	\$0.00	\$0.00	\$0.00	(\$3,150.00)
166481	10/8/2013	2013	\$0.00	\$0.00	\$0.00	(\$3,088.00)
162463	5/14/2013	2013	\$0.00	\$0.00	\$0.00	(\$3,088.00)
153413	11/13/2012	2012	\$0.00	\$0.00	\$0.00	(\$3,038.00)
140882	5/7/2012	2012	\$0.00	\$0.00	\$0.00	(\$3,038.00)

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Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
134953	11/8/2011	2011	\$0.00	\$0.00	\$0.00	(\$2,778.00)
122407	5/2/2011	2011	\$0.00	\$0.00	\$0.00	(\$2,778.00)

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

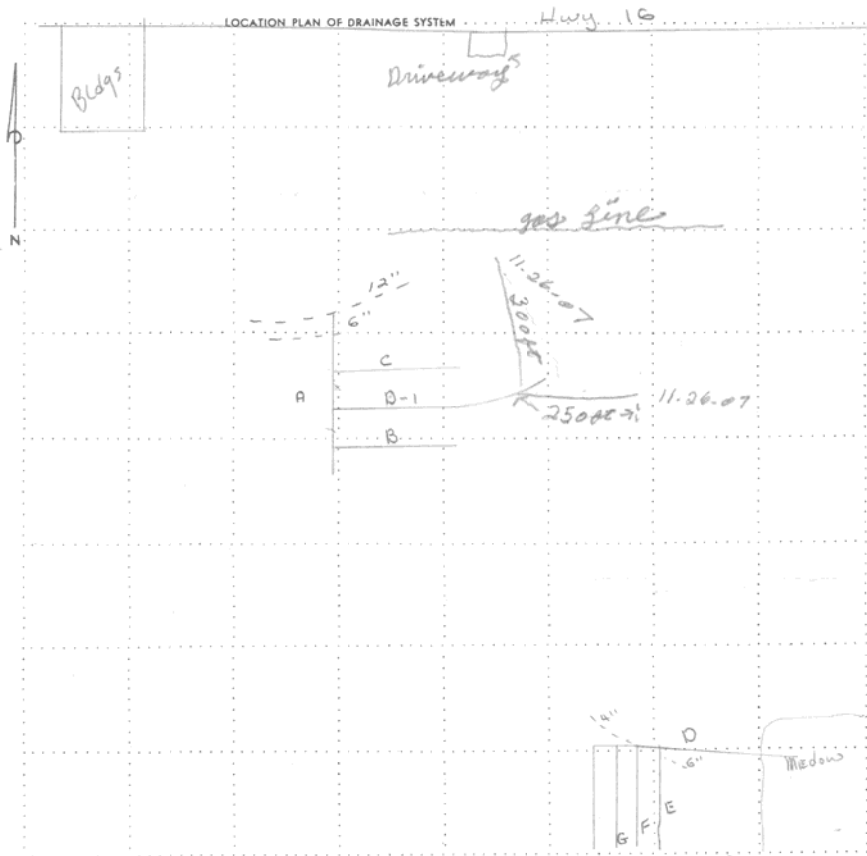
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 Developed by
The Schneider Corporation

Paulson Farm Drainage

DAVE PAULSON - - - JACKSON, MINNESOTA 56143 - - - PHONE 847-3253

CONTRACTOR _____



— LEGEND —

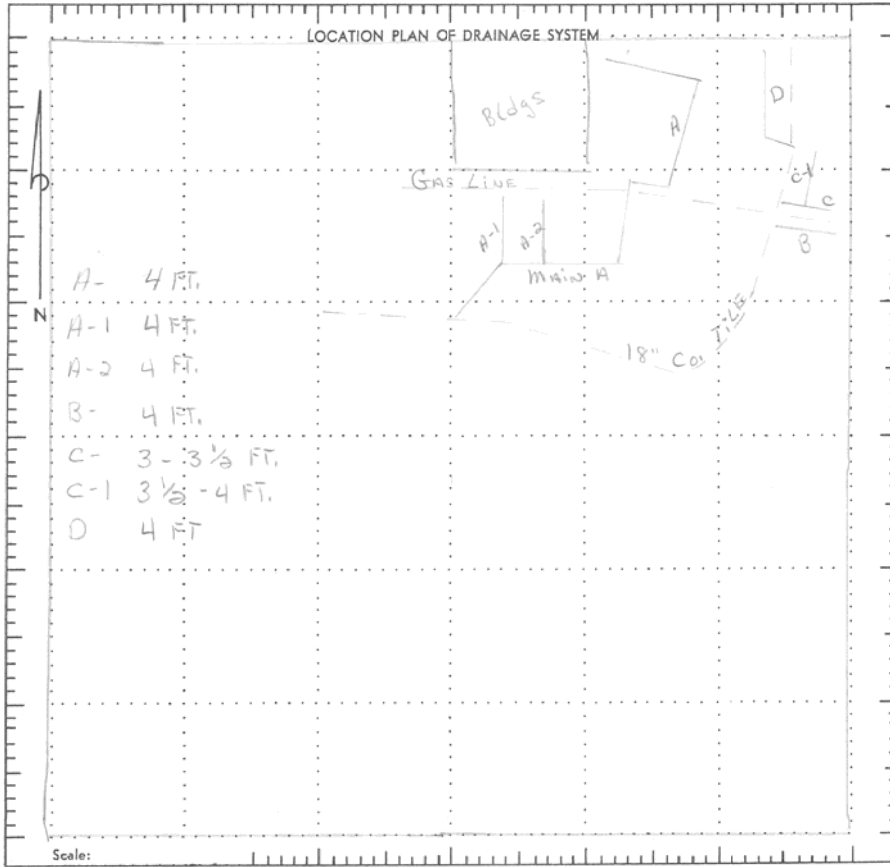
(N/A)

Permanent Fence	X X X X	Spacing _____
Existing Drain Line ...	-----	
Proposed Tile Line ...	-----	
OWNER <u>Worren Ruc</u>		MATERIAL NEEDS
TOWNSHIP <u>Horton</u> DATE _____		<u>600 FT. 6"</u>
SECTION _____ TOWN <u>Lakefield</u>		<u>600 FT. 5"</u>
COUNTY _____ STATE _____		<u>2000 FT. 4"</u>
Signed _____		SCALE
		<u>3800 FT. Total</u>

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.

Paulson Farm Drainage

DAVE PAULSON - - - JACKSON, MINNESOTA 56143 - - - PHONE 847-3253



— LEGEND —

- Permanent Fence X X X X Spacing _____
- Existing Drain Line ... ○ ○ ○ ○
- Proposed Tile Line ... ○ ○ ○ ○

MATERIAL NEEDS

3000 FT. Plastic Tubing

OWNER WARREN RUE

TOWNSHIP _____ DATE 3/5/76

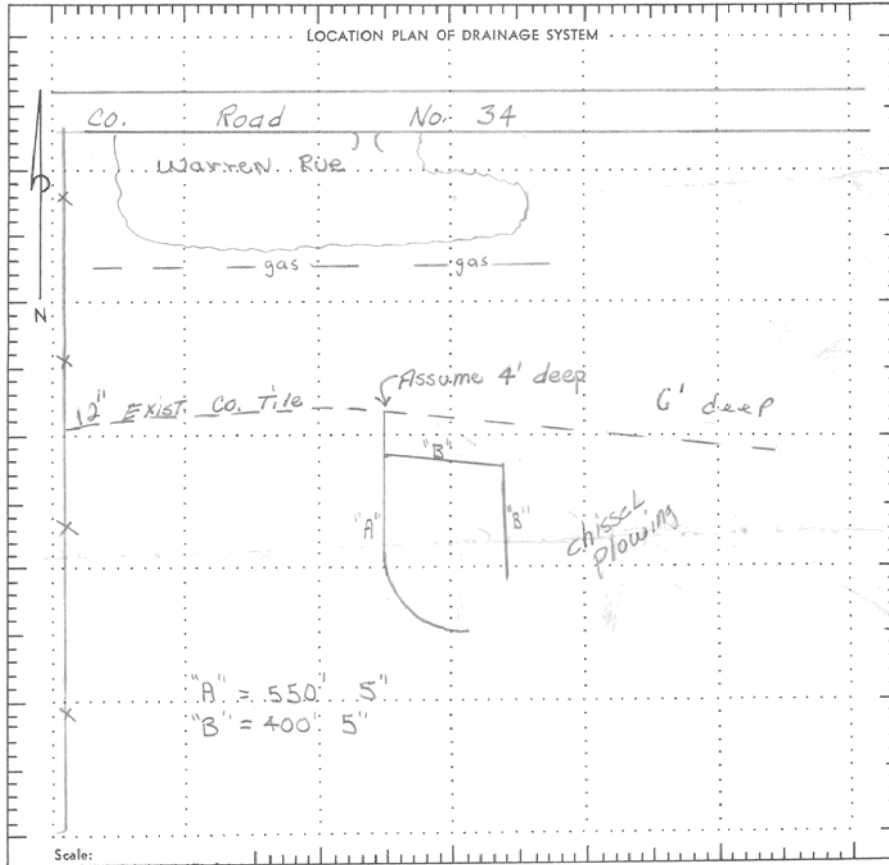
SECTION _____ TOWN Lakefield

COUNTY JACKSON STATE MINN.

Signed David Paulson

Paulson Farm Drainage

DAVE PAULSON - - - JACKSON, MINNESOTA 56143 - - - PHONE 847-3253



— LEGEND —

Permanent Fence X X X X Spacing _____

Existing Drain Line ... O O O O

Proposed Tile Line ... O O O O

MATERIAL NEEDS

950' 5"

OWNER Warren Rue

TOWNSHIP Hunter DATE 5-13-80

SECTION 30 TOWN Lakefield

COUNTY JACKSON STATE _____

Signed _____



Land & Farm Services Unlimited, LLC
 & Dan Pike Auction Company, LLC
 410 Springfield Parkway
 Jackson, MN 56143
 507-847-3468 or 888-847-3486 (Toll Free)
www.danpikeauction.com

Our Auction Services

PROFESSIONAL AUCTION SERVICES FOR THE FOLLOWING TYPES OF AUCTIONS INCLUDING:

- Farm Equipment
- Real Estate
- Inventory Reduction
- Business Liquidation
- 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.

Our Real Estate Services

PROFESSIONAL REAL ESTATE SERVICES FOR THE FOLLOWING TYPES OF PROPERTIES & TRANSACTIONS INCLUDING:



- FARMLAND
- ACREAGES
- COMMERCIAL
- INDUSTRIAL
- 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.