



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

Marie Swanson Estate

Farmland 153.35 Acres more or less

Bare Un-Improved Farmland

West Heron Lake Township, Jackson County, MN.

Updated July 22, 2016

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.

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.

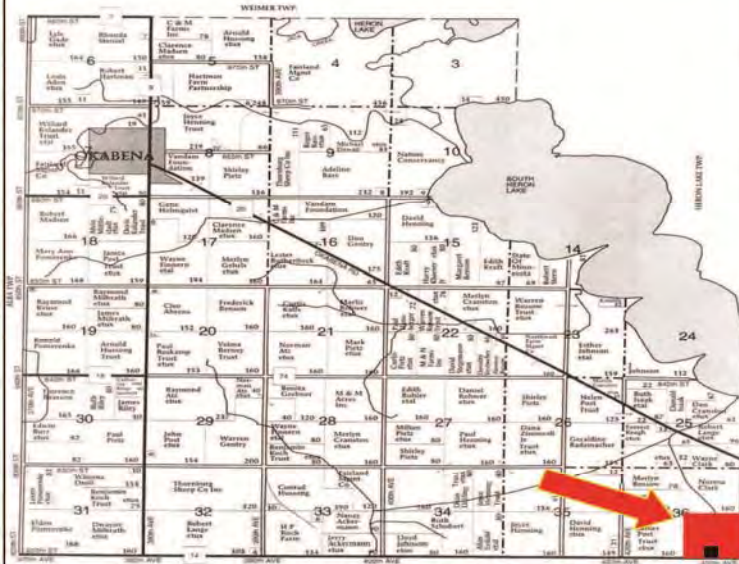
153.35 Acres +/- West Heron Lake Township, Jackson County, MN

FARMLAND AUCTION

Friday, August 19, 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.

103-N WEST HERON LAKE PLAT (Landowners) R-37



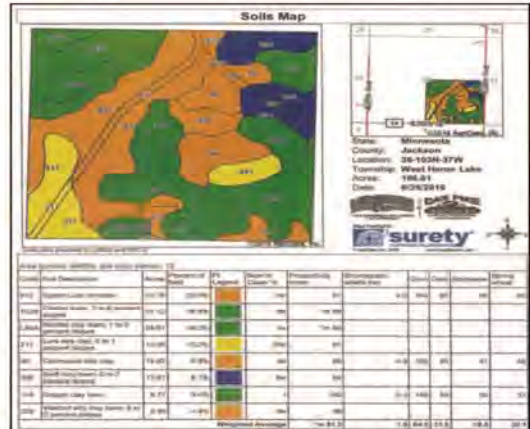
LEGAL DESCRIPTION: Part of the Southeast Quarter excepting the building site area containing 6.65 acres 36-103N-37W Jackson County, Minnesota. Said tract containing 153.35 acres more or less.
PROPERTY LOCATION: This farm is located 2 miles west of Lakefield, Minnesota on County Road #14. Watch for auction 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 warrant 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 Marie Swanson Estate 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.



Marie Swanson Estate
OWNERS
 Orval Swanson, David Swanson,
 Scott Swanson & Janice Reyes

For Additional Information
 Go to our web site at www.danpikeauction.com and check the information brochure under the Swanson Estate Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

SALE CONDUCTED BY

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 - CAI & 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

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° 40' 55.31, 95° 13' 31.58



LAND SERVICES
AND FARM SERVICES
UNLIMITED

DAN PIKE
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

• AG & COMMERCIAL REAL ESTATE
• AG APPRAISALS

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

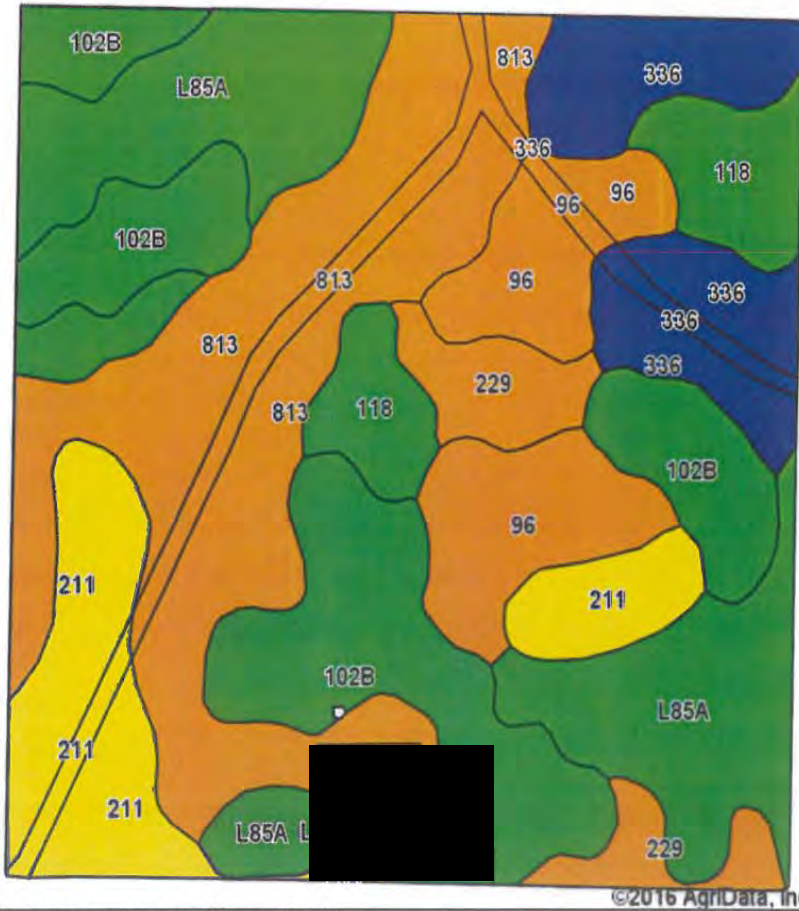
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36-103N-37W
Jackson County
Minnesota

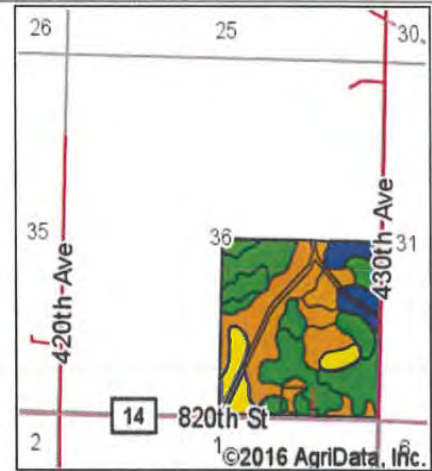


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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Jackson**
 Location: **36-103N-37W**
 Township: **West Heron Lake**
 Acres: **156.61**
 Date: **6/29/2016**



Area Symbol: MN063, Soil Area Version: 12

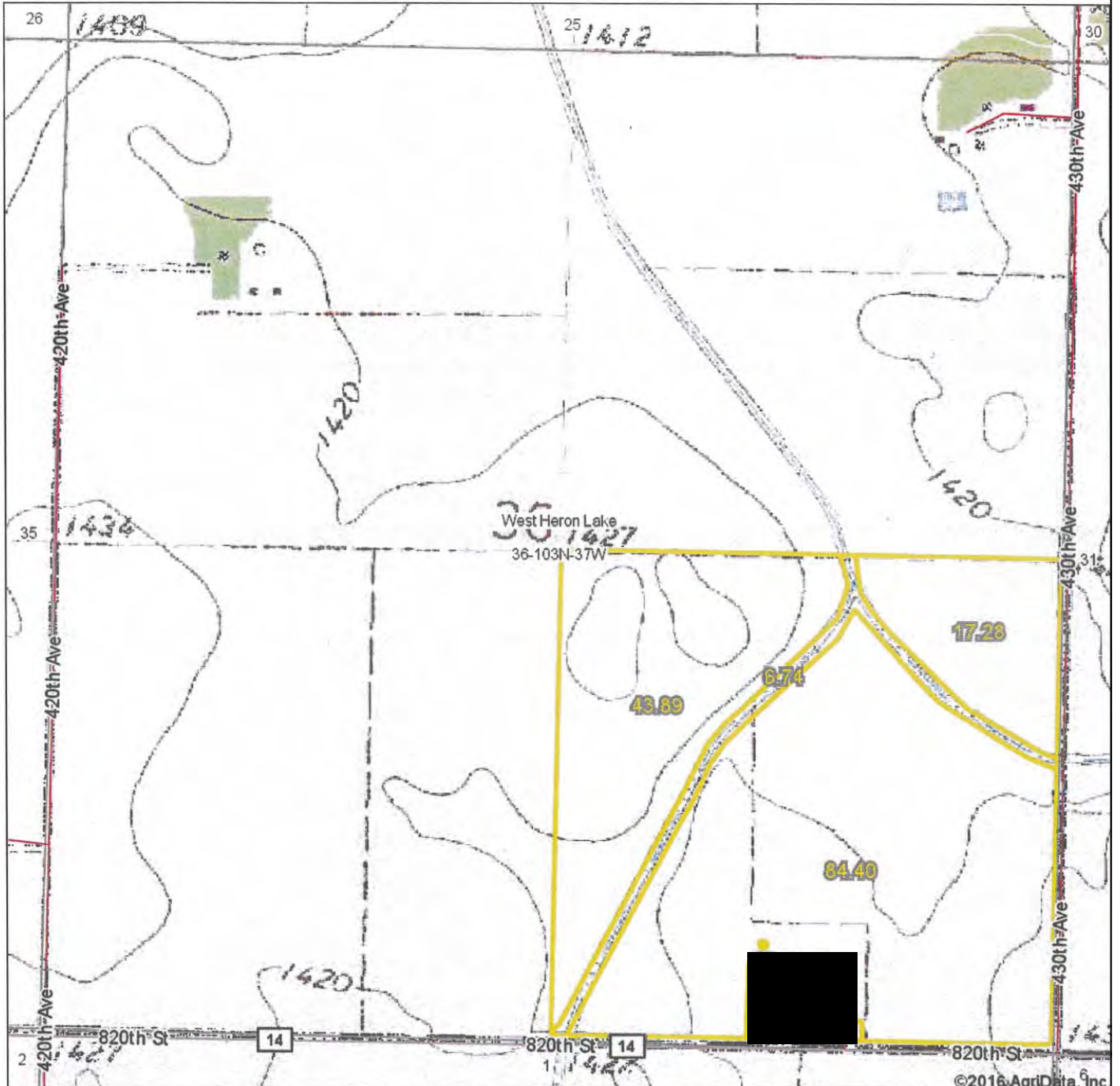
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
813	Spicer-Lura complex	36.78	23.5%		llw	87	4.9	164	80	48	50
102B	Clarion loam, 2 to 6 percent slopes	31.12	19.9%		lle	*m 95					
L85A	Nicollet clay loam, 1 to 3 percent slopes	28.61	18.3%		lw	*m 99					
211	Lura silty clay, 0 to 1 percent slopes	15.99	10.2%		lllw	81					
96	Collinwood silty clay	14.82	9.5%		lle	86	4.9	163	85	47	55
336	Delft clay loam, 0 to 2 percent slopes	13.67	8.7%		llw	94					
118	Crippin clay loam	8.77	5.6%		l	100	5.4	189	88	55	57
229	Waldorf silty clay loam, 0 to 2 percent slopes	6.85	4.4%		llw	85					
Weighted Average						*m 91.3	1.9	64.5	31.8	18.8	20.1

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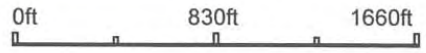
Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

Topography Map



©2016 AgriData, Inc.

map center: 43° 40' 55.31, 95° 13' 31.58



LAND SERVICES UNLIMITED
AG & COMMERCIAL REAL ESTATE
AG APPRAISALS

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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36-103N-37W
Jackson County
Minnesota



6/29/2016

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Jackson County, Minnesota

Farm 1740

Tract 1385



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

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions



Tract Cropland Total: 145.57 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 NAIIP 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



United States Department of Agriculture
Farm Service Agency

FARM : 1740
Prepared : Jul 22, 2016
Crop Year : 2016

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : DENNIS DABERKOW
Farms Associated with Operator : 27-063-699, 27-063-753, 27-063-1740, 27-063-6192, 27-063-6355, 27-063-6356, 27-063-7566, 27-063-7808
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.64	145.57	145.57	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	145.57	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	71.30	0.00	0	149	
Soybeans	71.30	0.00	0	42	
TOTAL	142.60	0.00			

NOTES

Number Of Tracts

Tract Number : 1385
Description : G6 SE/36/WHL 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 : None
Owners : MARIE SWANSON
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.64	145.57	145.57	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	145.57	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	71.30	0.00	0	149
Soybeans	71.30	0.00	0	42
TOTAL	142.60	0.00		

NOTES

HIP

JACKSON COUNTY AUDITOR/TREASURER
P.O. Box 226
Jackson, MN 56143-0226
507-847-2763 1-888-293-4446
www.co.jackson.mn.us

Bill: 5304
Property ID#: R 19.036.0300
Taxpayer ID#: 6919

212**49**1.062**1/2*
MARIE SWANSON
42750 820TH ST
LAKEFIELD MN 56150

Property Address:
Description: Sect-36 Twp-103 Range-037 160.00 AC SE 1/4 EX 20 AC IN S 1/2

Property Tax Statement 2016			
2015 Values for Taxes Payable in 2016			
VALUES AND CLASSIFICATION			
Taxes Payable Year:		2015	2016
STEP 1	Classification	AG HMSTD	AG HMSTD
	Estimated Market Value:	1,178,000	1,151,900
	Improvements Excluded:	0	0
	Homestead Exclusion:	0	0
	Taxable Market Value:	1,178,000	1,151,900
	New Improvements/ Expired Exclusions:	0	0
<i>Sent in March 2015</i>			
STEP 2	PROPOSED TAX		
	Proposed Tax:		\$2,490
<i>Sent in November 2015</i>			
STEP 3	PROPERTY TAX STATEMENT		
	First Half Taxes		\$1,279
	Second Half Taxes		\$1,279
Total Taxes Due in 2016:			\$2,558

\$\$\$ 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.

Tax Detail for Your Property:	2015	2016
Taxes Payable Year:		
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. <input type="checkbox"/> If this box is checked, you owe delinquent taxes and are not eligible.		0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	0.00	
Property Tax and Credits		
3. Property taxes before credits	2905.75	2957.75
4. Credits that reduce your property taxes:		
A. Agricultural market value credit	-490.00	490.00
B. Other Credits	0.00	0.00
5. Property taxes after credits	2415.75	2467.75
Property Tax by Jurisdiction		
6. County: JACKSON COUNTY	1534.95	1584.42
7. City or Town: WEST HERON LAKE TWP	275.84	275.01
8. State General Tax	0.00	0.00
9. School District:		
A. Voter Approved Levies	356.61	332.29
B. Other Local Levies	185.28	220.04

Taxes Payable Year:	2015	2016
10. Special Taxing Districts		
HERON LAKE WATERSHED	56.51	50.12
REGION 8 DEVELOPMENT	6.56	5.87
	0.00	0.00
	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	2415.75	2467.75
Special Assessments		
13. Special assessments	90.25	90.25
JD 3		90.25
		0.00
		0.00
		0.00
		0.00
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,506.00	2,558.00

INT: 90.25
PRINCIPAL: 90.25

PAYABLE 2016 2ND HALF PAYMENT STUB
TO AVOID PENALTY PAY ON OR BEFORE NOVEMBER 15

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION

If your address has changed please check this box and show the change on the back of this stub.

Property ID: R 19.036.0300
Bill: 5304
Taxpayer: 6919
Escrow ID:

Taxpayer:
MARIE SWANSON
42750 820TH ST
LAKEFIELD MN 56150

SECOND 1/2 TAX AMOUNT DUE	\$1,279.00
---------------------------	------------

PENALTY: TOTAL:

MAKE CHECKS PAYABLE TO:
JACKSON COUNTY AUDITOR/TREASURER
P.O. BOX 226
JACKSON, MN 56143-0226

No receipt unless requested. Your cancelled check is your receipt. This receipt is void if check is not honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT.

PAYABLE 2016 1ST HALF PAYMENT STUB
TO AVOID PENALTY PAY ON OR BEFORE MAY 15

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION

If your address has changed please check this box and show the change on the back of this stub.

Property ID: R 19.036.0300
Bill: 5304
Taxpayer: 6919
Escrow ID:

Taxpayer:
MARIE SWANSON
42750 820TH ST
LAKEFIELD MN 56150

FULL TAX AMOUNT	\$2,558.00
FIRST 1/2 TAX AMOUNT DUE	\$1,279.00

PENALTY: TOTAL:

MAKE CHECKS PAYABLE TO:
JACKSON COUNTY AUDITOR/TREASURER
P.O. BOX 226
JACKSON, MN 56143-0226

No receipt unless requested. Your cancelled check is your receipt. This receipt is void if check is not honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT.



Summary

Parcel ID 190360300
 Property Address
 Sec/Twp/Rng 36-103-037
 Brief Tax Description Sect-36 Twp-103 Range-037 160.00 AC SE 1/4 EX 20 AC IN S 1/2
 (Note: Not to be used on legal documents)
 Deeded Acres 140.00
 Class 105 - (HSTD) ACTIVELY FARMING
 District (1901) W HERON LK/2895/WTSD
 School District 2895
 Creation Date 07/10/1989

Owners

Primary Taxpayer
 Marie Swanson
 403 Colonial Ave
 Lakefield, MN 56150

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	81.89	0	0	0	127.520	AC
2	DITCH EXEMPT	0	0	0	0	10.000	AC
3	ROAD ACRES	0	0	0	0	2.480	AC
Total						140.000	

Valuation

	2016 Assessment	2015 Assessment	2014 Assessment	2013 Assessment	2012 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$1,151,900	\$1,151,900	\$1,178,000	\$1,240,000	\$888,200
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,151,900	\$1,151,900	\$1,178,000	\$1,240,000	\$888,200

Value Notice

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

Taxation

	2016 Payable	2015 Payable	2014 Payable	2013 Payable
Total Estimated Market Value	\$1,151,900	\$1,178,000	\$1,240,000	\$888,200
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0

<https://beaconbeta.schneidercorp.com/Application.aspx?AppID=332&LayerID=3724&Pag...> 6/29/2016

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	2016 Payable	2015 Payable	2014 Payable	2013 Payable
= Taxable Market Value	\$1,151,900	\$1,178,000	\$1,240,000	\$888,200
Net Taxes Payable	\$2,467.75	\$2,415.75	\$2,589.90	\$2,635.90
+ Special Assessments	\$90.25	\$90.25	\$36.10	\$36.10
= Total Taxes Payable	\$2,558.00	\$2,506.00	\$2,626.00	\$2,672.00

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	\$1,233.87
+ Unpaid Spec Asmt	\$45.13
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$1,279.00

Tax Payments

Full Amount	2,558.00	Pay full amount by:	<input type="button" value="Credit Card"/>
Half Installment	1,279.00	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
210758	5/3/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,279.00)
191406	4/3/2015	2015	\$0.00	\$0.00	\$0.00	(\$2,506.00)
184848	10/9/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,313.00)
175229	5/2/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,313.00)
169548	10/31/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,336.00)
157000	4/22/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,336.00)
148348	10/3/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,612.00)
140012	5/3/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,612.00)
134282	11/2/2011	2011	\$0.00	\$0.00	\$0.00	(\$1,423.00)

<https://beaconbeta.schneidercorp.com/Application.aspx?AppID=332&LayerID=3724&Pag...> 6/29/2016

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Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
122377	5/2/2011	2011	\$0.00	\$0.00	\$0.00	(\$1,423.00)

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

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 Developed by
Schneider The Schneider Corporation

<https://beaconbeta.schneidercorp.com/Application.aspx?AppID=332&LayerID=3724&Pag...> 6/29/2016

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P.O. Box 226
Jackson, MN 56143-0226
507-847-2763 1-888-293-4446
www.co.jackson.mn.us

Bill: 12063
Property ID#: R 19.036.0350
Taxpayer ID#: 7724

74***20***1 062***1/2*
SCOTT SWANSON
42746 820TH ST
LAKEFIELD MN 56150

Property Address: 42746 820TH ST
Description: Sect-36 Twp-103 Range-037 20.00 AC SE 1/4 SW 1/4 SE 1/4 & SW 1/4 SE 1/4 SE 1/4

Property Tax Statement 2016			
2015 Values for Taxes Payable in 2016			
VALUES AND CLASSIFICATION			
Taxes Payable Year:		2015	2016
STEP 1	Classification	AG HMSTD RES HMSTD - RELATIVE	AG HMSTD RES HMSTD - RELATIVE
	Estimated Market Value:	227,800	225,200
	Improvements Excluded:	0	0
	Homestead Exclusion:	30,300	30,500
Taxable Market Value:		197,500	194,700
New Improvements/ Expired Exclusions:		0	0
<i>Sent in March 2015</i>			
STEP 2	PROPOSED TAX		
	Proposed Tax:		\$384
<i>Sent in November 2015</i>			
STEP 3	PROPERTY TAX STATEMENT		
	First Half Taxes		\$223
	Second Half Taxes		\$223
Total Taxes Due in 2016:			\$446

\$\$\$ 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.

Tax Detail for Your Property:

Taxes Payable Year:	2015	2016
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15.		285.12
<input type="checkbox"/> If this box is checked, you owe delinquent taxes and are not eligible.		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	271.12	

Property Tax and Credits

3. Property taxes before credits	743.12	762.12
4. Credits that reduce your property taxes:		
A. Agricultural market value credit	382.00	379.00
B. Other Credits	0.00	0.00
5. Property taxes after credits	361.12	383.12
Property Tax by Jurisdiction		
6. County: JACKSON COUNTY	137.82	154.40
7. City or Town: WEST HERON LAKE TWP	24.83	26.55
8. State General Tax	0.00	0.00
9. School District:		
A. Voter Approved Levies	98.27	71.30
B. Other Local Levies	94.52	125.46

Taxes Payable Year:	2015	2016
10. Special Taxing Districts		
HERON LAKE WATERSHED	5.09	4.84
REGION 8 DEVELOPMENT	0.59	0.57
	0.00	0.00
	0.00	0.00
11. Non-school voter approved referenda levies		
	0.00	0.00
12. Total property tax before special assessments		
	361.12	383.12
Special Assessments		
13. Special assessments		
JD 3	62.88	62.88
SOLID WASTE		12.88
		50.00
		0.00
		0.00

INT: PRINCIPAL: 62.88

14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS **424.00** **446.00**

PAYABLE 2016 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE **NOVEMBER 15**

Property ID: R 19.036.0350

Bill: 12063
Taxpayer: 7724
Escrow ID: 999999

Taxpayer:
SCOTT SWANSON
42746 820TH ST
LAKEFIELD MN 56150

Our records indicate that your taxes are being paid by your escrow company: JACKSON COUNTY PREPAIDS

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION

If your address has changed please check this box and show the change on the back of this stub

SECOND 1/2 TAX AMOUNT DUE	\$223.00
---------------------------	----------

PENALTY: TOTAL:

MAKE CHECKS PAYABLE TO:
JACKSON COUNTY AUDITOR/TREASURER
P.O. BOX 226
JACKSON, MN 56143-0226

No receipt unless requested. Your cancelled check is your receipt. This receipt is void if check is not honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT.

PAYABLE 2016 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE **MAY 15**

Property ID: R 19.036.0350

Bill: 12063
Taxpayer: 7724
Escrow ID: 999999

Taxpayer:
SCOTT SWANSON
42746 820TH ST
LAKEFIELD MN 56150

Our records indicate that your taxes are being paid by your escrow company: JACKSON COUNTY PREPAIDS

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION

If your address has changed please check this box and show the change on the back of this stub

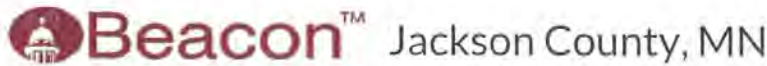
FULL TAX AMOUNT	\$446.00
FIRST 1/2 TAX AMOUNT DUE	\$223.00

PENALTY: TOTAL:

MAKE CHECKS PAYABLE TO:
JACKSON COUNTY AUDITOR/TREASURER
P.O. BOX 226
JACKSON, MN 56143-0226

No receipt unless requested. Your cancelled check is your receipt. This receipt is void if check is not honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT.



Summary

Parcel ID 190360350
 Property Address 42746 820TH ST
 LAKEFIELD
 Sec/Twp/Rng 36-103-037
 Brief Tax Description Sect-36 Twp-103 Range-037 20.00 AC SE 1/4 SW 1/4 SE 1/4 & SW 1/4 SE 1/4 SE 1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 20.00
 Class 101 - (HSTD) AGRICULTURAL ; 101 - (HSTD) AGRICULTURAL ; 202 - (HSTD) RES/AG
 District (1901) W HERON LK/2895/WTSD
 School District 2895
 Creation Date 01/23/2013

Owners

Primary Taxpayer
 Scott Swanson
 42746 820th St
 Lakefield, MN 56150

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	FIRST SITE ACRE CER	83	0	0	0	1.000	AC
2	SEPTIC OR WELL VALUE	0	0	0	0	1.000	UT
3	CER VALUE	84.69	0	0	0	12.480	AC
4	ADDITIONAL SITE CER	83	0	0	0	4.000	AC
5	ROAD ACRES	0	0	0	0	1.520	AC
6	NON-AG CER VALUE	83	0	0	0	1.000	AC
7	SEPTIC OR WELL VALUE	0	0	0	0	1.000	UT
Total						20.000	

Buildings

Building 1

Year Built	1900
Architecture	2 STORY
Heated Sq Ft	0
Finished Basement Sq Ft	
Construction Quality	D 5
Condition	N/A
Foundation Type	CONC BLOCK
Frame Type	WOOD FRAME
Size/Shape	N/A
Exterior Walls	WOOD
Windows	N/A
Roof Structure	N/A
Roof Cover	ASP SHINGL
Interior Walls	N/A
Floor Cover	N/A
Heat	N/A
Air Conditioning	CENTRAL
Bedrooms	4
Bathrooms	1
Kitchen	N/A
1st Floor Area Sq Ft	0
Ceiling	N/A
Stories	0

Sub Area Square Footage

SubArea	Act Area	%	Adj Area	Heated	Prime	RCNLD
OHB 1900 1.5STY/BMT	560	0	0	0	0	0
OWB 1958 1 STY/BMT	320	0	0	0	0	0
DCK 2002 DECK	330	0	0	0	0	0
Total for Bldg 1	1,210		0	0	0	0

Extra Features

Seq	Code	Description	Dim 1	Dim 2	Units	UT
1	DECK50	DECK	14	15	210.000	SF
2	DECK50	DECK	12	10	120.000	SF
3	MACHSD	MACHINE SHED	70	20	1,400.000	SF
4	GRANRY	GRANARY	40	30	1,200.000	SF
5	OLBARN	LOFT BARN	44	32	1,408.000	SF
6	0CHICK	CHICKEN HOUSE	40	25	1,000.000	SF
7	000HOG	HOG HOUSE	30	25	750.000	SF
8	MOBILE	HAND CALC MH VALUE	0	0	3,800.000	UT
9	GARAGE	GARAGE	40	20	800.000	SF

Valuation

2016 Assessment	2015 Assessment	2014 Assessment	2013 Assessment	2012 Assessment
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<https://beaconbeta.schneidercorp.com/Application.aspx?AppID=332&LayerID=3724&Pag...> 6/29/2016

	2016 Assessment	2015 Assessment	2014 Assessment	2013 Assessment	2012 Assessment
+ Estimated Building Value	\$61,900	\$52,900	\$53,300	\$53,300	\$54,200
+ Estimated Land Value	\$172,300	\$172,300	\$174,500	\$195,500	\$140,700
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$234,200	\$225,200	\$227,800	\$248,800	\$194,900

Value Notice

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

Taxation

	2016 Payable	2015 Payable	2014 Payable	2013 Payable
Total Estimated Market Value	\$225,200	\$227,800	\$248,800	\$194,900
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	(\$30,500)	(\$30,300)	(\$32,700)	(\$30,300)
= Taxable Market Value	\$194,700	\$197,500	\$216,100	\$164,600
Net Taxes Payable	\$383.12	\$361.12	\$460.85	\$580.85
+ Special Assessments	\$62.88	\$62.88	\$55.15	\$55.15
= Total Taxes Payable	\$446.00	\$424.00	\$516.00	\$636.00

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

No taxes are due at this time.

Tax Payments




Full Amount	446.00	Pay full amount by:	<input type="button" value="Credit Card"/>
Half Installment	223.00	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.

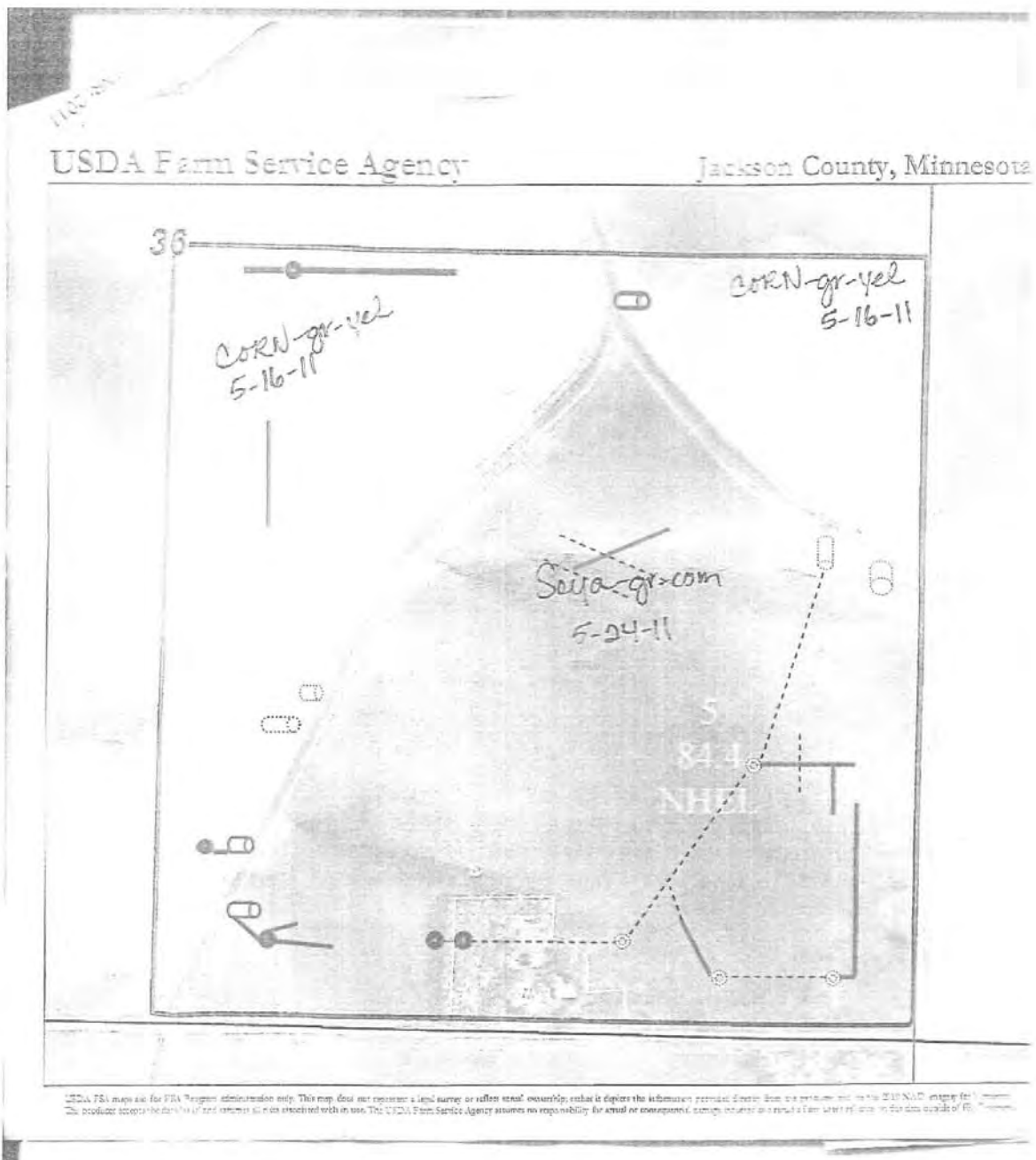
Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
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<https://beaconbeta.schneidercorp.com/Application.aspx?AppID=332&LayerID=3724&Pag...> 6/29/2016

Indicates culvert put in  Indicates existing culvert
 Indicates catch basin put in  Indicates tile line put in  Indicates existing tile line

TILING--- SCOTT SWANSON TILING 1980's TO PRESENT(2012)

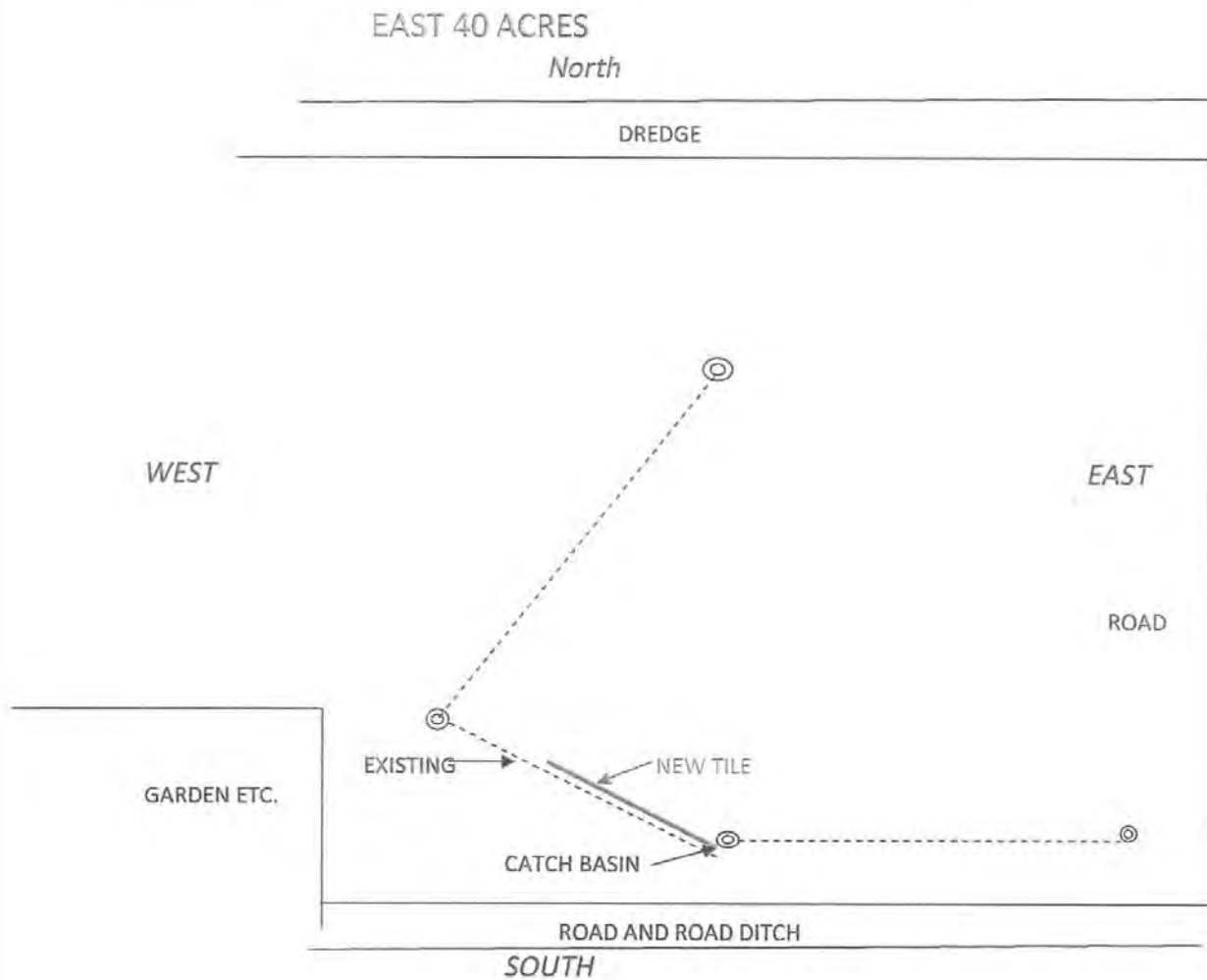


USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or other exact ownership, unless it depicts the information provided. Errors from the previous edition to the 2010 NAD datum are not shown. The user accepts the liability of any errors or omissions in the information provided. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any use of the data outside of the intended purpose.

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.

TILING 40 ACRE EAST FIELD 1990's

One spring was not draining catch 2 basins south end east 40. Next spring hired Johnson to dig, find out what was wrong. Old clay tile was filled with dirt from the western of the 2 through hill so he ran in new plastic tile line.



14

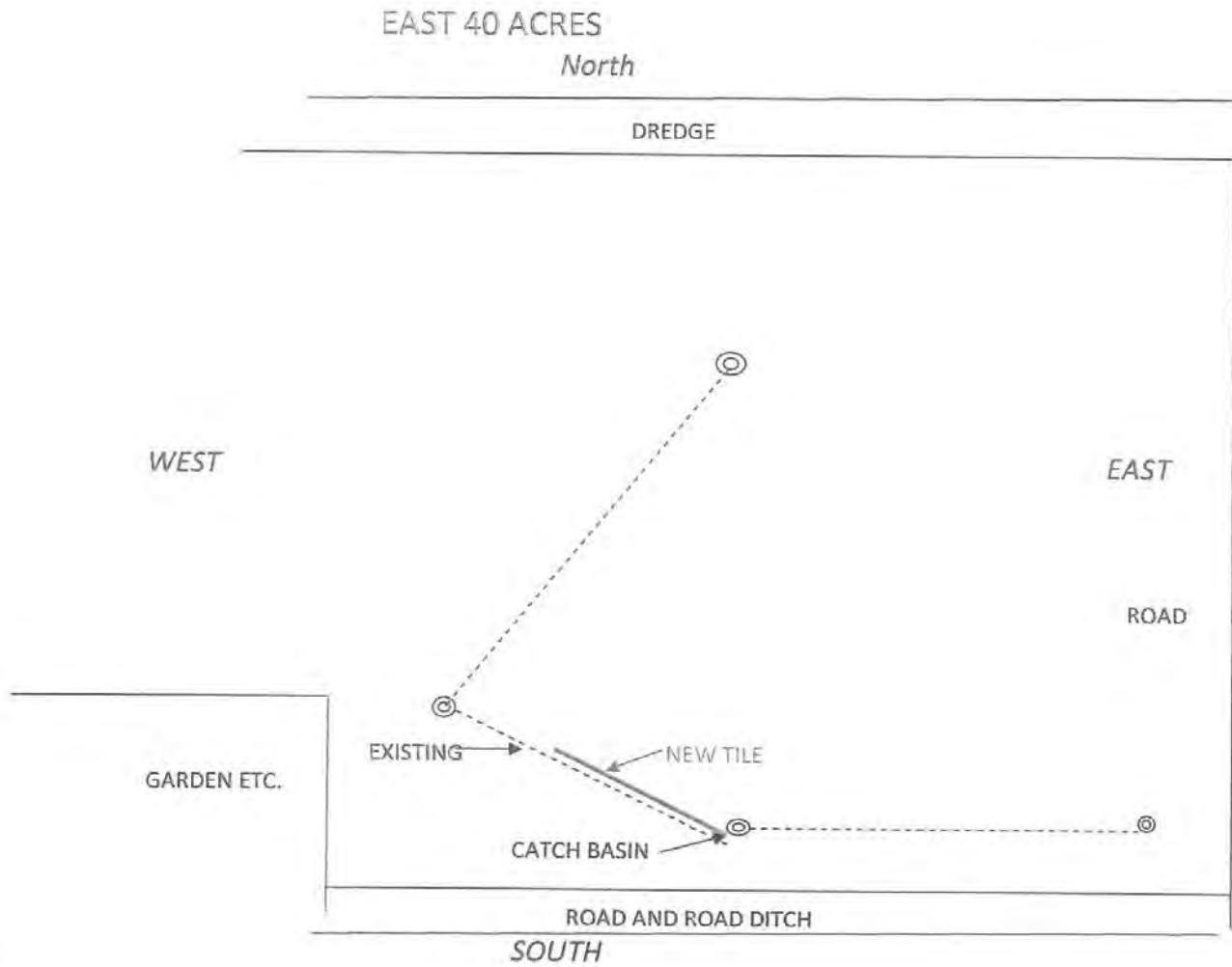
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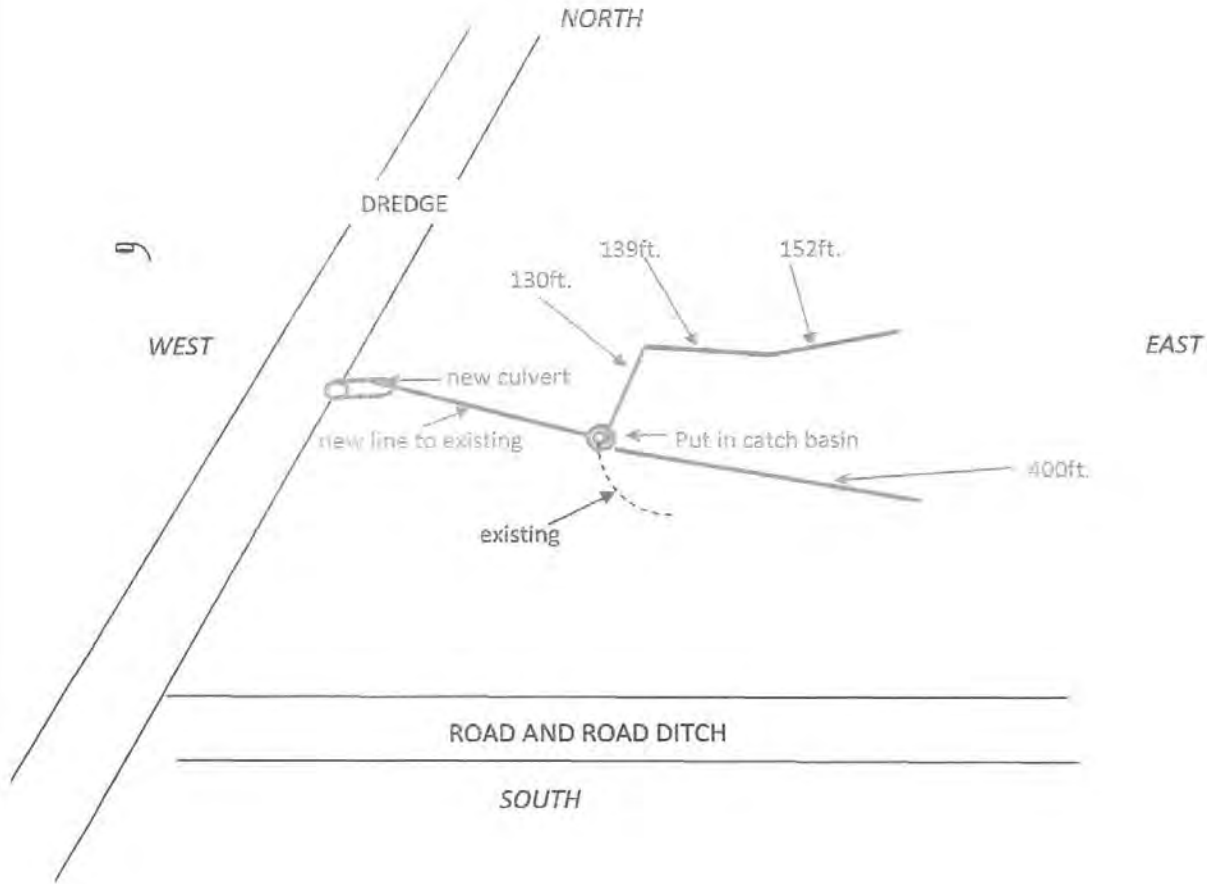
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TILING DATE – LATE 1980's 1990's OR EARLY 2000's

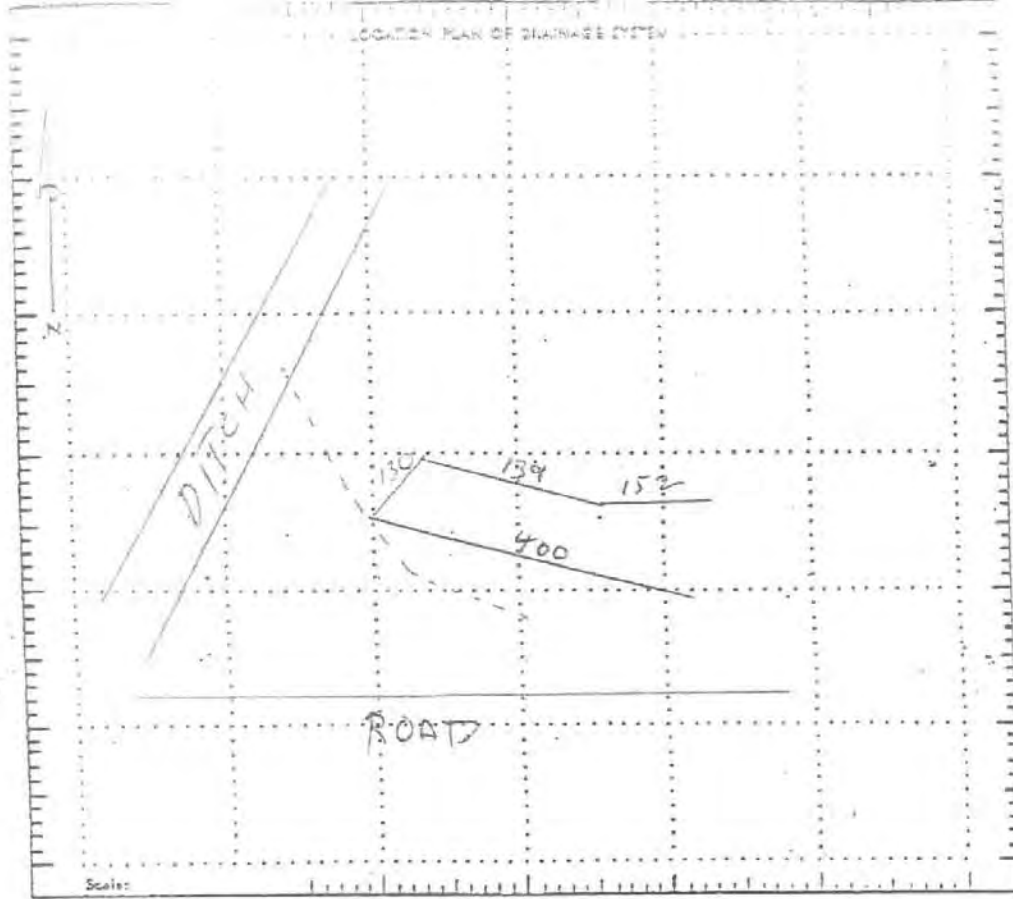
LOCATION- WEST OF GROVE - Had Johnson put in 821ft. 5" tile in low spot . Also had him put in catch basin, as there wasn't any there . Had mike Schultz put in plastic culvert to dredge from existing and catch basin as there was no culvert there .



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— LEGEND —

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

MATERIAL NEEDS

821 5"

OWNER _____
 TOWNSHIP _____ DATE _____
 SECTION _____ TOWN _____
 COUNTY _____ STATE _____
 Signed _____

SCOTT SWANSON - TILING-43 ACRE FIELD LATE 1980's 1990's

Sometime late 1980's or 1990's 43 acre field(across dredge) low ground was not draining.Had Mike Schultz ck. With backhoe . Decided needed catch basin and culvert.Put in new catch basin and ran tile to a new plastic culvert at dredge.



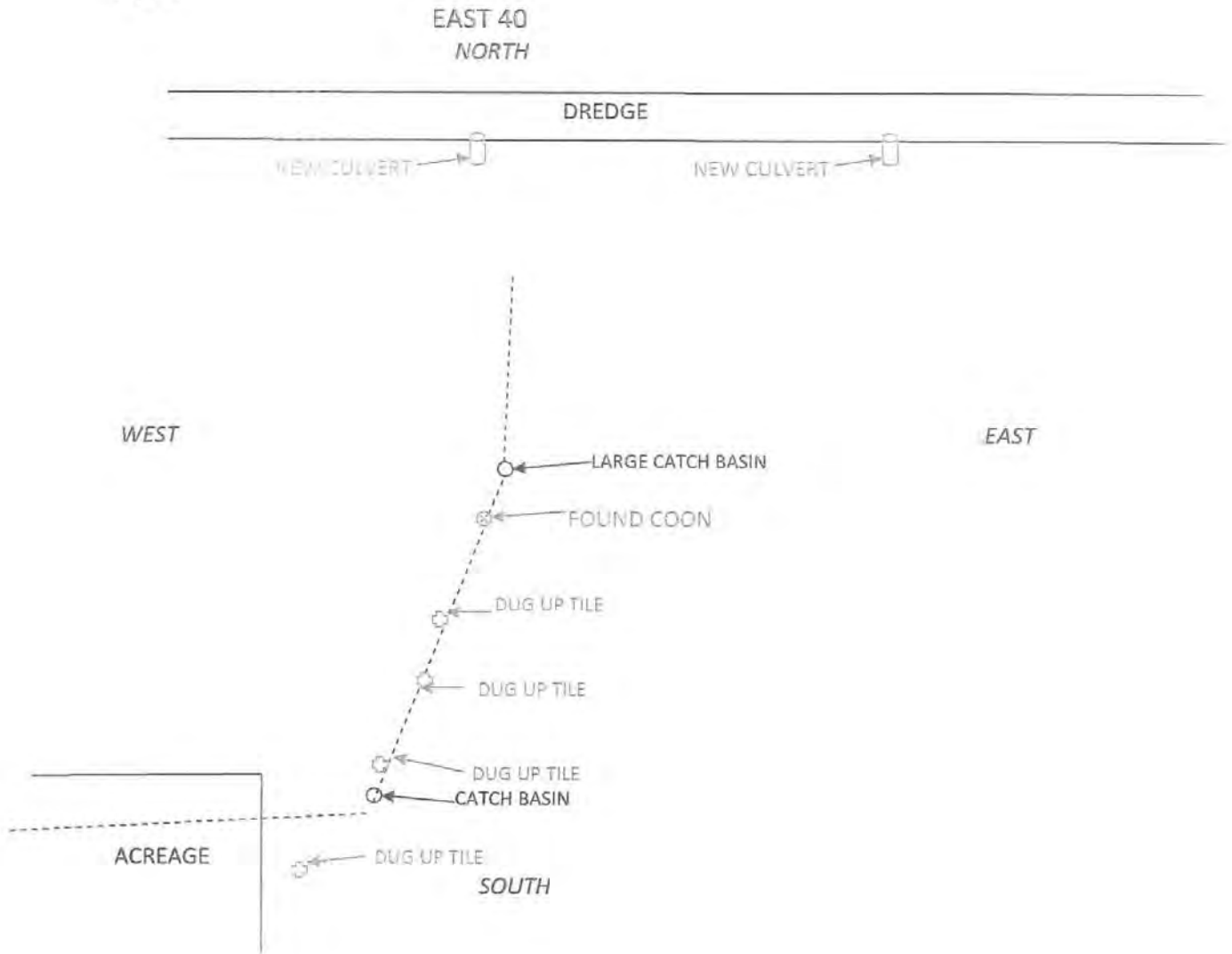
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TILING FALL 2004

Fall 2004 all summer water sat in grove. After corn was out hired Johnson to find out what was wrong. After digging several holes found dead coon stuck, plugging tile almost too large catch basin in east 40. I then hired him to put in 2 new culverts which had been damaged beyond repair.



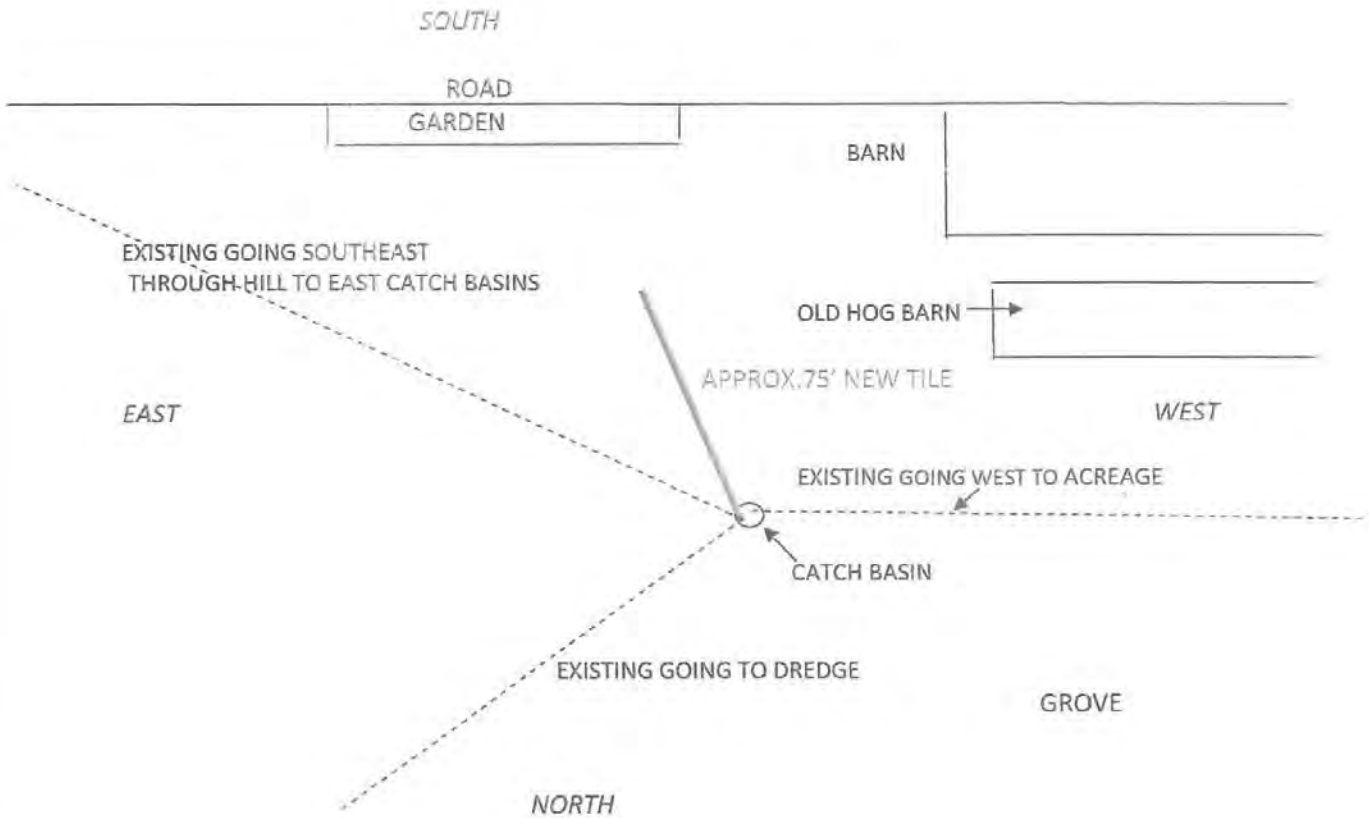
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TILING NO.2 11-21-2008

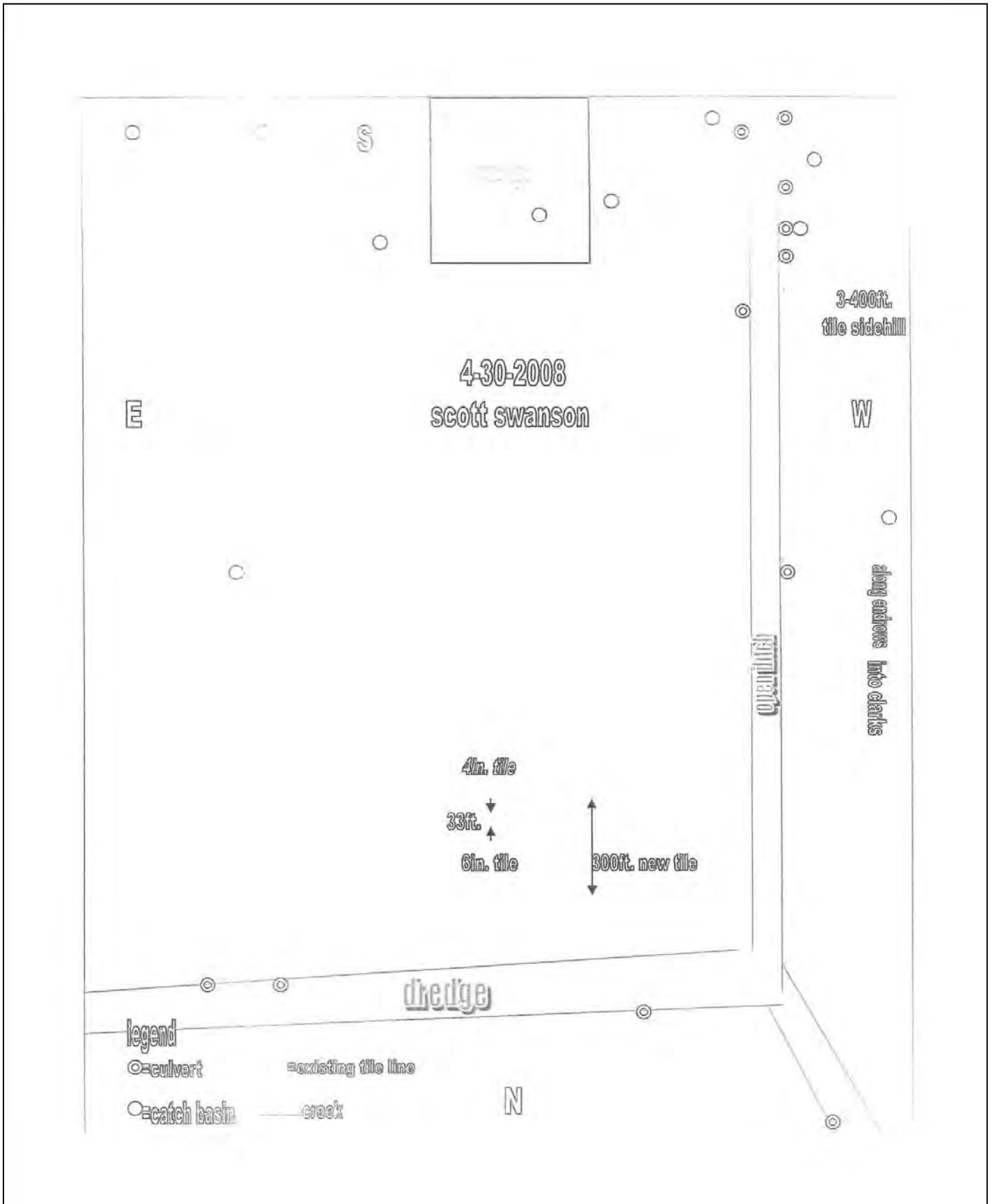
FROM CATCH BASIN NORTH OF OLD HOG BARN OR SOUTHEAST OF GROVE, RAN APPROX.75' TILE IN A SOUTH - SOUTHEAST DIRECTION. THIS TOOK CARE OF A LOT OF PROBLEMS IN LOW GROUND.



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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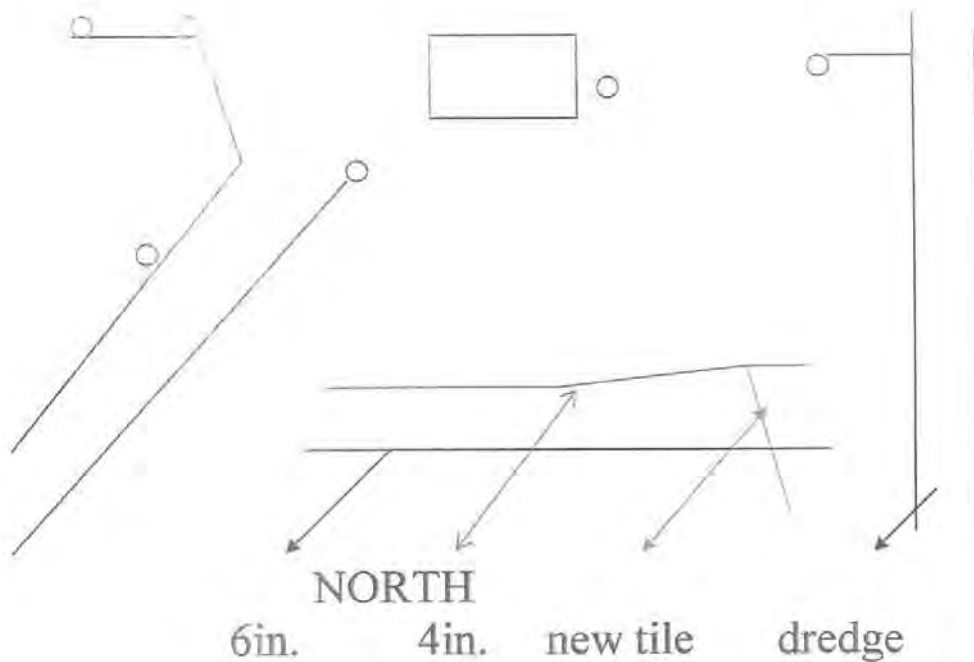
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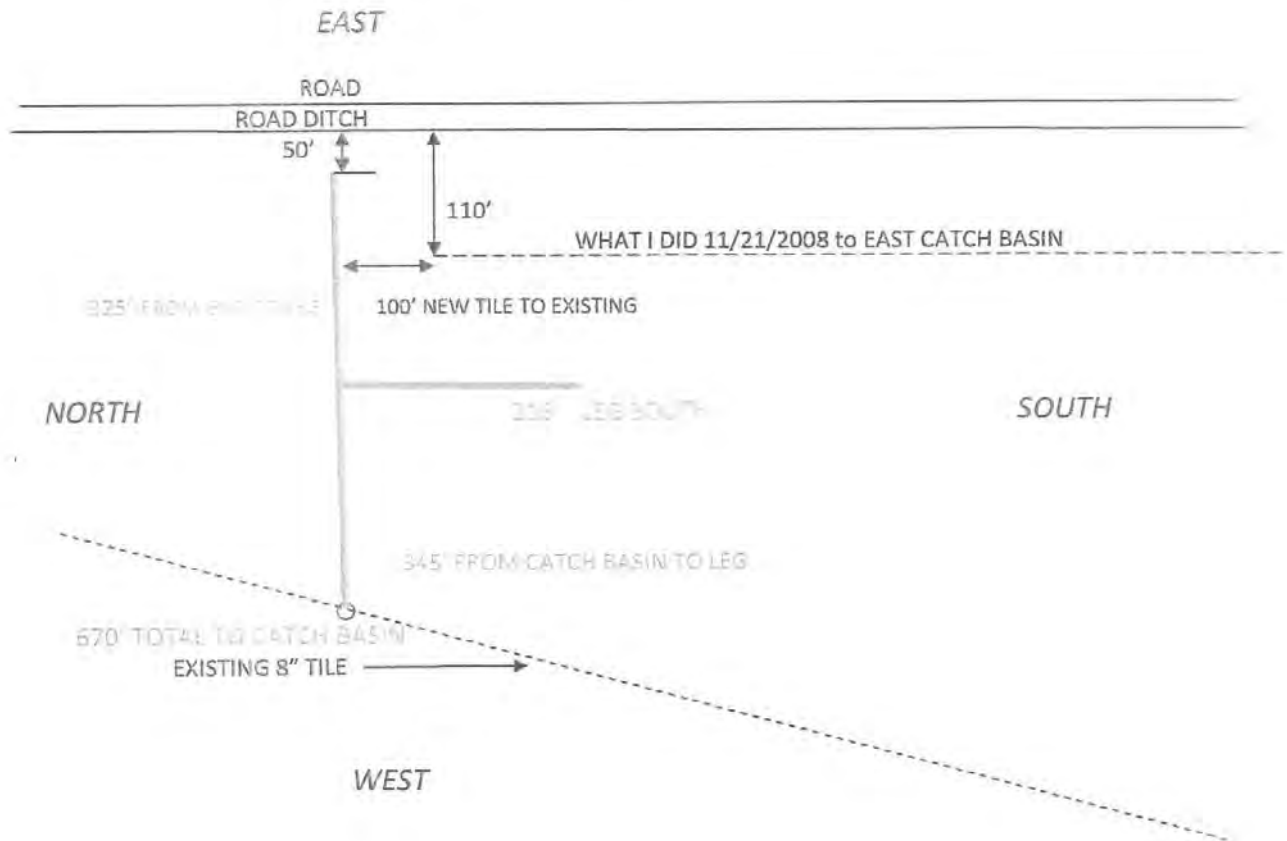


4-30-2008

Put in 300 ft. tile low ground north of acreage
 By "y" . found 4 in. connected to it proceeded
 At an an angle in wet spot crossed 6 in.(did"nt
 Know it was there) 33 ft. from 4 in. kept going
 At slight curve to properly get wet spot it was
 Very wet as sides kept caving incircles indicate
 Catch basins this is as far as I am sure tile(there
 Is probably more) .

TILING 2011 (NOV.16,17) EAST 40ACRE FIELD

From large catch basin in low ground (8" tile) straight east up hill, or draw, 670ft, crossing one 5" tile approx. 100 ft. from start, to depression, or sticky spot where ruts were still there from nearly getting stuck planting in spring which is 50 ft. from road ditch. This is 100 ft. from tile I put in 11/21/2008. Thence, ran a leg 215ft. straight south in spot where nothing grew and didn't plant till June. Was still sticky below in spite of no rain since July!!!

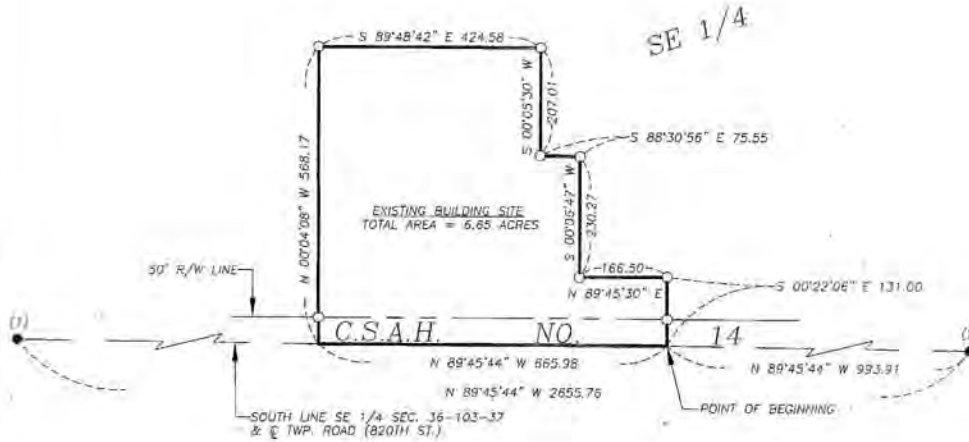


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PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 103 NORTH, RANGE 37 WEST IN WEST HERON LAKE TOWNSHIP, JACKSON COUNTY, MINNESOTA.



DESCRIPTION
PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 103 NORTH, RANGE 37 WEST IN WEST HERON LAKE TOWNSHIP, JACKSON COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON MONUMENT AT THE SOUTHEAST CORNER OF SECTION 36; THENCE NORTH 89 DEGREES 45 MINUTES 44 SECONDS WEST, BEARING BASED ON JACKSON COUNTY COORDINATE SYSTEM, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36 AND ALONG THE CENTERLINE OF COUNTY STATE AID HIGHWAY NUMBER 14, AS EXISTS, A DISTANCE OF 993.91 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 45 MINUTES 44 SECONDS WEST, ALONG SAID SOUTH LINE AND SAID CENTERLINE, A DISTANCE OF 665.98 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 06 SECONDS WEST, A DISTANCE OF 568.17 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 42 SECONDS EAST A DISTANCE OF 424.58 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS WEST A DISTANCE OF 207.01 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 56 SECONDS EAST A DISTANCE OF 75.55 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 47 SECONDS WEST A DISTANCE OF 230.27 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 30 SECONDS EAST A DISTANCE OF 166.50 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 06 SECONDS EAST A DISTANCE OF 131.00 FEET, TO THE POINT OF BEGINNING.

THE TRACT CONTAINS 6.65 ACRES AND IS SUBJECT TO EXISTING TOWNSHIP ROAD EASEMENT AND OTHER EASEMENTS OF RECORD, IF ANY.



● = MONUMENTS FOUND
○ = MONUMENTS SET
5/8" IRON STAKE W/CAF NO. 43803

REFERENCE
(1) SOUTH 1/4 COR. SEC. 36-103-37
FOUND IRON STAKE
(2) SE COR. SEC. 36-103-37
FOUND IRON STAKE



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signature *Dennis Ray Esplan*
Dennis Ray Esplan

Date 6/6/16 Certificate # 43803

ZIESKE LAND SURVEYING, INC.
Perry L. Zieske P.L.S.
Dennis Ray Esplan P.L.S.
225 Ninth Street, Box 94
Windom, MN 56101
Phone: (507) 831-0100

SURVEY FOR: MARIE SWANSON
PROJECT NUMBER: J 1617 S
DATE: JUNE 3, 2016

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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

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- Commercial Business & Equipment
- Other Types Of Auctions
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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.



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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.
7. Computerized world wide internet web page access.



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:



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- 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.