



DAN PIKE, AG LAND BROKER / AUCTIONEER

## PUBLIC FARMLAND AUCTION

# Estate of Beverly J. Kock

**Farmland 160 Acres more or less**

**Ash Lake Township, Lincoln County, MN.**

**UPDATED WITH ADDITIONAL INFORMATION ON AUGUST 10, 2016**

## **AUCTIONEERS**

Dan Pike Auctioneer/Real Estate Broker - CAI & GPPA #32-13-016 Jackson, MN.

507-847-3468 (O) or 507-841-0965 (C)

Chuck Sutton Sioux Falls, SD Auctioneer/ Land Broker 605-336-6315

Dean Stoltenberg Jasper, MN. Auctioneer/Real Estate Broker 507-348-7352

## **SALE ARRANGED BY**

***Dan Pike Auction Company, LLC &***

***Land & Farm Services Unlimited, LLC***

***Dan Pike - Auctioneer & Broker***

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)

***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.

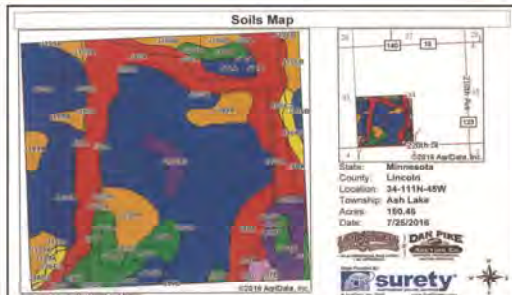
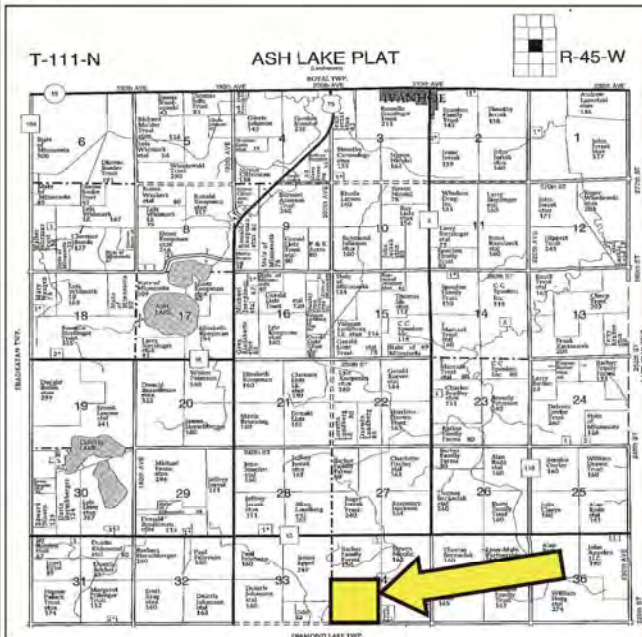
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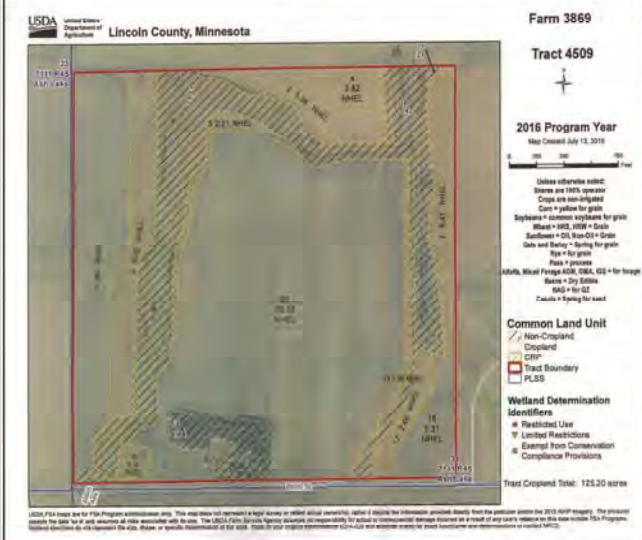
# 160 Acres +/- Ash Lake Township, Lincoln County, MN FARM & RECREATIONAL LAND AUCTION

## Thursday, September 22, 2016 @ 10:30 A.M.

**SALE LOCATION:** The auction will be held at the farm which is located from the junction of County roads # 7 & 15 on the north side of Arco, Minnesota 3 miles west on #15 to 210th Avenue, south 1 mile on 210th Avenue to 220th Street, then 3/4 west mile on 220th Street. Watch for auction signs the day of the sale.



Soil Classification	Acres	Percent of Total	Moisture Capacity (%)	Drainage Class	Permeability Class	Water Table Depth (ft)	Depth to Bedrock (ft)	Depth to Water Table (ft)	Depth to Seasonal High Water Table (ft)	Depth to Seasonal Low Water Table (ft)
GDBA Highpines Lamin. silt loam, 0 to 2 percent slopes	55.44	45.7%	14	U	0	80	5.8	157	18	52
JH9A Laminated La. Praction. clay-silt loam, 0 to 2 percent slopes, frequently eroded	29.62	24.3%	14	U	0	25				
J190A Jankin silt clay, 0 to 2 percent slopes	18.97	15.5%	14	U	0	86	5.9	170	15	81
AR7A Ringnecks Oak Lamin. silt loam, 0 to 2 percent slopes	8.01	6.7%	14	U	0	107	4.8	168	10	53
J191A Jankin silt loam, 0 to 2 percent slopes	5.83	4.8%	14	U	0	77	2.2	134	10	42
J192A Jankin silt loam, 0 to 2 percent slopes	4.24	3.5%	14	U	0	88	5.8	150	10	48
J193A Jankin silt loam, 0 to 2 percent slopes	4.03	3.3%	14	U	0	88	4.8	171	10	54
J194A Jankin silt loam, 0 to 2 percent slopes	3.94	3.2%	14	U	0	88	4.7	173	10	54
J195A Jankin silt loam, 0 to 2 percent slopes	3.85	3.2%	14	U	0	88	4.7	173	10	54
J196A Jankin silt loam, 0 to 2 percent slopes	3.81	3.1%	14	U	0	79	5.8	136	10	43
J197A Jankin silt loam, 0 to 2 percent slopes	3.81	3.1%	14	U	0	79	5.8	136	10	43
J198A Jankin silt loam, 0 to 2 percent slopes	3.81	3.1%	14	U	0	79	5.8	136	10	43
J199A Jankin silt loam, 0 to 2 percent slopes	3.81	3.1%	14	U	0	79	5.8	136	10	43
J200A Jankin silt loam, 0 to 2 percent slopes	3.81	3.1%	14	U	0	79	5.8	136	10	43
<b>Weighted Average</b>	<b>93.9</b>	<b>78.1%</b>	<b>14</b>	<b>U</b>	<b>0</b>	<b>80.9</b>	<b>5.8</b>	<b>153.1</b>	<b>18.2</b>	<b>58.8</b>



**PROPERTY INSPECTION:** Inspection of the farm from the road right way or by foot is welcome at anytime. The building site area may be inspected the day of the auction.

**LEGAL DESCRIPTION:** Southwest Quarter 34-11N-45W Lincoln County, Minnesota. Said tract containing 160 acres more or less.

**PROPERTY LOCATION:** From the junction of County roads # 7 & 15 on the north side Arco, Minnesota, 3 miles west on #15 to 210th Avenue, south 1 mile on 210th Avenue to 220th Street, then 3/4 mile on 220th Street west.

**AUCTION SALE TERMS**

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. 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 combination farm that offers both a good revenue source along with added recreational opportunities to add to your operation or investment portfolio. We are very honored to have been asked to represent the Beverly Kock 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 or 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.

For Additional Property Information  
 Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Beverly Kock Estate Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-347-3488.

**SALE ARRANGED BY**

**DAN PIKE AUCTION CO.**  
 COMPLETE PROFESSIONAL AUCTION SERVICES  
 410 Springfield Parkway  
 Jackson, MN 56143  
 507-347-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)

**Auctioneers**  
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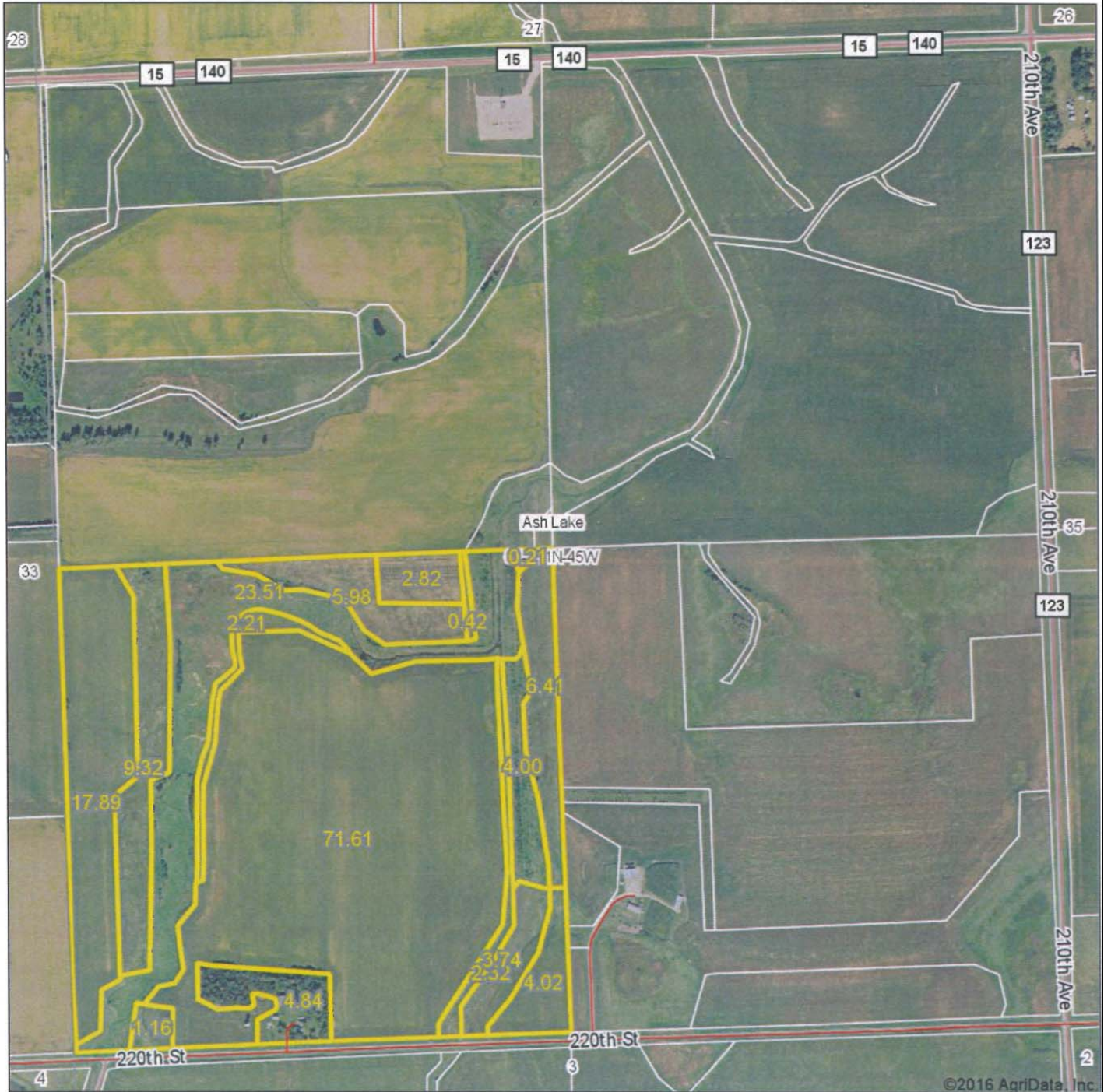
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 Sioux Falls, SD  
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 605-336-6316

Dean Stoltenberg  
 Jasper, MN.  
 Auctioneer/Real Estate Broker  
 507-348-7352

**Attorney for the Sellers & Closing Agent**  
 Daniel A. Birkholz  
 Birkholz & Associates, LLC  
 Attorneys at Law  
 101 Seventh Street South  
 St. James, MN. 56081  
 507-375-3374

**ESTATE OF**  
**Beverly J. Kock**  
 David R. Kock & Susan L. Avina  
 Personal Representatives

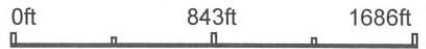
# Aerial Map



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**LAND SERVICES FARM UNLIMITED** & **DAN PIKE AUCTION CO.**  
 AG & COMMERCIAL REAL ESTATE • AG APPRAISALS  
 COMPLETE PROFESSIONAL AUCTION SERVICES

map center: 44° 22' 46.09, 96° 15' 6.42



**34-111N-45W**  
**Lincoln County**  
**Minnesota**

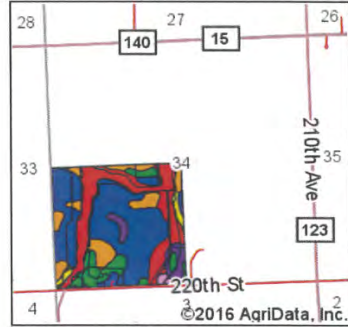
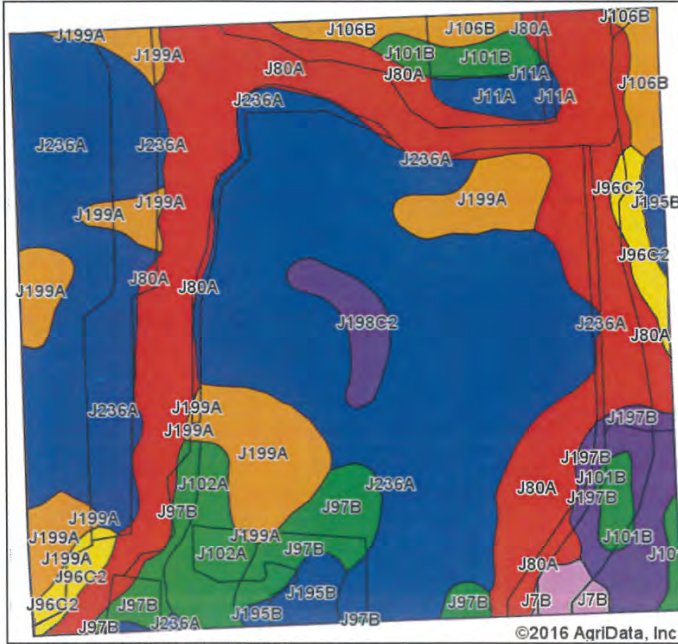


7/25/2016

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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## Soils Map



State: **Minnesota**  
 County: **Lincoln**  
 Location: **34-111N-45W**  
 Township: **Ash Lake**  
 Acres: **160.46**  
 Date: **7/25/2016**



Maps Provided By: **surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN081, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat		
J236A	Highpoint Lake silty clay, 0 to 2 percent slopes	68.44	42.7%		Ils		0	90	3.8	157	76	50	52	
J80A	Lamoure-La Prairie complex, channeled, 0 to 2 percent slopes, frequently flooded	39.62	24.7%		Vw		0	20						
J199A	Fulda silty clay, 0 to 2 percent slopes	14.97	9.3%		llw		0	86	3.6	150	70	47	48	
J97B	Singsaas-Oak Lake complex, 1 to 6 percent slopes	6.95	4.3%		lle		0	97	4.8	169	83	53	58	
J197B	Lake Benton sandy loam, 2 to 6 percent slopes	5.82	3.6%		llle		0	77	3.2	134	70	42	48	
J106B	Barnes-Buse-Svea complex, 1 to 6 percent slopes	4.24	2.6%		lle		0	88	4.8	153	83	48	58	
J101B	Hokans-Svea complex, 1 to 4 percent slopes	4.03	2.5%		lle		0	98	4.8	171	83	54	58	
J102A	Oak Lake silty clay loam, 1 to 3 percent slopes	3.94	2.5%		le		0	99	4.7	172	84	54	58	
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	3.55	2.2%		llle		0	80	4	139	72	44	49	
J195B	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	2.83	1.8%		lle	3789	*m 93							
J198C2	Rusklyn-Poinsett complex, 6 to 12 percent slopes, moderately eroded	2.67	1.7%		llle		0	78	3.9	136	70	43	48	
J11A	Vallers clay loam, 0 to 2 percent slopes	2.07	1.3%		llw		0	90	4	157	78	50	53	
J7B	Sverdrup sandy loam, 2 to 6 percent slopes	1.33	0.8%		llle	3272	*m 49							
<b>Weighted Average</b>								<b>93.9</b>	<b>*m 71.8</b>	<b>2.8</b>	<b>113.1</b>	<b>55.2</b>	<b>35.8</b>	<b>37.9</b>

\*m: Productivity index updated on 3/14/2016

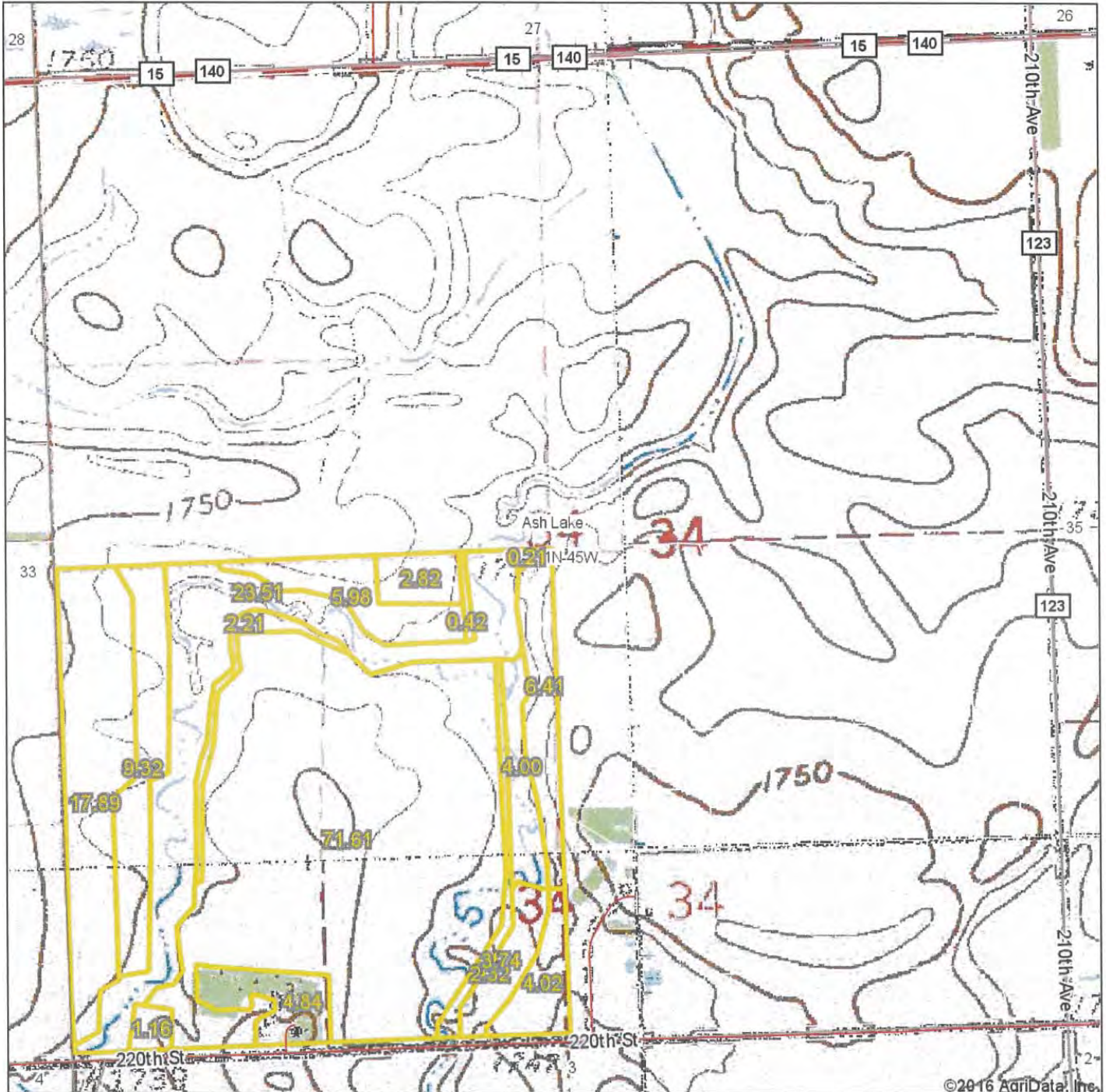
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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# Topography Map



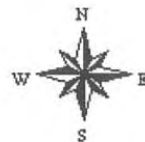
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map center: 44° 22' 46.09, 96° 15' 6.42



**34-111N-45W**  
**Lincoln County**  
**Minnesota**



7/25/2016



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2016 Program Year

Map Created July 13, 2016



Unless otherwise noted:

Shares are 100% operator  
 Crops are non-irrigated

Corn = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS, HRW = Grain

Sunflower = Oil, Non-Oil = Grain

Oats and Barley = Spring for grain

Rye = for grain

Peas = process

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry Edible

INAG = for GZ

Canola = Spring for seed

Common Land Unit

Non-Cropland

Cropland

CRP

Tract Boundary

PLSS

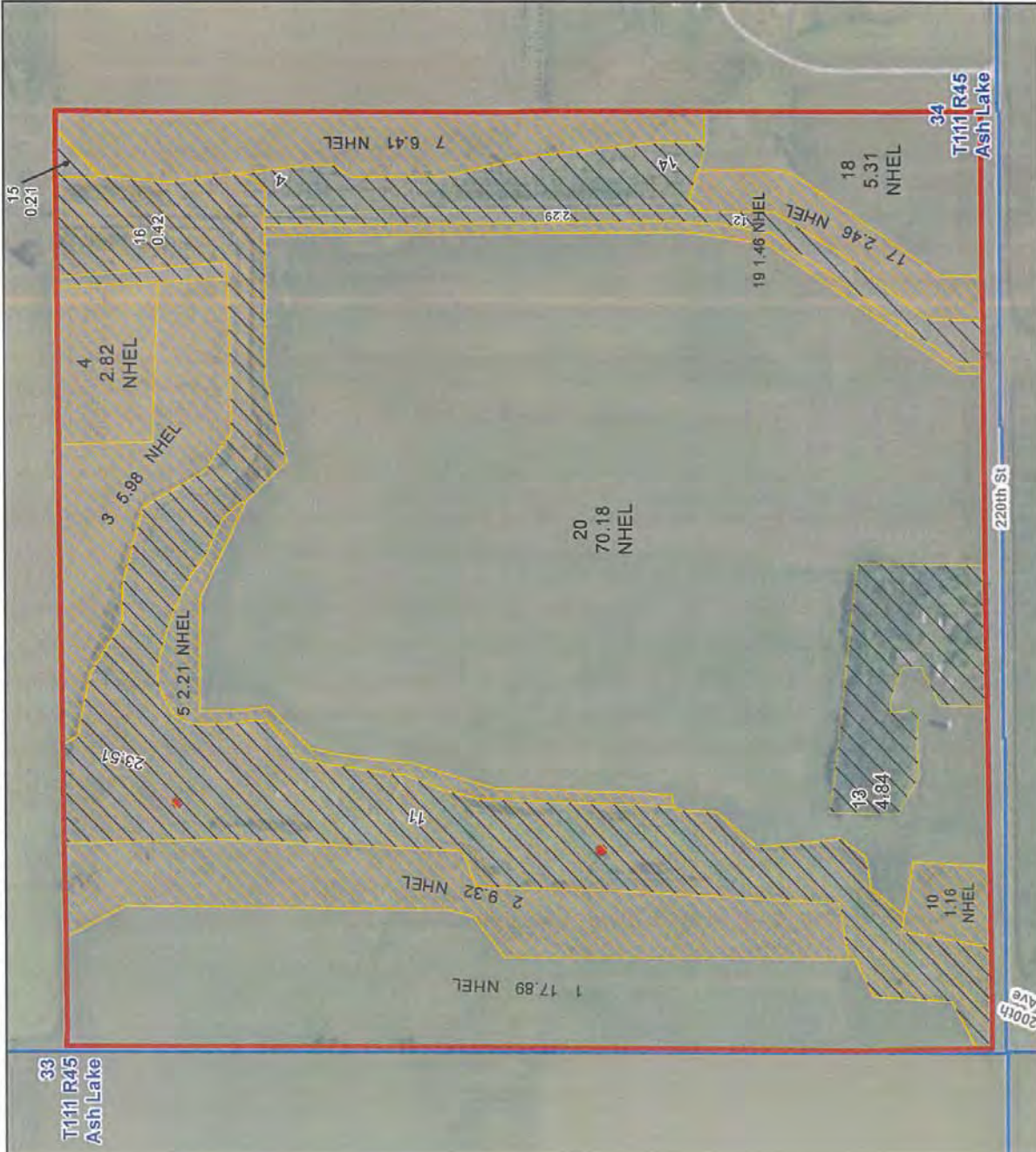
Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions



Tract Cropland Total: 125.20 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-028 and attached maps) for exact boundaries and determinations or contact NRCS.

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MINNESOTA  
LINCOLN  
Form: FSA-156EZ



FARM : 3869  
Prepared : Jul 29, 2016  
Crop Year : 2016

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : TYSON D ROCHEL  
Farms Associated with Operator : 27-081-120, 27-081-3869, 27-081-4907  
CRP Contract Number(s) : 2010A, 2048A, 2689A

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
160.47	125.20	125.20	0.00	0.00	31.82	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	93.38	0.00	23.50	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	45.50	0.00	0	128	
Soybeans	42.70	0.00	0	44	
<b>TOTAL</b>	<b>88.20</b>	<b>0.00</b>			

NOTES

Tract Number : 4509  
Description : SW1/4 SEC 34 ASH LAKE FAV/WR History : No  
BIA Unit Range Number :  
HEL Status : HEL determinations not completed for all fields on the tract  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : BEVERLEY J KOCK  
Other Producers : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
160.47	125.20	125.20	0.00	0.00	31.82	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	93.38	0.00	23.50	0.00	0.00	

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	45.50	0.00	0	128
Soybeans	42.70	0.00	0	44
<b>TOTAL</b>	<b>88.20</b>	<b>0.00</b>		

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This form is available electronically.

<b>CRP-1</b> (07-23-10) <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation <b>CONSERVATION RESERVE PROGRAM CONTRACT</b> <small>NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>	1. ST. & CO. CODE & ADMIN. LOCATION 27 081	2. SIGN-UP NUMBER 27
	3. CONTRACT NUMBER 2010A	4. ACRES FOR ENROLLMENT 2.80
7. COUNTY OFFICE ADDRESS (Include Zip Code): LINCOLN COUNTY FARM SERVICE AGENCY 330 E GEORGE ST IVANHOE, MN 56142-9707	5. FARM NUMBER 3869	6. TRACT NUMBER(S) 4509
TELEPHONE NUMBER (Include Area Code): (507)694-1644 x2	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2003 TO: (MM-DD-YYYY) 09-30-2018

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre \$ 73.57	11. Identification of CRP Land
B. Annual Contract Payment \$ 206	A. Tract No. 4509
C. First Year Payment	B. Field No. 4
	C. Practice No. CP16A
	D. Acres 2.80
	E. Total Estimated Cost-Share \$280.00

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

12. PARTICIPANTS	
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): BEVERLEY KOCK 1360 Adams St Apt. 115 Mankato 56001	(2) SHARE 100.00 % (3) SOCIAL SECURITY NUMBER: (4) SIGNATURE: <i>Beverley Kock</i> DATE (MM-DD-YYYY): 09-26-15
B(1) (Zip Code):	(2) SHARE % (3) SOCIAL SECURITY NUMBER: (4) SIGNATURE: DATE (MM-DD-YYYY):
C(1) (Zip Code):	(2) SHARE % (3) SOCIAL SECURITY NUMBER: (4) SIGNATURE: DATE (MM-DD-YYYY):

(If more than three individuals are signing, continue on attachment.)

13. CCC USE ONLY - Payments according to the shares are approved	A. SIGNATURE OF CCC REPRESENTATIVE <i>Monty S. Wilson, CEO</i>	B. DATE (MM-DD-YYYY) 9-29-15
--	---	---------------------------------

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 8109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 288, 287, 371, 641, 651, 1001; 15 USC 714m, and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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Original - County Office Copy     
  Owner's Copy     
  Operator's Copy

Date Printed: 06-19-15

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This form is available electronically.

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		3. CONTRACT NUMBER 2048A	4. ACRES FOR ENROLLMENT 23.50
7. COUNTY OFFICE ADDRESS (Include Zip Code): LINCOLN COUNTY FARM SERVICE AGENCY 330 E GEORGE ST IVANHOE, MN 56142-9707		5. FARM NUMBER 3869	6. TRACT NUMBER(S) 4509
TELEPHONE NUMBER (Include Area Code): (507)694-1644 x2		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2003 TO: (MM-DD-YYYY) 09-30-2018

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre	\$ 84.20	11. Identification of CRP Land				
B. Annual Contract Payment	\$ 1,979	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment		4509	11	CP22	23.50	\$0.00
<i>(Item 10C applicable only to continuous signup when the first year payment is prorated.)</i>						

12. PARTICIPANTS						
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): BEVERLEY KOCK 1360 Adams ST Apt 115		(2) SHARE 100.00%	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>(If more than three individuals are signing, continue on attachment.)</i> Beverley Kock 9/26/15			
B Mankato 56001		(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>(If more than three individuals are signing, continue on attachment.)</i>			
C		(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>(If more than three individuals are signing, continue on attachment.)</i>			

13. CCC USE ONLY - Payments according to the stores are approved	A. SIGNATURE OF CCC REPRESENTATIVE <i>Martin A. Wilson CED</i>	B. DATE (MM-DD-YYYY) 9-29-15
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**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 841, 851, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, family status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs). Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800)795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Original - County Office Copy     
  Owner's Copy     
  Operator's Copy

Date Printed: 09-19-15

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.

This form is available electronically.

<b>CRP-1</b> (07-23-10)	<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation	<b>1. ST. &amp; CO. CODE &amp; ADMIN. LOCATION</b> 27 081	<b>2. SIGN-UP NUMBER</b> 37
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>		<b>3. CONTRACT NUMBER</b> 2689A	<b>4. ACRES FOR ENROLLMENT</b> 29.10
<b>7. COUNTY OFFICE ADDRESS (Include Zip Code):</b> LINCOLN COUNTY FARM SERVICE AGENCY 330 E GEORGE ST IVANHOE, MN 56142-9707		<b>5. FARM NUMBER</b> 3869	<b>6. TRACT NUMBER(S)</b> 4509
<b>TELEPHONE NUMBER (Include Area Code):</b> (507)894-1644 x2		<b>8. OFFER (Select one)</b> GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	<b>9. CONTRACT PERIOD</b> FROM: (MM-DD-YYYY) 02-01-2009 TO: (MM-DD-YYYY) 09-30-2019

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

<b>10A. Rental Rate Per Acre</b>	\$ 129.45	<b>11. Identification of CRP Land (See Page 2 for additional space)</b>				
<b>B. Annual Contract Payment</b>	\$ 3,787	<b>A. Tract No.</b>	<b>B. Field No.</b>	<b>C. Practice No.</b>	<b>D. Acres</b>	<b>E. Total Estimated Cost-Share</b>
<b>C. First Year Payment</b>		4509	10	CP21	1.20	\$4.00
<i>(Item 10C applicable only to continuous signup when the first year payment is prorated.)</i>		4509	17	CP21	2.50	\$9.00
		4509	19	CP21	1.50	\$5.00

<b>12. PARTICIPANTS</b>		<b>(2) SHARE</b>	<b>(3) SOCIAL SECURITY NUMBER:</b>
<b>A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):</b> BEVERLEY KOCK 1360 Adams ST Apt. 115		100.00%	<b>(4) SIGNATURE</b> Beverley Kock DATE (MM-DD-YYYY) 9-26-15
<b>B(1)</b>	<b>(Zip Code):</b>	<b>(2) SHARE</b>	<b>(3) SOCIAL SECURITY NUMBER:</b>
Mankato 56001		%	<b>(4) SIGNATURE</b> DATE (MM-DD-YYYY)
<b>C(1)</b>	<b>(Zip Code):</b>	<b>(2) SHARE</b>	<b>(3) SOCIAL SECURITY NUMBER:</b>
		%	<b>(4) SIGNATURE</b> DATE (MM-DD-YYYY)

<b>13. CCC USE ONLY - Payments according to the shares are approved</b>	<b>A. SIGNATURE OF CCC REPRESENTATIVE</b> Martin A. Wilson CEO	<b>B. DATE (MM-DD-YYYY)</b> 9-27-15
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**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

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Original - County Office Copy     Owner's Copy     Operator's Copy

Date Printed: 08-18-15

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.

CONTINUATION OF ITEM 11 - Identification of CRP Land

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated C/S	CONTRACT PERIOD (MM-DD-YYYY)	
					F. FROM	G. TO
4509	2	CP21	9.30	\$ 32	02-01-2009	09-30-2019
4509	3	CP21	6.00	\$ 21	02-01-2009	09-30-2019
4509	5	CP21	2.20	\$ 8	02-01-2009	09-30-2019
4509	7	CP21	6.40	\$ 22	02-01-2009	09-30-2019

Original - County Office Copy

Owner's Copy

Operator's Copy

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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.

Sue Paluch  
Lincoln County Treasurer  
319 N Rebecca St, P.O. Box 79  
Ivanhoe MN 56142  
507-694-1522

**2016**

**PROPERTY TAX STATEMENT**

ASH LAKE TWP

PRCL# 02-0186-000 RCPT# 478  
TC 9.036 9.036

Property ID Number: 02-0186-000  
Property Description: SECT-34 TWP-111 RANG-45  
SW 1/4

BEVERLEY J KOCK  
225 ANN DRIVE  
EAGLE LAKE MN 56024

12179-T  
ACRES 160.00

Values and Classification		
Taxes Payable Year	2015	2016
Step 1	Estimated Market Value: 903.600 903.600	
	Homestead Exclusion:	
	Taxable Market Value: 903.600 903.600	
	New Improve/Expired Excls:	
	Property Class: AGRI NON-HSTD AGRI NON-HSTD RES NON-HSTD RES NON-HSTD	
	Sent in March 2015	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments 4.410.00	
	Sent in November 2015	
Step 3	Property Tax Statement	
	First half Taxes: 2.165.00	
	Second half Taxes: 2.165.00	
	Total Taxes Due in 2016: 4.330.00	

**\$\$\$ 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.

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....  
File by August 15th. **IF 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 .....  
**Property Tax and Credits**  
3. Property taxes before credits .....  
4. A. Agricultural market value credits to reduce your property tax .....  
B. Other credits to reduce your property tax .....  
5. Property taxes after credits .....

**Property Tax by Jurisdiction**  
6. County .....  
7. City or Town .....  
8. State General Tax .....  
9. School District: 404 A. Voter approved levies .....  
B. Other local levies .....  
10. Special Taxing Districts: A. SOUTHWEST REGIONAL DEV .....  
B. LINCOLN HRA .....  
C. YELLOW MEDICINE RIVER .....  
D. ....  
11. Non-school voter approved referenda levies .....  
12. Total property tax before special assessments .....

**Special Assessments on Your Property**  
13. A. 351 CD #35 1 YR .....  
B. 833 SOLID WASTE .....  
PRIN 73.54 C. ....  
INT D. ....  
TOT 73.54 E. ....  
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....

Taxes Payable Year:	2015	2016
		.00
		.00
	4,075.46	4,256.46
	.00	.00
	.00	.00
	4,075.46	4,256.46
	2,662.31	2,749.37
	535.11	537.73
	.00	.00
	554.70	574.16
	209.94	268.24
	9.85	10.85
	33.25	32.80
	70.30	83.31
		.00
	4,075.46	4,256.46
		23.54
		50.00
	4,144.00	4,330.00

**2** 2nd Half 2016 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT  
MAKE CHECKS PAYABLE TO: COUNTY TREASURER  
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 02-0186-000 RCPT# 478  
AGRI NON-HSTD

**1** 1st Half 2016 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT  
MAKE CHECKS PAYABLE TO: COUNTY TREASURER  
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 02-0186-000 RCPT# 478  
AGRI NON-HSTD

AMOUNT DUE	AMOUNT DUE	TOTAL TAX
NOVEMBER 16, 2016	2ND HALF TAX 2,165.00	4,330.00
	PENALTY	2,165.00
	TOTAL	TOTAL
	TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	

NO RECEIPT SENT UNLESS REQUESTED.  
YOUR CANCELLED CHECK IS YOUR RECEIPT.  
BEVERLEY J KOCK 12179-T  
225 ANN DRIVE  
EAGLE LAKE MN 56024

BEVERLEY J KOCK 12179-T  
225 ANN DRIVE  
EAGLE LAKE MN 56024

Sue Paluch  
Lincoln County Treasurer

Sue Paluch  
Lincoln County Treasurer

LIST ADDRESS CORRECTION ON BACK OF STUB. BY: \_\_\_\_\_  
 CHECK  CASH  COUNTER  MAIL  DEPOSIT  ESCROW

LIST ADDRESS CORRECTION ON BACK OF STUB. BY: \_\_\_\_\_  
 CHECK  CASH  COUNTER  MAIL  DEPOSIT  ESCROW

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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.

As of : 7/29/2016

Parcel Number: 02-0186-000

Payable Year: 2016

[General Info](#) | 
 [Tax Info](#) | 
 [Current Receipts](#) | 
 [Special Asmts](#) | 
 [Unpaid Tax](#) | 
 [History](#) | 
 [Pay By Credit Card](#) | 
 [Pay By echeck](#) | 
 [Current Year Tax Stmt](#) | 
 [Previous Year Tax Stmt](#)

**Taxpayer/Owner Information**

**Taxpayer #12179**  
 KOCK/BEVERLEY J  
 1360 ADAMS ST #115  
 MANKATO MN 56001

**General**

**MP #02-0186-000 Re/Mh: REAL ESTATE**  

Twp/City	School	Water	LBLI	Debt	*****
2	404	2	0	0	

 Twp/City 2 - ASH LAKE TWP  
 School Dist 404 - LAKE BENTON

**Description**

Sect	Twp	Range	Lot	Block
34	111	45	0	0

SW 1/4

**Property Address**

**Escrow**  
 0  
**Deeded Acres: 160.00**

---

[Another Search](#) | [Back to ParcelList](#) |





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](http://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.
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:



- 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.