



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

Arnold Carlson Estate

Farmland 307.5 Acres more or less

Bare Un-Improved Farmland

Adrian Township, Watonwan County, MN.

Updated 9/15/16

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.

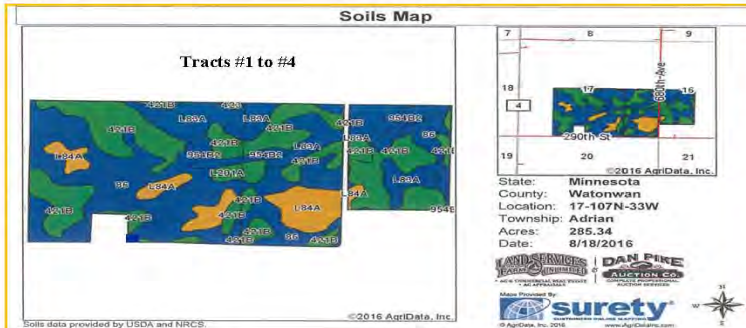
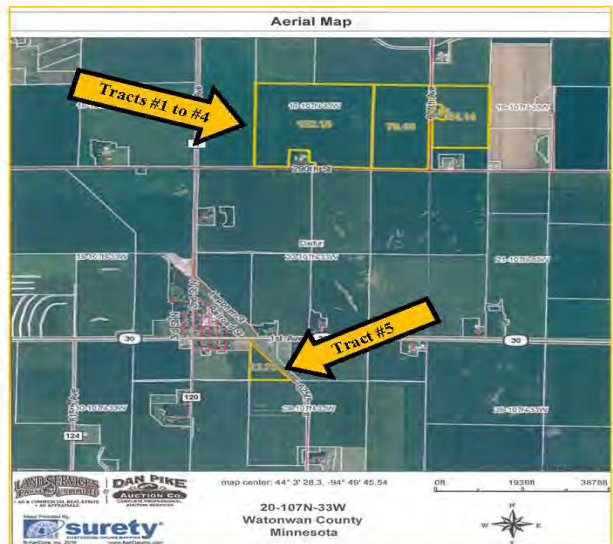
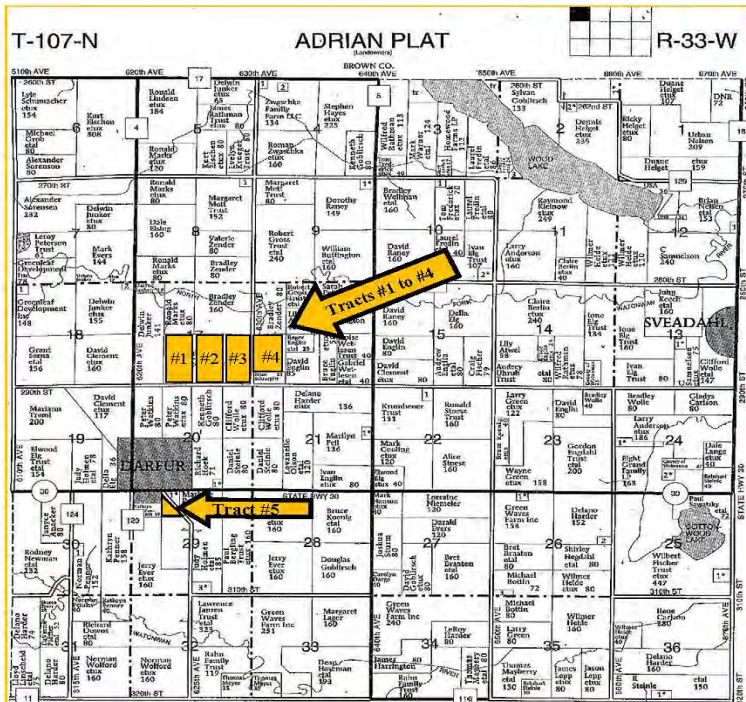
Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

307.5 Acres +/- Adrian Township, Watonwan County, MN MULTI-PARCEL FARMLAND AUCTION

Friday, September 23, 2016 @ 10:30 A.M.

SALE LOCATION: The auction will be held at the Darfur Community Center in Darfur, Minnesota.

Watch for auction signs the day of the sale.



Area	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Bromegrass alfalfa hay	Bromegrass alfalfa	Spring wheat	Oats
86	Canisteo clay loam, 0 to 2 percent slopes	101.21	35.5%		IIIw	*m 93				
421B	Amnret loam, 2 to 6 percent slopes	92.59	32.4%		IIe	*m 98			6	6
L83A	Webster clay loam, 0 to 2 percent slopes	47.17	16.0%		IIIw	93				
L84A	Glenrose clay loam, 0 to 1 percent slopes	27.20	9.5%		IIIw	*m 86				
954B3	Amnret-Swanton loams, 2 to 6 percent slopes	11.84	4.1%		IIe	92		1	1	16
L201A	Normania loam, 1 to 3 percent slopes	4.72	1.7%		IIe	99		5	6	62
423	Shearfork loam, 1 to 3 percent slopes	0.61	0.2%		IIa	*m 95				
Weighted Average						*m 94	0.1	0.1	3.3	4.5

PROPERTY INSPECTION
Inspection of the farms from the road right way or by foot is welcome at anytime.

- LEGAL DESCRIPTIONS**
- TRACT #1:** E1/2 SW1/4 except the approximate 5 acre building site area (subject to a survey that will be completed prior to the auction) 17-107N-33W Watonwan County, MN. Containing 75 acres more or less.
 - TRACT #2:** W1/2 SE1/4 17-107N-33W Watonwan County, MN. Containing 80 acres more or less.
 - TRACT #3:** E1/2 SE1/4 17-107N-33W Watonwan County, MN. Containing 80 acres more or less.
 - TRACT #4:** NW1/4 SW1/4 & the North 19 acres of SW1/4 SW1/4 16-107N-33 Watonwan County, MN. Containing 59 acres more or less.
 - TRACT #5:** NE1/4 NW1/4 lying west of railroad right of way 29-107N-33W Watonwan County, MN. Containing 13.5 acres more or less.

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 2, 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 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 excellent quality southern Minnesota farmland to add to your operation or investment portfolio. We are very honored to have been asked to represent the Carlson 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.

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

SALE ARRANGED BY

COMPLETE PROFESSIONAL AUCTION SERVICES

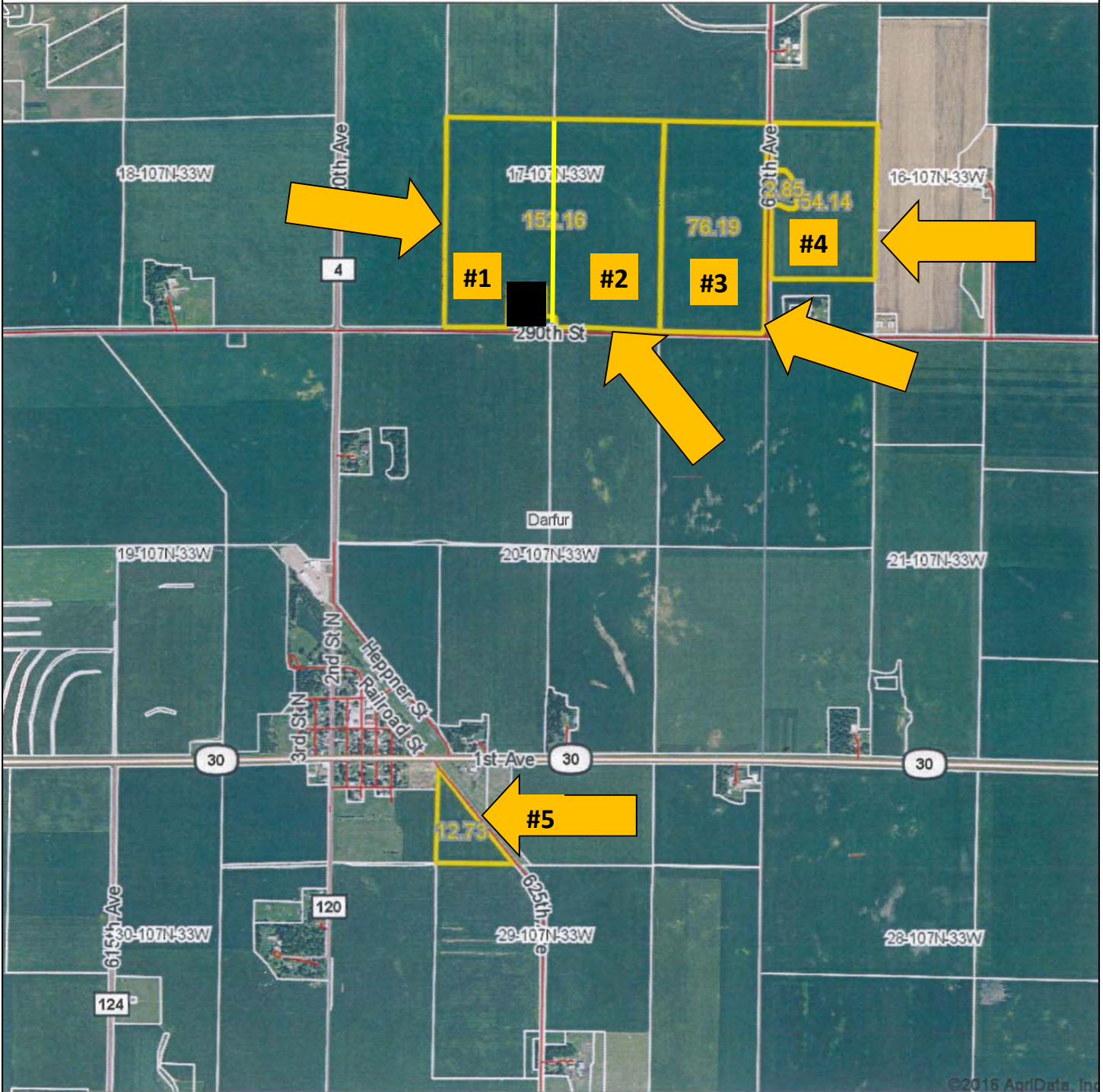
410 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

Auctioneers
Dan Pike - Jackson, MN,
MN License #32-16-003
507-847-3468 (O)
or 507-841-0965 (C)
Kevin, Ryan & Allen Kahler
Doug Wedel
Dustyn Hartung
Darwin Hall

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
Arnold Carlson
Violet Anderson
Personal Representative

Aerial Map



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LAND SERVICES
FARM UNLIMITED
 AG & COMMERCIAL REAL ESTATE
 AG APPRAISALS

DAN PIKE
 AND ASSOCIATES
AUCTION CO.
 COMPLETE PROFESSIONAL
 AUCTION SERVICES

map center: 44° 3' 28.3, -94° 49' 45.54



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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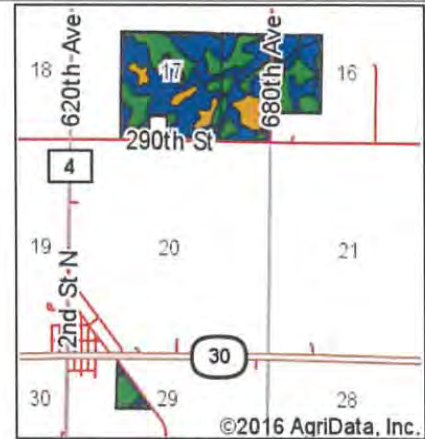
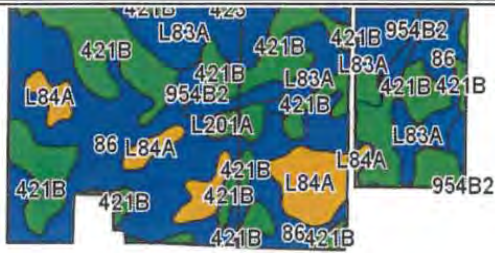
20-107N-33W
Watonwan County
Minnesota



8/18/2016

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Soils Map



State: **Minnesota**
 County: **Watonwan**
 Location: **20-107N-33W**
 Township: **Darfur**
 Acres: **298.07**
 Date: **8/18/2016**



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Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 12

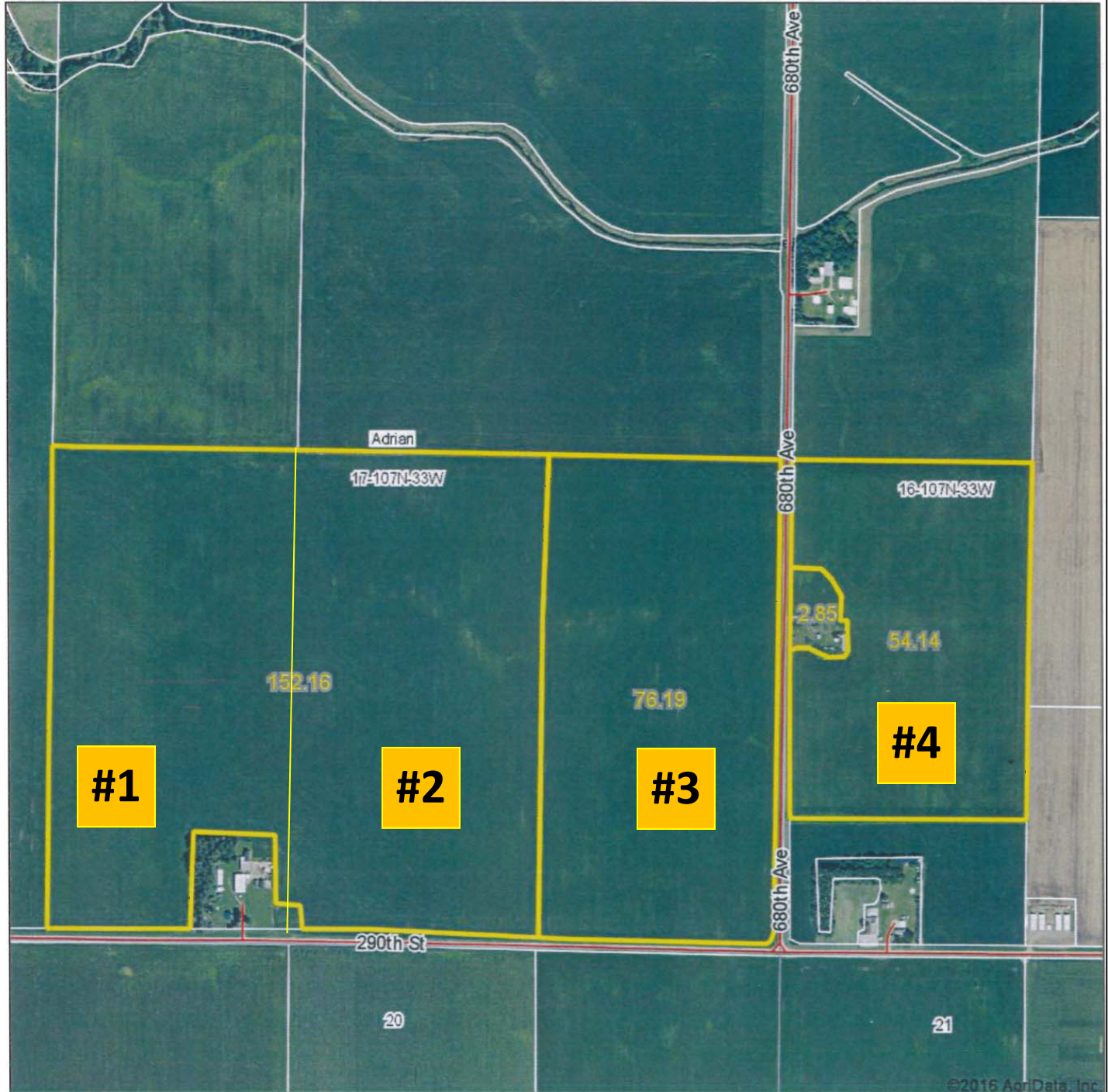
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Bromegrass alfalfa	Spring wheat	Oats
421B	Amiret loam, 2 to 6 percent slopes	102.86	34.5%		Ile	*m 98			6	8
86	Canisteo clay loam, 0 to 2 percent slopes	101.36	34.0%		IIw	*m 93				
L83A	Webster clay loam, 0 to 2 percent slopes	49.21	16.5%		IIw	93				
L84A	Glencoe clay loam, 0 to 1 percent slopes	27.20	9.1%		IIIw	*m 86				
954B2	Amiret-Swanlake loams, 2 to 6 percent slopes	11.84	4.0%		Ile	92	1	1	9	16
L201A	Normania loam, 1 to 3 percent slopes	4.99	1.7%		Ie	99	5	6	62	77
423	Seaforth loam, 1 to 3 percent slopes	0.61	0.2%		IIIs	*m 95				
Weighted Average						*m 94.2	0.1	0.1	3.5	4.7

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Aerial Map



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map center: 44° 4' 16.05, -94° 49' 26.99



17-107N-33W
Watonwan County
Minnesota



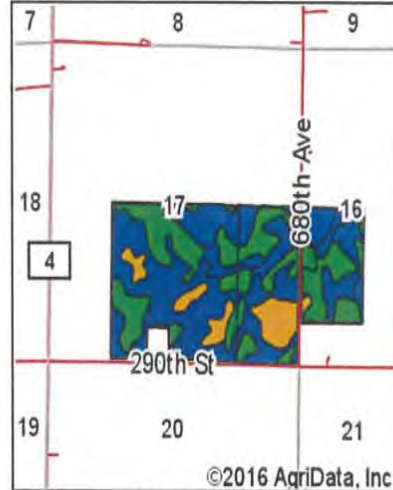
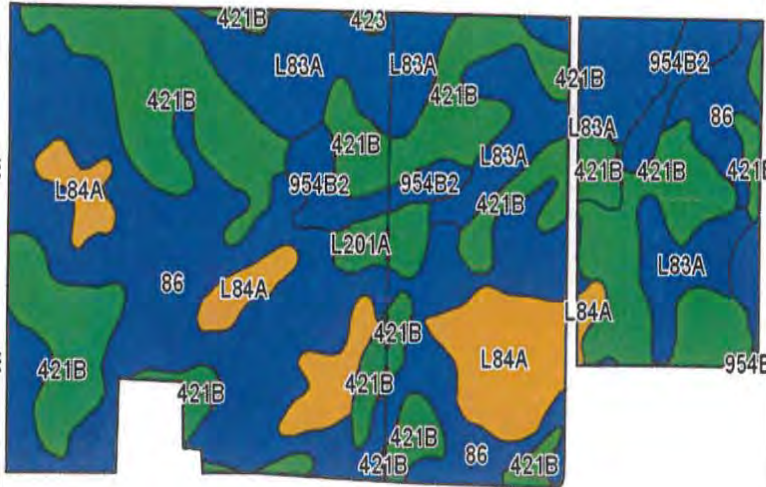
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Soils Map



State: **Minnesota**
 County: **Watonwan**
 Location: **17-107N-33W**
 Township: **Adrian**
 Acres: **285.34**
 Date: **8/18/2016**



Soils data provided by USDA and NRCS.

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Area Symbol: MN165, Soil Area Version: 12

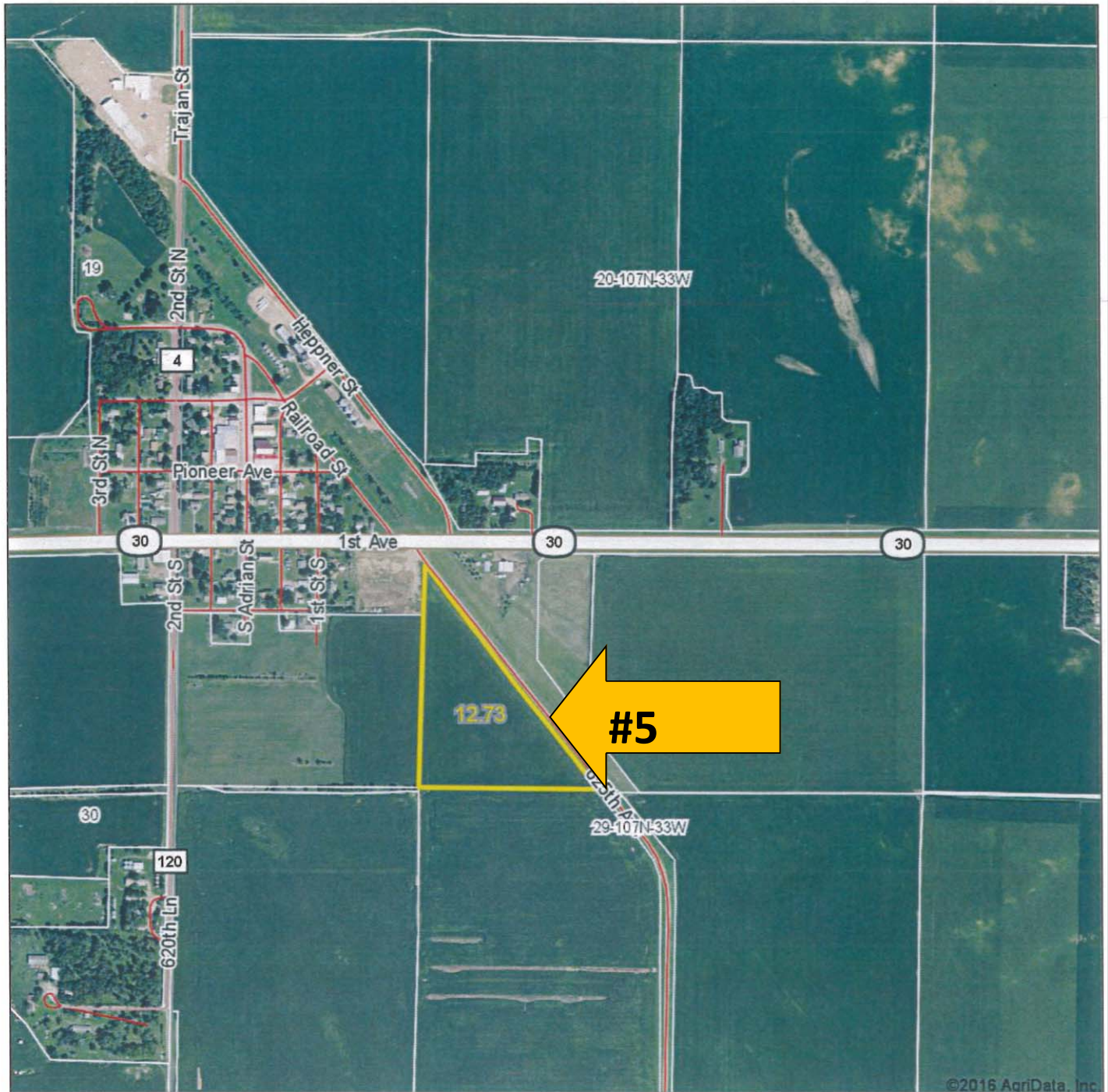
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Bromegrass alfalfa	Spring wheat	Oats
86	Canisteo clay loam, 0 to 2 percent slopes	101.21	35.5%		llw	*m 93				
421B	Amiret loam, 2 to 6 percent slopes	92.59	32.4%		lle	*m 98			6	8
L83A	Webster clay loam, 0 to 2 percent slopes	47.17	16.5%		llw	93				
L84A	Glencoe clay loam, 0 to 1 percent slopes	27.20	9.5%		lllw	*m 86				
954B2	Amiret-Swanlake loams, 2 to 6 percent slopes	11.84	4.1%		lle	92	1		1	9 16
L201A	Normania loam, 1 to 3 percent slopes	4.72	1.7%		le	99	5		6	62 77
423	Seaforth loam, 1 to 3 percent slopes	0.61	0.2%		lls	*m 95				
Weighted Average						*m 94	0.1	0.1	3.3	4.5

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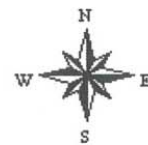
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map center: 44° 3' 1.9, -94° 49' 54.33



29-107N-33W
Watonwan County
Minnesota



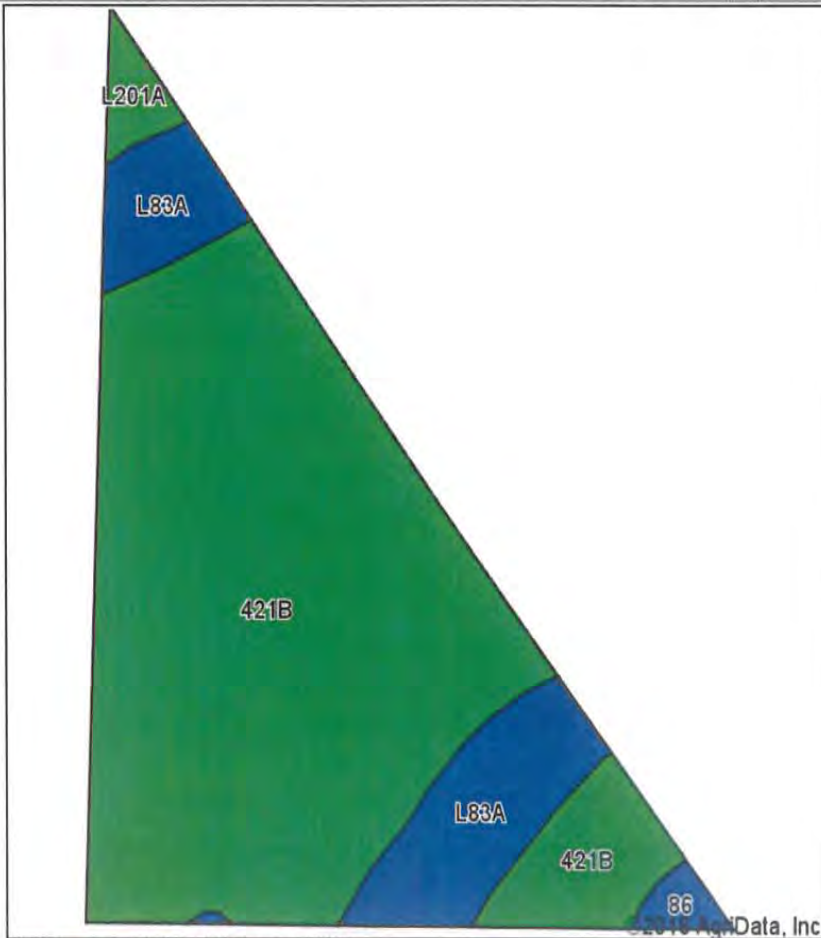
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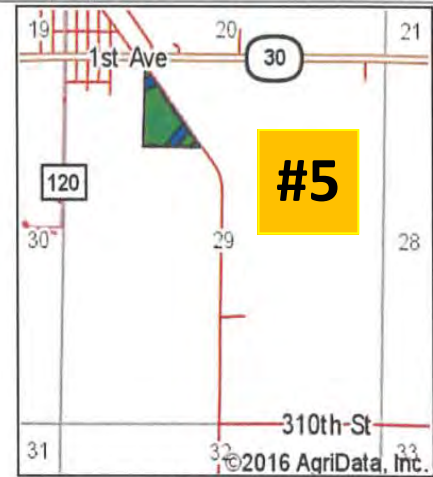
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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Watonwan**
 Location: **29-107N-33W**
 Township: **Darfur**
 Acres: **12.73**
 Date: **8/18/2016**



Area Symbol: MN165, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Bromegrass alfalfa	Spring wheat	Oats
421B	Amiret loam, 2 to 6 percent slopes	10.24	80.4%		lle	*m 98			6	8
L83A	Webster clay loam, 0 to 2 percent slopes	2.04	16.0%		llw	93				
L201A	Normania loam, 1 to 3 percent slopes	0.27	2.1%		le	99	5	6	62	77
86	Canisteo clay loam, 0 to 2 percent slopes	0.18	1.4%		llw	*m 93				
Weighted Average						*m 97.1	0.1	0.1	6.1	8.1

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2016 Program Year

Map Created July 28, 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
- NAG = for GZ
- Canola = Spring for seed

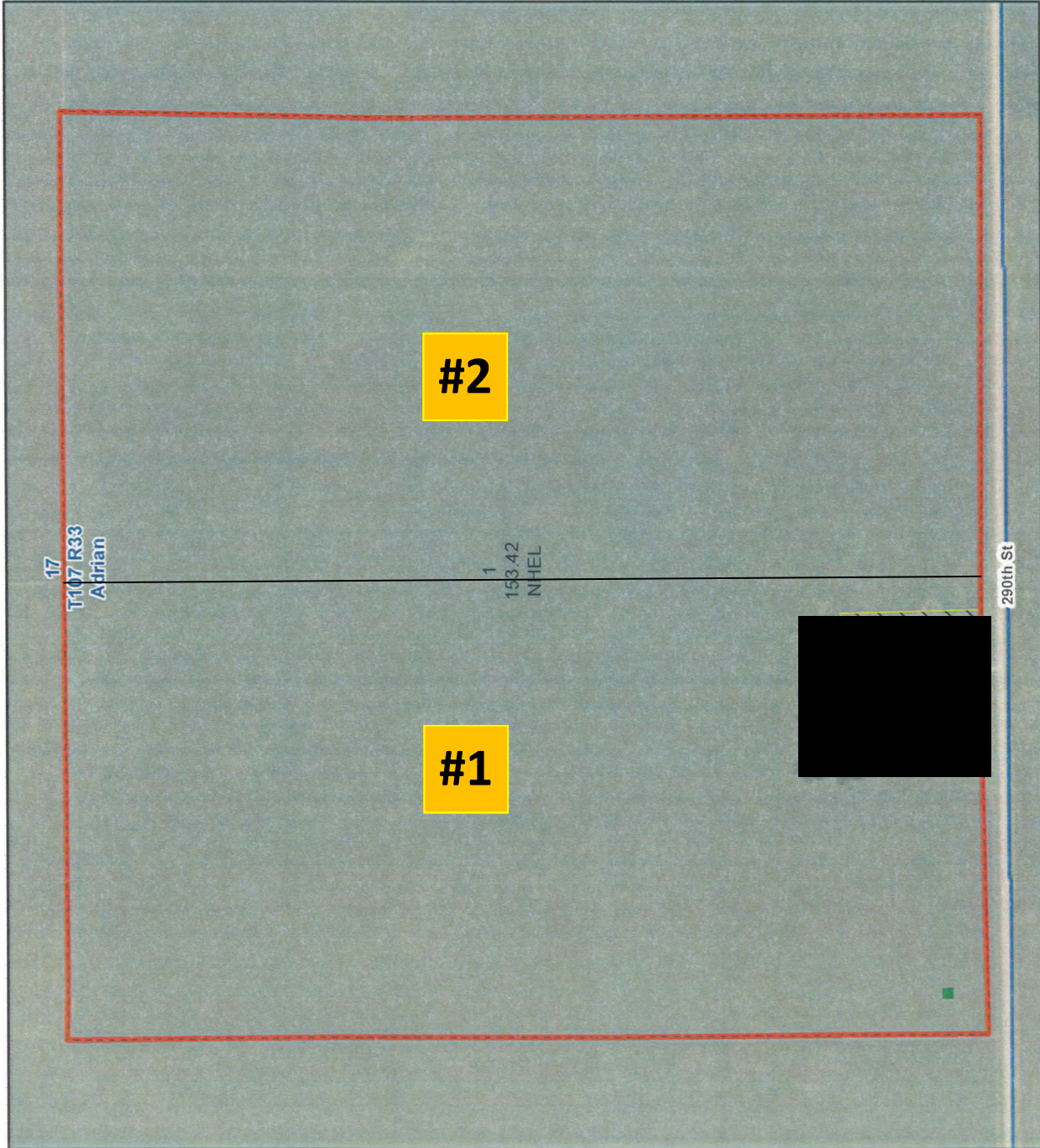
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 153.42 acres



USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2015 NAIP imagery. The producer accepts the data as is and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

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Watowan County, Minnesota

Farm 4031

Tract 1634



2016 Program Year

Map Created July 28, 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

NAG = for GZ

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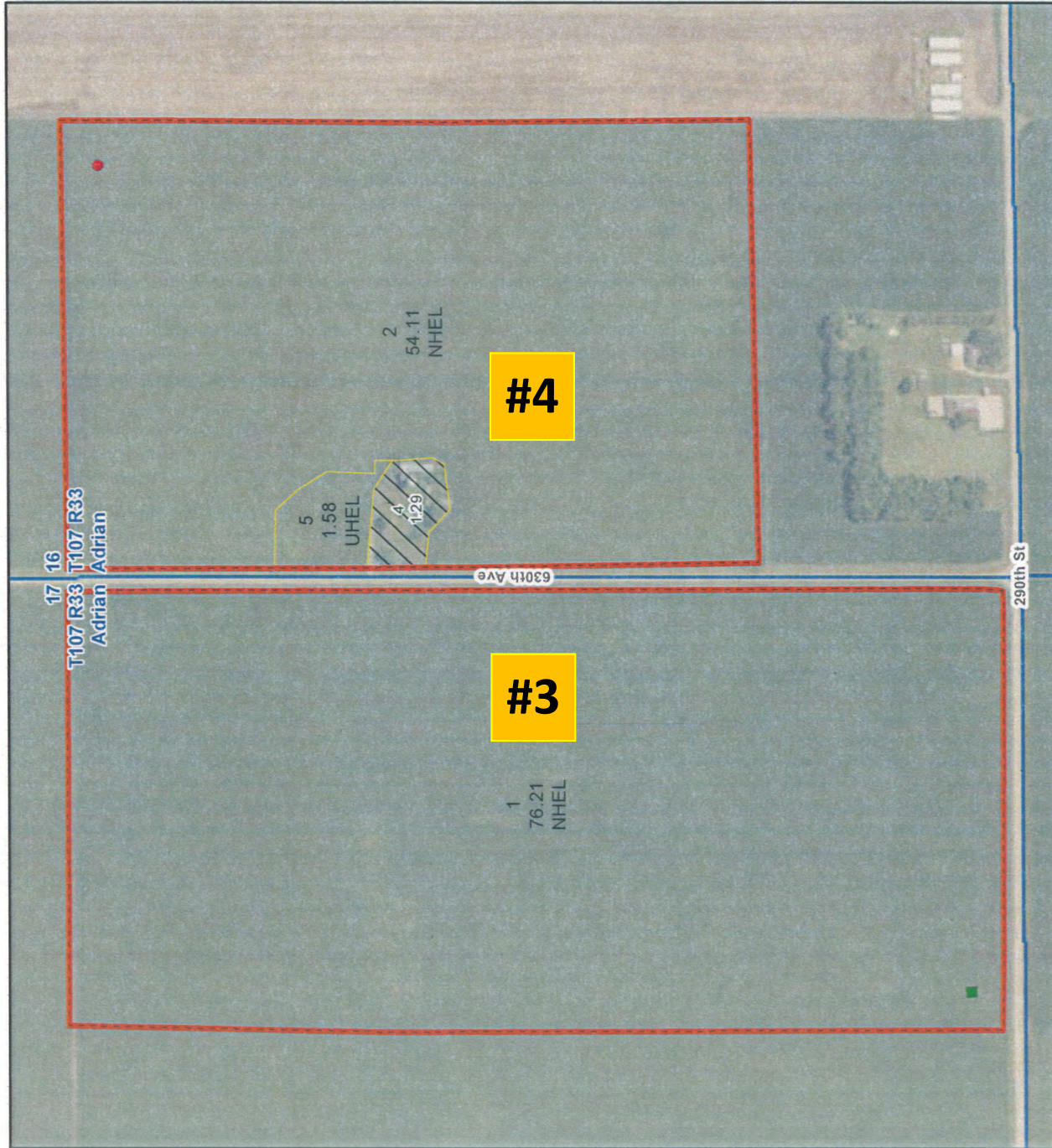
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 131.90 acres



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Watwan County, Minnesota

Farm 4031

Tract 1633



2016 Program Year

Map Created July 28, 2016

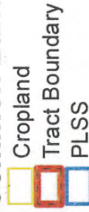


Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain

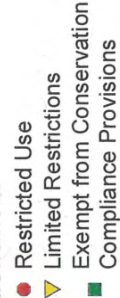
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain

Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

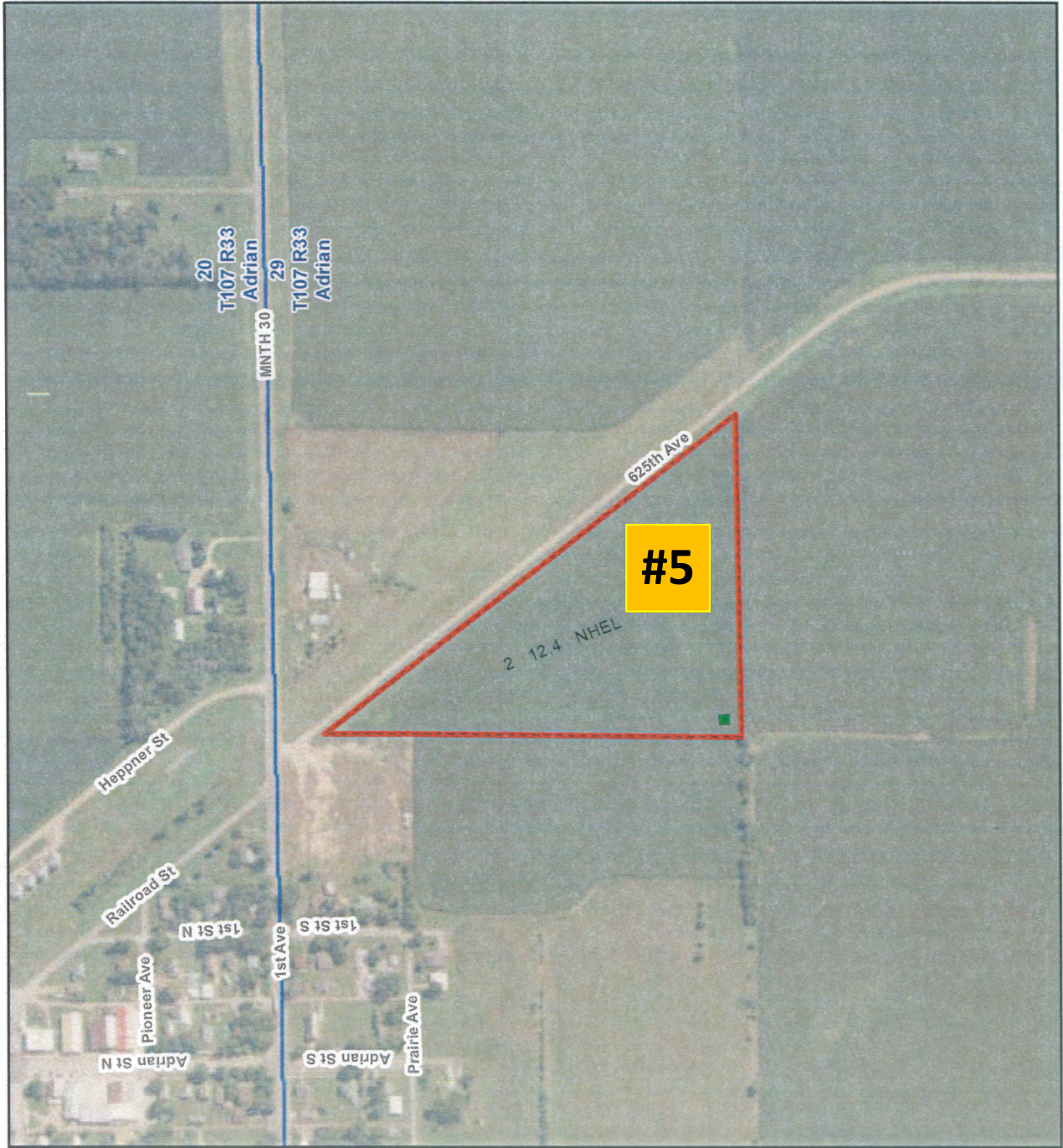
Common Land Unit



Wetland Determination Identifiers



Tract Cropland Total: 12.40 acres



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Tract #1 & #2

Summary

Parcel ID 010170400
 Property Address 62448 290TH ST
 BUTTERFIELD
 Sec/Twp/Rng 17-107-033
 Brief Sect-17 Twp-107 Range-033 160.00 AC E1/2 OF
 Tax Description SW1/4; W1/2 OF SE1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 160.00
 Class 101 - (HSTD) AGRICULTURAL ; 101 - (HSTD)
 AGRICULTURAL
 District (101) ADRIAN SD#0081
 School District 0081
 Creation Date 07/10/1989

**Building site area of
 approximately 5 acres is
 not included with
 Tract #1 - Subject to
 survey to be completed.**

Owners

Primary Taxpayer
 Arnold B Carlson
 62448 290th St
 Butterfield, MN 56120

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	73.8	0	0	0	157.000	AC
2	ROADS 2A	0	0	0	0	2.000	AC
3	AG BLDG SITE	0	0	0	0	1.000	AC
Total						160.000	

Buildings

Building 1
 Year Built 1953
 Architecture 1.25 STORY
 Heated Sq Ft 0
 Finished Basement Sq Ft
 Construction Quality D 5.5 REG
 Condition N/A
 Foundation Type CEMNT BLOC
 Frame Type WOOD FRAME
 Size/Shape D-A REG
 Exterior Walls STEEL SIDE
 Windows N/A
 Roof Structure GABLE/HIP
 Roof Cover STEEL
 Interior Walls N/A
 Floor Cover N/A
 Heat N/A
 Air Conditioning N/A
 Bedrooms 0
 Bathrooms 0
 Kitchen N/A
 1st Floor Area Sq Ft 1388
 Ceiling N/A
 Stories 1.2

Tract #1 & #2

**Building site area of
 approximately 5 acres is
 not included with
 Tract #1 - Subject to
 survey to be completed.**

Extra Features

Seq	Code	Description	Dim 1	Dim 2	Units	UT
1	GARAGE	GARAGE	20	30	600.000	SF
2	00BARN	1 STORY BARN	32	50	1,600.000	SF
3	000HOG	HOG RESIDUAL	22	42	924.000	SF
4	MACHSD	MACHINE SHED	50	96	4,800.000	SF
5	MACHSD	MACHINE SHED	24	80	1,920.000	SF
6	000847	LEANTO SHD	17	24	408.000	UT
7	000HOG	HOG RESIDUAL	16	30	480.000	SF
8	MACHSD	MACHINE SHED	16	20	320.000	SF
9	MACHSD	MACHINE SHED	0	0	3,536.000	SF

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price
Y	WD	U	09/01/1990	CARLSON,ARNOLD B	ANDERSON,VIOLET ETAL	\$0	\$0

+ There are other parcels involved in one or more of the above sales:

Valuation

	2016 Assessment	2015 Assessment	2014 Assessment	2013 Assessment	2012 Assessment
+ Estimated Building Value	\$107,400	\$114,300	\$96,500	\$88,600	\$89,800
+ Estimated Land Value	\$1,162,000	\$1,346,100	\$1,342,600	\$1,338,000	\$891,900

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	2016 Assessment	2015 Assessment	2014 Assessment	2013 Assessment	2012 Assessment
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,269,400	\$1,460,400	\$1,439,100	\$1,426,600	\$981,700

Taxation

	2016 Payable	2015 Payable	2014 Payable	2013 Payable
Total Estimated Market Value	\$1,460,400	\$1,439,100	\$1,426,600	\$981,700
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	(\$28,200)	(\$29,900)	(\$29,900)	(\$29,900)
= Taxable Market Value	\$1,432,200	\$1,409,200	\$1,396,700	\$951,800
Net Taxes Payable	\$3,916.60	\$3,537.00	\$3,655.00	\$3,316.05
+ Special Assessments	\$25.40	\$23.00	\$23.00	\$123.95
= Total Taxes Payable	\$3,942.00	\$3,560.00	\$3,678.00	\$3,440.00

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
171735	5/12/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,971.00)
165074	11/6/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,780.00)
156341	5/11/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,780.00)
152134	11/14/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,839.00)
142849	5/12/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,839.00)
138418	11/14/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,720.00)
130510	5/14/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,720.00)
124588	11/14/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,590.00)
115874	5/11/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,590.00)

Tax Statements

2016 Tax Statement



Summary

Parcel ID 010170600
 Property Address
 Sec/Twp/Rng 17-107-033
 Brief Tax Description Sect-17 Twp-107 Range-033 80.00 AC E1/2 OF SE1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 80.00
 Class 101 - (HSTD) AGRICULTURAL
 District (101) ADRIAN SD#0081
 School District 0081
 Creation Date 07/10/1989

Owners

Primary Taxpayer
 Arnold B Carlson
 62448 290th St
 Butterfield, MN 56120

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	74.6	0	0	0	77.000	AC
2	ROADS 2A	0	0	0	0	3.000	AC
Total						80.000	

Valuation

	2016 Assessment	2015 Assessment	2014 Assessment	2013 Assessment	2012 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$566,700	\$657,700	\$657,700	\$655,400	\$434,300
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$566,700	\$657,700	\$657,700	\$655,400	\$434,300

Taxation

	2016 Payable	2015 Payable	2014 Payable	2013 Payable
Total Estimated Market Value	\$657,700	\$657,700	\$655,400	\$434,300
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$657,700	\$657,700	\$655,400	\$434,300
Net Taxes Payable	\$3,034.00	\$3,328.00	\$3,154.00	\$2,732.00

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Tract #3

	2016 Payable	2015 Payable	2014 Payable	2013 Payable
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Payable	\$3,034.00	\$3,328.00	\$3,154.00	\$2,732.00

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
171736	5/12/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,517.00)
165075	11/6/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,664.00)
156342	5/11/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,664.00)
152135	11/14/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,577.00)
142850	5/12/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,577.00)
138417	11/14/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,366.00)
130511	5/14/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,366.00)
124589	11/14/2012	2012	\$0.00	\$0.00	\$0.00	(\$961.00)
115875	5/11/2012	2012	\$0.00	\$0.00	\$0.00	(\$961.00)


Tax Statements

2016 Tax Statement

No data available for the following modules: Buildings, Extra Features, Sales, Photos, Sketches.

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Last Data Upload: 8/22/2016 8:55:38 PM

 Developed by
Schneider The Schneider Corporation

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Summary

Parcel ID 010160500
Property Address 62448 630TH AVE
BUTTERFIELD
Sec/Twp/Rng 16-107-033
Brief Sect-16 Twp-107 Range-033 59.00 AC NW1/4 OF
Tax Description SW1/4; N 19.00AC OF SW1/4 OF SW1/4
(Note: Not to be used on legal documents)
Deeded Acres 59.00
Class 101 - (HSTD) AGRICULTURAL
District (101) ADRIAN SD#0081
School District 0081
Creation Date 07/10/1989



Owners

Primary Taxpayer
Arnold B Carlson
62448 290th St
Butterfield, MN 56120

Land

Table with 8 columns: Seq, Code, CER, Dim 1, Dim 2, Dim 3, Units, UT. Rows include CER VALUE, ROADS 2A, and a Total row.

Extra Features

Table with 7 columns: Seq, Code, Description, Dim 1, Dim 2, Units, UT. Rows include two SILO entries.

Valuation

Table with 6 columns: Assessment Year (2016-2012). Rows include Estimated Building Value, Estimated Land Value, Estimated Machinery Value, and Total Estimated Market Value.

Taxation

2016 Payable 2015 Payable 2014 Payable 2013 Payable

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	2016 Payable	2015 Payable	2014 Payable	2013 Payable
Total Estimated Market Value	\$513,600	\$514,100	\$512,300	\$339,900
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$513,600	\$514,100	\$512,300	\$339,900
Net Taxes Payable	\$1,354.00	\$1,490.00	\$2,340.00	\$1,124.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Payable	\$1,354.00	\$1,490.00	\$2,340.00	\$1,124.00

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
171734	5/12/2016	2016	\$0.00	\$0.00	\$0.00	(\$677.00)
165073	11/6/2015	2015	\$0.00	\$0.00	\$0.00	(\$745.00)
156340	5/11/2015	2015	\$0.00	\$0.00	\$0.00	(\$745.00)
152133	11/14/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,170.00)
142848	5/12/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,170.00)
138419	11/14/2013	2013	\$0.00	\$0.00	\$0.00	(\$562.00)
130509	5/14/2013	2013	\$0.00	\$0.00	\$0.00	(\$562.00)
124587	11/14/2012	2012	\$0.00	\$0.00	\$0.00	(\$486.00)
115873	5/11/2012	2012	\$0.00	\$0.00	\$0.00	(\$486.00)

Tax Statements

2016 Tax Statement

Photos





Summary

Parcel ID 010290300
 Property Address
 Sec/Twp/Rng 29-107-033
 Brief Tax Description Sect-29 Twp-107 Range-033 13.50 AC NE1/4 OF NW1/4 W OF RR
 (Note: Not to be used on legal documents)
 Deeded Acres 13.50
 Class 101 - (HSTD) AGRICULTURAL
 District (102) ADRIAN SD#0836
 School District 0836
 Creation Date 07/10/1989

Owners

Primary Taxpayer
 Arnold B Carlson
 62448 290th St
 Butterfield, MN 56120

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	80.58	0	0	0	11.200	AC
2	ROADS 2A	0	0	0	0	2.300	AC
Total						13.500	

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price
Y	WD	U	09/01/1990	CARLSON,ARNOLD B	ANDERSON,VIOLET ETAL	\$0	\$0

+ There are other parcels involved in one or more of the above sales:

Valuation

	2016 Assessment	2015 Assessment	2014 Assessment	2013 Assessment	2012 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$89,000	\$103,300	\$103,300	\$103,000	\$68,200
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$89,000	\$103,300	\$103,300	\$103,000	\$68,200

Taxation

2016 Payable 2015 Payable 2014 Payable 2013 Payable

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	2016 Payable	2015 Payable	2014 Payable	2013 Payable
Total Estimated Market Value	\$103,300	\$103,300	\$103,000	\$68,200
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$103,300	\$103,300	\$103,000	\$68,200
Net Taxes Payable	\$287.60	\$276.00	\$254.00	\$220.16
+ Special Assessments	\$2.40	\$0.00	\$0.00	\$3.84
= Total Taxes Payable	\$290.00	\$276.00	\$254.00	\$224.00

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
171737	5/12/2016	2016	\$0.00	\$0.00	\$0.00	(\$145.00)
165076	11/6/2015	2015	\$0.00	\$0.00	\$0.00	(\$138.00)
156343	5/11/2015	2015	\$0.00	\$0.00	\$0.00	(\$138.00)
152136	11/14/2014	2014	\$0.00	\$0.00	\$0.00	(\$127.00)
142851	5/12/2014	2014	\$0.00	\$0.00	\$0.00	(\$127.00)
138416	11/14/2013	2013	\$0.00	\$0.00	\$0.00	(\$112.00)
130512	5/14/2013	2013	\$0.00	\$0.00	\$0.00	(\$112.00)
124590	11/14/2012	2012	\$0.00	\$0.00	\$0.00	(\$101.00)
115876	5/11/2012	2012	\$0.00	\$0.00	\$0.00	(\$101.00)

Tax Statements


2016 Tax Statement

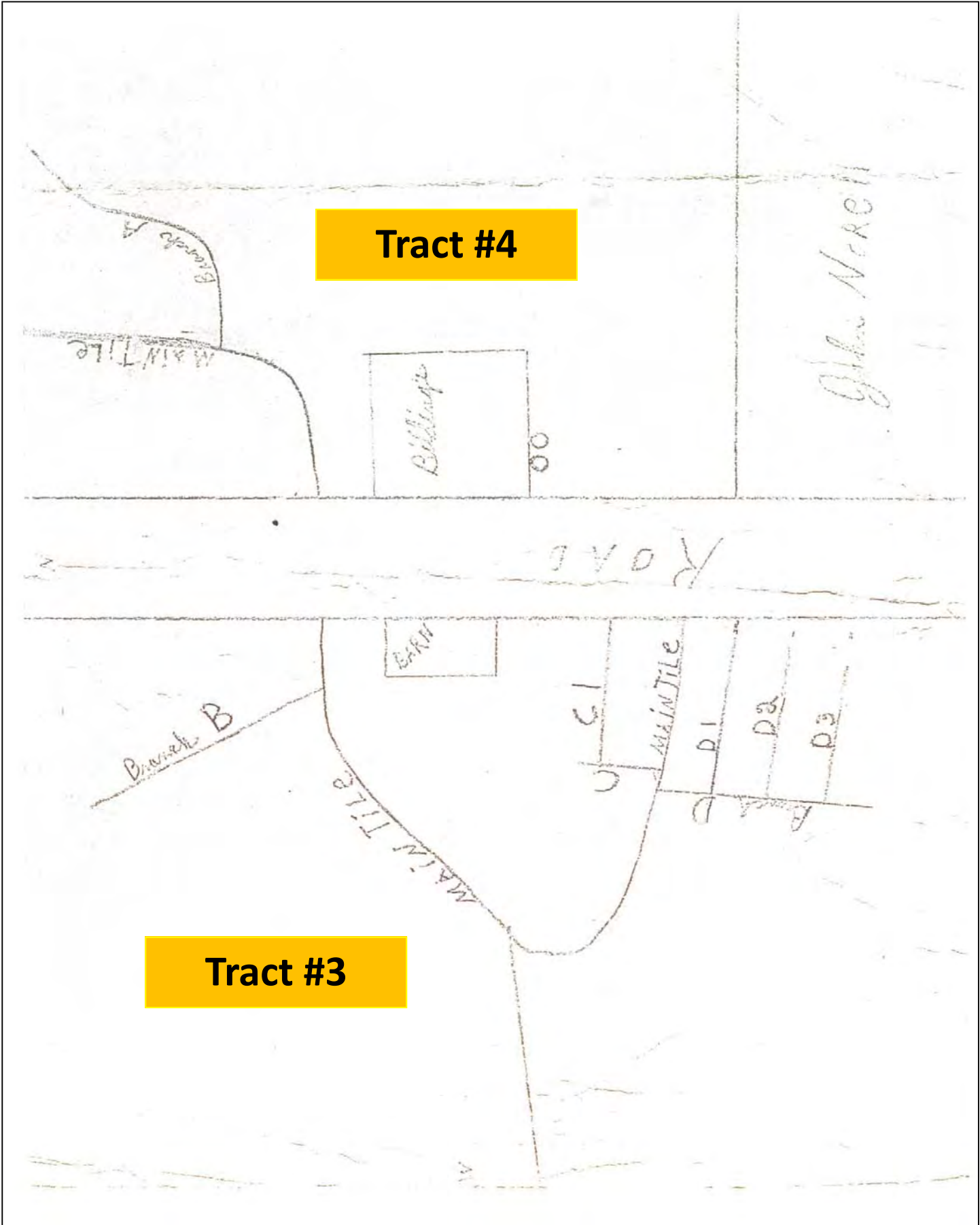
Tract #5

No data available for the following modules: Buildings, Extra Features, Photos, Sketches.

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Schneider The Schneider Corporation



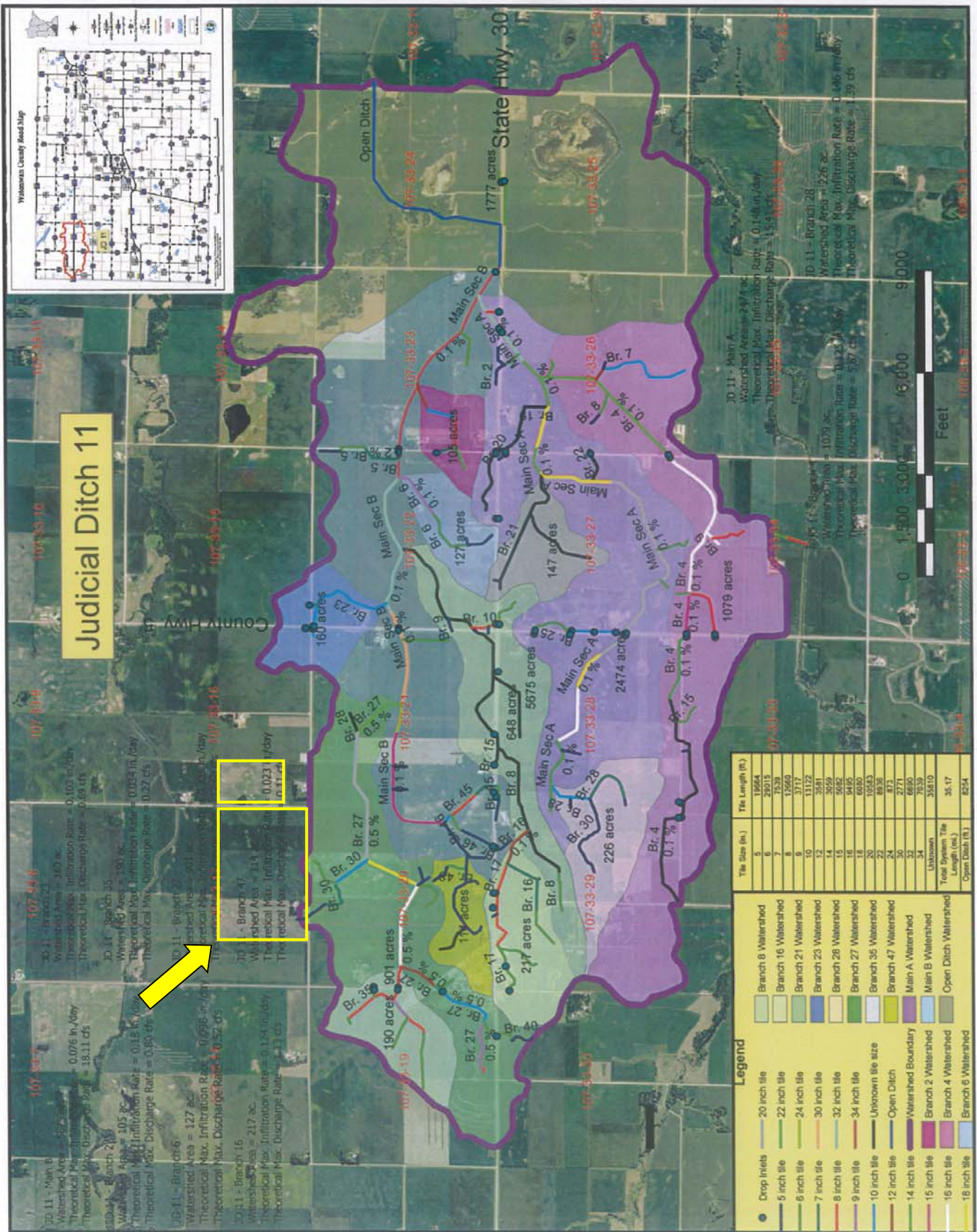
Tract #4

Tract #3

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FARM: 4031

Minnesota
Watonwan

U.S. Department of Agriculture
Farm Service Agency

Prepared: 8/18/16 9:50 AM
Crop Year: 2016

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: NORMAN L ANDERSON
Farm Identifier: COMB 1164 & 4
Recon Number:

Farms Associated with Operator:
1174

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
303.86	297.72	297.72	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	FAV/WR History		
0.0	0.0	297.72	0.0	0.0	0.0			

ARC/PLC

ARC-IC NONE	ARC-CO CORN, SOYBN	PLC NONE	PLC-Default NONE
-------------	--------------------	----------	------------------

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	147.2		153	0.0
SOYBEANS	146.2		37	0.0
Total Base Acres:	293.4			

Tract Number: 1632 Description: E2 SW4; W2 SE4 17-107-33 ADRIAN FAV/WR History

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
158.27	153.42	153.42	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	153.42	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	76.0		153	0.0
SOYBEANS	75.0		37	0.0
Total Base Acres:	151.0			

Owners: ARNOLD BELMONT CARLSON ESTATE

Other Producers: None

Minnesota
Watonwan

U.S. Department of Agriculture
Farm Service Agency

FARM: 4031
Prepared: 8/18/16 9:50 AM
Crop Year: 2016
Page: 2 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 1633 Description: NE4 NW4 29-107-33 ADRIAN

FAV/WR
History

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
12.4	12.4	12.4	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	12.4	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	6.2		153	0.0
SOYBEANS	6.2		37	0.0
Total Base Acres:	12.4			

Owners: ARNOLD BELMONT CARLSON ESTATE

Other Producers: None

Tract Number: 1634 Description: E2 SE4 17-107-33;NW4 SW4;N2 SW4 SW4 16-107-33 ADRI

FAV/WR
History

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
133.19	131.9	131.9	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	131.9	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	65.0		153	0.0
SOYBEANS	65.0		37	0.0
Total Base Acres:	130.0			

Owners: ARNOLD BELMONT CARLSON ESTATE

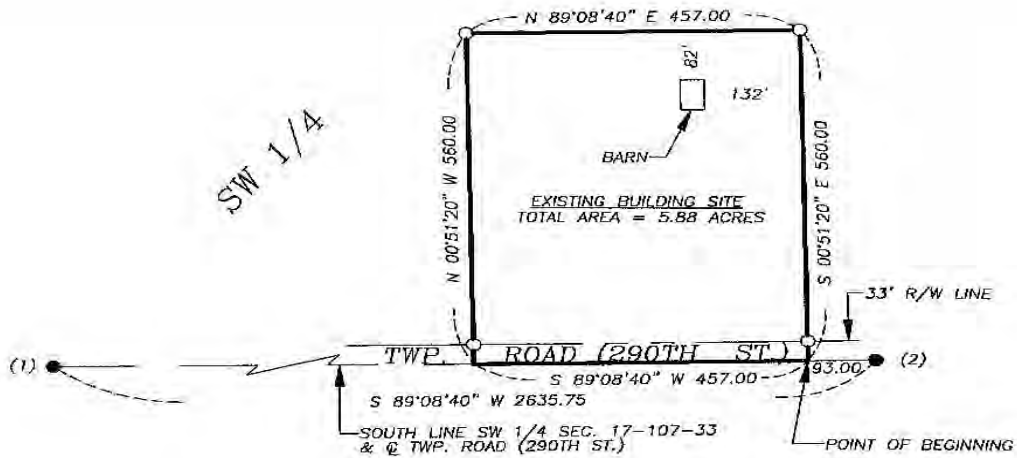
Other Producers: None

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PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 107 NORTH, RANGE 33 WEST IN ADRIAN TOWNSHIP, WATONWAN COUNTY, MINNESOTA.



SW 1/4

EXISTING BUILDING SITE
TOTAL AREA = 5.88 ACRES

33' R/W LINE

TWP. ROAD (290TH ST.)

S 89°08'40" W 2635.75

SOUTH LINE SW 1/4 SEC. 17-107-33 & @ TWP. ROAD (290TH ST.)

POINT OF BEGINNING



SCALE 1" = 200'

- = MONUMENTS FOUND
- = MONUMENTS SET
- 5/8" IRON STAKE W/CAP NO. 43803

REFERENCE

- (1) SW COR. SEC. 17-107-33 STAKE WITH ALUMINUM CAP
- (2) SOUTH 1/4 COR. SEC. 17-107-33 STAKE WITH ALUMINUM CAP

DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 107 NORTH, RANGE 33 WEST IN ADRIAN TOWNSHIP, WATONWAN COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON MONUMENT AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17; THENCE SOUTH 89 DEGREES 08 MINUTES 40 SECONDS WEST, BEARING BASED ON WATONWAN COUNTY COORDINATE SYSTEM, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AND ALONG THE CENTERLINE OF THE TOWNSHIP ROAD, AS EXISTS, A DISTANCE OF 93.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 08 MINUTES 40 SECONDS WEST, ALONG SAID SOUTH LINE AND SAID CENTERLINE, A DISTANCE OF 457.00 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 20 SECONDS WEST A DISTANCE OF 560.00 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 40 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 457.00 FEET; THENCE SOUTH 00 DEGREES 51 MINUTES 20 SECONDS EAST A DISTANCE OF 560.00 FEET, TO THE POINT OF BEGINNING.

THE TRACT CONTAINS 5.88 ACRES AND IS SUBJECT TO EXISTING TOWNSHIP ROAD EASEMENT AND OTHER EASEMENTS OF RECORD, IF ANY.

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

Date _____ 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: ARNOLD CARLSON ESTATE
PROJECT NUMBER: W 1603 S
DATE: AUGUST 29, 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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- Business Liquidation
- Construction Equipment
- Trucks & Trucking Equipment
- Commercial Business & Equipment
- Other Types Of Auctions
- Private Purchase & Sale Of Assets



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- 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.



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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

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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.