



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

Gerald Zellar Estate

Farmland 80 Acres more or less

Bare Un-Improved Farmland

Rost Township, Jackson County, MN.

SALE CONDUCTED BY

Dan Pike Auction Company, LLC &

Land & Farm Services Unlimited, LLC

Dan Pike

Ag Land Broker - Auctioneer - Agricultural Appraiser

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

Email: dan@danpikeauction.com &

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.

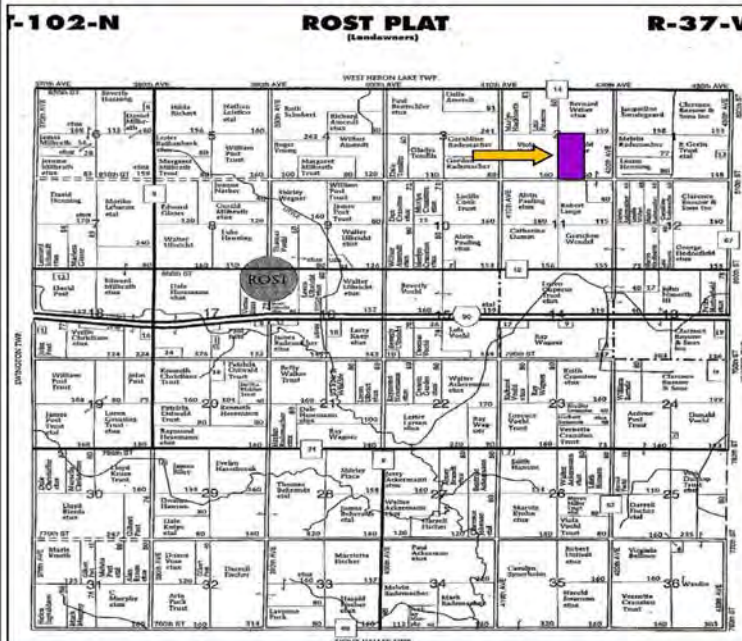
Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

80 Acres +/- Rost Township, Jackson County, MN

FARMLAND AUCTION

Tuesday, September 27, 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.



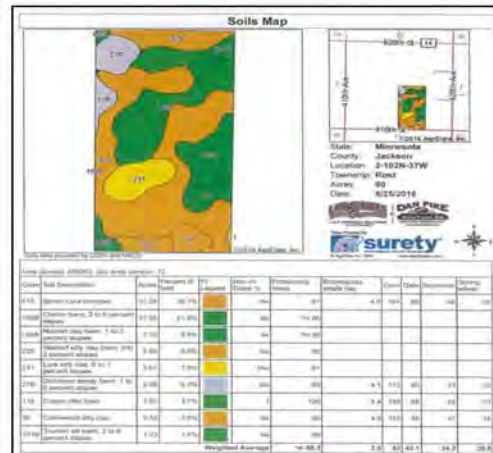
LEGAL DESCRIPTION: West Half of the Southeast Quarter (W/2 SE1/4) 2-102N-37W Jackson County, Minnesota. Said tract containing 80 acres more or less.
PROPERTY LOCATION: This farm is located 3 miles west of Lakefield, Minnesota on County Road #14 to 420th Avenue, then 1 mile south & 1/4 mile west. Watch 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 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 and there after. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

AUCTIONEERS NOTE

This is a great opportunity if you are looking for a very good farm to add to your operation or investment portfolio. We are very honored to have been asked to represent the heirs of Zellar 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.



OWNER
Gerald Zellar Estate

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



DAN PIKE
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)

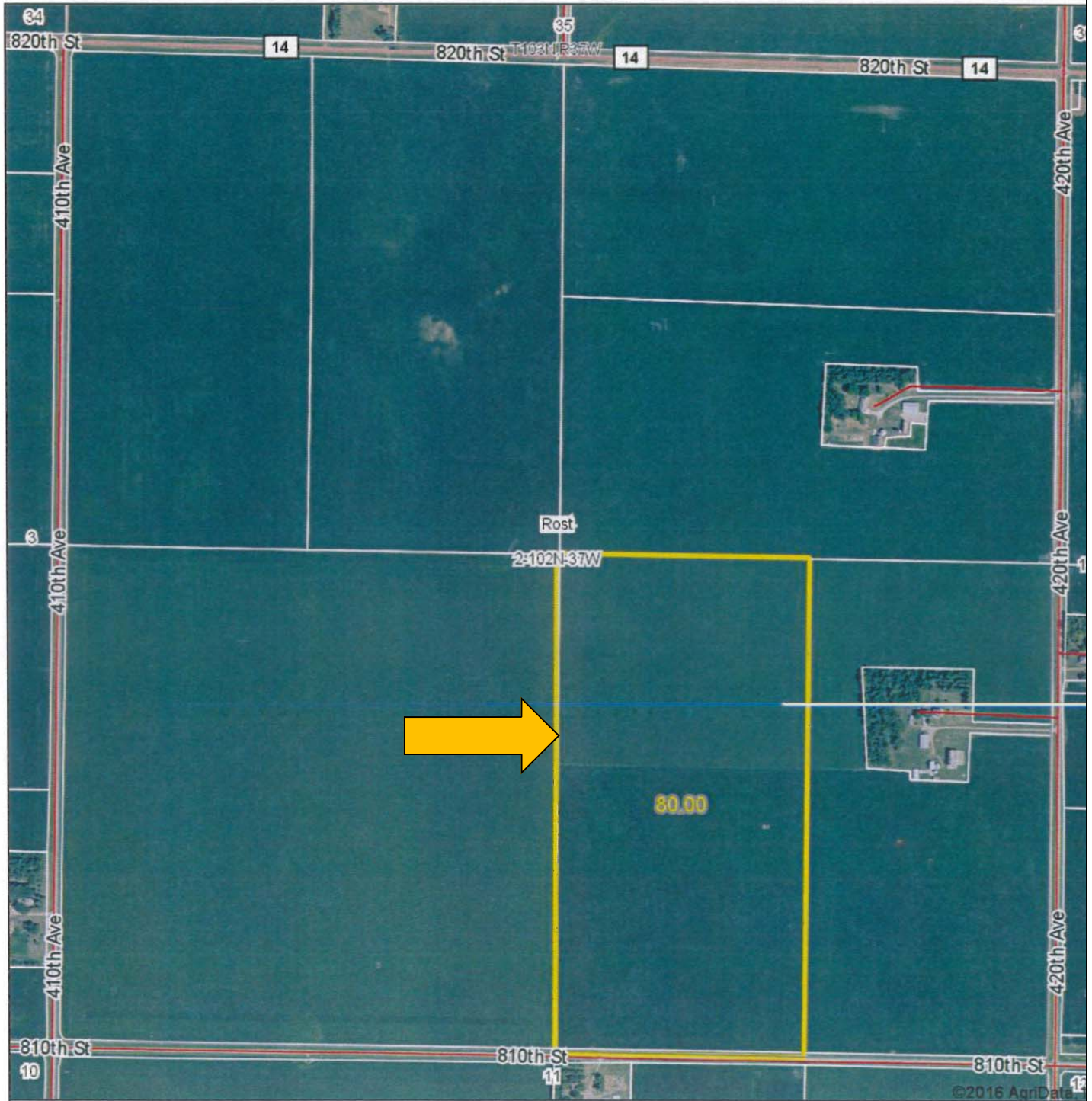
Doug Wedel
Fairmont, MN, 507-236-4255

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



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

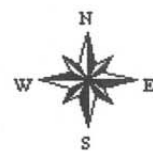
DAN PIKE
AND ASSOCIATES
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

map center: 43° 40' 2.89, -95° 14' 42.91

0ft 827ft 1654

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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2-102N-37W
Jackson County
Minnesota



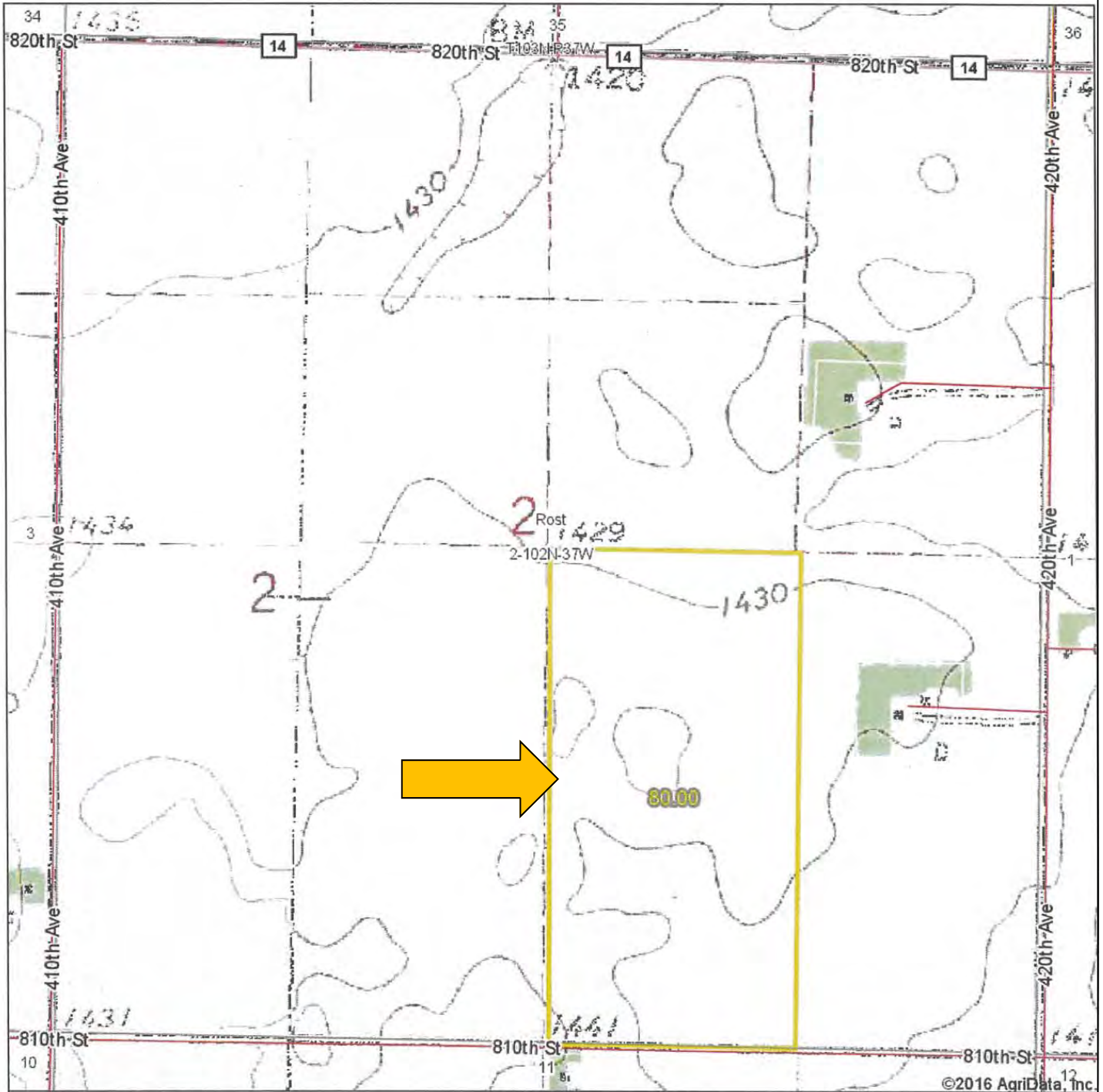
8/25/2016

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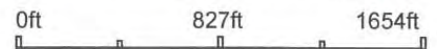
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Topography Map



map center: 43° 40' 2.89, -95° 14' 42.91



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

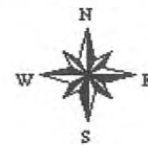
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COMPLETE PROFESSIONAL
AUCTION SERVICES

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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2-102N-37W
Jackson County
Minnesota



8/25/2016

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Jackson County, Minnesota

Farm 3102

Tract 1599



2016 Program Year

Map Created April 14, 2016



Unless otherwise noted: crops are non-irrigated

- Corn = yellow for grain
- Soybeans = common soybeans for grain
- Wheat = HRS for grain or HRW for grain
- Oats and Barley = Spring for grain
- Rye = for grain
- Peas = process
- Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
- Beans = Dry Edible
- NAG = for GZ
- Canola = Spring for seed
- Sunflower = oil or non-oil for grain

Roads

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 185.14 acres



USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or the 2015 NAI imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-028 and attached maps) for exact boundaries and determinations or contact NRCS.

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Minnesota
Jackson

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

FARM: 3102
Prepared: 8/26/16 11:39 AM
Crop Year: 2016
Page: 1 of 1

Report ID: FSA-156EZ

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

Operator Name: DARRIN M ROSSOW
Farm Identifier: SP 1483/3101,3102
Recon Number:

Farms Associated with Operator:
5937, 6916, 7818

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
193.05	185.14	185.14	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	FAVWR History		
0.0	0.0	185.14	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	95.2		169	0.0
SOYBEANS	88.6		47	0.0
Total Base Acres:	183.8			

Tract Number: 1599 Description: H6 , SE/2,NENE/11/ROST FAVWR 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
193.05	185.14	185.14	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	185.14	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	95.2		169	0.0
SOYBEANS	88.6		47	0.0
Total Base Acres:	183.8			

Owners: GERALD E ZELLAR
ROBERT P ZELLAR
DAVID M ZELLAR
Other Producers: None

DARVIN J ZELLAR
RONALD R ZELLAR

This FSA 156 form includes additional property that is not part of the sale. Future FSA benefits shall be determined by the USDA FSA.



Summary

Parcel ID 150020300
 Property Address
 Sec/Twp/Rng 02-102-037
 Brief Tax Description Sect-02 Twp-102 Range-037 80.00 AC W 1/2 SE 1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 80.00
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (1503) ROST/2895/WTSD
 School District 2895
 Creation Date 07/10/1989

Owners

Primary Taxpayer
 Darvin Zellar Etal
 1427 Cutters Ln
 Saint Paul, MN 55122

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	73.99	0	0	0	79.000	AC
2	ROAD ACRES	0	0	0	0	1.000	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	\$599,700	\$599,700	\$615,300	\$647,700	\$462,700
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$599,700	\$599,700	\$615,300	\$647,700	\$462,700

Value Notice

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

Taxation

	2016 Payable	2015 Payable	2014 Payable	2013 Payable
Total Estimated Market Value	\$599,700	\$615,300	\$647,700	\$462,700
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$599,700	\$615,300	\$647,700	\$462,700

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	2016 Payable	2015 Payable	2014 Payable	2013 Payable
Net Taxes Payable	\$3,100.94	\$3,060.94	\$2,946.37	\$1,370.37
+ Special Assessments	\$39.06	\$39.06	\$15.63	\$15.63
= Total Taxes Payable	\$3,140.00	\$3,100.00	\$2,962.00	\$1,386.00

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	3,140.00	Pay full amount by:	<input type="text" value="Credit Card"/>
Half Installment	1,570.00	Pay half installment by:	<input type="text" value="Credit Card"/>
Penalty Payment	(enter amount on next page)	Pay penalty payment by:	<input type="text" 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
218266	7/28/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,570.00)
212830	5/11/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,570.00)
207417	11/16/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,550.00)
194796	5/11/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,550.00)
189470	11/14/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,481.00)
181057	5/15/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,481.00)
172011	11/15/2013	2013	\$0.00	\$0.00	\$0.00	(\$693.00)
160076	5/10/2013	2013	\$0.00	\$0.00	\$0.00	(\$693.00)
140000	5/3/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,326.00)
130373	9/14/2011	2011	\$0.00	\$0.00	\$0.00	(\$42.28)
130332	9/7/2011	2011	\$0.00	\$0.00	\$42.28	(\$1,208.00)

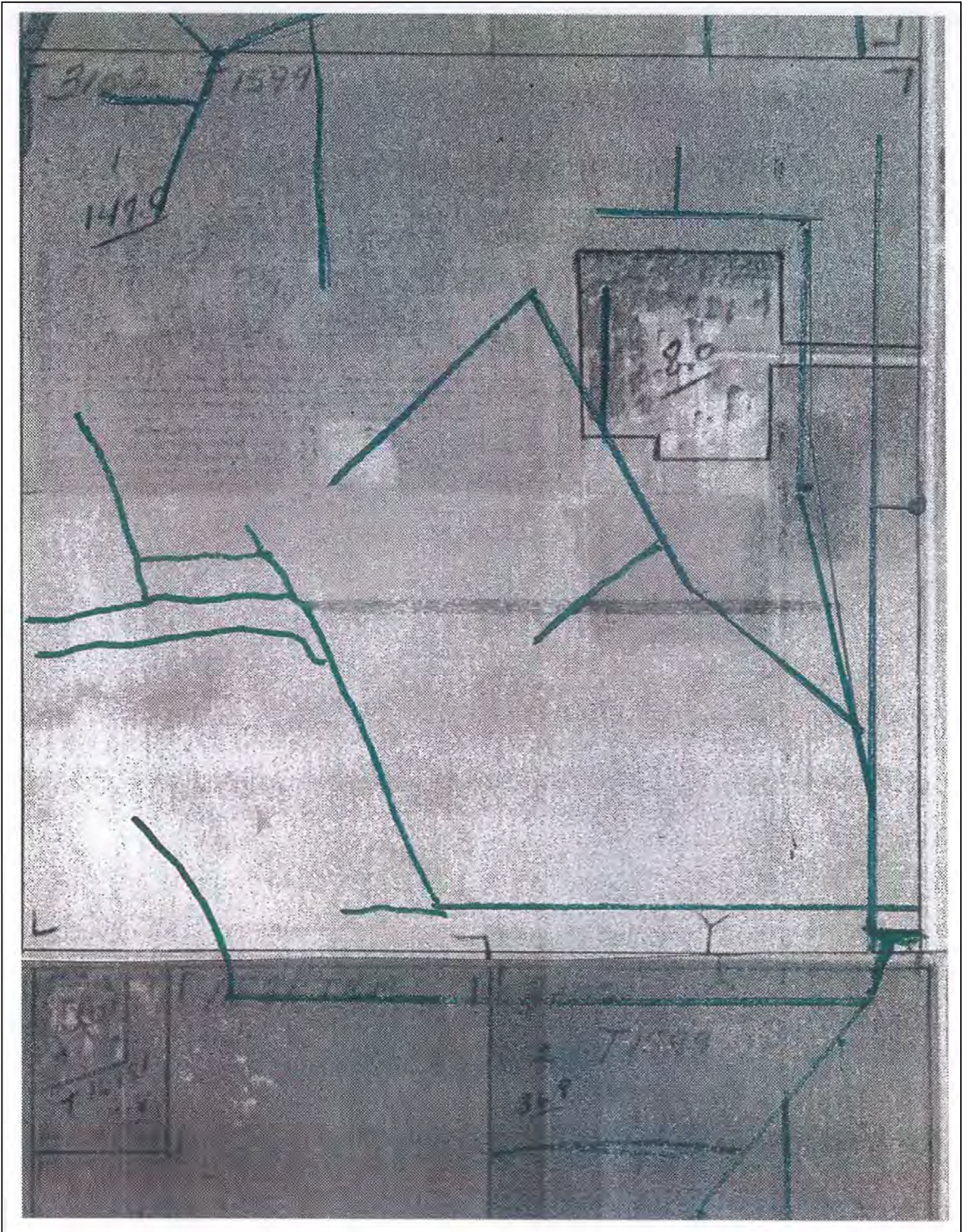
No data available for the following modules: Buildings, Sub Area Square Footage, Extra Features, Sales, Sketches.

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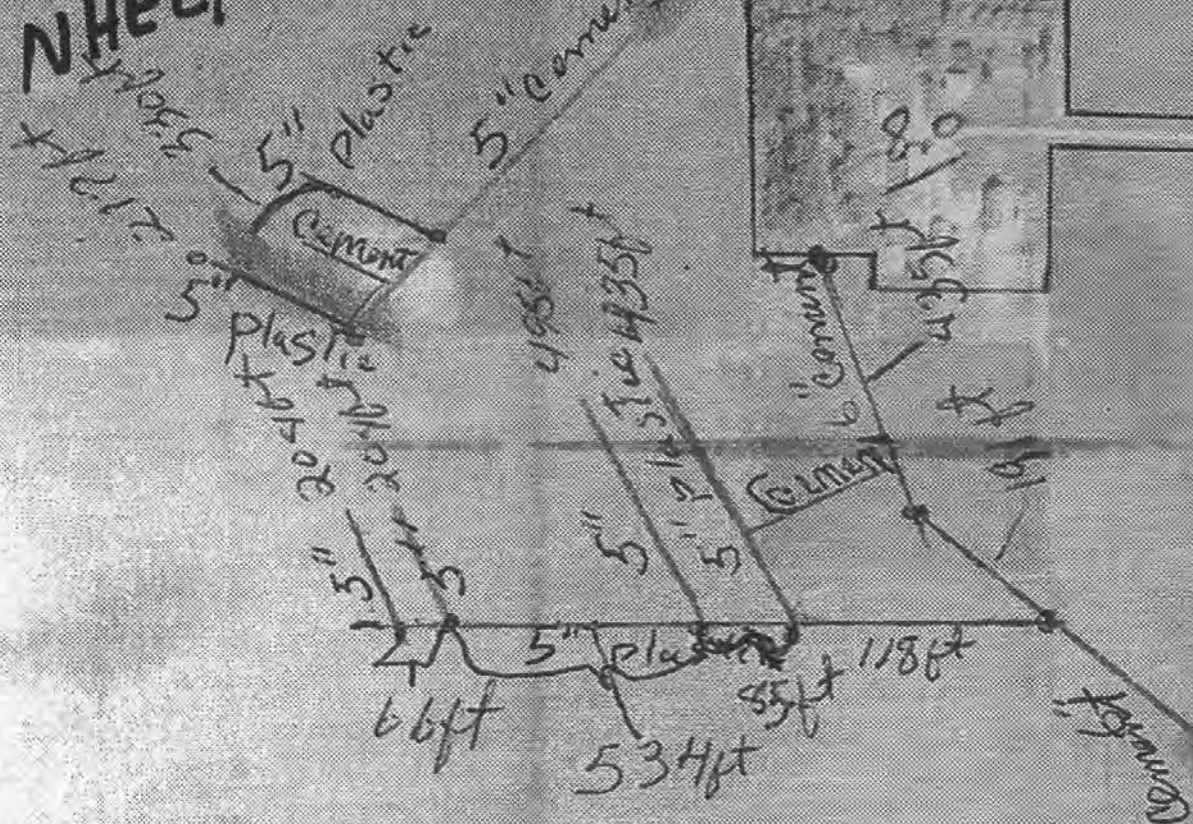


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3102 T1599

1470

NHEL/NW

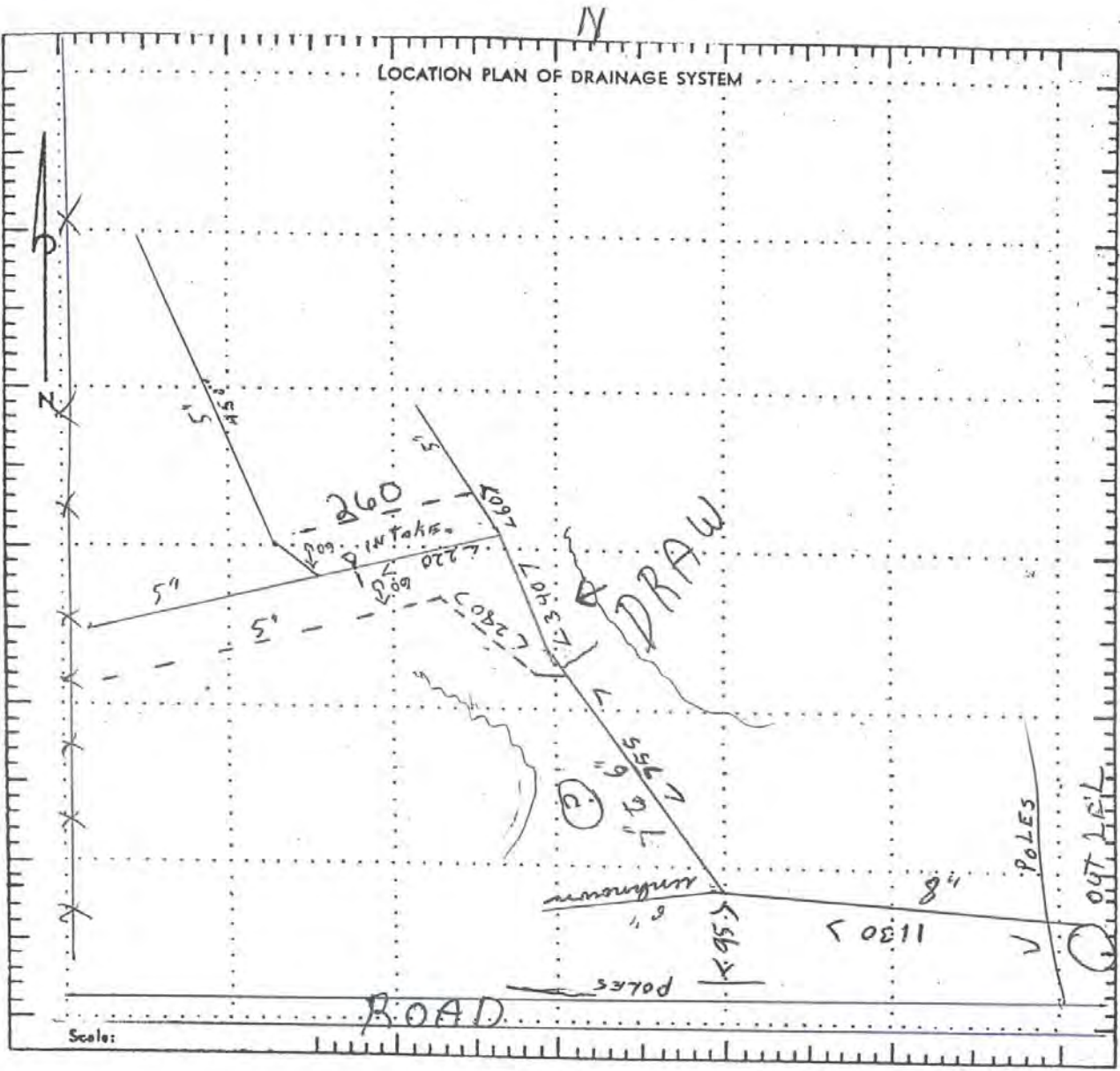


1531 T1619

3102

2 T1599

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— LEGEND —

Permanent Fence X X X X Spacing _____

Existing Drain Line ... ○ ○ ○ ○

Proposed Tile Line ... ○ - - - ○

✓ line 1989

OWNER _____

TOWNSHIP _____ DATE _____

SECTION _____ TOWN _____

COUNTY _____ STATE _____

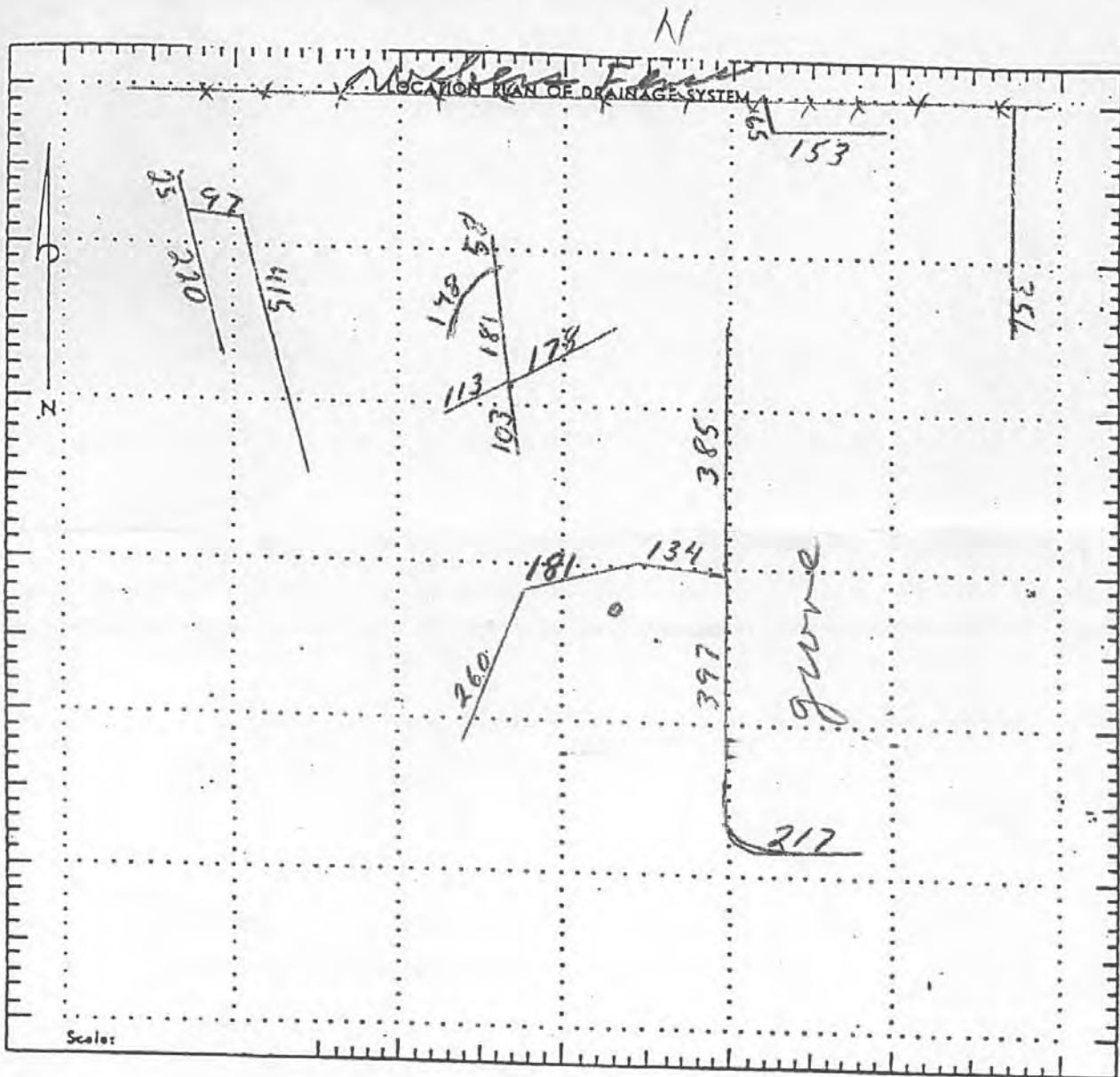
Signed _____

MATERIAL NEEDS

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— LEGEND —

Permanent Fence X X X X Spacing _____

Existing Drain Line ... - - - - -

Proposed Tile Line ... _____

OWNER Zeller

TOWNSHIP _____ DATE _____

SECTION _____ TOWN _____

COUNTY _____ STATE _____

Signed _____

MATERIAL NEEDS

6 6" tile 4 5" tile

10 end caps

999 ft 6" tile

2687 ft 5" tile



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

Our Auction Services

PROFESSIONAL AUCTION SERVICES FOR THE FOLLOWING TYPES OF AUCTIONS INCLUDING:

- Farm Equipment
- Real Estate
- Inventory Reduction
- Business Liquidation
- Construction Equipment
- Trucks & Trucking Equipment
- Commercial Business & Equipment
- Other Types Of Auctions
- Private Purchase & Sale Of Assets



What sets us apart?

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



Dan Pike Auction Company Quality Auction Equipment

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