



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG-507-236-7629 & KEVIN KAHLER-507-920-8060

ALLEN KAHLER-CAI-MN/IA Broker #RA-41579 & B57538000

RYAN KAHLER, DOUG WEDEL & DAN PIKE

PUBLIC FARMLAND AUCTION

Clair Gilmore Trust

Farmland 121 Acres +/- Located in
City Limits of Windom, MN-Cottonwood County, MN.

SALE CONDUCTED BY

Land Services Unlimited, Inc.

923 N. State Street, Suite 170, Fairmont, Minnesota 56031 507-238-4318

Email: auctioneeralley@gmail.com

Website: www.landservicesunlimited.com or www.auctioneeralley.com

All information is believed to be correct, but 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 Services Unlimited, LLC, their broker, agents and representatives represent the sellers in this transaction.

121 Acres +/- in City Limits of Windom, MN FARMLAND AUCTION

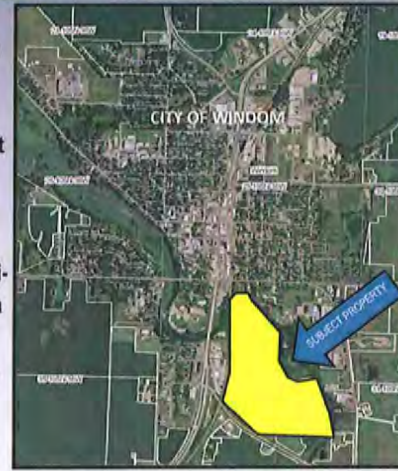
With Commercial Potential!

Wednesday, November 16th, 2016 @10:00 A.M.

Sale Location: This auction will be held at the Windom Community Center, 1750 Cottonwood Lake Dr, Windom MN



LOCATION OF FARM: This parcel of farmland is located in the city limits on the South East edge of Windom, MN.
LEGAL DESCRIPTION: All that part of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 36, Township 105, Range 36, lying East of the Easterly right-of-way line of the Chicago, St. Paul, Minneapolis and Omaha Railway Company and North of Trunk Highway No. 71, containing 45.7 acres, more or less AND Lots 14, 15, 22, 23, 24, 26 and 27 of County Auditor's Plat No. 14 in the City of Windom, MN con-



taining 121 acres +/- **TERMS:** 20% down the day of the auction, which will be made out to the Johnson, Berens, and Wilson Trust Account and cashed on Wednesday, November 16, 2016. Balance is due on or before December 16, 2016, when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. Property is being sold AS IS-WHERE IS. Property is being sold subject to any easements including road, drainage, utility, or other easements of record. The deed is subject to a Restrictive Covenant providing for no sales of petroleum, petroleum products and tires and no use for retail storage units. Seller will pay all of 2016 real estate taxes and any assessments of record will be paid on the day of auction due in 2016. Buyer will pay real estate taxes due in 2017 and thereafter. Any new assessments of record after the day of the auction will be the responsibility of the Buyer. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect property prior to bidding. The new buyer will have possession of farm once the 2016 crop is removed. Those wishing to bid by cell phone must make arrangements with members of auction staff prior to 8:00 A.M. on auction day. **INSPECTION:** Anytime by appointment with Kevin Kahler 507-920-8060 or Dustyn Hartung 507-236-7629. Pre-auction booklets containing soil and county maps, FSA information, air photos, and assessor information are available at our Fairmont office or online a www.landservicesunlimited.com. **AUCTIONEERS NOTE:** We are honored to have the opportunity to work for the Gilmore Family, as this is a nice opportunity to buy some bare farmland with some woods and pasture along the Des Moines River. The farm also has nice developmental opportunities being located just off of US Hwy 71 in the South East corner of Windom, MN. The family has chosen the auction method to give friends, neighbors and investors all an equal opportunity to buy their farmland. The property has been well farmed by the family. This 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 sales staff are representing the seller. This auction is open to the public and we look forward to seeing everyone there!

OWNER:

CLAIR GILMORE TRUST

AUCTIONEERS AND SALES STAFF

KEVIN KAHLER-507-920-8060

DUSTYN HARTUNG-507-236-7629

ALLEN KAHLER-CAI-MN/IA Broker #RA-41579 & B57538000

RYAN KAHLER, DOUG WEDEL & DAN PIKE

James Wilson of Johnson, Berens & Wilson-Attorney & Closing Agent

LAND SERVICES UNLIMITED
The People That Make Things Happen

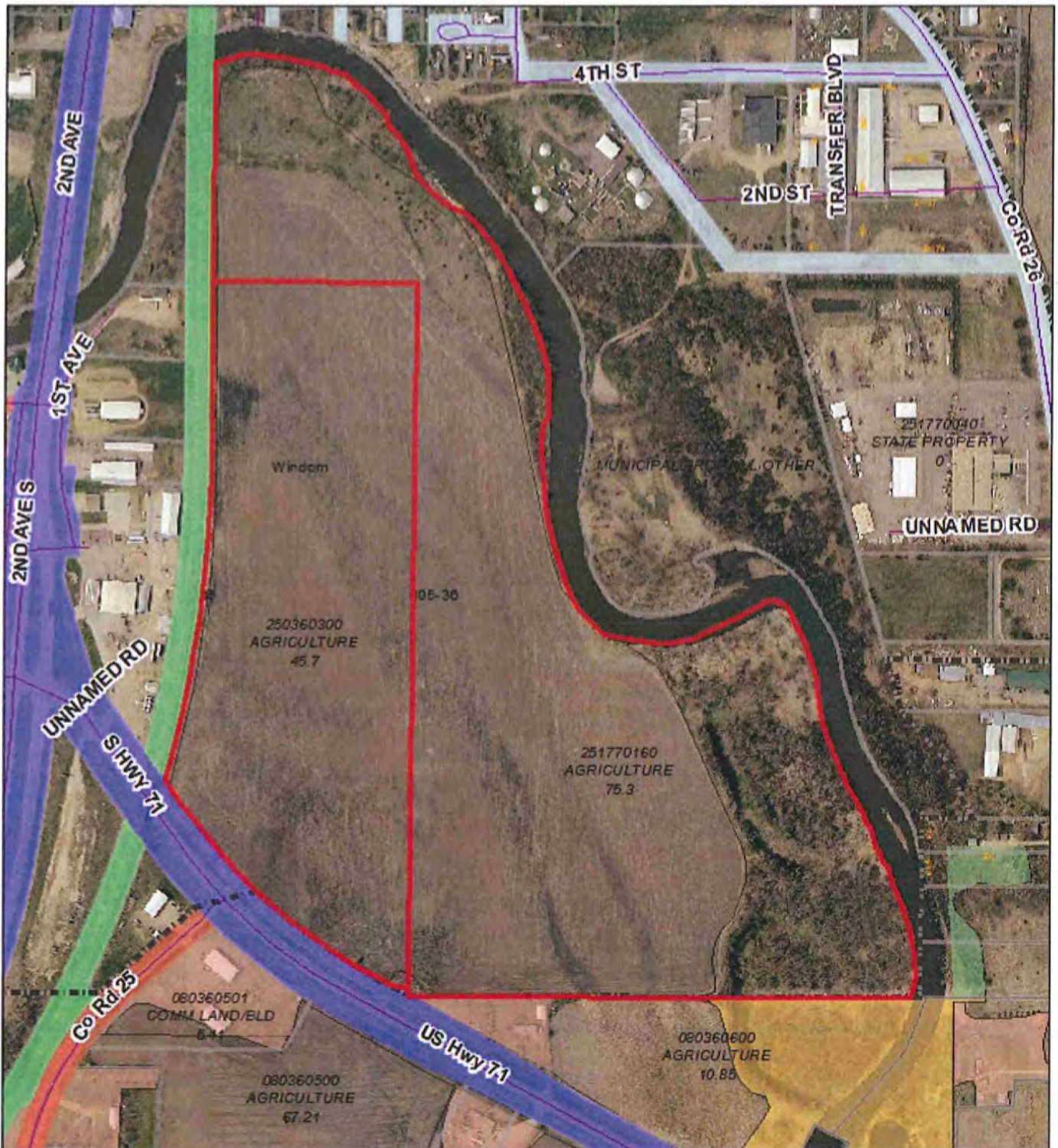
Auctioneer
Viley

AUCTION America

www.landservicesunlimited.com

25.036.0300, 25.177.0110

10/06/2016



620 310 0 620 Feet

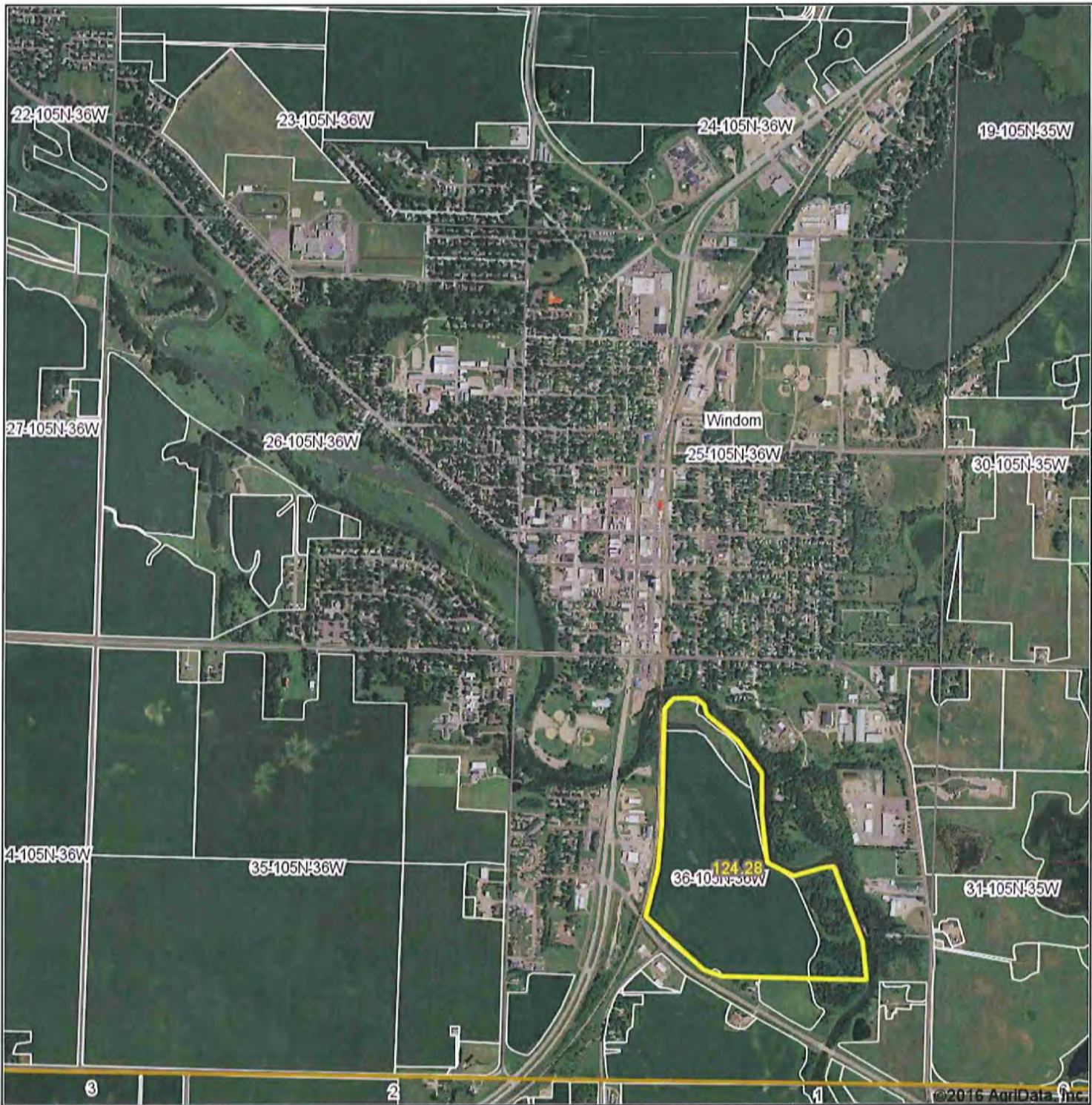


1 in = 520 ft



Every attempt has been made to ensure that the information contained on the map is valid at the time of publication. Cottonwood County reserves the right to make additions, changes or corrections at any time and without notice. Additionally, Cottonwood County disclaims any and all liability for damages incurred, directly or indirectly, as a result of errors, omissions or discrepancies, and is not responsible for misuse or misinterpretation.

Aerial Map



map center: 43° 51' 56.51, -95° 7' 8.96

0ft 1942ft 3885ft

25-105N-36W

Cottonwood County
Minnesota



10/6/2016

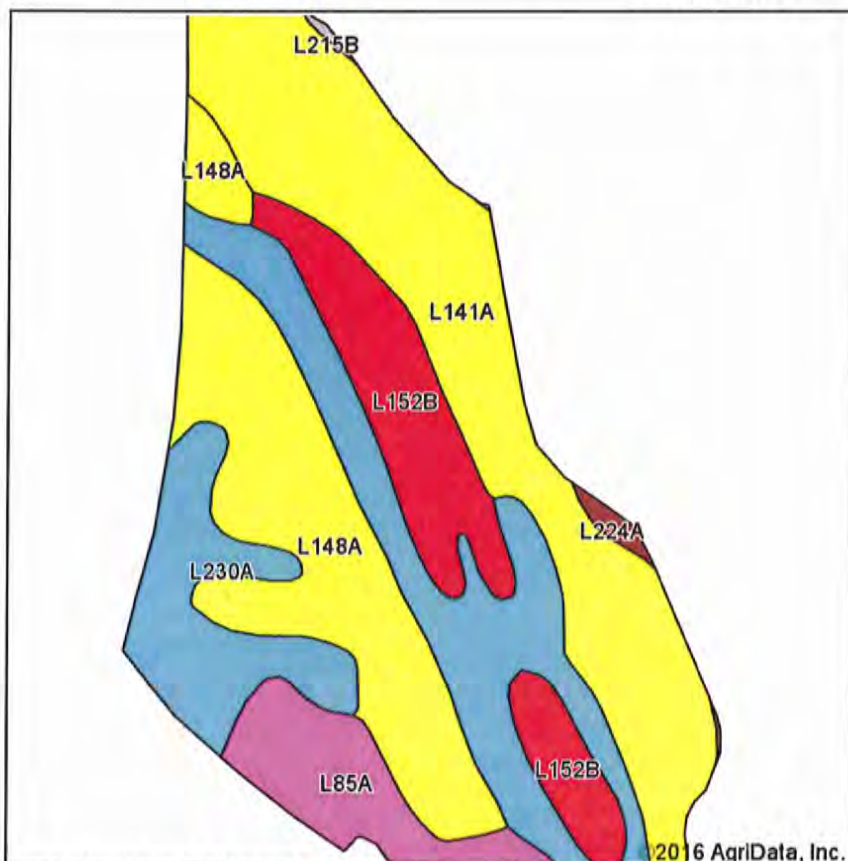


Maps Provided By:

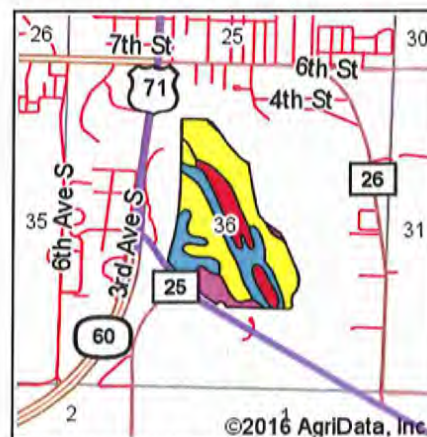


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Soils Map



Soils data provided by USDA and NRCS.



State: Minnesota
 County: Cottonwood
 Location: 36-105N-36W
 Township: Windom
 Acres: 93.97
 Date: 10/6/2016










Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN033, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans
L141A	Spillville loam, 0 to 2 percent slopes, occasionally flooded	28.48	30.3%		llw	91	167	50
L230A	Biscay clay loam, loamy substratum, 0 to 2 percent slopes	24.05	25.6%		llw	70	129	39
L148A	Lowlein sandy loam, 1 to 3 percent slopes	21.10	22.5%		le	89	164	49
L152B	Lowlein-Round Lake complex, 1 to 6 percent slopes	12.67	13.5%		lle	84	155	46
L85A	Nicollet clay loam, 1 to 3 percent slopes	6.96	7.4%		lw	*m 99		
L224A	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.57	0.6%		Vw	20		
L215B	Dickman sandy loam, 2 to 6 percent slopes	0.14	0.1%		llle	49	90	27
Weighted Average						*m 84.3	141.5	42.4

Area Symbol: MN033, Soil Area Version: 16

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

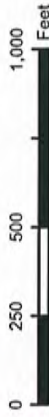
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



2016 Program Year

Map Created May 14, 2016



- 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

- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 102.10 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 NMAP 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.

Minnesota
Cottonwood

U.S. Department of Agriculture
Farm Service Agency

FARM: 1201
Prepared: 10/13/16 1:27 PM
Crop Year: 2017
Page: 1 of 1

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.

Operator Name Farm Identifier Recon Number

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
102.1	102.1	102.1	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	102.1	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	46.52		141	0.0
SOYBEANS	46.48		36	0.0
Total Base Acres:	93.0			

Tract Number: 2317 Description: 120AC BETWEEN HWY 7 RIVER S36 105-36 GB

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
102.1	102.1	102.1	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	102.1	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	46.52		141	0.0
SOYBEANS	46.48		36	0.0
Total Base Acres:	93.0			

Owners: CLAIR O GILMORE IRREV TRUST

Other Producers: None

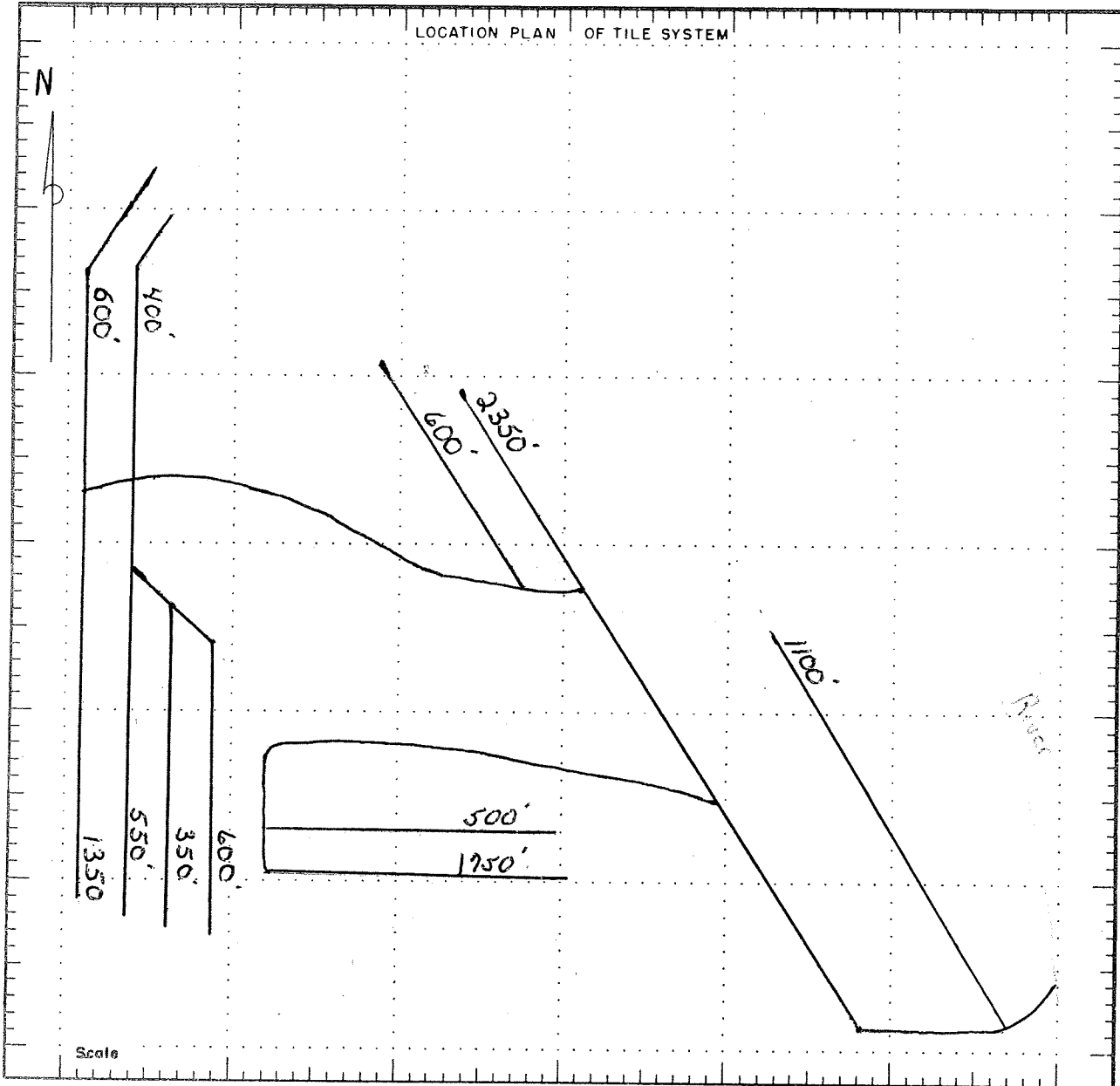
160 Lyceum, P.O. 207
 Geneva, New York 14456
 (315) 781-1073

Highway 105 East, P.O. 37
 Lake Mills, Iowa 50450
 (515) 592-7000



1300 Adams, P.O. 491
 Lawrenceville, Illinois 62439
 (618) 943-5702

Columbia & Monroe St., P.O. 125
 Montpelier, Indiana 47359
 (317) 728-2471



Scale

— LEGEND —

- Permanent Fence — — — — — x — x — x
- Proposed Tile Line — — — — — — — — — —
- Existing Tile Line — — — — — o — — — — — o
- Existing Shallow Ditch — — — — — > — — — — — >
- Existing Deep Ditch — — — — — = = = = =

MATERIALS ESTIMATE

10150' 5" Plastic Tile
 10' 6" Metal pipe with guard

OWNER Clair O Gilmore

TOWNSHIP _____

COUNTY _____ STATE _____

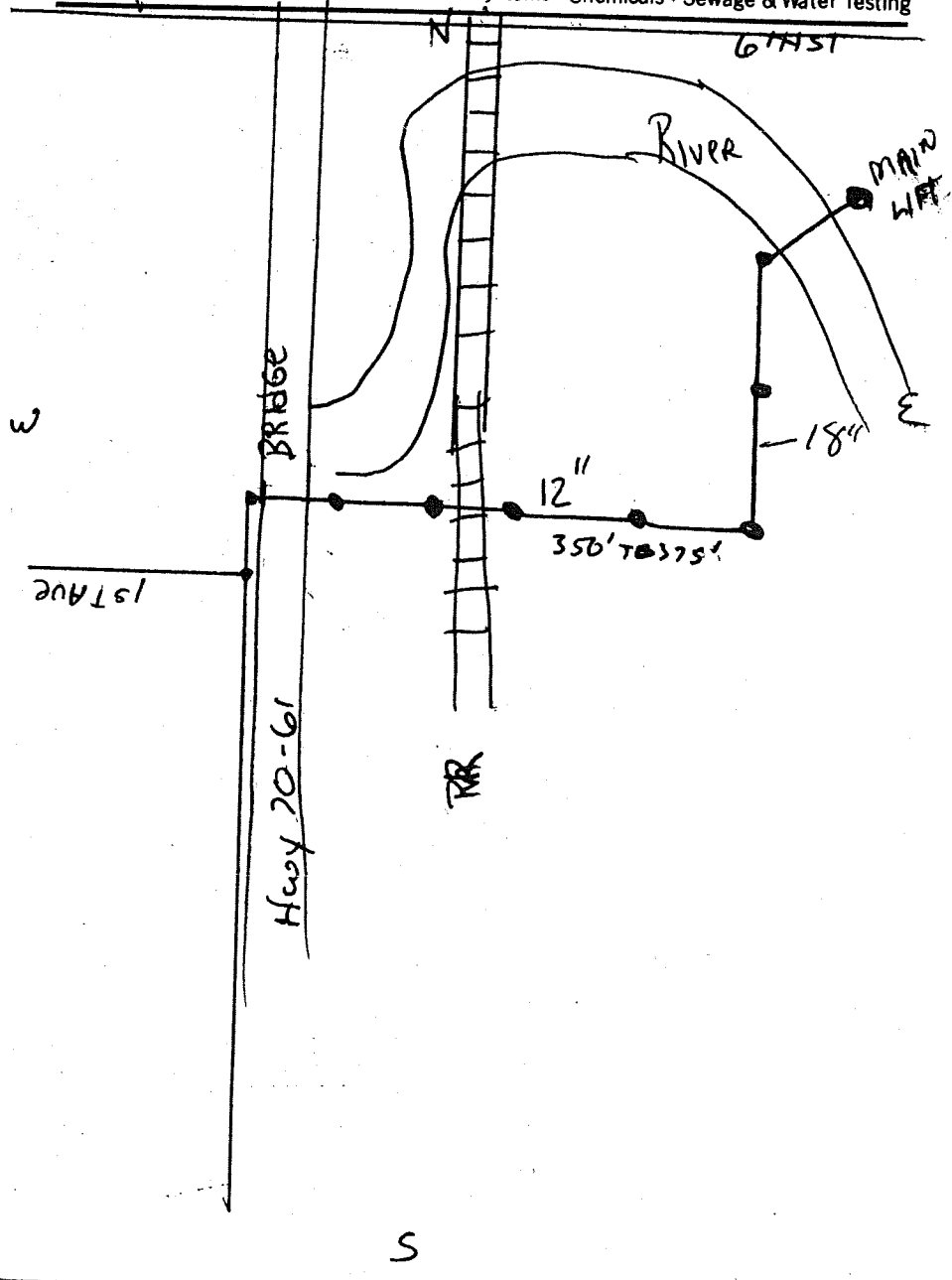
DATE May - 1984 SIGNED Bud Bannell



3000 EAST HENNEPIN AVENUE
MINNEAPOLIS, MINNESOTA 55413

MINNEAPOLIS	FARGO	FOND DU LAC
612/331-9100	701/293-9618	414/923-1850

Advance Gas Chlorinators • Chemical Feed Systems • Chemicals • Sewage & Water Testing





Summary

Parcel ID 250360300
 Property Address
 Sec/Twp/Rng 36-105-36
 Lot/Block N/A
 Plat
 Brief ALL SE1/4 NW1/4 & NE1/4 SW1/4 E OF RR & N OF
 Tax Description TH 71 45.70
 (Note: Not to be used on legal documents)
 Deeded Acres 45.70
 CER 49.82
 Class AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 25
 School District 177

Owner

Taxpayer
 Gilmore/Clair O/Trust
 PO Box 45
 Jackson MN 56143

Land

Record #	Item	Description	Type	Units	Depth
1					
1	999700	Till + Road Acres	2a	45.70 acre	.00
1	COMMAG	COMMAG	2a	5.00	

2016 Values for 2017 Taxes

	Market	Taxable
Land	\$323,300	\$323,300
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$323,300	\$198,300

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2015 Payable 2016	\$323,300	1,983	65.80300	0.00	0.00	0.00	\$1,304
2014 Payable 2015	\$361,100	2,361	56.53900	0.00	0.00	0.00	\$1,334
2013 Payable 2014	\$339,700	2,147	57.77400	0.00	0.00	0.00	\$1,240
2012 Payable 2013	\$273,000	1,480	70.76000	0.00	0.00	0.00	\$1,048

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2011 Payable 2012	\$243,400	1,184	78.56900	0.00	0.00	0.00	\$930

Current Taxes

Gross Tax	1304.00
Total Credit	0.00
Spec Asmt	0.00
Net Tax Due	1304.00

Adjusted Tax	0.00
Adjusted S.A.	0.00
Adjusted Net Due	1304.00


Total Receipts	652.00
Remain Due	652.00

Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
5/05/2016	GILMORE/CLAIR O/TRUST	213	\$652.00

No data available for the following modules: Sales, Taxes Paid 2, Sketches.

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 Developed by
 Schneider The Schneider Corporation



Summary

Parcel ID 251770160
Property Address
Sec/Twp/Rng 0-0-0
Lot/Block Lot 27/ Block NA
Plat CNTY AUD PLAT 14
Brief Tax Description LOTS 14-15 22-23-24-26-27 75.30
 (Note: Not to be used on legal documents)
Deeded Acres 75.30
CER 50.09
Class AGRICULTURE
Homestead NON HOMESTEAD
Twp/City 25
School District 177

Owner

Taxpayer
 Gilmore/Clair O/Trust
 PO Box 45
 Jackson MN 56143

Land

Record #	Item	Description	Type	Units	Depth
1	008017	Pasture	2b	26.90 acre	
1	999700	Till + Road Acres	2a	48.40 acre	.00

2016 Values for 2017 Taxes

	Market	Taxable
Land	\$224,300	\$224,300
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$224,300	\$224,300

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2015 Payable 2016	\$224,300	2,243	65.80300	0.00	0.00	0.00	\$1,476
2014 Payable 2015	\$262,900	2,629	56.53900	0.00	0.00	0.00	\$1,486
2013 Payable 2014	\$238,300	2,383	57.77400	0.00	0.00	0.00	\$1,376
2012 Payable 2013	\$170,200	1,702	70.76000	0.00	0.00	0.00	\$1,204
2011 Payable 2012	\$139,900	1,399	78.56900	0.00	0.00	0.00	\$1,100

Gross Tax	1476.00
Total Credit	0.00
Spec Asmt	0.00
Net Tax Due	1476.00
Adjusted Tax	0.00
Adjusted S.A.	0.00
Adjusted Net Due	1476.00
Total Receipts	738.00
Remain Due	738.00

Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
5/05/2016	GILMORE/CLAIR O/TRUST	213	\$738.00

No data available for the following modules: Sales, Taxes Paid 2, Sketches.

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