



DAN PIKE, AG LAND BROKER / AUCTIONEER

## **PUBLIC FARMLAND AUCTION**

**Joan H. Mohlenbrock - Hanson Estate**

**Farmland 120 Acres more or less**

**Farmland**

**Kimball 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](mailto:dan@danpikeauction.com) &**

**Web Site: [www.danpikeauction.com](http://www.danpikeauction.com) or [www.landfarmservices.com](http://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.

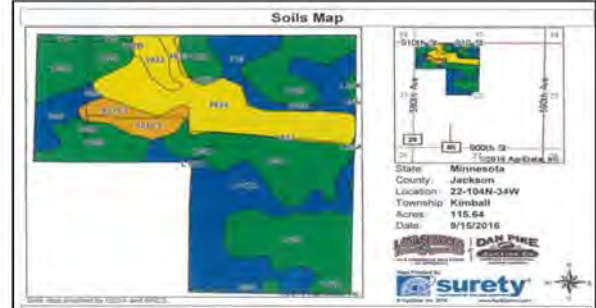
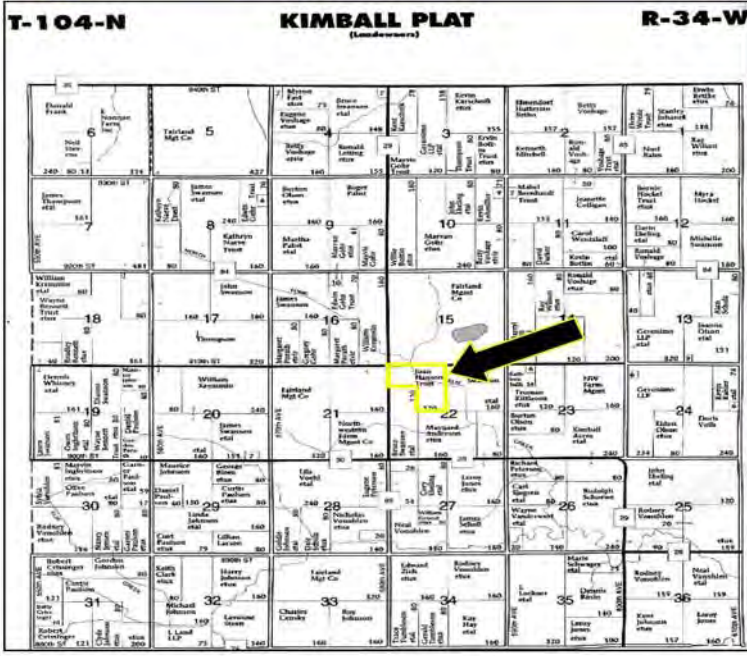
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Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

# 120 Acres +/- Kimball Township, Jackson County, MN FARM & RECREATIONAL LAND AUCTION

**FRIDAY, NOVEMBER 18, 2016 @ 10:30 A.M.**

**SALE LOCATION:** The auction will be held at the Kimball Township town hall building, which is located from Bergen, Minnesota 4 miles east on County road #30, then 1 mile north on County road #29 OR from Mt. Lake, Minnesota 6 miles south on County Road #1, then 1/2 miles east, then 3 miles south. Watch for auction signs the day of the sale.



**LEGAL DESCRIPTION:** North Half of the Northwest Quarter & Southeast Quarter of the Northwest Quarter 22-104N-34W Jackson County, Minnesota. Said tract containing 120 acres more or less.  
**PROPERTY LOCATION:** This farm is located from Bergen, Minnesota 4 miles east & 1/2 mile north OR from Mt. Lake, Minnesota 6 miles south, 1/2 mile east & 3 miles south. 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 28, 2016, when clear title is given. The buyer will have possession for 2017 crop year. The Buyer(s) shall pay all real estate taxes that are due and payable in 2017 and there after. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. The sellers do not warrant or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

**AUCTIONEERS NOTE**

This is a great opportunity if you are looking for a land real estate investment that offers a good return as well as recreational opportunities to add to your operation or investment portfolio. We are very honored to have been asked to represent the heirs of Hanson family 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.

**For Additional Information**

Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Hanson Estate Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

Code	Soil Description	Area	Percent of Total	Productivity Index	Drainage	Class	Class	Buyer's	Rating
102B	Clayey loam, 2 to 8 percent slope	22.27	23.0%	46	46	46	46	46	46
102A	Moist clay loam, 1 to 3 percent slope	21.80	22.6%	44	44	44	44	44	44
102C	Clayey silt loam, approximately 3 percent slope	20.81	21.6%	42	42	42	42	42	42
102D	Clayey silt loam, 3 to 6 percent slope	20.16	20.9%	40	40	40	40	40	40
111	Moist clay loam, 3 to 6 percent slope	8.74	9.1%	34	34	34	34	34	34
101C2	Clayey silt loam, 6 to 10 percent slope, moderately eroded	4.87	5.0%	28	28	28	28	28	28
102	Dark clay loam, 0 to 2 percent slope	4.85	5.0%	34	34	34	34	34	34
118	Clayey silt loam	1.14	1.2%	1	1	1	1	1	1
				<b>Weighted Average</b>	<b>46.6</b>	<b>46.6</b>	<b>46.6</b>	<b>46.6</b>	<b>46.6</b>

**Joan H. Mohlenbrock-Hanson Estate**  
**Corinne Firme & Debra Miller**  
 Personal Representatives



**DAN PIKE AND ASSOCIATES AUCTION CO.**  
 COMPLETE PROFESSIONAL AUCTION SERVICES  
 410 Springfield Parkway  
 Jackson, MN 56143  
 507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)

**Auctioneers**  
 Dan Pike - CAI & GPAA  
 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**  
 Ashley J.P. Schmit  
 Costello, Carlson & Butzon, L.L.P  
 603 Second Street  
 Jackson, Minnesota 56143  
 507-847-4200



Cottonwood County, Minnesota

Farm 6322

Tract 9406



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

Non-Cropland

Cropland

Tract Boundary

PLSS

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

Tract Cropland Total: 90.77 acres



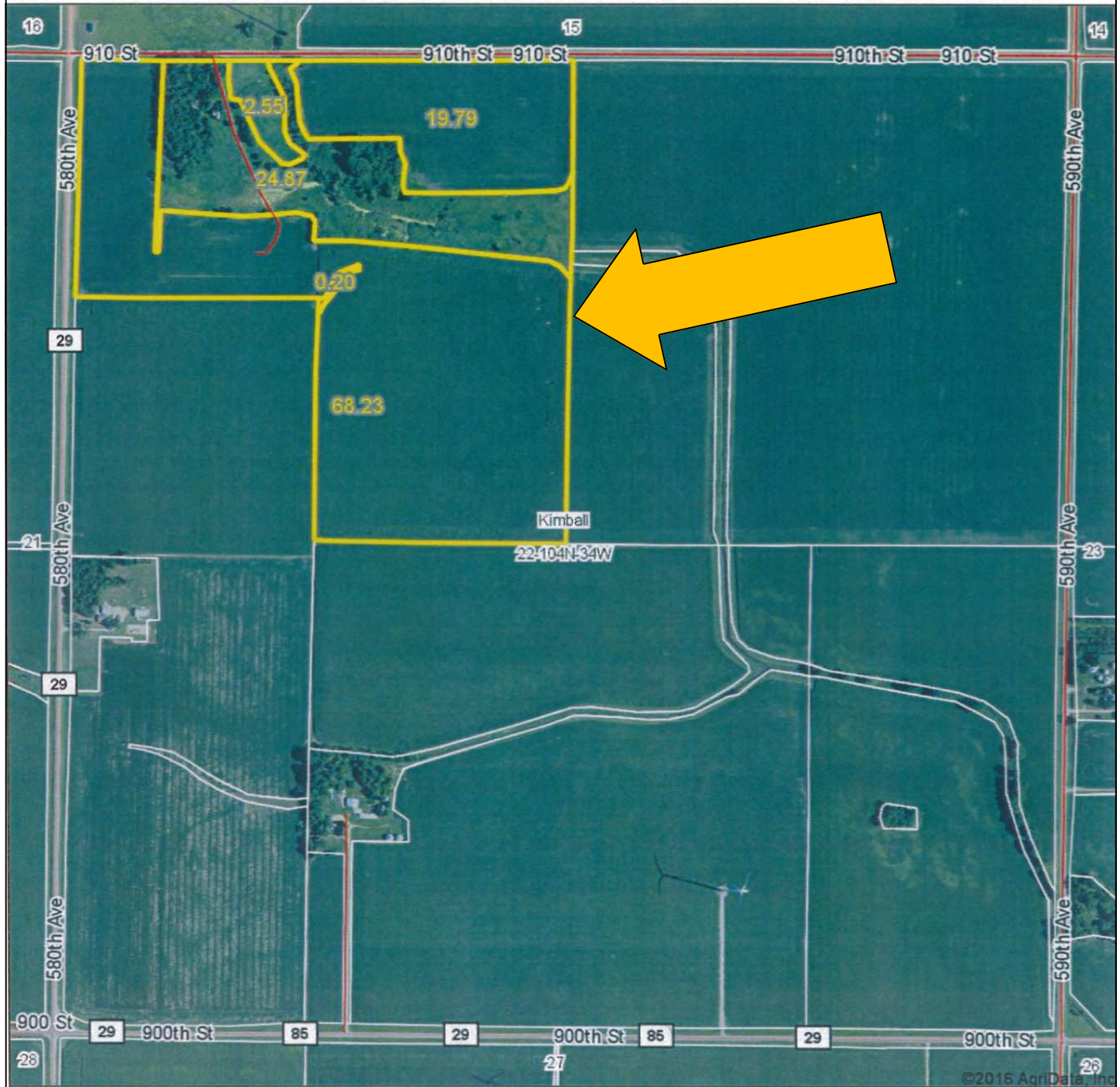
USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2015 NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with 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-025 and attached maps) for exact boundaries and determinations or contact NRCS.

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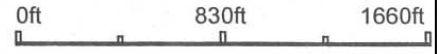
Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

# Aerial Map



©2016 AgriData, Inc

map center: 43° 47' 51.06, -94° 54' 16.25



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

**DAN PIKE AUCTION CO.**  
COMPLETE PROFESSIONAL AUCTION SERVICES

Maps Provided By:

CUSTOMIZED ONLINE MAPPING  
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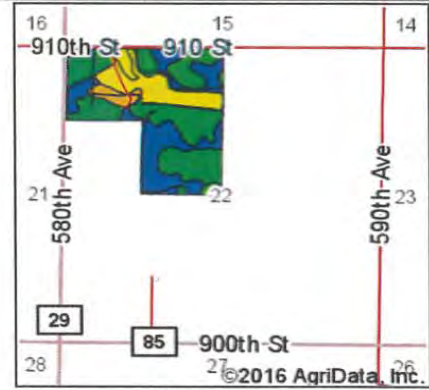
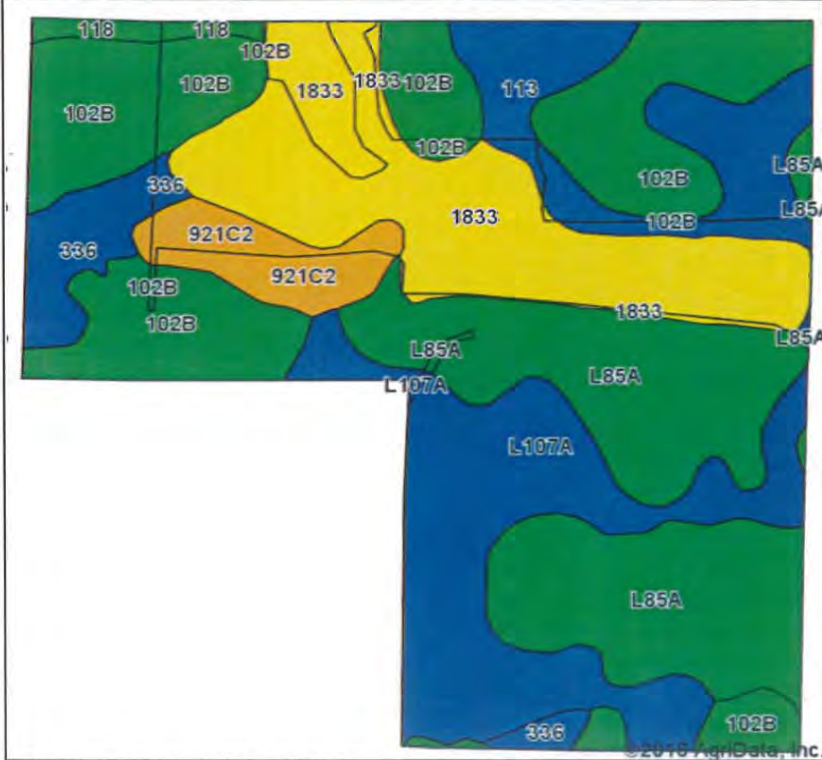
**22-104N-34W**  
**Jackson County**  
**Minnesota**



9/15/2016

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# Soils Map



State: **Minnesota**  
 County: **Jackson**  
 Location: **22-104N-34W**  
 Township: **Kimball**  
 Acres: **115.64**  
 Date: **9/15/2016**



Soils data provided by USDA and NRCS.

Area Symbol: MN063, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
102B	Clarion loam, 2 to 6 percent slopes	27.27	23.6%		lle	*m 95					
L85A	Nicollet clay loam, 1 to 3 percent slopes	27.07	23.4%		lw	*m 99					
1833	Coland clay loam, occasionally flooded	20.91	18.1%		llw	83	4.4	157	78	46	51
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	20.19	17.5%		llw	91					
113	Webster clay loam, 0 to 2 percent slopes	9.74	8.4%		llw	93					
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.67	4.0%		llle	*m 87					
336	Delft clay loam, 0 to 2 percent slopes	4.65	4.0%		llw	94					
118	Crippin clay loam	1.14	1.0%		l	100	5.4	189	88	55	57
<b>Weighted Average</b>						<b>*m 92.6</b>	<b>0.8</b>	<b>30.3</b>	<b>15</b>	<b>8.9</b>	<b>9.8</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Minnesota  
Cottonwood

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

**FARM: 6322**  
Prepared: 10/3/16 1:41 PM  
Crop Year: 2017  
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: MYRON FAST  
Farm Identifier: 10 In-tran from Jackson Co  
Recon Number:

Farms Associated with Operator:  
178, 2899, 3656, 6012, 6925, 7610

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
115.64	90.77	90.77	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	90.77	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	45.1		125	0.0
SOYBEANS	45.1		39	0.0
<b>Total Base Acres:</b>	90.2			

Tract Number: 9406 Description: NW4NW4; E2NW4 S22 104-34 KIM JACKSON

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
115.64	90.77	90.77	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	90.77	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	45.1		125	0.0
SOYBEANS	45.1		39	0.0
<b>Total Base Acres:</b>	90.2			

Owners: JOAN HANSON IRREVOCABLE TRUST

Other Producers: BRANDON J FAST

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## Summary

**Parcel ID** 100220600  
**Property Address** 58155 910TH ST  
 MOUNTAIN LAKE  
**Sec/Twp/Rng** 22-104-034  
**Brief Tax Description** Sect-22 Twp-104 Range-034 120.00 AC N 1/2 NW 1/4 & SE 1/4 NW 1/4  
 (Note: Not to be used on legal documents)  
**Deeded Acres** 120.00  
**Class** 101 - (NON-HSTD) AGRICULTURAL  
**District** (1001) KIMBALL/173  
**School District** 0173  
**Creation Date** 07/10/1989

## Owners

**Primary Taxpayer**  
 Joan Hanson  
 C/O Corinne Firme  
 13 SW 136th St  
 New Richland, MN 56072

## Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	81.16	0	0	0	90.000	AC
2	ADDITIONAL SITE CER	80.65	0	0	0	3.000	AC
3	PASTURE 2A	0	0	0	0	20.500	AC
4	2A WASTE	0	0	0	0	3.000	AC
5	ROAD ACRES	0	0	0	0	3.500	AC
<b>Total</b>						<b>120.000</b>	

## Extra Features

Seq	Code	Description	Dim 1	Dim 2	Units	UT
1	OLBARN	LOFT BARN	32	28	896.000	SF
2	GRANRY	GRANARY	32	24	768.000	SF
3	OLDSHD	MISC SHED	16	11	176.000	SF
4	JKSILO	JUNK SILO	0	12	1.000	UT
5	OLDHSE	UNLIVABLE OLD HOUSE	0	0	5,000.000	SF

## Valuation

	2016 Assessment	2015 Assessment	2014 Assessment	2013 Assessment	2012 Assessment
+ Estimated Building Value	\$100	\$5,300	\$5,300	\$5,300	\$5,300
+ Estimated Land Value	\$798,800	\$798,800	\$818,400	\$864,000	\$624,200

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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	\$798,900	\$804,100	\$823,700	\$869,300	\$629,500

## Value Notice

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

## Taxation

	2016 Payable	2015 Payable	2014 Payable	2013 Payable
Total Estimated Market Value	\$804,100	\$823,700	\$869,300	\$629,500
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$804,100	\$823,700	\$869,300	\$629,500
Net Taxes Payable	\$3,574.00	\$3,284.00	\$3,164.00	\$2,956.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Payable	\$3,574.00	\$3,284.00	\$3,164.00	\$2,956.00

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](#)

## Tax Payments

Full Amount	3,574.00	Pay full amount by:	<input type="button" value="Credit Card"/>
Half Installment	1,787.00	Pay half installment by:	<input type="button" value="Credit Card"/>
Penalty Payment	(enter amount on next page)	Pay penalty payment by:	<input type="button" value="Credit Card"/>

Notice: This indicates the current year's tax amount for this property. This does not reflect whether or not taxes have been paid for this property.

## Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
210525	5/2/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,787.00)
204622	11/2/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,642.00)
192736	4/30/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,642.00)
187035	10/30/2014	2014	\$0.00	\$0.00	\$0.00	\$1,582.00
187036	10/30/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,582.00)

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Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
178464	5/13/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,582.00)
156335	4/1/2013	2013	\$0.00	\$0.00	\$0.00	(\$2,956.00)
138627	4/9/2012	2012	\$0.00	\$0.00	\$0.00	(\$3,114.00)
121545	4/13/2011	2011	\$0.00	\$0.00	\$0.00	(\$2,846.00)

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

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U.S.D.A.  
Soil Conservation Service

SCS-CPA-026  
(1-88)

1. Name and Address of Person

Daryl Mohlenbrock  
Rt. 1 Box 291  
Bl. Lake, Mn. 56169

2. Date of Request

5-19-89

3. County  
Jackson

### HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

4. Name of USDA Agency or Person Requesting Determination

5. Farm No. and Tract No.

ASCS 895 685

79406  
Inc-transfer

#### SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
7. Are there highly erodible soil map units on this farm?	X			
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.	X		NONE	
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.				
10. This Highly Erodible Land determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>				

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

#### SECTION II - WETLAND

11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS: NORTH FORK ELM CREEK	X			
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.			3 N/C	2.6 12
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.				
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.				
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.				
NON-EXEMPTED WETLANDS:				
16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.				

17. The planned alteration measures on wetlands in fields \_\_\_\_\_ are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields \_\_\_\_\_ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.

19. This wetland determination was completed in the: Office  Field

20. This determination was: Delivered  Mailed  To the Person on Date: 9-22-89

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks: NO HIGHLY ERODIBLE FIELDS. WETLAND (W) IS IN NON CROP AREA.

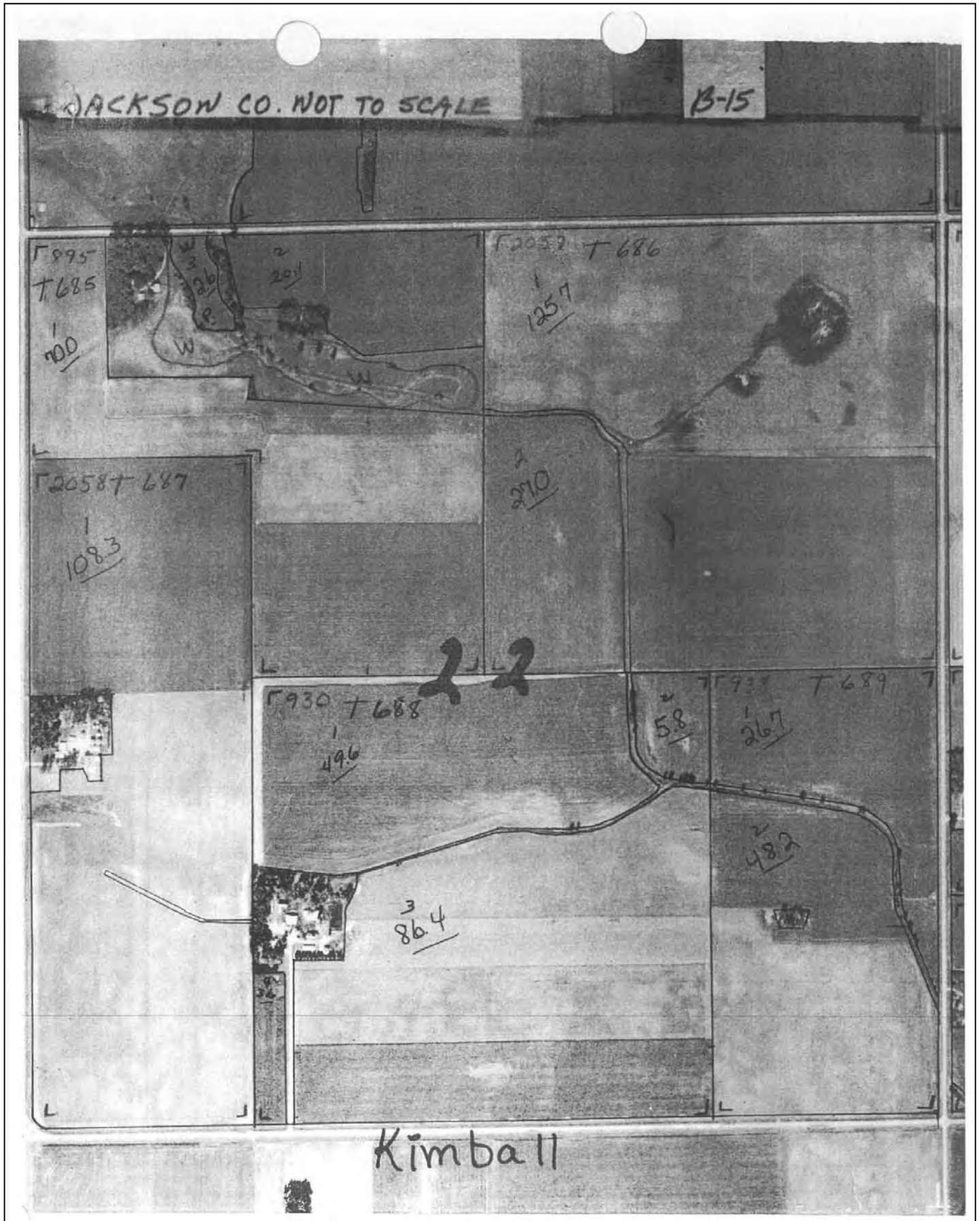
22. Signature of SCS District Conservationist

23. Date

9-22-89

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.

ASCS Form



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HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

1. NAME OF USDA AGENCY OR PRODUCER REQUESTING DETERMINATION ASCS		2. DATE OF REQUEST 3-24-87	
3. NAME AND ADDRESS OF PRODUCER Daryl Mohenbrock Rt. 1 Box 291 Mt. Lake, Mn. 56159		4. FARM NO. 895 T-685	5. COUNTY Jackson

	YES	NO
6. Is a soil survey now available for making a highly erodible land determination?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are highly erodible soil map units on this farm?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985. <u>NONE</u>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is an approved conservation plan being actively applied on all of these fields? If "no," list the fields (from the ASCS records) on which a plan is not being applied. <u>NA</u>	<input type="checkbox"/>	<input type="checkbox"/>
9. a. List highly erodible fields that, according to ASCS records, have been converted for the production of agricultural commodities, were not used for this purpose in any crop year during 1981-1985, and were not enrolled in a USDA set-aside or diversion program. <u>NONE</u>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is an approved conservation system being used on these fields? If "no," list the fields (from the ASCS records) on which a system is not being used. <u>NA</u>	<input type="checkbox"/>	<input type="checkbox"/>
10. Are there other fields that (1) have highly erodible map units, (2) were not used to produce an agricultural commodity in any crop year after 1980, and (3) were not enrolled in a USDA set-aside or diversion program in any crop year during 1981-1985?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. CERTIFICATION: The conservation plan  and system(s)  were approved by the \_\_\_\_\_ Conservation District on \_\_\_\_\_, 19\_\_\_\_, and conform with the technical requirements of the SCS field office technical guide for the \_\_\_\_\_ District.

	YES	NO
12. Are hydric soils on this farm? If "yes," list the fields (from the ASCS records) in which they occur. <u>1 2 3 4</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Are wetlands on this farm? If "yes," list the fields, outline the wetland areas within fields on the ASCS photograph(s), and mark with "w". <u>3 (Pasture) 4 (Pasture)</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Are converted wetlands on this farm that have been converted since December 23, 1985? If "yes," list the fields, outline converted wetlands on the ASCS photograph(s), and mark with "cw".	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Are converted wetlands covered by exemptions? If "yes," list those fields, outline the exempt converted wetlands on the ASCS photograph(s), and mark with "ecw". Note the exemptions for each area: a. Field No. _____ c. Field No. _____ b. Exemption _____ d. Exemption _____	<input type="checkbox"/>	<input type="checkbox"/>

16. The wetland determination was done in the office  field .

17. This determination was hand delivered  mailed  to the producer on 4-11-87 (DATE)

Any producer who does not agree with this determination may request reconsideration from the person making the determination. This request is a prerequisite for any further appeal. The request must be in writing and must set forth reasons for the request. It must be received by SCS within 15 days after the producer receives the determination.

18. REMARKS  
Evaluated N 1/2 NW 1/4 and SE 1/4 NW 1/4 all in Sec 22 Kimball Twp. Fields simulated "w" are hydric w/ capacity of supporting wetland type vegetation. TILE DOES NOT VIOLATE SWAMPBUSTLE.

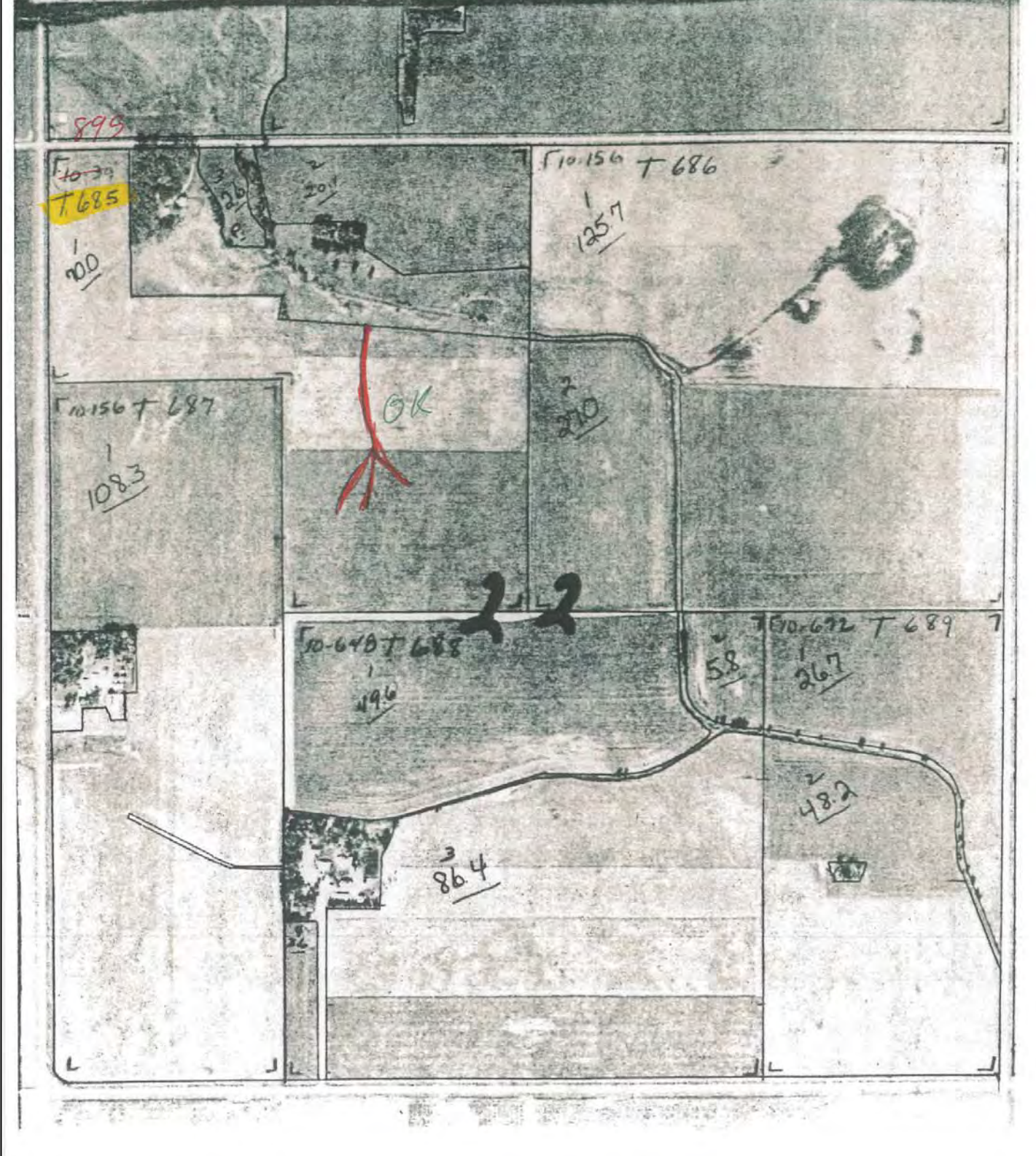
19. SIGNATURE OF SCS DISTRICT CONSERVATIONIST [Signature] DATE 4-11-87

Assistance and programs of the Soil Conservation Service are available without regard to race, religion, color, sex, age, handicap, or national origin.

Kemball Farm # 95 10-39 1/2 March 87

JACKSON CO. NOT TO SCALE

B-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.

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

1. NAME OF USDA AGENCY OR PRODUCER REQUESTING DETERMINATION ASCS		2. DATE OF REQUEST 3-24-87	
3. NAME AND ADDRESS OF PRODUCER Clarence Lade Rt. 1 Box 217 Mt. Lake, Mn. 56159		4. FARM NO. 7-685 895	5. COUNTY ✓ Jackson

	YES	NO
6. Is a soil survey now available for making a highly erodible land determination?	✓	
7. Are highly erodible soil map units on this farm?	✓	
8. a. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985. <u>NONE</u>		
b. Is an approved conservation plan being actively applied on all of these fields? If "no," list the fields (from the ASCS records) on which a plan is not being applied.		
9. a. List highly erodible fields that, according to ASCS records, have been converted for the production of agricultural commodities, were not used for this purpose in any crop year during 1981-1985, and were not enrolled in a USDA set-aside or diversion program. <u>NONE</u>		
b. Is an approved conservation system being used on these fields? If "no," list the fields (from the ASCS records) on which a system is not being used.		
10. Are there other fields that (1) have highly erodible map units, (2) were not used to produce an agricultural commodity in any crop year after 1980, and (3) were not enrolled in a USDA set-aside or diversion program in any crop year during 1981-1985?	✓	

11. CERTIFICATION: The conservation plan  and system(s)  were approved by the \_\_\_\_\_ Conservation District on \_\_\_\_\_, 19\_\_\_\_, and conform with the technical requirements of the SCS field office technical guide for the \_\_\_\_\_ District.

	YES	NO
12. Are hydric soils on this farm? If "yes," list the fields (from the ASCS records) in which they occur. <u>all</u>	X	
13. Are wetlands on this farm? If "yes," list the fields, outline the wetland areas within fields on the ASCS photograph(s), and mark with "w". <u>pasture area &amp; #3 a rotation pasture field</u>	X	
14. Are converted wetlands on this farm that have been converted since December 23, 1985? If "yes," list the fields, outline converted wetlands on the ASCS photograph(s), and mark with "cw".		X
15. Are converted wetlands covered by exemptions? If "yes," list those fields, outline the exempt converted wetlands on the ASCS photograph(s), and mark with "cew". Note the exemptions for each area: a. Field No. _____ c. Field No. _____ b. Exemption _____ d. Exemption _____		X

16. The wetland determination was done in the office  field .

17. This determination was hand delivered  mailed  to the producer on 4-11-87 (DATE)

Any producer who does not agree with this determination may request reconsideration from the person making the determination. This request is a prerequisite for any further appeal. The request must be in writing and must set forth reasons for the request. It must be received by SCS within 15 days after the producer receives the determination.

18. REMARKS

TILE DOES NOT VIOLATE SWAMPBUSTER

19. SIGNATURE OF SCS DISTRICT CONSERVATIONIST

*[Signature]*

DATE

4-11-87

No HEL fields on this farm.  
wet area is pasture and field 3 is Rot. Pasture Kimball



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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.



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:



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- ACREAGES
- COMMERCIAL
- INDUSTRIAL
- RECREATIONAL
- 1031 EXCHANGES

We work consistently with out-of-state sellers and buyers. We offer the sale of our client's properties by Private Treaty (listing), Sealed Bid Auction, Public Auctions, Multi-parcel and other marketing systems. We offer market evaluations on all types of real property.

## Our Agricultural Appraisal Services

Land and Farm Services Unlimited, LLC and Dan Pike Auction Company, LLC has Certified General Real Property Appraisal services available. We have been active with appraising all types of Agricultural property since 1981.

We also do most types of Personal Property appraisals including farm equipment, construction equipment, fertilizer equipment, truck equipment, industrial equipment, business equipment and inventory.

We are licensed to service both Minnesota and Iowa. Our clients include Financial Institutions, Attorneys, Private Individuals & Groups, Governmental Agencies and Trustees.