



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

Former John A. & Betty VanLoh Estates

Farmland 118.9 Acres more or less

Bare Un-Improved Farmland Westbrook Township

Cottonwood 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.

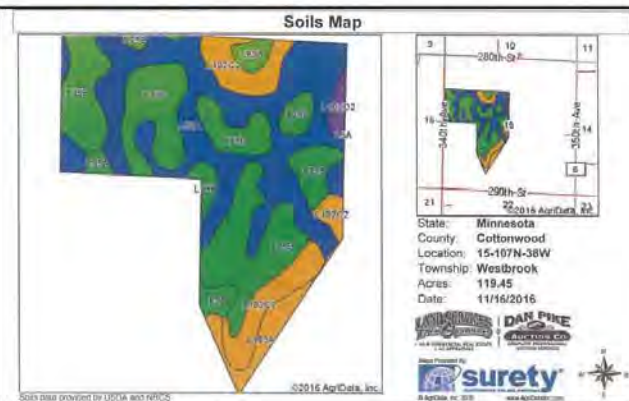
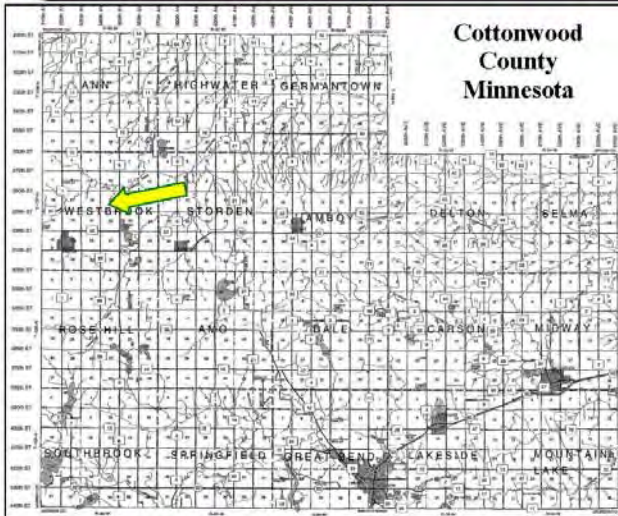
118.9 Acres +/- Westbrook, Cottonwood County, MN

FARMLAND AUCTION

Thursday, December 29, 2016 @ 10:30 A.M.

In case of very inclement weather - blizzard, please check our web site at www.danpikeauction.com for details. The alternate blizzard storm date would be Friday, December 30, 2016 @ 10:30 A.M., but please check our web site for updates!!!!

SALE LOCATION: The auction will be held at the Westbrook Community Center in Westbrook, MN. Watch for auction signs the day of the auction.



Code	Soil Description	Acres	Percent of field	PI Legend	Moisture Class: %	Productivity Index	Clm	SoilSystem
L79B	Clayton loam, 2 to 8 percent slopes	47.69	40.2%	Green	III	90	100	100
L83A	Webster clay loam, 0 to 2 percent slopes	45.37	38.0%	Blue	III	93	100	100
L102C2	Clayton-Storden complex, 8 to 10 percent slopes, moderately eroded	14.81	12.2%	Orange	III	87	100	100
L163A	Okoboji silt clay loam, 0 to 1 percent slopes	4.94	4.1%	Orange	III	80	100	100
L85A	Nicollet clay loam, 1 to 3 percent slopes	2.87	2.5%	Green	III	95	100	100
L5A	Deft, overwash Deft complex, 1 to 4 percent slopes	1.97	1.6%	Green	III	96	100	100
L102D2	Omsrud-Storden complex, 12 to 18 percent slopes, moderately eroded	1.60	1.3%	Blue	III	70	140	40
		Weighted Average				92.8	4.8	1.4

PROPERTY LEGAL DESCRIPTION
GL 3 S1/2 NW1/4 & MEAN LOT 3 in Section 15, Township 107N, Range 38W Cottonwood County, MN.

INFORMATION & CPI RATINGS

- SOILS TYPES:** Clarion Loam
Webster Clay Loam
Clayton Storden Complex
Nicollet Clay Loam
Okoboji Silty Clay Loam
Deft, over wash- Deft Complex
Omsrud-Storden Complex

CPI Estimated Rating: 92.8

AUCTION SALE TERMS

The buyer shall enter into a purchase agreement contract and will make a 20% Non-refundable down-payment the day of the auction. The balance shall be due and payable in full on February 15, 2017, when clear title shall be delivered. Seller shall pay all real estate taxes that are due and payable in 2016 and before, with the buyer being responsible for all real estate taxes that are due and payable in 2017 and thereafter. 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 good farmland add to your operation or investment portfolio. We are very honored to have been asked to represent the VanLoh 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.

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

SALE ARRANGED BY

DAN PIKE
AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

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

Auctioneers
Dan Pike
Auctioneer/Real Estate Broker
CAI & GPPA - MN#32-13-016 Jackson, MN.
507-847-3468 (C) or 507-841-0965 (C)

Doug Wedel - Fairmont, MN.
Kevin, Allen & Ryan Kahler and
Dustyn Hartung
Fairmont & Sherburn, MN.

Attorney for the Sellers & Closing Agent

Ronald Schramel
Schramel Law Office
Attorneys at Law
Windom, MN. 56101
507-831-1301

The Former John A. & Betty VanLoh Estates

OWNERS - Carol Gerke & Mary Smith



Cottonwood County, Minnesota

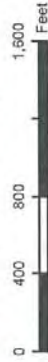
Farm 1163

Tract 529

T107 R38 S15

2017 Program Year

Map Created October 14, 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

- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

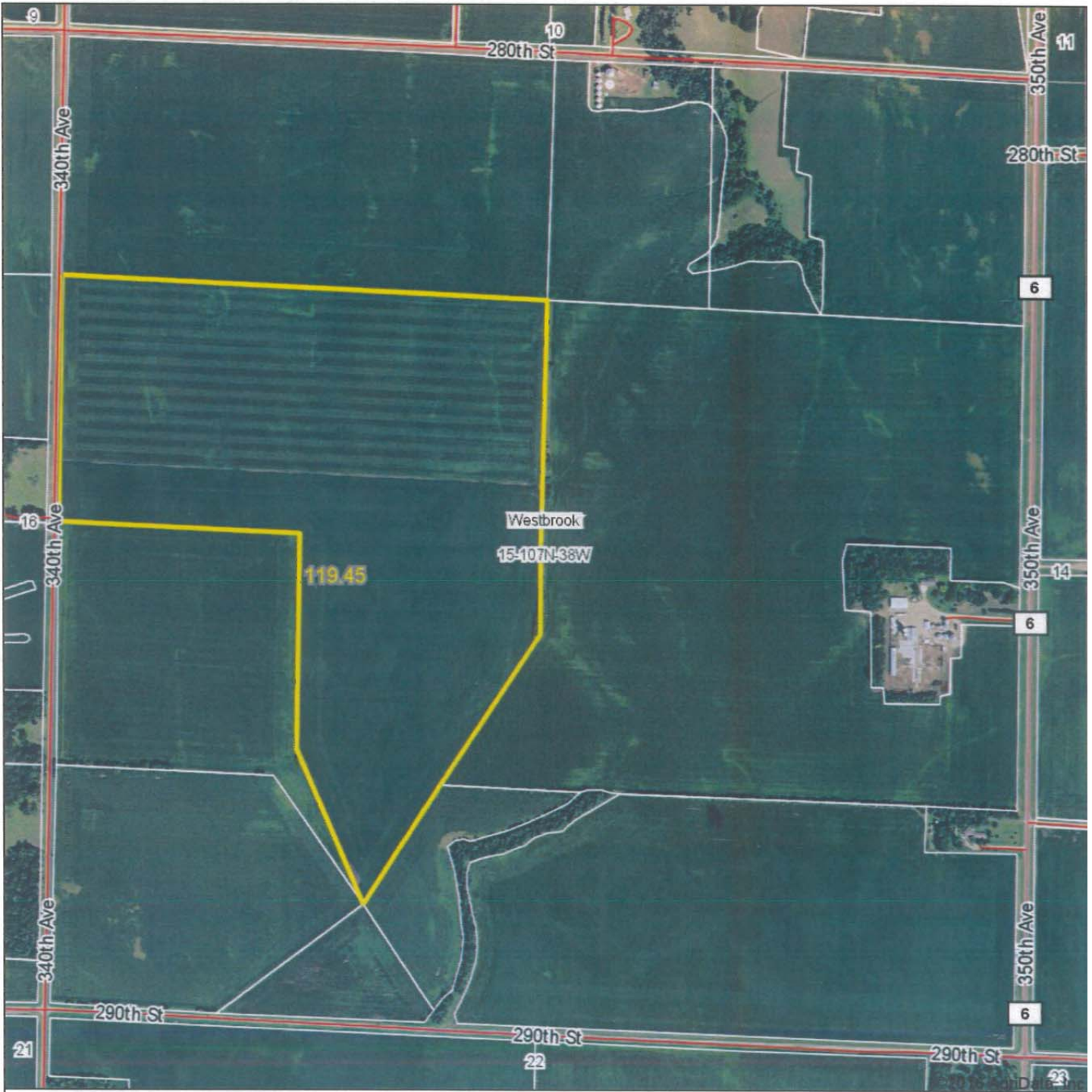
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 119.45 acres

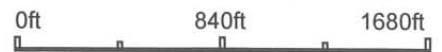


USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2015 NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with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

Aerial Map



map center: 44° 4' 21.06, -95° 23' 28.27



LAND SERVICES UNLIMITED
FARM & COMMERCIAL REAL ESTATE
AG APPRAISALS

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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15-107N-38W
Cottonwood County
Minnesota

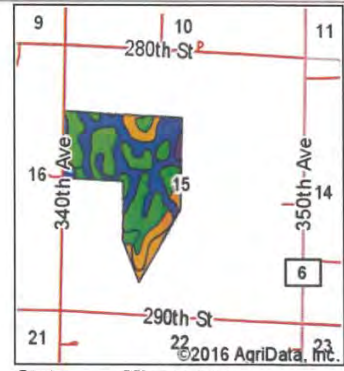
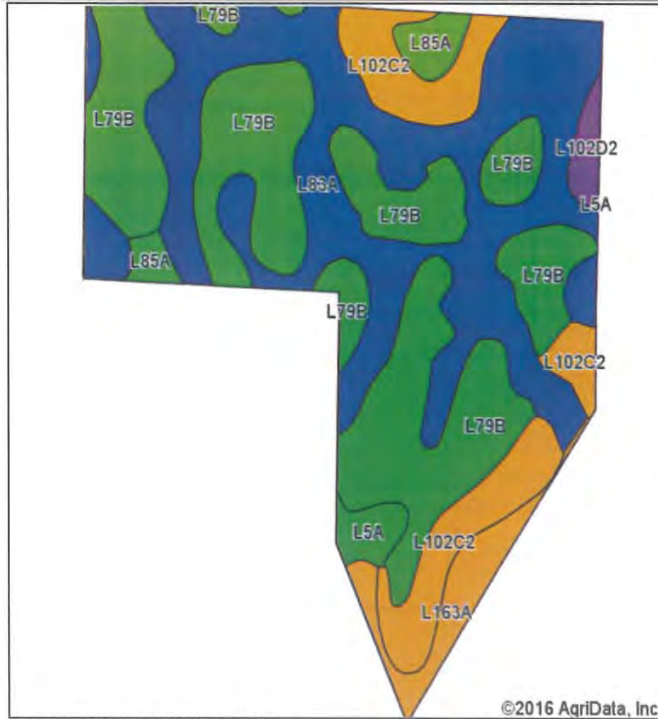


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Soils Map



State: **Minnesota**
 County: **Cottonwood**
 Location: **15-107N-38W**
 Township: **Westbrook**
 Acres: **119.45**
 Date: **11/16/2016**



Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans
L79B	Clarion loam, 2 to 6 percent slopes	47.99	40.2%		Ile	*m 95		
L83A	Webster clay loam, 0 to 2 percent slopes	45.37	38.0%		IIw	93		
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	14.61	12.2%		IIIe	*m 87		
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	4.94	4.1%		IIIw	*m 86		
L85A	Nicollet clay loam, 1 to 3 percent slopes	2.97	2.5%		Iw	*m 99		
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	1.97	1.6%		IIw	96	177	53
L102D2	Omsrud-Storden complex, 12 to 18 percent slopes, moderately eroded	1.60	1.3%		IVe	76	140	42
Weighted Average						*m 92.8	4.8	1.4

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Minnesota
 Cottonwood
 Report ID: FSA-156EZ

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

FARM: 1163
 Prepared: 11/25/16 2:18 PM
 Crop Year: 2017
 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 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
			0.0	0.0	0.0	0.0	Active	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0		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			161	0.0
SOYBEANS			42	0.0

Total Base Acres:

Tract Number: 529 Description: S2NW4 NE4SW4 S15 107-38 WES

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
119.45	119.45	119.45	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	119.45	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	61.7		161	0.0
SOYBEANS	57.6		42	0.0
Total Base Acres:	119.3			

Owners: CAROL GERKE

MARY K SMITH

Other Producers: None

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HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

1. NAME OF USDA AGENCY OR PRODUCER REQUESTING DETERMINATION <u>ASCS</u>		2. DATE OF REQUEST <u>11/24/87</u>	
3. NAME AND ADDRESS OF PRODUCER [REDACTED]		4. FARM NO. <u>1163</u>	5. COUNTY <u>Cottonwood</u>
6. Is a soil survey now available for making a highly erodible land determination?		YES	NO
		<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. [REDACTED]		<input checked="" type="checkbox"/>	<input checked="" 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. [REDACTED]		<input type="checkbox"/>	<input checked="" 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. [REDACTED]		<input checked="" type="checkbox"/>	<input checked="" 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. [REDACTED]		<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 type="checkbox"/>	<input checked="" type="checkbox"/>
11. CERTIFICATION. The conservation plan <input type="checkbox"/> and system(s) <input type="checkbox"/> were approved by the _____ Conservation District on _____, 19____, and conform with the technical requirements of the SCS field office technical guide for the _____ District.			
12. Are hydric soils on this farm? If "yes," list the fields (from the ASCS records) in which they occur. <u>all</u>		YES	NO
		<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". [REDACTED]		<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". [REDACTED]		<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 <input checked="" type="checkbox"/> field <input type="checkbox"/> .			
17. This determination was hand delivered <input type="checkbox"/> mailed <input checked="" type="checkbox"/> to the producer on <u>2/2/88</u> (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			

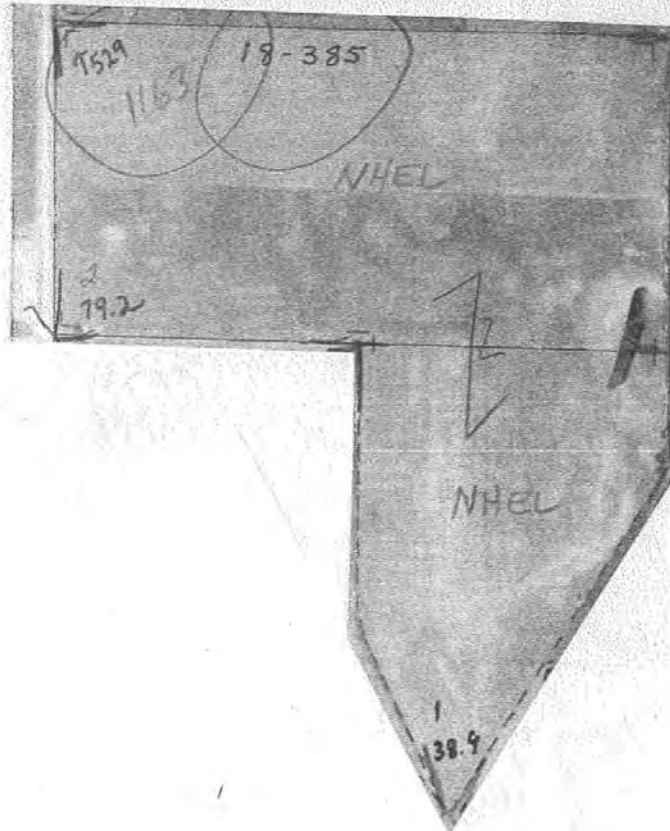
19. SIGNATURE OF SCS DISTRICT CONSERVATIONIST Gary J. Moran DATE 2/2/88

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

WESTBROOK

Cottonwood Co. NOT TO SCALE

C-5



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ASCS



United States
Department of
Agriculture

Soil
Conservation
Service

RR 2 Box 123
Windom, MN 56101
507-831-1153

[REDACTED]
[REDACTED]

DATE: 2/2/88

FARM NO: [REDACTED]
1163 (7529)

The SCS has completed an SCS-CPA-26 or highly erodible land and wetland determination on your farm. One or more of the following apply.

- You have neither highly erodible land and/or a wetland.
- NHE: You do not have a highly erodible field. No action required by January 1, 1990.
- HE: You have a highly erodible field requiring a conservation plan by January 1, 1990 to retain USDA eligibility. Contact the SCS to develop your plan.
- Land brought into production is highly erodible. A conservation plan must be developed prior to your final certification. Contact the SCS office.
- Land brought into production (or planned for conversion) is neither highly erodible or a wetland.
- W: You have land that is a wetland. You may not improve, tile, drain, or alter this wetland in order to grow an agricultural commodity. Cropping on dry years is permissible.
- CW: You have a wetland that was converted after December 23, 1985. To retain USDA eligibility you cannot plant an agricultural commodity on this site.
- Any future tiling on this cropland will not cause loss of USDA eligibility.
- You have the right to appeal any wetland or highly erodible determination to the SCS. Appeals about commencement dates and maintenance of existing systems should be filed with ASCS. All appeals should be made within 15 days.
- You have highly erodible land that may qualify for retirement under the Conservation Reserve Program. Contact the SCS office.
- Other:

Gary D. Moreau

Gary D. Moreau
District Conservationist



The Soil Conservation Service
is an agency of the
Department of Agriculture



Summary

Parcel ID 180150500
 Property Address
 Sec/Twp/Rng 15-107-38
 Lot/Block N/A
 Plat
 Brief Tax Description GL 3 S1/2 NW1/4 & MEAN LOT 3 118.90
 (Note: Not to be used on legal documents)
 Deeded Acres 118.90
 CER 75.67
 Class AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 18
 School District 2898

Owner

Taxpayer
 Vanloh/John A & Betty L/Le
 29754 340 Th Ave
 Westbrook MN 56183

Owner
 Gerke/Carol &
 Mary Smith

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	1.00	
1	999700	Till + Road Acres	2a	118.90 acre	.00
1	999800	Neg Road Acres	2a	-1.00 acre	

2016 Values for 2017 Taxes

	Market	Taxable
Land	\$997,200	\$997,200
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$997,200	\$997,200

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2015 Payable 2016	\$997,200	9,972	45.44900	0.00	0.00	17.60	\$4,550
2014 Payable 2015	\$1,187,200	11,872	36.56100	0.00	0.00	0.00	\$4,340

<https://beacon.schneidercorp.com/Application.aspx?AppID=132&LayerID=1693&PageT...> 11/17/2016

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Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2013 Payable 2014	\$1,079,200	10,792	36.24700	0.00	0.00	0.00	\$3,912
2012 Payable 2013	\$744,300	3,722	48.77000	230.00	0.00	264.00	\$1,850
2011 Payable 2012	\$595,500	2,978	53.27900	230.00	0.00	264.00	\$1,620

Current Taxes

Gross Tax	4532.40
Total Credit	0.00
Spec Asmt	17.60
Net Tax Due	4550.00

Adjusted Tax	0.00
Adjusted S.A.	0.00
Adjusted Net Due	4550.00

Total Receipts	2275.00
Remain Due	2275.00

Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
5/16/2016	VANLOH/JOHN A & BETTY L/LE	31	\$2,266.20

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

Customer agrees not to reproduce, in any form, any licensed or copyrighted material without the proper authorization from Cottonwood County.

Last Data Upload: 10/1/2016 8:14:12 PM


 Developed by
 The Schneider Corporation

<https://beacon.schneidercorp.com/Application.aspx?AppID=132&LayerID=1693&PageT...> 11/17/2016

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CAMA400 SUMMARY SHEET ASSESSMENT 2016 PAYABLE 2017 COTTONWOOD COUNTY 18-015-0500 18 2898 0 0 0 IS SUBJECT TO CHANGE

SALES INFORMATION
 JOHN A & BETTY I. VANLOH IE TX# 11550
 29754 340 TH AVE
 WESTERBROOK MN 56183

CRV#	Date	Rejection Description	Buyer	Seller	Price	Deed	MP

S/T/R 15-107-38
 GL 3 S1/2 NW1/4 & MEAN LOT 3
 118.90

PERMIT INFORMATION
 Date Permit Building Description

CHG.DT	CHG	ASMT	INS.DT	R#	MULT/PR#	CODE	ESTIMATED MARKET VALUE			New Improvements			TAXABLE MARKET VALUE			1 Acre H/G		
							LAND	BLDGS	MACH	House	Other	Land	GAR/P	TOT/PLAT	VE/TE/IZ		HST.EXC	TOTAL
2014	11/08/12	01	18-015-0500	101.0099			1,187,200			118.90						1,187,200		
2015	11/08/12	01	18-015-0500	101.0099			997,200			118.90						997,200		
2016	11/08/12	01	18-015-0500	101.0099			997,100			118.90						997,200		

ITEM	DESCRIPTION	ST	CER	MILT	IND	ACRE/UNIT	BASE RATE	Neighborhood			Lake	Zoning	P8 Adjustment Desc
								F6	F8	Exc			
999700	CER-VALUE	2a	75.65	A	118.90	8,219.15	0	8,457.51	1,005,598				
008000	PUBLIC/RD	2a		A	1.00	.00	.00	.00	0				
999800	CER/NEG	2a		A	1.00	8,219.46	0	8,457.82	8,458				
	LAND TOTAL				118.90				997,140				

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LC020

Land Calculation Parcel Maintenance
2016

11/22/16

JOHN A & BETTY L VANLOH LE Sect 15 Twp 107 Rng 38 Acres 118.90
Parcel/Rec # 18-015-0500/1 of 01 Zone 18 WESTBROOK Avg CER 75.65

I/C	Class*	Units (2)	Override CER (2)	CER	Multi	GA Flag	GA Value	Value
-	31D	100		19.00	75.450	-		1,434
-	149B	4860		77.00	111.480	-		417,180
-	211	440		66.00	96.280	-		27,960
-	241	4570		88.00	111.480	-		448,328
-	345	290		70.00	107.070	-		21,735
-	595C	1410		39.00	75.450	-		41,490
-	884	220		78.00	111.480	-		19,130
-						-		
-						-		
-						-		
-						-		
-						-		
Total		118.90					977,257	977,257

More...

F2=Prompt F9=Insert F10=INQ F12=Previous F14=Notes

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11/22/16

-PARCEL INQUIRY-

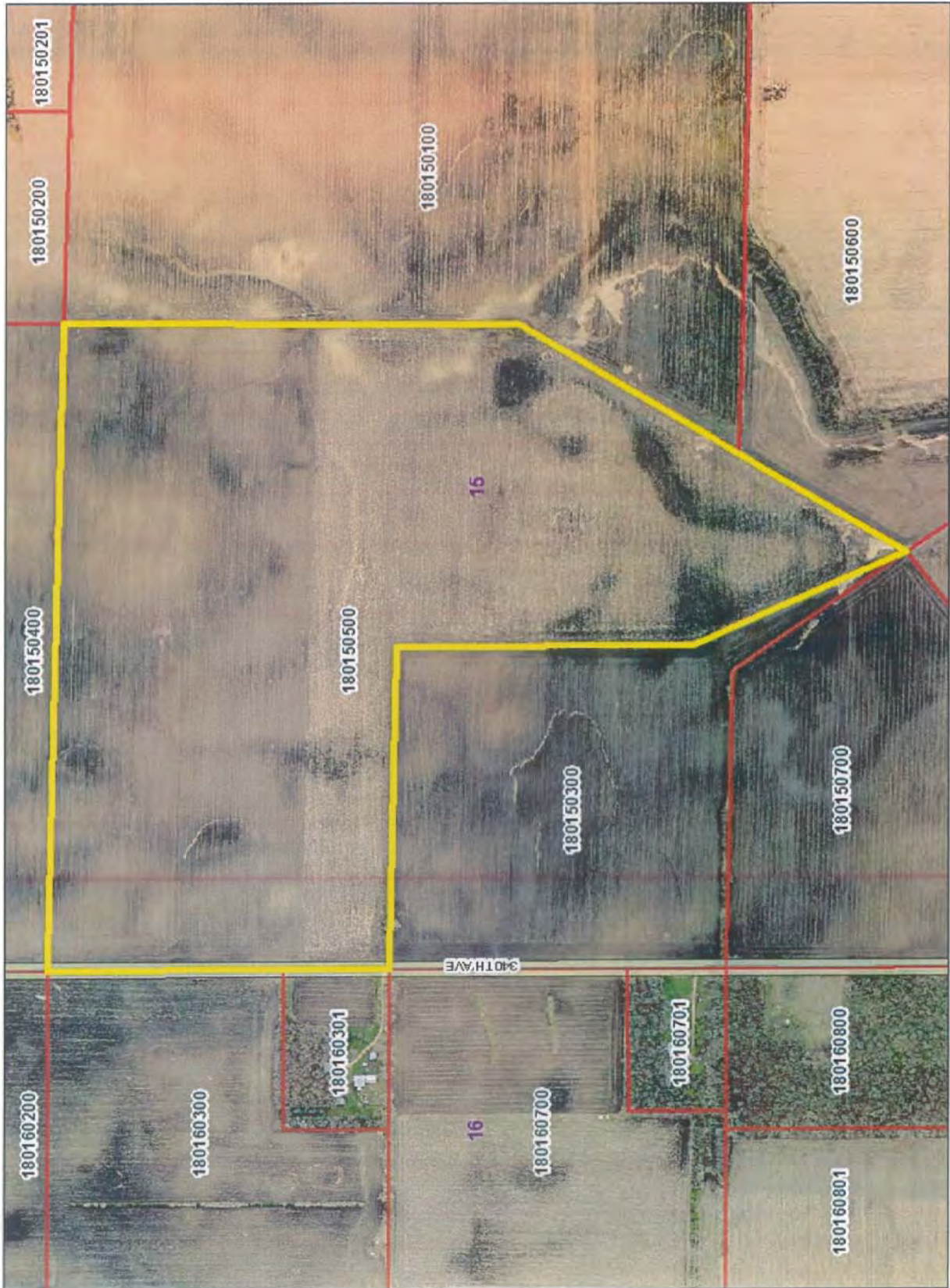
INQ010 11/24/09

YR	EST/TAXABLE MARKET	TC VALUE	TC/MKT RATE	CREDITS	ABAT/ ADDED	SPECIAL ASMTS	TOTAL NET TAX
	PARCEL # 18-015-0500		JOHN A & BETTY L VANLOH LE				
16	997,200 997,200	9,972	45.44900 .17042	.00	.00	17.60	4550.00
15	1,187,200 1,187,200	11,872	36.56100 .12945	.00	.00	.00	4340.00
14	1,079,200 1,079,200	10,792	36.24700 .15866	.00	.00	.00	3912.00
13	744,300 744,300	3,722	48.77000 .18531	230.00	.00	264.00	1850.00
12	595,500 595,500	2,978	53.27900 .18475	230.00	.00	264.00	1620.00

ENTER PARCEL#/YEAR 18 - / 2016
 F1-RETURN F2-INQ F3-EOJ F6-NEXT PRCL

PGUP/PGDN
 F12-PRV SCRN F18-PRV PRCL

PIN 18.015.0500



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PRINTED 11/22/2016

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.



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

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.