



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

Former Lyle B. & Willa B. Muir Estates

Improved Farmland 318 Acres more or less

Lakeside Township

Cottonwood County, MN.

UPDATED 12/7/16 WITH TILE MAP

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.

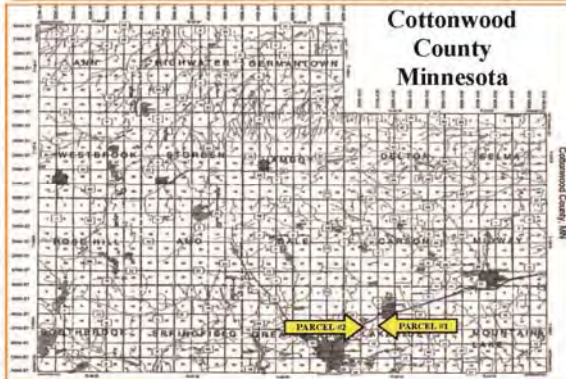
Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

318 Acres +/- Lakeside Township, Cottonwood County, MN
IMPROVED FARMLAND AUCTION

Wednesday, January 4, 2017 @ 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 Thursday, January 5, 2017 @ 10:30 A.M., but please check our web site for updates!!!!

SALE LOCATION: The auction will be held at the Windom Community Center at 1750 Cottonwood Lake Drive in Windom, Minnesota. Watch for auction signs on Highway #71 by Toro day of the sale.



Parcel #1 Improvements



Aerial Map



PROPERTY LEGAL DESCRIPTIONS:

PARCEL #1: That part of the SE1/4 lying south of Rail Road right of way and the SE1/4 except the 5 acre building site tract in 17.105N-35W Cottonwood County, MN. Containing APPROXIMATELY 199 acres +/-, subject to a survey to be completed if sold separately from Parcel #2 below.

PARCEL #2: That part of the SW1/4 lying south of the Rail Road right of way in 17.105N-35W Cottonwood County, MN. Containing APPROXIMATELY 119 acres +/-, subject to a survey to be completed if sold separately from Parcel #1 above.

INFORMATION & CPI RATINGS

PARCEL #1:
SOILS TYPES: Clarion Loam, Clarion-Storden Complex, Nicollet Clay Loam, Webster Clay Loam, Delft, over wash - Delft Complex, Glencoe Clay Loam, Clarion-Swanlake Complex & Okoboji Clay Loam
CPI Estimated Rating: 91.2 (Estimated)

PARCEL #2:
SOIL TYPES: Clarion-Storden Complex, Clarion Loam, Omsrud-Stoden Complex, Coland Clay Loam, Nicollet Clay Loam, Webster Clay Loam, Spillville Loam, Delft, over wash- Delft Complex & Okoboji Silty Clay Loam
CPI Estimated Rating: 88.4 (Estimated)

AUCTION SALE TERMS

The sale is subject to a cropland lease for the 2017 crop year. Buyer(s) will be assuming the landowner's interest in said lease. Further information will be available at the auction and in our information booklet. The farm shall be offered as two parcels via our Multi-Parcel bidding system. The buyer or buyers shall enter into a purchase agreement and make a 20% Non-Refundable down payment the day of the auction. The balance shall be due and payable on February 20, 2017, when clear title will be passed. If the property is sold to two separate buyers the seller's at the seller's expense shall have survey completed of the separate parcels and any adjustment to the number of deeded acres sold will be made at the closing. The buyer is 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 encumbrances including road, drainage, utility or other encumbrances of record or pending. The grain bin improvements on Parcel #1 will be made available after the 2017 crops have been removed from the property. 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 seller's approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

AUCTIONEER'S NOTE

This is a great opportunity if you are looking for good farmland to add your operation or investment portfolio. We are very honored to have been asked to represent the Muir 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 be 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 Muir Family Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

SALE ARRANGED BY
DAN PIKE
 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 (O) 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

Former Lyle B. & Willa B. Muir Estates OWNERS
Kathleen I. Moulton, Sheryl L. Bertsch & Denise L. Muir Kjesbo

Aerial Map



map center: 43° 53' 55.14, -95° 4' 9.37



17-105N-35W
Cottonwood County
Minnesota

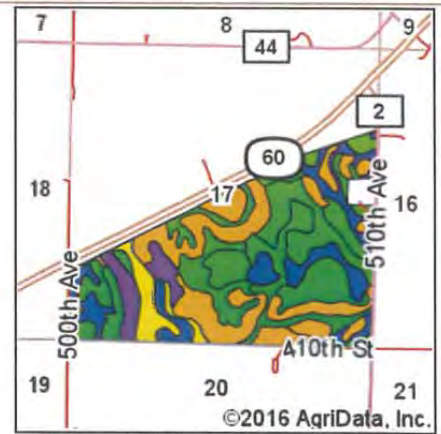
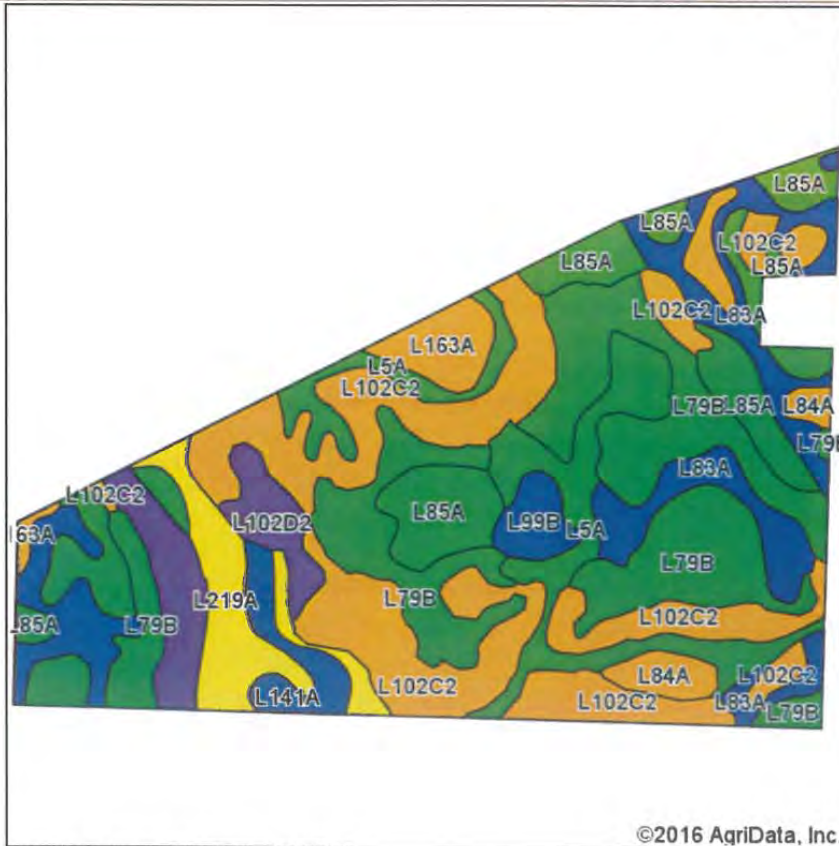


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Soils Map



State: **Minnesota**
 County: **Cottonwood**
 Location: **17-105N-35W**
 Township: **Lakeside**
 Acres: **318**
 Date: **11/25/2016**



Soils data provided by USDA and NRCS.

©2016 AgriData, Inc.

Area Symbol: MN033, Soil Area Version: 16

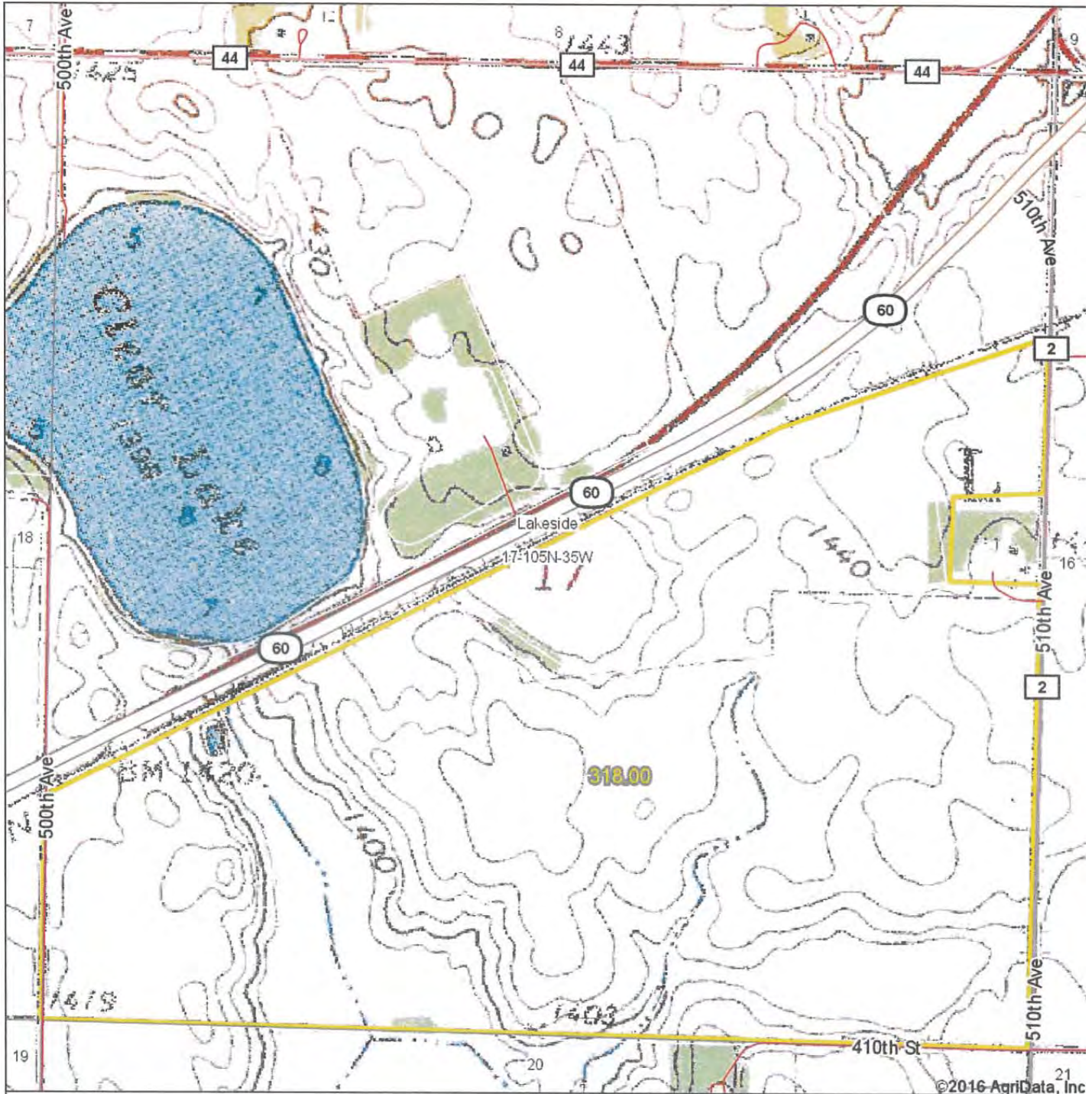
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans
L79B	Clarion loam, 2 to 6 percent slopes	74.14	23.3%		Ile	*m 95		
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	71.34	22.4%		IIle	*m 87		
L85A	Nicollet clay loam, 1 to 3 percent slopes	39.23	12.3%		Iw	*m 99		
L83A	Webster clay loam, 0 to 2 percent slopes	36.03	11.3%		IIw	93		
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	29.94	9.4%		IIw	96	177	53
L102D2	Omsrud-Storden complex, 12 to 18 percent slopes, moderately eroded	18.10	5.7%		IVe	76	140	42
L219A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	16.57	5.2%		IIw	83	149	46
L84A	Glencoe clay loam, 0 to 1 percent slopes	10.40	3.3%		IIIw	*m 86		
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	8.05	2.5%		IIIw	*m 86		
L141A	Spillville loam, 0 to 2 percent slopes, occasionally flooded	7.19	2.3%		IIw	91	167	50
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	7.01	2.2%		Ile	92	169	51
Weighted Average						*m 91.2	39.9	12

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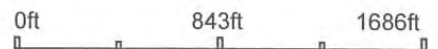
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Topography Map



©2016 AgriData, Inc

map center: 43° 53' 55.14, -95° 4' 9.37



17-105N-35W
Cottonwood County
Minnesota



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Cottonwood County, Minnesota

Farm 674

Tract 2438

T105 R35 S17

2017 Program Year

Map Created October 15, 2016



Unless otherwise noted:

- Shares are 100% operator
- Crops are non-irrigated
- Corn = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS, HRW = Grain

Sunflower = Oil, Non-Oil = Grain

Oats and Barley = Spring for grain

Rye = for grain

Peas = process

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry Edible

NAG = for GZ

Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 303.70 acres



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

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Minnesota
 Cottonwood
 Report ID: FSA-156EZ

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

FARM: 674
 Prepared: 11/25/16 10:32 AM
 Crop Year: 2017
 Page: 1 of 1

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
316.92	303.7	303.7	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	303.7	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	151.1		137	0.0
SOYBEANS	151.4		40	0.0
Total Base Acres:	302.5			

Tract Number: 2438 Description: ALL S OF RR S17 105-35 LAK

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
316.92	303.7	303.7	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	303.7	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	151.1		137	0.0
SOYBEANS	151.4		40	0.0
Total Base Acres:	302.5			

Owners: DENISE KJESBO KATHLEEN MOULTON
 SHERYL BERTSCH
 Other Producers:

Cottonwood Co. NOT TO SCALE Lakeside K-11



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U.S.D.A.
Soil Conservation Service

SCS-CPA-026
(5-89)

1. Name and Address of Person

Lyle Muir
Bingham Rk, mn
56118

2. Date of Request

10-18-88

3. County

Cottonwood

HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION

4. Name of USDA Agency or Person Requesting Determination

ASCS

5. Farm No. and Tract No.

674 - T 2438 ✓

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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. Are there highly erodible soil map units on this farm?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.			—	—
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 pest-seeds 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
List field numbers and acres, where appropriate, for the following :				
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.			—	—
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.			—	—
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: 6/5/90

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

22. Signature of SCS District Conservationist

Lyle D. Moore

23. Date

6/5/90

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

ASCS Copy

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United States
Department of
Agriculture

Soil
Conservation
Service

RR 2 Box 123
Windom, MN 56101

A.S.C.S

(507) 831-1153

DATE: 6/5/90

FARM NO: 1074 - T2438 ✓

Kyle Muir
Bingham Lake, MN 56118

The SCS has completed a determination of highly erodible lands and wetlands on your farm. Wetlands were determined by using ASCS aerial slides flown between 1981-1987. No field checks have been made so some areas may be misidentified. It is possible that tile exists in some of these areas. Contact our office if you can provide additional information.

- NHEL: This field is not highly erodible.
- HEL: This field is a highly erodible field.
- NW: This field does not contain wetlands.
- W: This area 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.
- FW: This is a farmed wetland. Maintenance of existing tile and cropping is permitted under the Food Security Act.
- PC: This field contains a wetland converted prior to December 23, 1985. Cropping, tile maintenance, and other tile improvements are allowed.
- 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. All appeals should be made in writing within 45 days.
- Other:

Gary D. Moreau
Gary D. Moreau
District Conservationist



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

PIN 10.017.0100 & 10.017.0103



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CAMA400 SUMMARY SHEET

ASSESSMENT 2016 PAYABLE 2017 COTTONWOOD COUNTY

10-017-0103 10 177 0 0 0

Page 3 11/22/2016 THIS DATA IS SUBJECT TO CHANGE

TX# 1886

WILLA B MOIR LE
869 RIVER RD
WINDOM MN 56101

SALES INFORMATION	Buyer	Seller	Price	Deed	MB	
CRV#	Date	Refraction Description	Buyer	Seller	Price	Deed

S/T/R 17-105-35
N1/2 NE1/4 NE1/4 EX TR;
S1/2 SE1/4 NE1/4 EX TR; ALL
S OF RR EX TRACTS 318.00
SHERYL L BERTSCH ETAL 1680 REM

PERMIT INFORMATION
Date Permit Building Description

CHG ID	CHG ASMT	INSPT	MB	INSTR	CODE	LAND	BLDG	MACH	TOTAL	ESTIMATED MARKET VALUE	New Improvements			TAXABLE MARKET VALUE	1 Acre H/C
											House	Other	Land		
2014	082610	01	10-017-0103	101.0099		2,735,000	12,400		2,737,400	318.00				2,737,400	
2015	082610	01	10-017-0103	101.0099		2,291,700	11,700		2,293,400	318.00				2,293,400	
2016	112015	01	10-017-0103	101.0099		2,291,700	11,100		2,302,800	318.00				2,302,800	

ITEM	DESCRIPTION	ST	CER	QUANT	UNIT	FIND	ACRE	UNIT	BASE RATE	TAX	NET RATE	LAND VALUE	LAKO	TOTAL ADJUSTMENTS			Zoning
														GA	GA BASE	GA LAND VALUE	
999700	CER VALUE	2a	67.52	75.45	A	307.17			7,046.31		7,518.41	2,309,430					
008000	POSTMGRS	2a			A	1.87			4,000.00		4,000.00	10,920					
008050	EXT BLDG.S	2a			A	2.73			800.00		800.00	6,480					
008070	POSTMGRS	2a			A	8.10			7,518.41		7,518.41	35,111					
999800	CER.NEG	2a			A	4.67			318.00		318.00	2,291,719					
	LAND TOTAL																

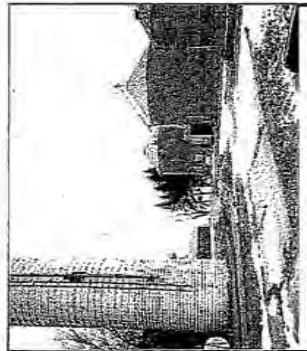
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ASSESSMENT 2016 PAYABLE 2017 COTTONWOOD COUNTY

10-017-0103

THIS DATA IS SUBJECT TO CHANGE



Record 01 of 01

HOUSE SUMMARY
 Grade
 Condition
 Type
 # of Units
 Total Sq Ft
 Year Built
 Year Remd
 Alr Cond N

GARAGE SUMMARY
 Grade
 Condition
 Type
 Sq Ft
 Year Built

Building Adjustment 100.00% Sales Ratio Adjustment

ITEM	TYPE	GRP#	YEAR B/LT	EFF YEAR	GRADE/2nd CAT	HGT	LEN	WDT	QUAN SQ FT	BASE RATE ADJUST	ADJ AMT	BASE RATE	PHY	FNC	ECO	PCT COMP	LINE ADJ	NET RATE	VALUE
OLD STYLE	MHDG/ISE	2		1915	FAIR		60	26	1,560			.15						.15	200
AG.ADDONS	CONC.P.10	2					60	26	1,560			.10						.10	200
GRAN&CRIB	GRANARY	3		1955	GOOD		16	28	448			.85						.85	400
STBEL.BINS	STBEL.BIN	4		1978		19		30	1			16,645.00	74					4,327.70	4,300
ABRAT.FLR	ABRAT.FLR	4	1979					30	1			2,660.00	74					691.60	700
STBEL.BINS	SALVAGE	5		1935					1			.00						.00	0
DRYER.BINS	DRYER.BIN	6		1978		19		24	1			13,630.00	74					3,549.00	3,500
SILOS	STAVE	8		1950		50		16	1			2,000.00	80					400.00	400
SILO ROOF	16SILO.RF	8		1950					1			2,500.00	80					50.00	100
SILOS	STAVE	9		1966		60	16	20	1			2,700.00	80					540.00	500
SILO ROOF	20SILO.RF	9		1966					1			400.00	80					80.00	100
SILO.ADDON	SILO.ROOM	10		1967			14	40	560			3.35	80					.67	400
AG.ADDONS	CONC.4"	10		1967			14	40	560			3.60	84					.58	300
BUILDING TOTAL																			11,100

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LC020

Land Calculation Parcel Maintenance
2016

11/22/16

WILLA B MUIR LE Sect 17 Twp 105 Rng 35 Acres 318.00
Parcel/Rec # 10-017-0103/1 of 01 Zone 10 LAKESIDE Avg CER 67.50

I/C	Class*	Units (2)	Override CER (2)	CER	Multi	GA Flag	GA Value	Value
-	31D	814		19.00	75.450	-		11,669
-	102B	7824		75.00	111.480	-		654,165
-	113	2597		80.00	111.480	-		231,611
-	114	1998		65.00	96.280	-		125,039
-	130	3905		88.00	111.480	-		383,090
-	211	845		66.00	96.280	-		53,695
-	313	713		55.00	75.450	-		29,588
-	595C	4587		39.00	75.450	-		134,975
-	884	3771		78.00	111.480	-		327,905
-	887B	517		62.00	87.020	-		27,893
-	887C	1388		46.00	75.450	-		48,173
-	1833	1758		72.00	107.880	-		136,550
Total								More...
Total								2,164,353
Total								2,164,353

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

11/22/16

-PARCEL INQUIRY-

INQ010 11/24/09

PARCEL # 10-017-0103 WILLA B MUIR LE

YR	EST/TAXABLE MARKET	TC VALUE	TC/MKT RATE	CREDITS	ABAT/ ADDED	SPECIAL ASMTS	TOTAL NET TAX
16	2,303,400 2,303,400	23,034	57.12400 .29675	.00	.00	.00	13158.00
15	2,737,400 2,737,400	27,374	48.68500 .30989	.00	.00	.00	13328.00
14	2,490,100 2,490,100	24,901	49.65400 .35265	.00	.00	.00	12364.00
13	1,726,900 1,726,900	17,269	65.67000 .37715	.00	.00	235.00	11576.00
12	1,385,800 1,385,800	13,858	74.37600 .38239	.00	.00	1175.00	11482.00

ENTER PARCEL#/YEAR 10 - / 2016
F1-RETURN F2-INQ F3-EQJ F6-NEXT PRCL

PGUP/PGDN
F12-PRV SCR N F18-PRV PRCL

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Actual Production History (APH) Database
Multiple Peril Crop Insurance

Credited By: MN0392DB
Created: 12/1/2015

Insured Name: Agency Code: 22-0093

Policy #: Crop Year: 2016

Agency Name: HUB INTERNATIONAL MOUNTAIN STATES LIMITED

Crop Plan	SOYBEANS	Unit #	0001-0001	City	033
Crop Plan	RP				
Type	COMM	Class	Sub Class	Intend Use	
Practice	NON IRR	Cropping	Organic	Interval	
Options	BUTA	Yield Limit	14-Default	Yield	
TWP-RGE	Section	FSA Farm #	FSA Tract #	Field #	
105N-035W	1017	674			
Farm Name					
Other Ident					
Crop Year of History	2006	2007	2008	2009	2010
Total Production	158.1	145.0	158.1	145.2	158.5
Acres	127A	175A	148A	158A	167A
Yields & Descriptor	127A	175A	148A	158A	167A
YE	152	198	166	176	182
TA	164	164	163	131	159
Opt					
Yield					
Out					
Pract/Type					
Trap Area					
T Yield					
Prior Yield					
Yld Floor					
Rate Yld					
Yld Ind					
Apprv Yld					
Yield Total					
# of Trees/Vines					
Processor Number/Name					
Adj. Yield					
Ave. Yield					
155					
1156					
Tenant/Landlord					
Insuring Other's Share					
Multi crop year reporting reason					
Insured's Share	1,000				
Acres of Insured Crop	1,000				
PP Acres					
Age Type					
Required					
Insurability					
<input type="radio"/> New Producer <input type="radio"/> Added Land/New Crop/PTV					

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*Average yield without trend applied for rating purposes
Year designated for exclusion with selection of YE option

Rental Contract: Farm owned by Muir Family Trust

Conversation between Denise Muir Kjesbo (on behalf of the Kathleen Muir Moulton and Sheryl Bertsch) and Craig Bennett and Colin Bennett (tenants)

October 17, 2016

Contract Effective: November 2, 2017

303 Acres Crop Land to be farmed (according to ASC)

Rent: 303 tillable acres at \$205 per acre

We are agreeing to a contract with rent = \$62,115 plus 10 cents per bushel for the bushels put in the bin according to scale tickets.

Payable:	First ½ =	\$31,057.50	May 15, 2017
	Second ½ =	\$31,057.50	November 1, 2017

Bin: Tenant is responsible for bin repairs, for electricity delivered to the farm for the bin, and upkeep on dryer equipment.

Tile: Arrangements to repair tile will be communicated and agreed up between tenant and land owner. Tile repair is the responsibility of the land owner. New tile can be negotiated between land owner and tenant. If agreed upon, new tile is to be paid for upfront by the tenant and reimbursed by the land owner over three years' time. If the lease is not renewed the tenant will be reimbursed in full.

Signed: Craig Bennett Date: 10-26-16
(Tenant #1)

Colin L Bennett Date: 10/26/16
(Tenant #2)

Denise Muir Kjesbo Date: 10/31/16
(Land Owner)
for the Muir Family Trust

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RIGHT OF WAY PARCEL LAYOUT

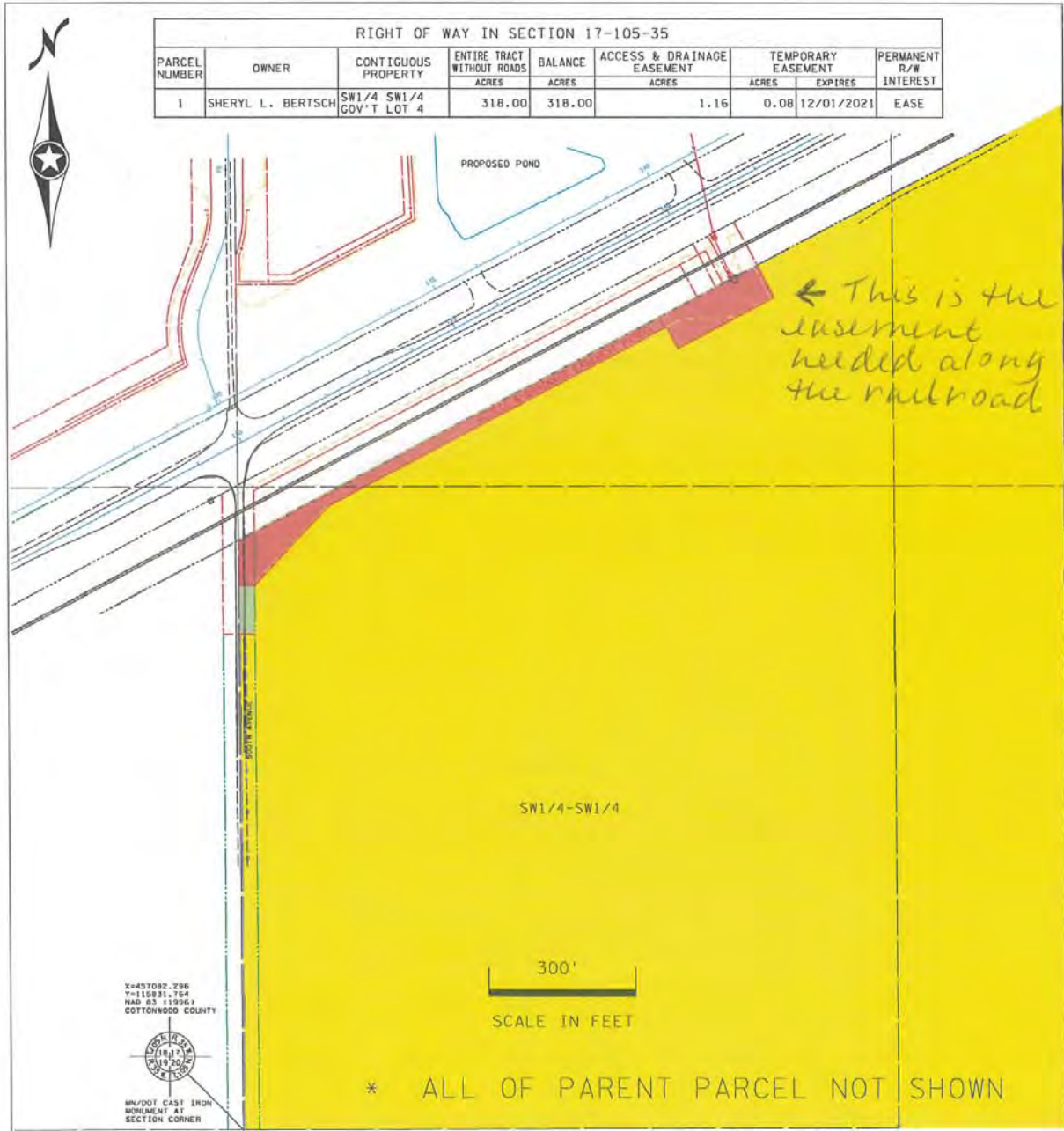
MINNESOTA DEPARTMENT OF TRANSPORTATION



Control Section: 1703 (60=) 629
 State Project: 1703-69RW
 Owner: Sheryl L. Bertsch et.al

County: Cottonwood

Parcel Number: 1
 Sheet 1 of 1
 Scale: 1 inch = 300 ft.

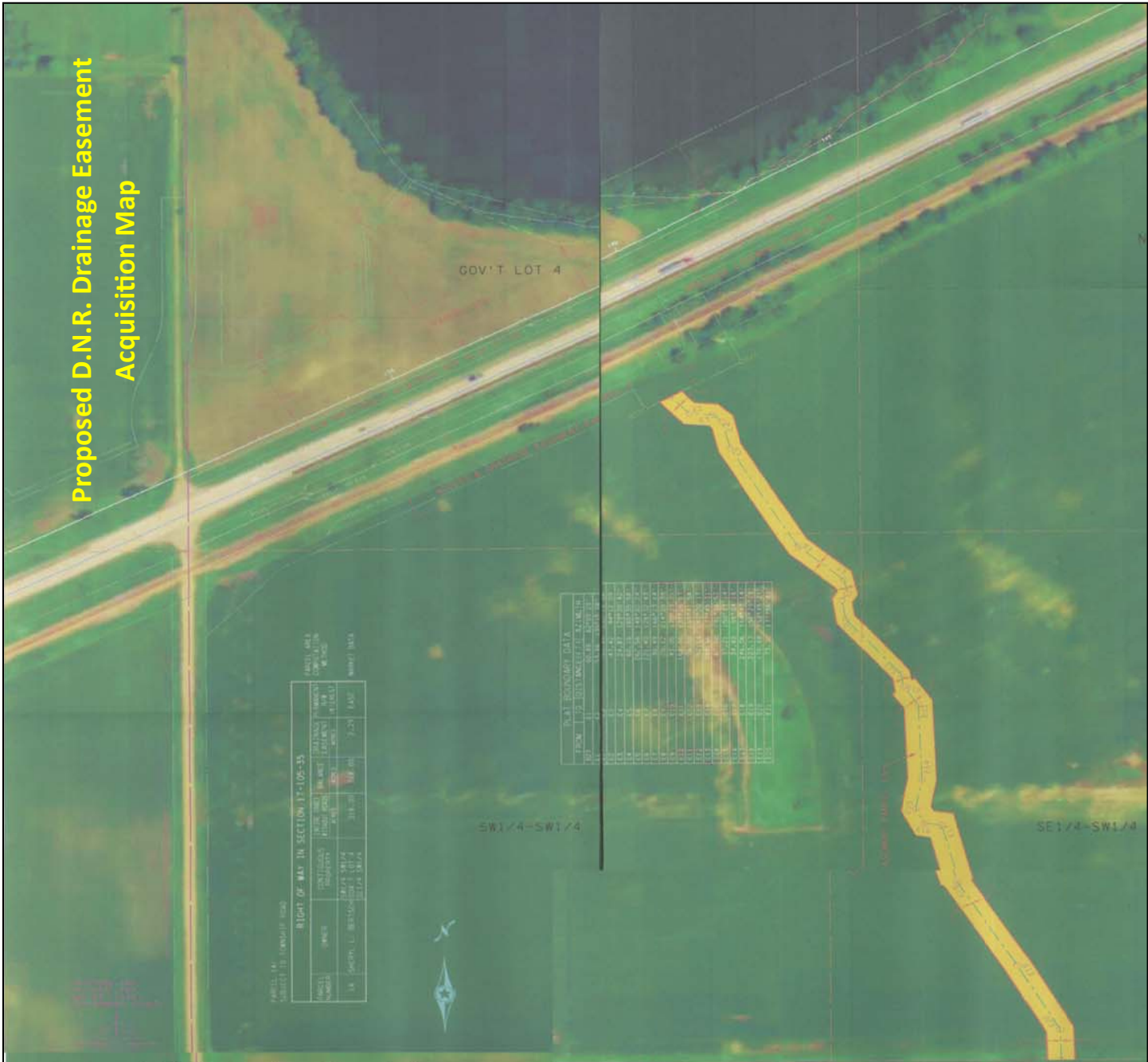


Layout sketch by Matthew Young

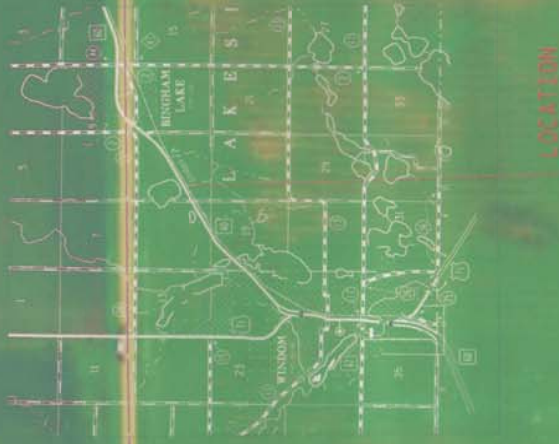
Created on November 18, 2015

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Proposed D.N.R. Drainage Easement Acquisition Map



INDEX MAP



LOCATION

AUTHORIZATION MAP

S.P. 1703-69 TRKSP170369

C.S. 1703160-16-29

PROPOSED ACQUISITION
D.N.R. DRAINAGE EASEMENT

COTTONWOOD COUNTY

JULY 25, 2016

AUTHORIZATION NO. 5291

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Land & Farm Services Unlimited, LLC
 & Dan Pike Auction Company, LLC
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- Other Types Of Auctions
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- Experienced auction management staff to handle all of the details that go into a successful auction.



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