



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

Heirs of the Former Lester Soleta Estate

200 Acres more or less

Bare Un-Improved Farmland & Acreage

Springfield & Great bend Townships

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.

200 Acres +/- Great Bend & Springfield Townships, Cottonwood County, MN

IMPROVED

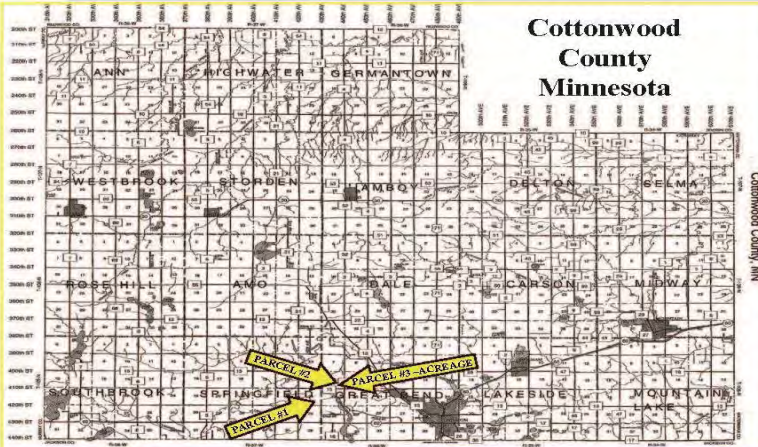
MULTI-PARCEL FARMLAND & ACREAGE AUCTION

Wednesday, January 18, 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 19, 2017 @ 10:30 A.M., but please check our web site for updates!!!!

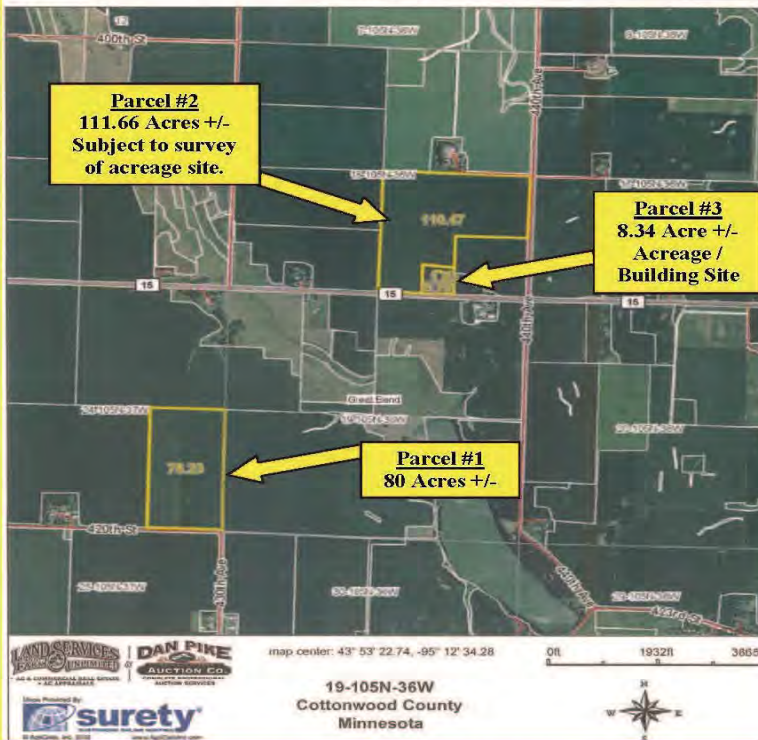
SALE LOCATION: The auction will be held at the Windom Community Center at 1750 Cottonwood Lake Drive in Windom, Minnesota. Watch for auction signs on Highway #71 by Toro day of the sale.



Cottonwood
County
Minnesota



Aerial Map



Parcel #2
111.66 Acres +/-
Subject to survey
of acreage site.

Parcel #3
8.34 Acre +/-
Acreage /
Building Site

Parcel #1
80 Acres +/-

ACREAGE / BUILDING SITE LOCATION

From the junction of County Road #13 (River Road) & County Road #15 on the northwest edge of Windom, Minnesota, go approximately 2.5 miles west on County Road #15. The address is 43686 County Road #15 Windom, MN.

ACREAGE OPEN HOUSE INSPECTION

Saturday, January 7, 2017 from 11:00 A.M. to 12:30 P.M.
or by appointment with Dan Pike.

PROPERTY LEGAL DESCRIPTIONS

- PARCEL #1:** E1/2 of the SE1/4 24-105(Springfield Township) -37 Cottonwood County, MN. Containing 80 acres more or less.
PARCEL #2: W1/2 of the SE1/4 & NE1/4 of the SE1/4 excepting the 8.34 Acre Acreage / Building Site area located in the Southeast corner of W1/2 of the SE1/4 18-105 (Great Bend Township) - 36 Cottonwood County, MN. Containing 111.66 Acres more or less.
PARCEL #3: The 8.34 acre more or less Acreage / Building Site area located in the Southeast corner of the W1/2 of the SE1/4 18-105 (Great Bend Township) - 36 Cottonwood County, MN.

INFORMATION & CPI RATINGS

- PARCEL #1:**
SOIL TYPES: Nicollet Clay Loam, Webster Clay Loam, Guckeen Silty, Clay Loam
CPI Estimated Rating: 95.4 (Estimated)
PARCEL #2:
SOIL TYPES: Clarion Loam, Nicollet Clay Loam, Webster Clay Loam, Canisteo Clay Loam, Glencoe Clay Loam, Delft, over wash-Delft Complex, Crippin-Nicollet Complex, Omsrud-Storden-Pilot Grove Complex, Clarion -Storden Complex
CPI Estimated Rating: 94.2 (Estimated)

PARCEL #3 ACREAGE / BUILDING SITE: This acreage/building site is very well located on a good hard surface road with in 3 miles of Windom, Minnesota. It features an approximate 1,850 square foot 3 bedroom rambler/ranch style home with attached double car garage. Other building improvements include two machinery sheds, grain bins and other outbuildings.

AUCTION SALE TERMS

The properties shall be offered as three parcels via our Multi-Parcel board 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 closing of the three parcels shall be held simultaneously with the balances being due and payable on March 1, 2017, when clear title will be passed. The sale will NOT be contingent upon any buyer financing. A survey of the acreage / building site shall be completed at the sellers expense and will be available at the auction. 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 easements including road, drainage, utility or other easements of record or pending. 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.

AUCTIONEER'S NOTE

This is a great opportunity if you are looking for very good farmland to add your operation or investment portfolio or if you are interested in a nice acreage / building site with a great location close to Windom. We are very honored to have been asked to represent the Soleta Heirs with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. If you are considering the purchase of land to add to your investment portfolio or looking for an acreage, 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 Soleta Heirs Family Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

SALE
ARRANGED BY



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

Auctioneers

Dan Pike
Auctioneer/Real Estate Broker
CAJ & 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.

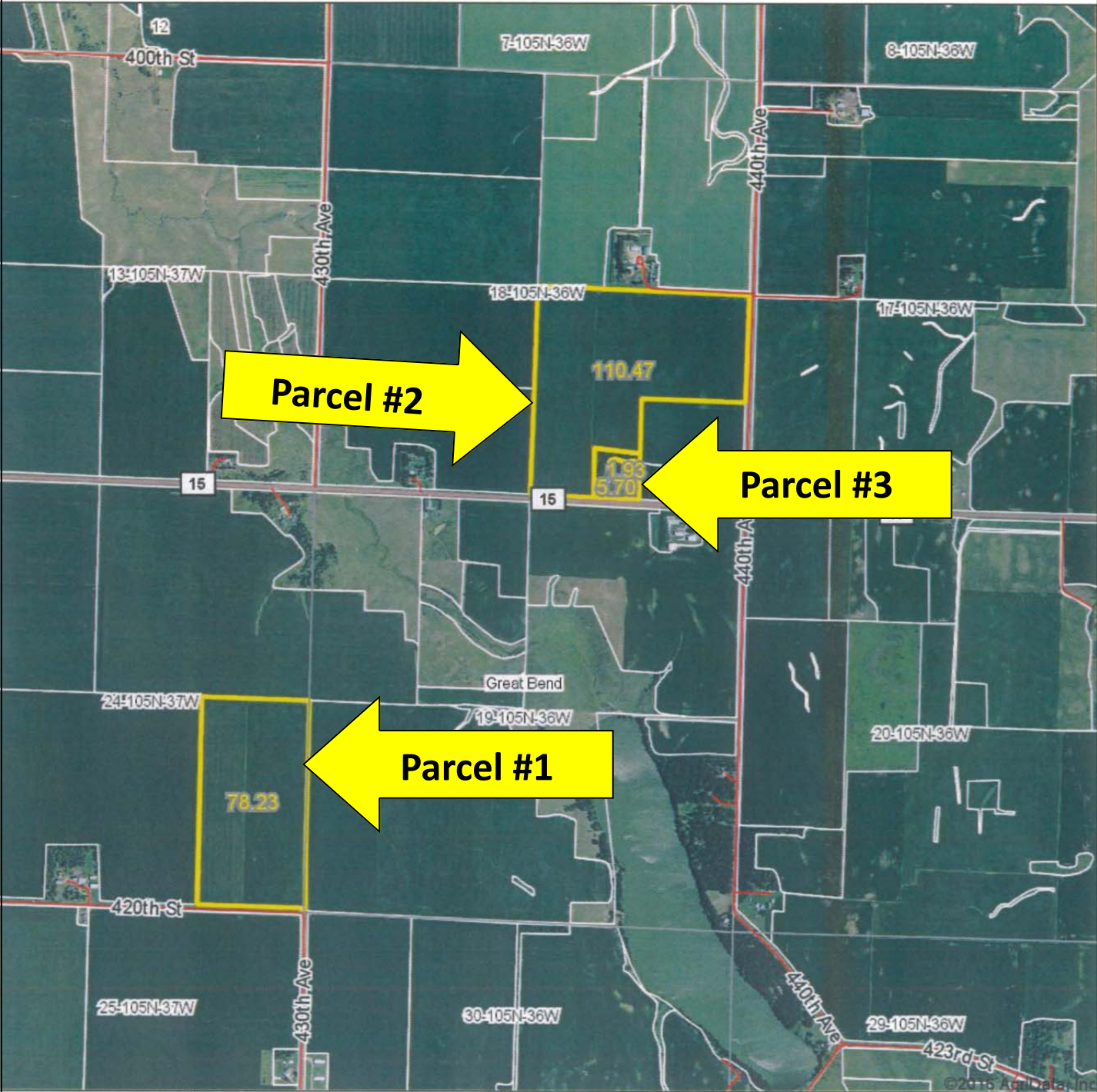
Closing Attorney for the Sellers

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

OWNERS

Heirs of the Former
Lester Soleta Estate

Aerial Map



LAND SERVICES UNLIMITED
AG & COMMERCIAL REAL ESTATE
• AG APPRAISALS

DAN PIKE
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

map center: 43° 53' 22.74, -95° 12' 34.28

0ft 1932ft 3865ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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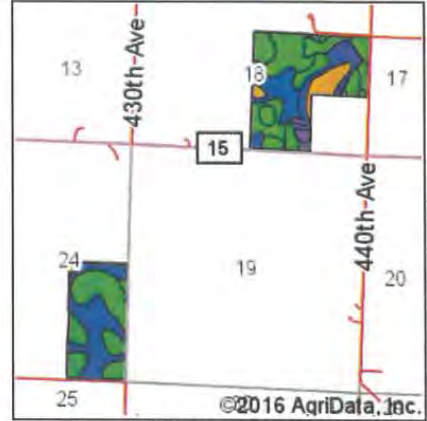
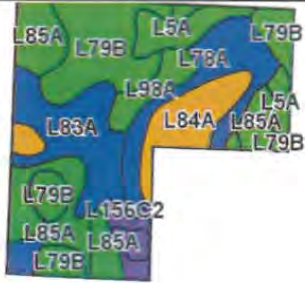
19-105N-36W
Cottonwood County
Minnesota



11/30/2016

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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.

Soils Map



PARCELS #1, #2 & #3 Combined



Soils data provided by USDA and NRCS.

©2016 AgriData, Inc.

State: **Minnesota**
 County: **Cottonwood**
 Location: **19-105N-36W**
 Township: **Great Bend**
 Acres: **196.33**
 Date: **11/30/2016**



Maps Provided By:



Area Symbol: MN033, Soil Area Version: 16

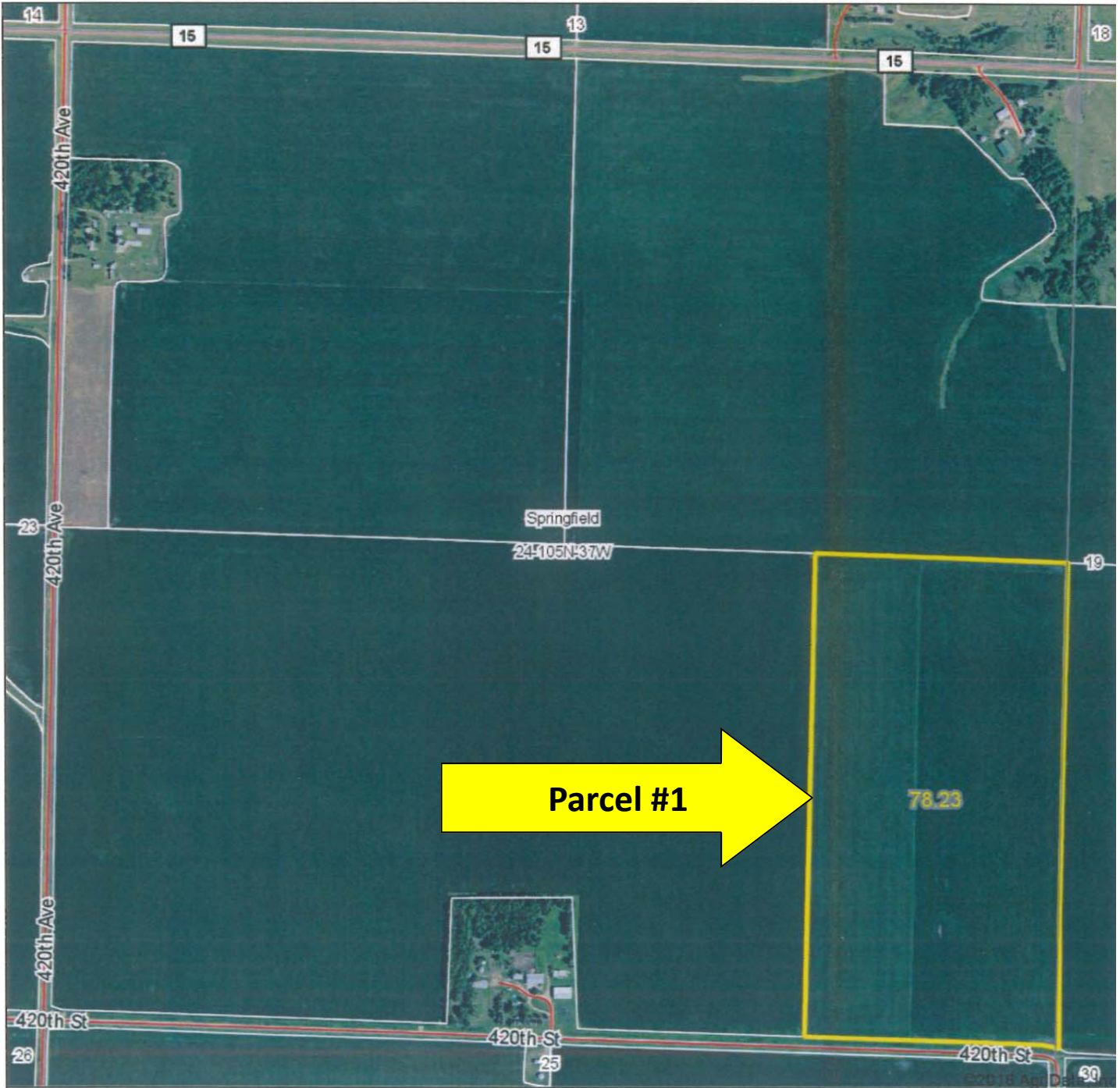
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans
L83A	Webster clay loam, 0 to 2 percent slopes	55.34	28.2%		IIw	93		
L85A	Nicollet clay loam, 1 to 3 percent slopes	30.38	15.5%		Iw	*m 99		
L79B	Clarion loam, 2 to 6 percent slopes	27.67	14.1%		Ile	*m 95		
L89A	Guckeen silty clay loam, 0 to 3 percent slopes	20.37	10.4%		IIw	95	175	52
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	16.03	8.2%		Ie	100	184	55
L78A	Canisteo clay loam, 0 to 2 percent slopes	14.88	7.6%		IIw	*m 93		
L84A	Glencoe clay loam, 0 to 1 percent slopes	12.46	6.3%		IIIw	*m 86		
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	8.49	4.3%		IIw	96	177	53
L156C2	Omsrud-Storden-Pilot Grove complex, 6 to 12 percent slopes, moderately eroded	5.42	2.8%		IIIe	73	134	40
L98A	Crippin-Nicollet complex, 1 to 3 percent slopes	5.22	2.7%		Ie	100	184	55
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.07	0.0%		IIIe	*m 87		
Weighted Average						*m 94.3	49.4	14.7

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Aerial Map



Parcel #1

78.23

LAND SERVICES UNLIMITED
AG & COMMERCIAL REAL ESTATE
AG APPRAISALS

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

map center: 43° 53' 3.21, -95° 13' 49.6



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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24-105N-37W
Cottonwood County
Minnesota



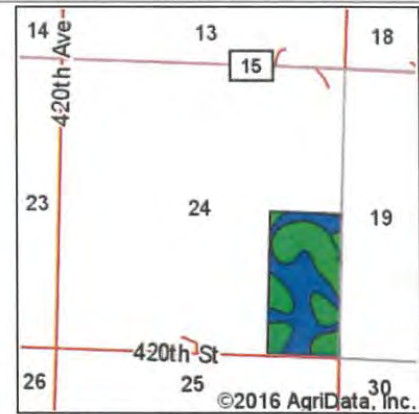
11/30/2016

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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Cottonwood**
 Location: **24-105N-37W**
 Township: **Springfield**
 Acres: **78.23**
 Date: **11/30/2016**



Area Symbol: MN033, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans
L83A	Webster clay loam, 0 to 2 percent slopes	35.49	45.4%		Ilw	93		
L89A	Guckeen silty clay loam, 0 to 3 percent slopes	20.37	26.0%		Ilw	95	175	52
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	16.03	20.5%		le	100	184	55
L85A	Nicollet clay loam, 1 to 3 percent slopes	6.34	8.1%		lw	*m 99		
Weighted Average						*m 95.4	83.3	24.8

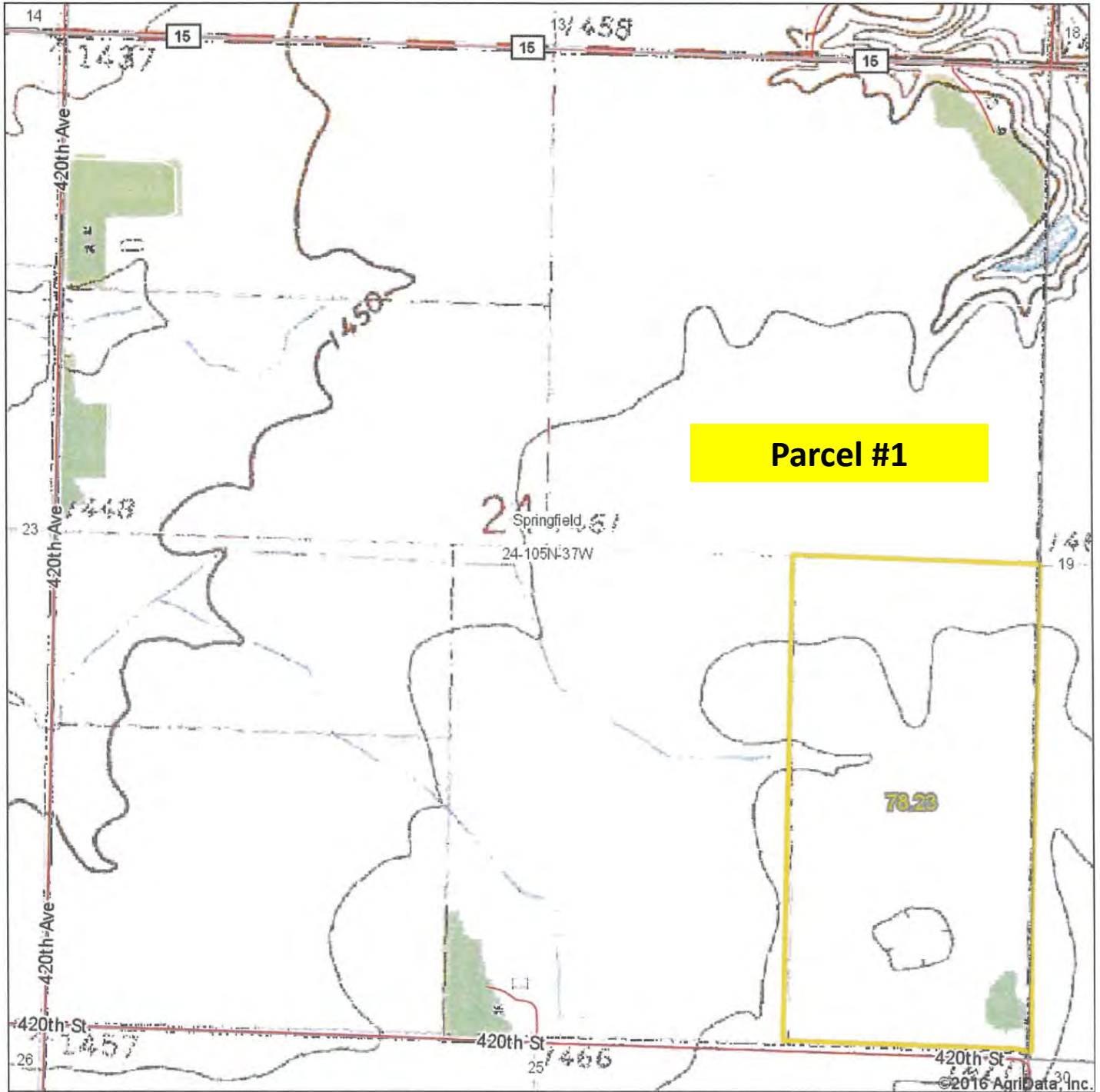
Parcel #1

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Topography Map

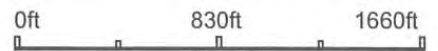


Parcel #1

24-105N-37W
Springfield, St

78.23

map center: 43° 53' 3.21, -95° 13' 49.6



24-105N-37W
Cottonwood County
Minnesota



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Aerial Map



map center: 43° 53' 55.5, -95° 12' 36.29

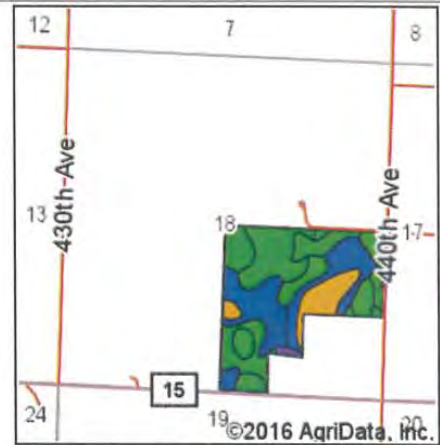
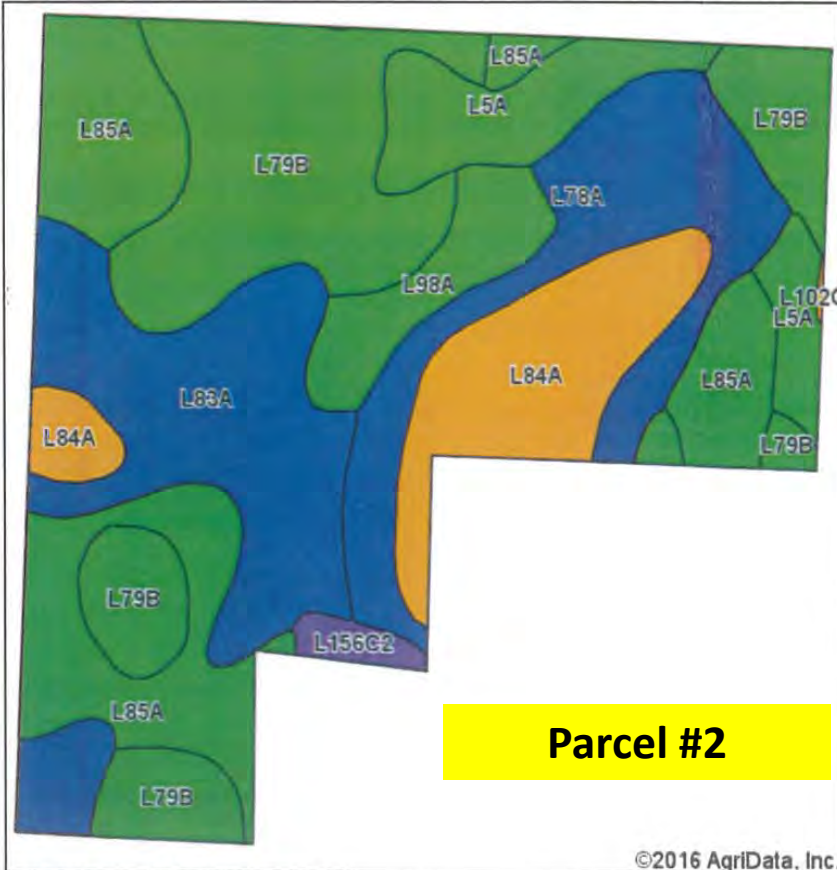


18-105N-36W
Cottonwood County
Minnesota



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Soils Map



State: **Minnesota**
 County: **Cottonwood**
 Location: **18-105N-36W**
 Township: **Great Bend**
 Acres: **110.47**
 Date: **11/30/2016**



Soils data provided by USDA and NRCS.

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Area Symbol: MN033, Soil Area Version: 16

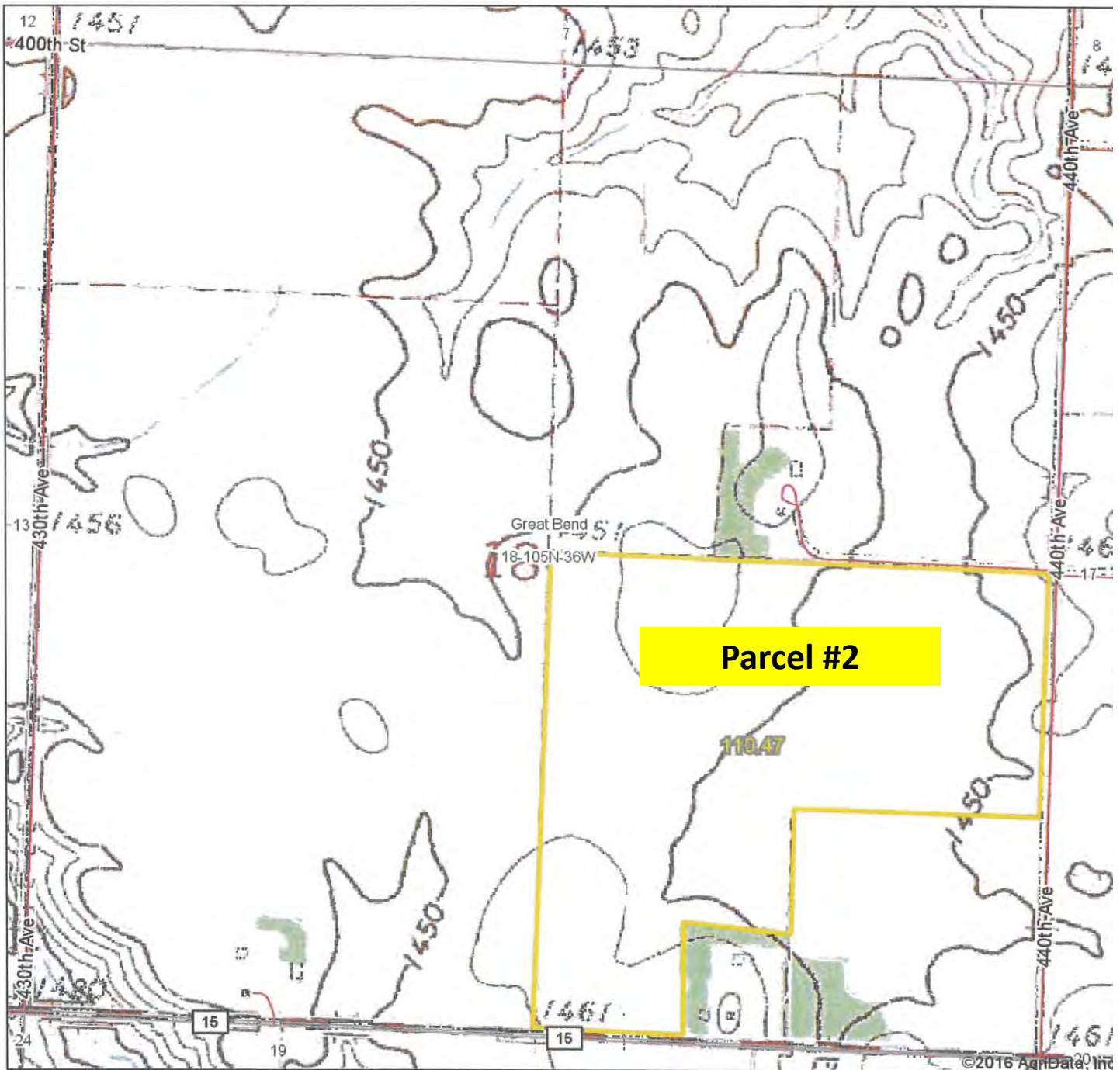
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans
L79B	Clarion loam, 2 to 6 percent slopes	27.69	25.1%		Ile	*m 95		
L85A	Nicollet clay loam, 1 to 3 percent slopes	20.66	18.7%		Iw	*m 99		
L83A	Webster clay loam, 0 to 2 percent slopes	19.83	18.0%		IIw	93		
L78A	Canisteo clay loam, 0 to 2 percent slopes	14.88	13.5%		IIw	*m 93		
L84A	Glencoe clay loam, 0 to 1 percent slopes	12.46	11.3%		IIIw	*m 86		
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	8.49	7.7%		IIw	96	177	53
L98A	Crippin-Nicollet complex, 1 to 3 percent slopes	5.22	4.7%		Ie	100	184	55
L156C2	Omsrud-Storden-Pilot Grove complex, 6 to 12 percent slopes, moderately eroded	1.17	1.1%		IIIe	73	134	40
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.07	0.1%		IIIe	*m 87		
Weighted Average						*m 94.2	23.7	7.1

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Topography Map



Parcel #2

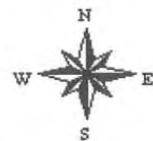
110.47

Great Bend S
18-105N-36W

map center: 43° 53' 55.5, -95° 12' 36.29

0ft 830ft 1660ft

18-105N-36W
Cottonwood County
Minnesota



11/30/2016



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Aerial Map



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

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

Maps Provided By:

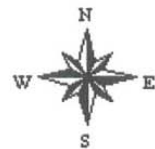
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CUSTOMIZED ONLINE MAPPING

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map center: 43° 53' 55.5, -95° 12' 36.29



18-105N-36W
Cottonwood County
Minnesota



11/30/2016

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Soils Map



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

State: **Minnesota**
 County: **Cottonwood**
 Location: **18-105N-36W**
 Township: **Great Bend**



Maps Provided By:



Area Symbol: MN033, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans
L156C2	Omsrud-Storden-Pilot Grove complex, 6 to 12 percent slopes, moderately eroded	4.25	55.7%		Ille	73	134	40
L85A	Nicollet clay loam, 1 to 3 percent slopes	3.38	44.3%		lw	*m 99		
Weighted Average						*m 84.5	74.6	22.3

Parcel #3
Acreage

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Summary

Parcel ID 160240600
 Property Address
 Sec/Twp/Rng 24-105-37
 Lot/Block N/A
 Plat
 Brief Tax Description E1/2 SE1/4 80.
 (Note: Not to be used on legal documents)
 Deeded Acres 80.00
 CER 80.01
 Class AGRICULTURE
 Homestead FRACT HOMESTEAD
 Twp/City 16
 School District 177

Parcel #1

Owner

Taxpayer
 Soleta/Steven A/Etal
 903 Bluff St
 Bellevue NE 68005

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	1.00	
1	999700	Till + Road Acres	2a	80.00 acre	.00
1	999800	Neg Road Acres	2a	-1.00 acre	

2016 Values for 2017 Taxes

	Market	Taxable
Land	\$740,100	\$740,100
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$740,100	\$740,100

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2015 Payable 2016	\$740,100	5,552	60.01000	245.00	0.00	0.00	\$3,086
2014 Payable 2015	\$881,100	5,129	49.93800	0.00	0.00	0.00	\$2,562
2013 Payable 2014	\$801,000	5,807	50.65200	0.00	0.00	0.00	\$2,942
2012 Payable 2013	\$552,400	2,798	65.92900	0.00	0.00	0.00	\$1,844
2011 Payable 2012	\$442,000	2,210	73.75500	0.00	0.00	0.00	\$1,630

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Current Taxes

Gross Tax	3331.00
Total Credit	245.00
Spec Asmt	0.00
Net Tax Due	3086.00
Adjusted Tax	0.00
Adjusted S.A.	0.00
Adjusted Net Due	3086.00
Total Receipts	1543.01
Remain Due	1542.99

Parcel #1


Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
5/05/2016	SOLETA,KRISTINE	246	\$257.16
5/09/2016	SOLETA/TERESA	131	\$257.17
5/12/2016	SOLETA/GARY	278	\$257.17
5/13/2016	ROEDER, TERESEA/ETAL	178	\$257.17
5/13/2016	SOLETA/STEVEN A/ETAL	393	\$257.17
5/18/2016	SOLETA/THOMAS	38	\$257.17

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

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

 Developed by
Schneider The Schneider Corporation

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Summary

Parcel ID 080180100
 Property Address 43686 COUNTY RD 15
 56101
 Sec/Twp/Rng 18-105-36
 Lot/Block N/A
 Plat
 Brief Tax Description W1/2 SE1/4 & NE1/4 SE1/4 120.
 (Note: Not to be used on legal documents)
 Deeded Acres 120.00
 CER 77.93
 Class AGRICULTURE
 Homestead FRACT HOMESTEAD
 Twp/City 8
 School District 177

Parcel #2 & #3 Combined

Owner

Taxpayer
 Soleta/Steven A/Etal
 903 Bluff St
 Bellevue NE 68005

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	2.00	
1	008050	Xtra B Site	2a	7.10 acre	
1	999700	Till + Road Acres	2a	111.90 acre	.00
1	999800	Neg Road Acres	2a	-2.00 acre	
2	000840	Great Bend 1st Acre	2a	1.00 acre	

2016 Values for 2017 Taxes

	Market	Taxable
Land	\$1,061,800	\$1,061,800
Building	\$69,800	\$69,800
Machine	\$0	\$0
Exemptions		
Total Value	\$1,131,600	\$1,103,351

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2015 Payable 2016	\$1,131,600	8,454	61.74100	245.00	0.00	24.00	\$5,294
2014 Payable 2015	\$1,263,000	6,529	51.66900	490.00	0.00	24.00	\$3,216

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Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2013 Payable 2014	\$1,155,200	5,969	52.77900	230.00	0.00	24.00	\$3,282
2012 Payable 2013	\$827,400	4,253	68.23000	230.00	0.00	24.00	\$3,008
2011 Payable 2012	\$681,800	3,530	77.95000	230.00	0.00	24.00	\$2,864

Current Taxes

Gross Tax	5515.00
Total Credit	245.00
Spec Asmt	24.00
Net Tax Due	5294.00

Parcel #2 & #3 Combined

Adjusted Tax	0.00
Adjusted S.A.	0.00
Adjusted Net Due	5294.00

Total Receipts	2647.02
Remain Due	2646.98

Taxes Paid

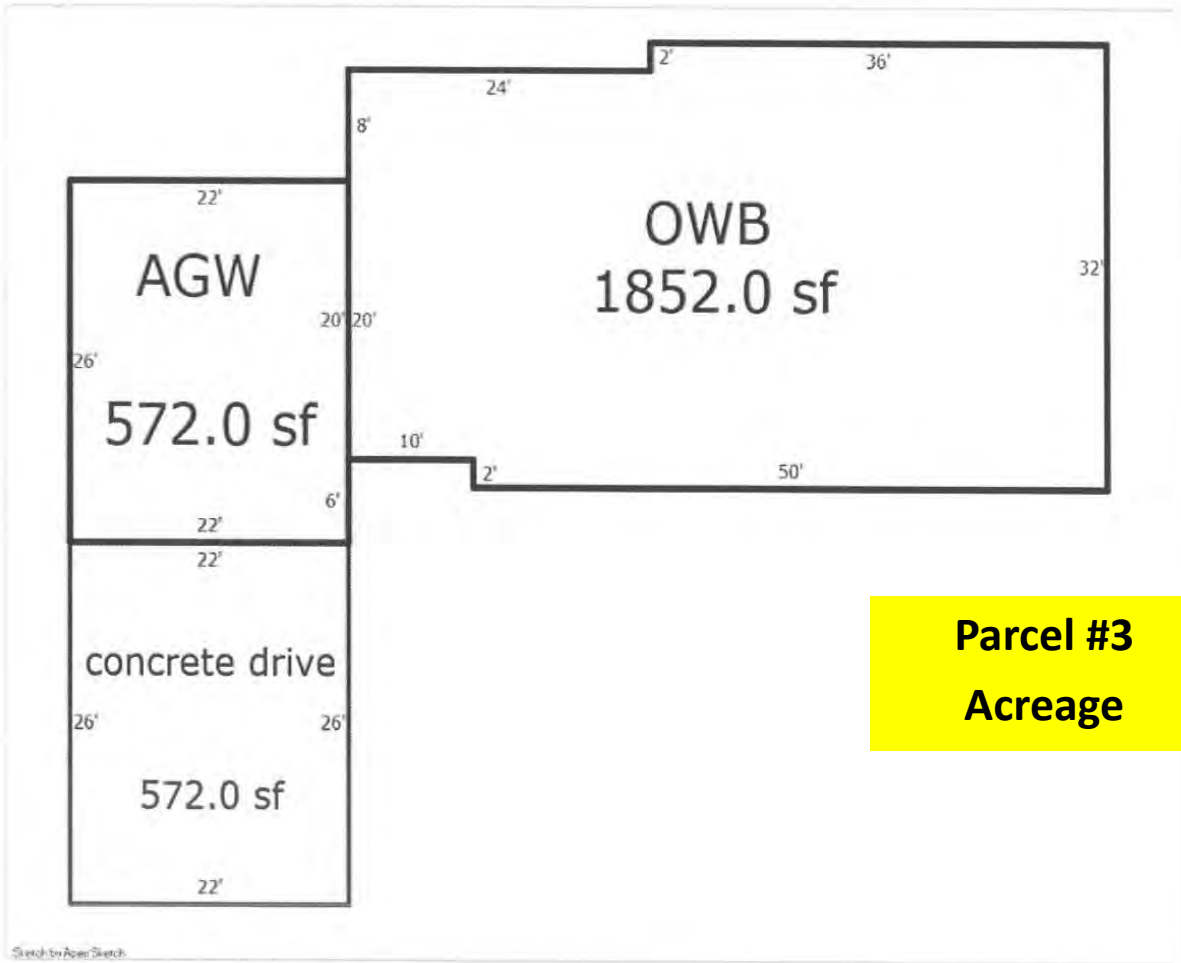
Batch Date	Paid By	Validation #	Total Amount
5/05/2016	SOLETA,KRISTINE	246	\$439.17
5/09/2016	SOLETA/TERESA	131	\$439.17
5/12/2016	SOLETA/GARY	278	\$439.17
5/13/2016	ROEDER, TERESEA/ETAL	178	\$439.17
5/13/2016	SOLETA/STEVEN A/ETAL	393	\$439.17
5/18/2016	SOLETA/THOMAS	38	\$439.17

Sketches

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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.



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

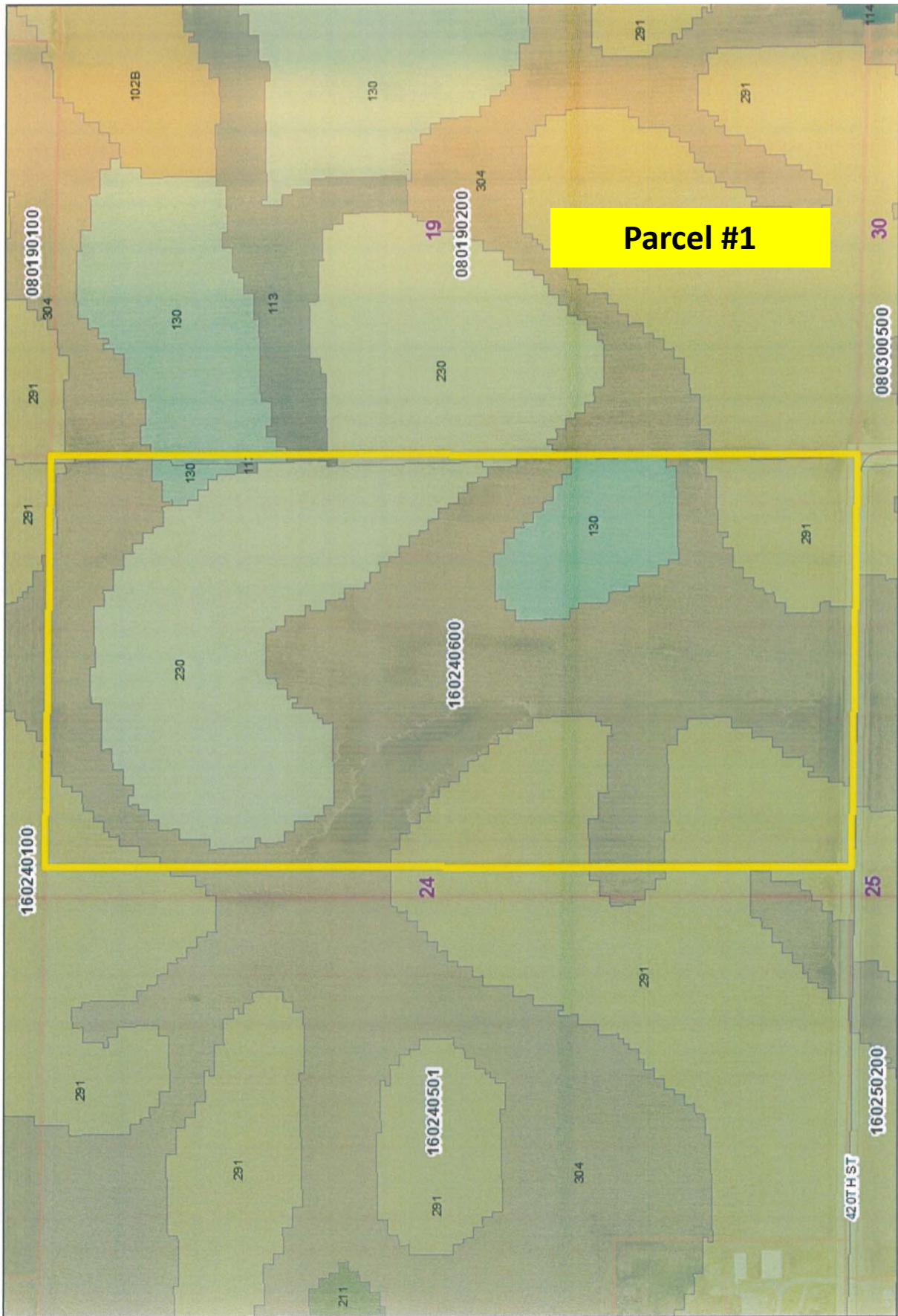
Customer agrees not to reproduce, in any form, any licensed or copyrighted material without the proper authorization from Cottonwood County.

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

 Developed by
Schneider The Schneider Corporation

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PIN 16.024.0600 SOILS



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CAMA400 SUMMARY SHEET ASSESSMENT 2016 PAYABLE 2017 COTTONWOOD COUNTY

STEVEN A SOLETA ETAL TX# 13593
 903 BLUFF ST
 BELLEVUE NE 68005

CRV#	Date	Rejection Description	Buyer	Seller	Price	Deed	MP

S/T/R 24-105-37
 E1/2 SE1/4 80.

PERMIT INFORMATION
 Permit Building Description

CHG.DT	CHG ASMT INSDT	R#	MULTPR#	CODE	ESTIMATED MARKET VALUE			TAXABLE MARKET VALUE			1 Acre H/G				
					LAND	BLDGS	MACH	TOTAL	TOH/PLAT	VE/TE/IZ		HST/EXC	TOTAL	EMV	TMV
2014	11/23/11	01	8-018-0100	101.1001	881,100		80.00					881,100			
2015	11/23/11	01	8-018-0100	101.3.903.50%R	740,100		80.00					740,100			740,100
2016	11/30/15	01	8-018-0100	101.3.903.50%R	740,100		80.00					740,100			740,100

ITEM	DESCRIPTION	QUADRANT	ST	CER	MILT	IND	ACRE/UNIT	BASE RATE	TOTAL ADJUSTMENTS			NET RATE	LAND VALUE	LAKE VALUE	Zoning	
									R#	P#	Exc					
999700	CER VALUE	2a	80.01	A	75.45	A	80.00	8,922.57			9,368.70	749,496				
008800	PUBLIC RD	2a		A			1.00	.00			0	0				
999800	CER NEG	2a		A			1.00	8,922.57			9,368.70	9,369				
	LAND TOTAL						80.00									740,127



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Parcel #2 & #3 Combined

PCL 080180100201611222016
 CAMA400 SUMMARY SHEET ASSESSMENT 2016 PAYABLE 2017 COTTONWOOD COUNTY 8-018-0100 8 177 0 0 0 IS SUBJECT TO CHANGE
 Page 1 11/22/2016 THIS DATA

SALES INFORMATION
 CRV# Date Rejection Description Buyer Seller Price Deed MP
 STEVEN A SOLETA ETAL
 903 BLOFF ST
 BELLEVUE NE 68005

TX# 13593
 S/T/R 18-105-36
 W1/2 SEL/4 & NE1/4 SEL/4 120.
 43686 COUNTY RD 15

PERMIT INFORMATION
 Date Permit Building Description

CHG.DT	CHG	ASMT	INS.DT	R#	MULTIPLR	CODE	ESTIMATED MARKET VALUE			New Improvements			TAXABLE MARKET VALUE			1 Acre H/G			
							LAND	BLDGS	MACH	TOTAL	Acres	House	Other	Land	GA/RP	TOH/PLAT	VE/TE/IZ	HST/EXC	TOTAL
2014	08/10/12	01	8-018-0100	101.1000			1,263,000	70,100		120.00									
2015	08/10/12	01	8-018-0100	1013.00050%			1,031,900	71,100		119.00									
2015	08/12/12	02	8-018-0100	2015.900.Y			99,700	62,700		1.00									
TOTALS							1,061,800	69,800		120.00									
2016	08/10/12	01	8-018-0100	1013.00050%			1,031,700	6,900		119.00									
2016	08/12/12	02	8-018-0100	2011.001			99,900	62,900		1.00									
TOTALS							1,061,800	69,800		120.00									

ITEM	DESCRIPTION	ST	CER	MULT	IND	ACRE/UNIT	BASE RATE	Neighborhood			Lake	Zoning						
								ADDITION	F6	F8		NET RATE	LAND VALUE	GA	MULT	GA BASE	GA LAND VALUE	F8 Adjustment Desc
Record 01 of 02	999700 CER.VALUE	2a	77.92	75.45	A	111.90	9,066.58			1,014,550								
008000	PUBLIC.RD	2a			A	2.00	.00			0								
008050	EXT.BLDGS	2a			A	7.10	4,000.00			28,400								
999800	CER.NEG	2a			A	2.00	9,066.58			18,133								
Total										1,024,817								
Record 02 of 02	000840 G.BEND.1ST.ACRE	2a			A	1.00	37,000.00			37,000								
LAND TOTAL							120.00			37,000								
Total										1,061,817								

ITEM	TYPE#H	TYPE#2	TYPE#1	TYPE#3	HOUSE CHARACTERISTICS	HOUSE INTERIOR	HOUSE CONDITION
			B	I	2	3	HOUSE CONDITION

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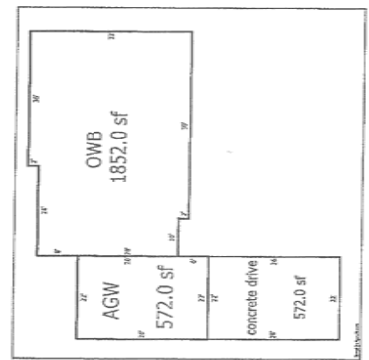
CAMA400 SUMMARY SHEET

ASSESSMENT 2016 PAYABLE 2017 COTTONWOOD COUNTY

8-018-0100 8 177 0 0 0 0 IS SUBJECT TO CHANGE

ITEM	TYPE#1	TYPE#2	ITEM	TYPE#1	TYPE#2	ITEM	B	1	2	3	ITEM	TYPE	ITEM	TYPE
FOUNDATION	CLAY.BL.7		INTERIOR TRIM			# OF ROOMS	1							
FRAMING	WOOD		HEAT SYSTEM	FWA.DOC.HE		# BEDROOMS	1							
ROOF STRUCTURE	GABLE		HEAT FUEL TYPE	GAS		FULL BATH								
ROOF COVER	ASF.SH.N		AC TYPE	NONE		1/2 BATH								
EXTERIOR WALLS	HARDBRDS		ELECTRICAL	NMC.60A.F		# P.M.C.FIX								
INTERIOR WALLS	DRYWALL		REMODEL	REMOD.2										
FLOOR TYPE	CARPET		MAINTENANCE	MAINT.4										
ARCHITECTURE TYPE	RANCH													

Parcel #2 & #3 Combined



Building Adjustment 106.00% Sales Ratio Adjustment

ITEM	TYPE	GRP#	YEAR	BLT	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	
Record	01 of 02																				
POLE.BARN	POLE.8.10	2	1960			AVG		16	30	480			4.25	84					.68	300	
MACH.SHEDS	4.WALLENC	3	1981			AVG		48	28	1,344			.40	62					.15	200	
MACH&SHOPS	COL.METAL	3	1981					48	28	1,344			.35	68					.11	100	
AG.ADD.ONS	CONC.4"	3	1981					48	28	1,344			3.60	84					.58	800	
AG.ADD.ONS	CONC.P.10	4								1,200			.10						.10	100	
OLD.STYLE	M.MSC.SHED	5	1937			POOR		88	28	2,464			.10	84					.02	0	
AG.ADD.ONS	CONC.PR.10	5	1937					88	28	2,464			.10						.60	0	
PUMP.HOUSE	PUMP.HSE	6				FAIR		8	6	48			.60						.02	0	
OLD.STYLE	JUNK	7				SALVAGE				2			.02						.02	0	
GRAN&CRIB	GRANARY	8	1955			FAIR		16	12	192			.55						.55	100	
GRAN&CRIB	GRANARY	9	1955			POOR		14	12	168			.30						.30	100	
STEEL.BINS	STEEL.BIN	10	1970					16	21	1			8,700.00	88					1,044.00	1,000	
STEEL.BINS	STEEL.BIN	11	1973					16	21	1			8,700.00	84					1,392.00	1,400	

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CAMA400 SUMMARY SHEET

ASSESSMENT 2016 PAYABLE 2017 COTTONWOOD COUNTY

Page 3 11/22/2016 THIS DATA
 8-018-0100 8 177 0 0 0 IS SUBJECT
 TO CHANGE

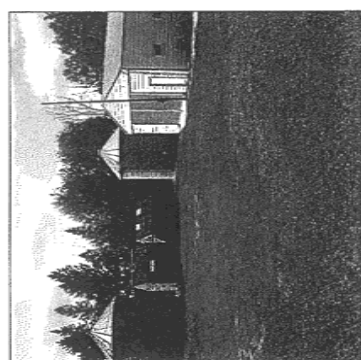
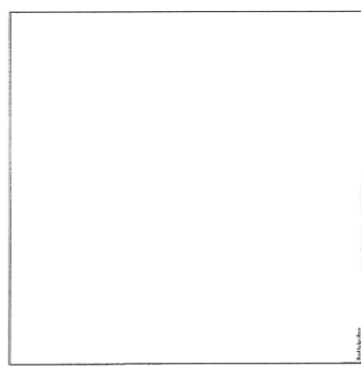
ITEM	TYPE	GRP#	YEAR	BLT	YR	2nd CAT	HGT	LEN	WDT	QUAN/ SQ FT	BASE RATE	ADJ AMT	BASE RATE	ADJUST	PIV	PNC	ECO	PCT COMP	LINE ADJ	NET RATE	VALUE
MACH SHEDS	NEWER	12	1955		AVG		60	40	40	2,400	1.10		1.10							1.10	2,600
OLD STYLE	M.MNC.SHD	13	1960		SALVAGE		20	12	12	240	.10		.10							.10	0
13																					
Record	02 of 02																			Total	6,900
HSE TYPE	OWB		1960							1,852	53.39	44	53.39		44					31.69	58,700
GAR TYPE	AGW		1961							572	8.08	50	8.08		50					4.28	2,400
AC	NONE		1967							1,852	.00		.00							.00	0
BSMT.FIN	ECON		1970							240	5.10	41	5.10		41					3.19	800
GAR.ADDONS	CONC.FLOOR		1961							572	2.80	50	2.80		50					1.48	800
DRIVEWAY	CONC		1961							572	3.20	88	3.20		88					.40	200
																				Total	62,900
																				BUILDING TOTAL	69,800

Parcel #2 & #3 Combined

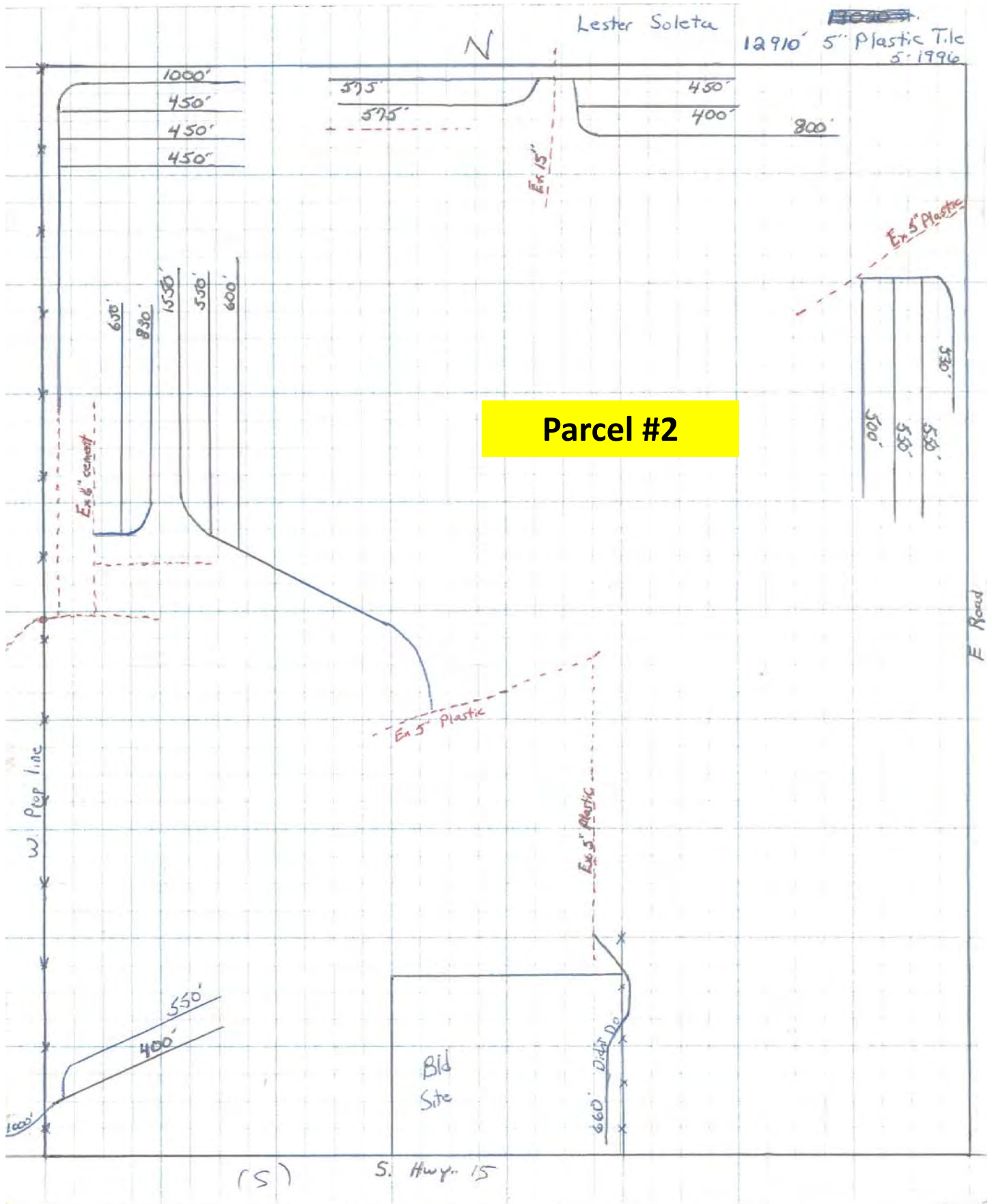
Record 01 of 02

HOUSE SUMMARY	GARAGE SUMMARY
Grade	Grade
Condition	Condition
Type	Type
# of Units	Sq Ft
Total Sq Ft	Year Built
Year Built	
Year Remdl	
Air Cond	N

Building Adjustment 106.00% Sales Ratio Adjustment



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Parcel #1

Minnesota

Cottonwood

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 6722

Prepared: 12/21/16 9:11 AM

Crop Year: 2016

Page: 2 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.

Tract Number: 2314 Description: E2SE4 S24 105-37 SPR

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
78.23	78.23	78.23	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	78.23	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	39.1		153	0.0
SOYBEANS	39.1		44	0.0
Total Base Acres:	78.2			

Owners: GARY SOLETA
TERESA E SOLETA
THOMAS SOLETA
TERESE LUISA ROEDER

STEVEN A SOLETA
PAUL SOLETA
KRISTINE R SOLETA REV TRUST

Other Producers: None

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Minnesota
Cottonwood
Report ID: FSA-156EZ

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

FARM: 6722
Prepared: 12/21/16 9:11 AM
Crop Year: 2016
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: ARLEN F SOLETA
Farm Identifier: 2012 COMB OF #4226 & 4227
Recon Number: 2012 27033 163

Farms Associated with Operator:
5406

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
196.33	191.02	191.02	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	191.02	0.0	0.0	0.0			

ARC-IC NONE	ARC/PLC ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE
-------------	--------------------------------	----------	------------------

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	95.0		153	0.0
SOYBEANS	95.1		44	0.0
Total Base Acres:	190.1			

Tract Number: 2313 Description: N2SE4 SW4SE4 S18 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
118.1	112.79	112.79	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	112.79	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	55.9		153	0.0
SOYBEANS	56.0		44	0.0
Total Base Acres:	111.9			

Owners: GARY SOLETA
TERESA E SOLETA
THOMAS SOLETA
TERESE LUISA ROEDER
STEVEN A SOLETA
PAUL SOLETA
KRISTINE R SOLETA REV TRUST

Other Producers: None

Parcel #1



Cottonwood County, Minnesota

Farm 6722

Tract 2314



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
- Beans = Dry Edible
- NAG = for GZ
- Canola = Spring for seed

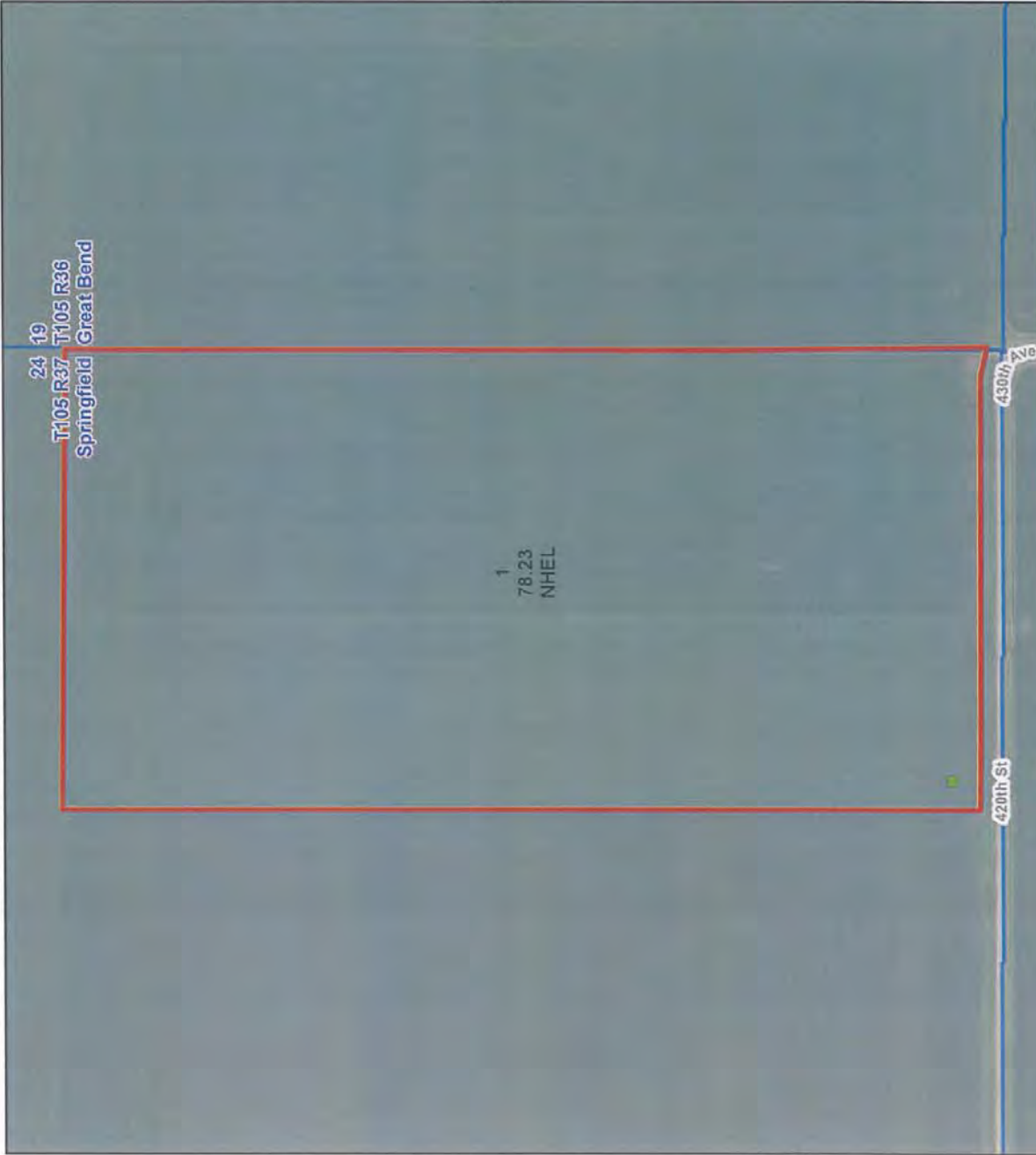
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Common Land Unit

- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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



Tract Cropland Total: 78.23 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 NAIIP 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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Parcel #2

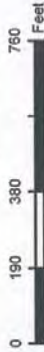
Farm 6722

Tract 2313



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: 112.79 acres



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HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Gary Solta
Rt 3
Winona MN 56101

09/29/88
Cottonwood

4. Name of USDA Agency or Person Requesting Determination

ASCS

5. Farm No. and Tract No.

689 T2314 ✓

SECTION I - HIGHLY ERODIBLE LAND

	Yes	No	Field No.(s)	Total Acres
6. Is soil survey now available for making a highly erodible land determination?	X			
7. Are there highly erodible soil map units on this farm?				
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 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

	Yes	No	Field No.(s)	Total Wetland Acres
11. Are there hydric soils on this farm?	X			
List field number 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: 7/26/90

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

Parcel #1

22. Signature of SCS District Conservationist

Gary J. Morean

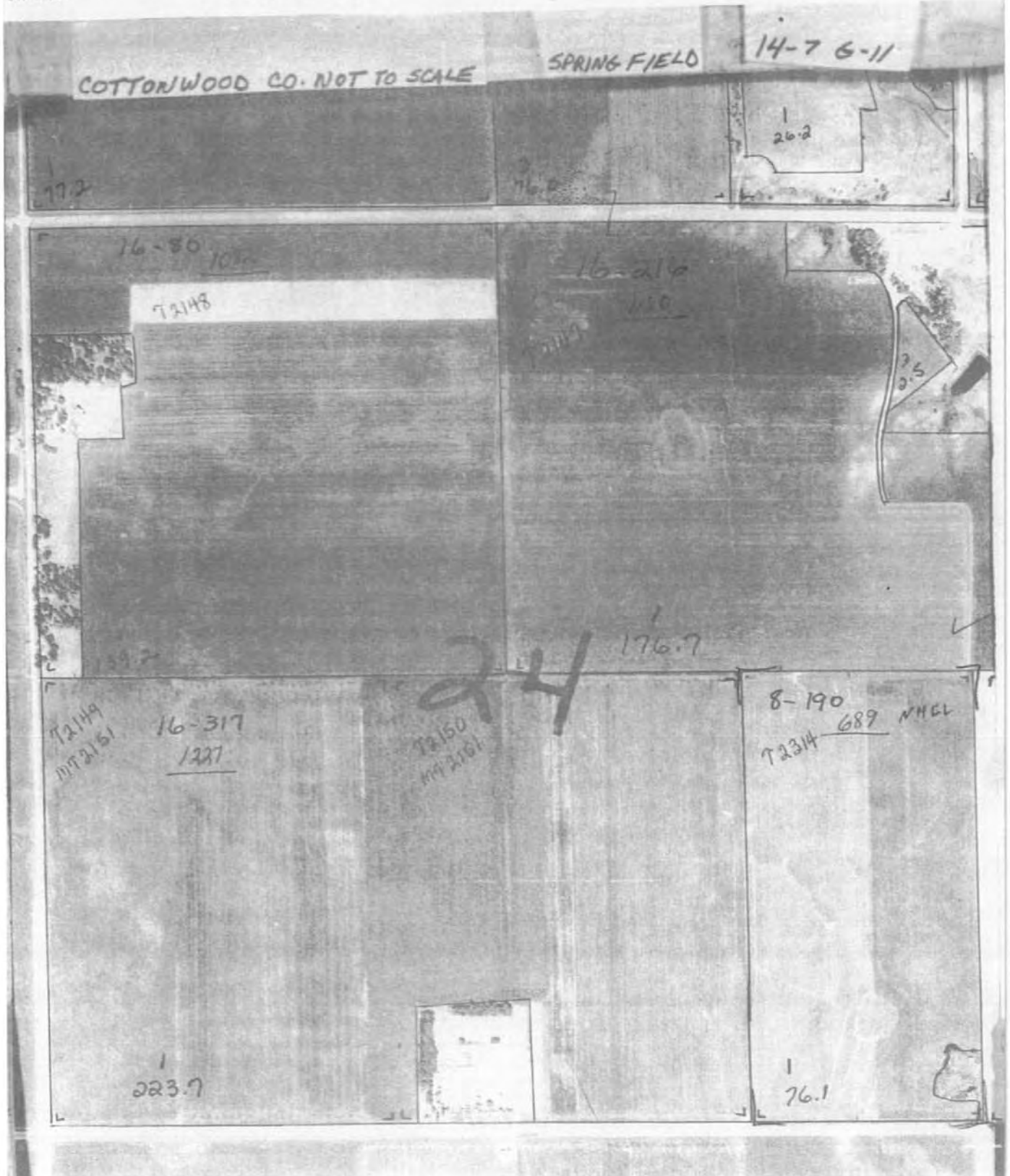
23. Date

7/26/90

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

ASCS Copy

Parcel #1



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U.S.D.A.
Soil Conservation Service

SCS-CPA-026
(5-89)

1. Name and Address of Person

Gary Solata
R13
Winona MN 56101

2. Date of Request

09/29/88

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.

689

T2313. ✓

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
	X			
7. Are there highly erodible soil map units on this farm?				
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 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
	X			
List field number 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.			1	
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: 7/26/90

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

Parcel #2

22. Signature of SCS District Conservationist

Gary D Moran

23. Date 7/26/90

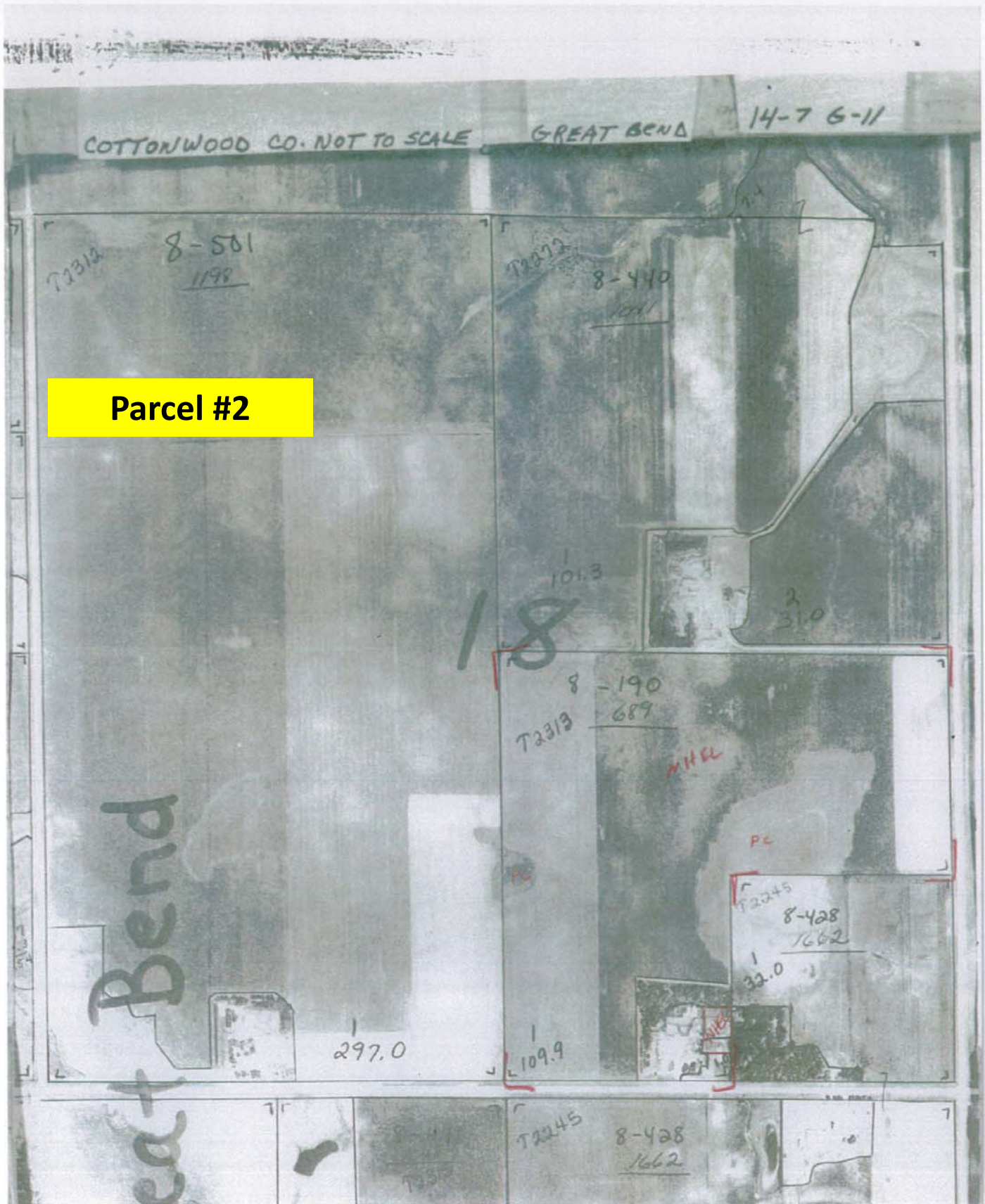
Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.

ASCS Copy

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.



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Land & Farm Services Unlimited, LLC
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