



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

Roggow Family

2 Parcel

152.34 Acre Farmland more or less

Petersburg Township

Jackson County, MN.

UPDATED 1/30/2017 - with tillage/fertilizer expense

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.

152.34 Acres +/- Petersburg Township, Jackson County, MN

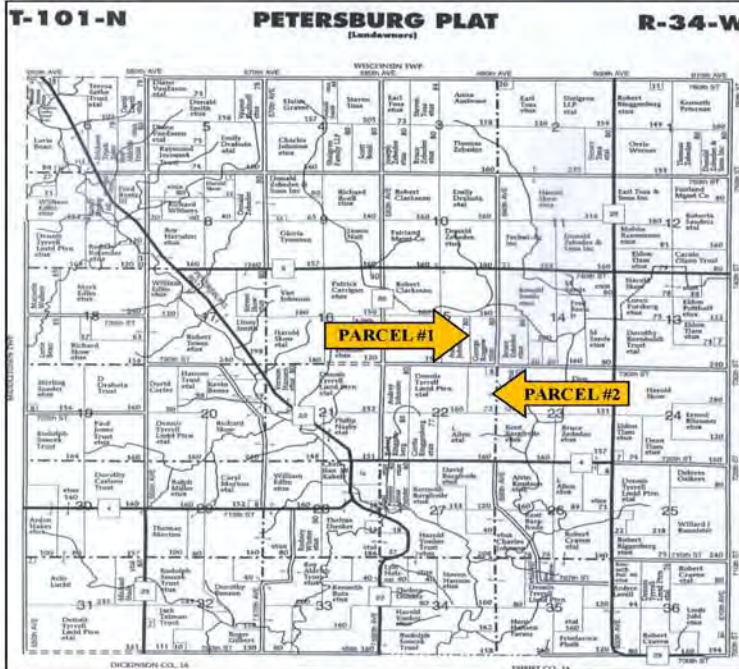
FARMLAND AUCTION

Wednesday, February 1, 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, February 2, 2017 @ 10:30 A.M., but please check our web site for updates!!!!

SALE LOCATION: The auction will be held at the Jackson Legion Hall, 411 First Street Jackson, Minnesota. Watch for auction signs the day of the sale.



LEGAL DESCRIPTIONS

Parcel #1: E1/2 SE1/4 15/101/34 Jackson County, MN.
Containing 80 acres more or less.

Parcel #2: E1/2 NE1/4 except 673' x 496' 22/101/34 Jackson County, MN.
Containing 72.34 acres more or less.

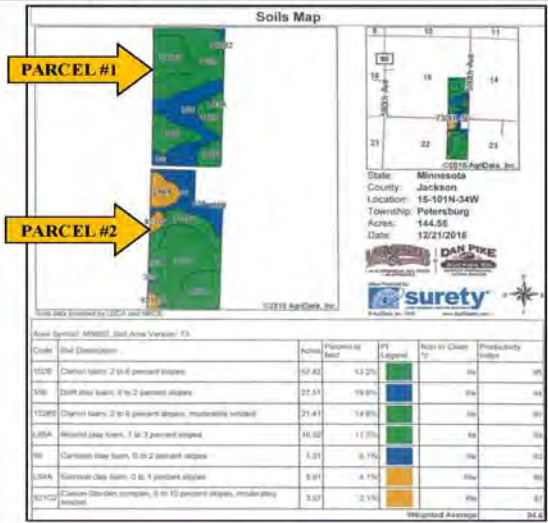
PROPERTY LOCATION: These properties are located from Petersburg, Minnesota 1/4 mile east, 1 mile north & 3/4 miles east. Watch for auction signs.

AUCTION SALE TERMS

All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer(s) at the conclusion of the auction will enter into a Purchase Agreement / Contract and shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before March 15, 2017, when clear title is given. The buyer will have possession for 2017 crop year. The Buyer(s) shall pay all real estate taxes that are due and payable in 2017 and 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 warrant or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the 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.

AUCTIONEERS NOTE

This is a great opportunity if you are looking for a very good farm to add to your operation or investment portfolio. We are very honored to have been asked to represent the Roggow Family with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this land. If you are considering the purchase of land to add to your investment portfolio, this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to actual boundary lines of property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and the sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction. Remember that the auction begins at 10:30 A.M. sharp, so don't be late. Respectfully, Dan Pike & Associates Auction Company.



For Additional Information

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

OWNER
Roggow Family



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

Auctioneers

Dan Pike - CAI & GPPA
MN License #32-13-015 Jackson, MN,
507-847-3468 (O) or 507-841-0965 (C)
Doug Wedel
Fairmont, MN, 507-236-4255
Kevin, Allen & Ryan Kahler
Fairmont & Sherburne, MN, 507-920-8060
Dustyn Hartung - Fairmont, MN

Attorney for the Sellers & Closing Agent

Hans Carlson
Costello, Carlson & Butzon, LLP
Attorneys at Law
603 Second Street
Jackson, MN, 56143
507-847-4200

Aerial Map



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map center: 43° 32' 42.3, -94° 54' 15.68



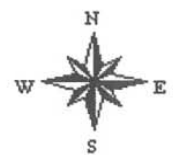
LAND SERVICES
AND
FARM UNLIMITED
• AG & COMMERCIAL REAL ESTATE
• AG APPRAISALS

DAN PIKE
AND ASSOCIATES
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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15-101N-34W
Jackson County
Minnesota



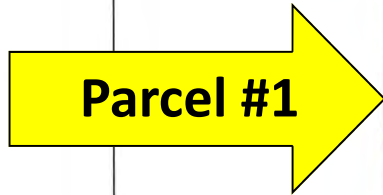
12/21/2016

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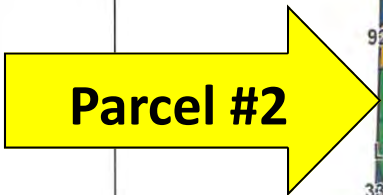
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Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

Soils Map



Parcel #1



Parcel #2



©2016 AgriData, Inc.

Soils data provided by USDA and NRCS.



©2016 AgriData, Inc.

State: **Minnesota**
 County: **Jackson**
 Location: **15-101N-34W**
 Township: **Petersburg**
 Acres: **144.55**
 Date: **12/21/2016**



Maps Provided By:



Area Symbol: MN063, Soil Area Version: 13

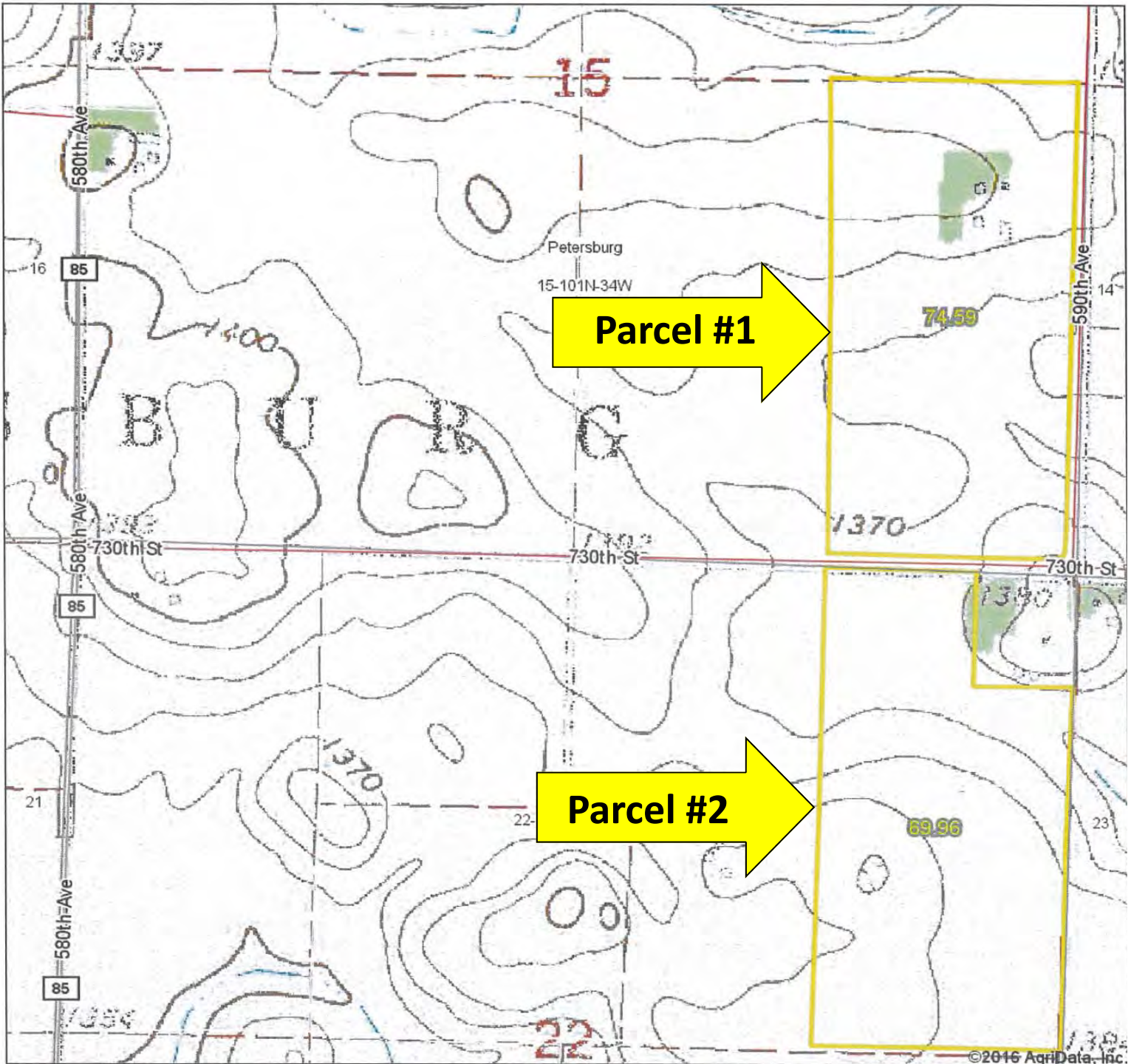
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	62.42	43.2%		Ile	95
336	Delft clay loam, 0 to 2 percent slopes	27.51	19.0%		IIw	94
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	21.41	14.8%		Ile	95
L85A	Nicollet clay loam, 1 to 3 percent slopes	16.92	11.7%		Iw	99
86	Canisteo clay loam, 0 to 2 percent slopes	7.31	5.1%		IIw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	5.91	4.1%		IIIw	86
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.07	2.1%		IIIe	87
Weighted Average						94.6

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Topography Map

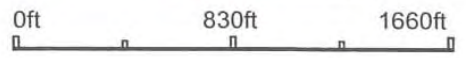


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AG APPRAISALS

DAN PIKE
AND ASSOCIATES
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

map center: 43° 32' 42.3, -94° 54' 15.68



15-101N-34W
Jackson County
Minnesota

Maps Provided By:

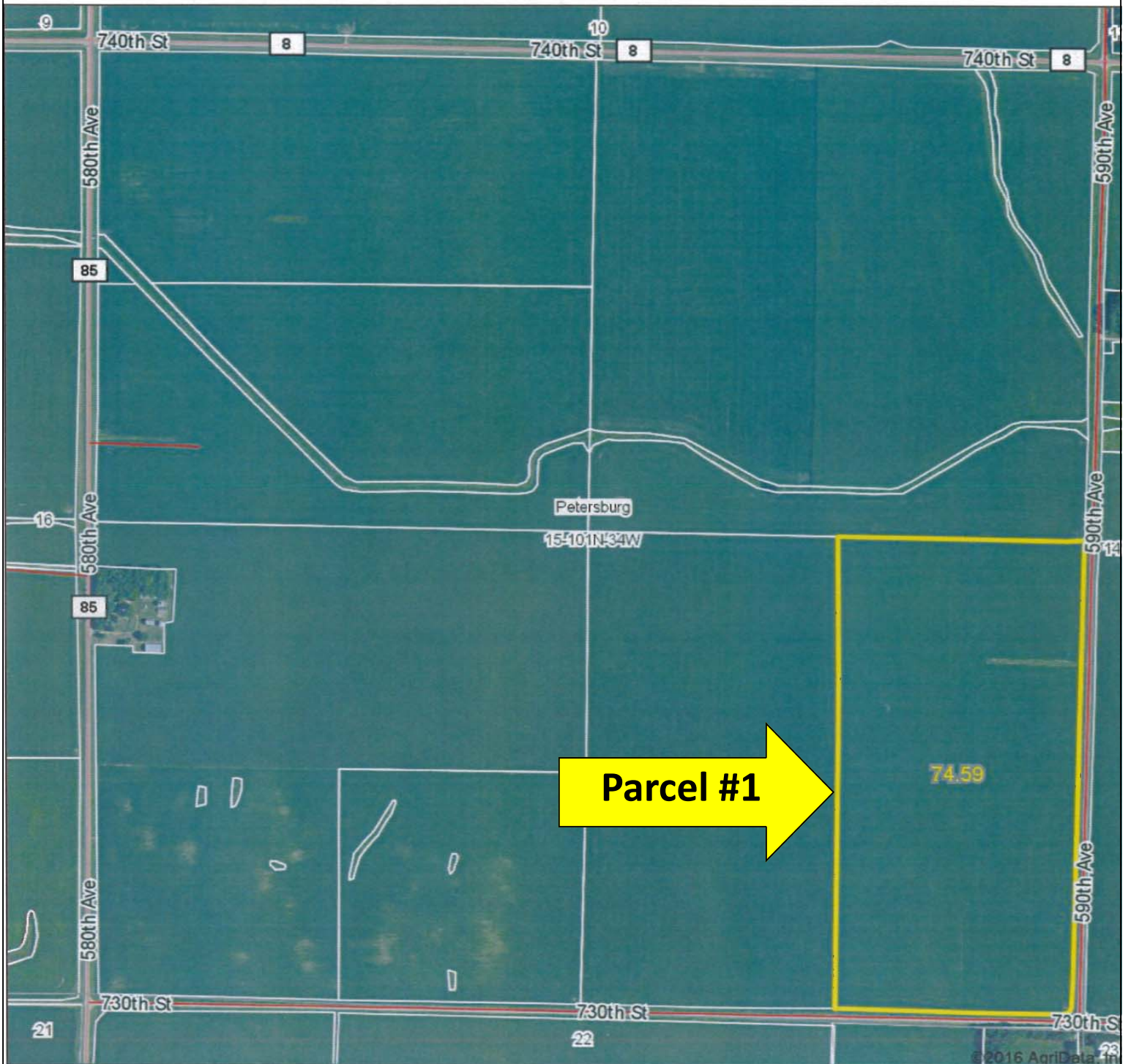
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12/21/2016

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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

map center: 43° 33' 7.01, -94° 54' 16.68

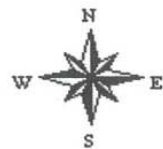


15-101N-34W
Jackson County
Minnesota

Maps Provided By:

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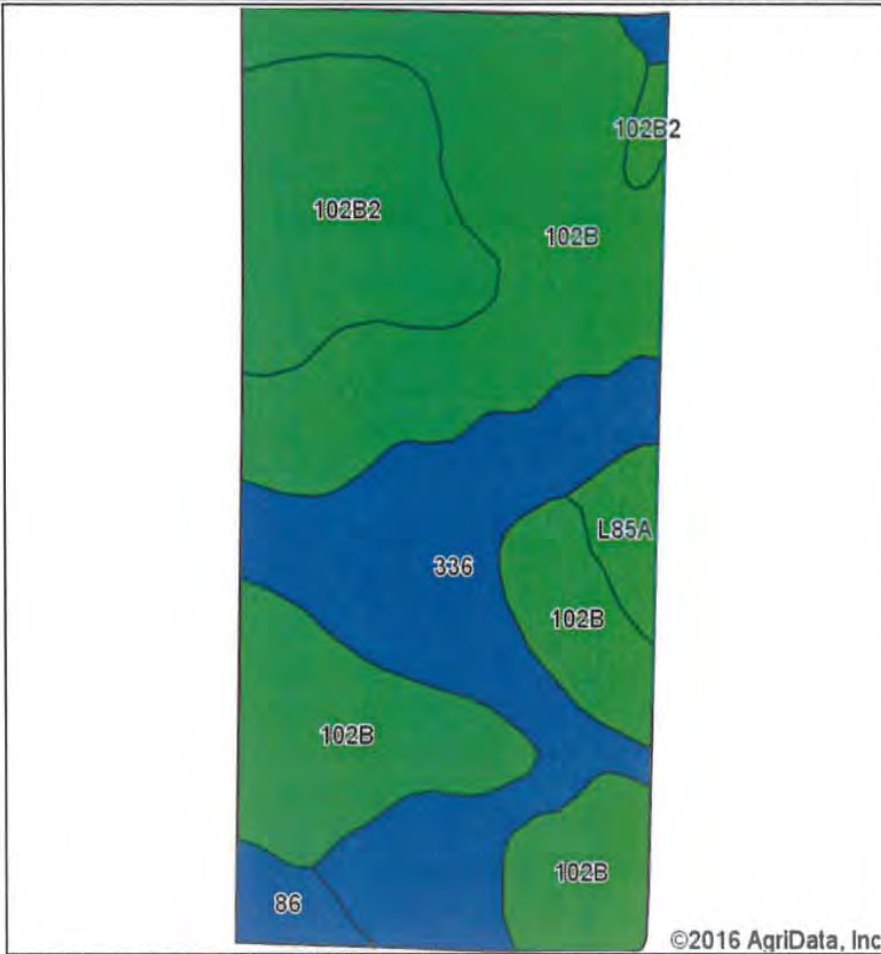
12/21/2016

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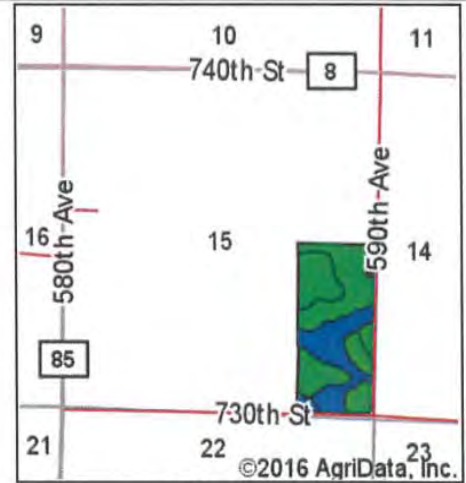
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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Jackson**
 Location: **15-101N-34W**
 Township: **Petersburg**
 Acres: **74.59**
 Date: **12/21/2016**



Maps Provided By:



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Area Symbol: MN063, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	38.54	51.7%		Ile	95
336	Delft clay loam, 0 to 2 percent slopes	20.10	26.9%		IIw	94
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	12.23	16.4%		Ile	95
L85A	Nicollet clay loam, 1 to 3 percent slopes	1.98	2.7%		Iw	99
86	Canisteo clay loam, 0 to 2 percent slopes	1.74	2.3%		IIw	93
Weighted Average						94.8

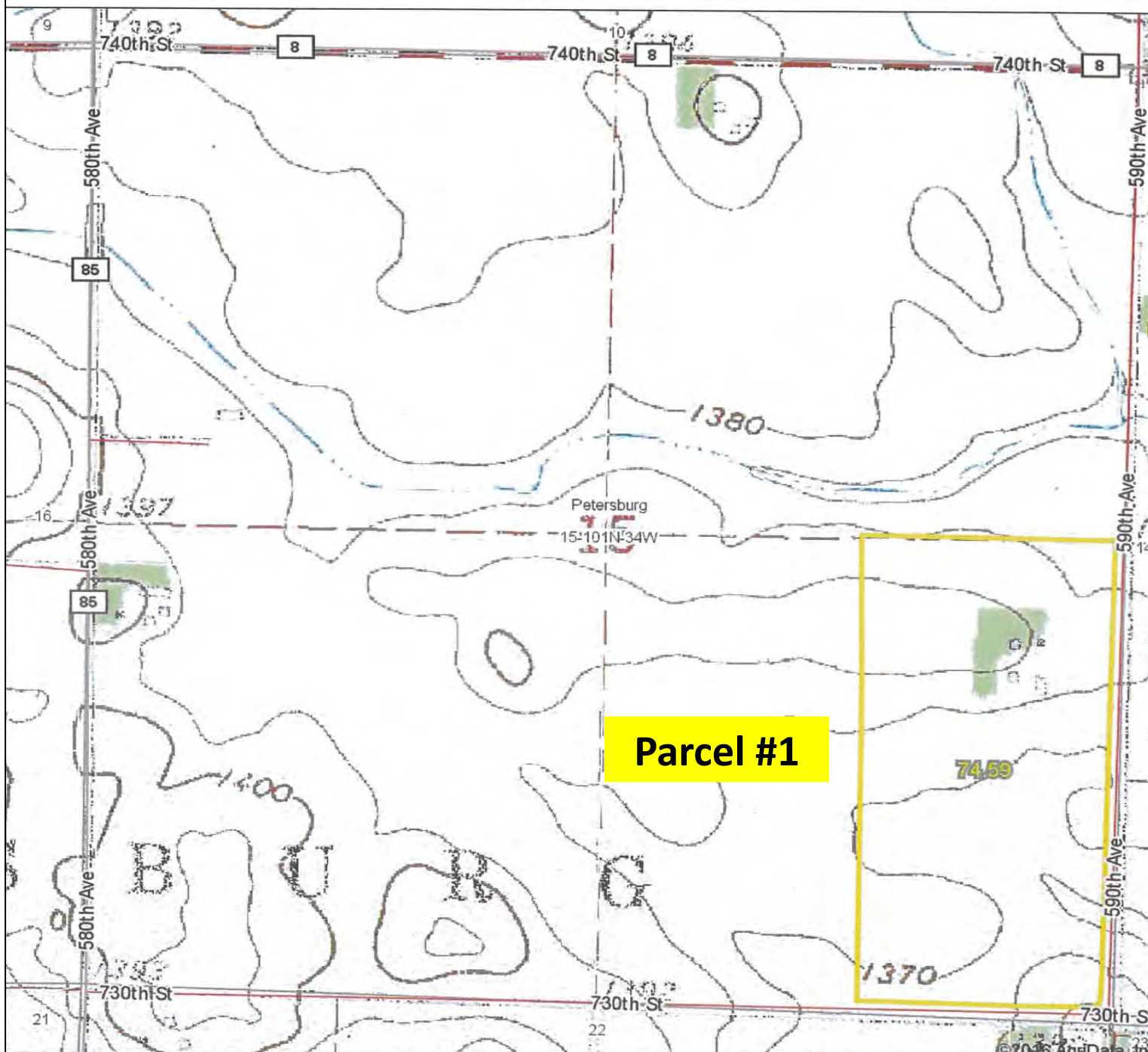
Parcel #1

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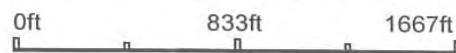
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Topography Map



map center: 43° 33' 7.01, -94° 54' 16.68



15-101N-34W
Jackson County
Minnesota



12/21/2016



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Jackson County, Minnesota

Farm 4776

Tract 13136



2017 Program Year

Map Created October 17, 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

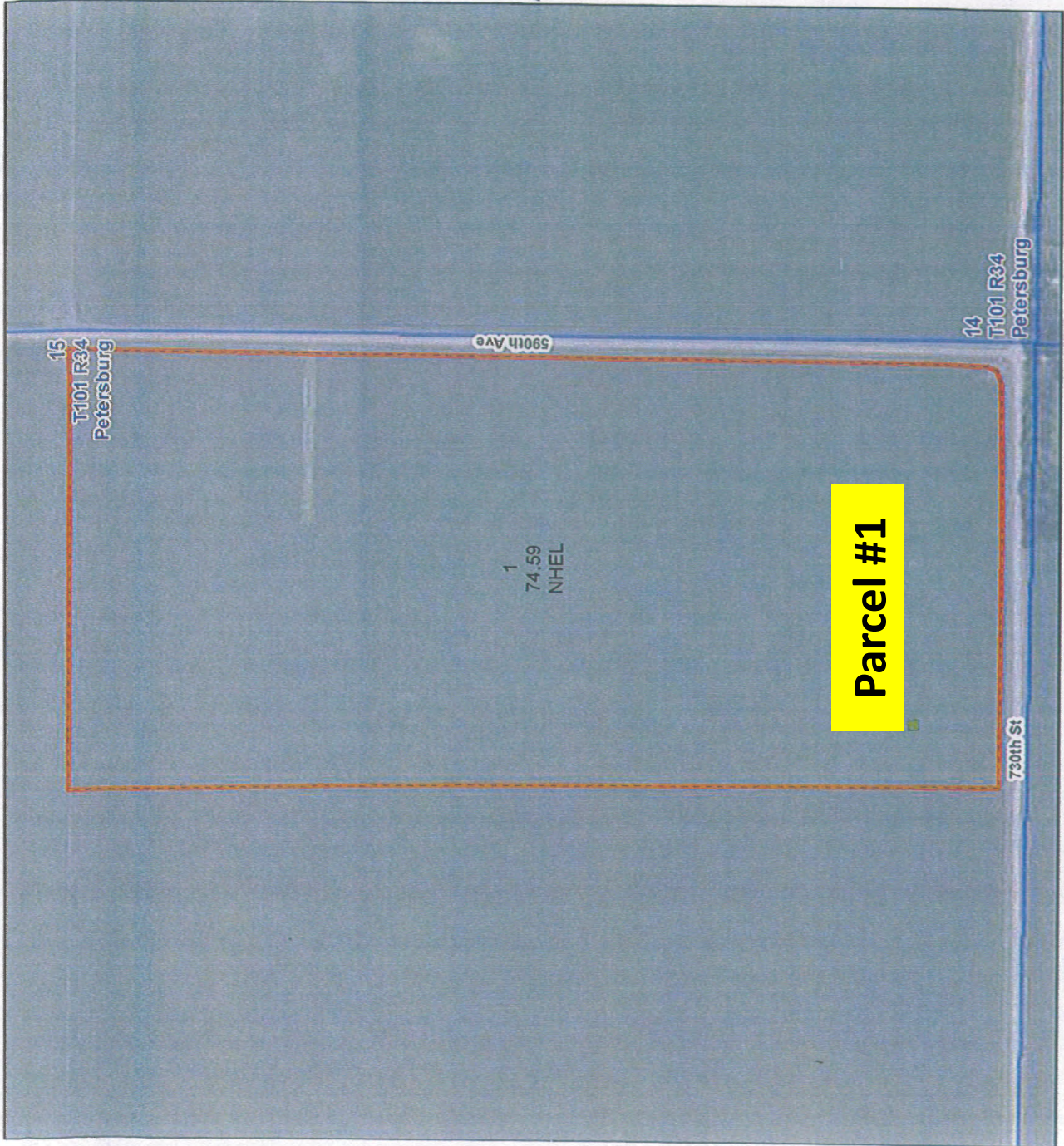
Common Land Unit

- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

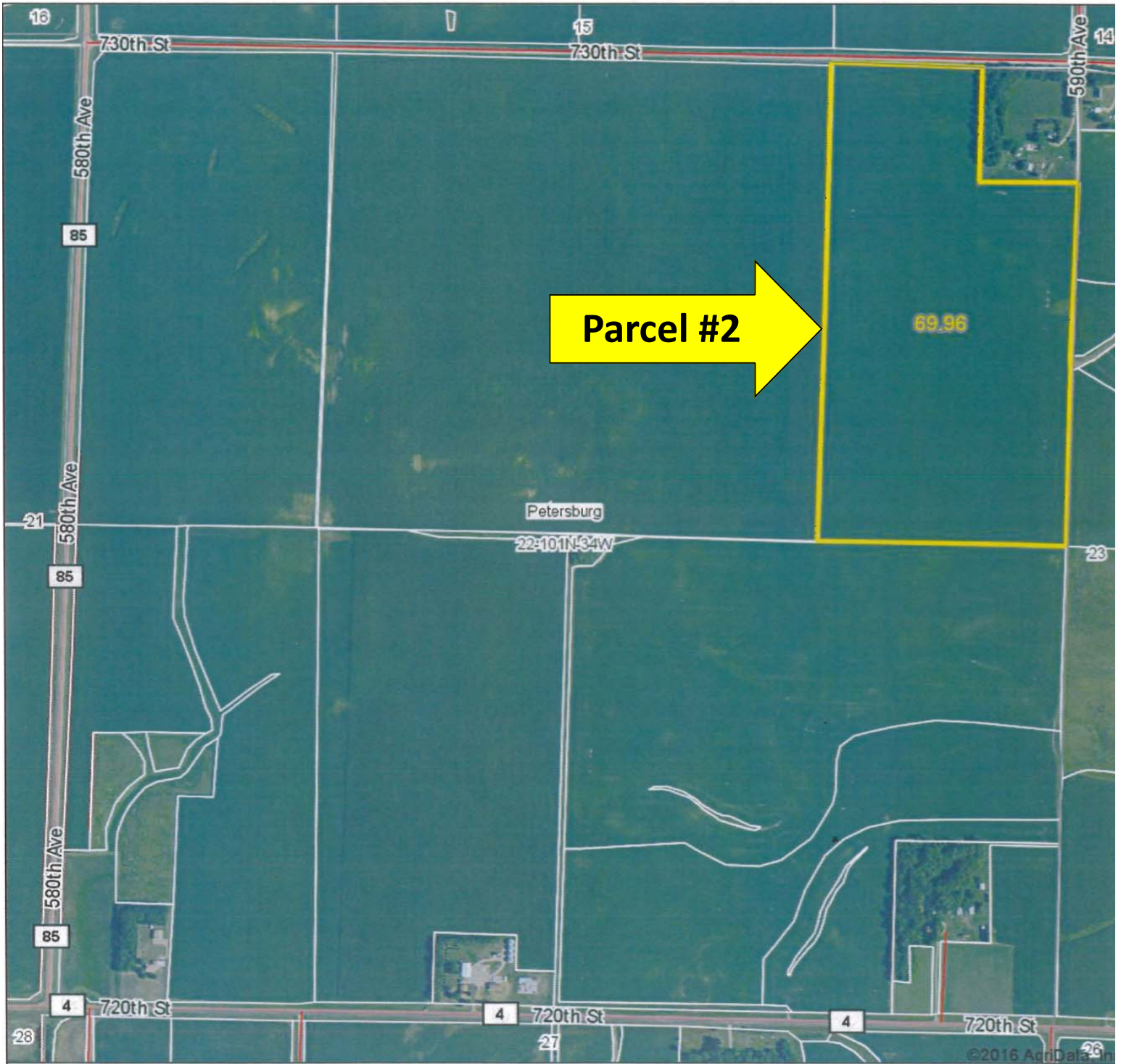
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 74.59 acres

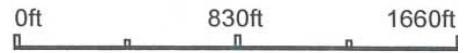


USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2015 NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with 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: 43° 32' 15.06, -94° 54' 15.54



22-101N-34W
Jackson County
Minnesota

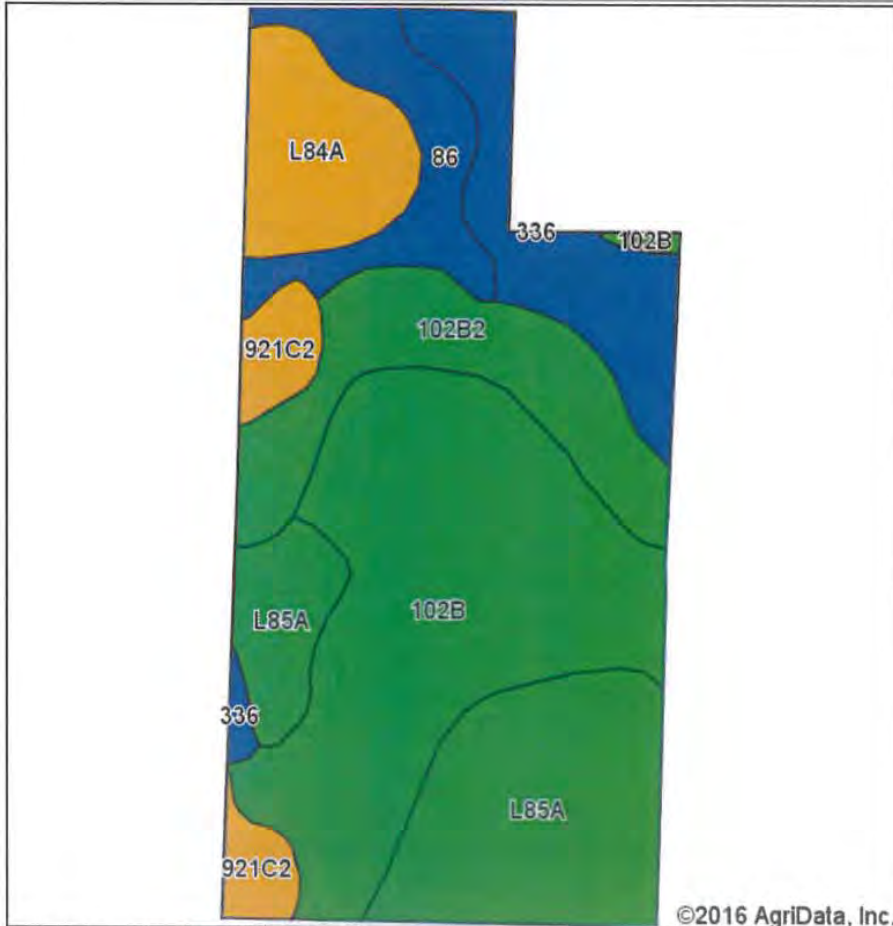


12/21/2016

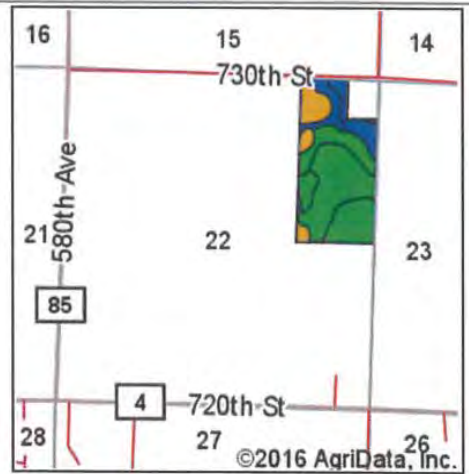


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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Jackson**
 Location: **22-101N-34W**
 Township: **Petersburg**
 Acres: **69.96**
 Date: **12/21/2016**



Maps Provided By:



Area Symbol: MN063, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	23.88	34.1%		Ile	95
L85A	Nicollet clay loam, 1 to 3 percent slopes	14.94	21.4%		Iw	99
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	9.18	13.1%		Ile	95
336	Delft clay loam, 0 to 2 percent slopes	7.41	10.6%		Ilw	94
L84A	Glencoe clay loam, 0 to 1 percent slopes	5.91	8.4%		IIIw	86
86	Canisteo clay loam, 0 to 2 percent slopes	5.57	8.0%		Ilw	93
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.07	4.4%		IIle	87
Weighted Average						94.5

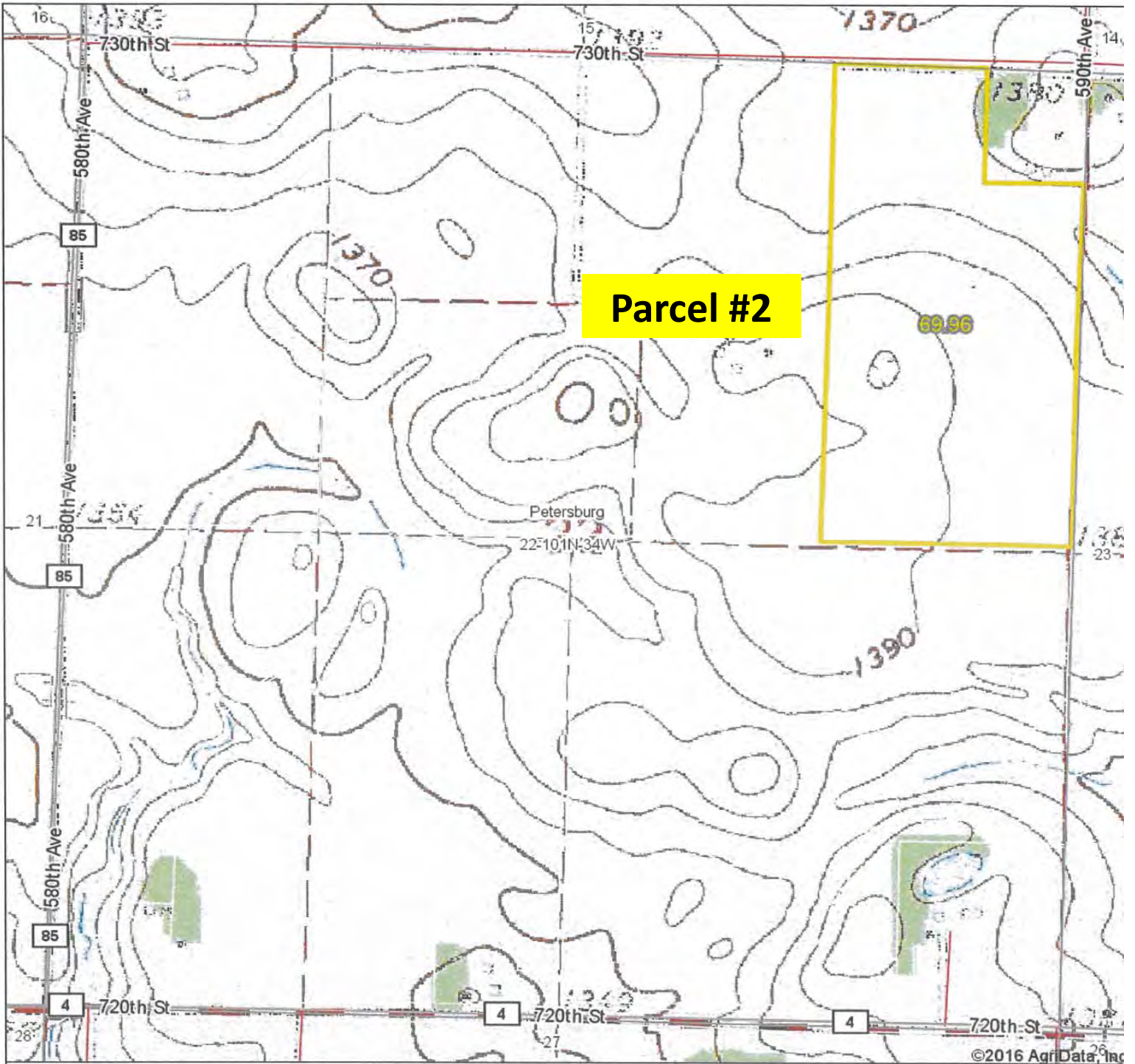
Parcel #2

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Topography Map



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UNLIMITED
AG & COMMERCIAL REAL ESTATE
AG APPRAISALS

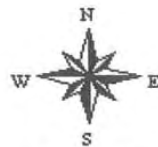
DAN PIKE
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

map center: 43° 32' 15.06, -94° 54' 15.54

0ft 830ft 1660ft

Maps Provided By:
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22-101N-34W
Jackson County
Minnesota



12/21/2016

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United States
Department of
Agriculture

Jackson County, Minnesota

Farm 3754

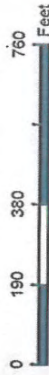
Tract 10441

730th St



2017 Program Year

Map Created October 17, 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

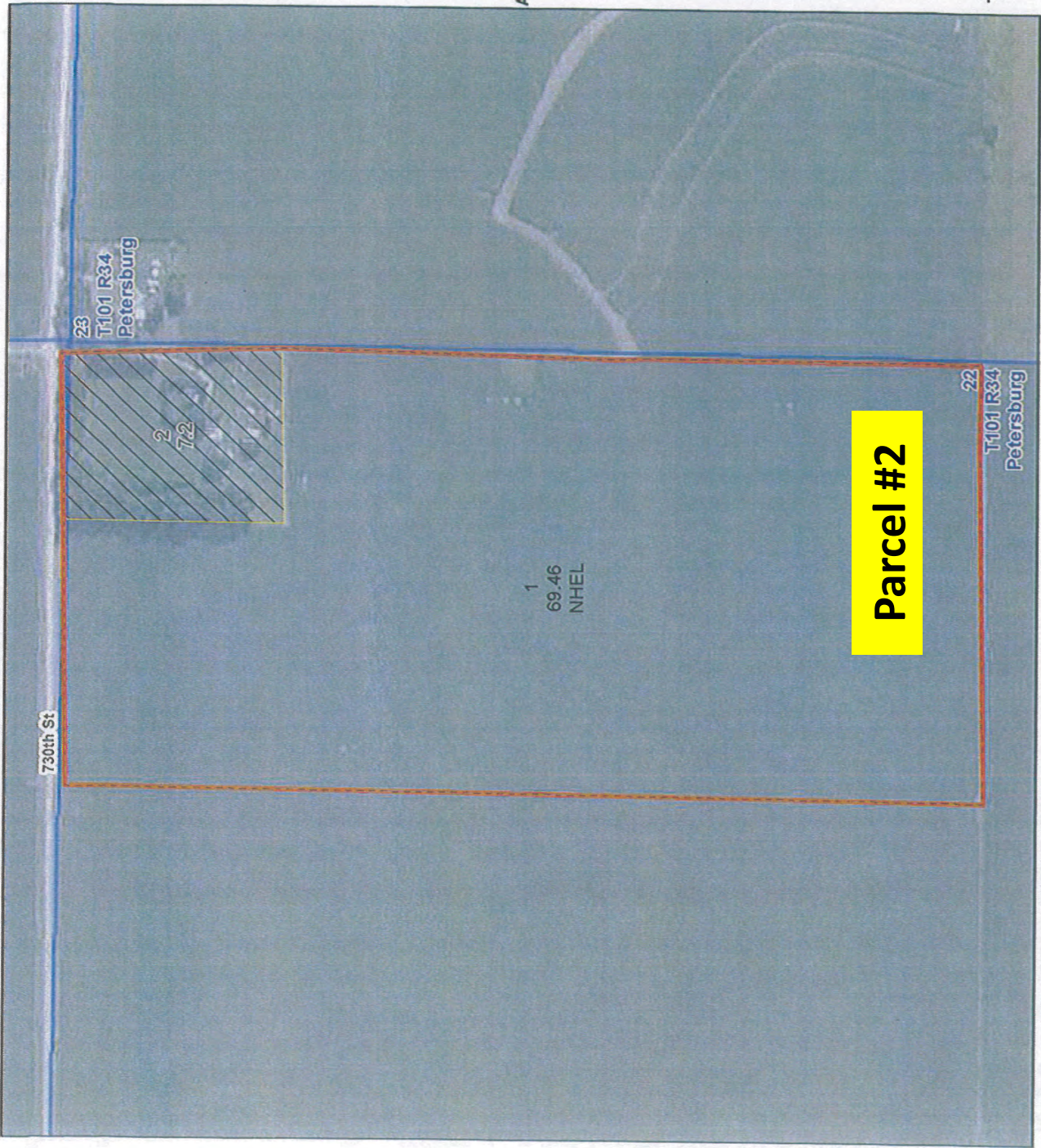
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 69.46 acres



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U.S.D.A.
Soil Conservation Service

SCS-CPA-026
(one 91)

**HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION**

1. Name and Address of Person
Kenneth Pell
Rt. 1, Box 37
Alpha, Mn. 56111

2. Date of Request
3-5-92
3. County
Jackson

4. Name of USDA Agency or Person Requesting Determination
ASCS

5. Farm No. and Tract No.
3754 10441

SECTION I - HIGHLY ERODIBLE LAND

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

SECTION II - WETLAND

	FIELD NO.(s)	TOTAL ACRES
11. Are there hydric soils on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands and Farmed Wetlands Pasture may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.	NONE	
13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area reverts to wetland as a result of abandonment.		
14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.		
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. Mitigation Wetlands (MIW). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.		
17. Restoration with Violation (RVW-year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.		
18. Restoration without Violation (RSW). A restored wetland converted between December 23, 1985 and November 28, 1990, on which an agricultural commodity has not been planted.		
19. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.		
20. Good Faith Wetlands (GFW+year). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.		
21. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.		
22. Converted Wetland (CW+year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.		
23. Converted Wetland Non-Agricultural use (CWNA). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.		
24. Converted Wetland Technical Error (CWTE). Wetlands that were converted as a result of incorrect determination by SCS.		
25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.		
26. 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 22 for information on CW+year.		
27. The wetland determination was completed in the office <input checked="" type="checkbox"/> field <input type="checkbox"/> and was delivered <input type="checkbox"/> mailed <input checked="" type="checkbox"/> to the person on 3-9-92.		

28. Remarks: RECON. NO HIGHLY ERODIBLE FIELD OR WETLAND.

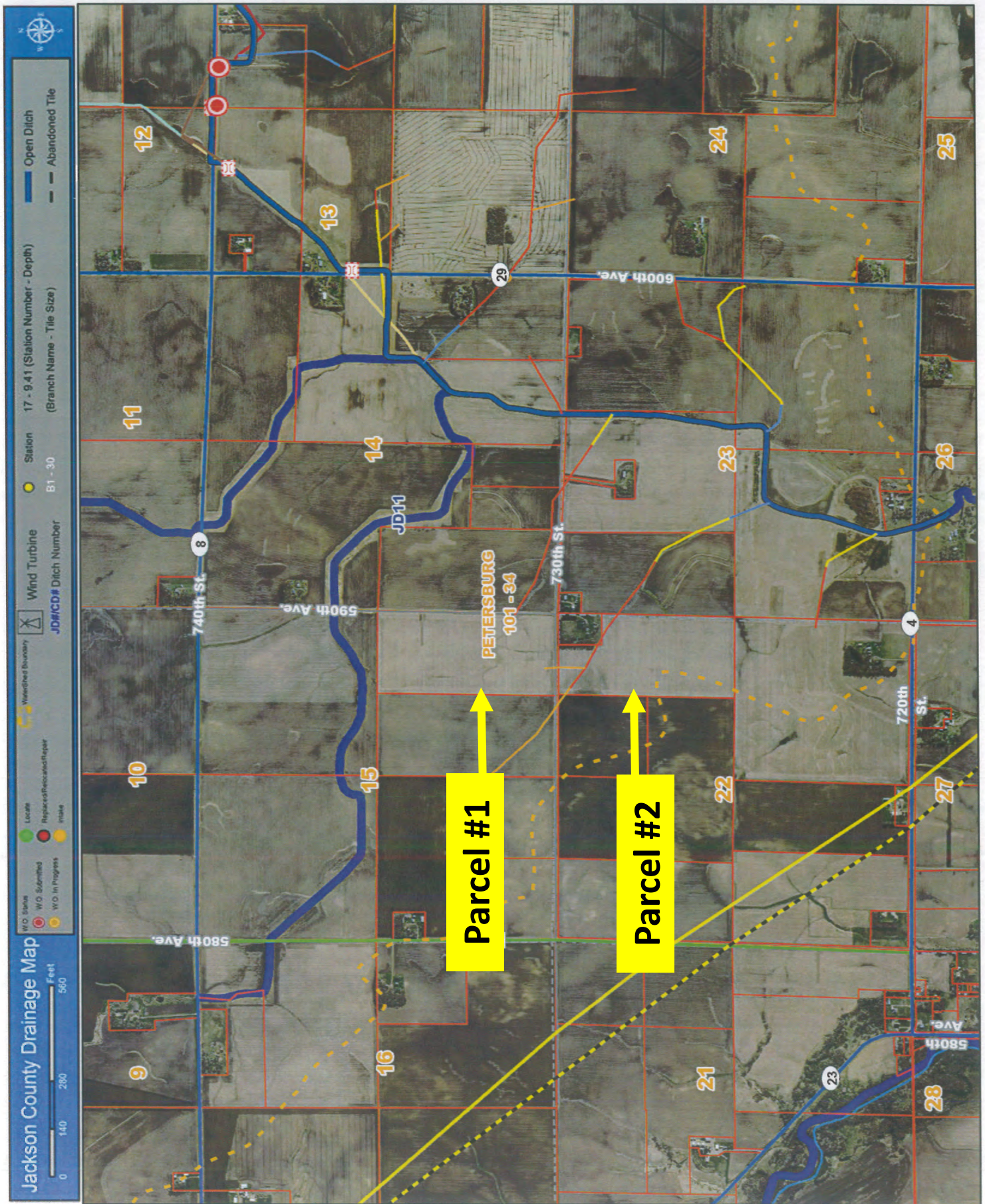
29. I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.

30. Signature of SCS District Conservationist
[Signature]

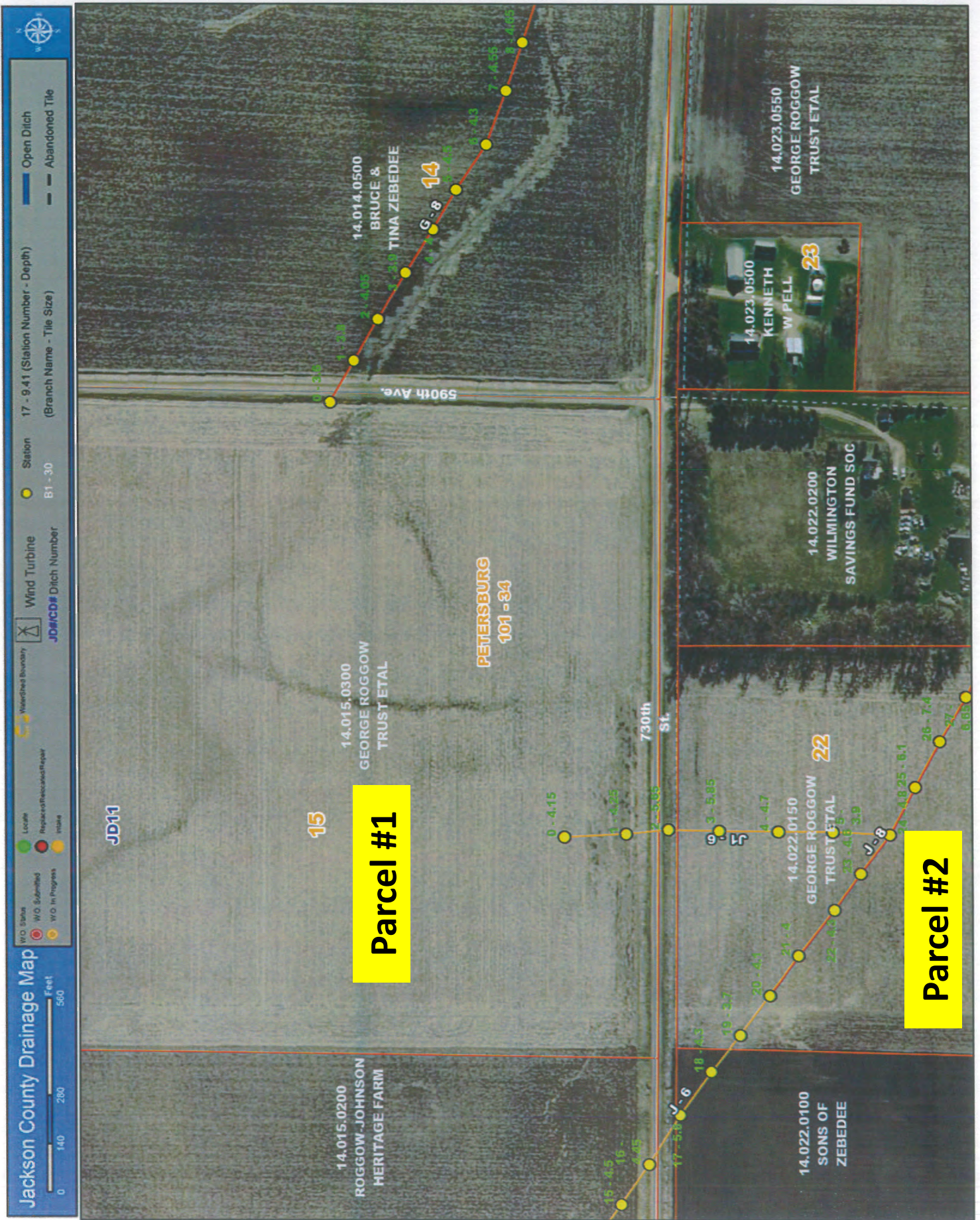
31. Date
3-9-92

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

ASCS Copy



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Tract Number: 13136 Description: E2SE4/15/pete

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
74.59	74.59	74.59	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	74.59	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 GRP Reduction
CORN	43.2		160	0.0
SOYBEANS	30.2		41	0.0
Total Base Acres:	73.4			

Parcel #1

Owners: GEORGE ROGGOW TRUST

DARLENE ROGGOW TRUST

Other Producers: None

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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.

Minnesota
Jackson

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

FARM: 3754
Prepared: 1/5/17 12:49 PM
Crop Year: 2017
Page: 1 of 1

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier Recon Number
S 3571/3753,3754

Farms Associated with Operator:
484, 2206, 2285, 3166, 3927, 4776, 4975, 5548

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
76.66	69.46	69.46	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	69.46	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	64.8		166	0.0
SOYBEANS	4.6		43	0.0
Total Base Acres:	69.4			

Tract Number: 10441 Description: M14 ,E2NE/22/PETE

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

Parcel #2

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
76.66	69.46	69.46	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	69.46	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	64.8		166	0.0
SOYBEANS	4.6		43	0.0
Total Base Acres:	69.4			

Owners: GEORGE ROGGOW TRUST
Other Producers: ZACHARY D TAYLOR

DARLENE ROGGOW TRUST

Parcel #1

Summary

Parcel ID 140150300
 Property Address 73375 590TH AVE
 ALPHA
 Sec/Twp/Rng 15-101-034
 Brief Tax Description Sect-15 Twp-101 Range-034 80.00 AC E 1/2 SE 1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 80.00
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (1401) PETERSBURG/2895
 School District 2895
 Creation Date 07/10/1989

Owners

Primary Taxpayer
 George Roggow Trust Etal
 C/O Paul Roggow
 76912 Petersburg Rd
 Jackson, MN 56143

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	85.19	0	0	0	77.000	AC
2	ROAD ACRES	0	0	0	0	3.000	AC
Total						80.000	

Valuation

	2016 Assessment	2015 Assessment	2014 Assessment	2013 Assessment	2012 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$644,000	\$644,000	\$665,400	\$700,400	\$500,300
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$644,000	\$644,000	\$665,400	\$700,400	\$500,300

Value Notice

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

Taxation

	2016 Payable	2015 Payable	2014 Payable	2013 Payable
Total Estimated Market Value	\$644,000	\$665,400	\$700,400	\$500,300
- Excluded Value	\$0	\$0	\$0	\$0

	2016 Payable	2015 Payable	2014 Payable	2013 Payable
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$644,000	\$665,400	\$700,400	\$500,300
Net Taxes Payable	\$3,279.53	\$3,241.53	\$3,131.53	\$2,885.06
+ Special Assessments	\$84.47	\$84.47	\$84.47	\$168.94
= Total Taxes Payable	\$3,364.00	\$3,326.00	\$3,216.00	\$3,054.00

IF YOU OWE BACK TAXES, PENALTIES, OR INTEREST, PLEASE CALL THE AUDITOR/TREASURERS OFFICE FOR A PAYMENT AMOUNT.

Tax Statement

[CLICK HERE](#) to view 2016 Tax Statement

Parcel #1

Taxes Unpaid

No taxes are due at this time.

Tax Payments

Full Amount	3,364.00	Pay full amount by:	<input type="text" value="Credit Card"/>
Half Installment	1,682.00	Pay half installment by:	<input type="text" value="Credit Card"/>
Penalty Payment	(enter amount on next page)	Pay penalty payment by:	<input type="text" value="Credit Card"/>

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

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
222262	11/2/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,682.00)
208704	3/30/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,682.00)
206702	11/16/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,663.00)
191672	4/8/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,663.00)
187495	11/6/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,608.00)
178720	5/13/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,608.00)
169869	11/5/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,527.00)
161327	5/13/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,527.00)
153776	11/13/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,478.00)
144980	5/15/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,478.00)
135234	11/9/2011	2011	\$0.00	\$0.00	\$0.00	(\$1,253.00)
121512	4/12/2011	2011	\$0.00	\$0.00	\$0.00	(\$1,253.00)

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



Parcel #2

Summary

Parcel ID 140220150
Property Address
Sec/Twp/Rng 22-101-034
Brief Tax Description Sect-22 Twp-101 Range-034 72.34 AC E 1/2 NE 1/4 EX 673' X 496'
Deeded Acres 72.34
Class 101 - (NON-HSTD) AGRICULTURAL
District (1401) PETERSBURG/2895
School District 2895
Creation Date 04/07/1992

Owners

Primary Taxpayer
George Roggow Trust Etal
C/O Paul Roggow
76912 Petersburg Rd
Jackson, MN 56143

Land

Table with 8 columns: Seq, Code, CER, Dim 1, Dim 2, Dim 3, Units, UT. Rows include CER VALUE, ROAD ACRES, and a Total row.

Sales

Table with 9 columns: Multi Parcel, IN, Q, Sale Date, Buyer, Seller, Sale Price, Adj Price. Row shows a sale on 04/03/1992 to ROGOW, GEORGE & DARLENE from EQUITABLE LIFE ASSURANCE SOC.

Valuation

Table with 6 columns: Assessment Year (2016-2012) and Value. Rows include Estimated Building Value, Land Value, Machinery Value, and Total Estimated Market Value.

Value Notice

https://beacon.schneidercorp.com/Application.aspx?AppID=332&LayerID=3724&PageT... 12/21/2016

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

Parcel #2

Taxation

	2016 Payable	2015 Payable	2014 Payable	2013 Payable
Total Estimated Market Value	\$592,900	\$611,700	\$643,900	\$460,000
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$592,900	\$611,700	\$643,900	\$460,000
Net Taxes Payable	\$3,019.27	\$2,979.27	\$2,879.27	\$2,652.54
+ Special Assessments	\$116.73	\$116.73	\$116.73	\$233.46
= Total Taxes Payable	\$3,136.00	\$3,096.00	\$2,996.00	\$2,886.00

IF YOU OWE BACK TAXES, PENALTIES, OR INTEREST, PLEASE CALL THE AUDITOR/TREASURERS OFFICE FOR A PAYMENT AMOUNT.

Tax Statement

[CLICK HERE to view 2016 Tax Statement](#)

Taxes Unpaid

No taxes are due at this time.

Tax Payments

Full Amount	3,136.00	Pay full amount by:	<input type="button" value="Credit Card"/>
Half Installment	1,568.00	Pay half installment by:	<input type="button" value="Credit Card"/>
Penalty Payment	(enter amount on next page)	Pay penalty payment by:	<input type="button" value="Credit Card"/>

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

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
222263	11/2/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,568.00)
208705	3/30/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,568.00)
206703	11/16/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,548.00)
191673	4/8/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,548.00)
187496	11/6/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,498.00)
178721	5/13/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,498.00)
169870	11/5/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,443.00)
161328	5/13/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,443.00)
153777	11/13/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,398.00)
144981	5/15/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,398.00)

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Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
135235	11/9/2011	2011	\$0.00	\$0.00	\$0.00	(\$1,152.00)
121513	4/12/2011	2011	\$0.00	\$0.00	\$0.00	(\$1,152.00)

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

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Last Data Upload: 12/20/2016 8:45:25 PM

 Developed by
Schneider The Schneider Corporation

Parcel #2

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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.

Tract Number: 13136 Description: E2SE4/15/pele

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

Parcel #1

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
74.59	74.59	74.59	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	74.59	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	43.2		160	0.0
SOYBEANS	30.2		41	0.0
Total Base Acres:	73.4			

Owners: GEORGE ROGGOW TRUST

DARLENE ROGGOW TRUST

Other Producers: None

Tract Number: 10441 Description: M14 ,E2NE/22/PETE

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

Parcel #2

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
76.66	69.46	69.46	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	69.46	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	64.8		166	0.0
SOYBEANS	4.6		43	0.0
Total Base Acres:	69.4			

Owners: GEORGE ROGGOW TRUST

DARLENE ROGGOW TRUST

Other Producers: ZACHARY D TAYLOR

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Fall Tillage & Fertilizer Expenses to be paid by Buyers at Auction



FCA Co-op
105 Jackson Street
P.O. Box 228
Jackson, Mn 56143
(800) 864-3847
(507) 847-4160

Invoice	284670
Invoice Date	11/11/16
Due Date	01/15/17
Amount	2,392.10

SOLD TO: KENNETH W. PELL
70578 600TH AVE.
ALPHA, MN 56111-5349

**** INVOICE REPRINT ****

Acct. No.	Sold By	Type	Terms			
94544	ED LEHMAN	CHARGE	AGRONOMY	LOC: 1		
Prod. No.	Description	U/M	Quantity	Unit Price	Amount	
20522	Soilmap FieldidCode=PET15ESE_B 459583					
20919	11-52-0 (MAP)	LBS	5,960.0000	.2275	1,355.90	
61350	0-0-60 (POTASH-FALL) SPREADING	LBS	3,700.0000	.1490	551.30	
	ROGGOW 1 WELL FARM PET 15 ESE	ACR	74.6000	6.5000	484.90	
	Machine Number: 55 Operator# 1602 RYAN D. SCHLEY Blend Order#: 459583 Acres: 74.60					2,392.10
	TOTAL		9,734.6000			2,392.10

Invoice	Customer	Invoice Date
284670	94544	11/11/16
Total Amount		2,392.10

Parcel #1- 2016 Fall Applied Fertilizer (Copy of invoice above) \$2,392.10
 75 acres Stalk chopping (75 @ \$11.90 / acre) \$ 892.50
 75 acres Vertical tillage (75 @ \$16.70 / acre) \$1,252.50
 TOTAL \$4,537.10

Parcel #2- 69 acres Stalk chopping (69 @ \$11.90 / acre) \$ 821.10
 69 acres Vertical Tillage (69 @ \$16.70 / acre) \$1,152.30
 TOTAL \$1,973.40

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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

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- Inventory Reduction
- Business Liquidation
- Construction Equipment
- Trucks & Trucking Equipment
- Commercial Business & Equipment
- Other Types Of Auctions
- Private Purchase & Sale Of Assets



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- 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.



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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.