



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

James Riley Estate

80.03 Acre Farmland more or less

Sioux Valley Township

Jackson County, MN.

Updated 1/23/2017

SALE CONDUCTED BY

*Dan Pike Auction Company, LLC &
Land & Farm Services Unlimited, LLC*

Dan Pike

Auctioneer / Broker

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.

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JACKSON COUNTY MINNESOTA 80 ACRE FARMLAND **LAND AUCTION**

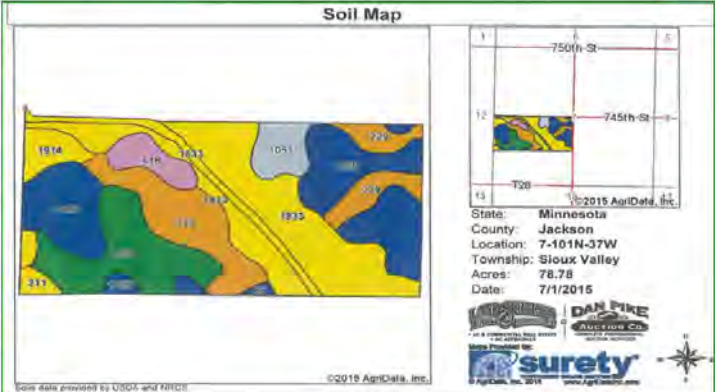
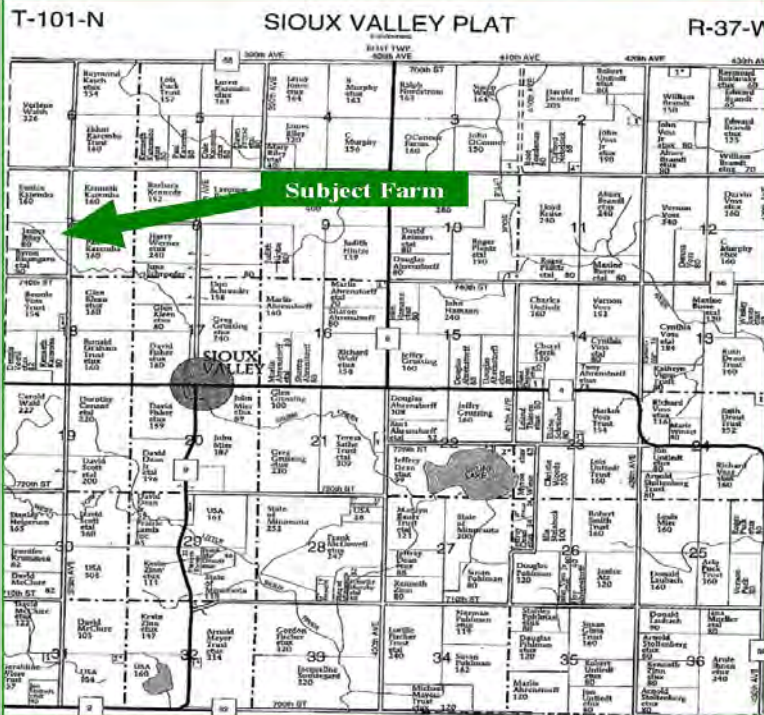
THURSDAY, FEBRUARY 23, 2017 @ 10:30 A.M.

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 Friday, February 24, 2017 @ 10:30 A.M., but please check our web site for updates!!!

SALE LOCATION: The auction will be held at the Lakefield Legion Hall at 413 Main Street Lakefield, MN.

Watch for auction signs the day of the auction.



Code	Soil Description	Acres	Percent of total	PI Legend	Non-lit Class 'c'	Productivity Index	Bromegrass/alfalfa hay	Corn	Oats	Soybeans	Spring wheat	
1833	Coland clay loam, occasionally floored	24.11	30.6%	III	III	83	4.4	157	78	46	51	
102B	Claron loam, 2 to 6 percent slopes	20.03	25.4%	III	III	94						
223	Wacolet silty clay	13.32	16.9%	III	III	85	4.8	161	84	41	50	
L85A	Nicollet clay loam, 1 to 3 percent slopes	10.69	13.6%	III	III	98						
1051	Glenwood clay loam, ponded	3.22	4.1%	III	VIII	5						
191A	Lure silty clay, nearly level	3.17	4.0%	III	III	81	4.7	153	83	45	55	
41B	Estersville sandy loam, 2 to 6 percent slopes	2.94	3.7%	III	III	44	1.7	85	47	24	31	
211	Lure silty clay	0.94	1.2%	III	III	81	3.9	165	78	45	50	
80	Coronet clay loam	0.30	0.5%	III	III	93	4.8	176	84	51	55	
Weighted Average							83.5	2.6	87.2	44.6	26.6	29.1

LEGAL DESCRIPTION: N1/2 SW1/4 7-101N-37W Jackson County, MN. 80.03 Acres +/-

CROP PRODUCTIVITY RATINGS: 83.5 All CPI ratings are estimated subject to change or correction and are based on Surety Agri-Data, Inc. mapping services.

METHOD OF SALE: The real estate will be offered as one tract. Auction procedure and increments of bidding are at the discretion of the auction company. Any announcements made by the auction company the day of the auction take precedence over any print information.

AUCTION SALE TERMS: All bidders are to register at the auction for a bidding number with driver's license identification. The successful bidder at the conclusion of the auction, will be required to 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 or any other contingencies of the buyers. All unpaid contract balances shall be due and payable in full on or before March 31, 2017 when clear title will be granted upon closing. The buyer will have possession for 2017 crop year. The buyers shall pay all real estate taxes in 2017 and thereafter. All Properties are being sold "AS IS", with no implied guarantee's or warranties whatsoever, except clear title. Property is being sold subject to any easements including road, drainage, utility or other easements of record. The buyers are solely responsible for all inspections of the properties prior to their purchase and agree that they are purchasing the properties "AS IS". The sale of the land is subject to the seller's approval. Any statements made at the auction may take precedence over any printed information. The seller and auction company reserve the right to offer these properties in any combination they so desire, which may vary from advertising materials. The Dan Pike & Associates Auction Company and staff represent the sellers solely with this auction and the sale of these properties.

To view the informational booklet about the property, go to www.danpikeauction.com and check the information brochure under the James Riley Estate Land Auction or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

OWNER

James M. Riley Estate

Mathew L. Mitton of Jones & Waldo Law Office - Personal Representative for the Estate
Minnesota Attorneys for the Estate & Closing Agents: Candace L. Riordan & Jesse A. Flynn - Flynn & Riordan, PLLC
906 Third Avenue P.O. Box 201 Worthington, MN. 507-372-2620 WWW.FLYNNRIORDAN.COM

AUCTION CONDUCTED BY



COMPLETE PROFESSIONAL AUCTION SERVICES

410 Springfield Parkway
Jackson, MN 56143
507-847-3468

www.danpikeauction.com

Auctioneers

Dan Pike - CAI & GPPA
MN License #32-14-015
Jackson, MN
507-847-3468 (O) or 507-841-0965 (C)
Doug Wedel - Fairmont, MN.
Kevin, Allen & Ryan Kahler
Fairmont & Sherburn, MN
Dustyn Hartung

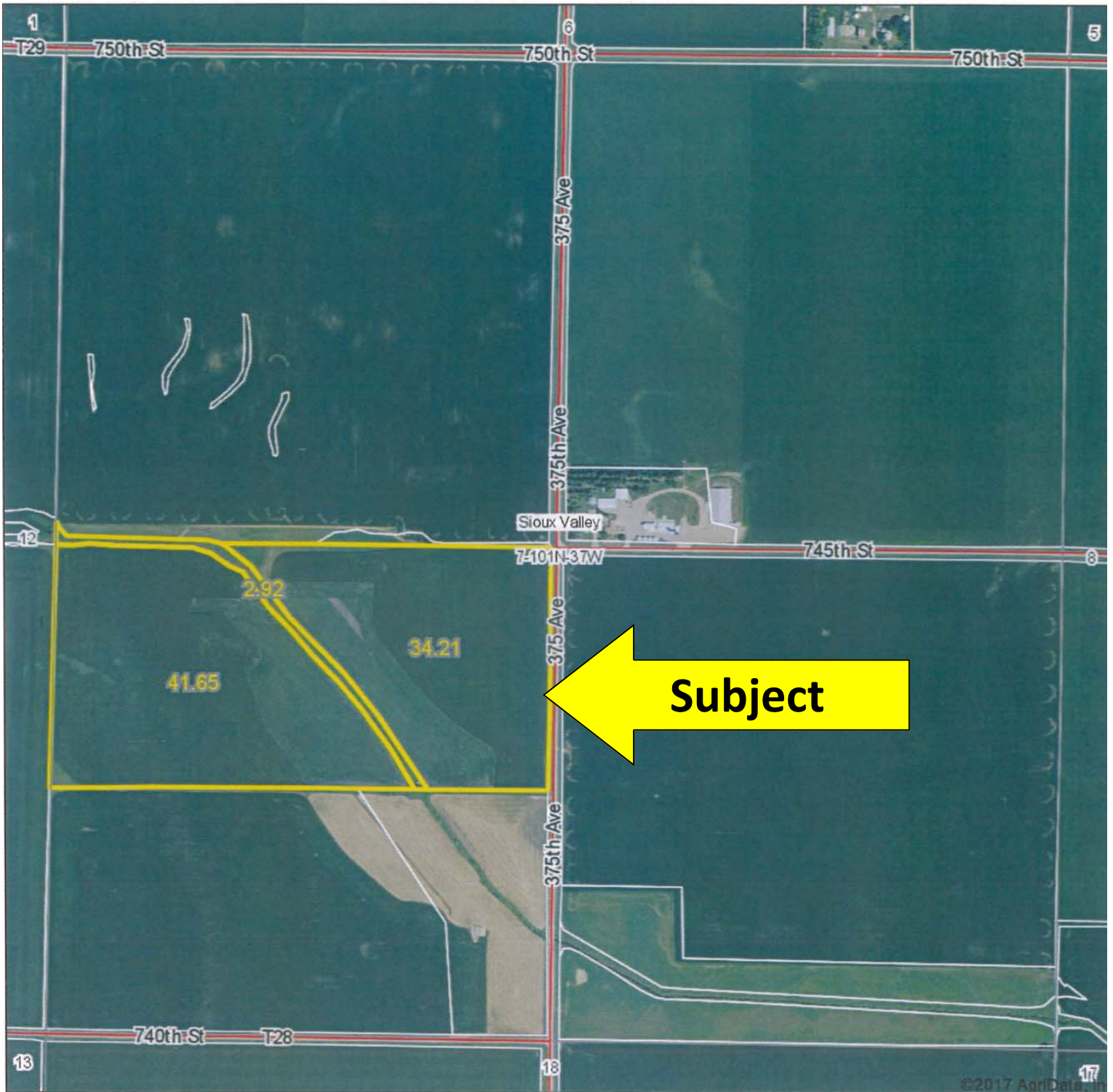


AUCTIONEER'S NOTES

We are very honored again to have been asked to represent the James M. Riley Estate with the sale of this property. If you are looking farmland for your investment portfolio or to add to your operation this is certainly an auction that you will not want to miss. Please come prepared to purchase as the personal representatives for the estate have chosen the auction method to market this land. The information contained in this sale bill and other information provided by the seller & their agents is believed to be correct, but is not guaranteed. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and their sales staff are representing the seller. This auction is open to the public. Make sure to mark your calendars for Thursday February 23, 2017 to be with us at this southern Minnesota farmland auction. We look forward to seeing you at the auction.

Respectfully, Dan Pike of the Dan Pike Auction Company, LLC.

Aerial Map



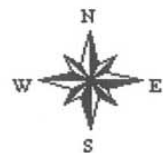
Subject



map center: 43° 33' 56.21, -95° 19' 29.72



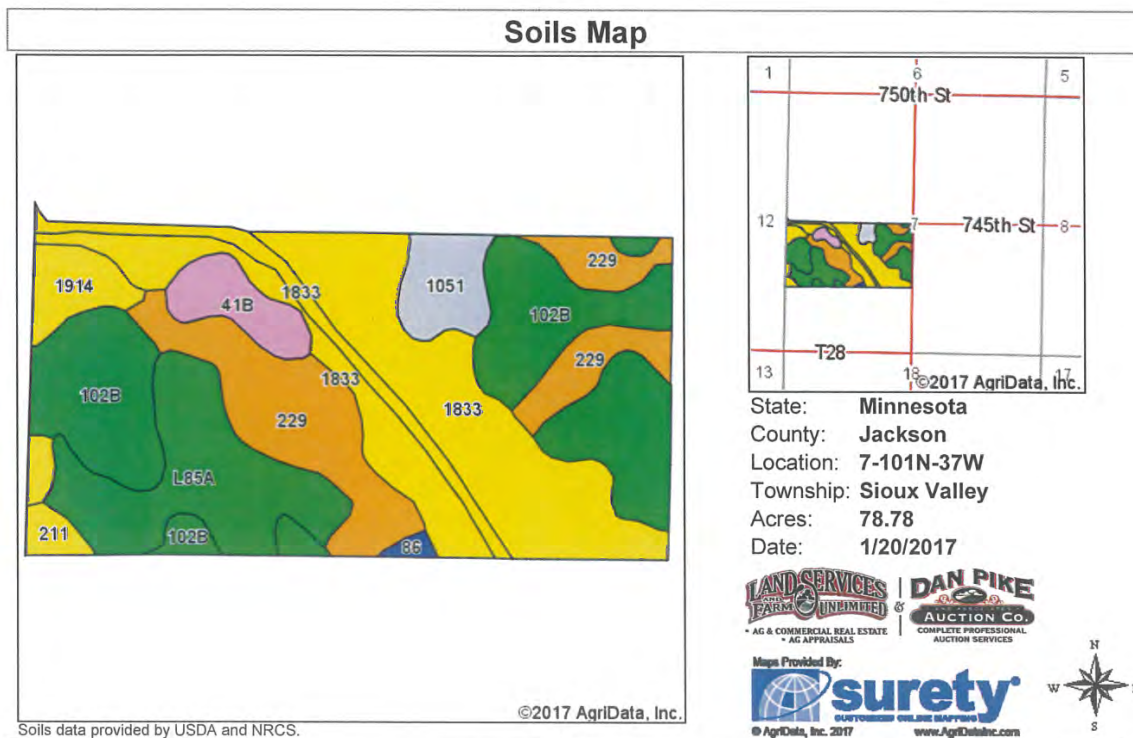
7-101N-37W
Jackson County
Minnesota



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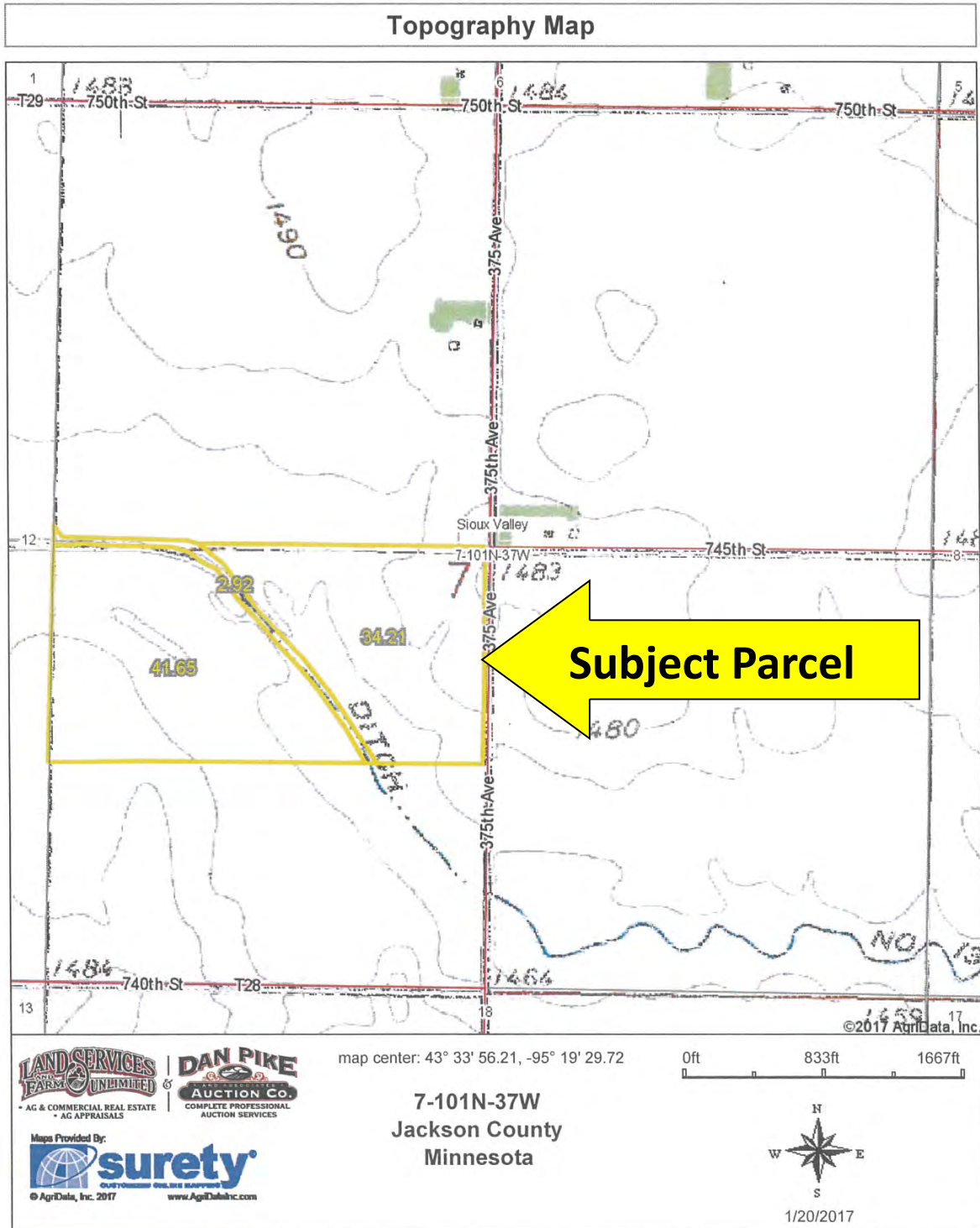


Area Symbol: MN063, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
1833	Coland clay loam, occasionally flooded	24.11	30.6%		IIw	83	4.4	157	78	46	51
102B	Clarion loam, 2 to 6 percent slopes	20.03	25.4%		Ile	95					
229	Waldorf silty clay loam, 0 to 2 percent slopes	13.32	16.9%		IIw	85					
L85A	Nicollet clay loam, 1 to 3 percent slopes	10.69	13.6%		Iw	99					
1051	Glencoe clay loam, ponded	3.22	4.1%		VIIw	5					
1914	Lura silty clay, nearly level	3.17	4.0%		IIw	81	4.7	153	83	45	55
41B	Estherville sandy loam, 2 to 6 percent slopes	2.94	3.7%		IIIs	44					
211	Lura silty clay, 0 to 1 percent slopes	0.94	1.2%		IIIw	81					
86	Canisteo clay loam, 0 to 2 percent slopes	0.36	0.5%		IIw	93					
Weighted Average						83.9	1.5	54.2	27.2	15.9	17.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

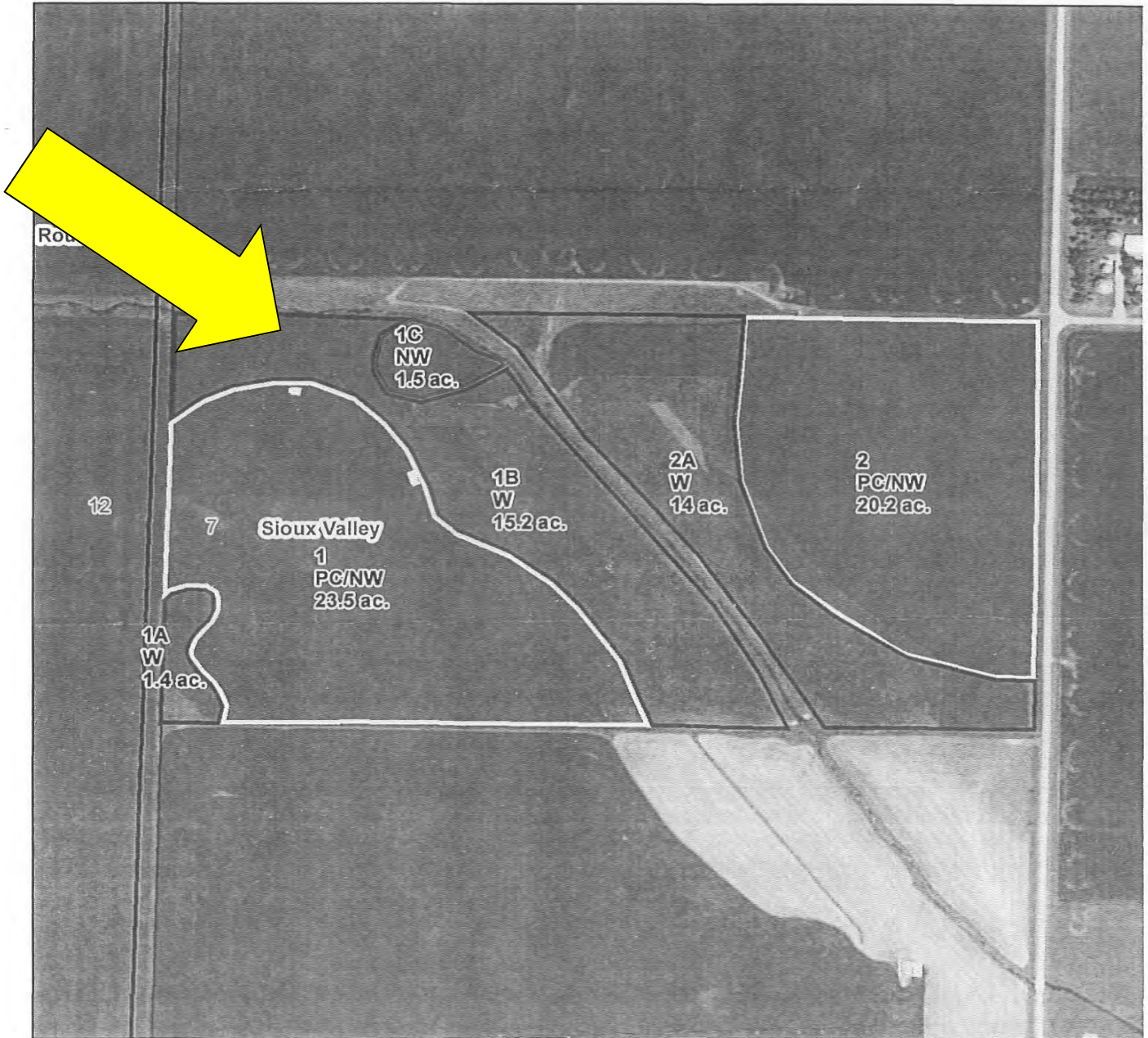
Soils data provided by USDA and NRCS.



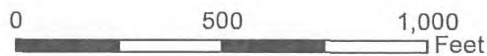
Customer: Riley/O'Connor
Tract#: 10926
Date: 11/25/2016
Town&Sec: Sioux Valley 7

Certified Wetland Determination

Agency: NRCS
Field Office: Lakefield
District: Jackson SW



 
United States Department of Agriculture
Natural Resources Conservation Service



Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, NRCS cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. NRCS makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.



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HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Table with 4 columns: Name/Address, Agency/Requesting Determination, Request Date, and County/FSA Farm No. Values include James Matt Riley Estate, Landowner, 5/20/2015, Jackson, and FSA Farm 7700.

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination? Are there highly erodible soil map units on this farm?

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Table with 5 columns: Field(s), HEL(Y/N), Sodbust (Y/N), Acres, Determination Date. Contains text: Refer to the Previous HEL determination available on file from your FSA office.

The Highly Erodible Land determination was completed in the

Section II - Wetlands

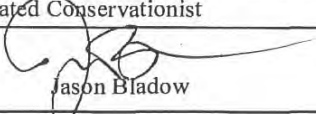
Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Table with 6 columns: Field(s), Wetland Label, Occurrence Year, Acres, Determination Date, Certification Date. Lists fields 1 A, 1 B, and 2 A with wetland labels W and acres 1.4, 15.2, and 14.

The wetland determination was completed in the Field It was Mail On: 11/25/2016

Remarks:	Determination in response to completed mitigation agreement dated 6/22/2016.
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I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
 Jason Bladow	11/25/2016

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call tollfree at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.

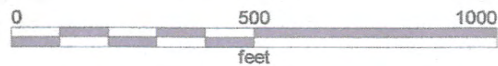
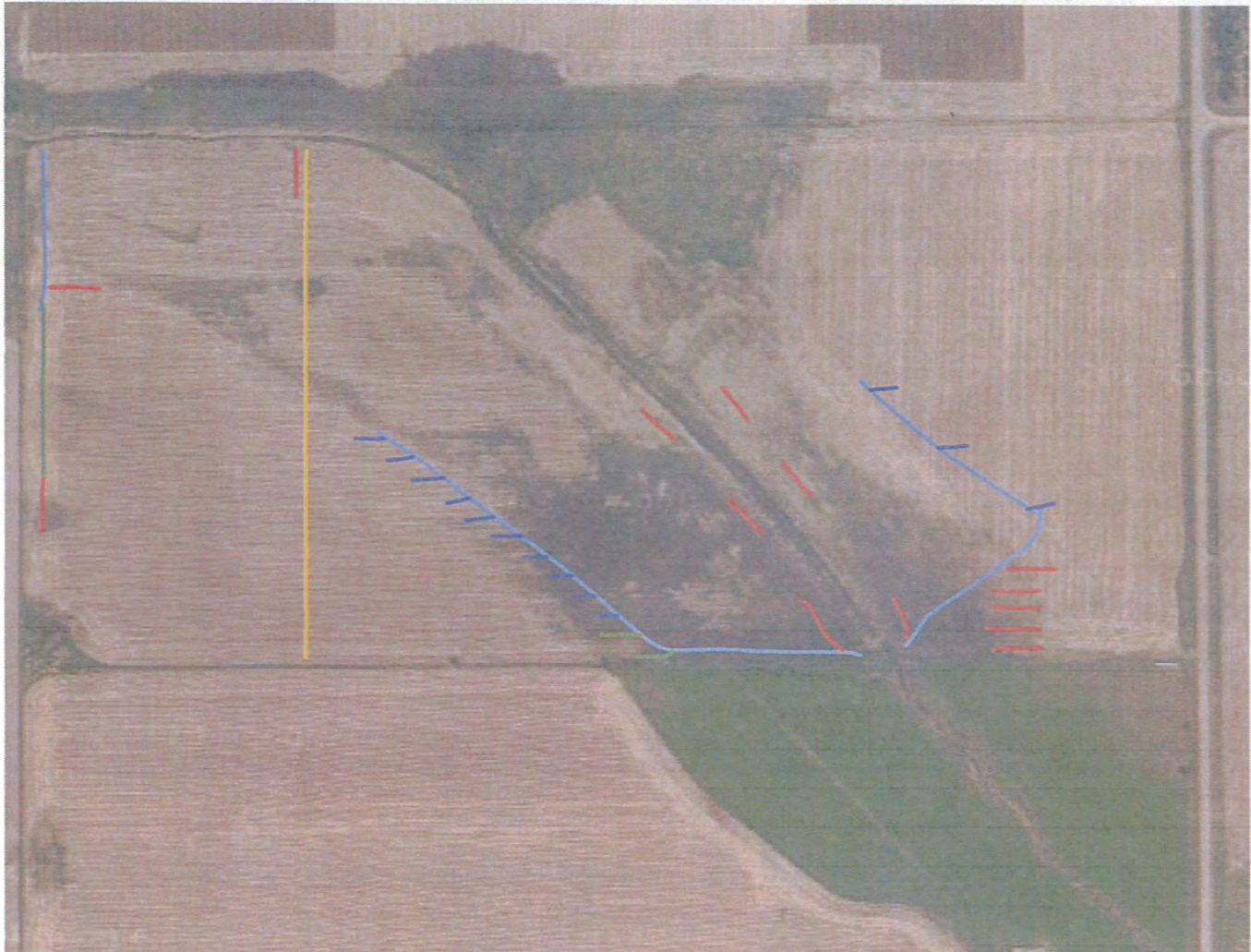
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H&F Precision Drainage, LLC

Heron Lake, MN
Ryan Haberman • 507.822.0250
Bryan Freiking • 507.360.9386

- GPS grade control
- GPS mapping
- Tile Repair
- No job too small!

N 1/2 SW 1/4



Client: RILEY, JAMES
Farm: SEC 7 SIOUX VALLEY TWP
Field: N 1/2 SW 1/4
Name: SPRING 2016
Date: 8/5/2016



5" TILE	747.19 ft
6" NP TILE	2650.56 ft
6" TILE	611.09 ft
GAS LINE	1250.81 ft
TILE BLOCK	1606.19 ft



United States Department of Agriculture

November 25, 2016

James Matt Riley Estate
c/o Matthew L Mitton
170 S Main Street, Ste #1500
Salt lake City, UT 84101

RE: Certified Wetland Determination in response to Wetland Mitigation Agreement

Dear James Matt Riley Estate:

The Natural Resources Conservation Service (NRCS) received an FSA-569 NRCS Report of HELC and WC Compliance (HELC/WC) from the Farm Service Agency (FSA) on May 20th, 2015 for **Tract 10926 (Sioux Valley-7) in Jackson County**. As a result of the compliance investigation sites 1A, 1B, and 2A, were certified as Converted Wetlands 2014 (CW+2014) on November 18th, 2015. This determination reached finality on December 15th, 2015. On June 22nd, 2016 you signed a Wetland Restoration Agreement stipulating the conditions, which must be created and maintained in order to restore the impacted wetlands. As a result of that mitigation agreement, NRCS is issuing a Certified Wetland Determination, indicating that the sites have been restored to its pre-conversion conditions.

These areas, as identified on the enclosed NRCS-CPA-026 form and map, have been restored to the pre-conversion conditions and are determined as Wetlands (W).

This Preliminary Technical Determination will become a Final Technical Determination in accordance with regulatory requirements *Title 7 Code of Federal Regulations (C.F.R.) Part 614.8(a)(1)*. **NRCS has determined that the determination(s) presented here are not appealable.** You may seek a review of this determination by filing a written request with the National Appeals Division (NAD) no later than 30 calendar days after the date you receive this notice in accordance with the NRCS appeal procedures found at 7 C.F.R. Part 614 and the NAD appeal procedures found at 7 C.F.R. Part 11. If you believe this issue is appealable, you must write to the NAD director at the address given and explain why you believe this determination is appealable. Please provide NRCS a copy of this request.

National Appeals Division (NAD)
3101 Park Center Drive, Suite 1100
Alexandria, VA 22302

This certified wetland determination/delineation has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of the Corps of Engineers' (COE's) Clean Water Act jurisdiction for this site. If you intend to conduct any activity that constitutes a discharge of dredged or fill material into wetlands or other waters, you should request a jurisdictional determination from the local office of the COE prior to starting the work. Other federal, state or local permits or restrictions may apply to activities impacting wetlands. Contact the US Fish and Wildlife Service for information concerning conservation easements. Contact the Local Governmental Unit (LGU) for State Wetland Conservation Act permits, and Minnesota Department of Natural Resources for protected water permits prior to initiating wetland activities. The producer can contact these agencies using the "Minnesota Joint Project Notification Form" available from the LGU.

If you have questions concerning this notification, please contact **Christina Ripplinger, Wetland Specialist**, at (507) 537-0541 Ext. 111.

Sincerely,

Jason Bladow, Area Biologist
USDA-NRCS

cc: Jackson County Executive Director, Farm Services Agency
Jackson County District Conservationist, Natural Resources Conservation Service

Natural Resources Conservation Service
800 East Main Street – Suite 400, Marshall, MN 56258
Voice 507-537-0541 Fax 855-843-6841
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Minnesota
 Jackson
 Report ID: FSA-156EZ

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

FARM: 7772
 Prepared: 1/23/17 9:47 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: JAMES MATT RILEY ESTATE
 Farm Identifier:
 Recon Number:

Farms Associated with Operator:
 None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
78.79	75.86	75.86	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	75.86	0.0	0.0	0.0			

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

Tract Number: 10926 Description: N2SW77/SIOUX VALLEY

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
78.79	75.86	75.86	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	75.86	0.0	0.0	0.0	

Owners: JAMES MATT RILEY ESTATE

Other Producers: None

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Jackson County, Minnesota

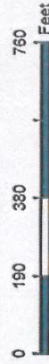
Farm 7772

Tract 10926



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

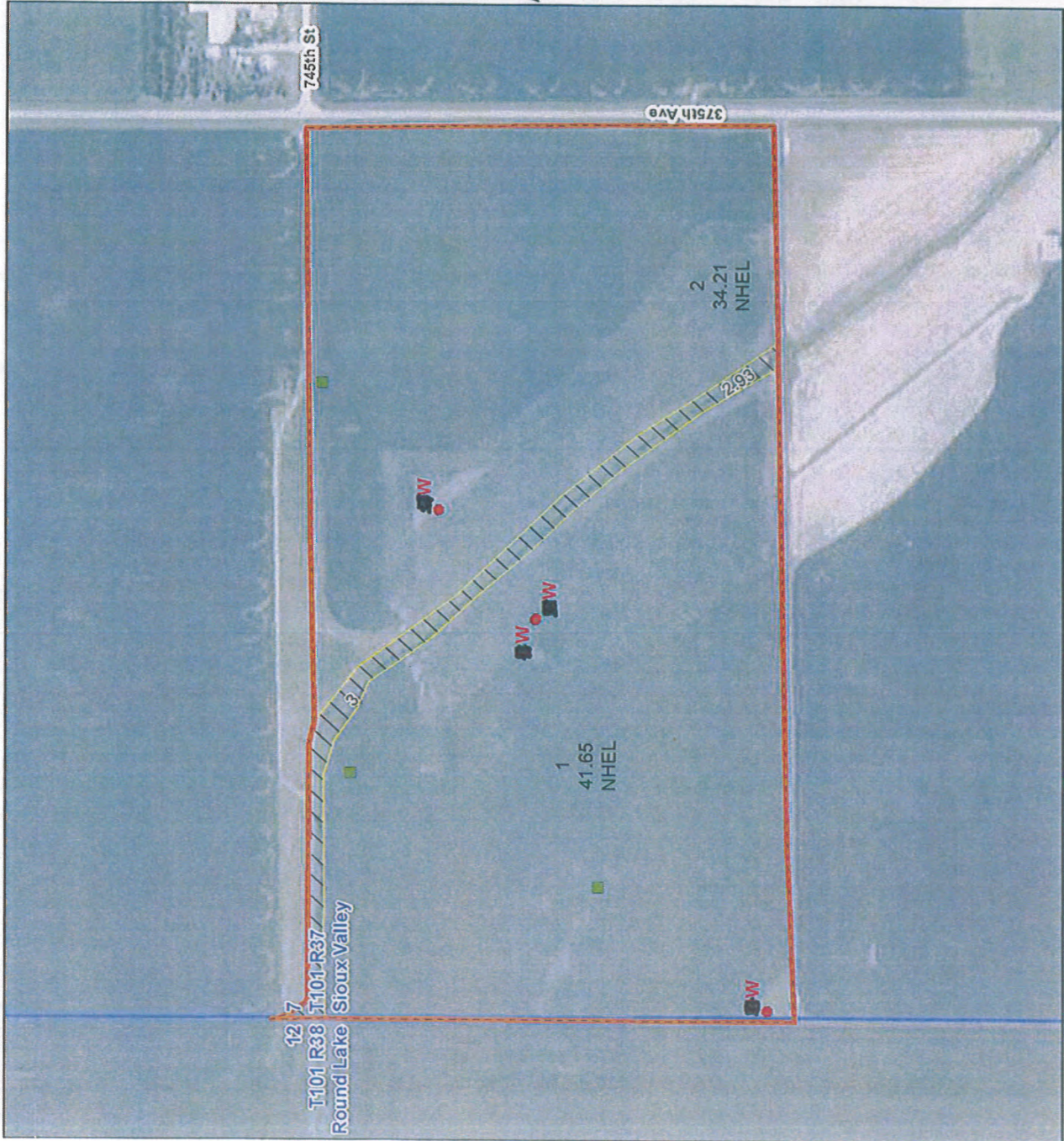
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 75.86 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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Summary

Parcel ID 170070400
Property Address
Sec/Twp/Rng 07-101-037
Brief Tax Description Sect-07 Twp-101 Range-037 80.03 AC N 1/2 SW 1/4
 (Note: Not to be used on legal documents)
Deeded Acres 80.03
Class 101 - (NON-HSTD) AGRICULTURAL
District (1701) SIOUX VALLEY/2895
School District 2895
Creation Date 07/10/1989

Owners

Primary Taxpayer
 James M Riley
 1541 East Spring Ln
 Salt Lake City, UT 84117

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	72.94	0	0	0	76.030	AC
2	DITCH EXEMPT	0	0	0	0	3.000	AC
3	ROAD ACRES	0	0	0	0	1.000	AC
Total						80.030	

Valuation

	2016 Assessment	2015 Assessment	2014 Assessment	2013 Assessment	2012 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$507,700	\$507,700	\$523,200	\$550,700	\$393,400
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$507,700	\$507,700	\$523,200	\$550,700	\$393,400

Value Notice

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

Taxation

	2016 Payable	2015 Payable	2014 Payable	2013 Payable
Total Estimated Market Value	\$507,700	\$523,200	\$550,700	\$393,400
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0

<https://beacon.schneidercorp.com/Application.aspx?AppID=332&LayerID=3724&PageTy...> 1/20/2017

	2016 Payable	2015 Payable	2014 Payable	2013 Payable
= Taxable Market Value	\$507,700	\$523,200	\$550,700	\$393,400
Net Taxes Payable	\$2,763.50	\$2,711.50	\$2,587.50	\$2,405.50
+ Special Assessments	\$62.50	\$62.50	\$62.50	\$562.50
= Total Taxes Payable	\$2,826.00	\$2,774.00	\$2,650.00	\$2,968.00

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	2,826.00	Pay full amount by:	<input type="button" value="Credit Card"/>
Half Installment	1,413.00	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"/>

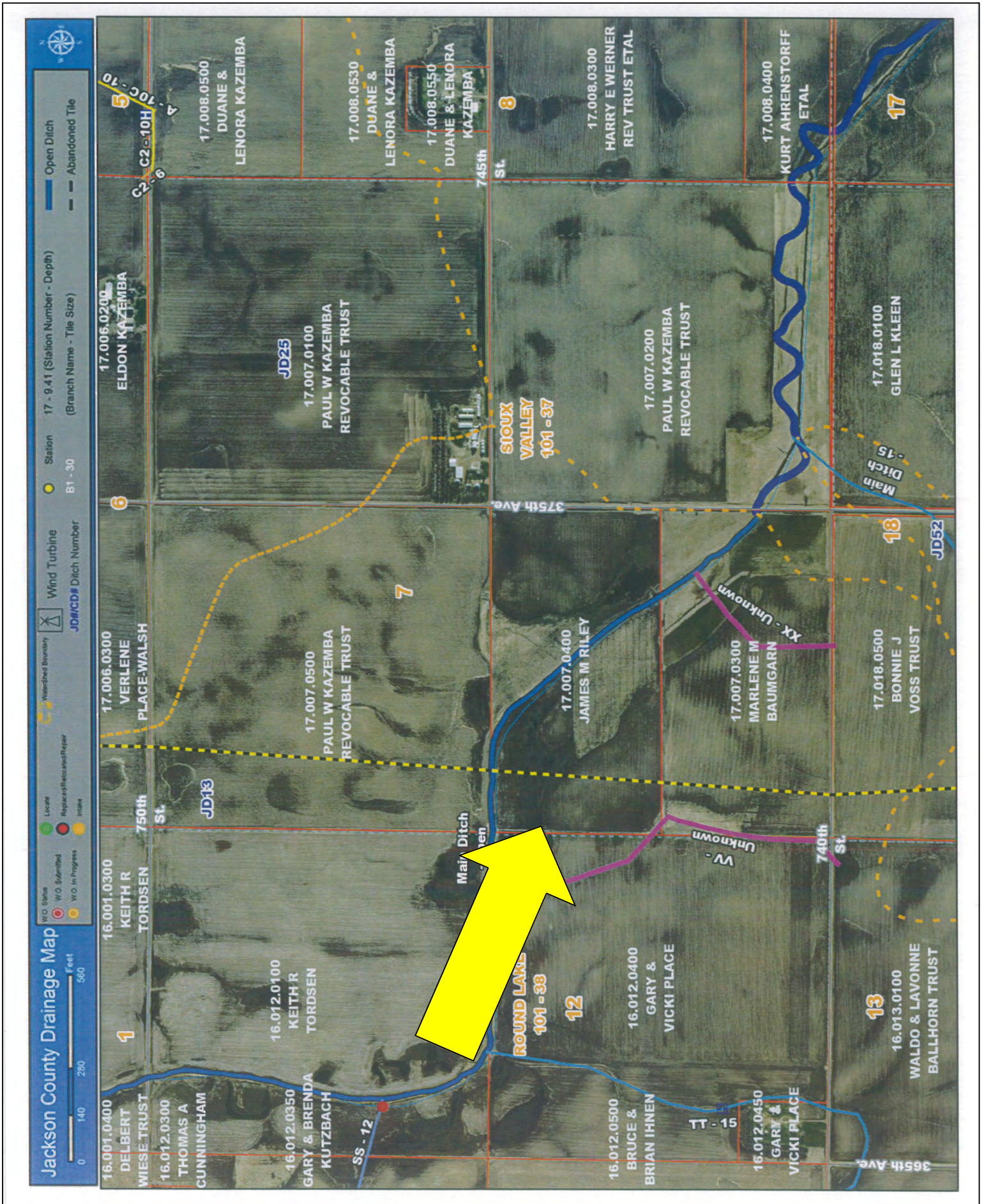
Notice: This indicates the current year's tax amount for this property. This does not reflect whether or not taxes have been paid for this property.

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
222366	11/3/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,413.00)
209353	4/12/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,413.00)
204658	11/2/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,387.00)
192557	4/27/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,387.00)
174321	4/14/2014	2014	\$0.00	\$0.00	\$0.00	(\$2,650.00)
169753	11/5/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,484.00)
158435	5/6/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,484.00)
151844	10/29/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,200.00)
146953	5/16/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,200.00)
134392	11/3/2011	2011	\$0.00	\$0.00	\$0.00	(\$1,075.00)
122401	5/2/2011	2011	\$0.00	\$0.00	\$0.00	(\$1,075.00)

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

<https://beacon.schneidercorp.com/Application.aspx?AppID=332&LayerID=3724&PageTy...> 1/20/2017



All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.
 Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.
 Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.



Land & Farm Services Unlimited, LLC
 & Dan Pike Auction Company, LLC
 410 Springfield Parkway
 Jackson, MN 56143
 507-847-3468 or 888-847-3486 (Toll Free)
www.danpikeauction.com

Our Auction Services

PROFESSIONAL AUCTION SERVICES FOR THE FOLLOWING TYPES OF AUCTIONS INCLUDING:

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



What sets us apart?

- Experienced staff of auctioneers with over 100 years of combined auction experience.
- Experienced support & clerking staff using computerized clerking technology to settle out sales.
- Experienced auction management staff to handle all of the details that go into a successful auction.



Dan Pike Auction Company Quality Auction Equipment

1. Office headquarters to handle all of the pre-sale details that go into a successful auction.
2. Fully enclosed and self contained modern mobile office clerking and support trailers.
3. Computerized clerking systems.
4. Sound systems that can handle any type of sound requirements for any auction.
5. Enclosed auction pickup toppers for handling the auctions in the most professional manner possible.
6. Sale racks and other auction equipment.
7. Computerized world wide internet web page access.



What you need to consider to assure a successful auction:

1. By contacting Dan Pike Auction Company about your auction, you are taking the first step to a very successful sale. They can offer you one of the most professional auction services available in the upper Midwest. Dan and his staff are happy to show you, at no obligation, how they can market your personal or real property and how an auction can work for you.
2. The listing of your auction is one of the most important steps for having a successful auction. Dan Pike Auction Company is very careful to see that all of the pertinent information regarding your items or property is correctly listed, so it is properly advertised.
3. It has been proven time and again that a good well planned advertising program is a key factor in a successful auction. Dan Pike and the auction staff have the every day working experience to see that your advertising is done correctly and affectively. They will make use of newspaper, internet, radio, TV and specific direct mail mailing lists to make sure all the bases are covered for your sale. They do all of the work and you can rest assured they are doing it with your best interests at heart.
4. Whether your sale is large or small, one very important part of the auction is preparing the items to be sold. This will involve many different tasks, the Dan Pike Auction Company will be happy to assist you with this important phase.
5. Something any auctioneer or auction company will agree upon is that the main objective of any auction is to market your items for the highest price possible. Something you should consider in selecting an auction company is that you will never get a second chance to hold an auction of your property. Therefore, it is vital that you do it right, by choosing a company that has the proven track record for successful auctions. That company is the Dan Pike Auction Company.

Our Real Estate Services

PROFESSIONAL REAL ESTATE SERVICES FOR THE FOLLOWING TYPES OF PROPERTIES & TRANSACTIONS INCLUDING:



- FARMLAND
- ACREAGES
- COMMERCIAL
- INDUSTRIAL
- RECREATIONAL
- 1031 EXCHANGES

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

Our Agricultural Appraisal Services

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

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

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