



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

**Heirs of the Former
Walter & Margery Grant Estates
2 Parcels of Farmland with
200 Total Acres more or less
Amboy Township
Cottonwood County, MN.**

UPDATED - March 6, 2017 with Lease Information

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

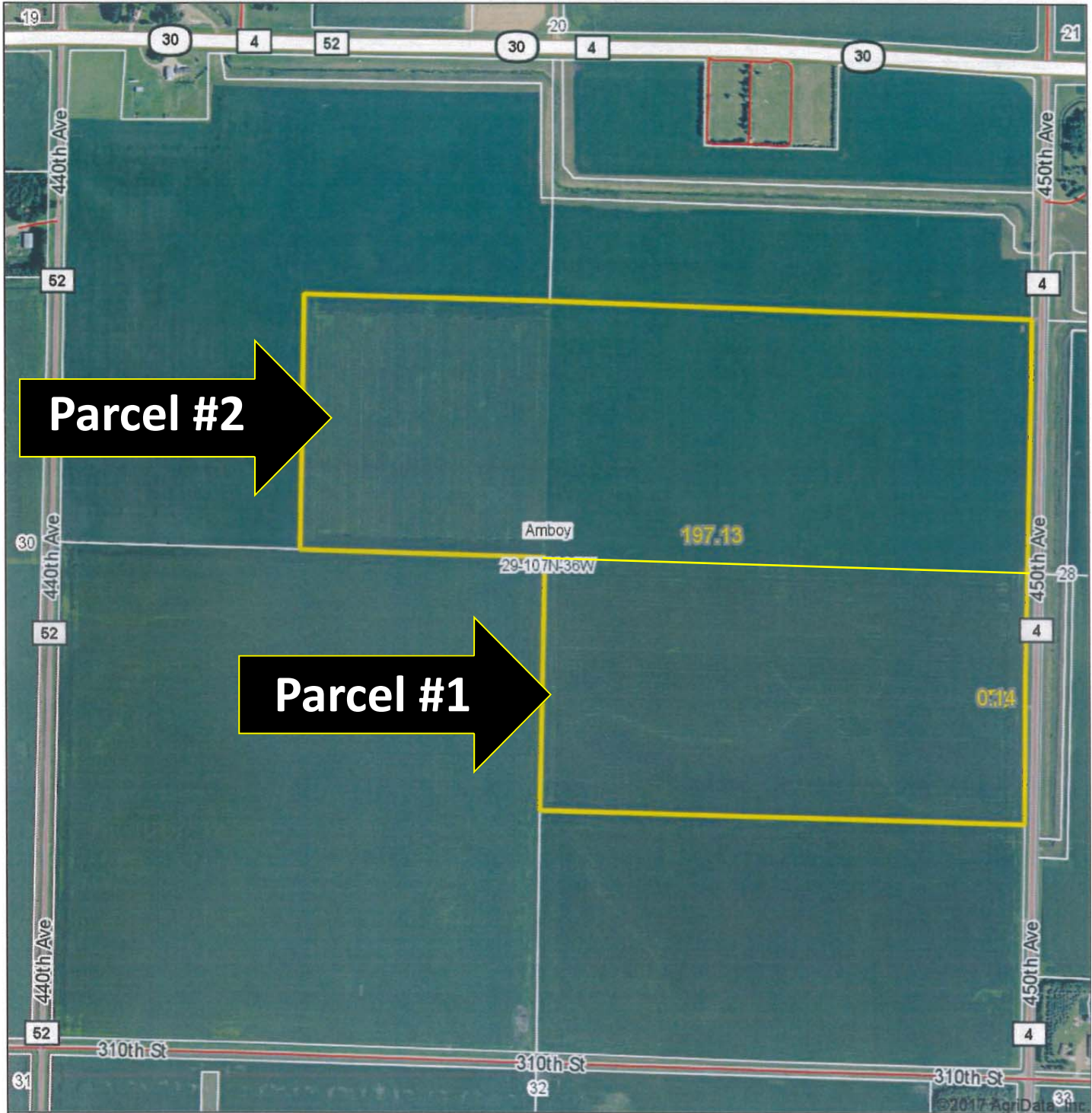
Serving Real Estate & Auction clients since 1975.

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.

Aerial Map



Parcel #2

Parcel #1



map center: 44° 2' 35.24, -95° 11' 24.53



29-107N-36W
Cottonwood County
Minnesota

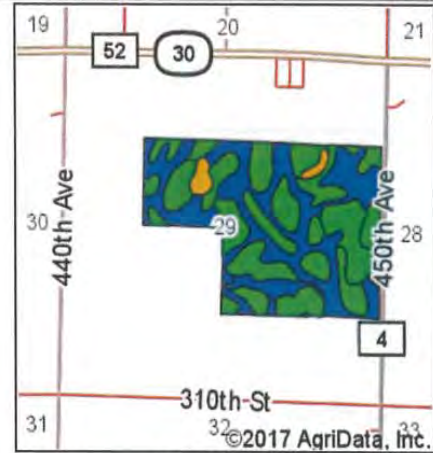


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Soils Map



State: **Minnesota**
 County: **Cottonwood**
 Location: **29-107N-36W**
 Township: **Amboy**
 Acres: **197.27**
 Date: **1/20/2017**



Soils data provided by USDA and NRCS.

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Area Symbol: MN033, Soil Area Version: 17

| 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 | 76.74 | 38.9% | | llw | 93 | | |
| L79B | Clarion loam, 2 to 6 percent slopes | 54.53 | 27.6% | | lle | 95 | | |
| L98A | Crippin-Nicollet complex, 1 to 3 percent slopes | 54.29 | 27.5% | | le | 100 | 184 | 55 |
| L104A | Jeffers-Canisteo complex, 0 to 2 percent slopes | 6.43 | 3.3% | | llw | 92 | 169 | 51 |
| L84A | Glencoe clay loam, 0 to 1 percent slopes | 3.46 | 1.8% | | lllw | 86 | | |
| L102C2 | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 1.82 | 0.9% | | llle | 87 | | |
| Weighted Average | | | | | | 95.3 | 56.1 | 16.8 |

Parcels #1 & #2 Combined

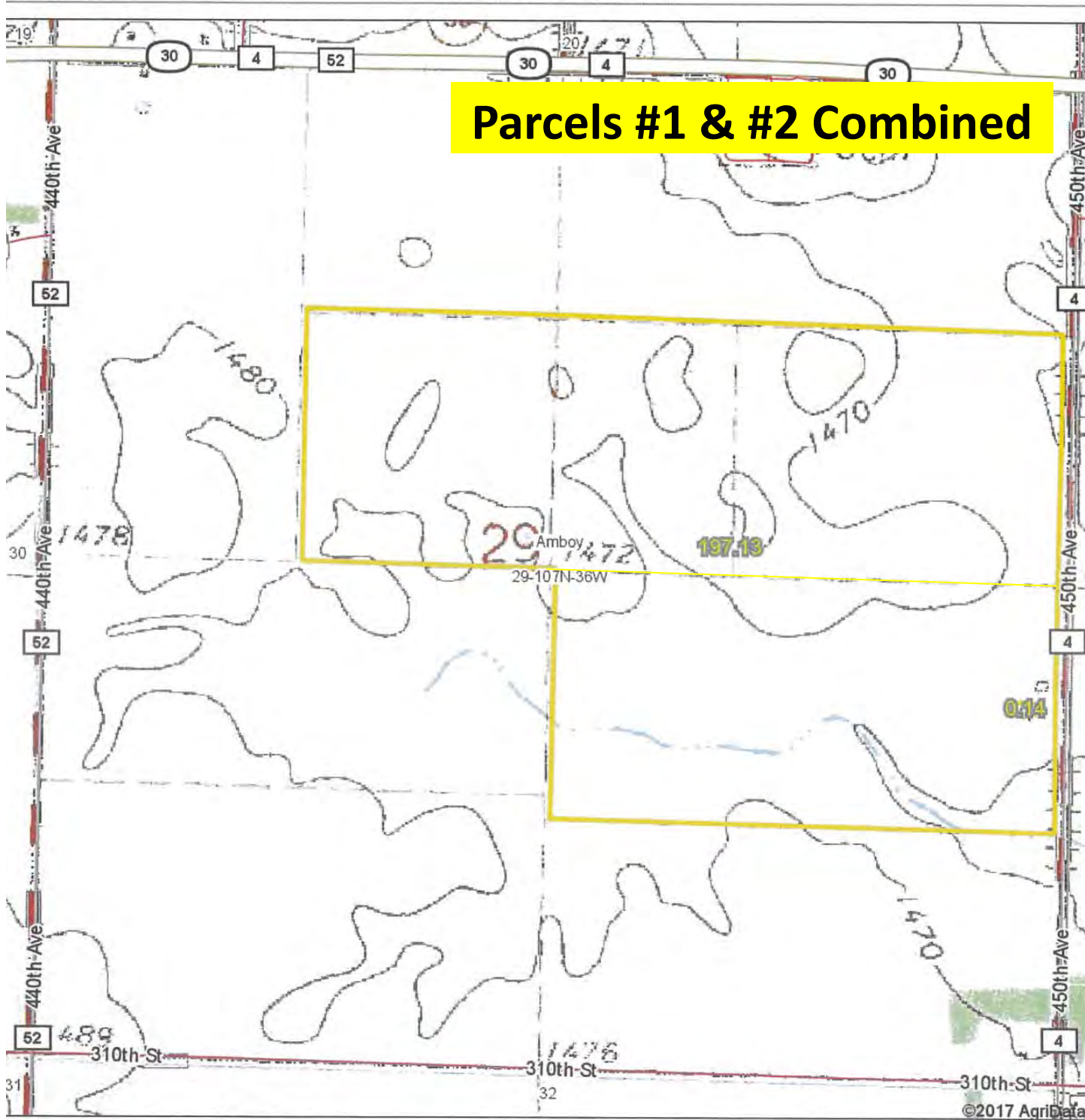
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Topography Map

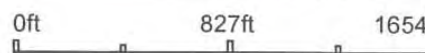
Parcels #1 & #2 Combined



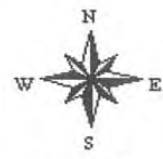
LAND SERVICES UNLIMITED
AG & COMMERCIAL REAL ESTATE
AG APPRAISALS

DAN PIKE
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

map center: 44° 2' 35.24, -95° 11' 24.53



29-107N-36W
Cottonwood County
Minnesota



Maps Provided By:
surety
CUSTOMER OVER THE MAPPER
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1/20/2017

Field borders provided by Farm Service Agency as of 5/31/2009

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Cottonwood County, Minnesota

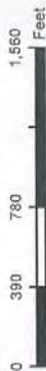
Farm 6600

Tract 9551

T107 R36 S29

2016 Program Year

Map Created May 15, 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

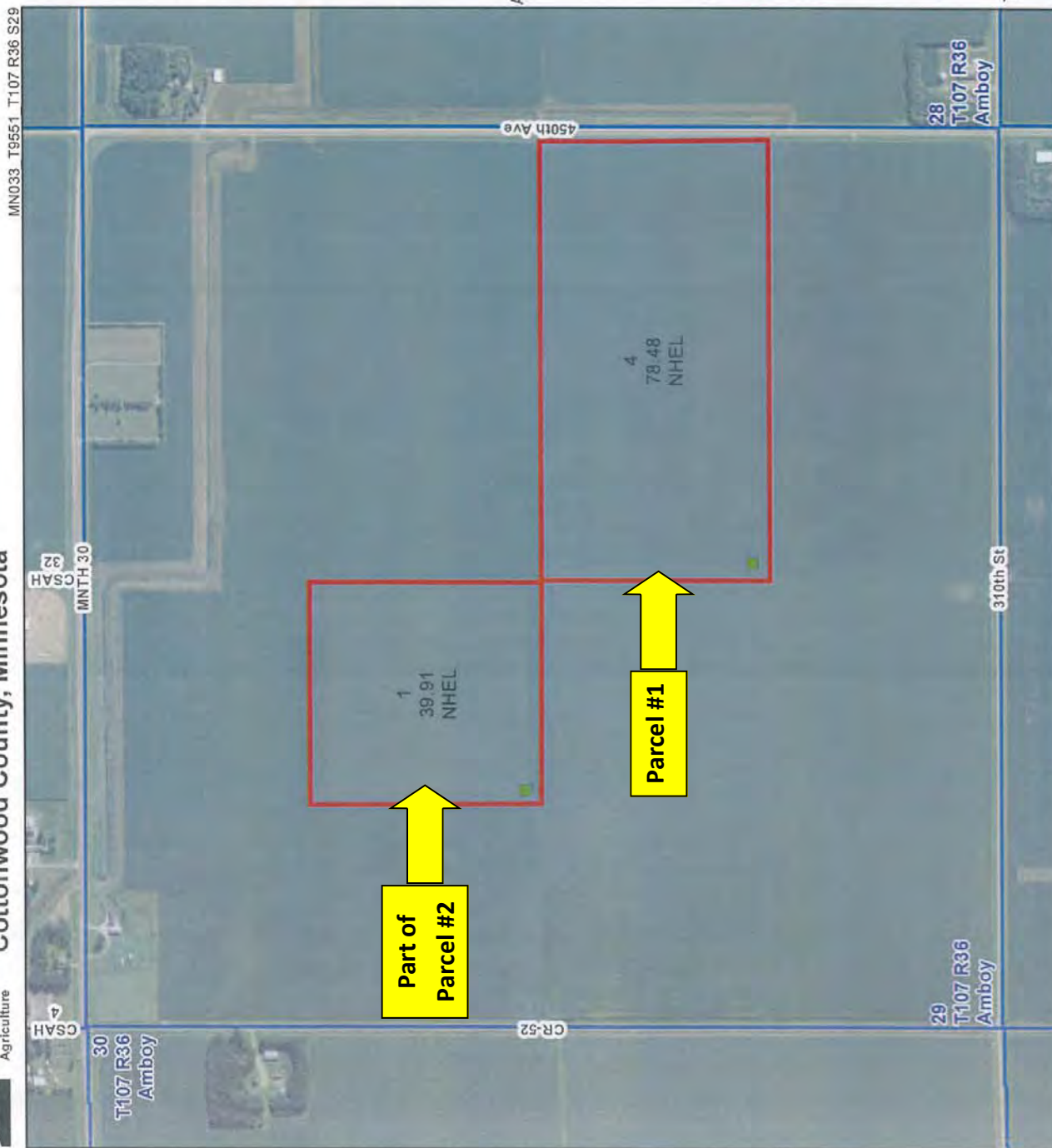
Common Land Unit

- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 118.39 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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Cottonwood County, Minnesota

Farm 6600

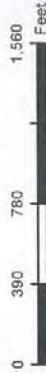
Tract 9550



T107 R36 S29

2016 Program Year

Map Created May 15, 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

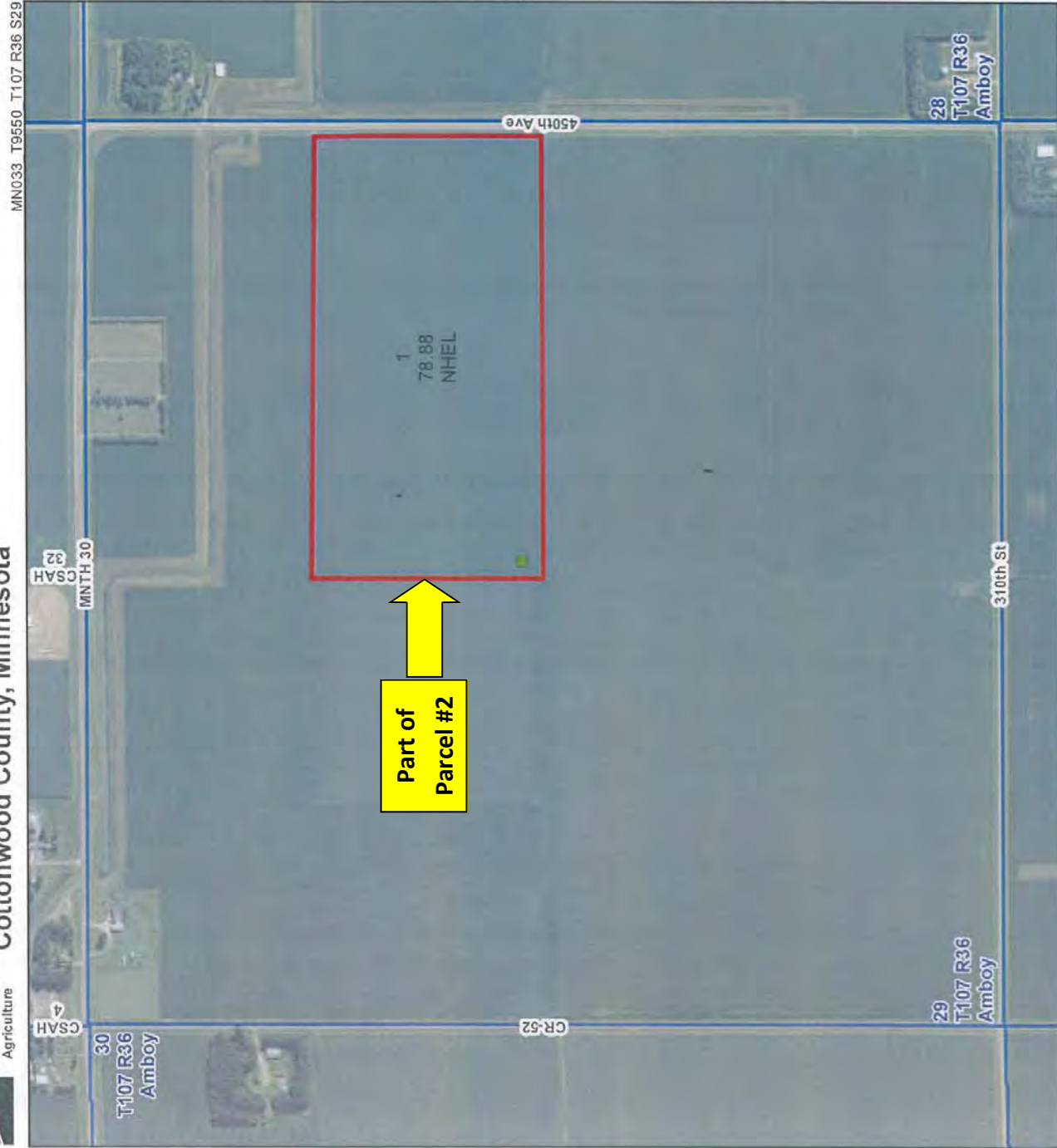
Common Land Unit

- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 78.88 acres



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Minnesota
Cottonwood

U.S. Department of Agriculture
Farm Service Agency

FARM: 6600
Prepared: 1/26/17 10:53 AM
Crop Year: 2017
Page: 1 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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

Operator Name Farm Identifier Recon Number

Farms Associated with Operator:

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|-------------|------------------|
| 197.27 | 197.27 | 197.27 | 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 | 197.27 | 0.0 | 0.0 | 0.0 | | | |

ARC/PLC

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

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------------|-----------|-----------------------|
| CORN | 98.5 | | 163 | 0.0 |
| SOYBEANS | 98.5 | | 43 | 0.0 |
| Total Base Acres: | 197.0 | | | |

Tract Number: 9550 Description: S2NE4 S29 107-36 AMB

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 |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 78.88 | 78.88 | 78.88 | 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 | 78.88 | 0.0 | 0.0 | 0.0 | |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------------|-----------|-----------------------|
| CORN | 39.39 | | 163 | 0.0 |
| SOYBEANS | 39.39 | | 43 | 0.0 |
| Total Base Acres: | 78.78 | | | |

Owners: DAVID GRANT

CHRISTINA GRANT

Other Producers: None

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Minnesota
Cottonwood

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

FARM: 6600
Prepared: 1/26/17 10:53 AM
Crop Year: 2017
Page: 2 of 2

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.

Tract Number: 9551 Description: SE4NW4;N2SE4 S29 107-36 AMB

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 |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 118.39 | 118.39 | 118.39 | 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 | 118.39 | 0.0 | 0.0 | 0.0 | |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------------|-----------|-----------------------|
| CORN | 59.11 | | 163 | 0.0 |
| SOYBEANS | 59.11 | | 43 | 0.0 |
| Total Base Acres: | 118.22 | | | |

Owners: DAVID GRANT
JANET G PRIESTLEY
WALTER MCCOY

BARBARA C MCCOY
CHRISTINA GRANT

Other Producers: None

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United States
Department of
Agriculture

Soil
Conservation
Service

RR 2 Box 123
Windom, MN 56101

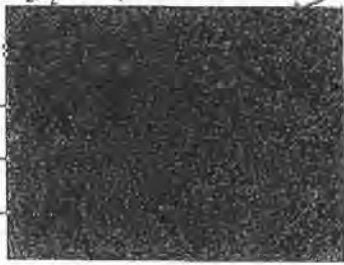
(507) 831-1153

ASCS

DATE:

4/16/90

FARM NO:



T9544

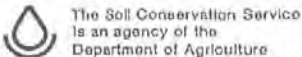
T9550

T9551

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

- NHEL: This field is not highly erodible.
- HEL: This field is a highly erodible field.
- NW: This field does not contain wetlands.
- W: This area is a wetland. You may not improve, tile, drain, or alter this wetland in order to grow an agricultural commodity. Cropping on dry years is permissible.
- FW: This is a farmable wetland. Maintenance of existing tile and cropping is permitted under the Food Security Act.
- PC: This field contains a wetland converted prior to December 23, 1985. Cropping, tile maintenance, and other tile improvements are allowed.
- CW: You have a wetland that was converted after December 23, 1985. To retain USDA eligibility you cannot plant an agricultural commodity on this site.
- Any future tiling on this cropland will not cause loss of USDA eligibility.
- You have the right to appeal any wetland or highly erodible determination to the SCS. All appeals should be made in writing within 45 days.
- Other:

Gary D. Moreau
Gary D. Moreau
District Conservationist



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

**HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION**

[Redacted Name and Address]

2/4/88
3. County
Cottonwood

4. Name of USDA Agency or Person Requesting Determination

5. [Redacted]

ASCS

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 |
|---|-------------------------------------|-------------------------------------|--------------|-------------|
| 7. Are there highly erodible soil map units on this farm? | <input checked="" type="checkbox"/> | <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. | | <input checked="" type="checkbox"/> | | |
| 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 |
|--|-------------------------------------|--------------------------|--------------|---------------------|
| List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 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. | | | | |

NON-EXEMPTED WETLANDS:

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: 2/16/88

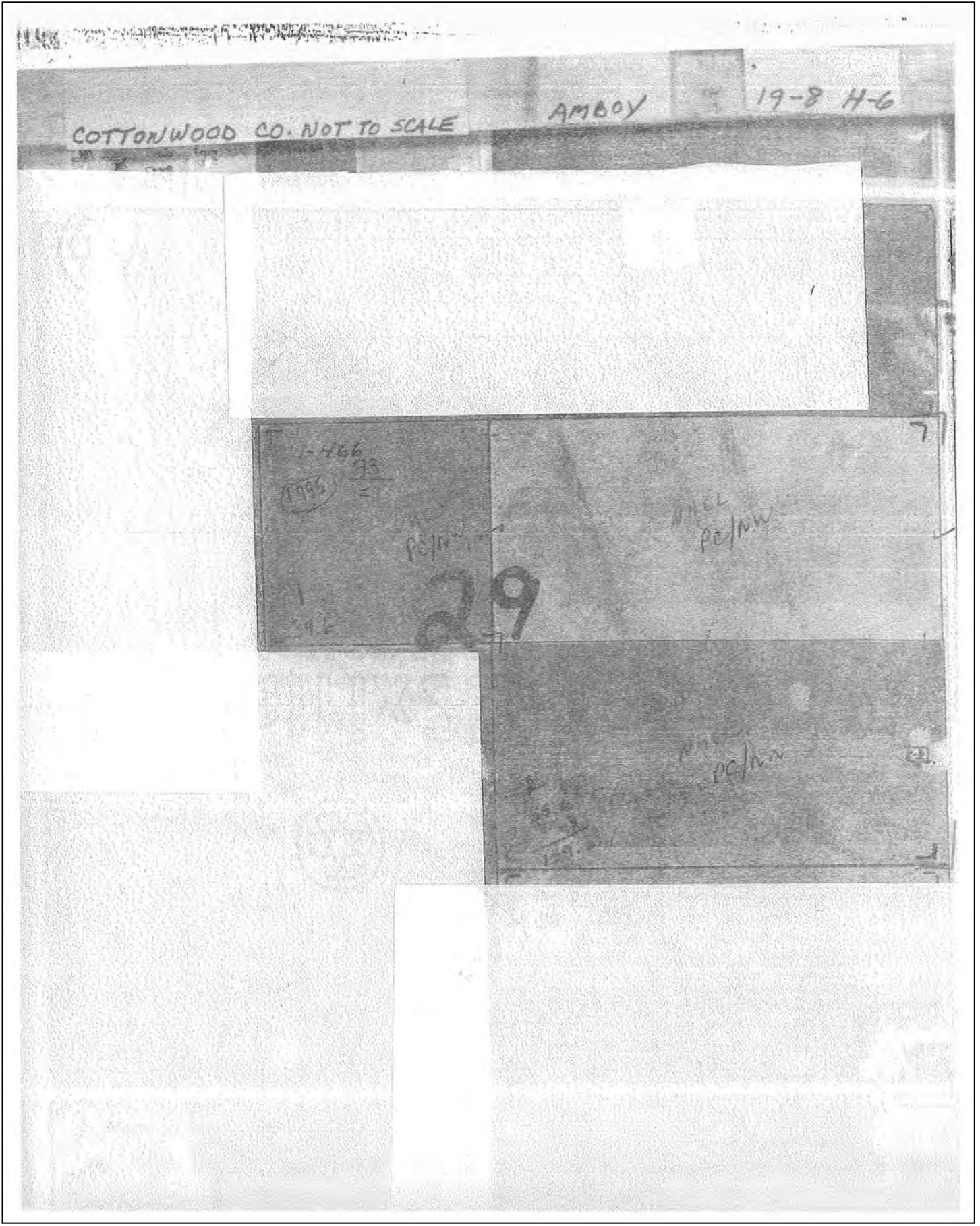
NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks

22. Signature of SCS District Conservationist
David D. Morrison

23. Date
4/16/88



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Summary

| | |
|-----------------------|--|
| Parcel ID | 010290300 |
| Property Address | |
| Sec/Twp/Rng | 29-107-36 |
| Lot/Block | N/A |
| Plat | |
| Brief Tax Description | SE1/4 NW 1/4, N1/2 SE1/4 120. (Note: Not to be used on legal documents) |
| Deeded Acres | 120.00 |
| CER | 78.79 |
| Class | AGRICULTURE |
| Homestead | NON HOMESTEAD |
| Twp/City | 1 |
| School District | 2884 |

Owner

Taxpayer
 Mccoy/Barbara-Walter/Tste/Etal
 1746 St Mary's St
 Falcon Heights MN 55113

Land

| Record # | Item | Description | Type | Units | Depth |
|----------|--------|-------------------|------|-------------|-------|
| 1 | 008000 | Public Road | 2a | 1.50 | |
| 1 | 008031 | Waste | 2a | .30 acre | |
| 1 | 999700 | Till + Road Acres | 2a | 119.70 acre | .00 |
| 1 | 999800 | Neg Road Acres | 2a | -1.50 acre | |

2016 Values for 2017 Taxes

| | Market | Taxable |
|--------------------|--------------------|--------------------|
| Land | \$1,031,800 | \$1,031,800 |
| Building | \$0 | \$0 |
| Machine | \$0 | \$0 |
| Exemptions | | |
| Total Value | \$1,031,800 | \$1,031,800 |

Valuation/Taxation

| Year | Est Market Value | TC Value | TC Rate | Credits | Abatements | Special Asmts | Net Tax |
|-------------------|------------------|----------|----------|---------|------------|---------------|---------|
| 2015 Payable 2016 | \$1,031,800 | 10,318 | 44.03700 | 0.00 | 0.00 | 63.60 | \$4,608 |
| 2014 Payable 2015 | \$1,228,300 | 12,283 | 36.41900 | 0.00 | 0.00 | 0.00 | \$4,474 |
| 2013 Payable 2014 | \$1,116,600 | 11,166 | 36.20800 | 0.00 | 0.00 | 0.00 | \$4,044 |
| 2012 Payable 2013 | \$770,100 | 7,701 | 47.89200 | 0.00 | 0.00 | 0.00 | \$3,688 |

<https://beacon.schneidercorp.com/Application.aspx?AppID=132&LayerID=1693&PageTy...> 1/13/2017

| Year | Est Market Value | TC Value | TC Rate | Credits | Abatements | Special Asmts | Net Tax |
|-------------------|------------------|----------|----------|---------|------------|---------------|---------|
| 2011 Payable 2012 | \$616,100 | 6,161 | 54.44400 | 0.00 | 0.00 | 0.00 | \$3,354 |

Current Taxes

| | |
|------------------|---------|
| Gross Tax | 4544.40 |
| Total Credit | 0.00 |
| Spec Asmt | 63.60 |
| Net Tax Due | 4608.00 |
| Adjusted Tax | 0.00 |
| Adjusted S.A. | 0.00 |
| Adjusted Net Due | 4608.00 |
| Total Receipts | 4608.00 |
| Remain Due | 0.00 |


Taxes Paid

| Batch Date | Paid By | Validation # | Total Amount |
|------------|------------------------------|--------------|--------------|
| 11/03/2016 | MCCOY/BARBARA-WALTER/TSTE/ET | 113 | \$2,272.20 |
| 5/12/2016 | MCCOY/BARBARA-WALTER/TSTE/ET | 50 | \$2,272.20 |

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

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Last Data Upload: 1/7/2017 7:57:29 PM

 Developed by
Schneider The Schneider Corporation



Summary

Parcel ID 010290200
 Property Address
 Sec/Twp/Rng 29-107-36
 Lot/Block N/A
 Plat
 Brief Tax Description 51/2 NE1/4 80.
 (Note: Not to be used on legal documents)
 Deeded Acres 80.00
 CER 78.68
 Class AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 1
 School District 2884

Owner

Taxpayer
 Mccoy/Barbara-Walter/Tste/Etal
 1746 St Mary's St
 Falcon Heights MN 55113

Land

| Record # | Item | Description | Type | Units | Depth |
|----------|--------|-------------------|------|------------|-------|
| 1 | 008000 | Public Road | 2a | 1.50 | |
| 1 | 999700 | Till + Road Acres | 2a | 80.00 acre | .00 |
| 1 | 999800 | Neg Road Acres | 2a | -1.50 acre | |

Sales

| Buyer | Seller | Transaction | Sale Descr | Multi Parcel | Purchase Price | Adj Sale Price | Sale Date | Auditor Date |
|--------------------|--------------------|---------------|----------------------------------|---------------|----------------|----------------|-----------|--------------|
| MCCOY/BARBARA/JANE | GRANT/CHARLES & LY | WARRANTY DEED | RELATIVE SALE - RELATED BUSINESS | Single Parcel | \$230,783 | \$230,783 | 6/2011 | 7/05/2011 |
| GRANT/CHARLES & LY | GRANT/DAVID | WARRANTY DEED | PARTIAL INTEREST SALE | Single Parcel | \$96,500 | \$96,500 | 6/2011 | 7/05/2011 |
| GRANT/CHARLES & LY | RONALD GRANT ESTAT | PROBATE | PARTIAL INTEREST SALE | Single Parcel | \$96,500 | \$96,500 | 6/2011 | 7/05/2011 |

2016 Values for 2017 Taxes

| | Market | Taxable |
|----------|-----------|-----------|
| Land | \$687,100 | \$687,100 |
| Building | \$0 | \$0 |
| Machine | \$0 | \$0 |

<https://beacon.schneidercorp.com/Application.aspx?AppID=132&LayerID=1693&PageTy...> 1/13/2017

| Exemptions | Market | Taxable |
|-------------|-----------|-----------|
| Total Value | \$687,100 | \$687,100 |

Valuation/Taxation

| Year | Est Market Value | TC Value | TC Rate | Credits | Abatements | Special Asmts | Net Tax |
|-------------------|------------------|----------|----------|---------|------------|---------------|---------|
| 2015 Payable 2016 | \$687,100 | 6,871 | 44.03700 | 0.00 | 0.00 | 25.90 | \$3,052 |
| 2014 Payable 2015 | \$818,000 | 8,180 | 36.41900 | 0.00 | 0.00 | 0.00 | \$2,980 |
| 2013 Payable 2014 | \$743,600 | 7,436 | 36.20800 | 0.00 | 0.00 | 0.00 | \$2,692 |
| 2012 Payable 2013 | \$512,800 | 5,128 | 47.89200 | 0.00 | 0.00 | 0.00 | \$2,456 |
| 2011 Payable 2012 | \$410,300 | 4,103 | 54.44400 | 0.00 | 0.00 | 0.00 | \$2,234 |

Current Taxes

| | |
|------------------|---------|
| Gross Tax | 3026.10 |
| Total Credit | 0.00 |
| Spec Asmt | 25.90 |
| Net Tax Due | 3052.00 |
| Adjusted Tax | 0.00 |
| Adjusted S.A. | 0.00 |
| Adjusted Net Due | 3052.00 |
| Total Receipts | 3052.00 |
| Remain Due | 0.00 |

Taxes Paid

| Batch Date | Paid By | Validation # | Total Amount |
|------------|-------------------------------|--------------|--------------|
| 11/03/2016 | MCCOY/BARBARA-WALTER/TSSTE/ET | 113 | \$1,513.05 |
| 5/18/2016 | MCCOY/BARBARA-WALTER/TSSTE/ET | 110 | \$1,574.09 |

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

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Last Data Upload: 1/7/2017 7:57:29 PM

 Developed by
Schneider The Schneider Corporation



APH Database Form

This is a confirmation of the actual production history reported for this crop
This form is not to be used as a reporting form.

| Insured's Name CHARLES GRANT | | | | | Agency and Agent Name AGSTAR FINANCIAL SERVICES - WORTHINGTON (2707) JOSHUA SWANSON (6940) | | | | | | |
|--|------------------|---|-------|---------------------------|---|------------------|---|-------|--------------------------------|--|--------------------|
| County: Cottonwood (033) Crop: Soybeans (0081) | | | | | County: Cottonwood (033) Crop: Corn (0041) | | | | | | |
| Plan: RP (02) Unit: 0001-0003 EU | | | | | Plan: RP (02) Unit: 0001-0003 EU | | | | | | |
| Type: COMM (091) | | Practice: NON IRR (003) | | | Share: 100% | | Type: GSG (016) | | Practice: NON IRR (003) | | Share: 100% |
| Year | Total Production | Acres | Yield | Desc. (Adj. Yield) | Year | Total Production | Acres | Yield | Desc. (Adj. Yield) | | |
| 2007 | 3,367.0 | 78.3 | 43.0 | TA (48.0) | 2007 | 21,662.0 | 118.8 | 182.0 | TA (207.0) | | |
| 2008 | 5,141.0 | 118.8 | 43.0 | TA (47.0) | 2008 | 13,702.0 | 78.3 | 175.0 | TA (198.0) | | |
| 2009 | 3,672.0 | 78.3 | 47.0 | TA (51.0) | 2009 | 23,879.0 | 118.8 | 201.0 | TA (221.0) | | |
| 2010 | 5,432.0 | 118.8 | 48.0 | TA (49.0) | 2010 | 13,311.0 | 78.3 | 170.0 | TA (188.0) | | |
| 2011 | 4,418.0 | 78.9 | 56.0 | TA (59.0) | 2011 | 21,200.0 | 118.2 | 179.0 | TA (194.0) | | |
| 2012 | 5,525.0 | 118.2 | 47.0 | TA (49.0) | 2012 | 14,330.0 | 78.9 | 182.0 | TA (195.0) | | |
| 2013 | 3,608.0 | 78.9 | 46.0 | TA (48.0) | 2013 | 20,239.0 | 118.2 | 171.0 | TA (181.0) | | |
| 2014 | 6,308.0 | 118.4 | 53.0 | TA (54.0) | 2014 | 14,700.0 | 78.9 | 186.0 | TA (194.0) | | |
| 2015 | 4,245.0 | 78.9 | 54.0 | TA (55.0) | 2015 | 22,543.0 | 118.4 | 190.0 | TA (195.0) | | |
| 2016 | 6,824.0 | 118.4 | 58.0 | TA (58.0) | 2016 | 15,461.0 | 78.9 | 196.0 | TA (199.0) | | |
| # Trees / Vines: | | Prior Yield: 50.0 | | Yield Total: 493.0 | # Trees / Vines: | | Prior Yield: 194.0 | | Yield Total: 1,832.0 | | |
| T-Yield Map Area / Area Class.: - / - | | Prel. Yield: N/A | | Avg. Yield: 49.0 | T-Yield Map Area / Area Class.: - / - | | Prel. Yield: N/A | | Avg. Yield: 183.0 | | |
| | | Rate Yield: 49.0 | | App. Yield: 52.0 | | | Rate Yield: 183.0 | | App. Yield: 197.0 | | |
| Processor # / Name: | | T-Yield: 45.0 | | App. Yield Info: | Processor # / Name: | | T-Yield: 176.0 | | App. Yield Info: | | |
| | | Adj. Yield: 49.0 | | | | | Adj. Yield: 183.0 | | | | |
| <input type="checkbox"/> Inspection Required? | | <input type="checkbox"/> Field Review Required? | | Yield Indicator: | <input type="checkbox"/> Inspection Required? | | <input type="checkbox"/> Field Review Required? | | Yield Indicator: | | |
| Person(s) Sharing: | | | | | Person(s) Sharing: | | | | | | |
| Comments / Remarks / Other / Other Characteristics: | | | | | Comments / Remarks / Other / Other Characteristics: | | | | | | |
| Legal Desc.** | | FSA Farm / Tract / Field # | | Farm Name | Legal Desc.** | | FSA Farm / Tract / Field # | | Farm Name | | |
| (029) 107N-036W | | 6600 / 9551 / - | | | (029) 107N-036W | | 6600 / 9550 / - | | | | |

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.

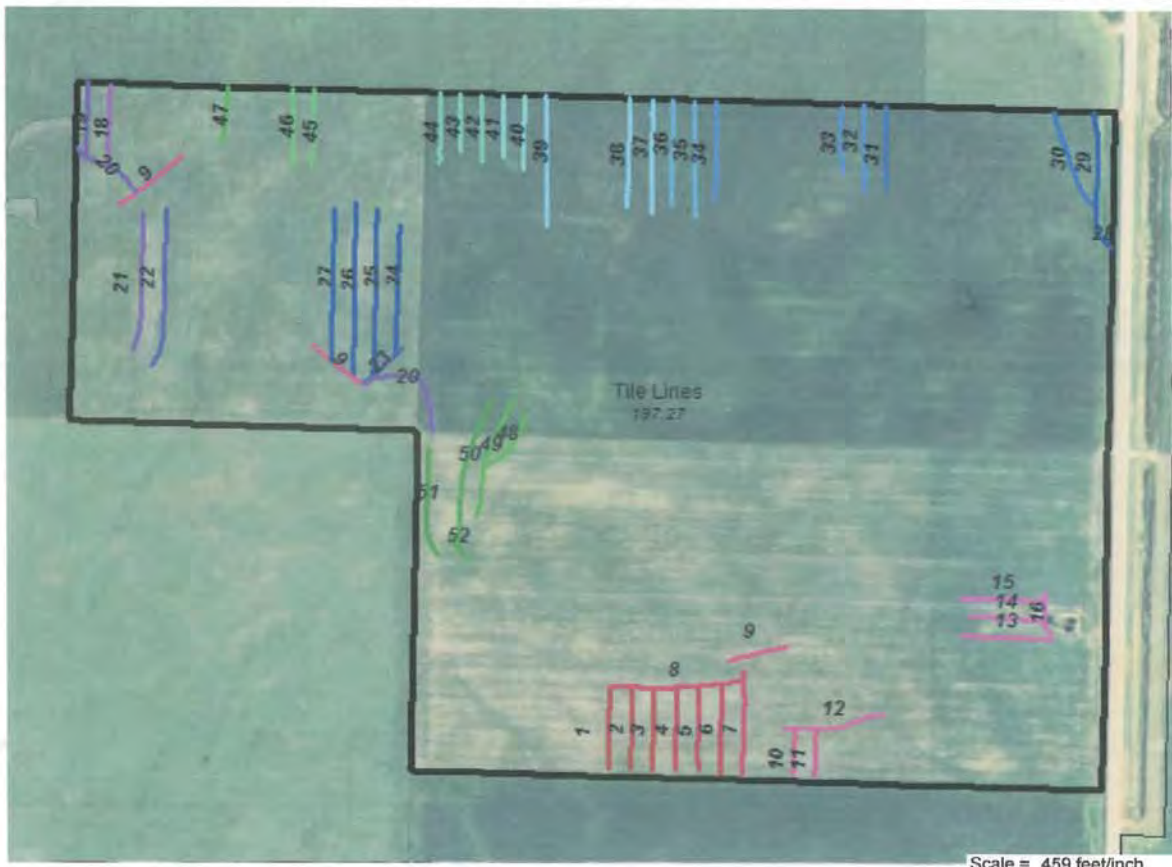
Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.

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



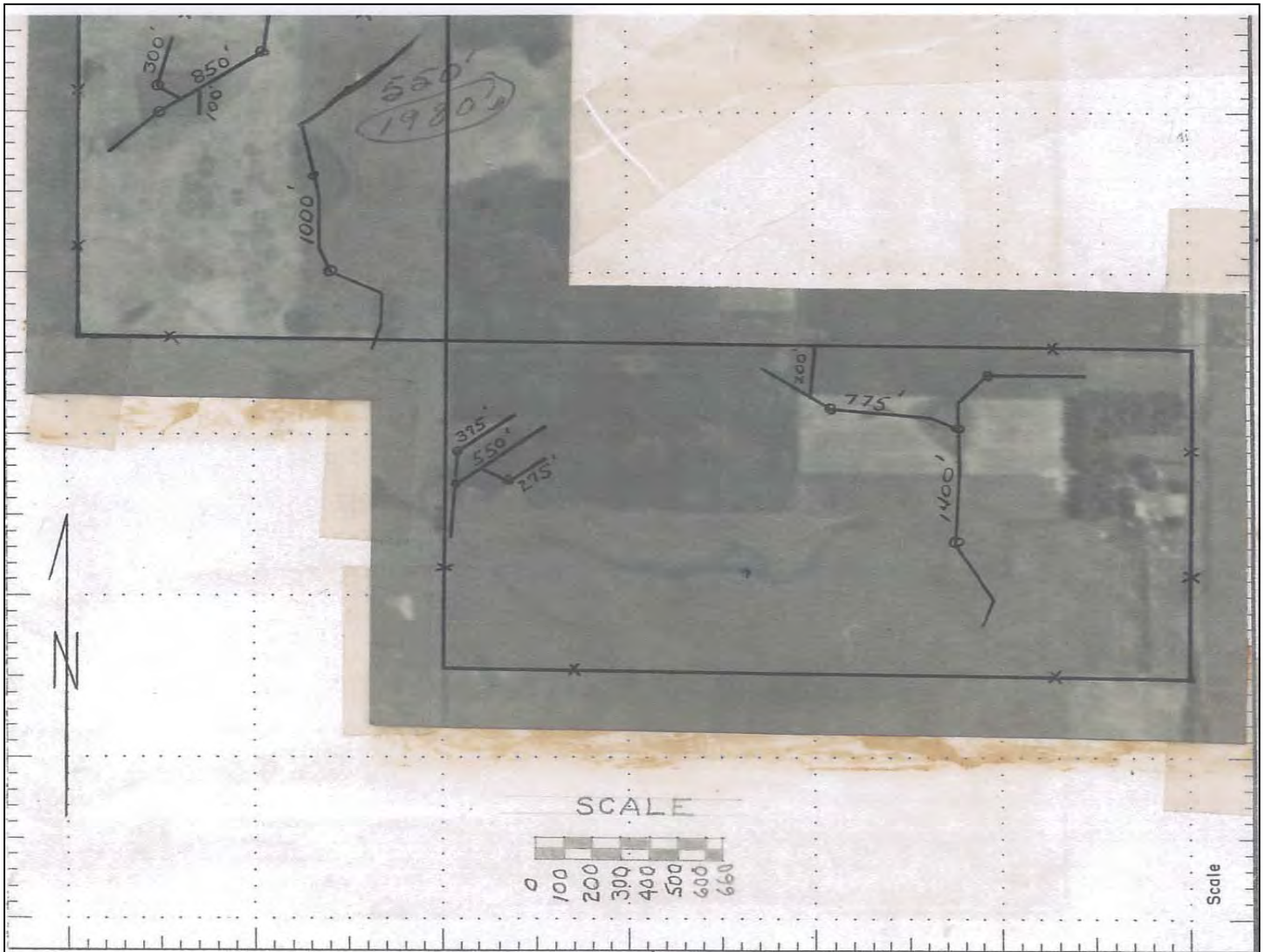
ID

| | |
|---|--|
| Prepared For: Farm: Amboy 29 Field: Tile Lines Crop Zone: Crop Year: | County: Cottonwood, MN Twp Rng Sec: Directions: Acres: 197.27 |
|---|--|



| | | |
|--|--|---|
| <h3>Layer Summary</h3> <p>Layer: Tile Lines Attribute: ID</p> <p>Records: 54 Average: 26 Weighted Average: 26 Minimum: 1 Maximum: 52</p> | | <p>ID (none)</p> <p>1 14 27 39 52</p> |
|--|--|---|

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— LEGEND —

| | |
|------------------------|----------------|
| Farm Boundary | — — — — — |
| Permanent Fence | — x — x — x — |
| Existing Tile Line | — o — o — o — |
| Proposed Tile Line | — o — o — o — |
| New Tile Installed | — o — o — o — |
| Existing Deep Ditch | — :: — :: — :: |
| Proposed Deep Ditch | — :: — :: — :: |
| Existing Shallow Ditch | — > — > — > — |
| Proposed Shallow Ditch | — > — > — > — |

SECTION 29
 TOWNSHIP Amboy 107N RANGE 36 W
 COUNTY Cottonwood STATE Minnesota
 COOPERATOR Walter Grant
 COOPERATING WITH Cottonwood County SCD
 SURVEYED BY Vernon D. Axmark

CONSTRUCTION REPORT

Date Installed May 1953
 Contractor George Courts
 Staked By Vernon D. Axmark
 Amount of Tile Installed 5825

Remarks:

Vernon D. Axmark
 SIGNATURE

DATE

TILE DRAINAGE PLAN

U. S. DEPARTMENT OF AGRICULTURE
 SOIL CONSERVATION SERVICE
 ROBERT M. SALTER, CHIEF

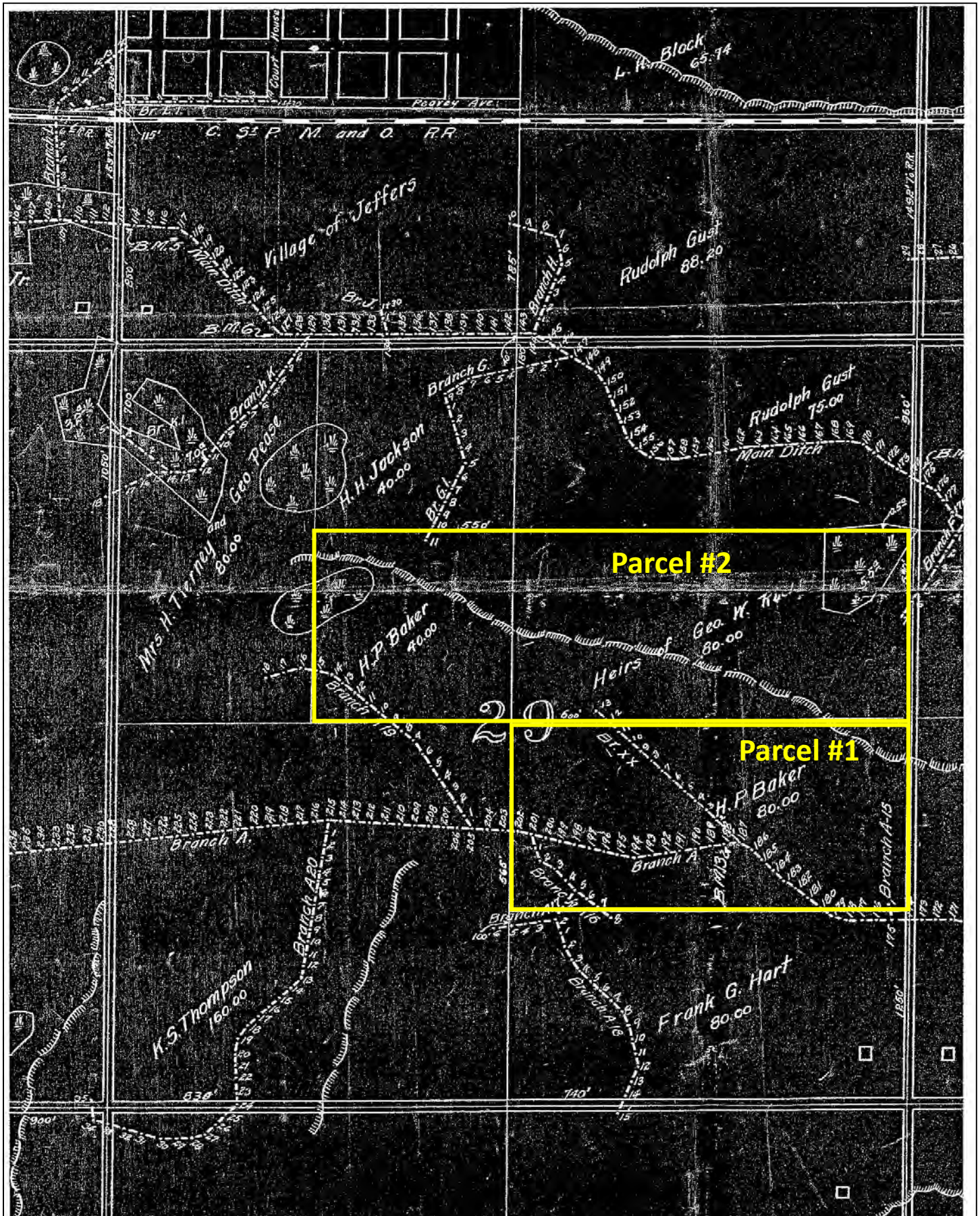
REFERENCE:

| | | | | |
|------------------------|------------|------------------------|----------------|----------------------------|
| CARTOGRAPHIC APPROVAL: | | TECHNICAL APPROVAL: | | |
| | | <u>Norman E. Boyce</u> | | |
| DESIGNED | DRAWN | CHECKED | DATE | DRAWING NO. |
| <u>VBA</u> | <u>VBA</u> | <u>VBA</u> | <u>4-15-54</u> | <u>3-N</u> |
| | | | | SHEET <u>1</u> OF <u>1</u> |

JOBS ONLY

Order blank form by Drawing No. 3-N-26888

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.
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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.

FARM LEASE

Dated: February 13, 2017

1. **LEASE/AGREEMENT.** This Lease/Agreement ("Lease") is made by and between Colleen Clarke, in her capacity as conservator of David Grant; Christina Grant; Janet Priestley; and Walter D. McCoy and Barbara C. McCoy, in their capacity as trustees of the Trust Agreement of Walter and Barbara McCoy, ("**Landlord**") and Charles Grant ("**Tenant**").
2. **LEASE PRIORITY.** This Lease supercedes and terminates all previous oral and written leases between Landlord and Tenant.
3. **REAL ESTATE LEASED.** Landlord does hereby lease and let unto Tenant and Tenant does hereby lease from Landlord the following-described real estate, which shall hereinafter be referred to as the "Leased Premises":

The SE¼ of the NW¼ and the North Half of the SE¼ of Section 29, Township 107 North, Range 36 West of the Fifth Principal Meridian, Cottonwood County, Minnesota; and

The South Half of the NE¼ of Section 29, Township 107 North, Range 36 West of the Fifth Principal Meridian, Cottonwood County, Minnesota.
4. **LEASE DURATION.** This is a fixed term Lease, which shall start on January 1, 2017, and shall terminate on December 31, 2017.

This Lease shall not automatically renew.
5. **RENT AMOUNT/PAYMENT TERMS.** Tenant shall pay Landlord rent in the following amounts and at the following times:

\$200.00 per tillable acre, which shall be due and payable on November 1, 2017.

6. **FALL TILLAGE DURING LAST YEAR OF LEASE.** Tenant is not responsible to perform tillage on the Leased Premises following the harvest of Tenant's crops.
7. **REMOVAL OF CROP RESIDUE.** Tenant shall not remove any corn straw, corn leaves, cornstalks, soybean straw, soybean leaves, soybean stalks, or straw and stalks from any other agricultural product from the Leased Premises. Landlord shall be the sole and exclusive owner of all stover.
8. **WEED CONTROL.** Tenant shall comply with all township, county, state and federal statutes, ordinances, laws and regulations, which govern destroying weeds on the Leased Premises. Tenant shall be responsible for all costs of labor and chemicals to destroy all weeds on the Leased Premises.
9. **APPLICATION OF INPUTS.** Tenant shall comply with all township, county, state, and federal statutes, ordinances, laws and regulations, which govern all activities related to the application of pesticides, herbicides, livestock manure, commercial fertilizers, and all other inputs. Tenant shall also follow all label directions in the handling and application of all chemicals used on the Leased Premises and follow all applicator's licensing requirements. Tenant shall also comply with all township, county, state and federal statutes, ordinances, laws and regulations pertaining to groundwater contamination, manure disposal and hazardous waste storage or disposal.
10. **STEWARDSHIP OF LAND.** Tenant shall do what is reasonably necessary to control soil erosion including, but not limited to, providing labor and farm equipment for the maintenance of existing water courses, waterways, ditches, drainage areas, terraces, and tile drains, and abstain from any practice which would cause damage to the Leased

Premises. Tenant's responsibility does not include major reconstruction of such improvements made necessary by normal wear and tear or other natural causes.

Tenant shall farm the Leased Premises in a steward-like manner using modern farming practices.

11. **REAL ESTATE TAXES.** Landlord shall be responsible to pay all the real estate taxes owed for the Leased Premises.
12. **MOWING DITCHES.** Tenant shall be responsible for all costs of labor and equipment to mow all ditches, which border the Leased Premises. Tenant shall comply with all federal, state, county and township laws, ordinances, rules and regulations, which pertain to mowing ditches.
13. **RESERVATION OF HUNTING RIGHTS.** Tenant as well as Tenant's invitees, employees, guests, and assigns, shall not have any right to hunt on the Leased Premises. Landlord hereby reserves any and all hunting rights on, over, and through the Leased Premises.
14. **LANDLORD'S RIGHT OF ACCESS.** Landlord as well as Landlord's invitees, employees, agents, guests and assigns shall have the right to enter the Leased Premises at any and all times for hunting purposes, and for any other any purposes as long as Landlord's entry does not adversely affect Tenant's right to farm the above-described real estate.
15. **COMPLIANCE WITH GOVERNMENT LAWS/PROGRAMS.** Tenant shall comply with all USDA/FSA Rules and Regulations for all farm programs, which affect the Leased Premises. These programs include, but are not limited to, highly erodible land, erosion control, sod buster, and swamp buster.

Tenant shall comply with pollution control and environmental protection requirements as required by all local, state and federal agencies.

16. **LIABILITY INSURANCE.** Tenant shall, during the entire term of this Lease, maintain at Tenant's sole expense, general liability insurance, including broad form contractual coverage against bodily injury, death or property damage occurring in, on, or about the Leased Premises. The minimum amount of liability coverage carried under the insurance policy shall be Five Hundred Thousand Dollars (\$500,000.00) per occurrence, and One Million Dollars (\$1,000,000.00) aggregate. The insurance company shall be reputable and licensed to do business in the State of Minnesota. The insurance policy shall name Landlord as an additional insured, and provide for at least thirty (30) days written notice to Landlord, prior to cancellation or modification of the insurance policy. Tenant shall provide Landlord with certificates evidencing this required liability insurance coverage within 48 hours of Landlord's written demand.
17. **RIGHT OF RE-ENTRY.** If Tenant fails to make the above-mentioned payment as specified, or fails to fulfill any of the covenants contained in this Lease, then Landlord may re-enter and take possession of the Leased Premises and hold and enjoy the same without such re-entering working a forfeiture of the rent to be paid by Tenant.
18. **ASSIGNMENT OF LEASE.** Tenant shall have no right to assign this Lease or sublease all or any part of the Leased Premises without first obtaining the written consent of Landlord. Any assignment or sublease without Landlord's prior written consent shall be void.
19. **SECURITY AGREEMENT.** As security for payment of the rent herein specified, and the faithful performance and strict fulfillment of all the covenants required of Tenant in

this Lease, Tenant hereby grants a security interest to Landlord in all crops grown or to be grown on the Leased Premises during the term of this Lease. Tenant also grants Landlord a security interest in all products and contract rights with respect thereto, and all proceeds of each. Tenant also grants a security interest in all government program payments, and crop insurance payments, which cover the above described property/crops. Upon any default by Tenant in paying said rent or in performing any of the covenants of this Lease, Landlord shall have, in addition to the rights and remedies granted hereby, all rights and remedies of a secured party under the Uniform Commercial Code, or other applicable law. Landlord may require Tenant to assemble the property and make it available to Landlord at a place to be designated by Landlord that is reasonably convenient to both parties. Expenses of retaking, holding, preparing for sale, selling and the like, shall be the responsibility of Tenant, including reasonable attorney's fees and legal expenses of Landlord.

Tenant hereby irrevocably authorizes Landlord, at any time, to file in any Uniform Commercial Code jurisdiction any initial financing statements and amendments thereto that cover Tenant's crops (which are growing or which will be grown on the Leased Premises) all contract rights with respect to the crops, all government programs payments with respect to the crops, and crop insurance payments which cover the crops.

20. RIGHT OF QUIET ENJOYMENT. Landlord covenants that Tenant, on payment of the rent and performance of the covenants of this Lease, shall peaceably and quietly have, hold and enjoy the Leased Premises during the full term of this Lease.

21. SURRENDER OF PROPERTY AT LEASE TERMINATION. When this Lease expires, Tenant shall quietly yield and surrender possession of the Leased Premises to

Landlord in as good condition and repair as when taken, reasonable wear and tear and damage by the elements excepted.

22. LEASE BINDING ON SUCCESSORS AND ASSIGNS. All terms and provisions of this Lease shall be binding upon and inure to the benefit of the parties hereto, and their respective heirs, successors and/or assigns. However, nothing in this paragraph shall be deemed to alter the requirement specified in Paragraph 18 of this Lease, which requires Tenant to obtain the written permission of Landlord before assigning any of his rights under this Lease or subleasing

23. MERGER LANGUAGE. This Lease constitutes the entire agreement of the Parties, with respect to the subject matter hereof, and all prior correspondence, memoranda, agreements, leases, and understandings, (written or oral), with respect hereto are merged into this Lease.

24. NOTICES. All notices, demands, requests and other communications which may be given, or which are required to be given under this Lease must be in writing and must be sent by regular U. S. First Class mail, U. S. certified mail, or by a nationally recognized overnight courier service. Notice shall be considered delivered on the date the notice is deposited with the U. S. Postal Service or deposited with any nationally recognized courier service.

25. BREACH OF LEASE. Any violation of any term of this Lease by Tenant shall be considered a material violation of this Lease.

26. AMENDMENT. No amendment, modification, or alteration of the terms of this Lease shall be binding, unless the same shall be in writing, dated subsequent to the date hereof, and duly executed by the parties hereto.

27. PARAGRAPH HEADINGS. The paragraph headings are for convenience only. They are not a part of this Lease and shall not be used in the construction thereof.

28. GOVERNING LAW, JURISDICTION, AND VENUE. This entire Lease shall be governed by and construed in accordance with the laws of the State of Minnesota.

Landlord and Tenant agree that the Cottonwood County, Minnesota, District Court shall have exclusive personal jurisdiction over both Landlord and Tenant for all legal actions and disputes, which arise out of this Lease. Landlord and Tenant further agree that the sole venue for any legal actions or disputes, which arise out of this Lease shall be the Cottonwood County, Minnesota, District Court.

29. COUNTERPARTS. This Lease may be executed in counterparts (including by means of telecopied, email, facsimile or PDF email signature pages), any one of which need not contain the signatures of more than one party, but all such counterparts taken together will constitute one and the same Lease.

We, the undersigned, hereby agree to all the terms and conditions of this Lease.

Signature pages available at the auction from Seller's attorney.



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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- Real Estate
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- 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

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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.



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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.