



DAN PIKE, AG LAND BROKER / AUCTIONEER

## PUBLIC FARMLAND AUCTION

### Family of Florence Neitzel

80 Acre Farmland more or less

Minnesota Township

Jackson County, MN.

**Updated 3/7/17 with County Drainage Map**

### 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](mailto:dan@danpikeauction.com) &**

**Web Site: [www.danpikeauction.com](http://www.danpikeauction.com) or [www.landfarmservices.com](http://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.

80 Acres +/- Minneota Township, Jackson County, MN

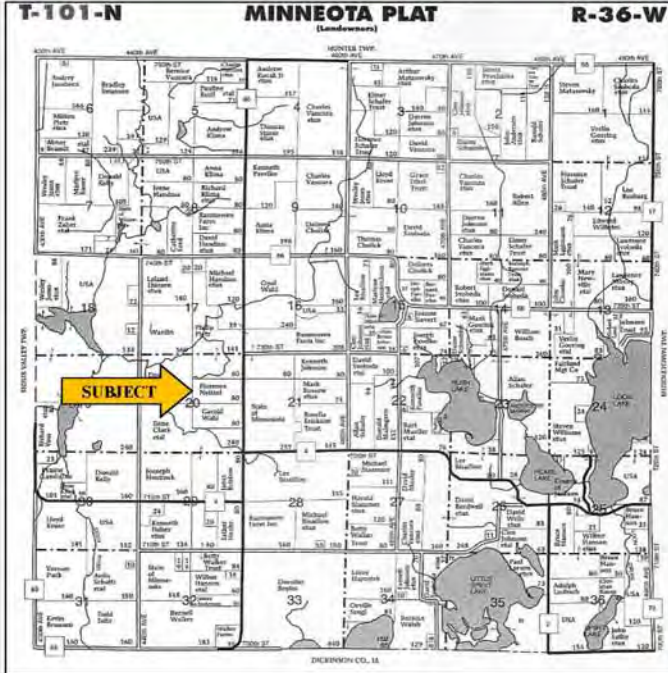
# FARMLAND AUCTION

Monday, March 27, 2017 @ 10:30 A.M.

In case of very inclement weather - blizzard, please check our web site at [www.danpikeauction.com](http://www.danpikeauction.com) for details.

The alternate blizzard storm date would be Tuesday, March 28, 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, 413 Main Street Lakefield, Minnesota. Watch for auction signs the day of the sale.

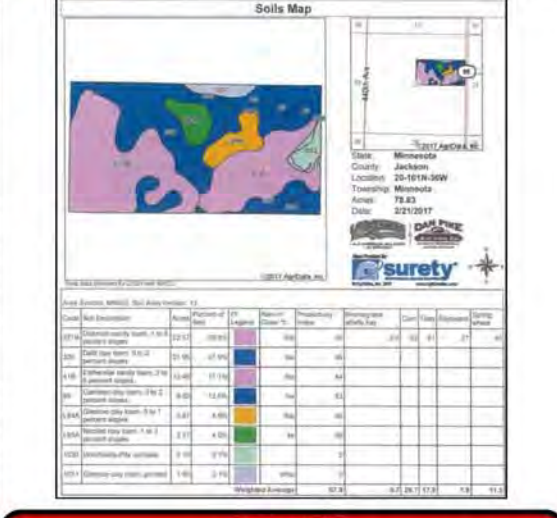


**PROPERTY LEGAL DESCRIPTION**  
South Half of the Northeast Quarter (S1/2 of the NE1/4)  
Section 20, Township 101N (Minneota), Range 36W Jackson County, MN.  
Containing 80 acres more or less.

**PROPERTY LOCATION**  
This property is located from the I-90 exit at Lakefield, Minnesota 6-3/4 miles south on Highway #86 or 2-1/2 miles north of the Minnesota/Iowa boarder on Highway #86. 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% NO/N-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balances shall be due and payable in full on or before May 1, 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 there after. 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 warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the seller's approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

**AUCTIONEERS NOTE**  
We are very honored to have been asked to represent the Neitzel 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](http://www.danpikeauction.com) and check the information brochure under the Neitzel Estate Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

**OWNER**  
**Family of Florence Neitzel**  
Nancy Evans - Representative



**DAN PIKE AND ASSOCIATES AUCTION CO.**  
COMPLETE PROFESSIONAL AUCTION SERVICES

410 Springfield Parkway  
Jackson, MN 56143  
507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)

**Auctioneers**  
Dan Pike - CAI & GPPA  
MN License #32-13-015 Jackson, MN,  
507-847-3468 (O) or 507-841-0965 (C)

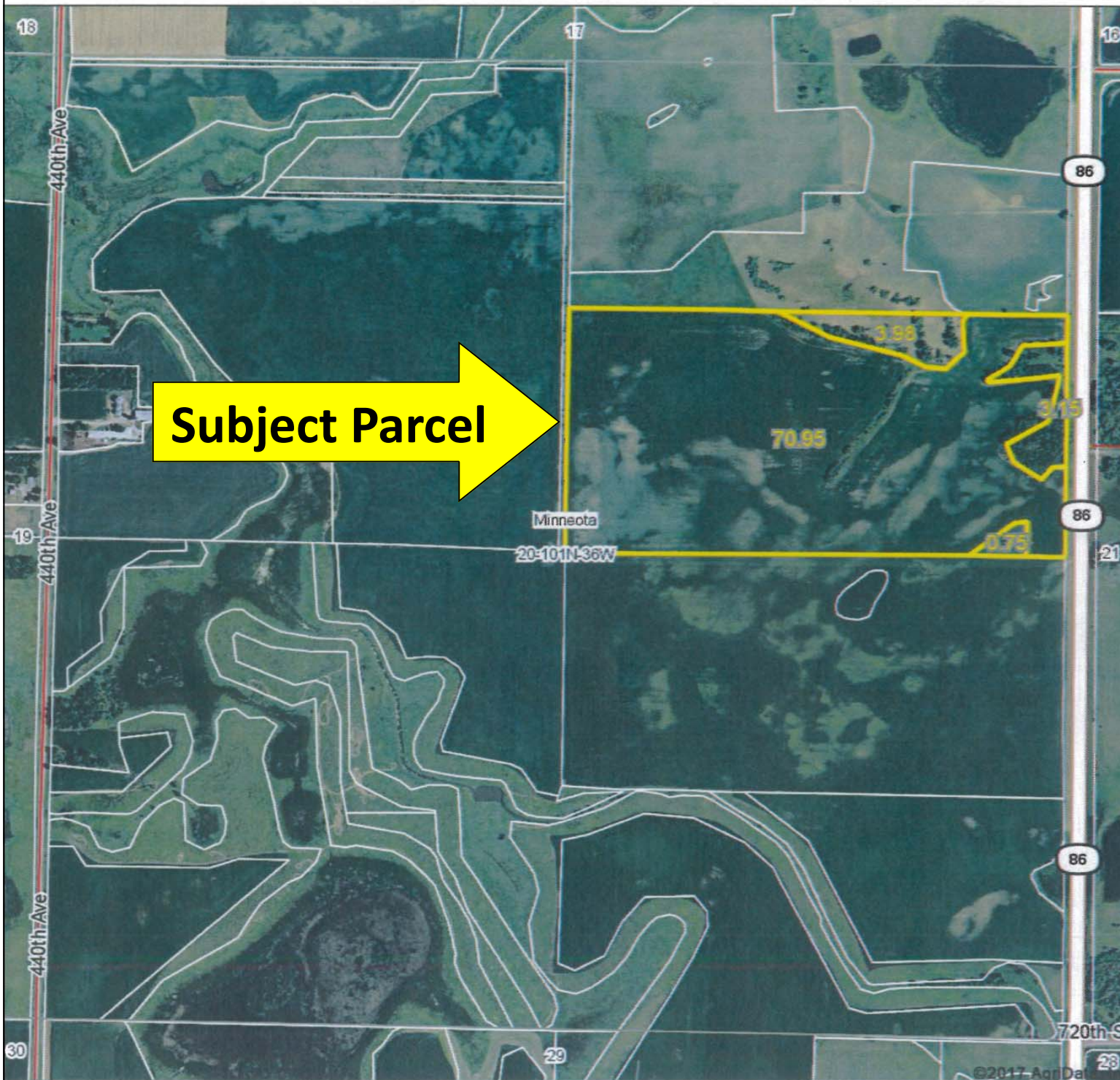
Doug Wedel  
Fairmont, MN. 507-236-4255

Kevin, Allen & Ryan Kahler  
Fairmont & Sherburn, MN. 507-920-8060

Dustyn Hartung - Fairmont, MN

**Attorney for the Sellers & Closing Agent**  
**Christophe A. Butzon**  
Costello, Carlson & Butzon, LLP  
Attorneys at Law  
603 Second Street  
Jackson, MN. 56143  
507-847-4200

# Aerial Map

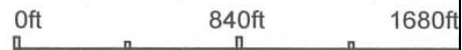


**Subject Parcel**

**LAND SERVICES**  
**THE FARM UNLIMITED**  
AG & COMMERCIAL REAL ESTATE  
AG APPRAISALS

**DAN PIKE**  
**LAND ASSOCIATES**  
**AUCTION CO.**  
COMPLETE PROFESSIONAL  
AUCTION SERVICES

map center: 43° 32' 13.6, -95° 11' 5.04



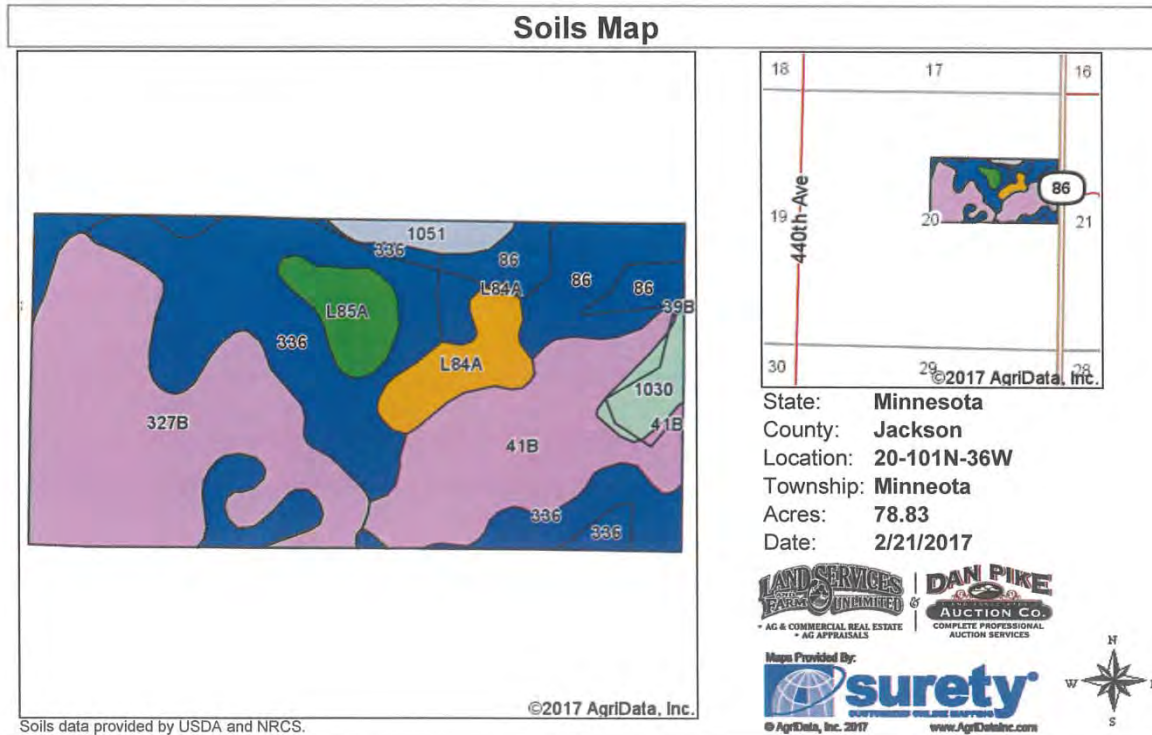
**20-101N-36W**  
**Jackson County**  
**Minnesota**



Maps Provided By:  
**surety**  
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2/21/2017

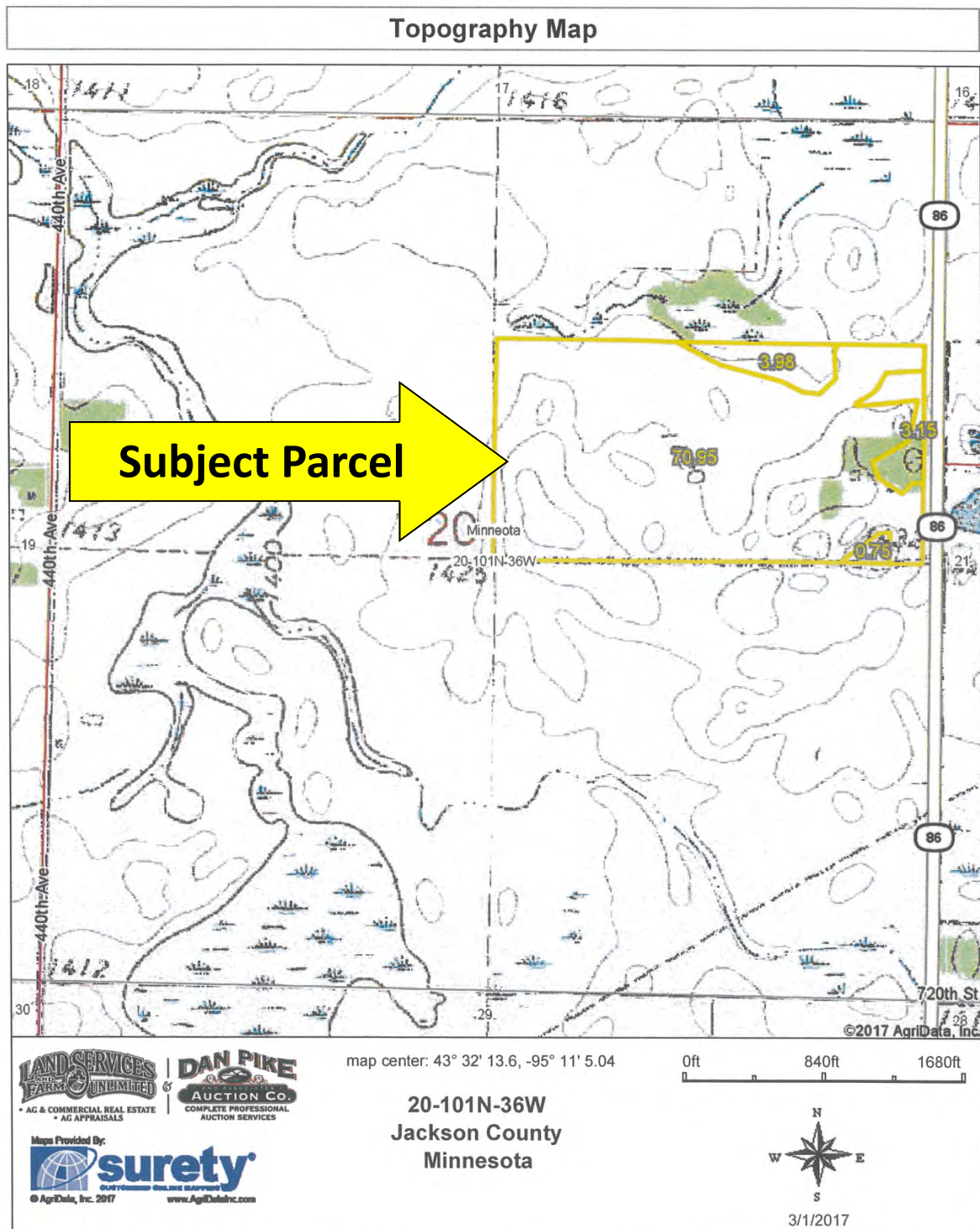
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Area Symbol: MN063, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
327B	Dickman sandy loam, 1 to 6 percent slopes	22.67	28.8%		Ille	49	2.6	93	61	27	40
336	Delft clay loam, 0 to 2 percent slopes	21.96	27.9%		Ilw	94					
41B	Estherville sandy loam, 2 to 6 percent slopes	13.48	17.1%		Ills	44					
86	Canisteo clay loam, 0 to 2 percent slopes	9.92	12.6%		Ilw	93					
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.87	4.9%		Illw	86					
L85A	Nicollet clay loam, 1 to 3 percent slopes	3.17	4.0%		Iw	99					
1030	Udorthents-Pits complex	2.10	2.7%			0					
1051	Glencoe clay loam, ponded	1.66	2.1%		Vllw	5					
<b>Weighted Average</b>						<b>67.8</b>	<b>0.7</b>	<b>26.7</b>	<b>17.5</b>	<b>7.8</b>	<b>11.5</b>

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## Summary

**Parcel ID** 130200200  
**Property Address**  
**Sec/Twp/Rng** 20-101-036  
**Brief Tax Description** Sect-20 Twp-101 Range-036 80.00 AC S 1/2 NE 1/4  
 (Note: Not to be used on legal documents)  
**Deeded Acres** 80.00  
**Class** 101 - (NON-HSTD) AGRICULTURAL  
**District** (1301) MINNEOTA/2895  
**School District** 2895  
**Creation Date** 07/10/1989

## Owners

**Primary Taxpayer**  
 Dennis D Neitzel Etal  
 218 E Andrews St  
 Ceylon, MN 56121

## Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	75.23	0	0	0	70.000	AC
2	2A WASTE	0	0	0	0	8.000	AC
3	ROAD ACRES	0	0	0	0	2.000	AC
<b>Total</b>						<b>80.000</b>	

## Valuation

	2016 Assessment	2015 Assessment	2014 Assessment	2013 Assessment	2012 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$486,600	\$486,600	\$376,500	\$396,000	\$284,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$486,600	\$486,600	\$376,500	\$396,000	\$284,000

## Value Notice

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

## Taxation

	2016 Payable	2015 Payable	2014 Payable	2013 Payable
Total Estimated Market Value	\$486,600	\$376,500	\$396,000	\$284,000
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0

<https://beacon.schneidercorp.com/Application.aspx?AppID=332&LayerID=3724&PageTyp...> 3/1/2017

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	2016 Payable	2015 Payable	2014 Payable	2013 Payable
= Taxable Market Value	\$486,600	\$376,500	\$396,000	\$284,000
Net Taxes Payable	\$2,438.00	\$1,828.00	\$1,776.00	\$1,638.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Payable	\$2,438.00	\$1,828.00	\$1,776.00	\$1,638.00

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.

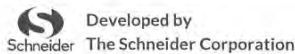
### Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
209906	4/25/2016	2016	\$0.00	\$0.00	\$0.00	(\$2,438.00)
204647	11/2/2015	2015	\$0.00	\$0.00	\$0.00	(\$914.00)
191315	4/2/2015	2015	\$0.00	\$0.00	\$0.00	(\$914.00)
185291	10/14/2014	2014	\$0.00	\$0.00	\$0.00	(\$888.00)
173779	4/1/2014	2014	\$0.00	\$0.00	\$0.00	(\$888.00)
173466	12/30/2013	2013	\$0.00	\$0.00	\$97.56	(\$910.56)
0	N/A	2013	\$0.00	\$0.00	\$0.00	(\$825.00)
138430	4/2/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,588.00)
121228	4/4/2011	2011	\$0.00	\$0.00	\$0.00	(\$1,420.00)

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

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Last Data Upload: 2/28/2017 8:58:30 PM





United States  
Department of  
Agriculture

# Jackson County, Minnesota

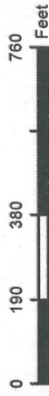
## Farm 4697

## Tract 2298



### 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

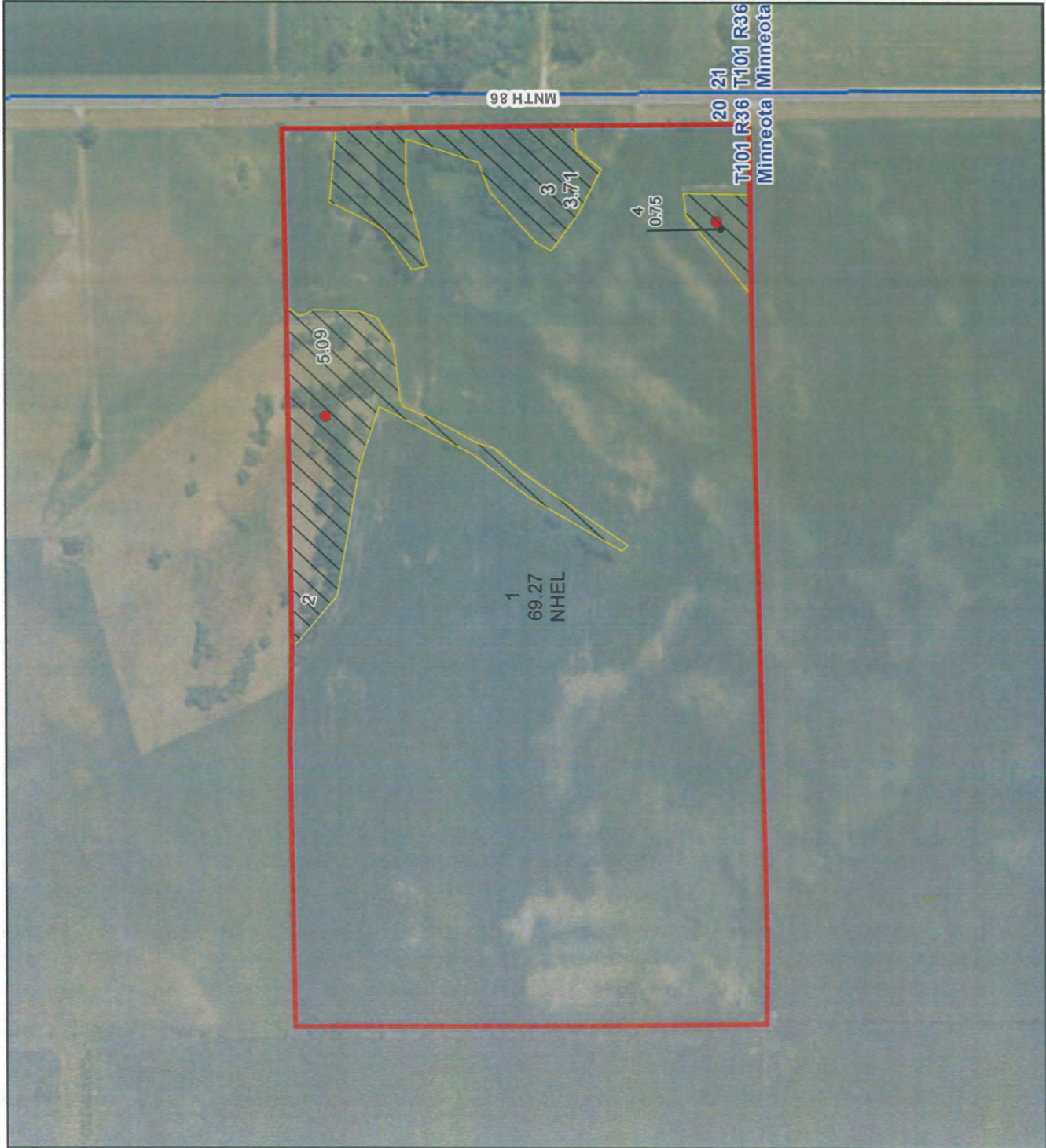
### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

### Wetland Determination Identifiers

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

Tract Cropland Total: 69.27 acres



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

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Minnesota  
Jackson

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

FARM: 4697  
Prepared: 3/1/17 9:31 AM  
Crop Year: 2017  
Page: 1 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 DATA

Tract Number: 2298 Description: M7 , S2NE/20/MINN

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
78.82	69.27	69.27	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	69.27	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	56.8		146	0.0
SOYBEANS	12.47		44	0.0
Total Base Acres:	69.27			

Owners: FLORENCE NEITZEL

Other Producers: None

**HIGHLY ERODIBLE LAND AND WETLAND  
CONSERVATION DETERMINATION**

6-30-88

3. County

Jackson

4. Name of USDA Agency or Person Requesting Determination

5. Farm No. and Tract No.

MISS FIA

1372 229B ✓

**SECTION I - HIGHLY ERODIBLE LAND**

6. Is soil survey now available for making a highly erodible land determination?

Yes	No	Field No.(s)	Total Acres
X			

7. Are there highly erodible soil map units on this farm?

Yes	No	Field No.(s)	Total Acres
	X		

8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.

9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.

10. This Highly Erodible Land determination was completed in the: Office  Field

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

**SECTION II - WETLAND**

11. Are there hydric soils on this farm?

Yes	No	Field No.(s)	Total Wetland Acres
X			

List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:

FARM POND

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.

NON-EXEMPTED WETLANDS:

16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.

17. The planned alteration measures on wetlands in fields \_\_\_\_\_ are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields \_\_\_\_\_ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.

19. This wetland determination was completed in the: Office  Field

20. This determination was: Delivered  Mailed  To the Person on Date: 7-14-88

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.

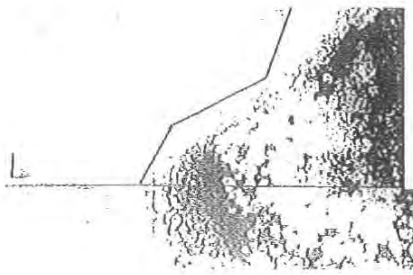
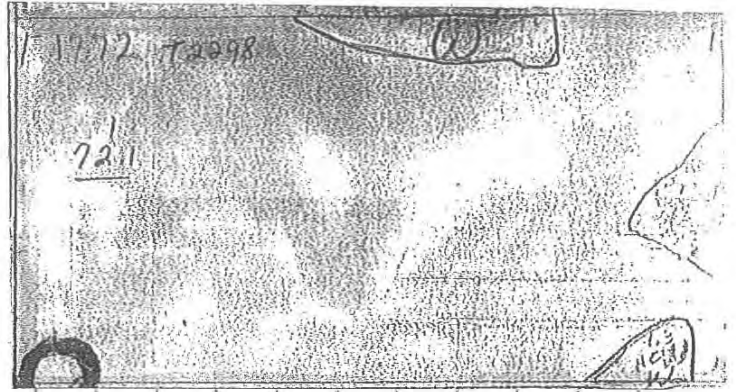
21. Remarks NO HIGHLY ERODIBLE FIELDS. WETLANDS (W) ARE IN MAINT CROP AREAS.

22. Signature of SCS District Conservationist  
MINN-20

23. Date

7-14-88

10/1/11 10:00 AM  
10/1/11 10:00 AM  
10/1/11 10:00 AM  
10/1/11 10:00 AM  
10/1/11 10:00 AM



Minnesota



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## 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.