



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

Wilmer A. Baumann Trust

John Baumann Trustee

80 Acre Farmland more or less

Heron Lake Township

Jackson County, MN.

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.

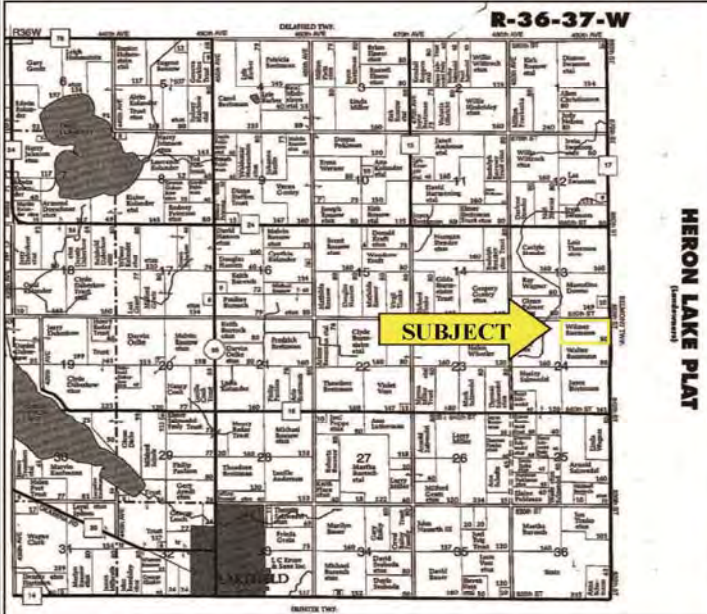
Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

80 Acres +/- Heron Lake Township, Jackson County, MN

FARMLAND AUCTION

Tuesday, November 7, 2017 @ 10:00 A.M.

SALE LOCATION: The auction will be held at the Lakefield American Legion Hall at 413 Main Street in Lakefield, Minnesota. Watch for auction signs the day of the sale.



LEGAL DESCRIPTION
 N1/2 NE1/4 24 -103N - 36W Jackson County, MN.
 Containing 80 acres more or less.

PROPERTY LOCATION: This property is located from the junction of Highway #86 and County Road #14 in Lakefield Minnesota 4 miles east on County Road #14 to County Road #17 (490th. Avenue) then 2-3/4 miles north on County Road #17. Watch for auction signs.

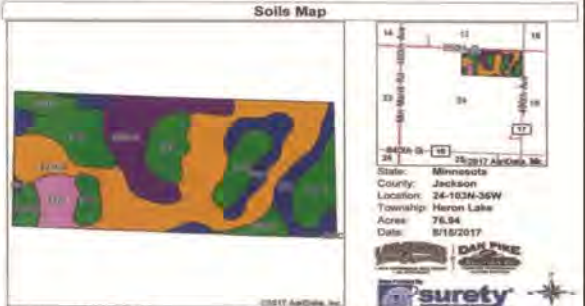
AUCTION SALE TERMS

Property is being sold subject to the existing CRP program contract agreement that runs through September of 2018. The land will be transferred to the buyer subject to that agreement and the buyer agrees to be liable to comply with the terms of said CRP contract and maintain the property in compliance with the terms of the agreement. All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer at the conclusion of the auction will enter into a Purchase Agreement / Contract and shall make a 20% NON-refundable earnest money down payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before December 19, 2017, when clear title is given. The buyer will have possession of the properties upon closing. The Seller's shall retain all 2017 CRP program rental income. The Buyer shall pay all real estate taxes that are due and payable in 2018 and thereafter. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. The sellers do not warrant or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the seller's approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

AUCTIONEERS NOTE

We are very honored to have been asked to represent the Baumann 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 farmland 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 10:00 A.M. sharp, so don't be late.

Respectfully, Dan Pike & Associates Auction Company.



Code	Soil Description	Acres	Percent of Total	Productivity Class 1	Productivity Class 2	Productivity Class 3	Productivity Class 4	Productivity Class 5	Productivity Class 6	Productivity Class 7	Productivity Class 8	Productivity Class 9	Productivity Class 10	Productivity Class 11	Productivity Class 12	Productivity Class 13	Productivity Class 14	Productivity Class 15	Productivity Class 16	Productivity Class 17	Productivity Class 18	Productivity Class 19	Productivity Class 20
1000	Chert (bedrock) complex, 8 to 10 percent slopes, moderately eroded	25.84	32.3%	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1001	Stagnant, 0 to 4 percent slopes	11.88	14.8%	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1002	Dark Gray loam, 0 to 2 percent slopes	11.40	14.2%	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1003	Chert (bedrock) complex, 10 to 15 percent slopes, moderately eroded	10.32	12.9%	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1004	Chert (bedrock) complex, 0 to 4 percent slopes, moderately eroded	9.88	12.3%	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1005	Chert (bedrock) complex, 0 to 4 percent slopes	4.03	5.0%	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1006	Chert (bedrock) complex, 0 to 12 percent slopes	3.64	4.5%	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1007	Chert (bedrock) complex, 0 to 2 percent slopes	0.25	0.3%	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Weighted Average											87.8	6.1	2.6	2.8	9	1.7							

For Additional Information

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

OWNERS
Wilmer A. Baumann Trust
 John Baumann - Trustee



DAN PIKE
 AND ASSOCIATES
AUCTION CO.
 COMPLETE PROFESSIONAL
 AUCTION SERVICES
 410 Springfield Parkway
 Jackson, MN 56143
 507-847-3468
www.danpikeauction.com

Auctioneers
 Dan Pike - CAI & GPPA
 MN License #32-17-003 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**
Pat Costello
 Costello, Carlson & Butzon, LLP
 Attorneys at Law
 310 Main Street
 Lakefield, MN. 56150
 507-662-6621



United States Department of Agriculture
Jackson County, Minnesota

Farm 834

Subject Parcel

Tract 1248



2017 Program Year

Map Created October 17, 2016



Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain

Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain

Peas = process

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

Beans = Dry Edible

NAG = for GZ

Canola = Spring for seed

Common Land Unit

- Cropland
- CRP
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

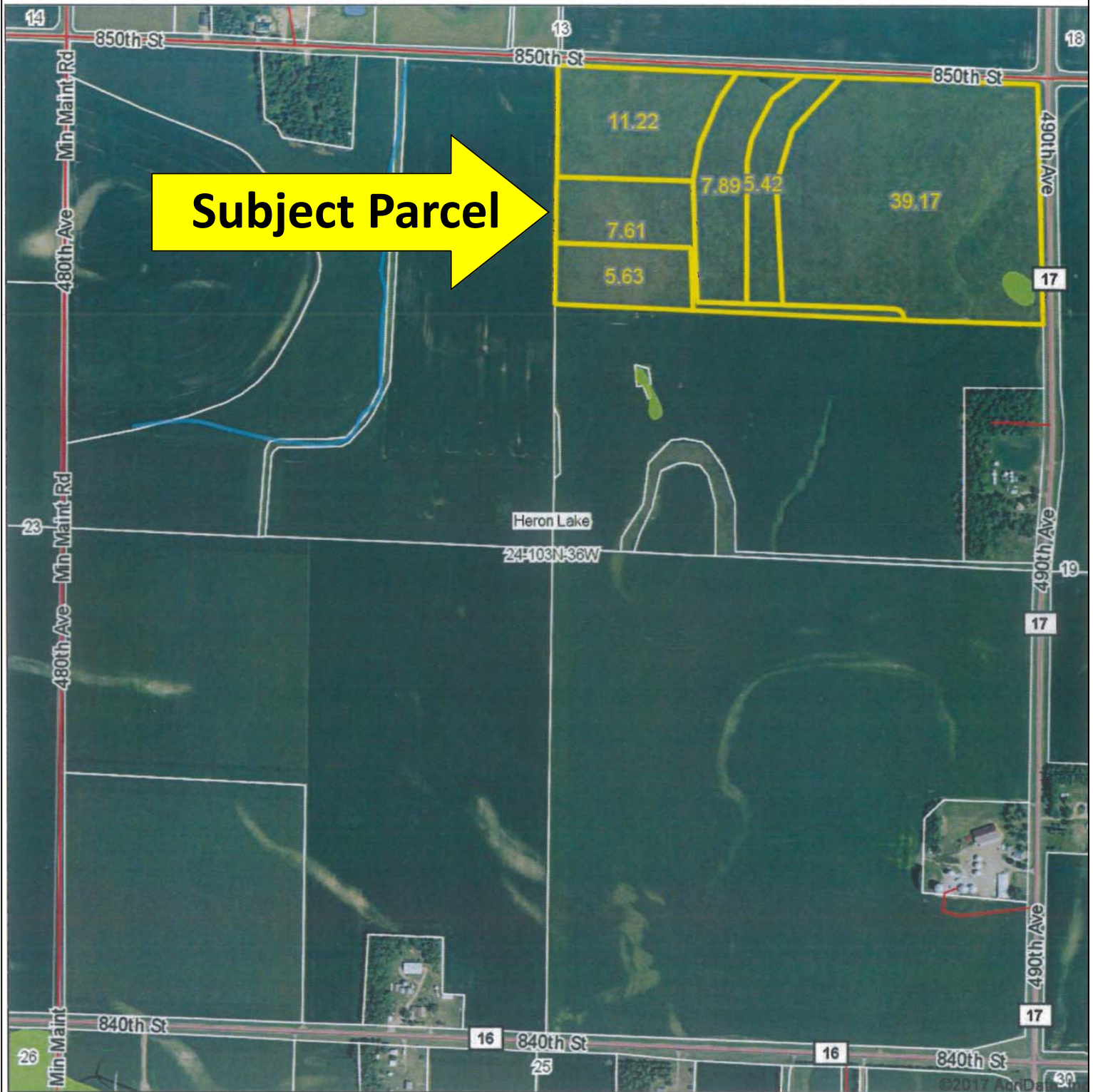
Tract Cropland Total: 76.94 acres



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.

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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Aerial Map



Subject Parcel

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

DAN PIKE
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

map center: 43° 42' 37.54, -95° 6' 18.18



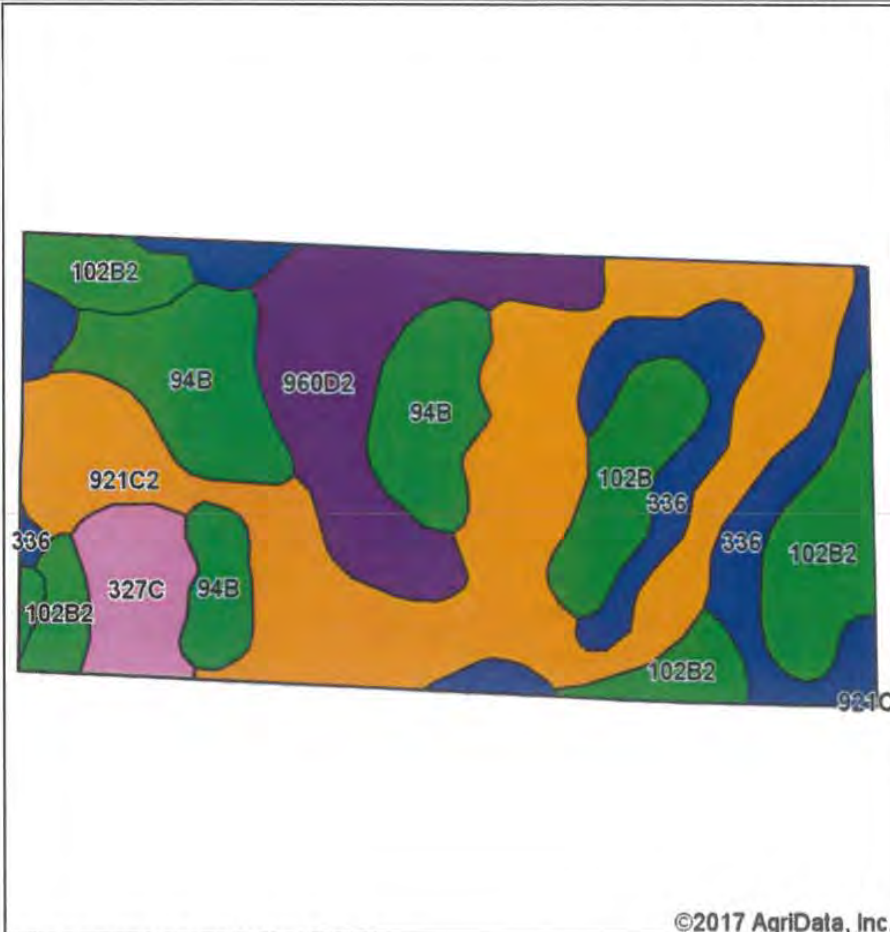
Maps Provided By:
surety
SOFTWARE ONLINE MAPS
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24-103N-36W
Jackson County
Minnesota



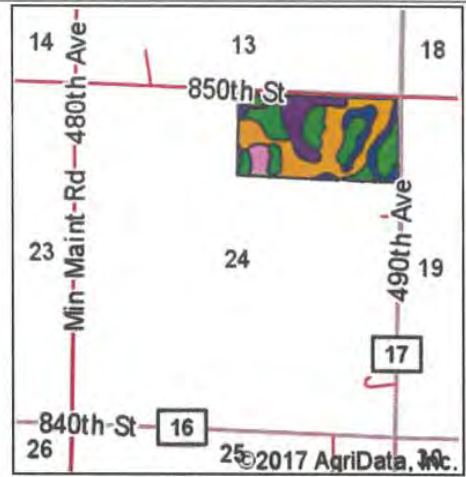
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Soils Map



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.



State: **Minnesota**
 County: **Jackson**
 Location: **24-103N-36W**
 Township: **Heron Lake**
 Acres: **76.94**
 Date: **8/15/2017**



Area Symbol: MN063, Soil Area Version: 13

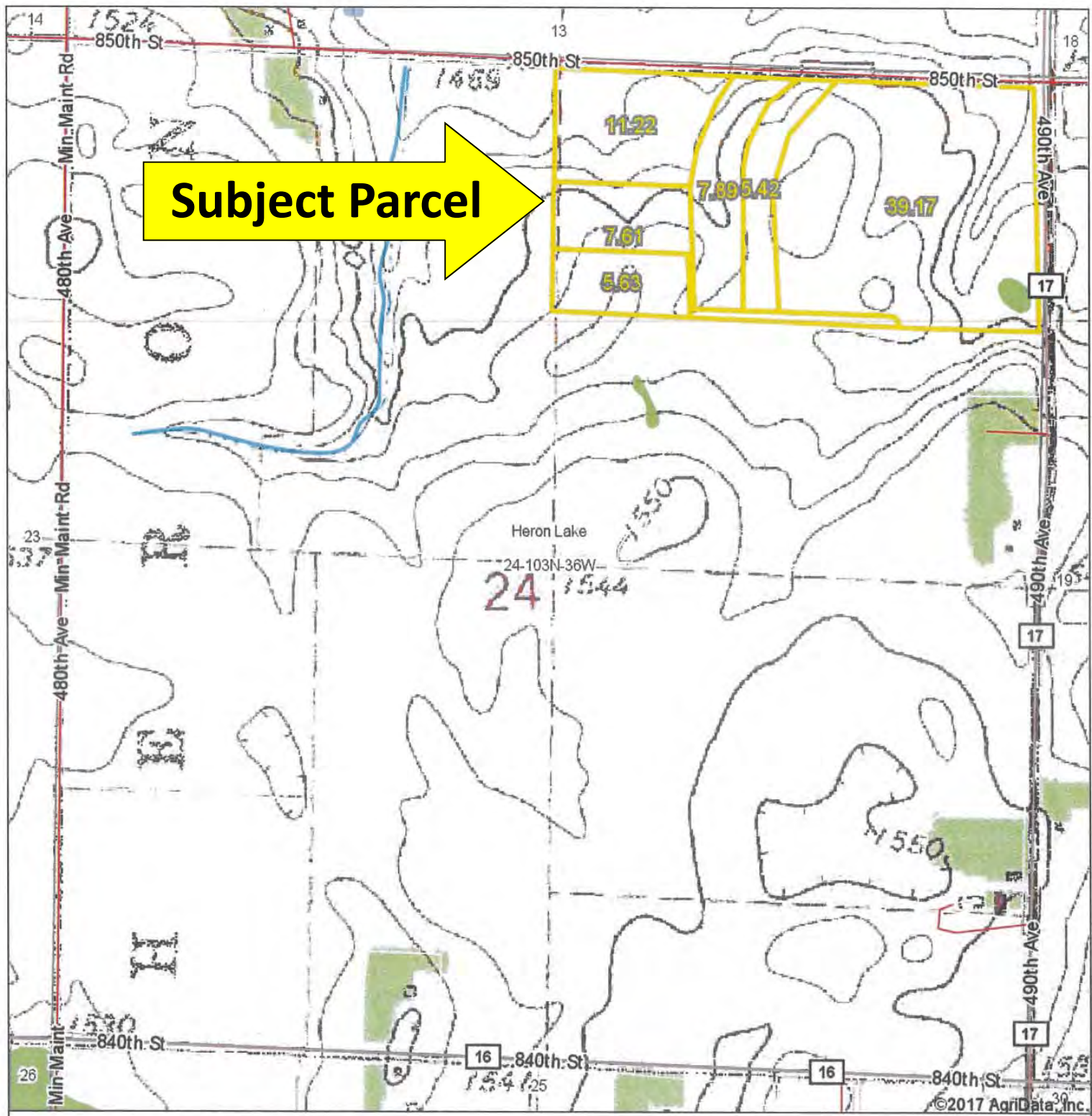
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	25.84	33.6%		IIIe	87					
94B	Terril loam, 2 to 6 percent slopes	11.69	15.2%		Ile	99					
336	Delft clay loam, 0 to 2 percent slopes	11.40	14.8%		IIw	94					
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	10.32	13.4%		IVe	76					
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	9.69	12.6%		Ile	95					
102B	Clarion loam, 2 to 6 percent slopes	4.03	5.2%		Ile	95					
327C	Dickman sandy loam, 6 to 12 percent slopes	3.64	4.7%		IVe	40	2.3	76	55	22	35
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.33	0.4%		Iw	99					
Weighted Average						87.6	0.1	3.6	2.6	1	1.7

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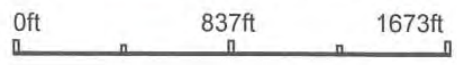
Topography Map



Subject Parcel

24-103N-36W
24

map center: 43° 42' 37.54, -95° 6' 18.18



24-103N-36W
Jackson County
Minnesota



LAND SERVICES FARM UNLIMITED & **DAN PIKE AUCTION CO.**
• AG & COMMERCIAL REAL ESTATE • AG APPRAISALS
COMPLETE PROFESSIONAL AUCTION SERVICES

Maps Provided By:
surety
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MINNESOTA
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 834
Prepared : Sep 28, 2017
Crop Year : 2018

Abbreviated 156 Farm Record

Operator Name : WILMER ALBERT BAUMANN TRUST
Farms Associated with Operator : 27-063-834
CRP Contract Number(s) : 1107A

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
76.94	76.94	76.94	0.00	0.00	76.94	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	0.00	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP

NOTES

Tract Number : 1248

Description : F9 N2NE/24/HL
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : WILMER ALBERT BAUMANN TRUST
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
76.94	76.94	76.94	0.00	0.00	76.94	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	0.00	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

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This form is available electronically.

CRP-1 U.S. DEPARTMENT OF AGRICULTURE
(03-26-04) Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

7. COUNTY OFFICE ADDRESS (Include Zip Code):

JACKSON COUNTY FSA
601 SOUTH HIGHWAY 88
LAKEFIELD, MN 56150
(507) 662-5203

TELEPHONE NUMBER (Include Area Code):

1. ST. & CO. CODE & ADMIN. LOCATION 27-063	2. SIGN-UP NUMBER 32
3. CONTRACT NUMBER 1107A	4. ACRES FOR ENROLLMENT 76.9
5. FARM NUMBER 834	6. TRACT NUMBER(S) 1248
8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) <input checked="" type="checkbox"/> 10-1-2008 TO: (MM-DD-YYYY) 9-30-2018

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

WGB-3-10-08

10A. Rental Rate Per Acre \$ 110.12	11. Identification of CRP Land (See Page 2 for additional space)															
B. Annual Contract Payment \$ 8468																
C. First Year Payment \$ 8468																
(Item 10C applicable only to continuous signup when the first year payment is prorated.)	<table border="1"> <thead> <tr> <th>A. Tract No.</th> <th>B. Field No.</th> <th>C. Practice No.</th> <th>D. Acres</th> <th>E. Total Estimated Cost-Share</th> </tr> </thead> <tbody> <tr> <td>1248</td> <td>1, 3, 4, 5, 6, 7</td> <td>CP2</td> <td>76.9</td> <td>0</td> </tr> <tr> <td></td> <td>JFK</td> <td>5/5/08</td> <td></td> <td></td> </tr> </tbody> </table>	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	1248	1, 3, 4, 5, 6, 7	CP2	76.9	0		JFK	5/5/08		
A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share												
1248	1, 3, 4, 5, 6, 7	CP2	76.9	0												
	JFK	5/5/08														

12. PARTICIPANTS

A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): Wilmer Baumann 309 W. Menage Ave Lakefield, MN 56150	(2) SHARE 100%	(3) SOCIAL SECURITY NUMBER: 2414
		(4) SIGNATURE Wilmer G. Baumann <i>(If more than three individuals are signing, continue on attachment.)</i>
		DATE (MM-DD-YYYY) 3-10-08
B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SECURITY NUMBER:
	%	(4) SIGNATURE
		DATE (MM-DD-YYYY)
		<i>(If more than three individuals are signing, continue on attachment.)</i>
C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SECURITY NUMBER:
	%	(4) SIGNATURE
		DATE (MM-DD-YYYY)
		<i>(If more than three individuals are signing, continue on attachment.)</i>

WGB-5-5-08

13. CCC USE ONLY - Payments according to the shares are approved.	A. SIGNATURE OF CCC REPRESENTATIVE Jay Stecker CCC	B. DATE (MM-DD-YYYY) 5/5/08
-------------------------------------------------------------------	--------------------------------------------------------------	---------------------------------------

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (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 USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, D. C. 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

Original - County Office Copy Owner's Copy Operator's Copy

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HIGHLY ERODIBLE LAND CONSERVATION (HEL) AND WETLAND CONSERVATION (WC) CERTIFICATION

(See Page 3 for Nondiscrimination, Public Burden and Privacy Act Statements.)

Form with fields for Name of Producer (Wilmer A. Baumann), I.D. Number (2414), Crop Year (2008), and various certification questions regarding land use and agricultural activities.

A YES answer in Items 5, 9, or 10 authorizes FSA to refer this AD-1026 to NRCS. If you check YES to Item 10C, NRCS does not have to conduct a certified wetland determination.

Continuous AD-1026 Certification:

I have read the AD-1026 Appendix and understand and agree that my eligibility for certain USDA program benefits is contingent upon this certification of compliance with the highly erodible land and wetland conservation provisions of the Food Security Act of 1985 as amended.

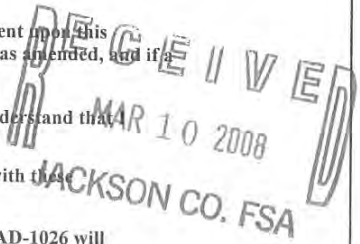
- I agree to the terms and conditions stated on AD-1026 Appendix on all land in which I have or will have an interest and understand that I am responsible for any non-compliance with these provisions.
I agree that I will file a revised AD-1026 if there are any changes in my operation or activities that may affect compliance with these provisions.
I understand that affiliated persons are also subject to compliance with these provisions and their failure to comply or file AD-1026 will result in loss of eligibility to persons or enterprises with whom they are affiliated.

12. Signature of Producer: I hereby certify that the information on this form is true and correct to the best of my knowledge, and I authorize NRCS to make a HEL and/or certified wetland determination on the tract or farm numbers listed above.

Signature of Producer: Wilmer A. Baumann

Date (MM-DD-YYYY): 3-10-08

13. Referral to NRCS (Completed by FSA) Sign and date if a NRCS determination is needed for any reason including a YES answer in Items 5, 9, 10A, 10B, or 10C. Includes fields for Signature of FSA Representative and Date.



ORIGINAL - FSA COPY []

NRCS COPY []

PRODUCER'S COPY []

Date Printed: 3/10/2008

File Name: CCC502EZMore0405071

U.S.D.A.
Soil Conservation Service

SCS-CPA-026
(1-88)

1. Name and Address of Person

Walter Bauman
Rt. 1
Lakefield, Mn. 56150

2. Date of Request

8-11-89

3. County
Jackson

HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION

4. Name of USDA Agency or Person Requesting Determination

ASCS

5. Farm No. and Tract No.

834 1248 ✓

SECTION I - HIGHLY ERODIBLE LAND

8. 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?	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.			1, 2, 3, 5	65.2
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.			NONE	
10. This Highly Erodible Land determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>				

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

SECTION II - WETLAND

11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
	X			
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS: Ponds dug into CRP in 1987.				
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.			NONE	
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: 8-29-89

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 HIGHLY ERODIBLE FIELDS (HEF) MUST HAVE A CONSERVATION PLAN DEVELOPED BY JANUARY 1, 1990. PLAN DEVELOPED IN 1989 FOR CRP. NO WETLANDS.

H.L.-24

22. Signature of SCS District Conservationist

23. Date

8-29-89

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

ASCS Copy

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

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

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

Jackson co. Not to scale

E-10



Heron Lake

Summary

Parcel ID 080240200
 Property Address
 Sec/Twp/Rng 24-103-036
 Brief Tax Description Sect-24 Twp-103 Range-036 80.00 AC N 1/2 NE 1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 80.00
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (801) HERON LAKE/2895
 School District 2895
 Creation Date 07/10/1989

Owners

Primary Taxpayer
 Wilmer Albert Baumann Trust
 C/O Charles Baumann
 1100 Main Street West
 Cannon Falls, MN 55009

Valuation

	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$486,300	\$506,800	\$506,800	\$522,500
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$486,300	\$506,800	\$506,800	\$522,500

Value Notice

[CLICK HERE to view 2017 Value Notice](#)
[CLICK HERE to view 2016 Value Notice](#)

Taxation

	2017 Payable	2016 Payable	2015 Payable	2014 Payable
Total Estimated Market Value	\$506,800	\$506,800	\$522,500	\$544,600
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$506,800	\$506,800	\$522,500	\$544,600
Net Taxes Payable	\$2,449.75	\$2,429.75	\$2,415.75	\$2,315.00
+ Special Assessments	\$136.25	\$136.25	\$136.25	\$95.00
= Total Taxes Payable	\$2,586.00	\$2,566.00	\$2,552.00	\$2,410.00

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

Tax Statement

[CLICK HERE to view 2017 Tax Statement](#)
[CLICK HERE to view 2016 Tax Statement](#)

Taxes Unpaid

	2017 Payable
Unpaid Tax	\$1,224.87
+ Unpaid Spec Asmt	\$68.13
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$1,293.00



Minnesota Fact Sheet
Wetland Map Symbols

May 2007

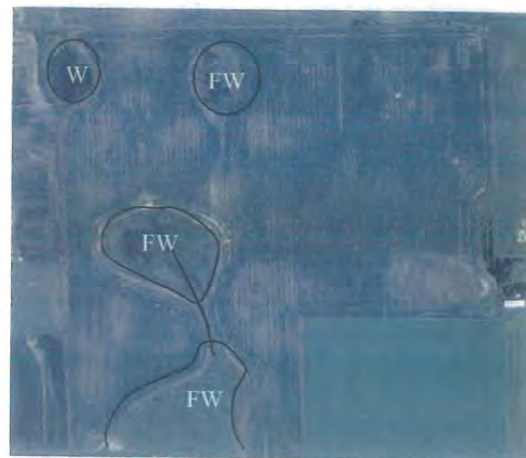
Effective in May of 2007 USDA will begin using new symbology on producer maps to identify wetland determinations that have been completed to date. These maps provide basic information on the type and existence of wetland locations. There is also an explanation of the various levels of manipulation that are allowed on these wet areas. As a USDA participant you are responsible to self certify your compliance with USDA wetland provisions also known as Swampbuster. This Fact Sheet provides the following clarifications to revised maps that you will receive:

- ◆ This map does **not** represent any change in wetland procedures, filing of AD-1026 requests, determinations, or regulations.
- ◆ The 1985 Food Security Act allows landowners to maintain any manipulation to a wetland that occurred prior to December 22, 1985. See the Fact Sheet on Allowable Wetland Maintenance for additional information.
- ◆ USDA has retained the same wetland labeling system since Swampbuster was implemented in 1985.
- ◆ These maps contain a digitized symbol to indicate that some type of NRCS wetland determination (either an official or a certified) has been made on the **cropland acreage** shown on the map. All previous NRCS determinations have been put on these maps. These maps are used primarily for acreage reporting **and not wetland compliance**.
- ◆ The color coded symbols on these maps are **not** your USDA wetland determination map.
- ◆ Both FSA and NRCS have the USDA wetland determination maps available for landowners and operators. Copies of these original maps have previously been provided to all producers. If lost, you can request another copy.

- ◆ Wetland determinations made by NRCS prior to 1997 are not considered **certified** wetland determinations. Non-certified determinations do not provide landowners a complete and accurate mapping of wetlands. Additional wetlands and the size and type of wetlands identified on non-certified determinations may **not** be correct. USDA recommends that a landowner or operator request a certified wetland determination if there is a question about the status of a wetland.



Example: Map with Wetland Symbol



Example: USDA Wetland 026
Determination Map

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Before the implementation of the FSA Common Land Unit (CLU) project, maps created for producers contained labels and delineations of Natural Resource Conservation Service wetland determinations. The move to use CLU and other digital data to create producer maps brought about the wetland point layer to represent these wetland determinations. The wetland point previously displayed as a blue dot symbol. Beginning in May 2007 the symbology has been modified to print in categories.

The Wetland types will be grouped into the following three categories referred to as Wetland Determination Identifiers on FSA maps:

- **“Restricted Use”** (W, CW, CW+YR, AWW, GFW, GFW+YR, RSW, RSW+YR, RPW), which is represented by a **red octagon**
- **“Limited Restrictions”** (FW, FWP, CWNA, AW/FW, CWTE, TP, WX, MIW, MW, MWM, CMW, NI, OW, Easement), which is represented by an **upside-down yellow triangle**
- **“Exempt from Conservation Compliance Provisions”** (PC, NW, PC/NW, CC, NW/NAD, AW), which is represented by a **green square**.

The FSA producer map will have the following legend displayed:

Wetland Determination Identifiers	
•	Restricted Use
-	Limited Restrictions
■	Exempt from Conservation Compliance Provisions

FSA producer maps (not FSA public maps) will contain the following disclaimers:

“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 wetland boundaries and labels, or contact NRCS.” “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 2003 ortho rectified imagery for Minnesota. Wetland points reflect records available with NRCS and may or may not constitute a full inventory of the property. 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 of FSA Programs.”

Additional information on map wetland identifiers can be garnered from either FSA or NRCS staff.

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*DEFINITIONS OF WETLAND LABEL CODES

AW	Artificial Wetland. An area that is artificial or irrigation induced wetland. These wetlands are not subject to the wetland conservation provision.
AW/FW	An area that contains both AW and FW.
AW/W	An area that contains both AW and W.
CC	Commenced Conversion exemption.
CPD	Corps Permit Decision. Corps of Engineers permit decisions regarding section 404 of the Clean Water Act will be relied upon to satisfy the wetland conservation provisions of the Food Security Act of 1985, as amended.
CMW	An area that receives a Categorical Minimal Effect determination.
CW	Converted Wetlands. An area converted between December 23, 1985 and November 28, 1990. IN any year that an agricultural commodity is planted on these converted wetlands, you will ineligible for USDA benefits.
**CW+year	An area converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.
CWNA	Converted Wetland Non-Agricultural use. A wetland area converted to other than agricultural commodity production.
CWTE	Converted Wetland Technical Error. An area converted or commenced based on an incorrect NRCS determination or misinformation from a NRCS or FSA employee.
FW	Farmed Wetland. An area that is farmed wetland; was manipulated and planted before December 23, 1985, but still meets wetland criteria. These may be farmed and maintained in the same manner as long as they are not abandoned.
FWP	Farmed Wetlands Pasture. An area that is pasture or hayland, manipulated before December 23, 1985 but still meets wetland criteria. These may be farmed and maintained in the same manner as long as they are not abandoned.
MIW	Mitigation Wetlands. Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990. A converted wetland, farmed wetland, or farmed wetland pasture on which functions and values were lost are compensated for through wetland restoration, enhancement or creation.
MW	Minimal effect Wetland. An area determined to be minimal effect. These wetlands are to be farmed according to the minimal-effect agreement signed at the time the minimal-effect determination was made,
MWM	An area determined to be minimal effect with mitigation.
NI	Not Inventoried – No wetland determination has been completed.
NW	Non-Wetland. An area that does not contain a wetland.
NW/NAD	An area determined to be a non-wetland resulting from a decision from the National Appeals Division.
OW	Other Waters of the U.S. Area that fall under the jurisdiction of the Clean Water Act.
PC	Prior Converted cropland, which was drained filled, or manipulated before December 23, 1985; was cropped prior to December 23, 1985; was not abandoned; and does not meet FW criteria. These are not subject to the wetland conservation provision unless the area reverts to wetland as a result of abandonment.
PC/NW	An area that contains both PC and NW.
TP	Third Party Exemption.
W	Wetlands. An area meeting wetland criteria, including wetland farmed under natural conditions. If you plan to clear, drain, fill, level or manipulate these areas, contact NRCS and the Army Corp of Engineers prior to any such activity.
WX	A wetland area that has been manipulated after December 23, 1985, but was not, for the purpose of making production possible and production was not made possible. These include wetlands manipulated by drainage maintenance agreements.

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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.



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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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.

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- ACREAGES
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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.