



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

Jason & Robin Burns

High Quality

76.92 Acre Farmland more or less

Alba 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.

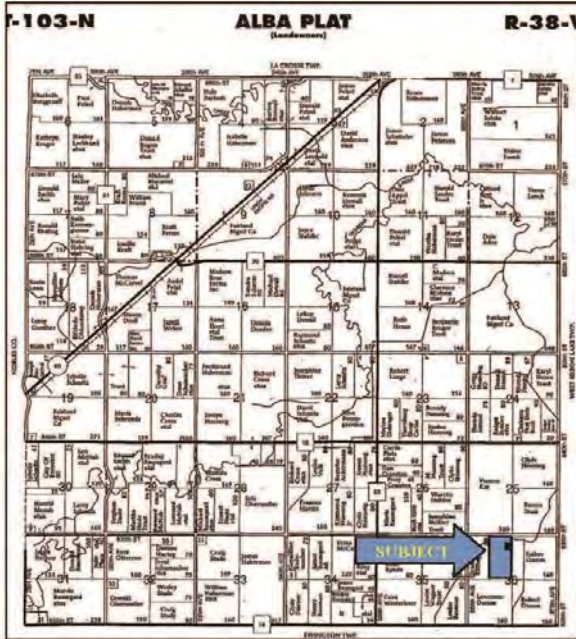
Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

High Quality 76.92 Acres +/- Alba Township, Jackson County, MN

FARMLAND AUCTION

Friday, December 15, 2017 @ 10:30 A.M.

In case of very inclement weather - blizzard, please check our web site at www.danpikeauction.com for details.
 The alternate blizzard storm date would be Saturday, December 16, 2017 @ 10:30 A.M., but please check our web site for updates!!!
SALE LOCATION: The auction will be held at the American Legion Hall at 413 Main Street in Lakefield, Minnesota.
 Watch for auction signs on day of the sale.

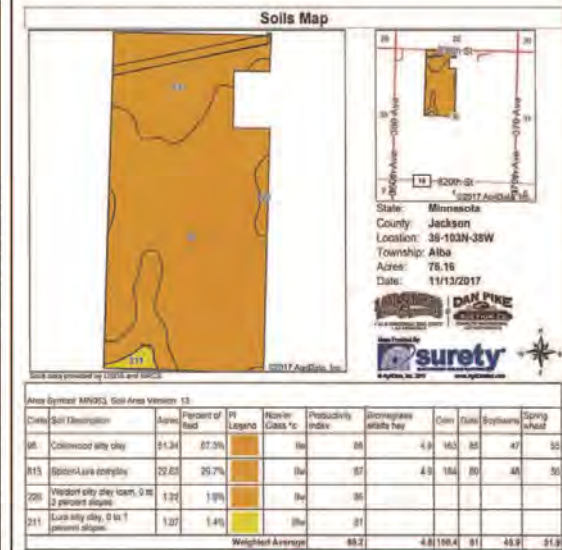


PROPERTY LOCATION
 From Okabena, Minnesota 3 miles south on County Road #9 to 830th Street, then 1/2 mile west.

PROPERTY LEGAL DESCRIPTION
 East Half of the Northwest Quarter (E1/2 NW1/4) except 3.08 acre building site in 36-103-38 Alba Township Jackson County, MN, Containing 76.92 acres more or less.
 The full legal description will be provided in the information booklet at either www.danpikeauction.com or at the auction.

AUCTION SALE TERMS
 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 January 15, 2018, when clear title is given. The buyer will have possession for 2018 crop year. The Buyer shall pay all real estate taxes that are due and payable in 2018 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 sellers 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 Jason & Robin Burns with the sale of this property. This is certainly an excellent farm that we have the privilege to offer for sale at public auction. Please come prepared to purchase as the sellers have chosen the auction method to market this land. If you are considering the purchase of high quality 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 10:30 A.M. sharp, so don't be late. Respectfully, Dan Pike & Associates Auction Company.



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

OWNERS
Jason & Robin Burns

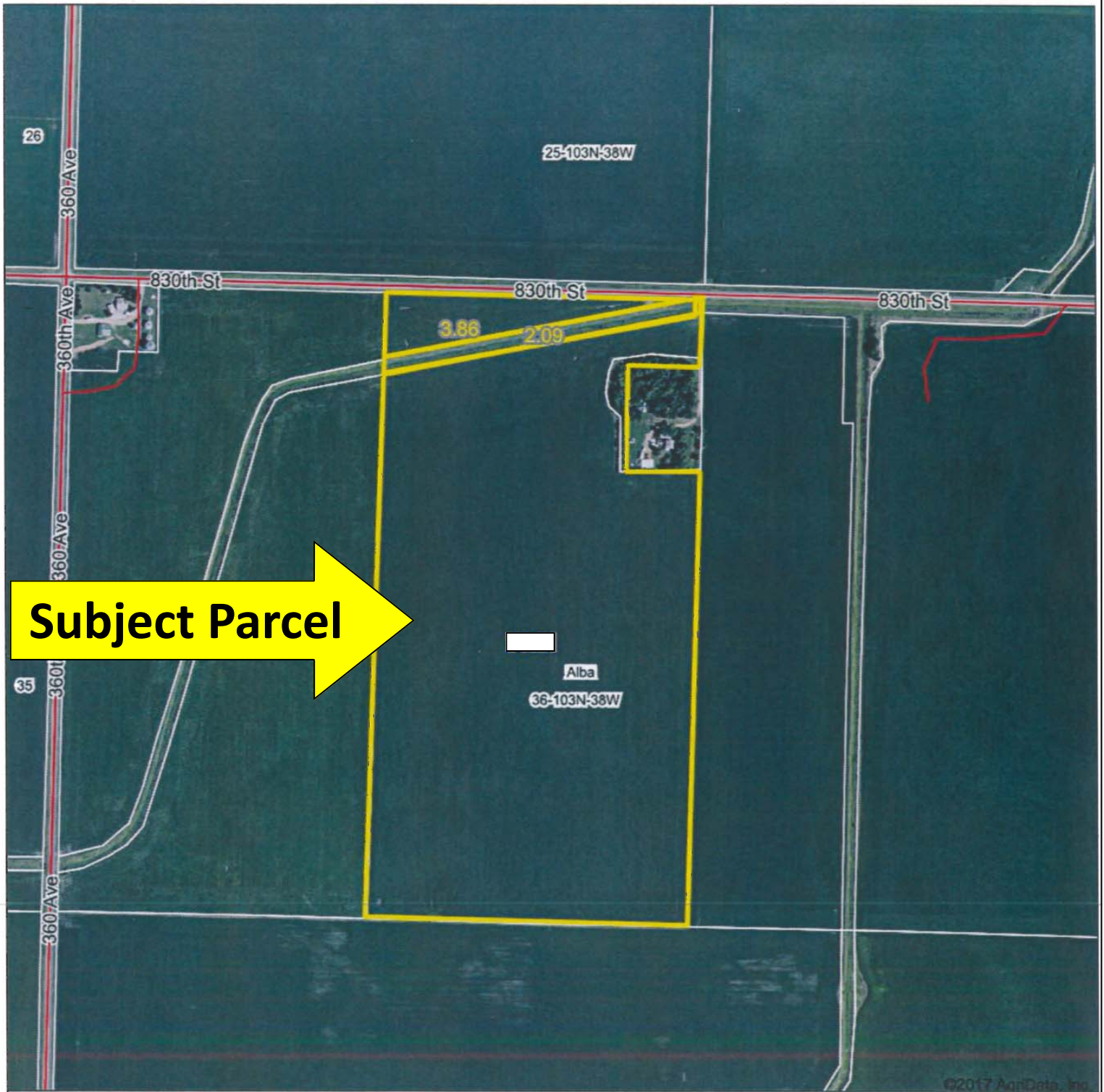


DAN PIKE
 AND ASSOCIATES
AUCTION CO.
 COMPLETE PROFESSIONAL AUCTION SERVICES
 410 Springfield Parkway
 Jackson, MN 56143
 507-847-3468
www.danpikeauction.com

Auctioneers
 Dan Pike - CA & GPPA
 Jackson, MN.
 507-847-3468 (O) or 507-841-8905 (C)
 Doug Wedel
 Fairmont, MN. 507-236-0255
 Kevin, Allen & Ryan Kahler
 Fairmont & Sherburne, MN. 507-920-8466
 Dustyn Hartung - Fairmont, MN.

Attorney for the Sellers & Closing Agent
Ashley J.P. Schmit
 Costello, Carlson & Butzon, LLP
 Attorneys at Law
 603 Second Street
 Jackson, MN, 56143
 507-847-4200

Aerial Map



Subject Parcel

Alba
36-103N-38W

map center: 43° 41' 8.88, -95° 20' 51.94



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

DAN PIKE AUCTION CO.
AUCTION ASSOCIATES
COMPLETE PROFESSIONAL AUCTION SERVICES

Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
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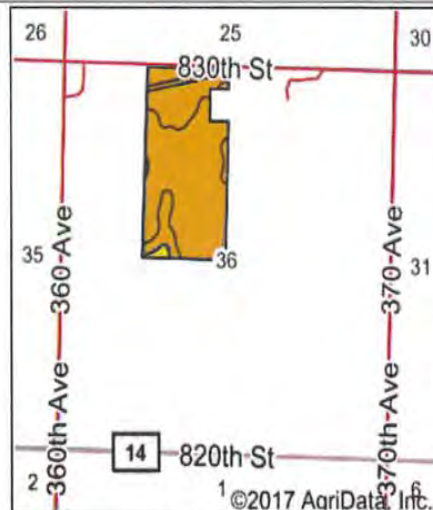
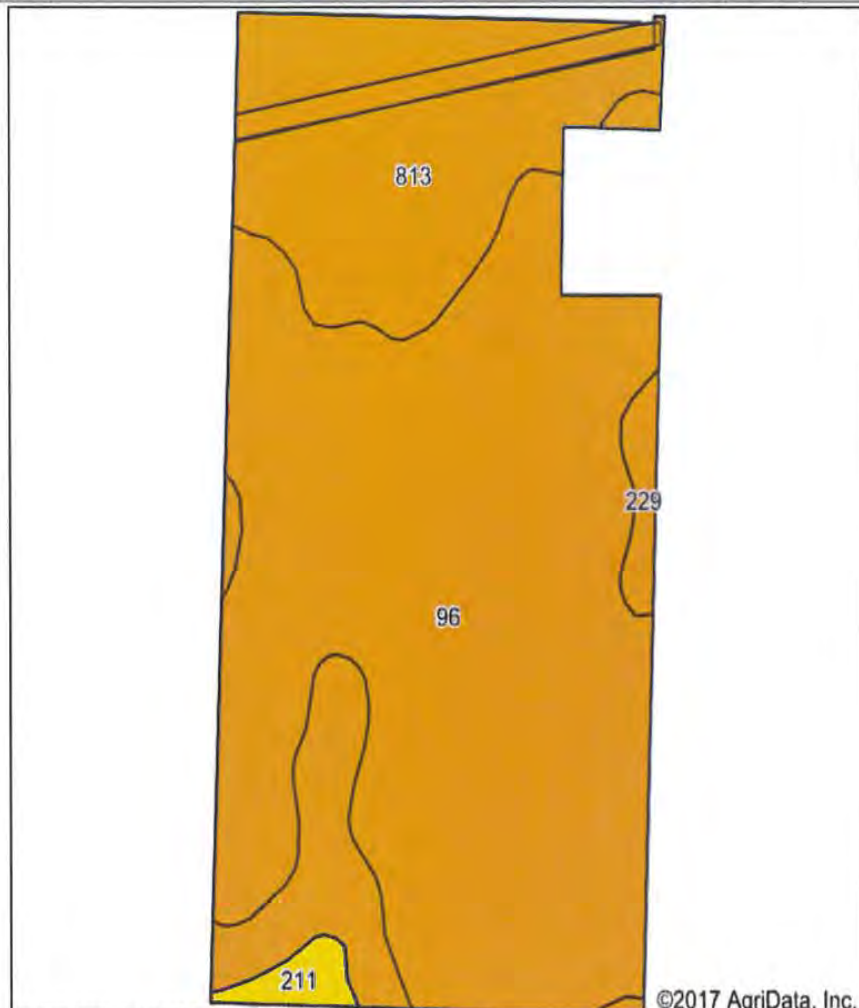
36-103N-38W
Jackson County
Minnesota



11/13/2017

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Soils Map



State: **Minnesota**
 County: **Jackson**
 Location: **36-103N-38W**
 Township: **Alba**
 Acres: **76.16**
 Date: **11/13/2017**



Soils data provided by USDA and NRCS.

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Area Symbol: MN063, Soil Area Version: 13

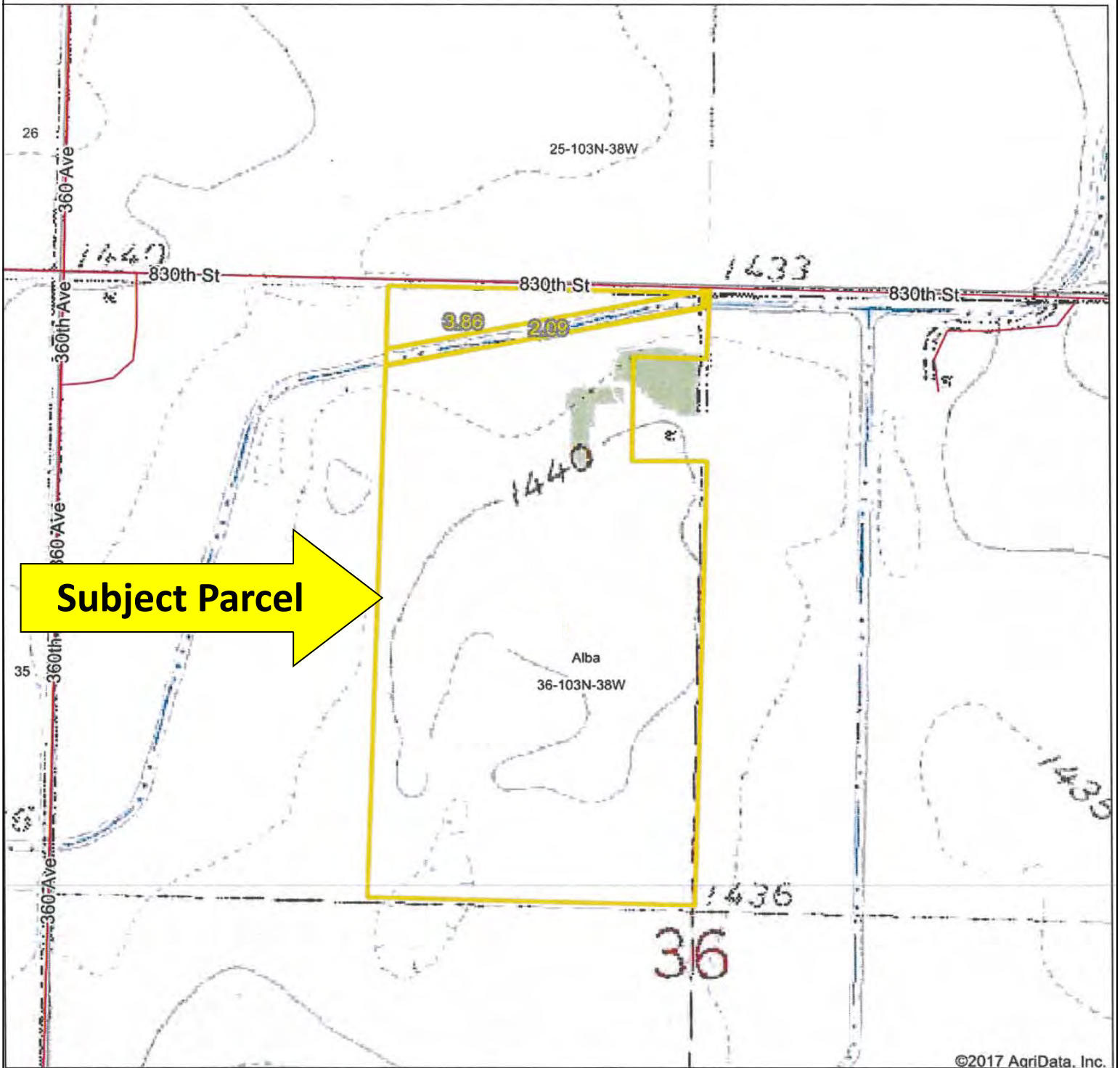
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
96	Collinwood silty clay	51.24	67.3%		Ile	86	4.9	163	85	47	55
813	Spicer-Lura complex	22.63	29.7%		IIw	87	4.9	164	80	48	50
229	Waldorf silty clay loam, 0 to 2 percent slopes	1.22	1.6%		IIw	85					
211	Lura silty clay, 0 to 1 percent slopes	1.07	1.4%		IIIw	81					
Weighted Average						86.2	4.8	158.4	81	45.9	51.9

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Topography Map



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

DAN PIKE
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

map center: 43° 41' 8.88, -95° 20' 51.94

0ft 646ft 1293ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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36-103N-38W
Jackson County
Minnesota



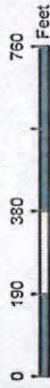
11/13/2017

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2017 Program Year

Map Created May 02, 2017



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

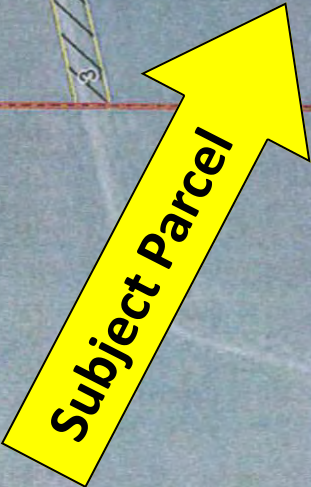
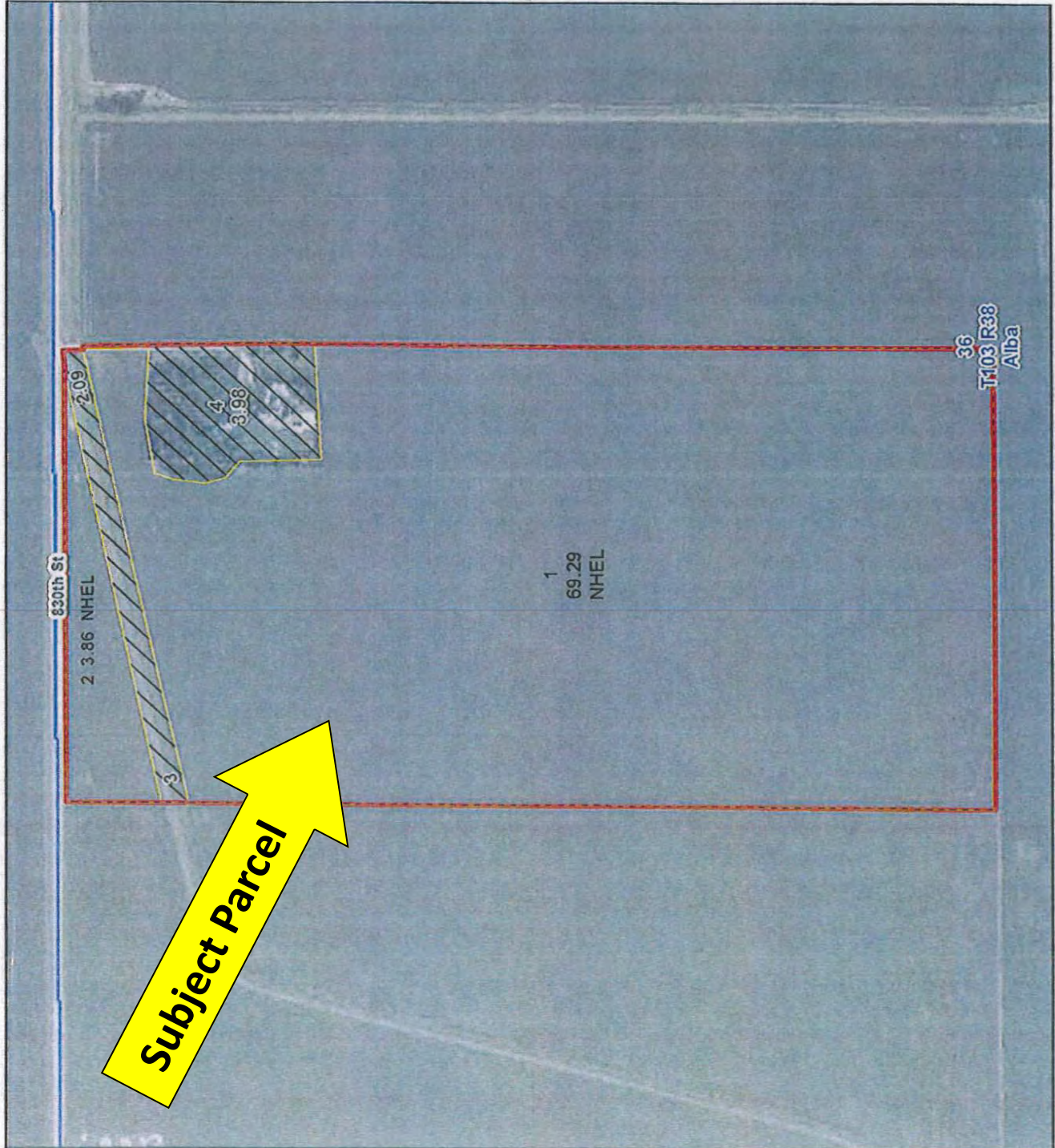
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

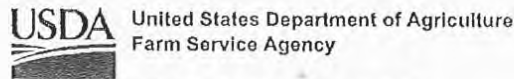
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 73.15 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.

MINNESOTA
 JACKSON
 Form: FSA-156EZ



FARM : 50
 Prepared : Nov 14, 2017
 Crop Year : 2018

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : BRIAN MATHIAS
 Farms Associated with Operator : 27-063-50, 27-063-4670
 CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.22	73.15	73.15	0.00	0.00	0.00	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	73.15	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	42.20	0.00	0	167	
Soybeans	30.00	0.00	0	40	
TOTAL	72.20	0.00			

NOTES

Tract Number : 3272
 Description : G3 E2NW/36/ALBA
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Welland Status : Tract does not contain a welland
 WL Violations : None
 Owners : JASON L BURNS
 Other Producers : None

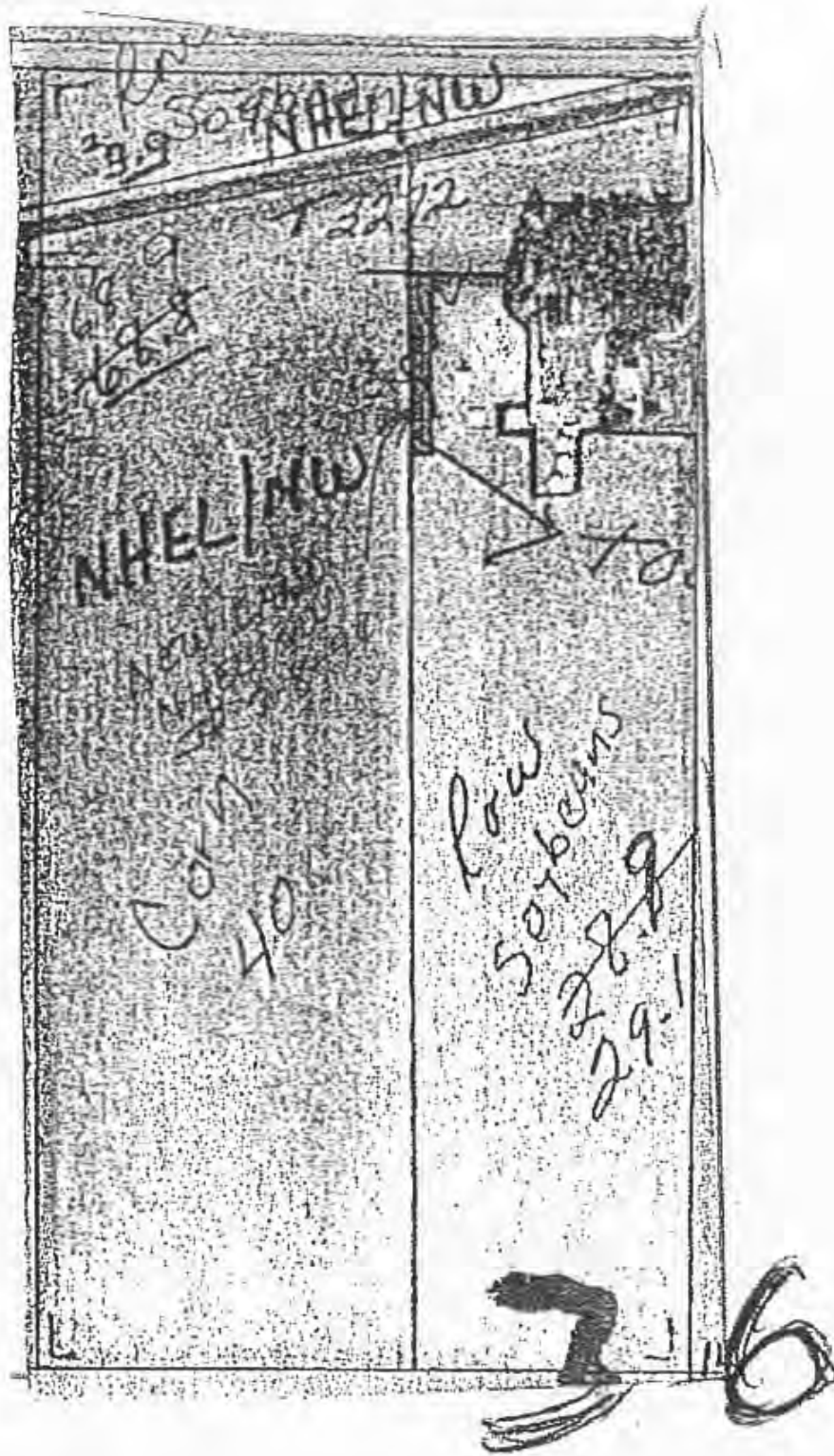
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.22	73.15	73.15	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	73.15	0.00	0.00	0.00	0.00	

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Corn	42.20	0.00	0	167
Soybeans	30.00	0.00	0	40
TOTAL	72.20	0.00		

NOTES



AIBA

U.S.D.A.
Soil Conservation Service

SC 026
91

1. Name and Address of Person

2. Date of Request

6-28-94

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.

50

3272

SECTION I - HIGHLY ERODIBLE LAND

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

SECTION II - WETLAND

	FIELD NO.(s)	TOTAL ACRES
11. Are there hydric soils on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands and Farmed Wetlands Pasture may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.	NONE	
13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area reverts to wetland as a result of abandonment.		
14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.		
15. Minimal Effect Wetlands (MW). These wetlands are to be farmed according to the minimal-effect agreement signed at the time the minimal-effect determination was made.		
16. Mitigation Wetlands (MIW). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.		
17. Restoration with Violation (RVW+year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.		
18. Restoration without Violation (RSW). A restored wetland converted between December 23, 1985 and November 28, 1990, on which an agricultural commodity has not been planted.		
19. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.		
20. Good Faith Wetlands (GFW+year). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.		
21. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.		
22. Converted Wetland (CW+year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.		
23. Converted Wetland Non-Agricultural use (CWNA). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.		
24. Converted Wetland Technical Error (CWTE). Wetlands that were converted as a result of incorrect determination by SCS.		
25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.		
26. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 22 for information on CW+year.		
27. The wetland determination was completed in the office <input checked="" type="checkbox"/> field <input type="checkbox"/> and was delivered <input type="checkbox"/> mailed <input checked="" type="checkbox"/> to the person on 7-8-94.		
28. Remarks. NEW LAND IS NOT ERODIBLE OR A WETLAND, NO HIGHLY ERODIBLE FIELD OR WETLAND.		

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

30. Signature of SCS District Conservationist

31. Date

7-8-94

ALBA-36

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

ASCS Copy

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BURNS, JASON L
12960 DUELM RD NE
FOLEY, MN 56329

PROPERTY OWNERS REPORT

**HERON LAKE WATERSHED DISTRICT, and
JACKSON COUNTY, MINNESOTA
COUNTY DITCH NO. 3
2016 PROPOSED IMPROVEMENT
REDETERMINATION and DETERMINATION OF BENEFITS**

The Viewers have determined that the following tracts are benefited by the existing Jackson County Ditch No. 3 and/or will be benefited by the proposed improvement of said ditch system. The improvement project is for the improvement of a separable part of the existing drainage system and will include separable maintenance costs for the portions being replaced by the improvement. The cost figures are based on the combined total cost, including separable maintenance and improvement costs. Final costs for the proposed improvement and future maintenance will vary and will be prorated based upon the portion of the total benefits found upon each parcel.

Parcel No. 010360500
Located in Section 36 Township 103 North, Range 38 West

Desc.	Acres in	Redetermination		Improvement	Cost
	Tract	Acres	Benefits	Benefits	
NENW	36.92	34	74530.00		
SEnw	40.00	40	47880.00		

With these determinations of benefits, your totals are:

Acres Benefited	74
Total Benefits - Redetermination	\$ 122410.00
Total Benefits - Improvement	\$ 0.00
Total Damages-Improvement	\$ 34435.00
Percent of Total Benefits	0.5667

The benefits and cost vary for existing system maintenance and for the improvement portions of the proposed project. The proposed assessable project cost is estimated to be \$7,078,791.00 including highway crossing damages.

Separable maintenance - \$5,578,864.00	\$ 40115.90
Improvement - \$1,499,927.00	\$ 0.00
Total parcel cost	\$ 40120.90

As an example, the estimated cost for construction of the improvement project, if levied by special assessment over 20 years at 4.5% interest and equal payments, will be \$3084.34 annually. Actual payments will be determined after the bond sale.

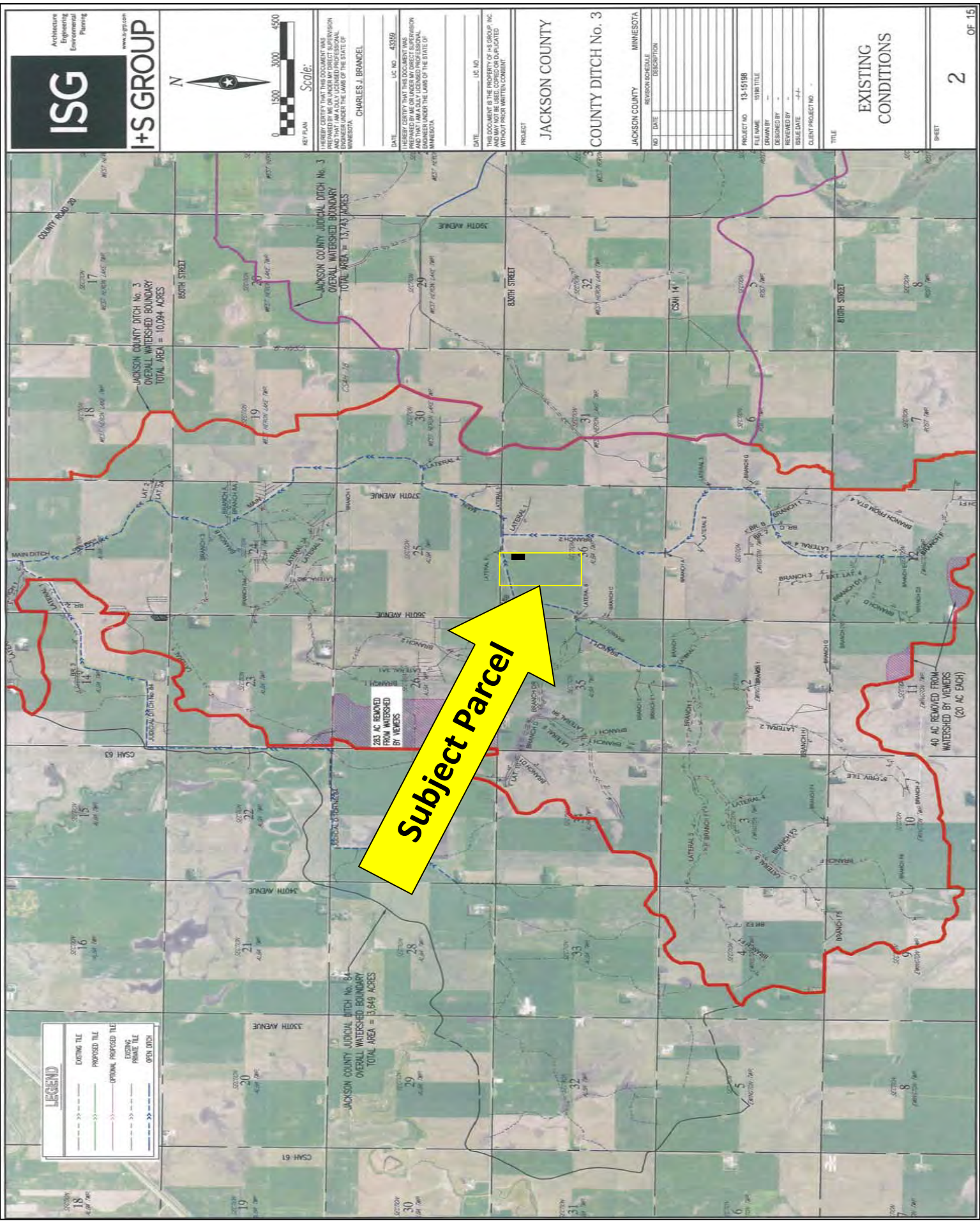
Benefits are based upon the drainage system providing an outlet for an increase in agricultural potential, or a change of land accelerating runoff causing a need for increased system capacity and maintenance. No benefits have been determined to protected waters identified by the Minnesota Department of Natural Resources or to areas not currently considered under cultivation or having an agricultural use, not previously benefitted. Areas enrolled in conservation programs or identified as wetlands under the USDA-NRCS wetland inventory and restricted from additional drainage by state or federal regulations were given special consideration in determination of benefits.

Enclosed is the Notice of the continued Final Hearing, the Viewers Reports for the determination of benefits for the proposed improvement, the Viewers Report for the Redetermination of Benefits, and the Viewers' Benefits and Damages Statements for Jackson County Ditch No. 3. **If you have any questions, a Final Informational Meeting will be held on March 15, 2017 at 10:00 a.m. at the Heron Lake Community Center, Heron Lake, Minnesota.** It may not be possible to answer your individual questions at the public hearing, so meeting with the viewers prior to the hearing is strongly recommended.

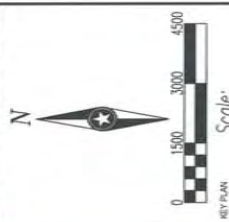
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HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

CHARLES J. BRANDELL

DATE: _____ LIC. NO. 43359

HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____ LIC. NO. _____

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PROJECT
JACKSON COUNTY
COUNTY DITCH No. 3

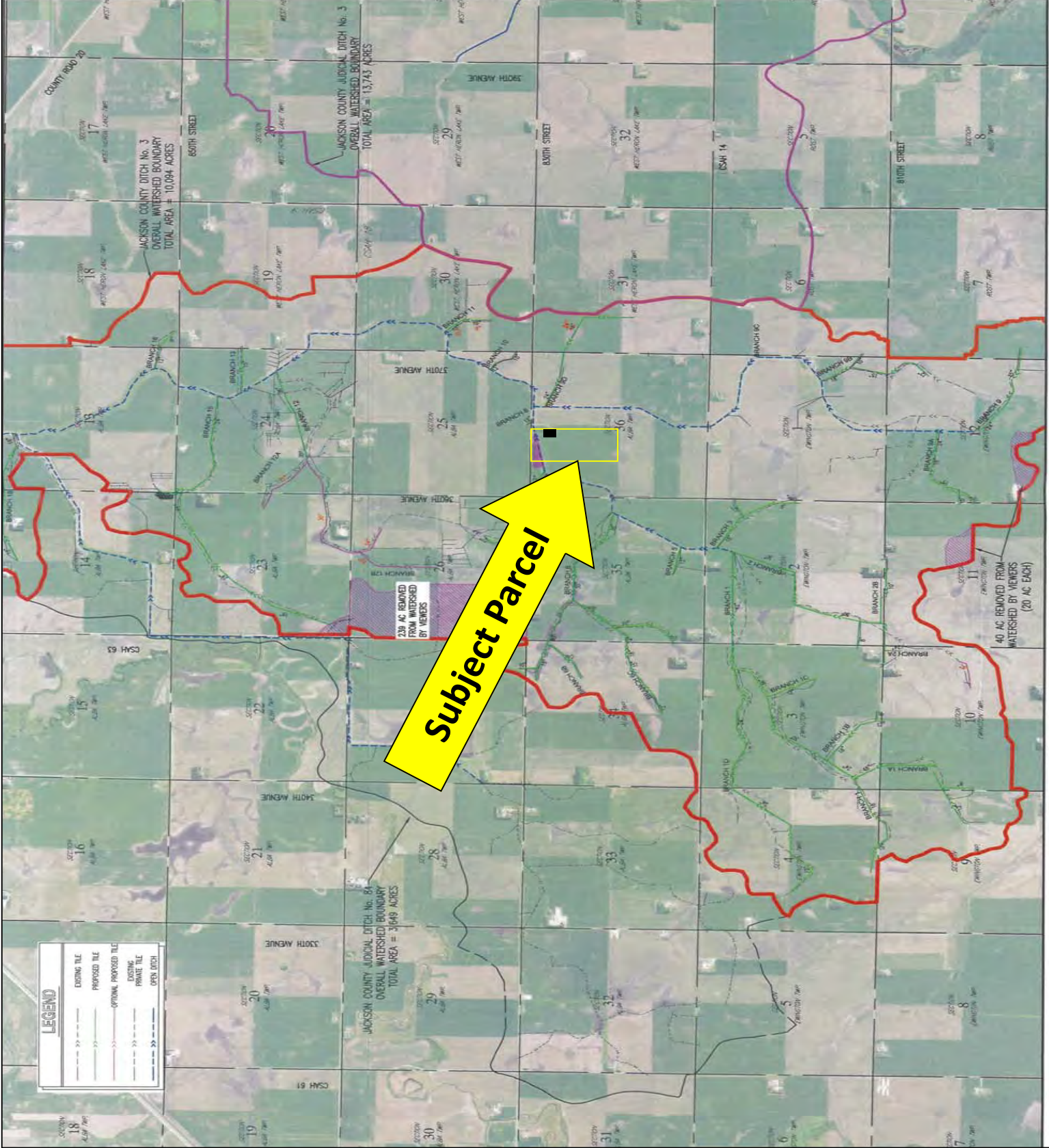
JACKSON COUNTY MINNESOTA

NO.	DATE	REVISION SCHEDULE	DESCRIPTION

PROJECT NO. 13-15198
FILE NAME 15198.TITLE
DRAWN BY _____
DESIGNED BY _____
REVIEWED BY _____
ISSUE DATE -1-1-
CLIENT PROJECT NO. _____

TITLE
PROPOSED IMPROVEMENT

SHEET
3
OF 15



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Environmental
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N



Scale:

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CHARLES J. BRANDEL

DATE: UC NO. 43359
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: UC NO.
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PROJECT

JACKSON COUNTY

COUNTY DITCH No. 3

JACKSON COUNTY MINNESOTA

REVISION SCHEDULE

REV. DATE DESCRIPTION

REV. DATE DESCRIPTION

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REV. DATE DESCRIPTION

NORTHERN
LANDOWNERS

4

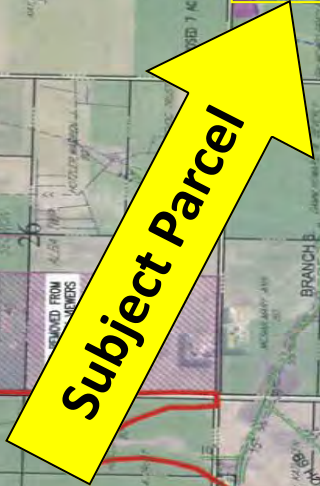
OF 15

LEGEND	
---	EXISTING TILE
---	PROPOSED TILE
---	EXISTING PRIVATE TILE
---	OPEN DITCH

JACKSON COUNTY
JD 84

JACKSON COUNTY
CD 3

JACKSON COUNTY
JD 3 WATERSHED



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Burns
Property Map
 County Ditch No. 3
 Jackson County,
 Minnesota
 Friday, June 02, 2017

Legend

Drainage (Jackson)

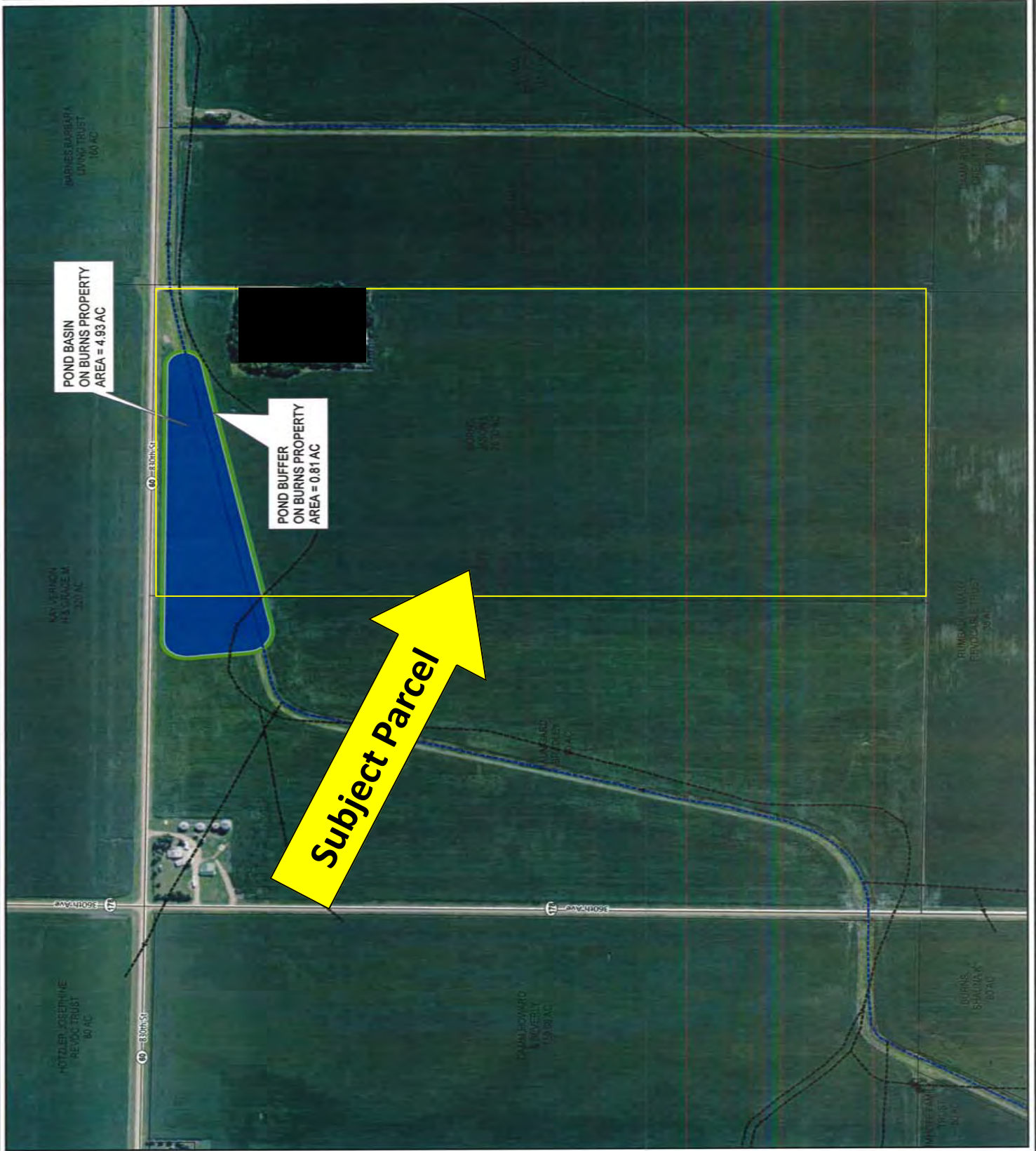
Facility Status, Facility Type

- Existing, Main Tile
- Existing, Open Ditch
- Proposed, Main Tile
- Proposed, Open Ditch
- Abandoned, Main Tile
- Abandoned, Open Ditch
- PondArea
- PondBuffer
- JacksonCountyParcels

PN: 13-15198

SOURCE:

OrthoImage (Jackson County, 2015)
 Traction (Jackson County, 1/12/2015)
 Farms (Jackson County, 2/2/2015)
 Lakes (MNDNR, July, 2008)
 Major Stream (MNDNR, July, 2008)
 Counties (MNDNR, July, 2017)
 PLSS (MNDNR/USGS)



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



Summary

Parcel ID 010360500
 Property Address
 Sec/Twp/Rng 36-103-038
 Brief Tax Description Sect-36 Twp-103 Range-038 76.92 AC E 1/2 NW 1/4 EX 3.08 AC
 (Note: Not to be used on legal documents)
 Deeded Acres 76.92
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (101) ALBA/330/WTSD
 School District 0330
 Creation Date 07/10/1989

Owners

Primary Taxpayer
 Jason L Burns
 12960 Duelm Rd NE
 Foley, MN 56329

Valuation

	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$574,100	\$610,500	\$610,500	\$626,800
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$574,100	\$610,500	\$610,500	\$626,800

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	\$610,500	\$610,500	\$626,800	\$659,900
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$610,500	\$610,500	\$626,800	\$659,900
Net Taxes Payable	\$3,098.09	\$3,036.47	\$2,948.47	\$2,890.19
+ Special Assessments	\$97.91	\$489.53	\$489.53	\$195.81
= Total Taxes Payable	\$3,196.00	\$3,526.00	\$3,438.00	\$3,086.00

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

No taxes are due at this time.



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

Our Auction Services

PROFESSIONAL AUCTION SERVICES FOR THE FOLLOWING TYPES OF AUCTIONS INCLUDING:

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



What sets us apart?

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



Dan Pike Auction Company Quality Auction Equipment

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



What you need to consider to assure a successful auction:

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

Our Real Estate Services

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



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

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

Our Agricultural Appraisal Services

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

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

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