



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

Marvin Rezac Estate

High Quality

160+/- Acre Farmland & Building Site Auction

Middletown Township, Jackson County, MN.

Property offered as two parcels - Farmland of approximately 153 acres +/- & Building site area of approximately 7 acres +/-

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.

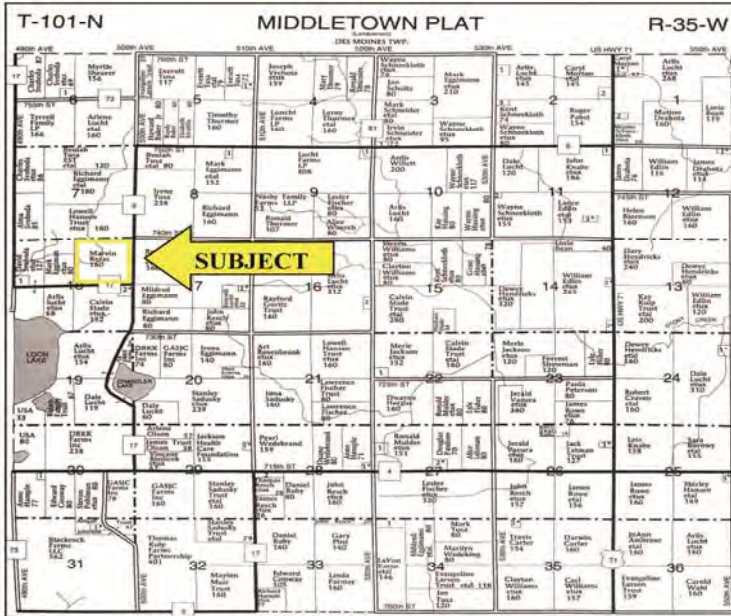
Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

160 Acres +/- Middletown Township, Jackson County, MN FARMLAND & BUILDING SITE AUCTION

Wednesday, February 21, 2018 @ 10:00 A.M.

Blizzard/Storm Date - Thursday, February 22, 2018, but please check our web site www.danpikeauction.com for any updates.

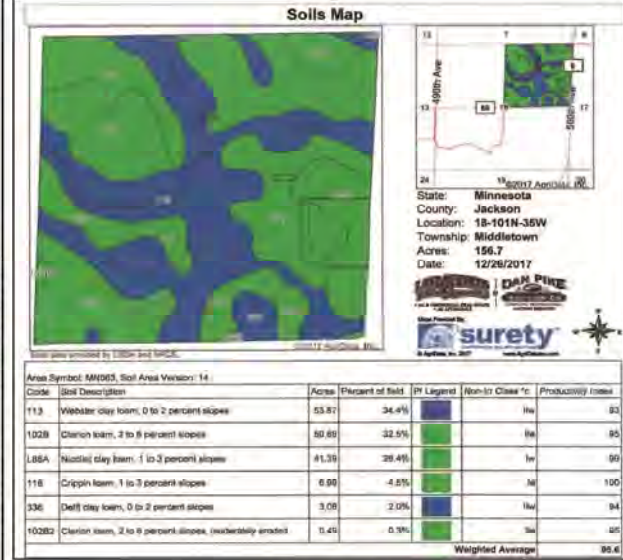
SALE LOCATION: The auction will be held at the Jackson American Legion Hall at 411 First Street in Jackson, Minnesota. Watch for auction signs the day of the sale.



LEGAL DESCRIPTION: NE1/4 18-101N-35W Jackson County, Minnesota
PROPERTY LOCATION 73673 500th Avenue Jackson, MN. From the junction of Highway #71 & Co. #34 on south edge of Jackson, Minnesota - 3 miles south on #71 to County #6, then 4 miles west to 500th Avenue, then 1-1/2 miles south.
CROP PRODUCTIVITY RATING & SOIL TYPES: Approximate 95.6 Crop Productivity Index Rating. Soil types of Webster Clay Loam, Clarion Loam, Nicollet Clay Loam, Crippin Loam, Delft Clay Loam & Clarion Loam.
PROPERTY TAX INFORMATION
 \$3,308.00 2017 taxes paid & 2018 EMV \$1,284,500
METHOD OF SALE: Property will be offered as 2 tracts. The farmland of approximately 153 acres +/- and the building site area of approximately 7 acres +/-.

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 March 28, 2018, when clear title & possession is given. The buyer will have possession of the properties upon closing. 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 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. Should the property be sold to two different buyers the seller will have the building site area surveyed at the sellers expense. 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 Rezac Estate 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 very good farmland to add to your investment portfolio or are looking for a very buildable site for building your new rural home, 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.



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

OWNERS
Marvin Rezac Estate
 Jim Tusa - Personal Representative 507-841-3712

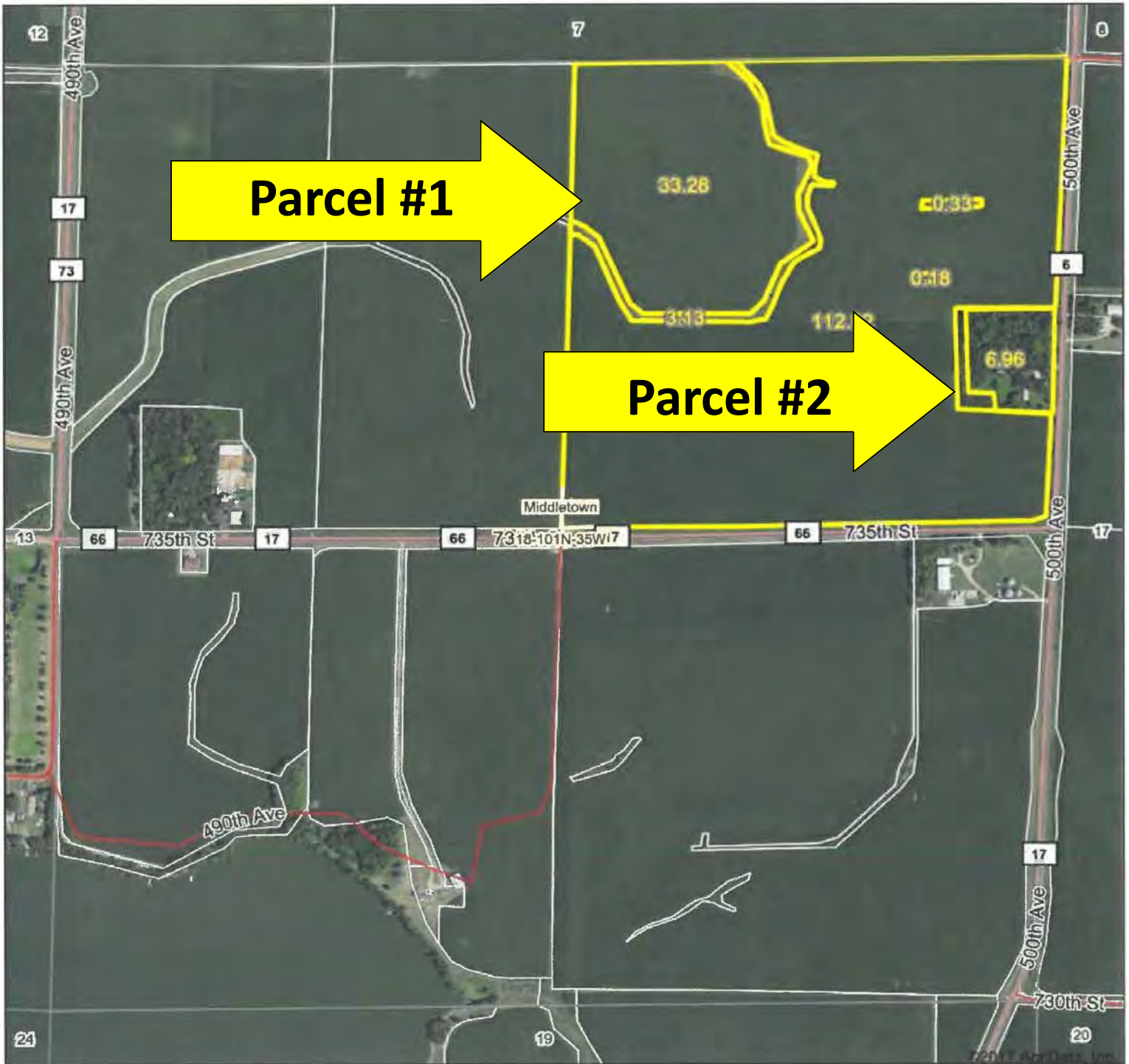


DAN PIKE
 AND ASSOCIATES
AUCTION CO.
 COMPLETE PROFESSIONAL
 AUCTION SERVICES
 410 Springfield Parkway
 Jackson, MN 56143
 507-847-3468
www.danpikeauction.com

Auctioneers
 Dan Pike - CAI & GPA
 MN License #32-17-003 Jackson, MN.
 507-847-3468 (O) or 507-841-0965 (C)
 Doug Wedel; Kevin, Allen &
 Ryan Kahler; Dustyn Hartung,
 Scott Christopher
 & Dylan Kallemeyn

**Attorney for the Sellers
 & Closing Agent**
Pat Costello
 Costello, Carlson & Butzon, LLP
 Attorneys at Law
 310 Main Street
 Lakefield, MN. 56150
 507-662-6621

Aerial Map



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

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

map center: 43° 33' 5.25, -95° 5' 5.13

0ft 850ft 1699ft

Maps Provided By:
surety
© AgriData, Inc. 2017 www.AgrDataInc.com

**18-101N-35W
Jackson County
Minnesota**



12/26/2017

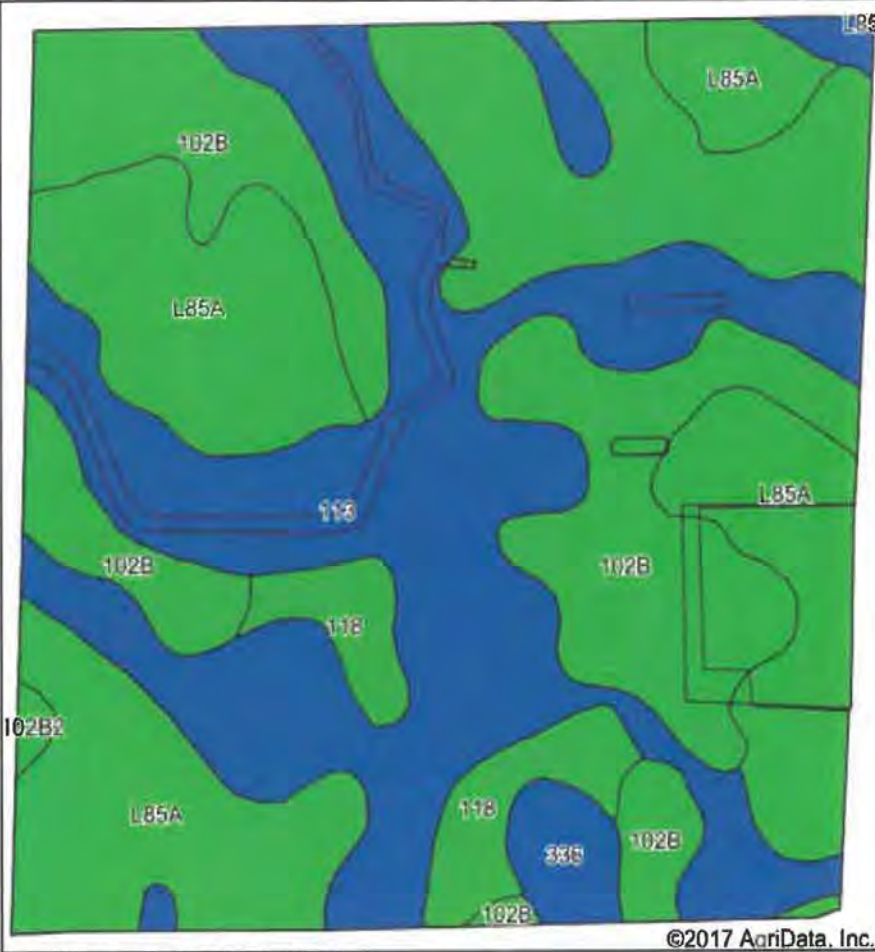
Field borders provided by Farm Service Agency as of 5/21/2008.

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.

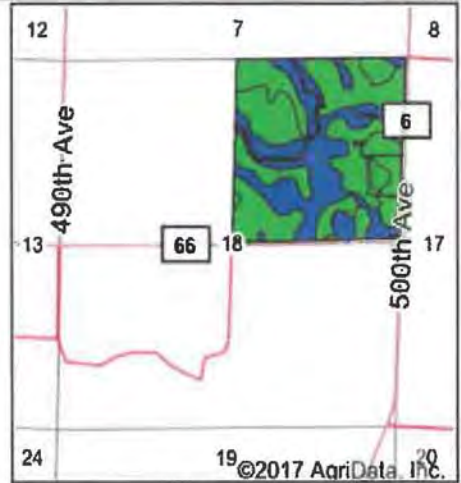
Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

Soils Map



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.



State: **Minnesota**
 County: **Jackson**
 Location: **18-101N-35W**
 Township: **Middletown**
 Acres: **156.7**
 Date: **12/26/2017**



Maps Provided By:



© AgriData, Inc. 2017

www.AgriDataInc.com



Area Symbol: MN063, Soil Area Version: 14

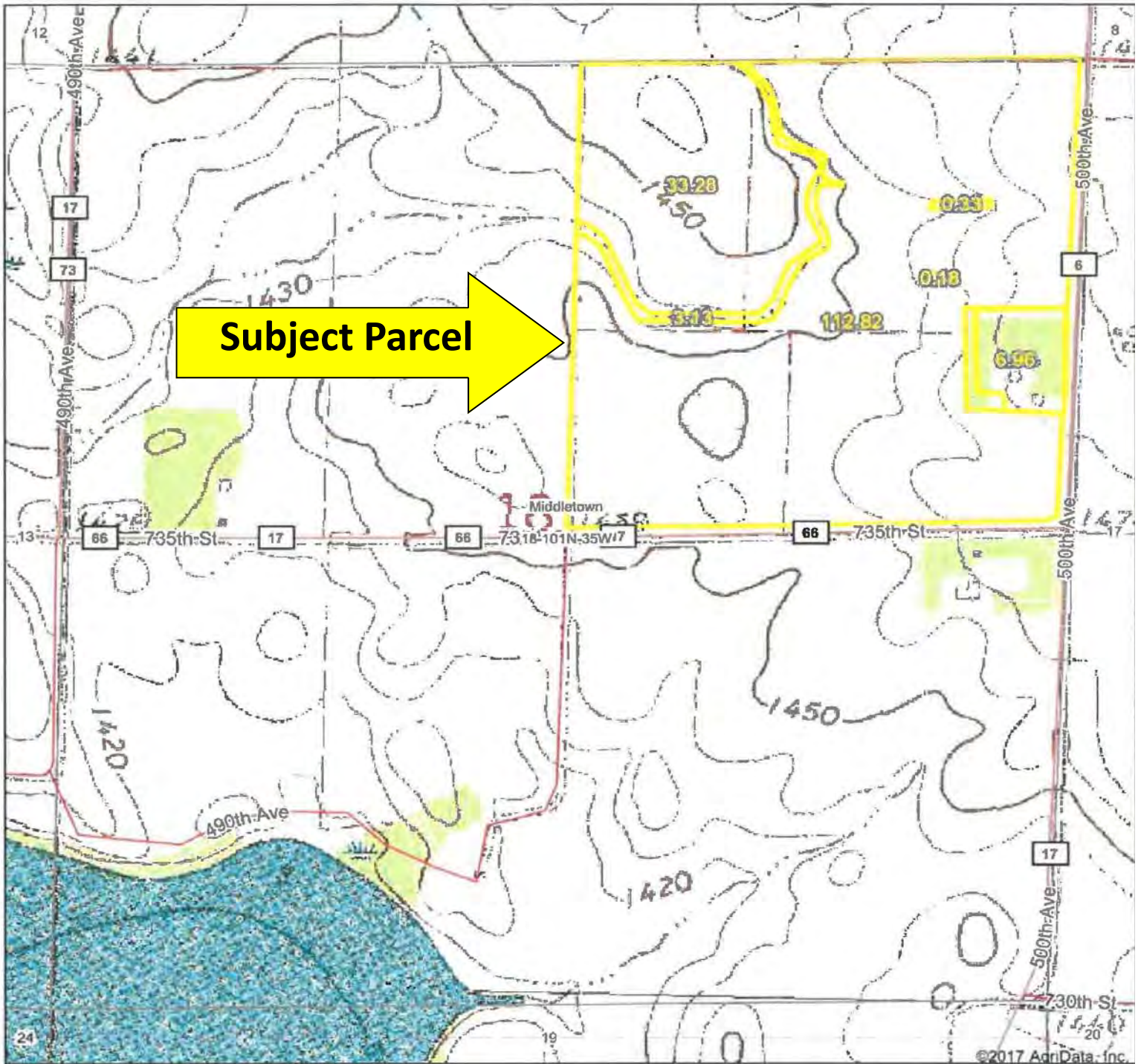
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
113	Webster clay loam, 0 to 2 percent slopes	53.87	34.4%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	50.88	32.5%		Ile	95
L85A	Nicollet clay loam, 1 to 3 percent slopes	41.39	26.4%		Iw	99
118	Crippin loam, 1 to 3 percent slopes	6.99	4.5%		Ie	100
336	Delft clay loam, 0 to 2 percent slopes	3.08	2.0%		IIw	94
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	0.49	0.3%		Ile	95
Weighted Average						95.6

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.

Topography Map



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

DAN PIKE
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

map center: 43° 33' 5.25, -95° 5' 5.13

0ft 850ft 1699ft

Maps Provided By:

surety
CUSTOMER ONLINE MAPPING
© AgriData, Inc. 2017 www.AgriDataInc.com

18-101N-35W
Jackson County
Minnesota



12/26/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

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 County, Minnesota

Farm 1082

Tract 2460



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

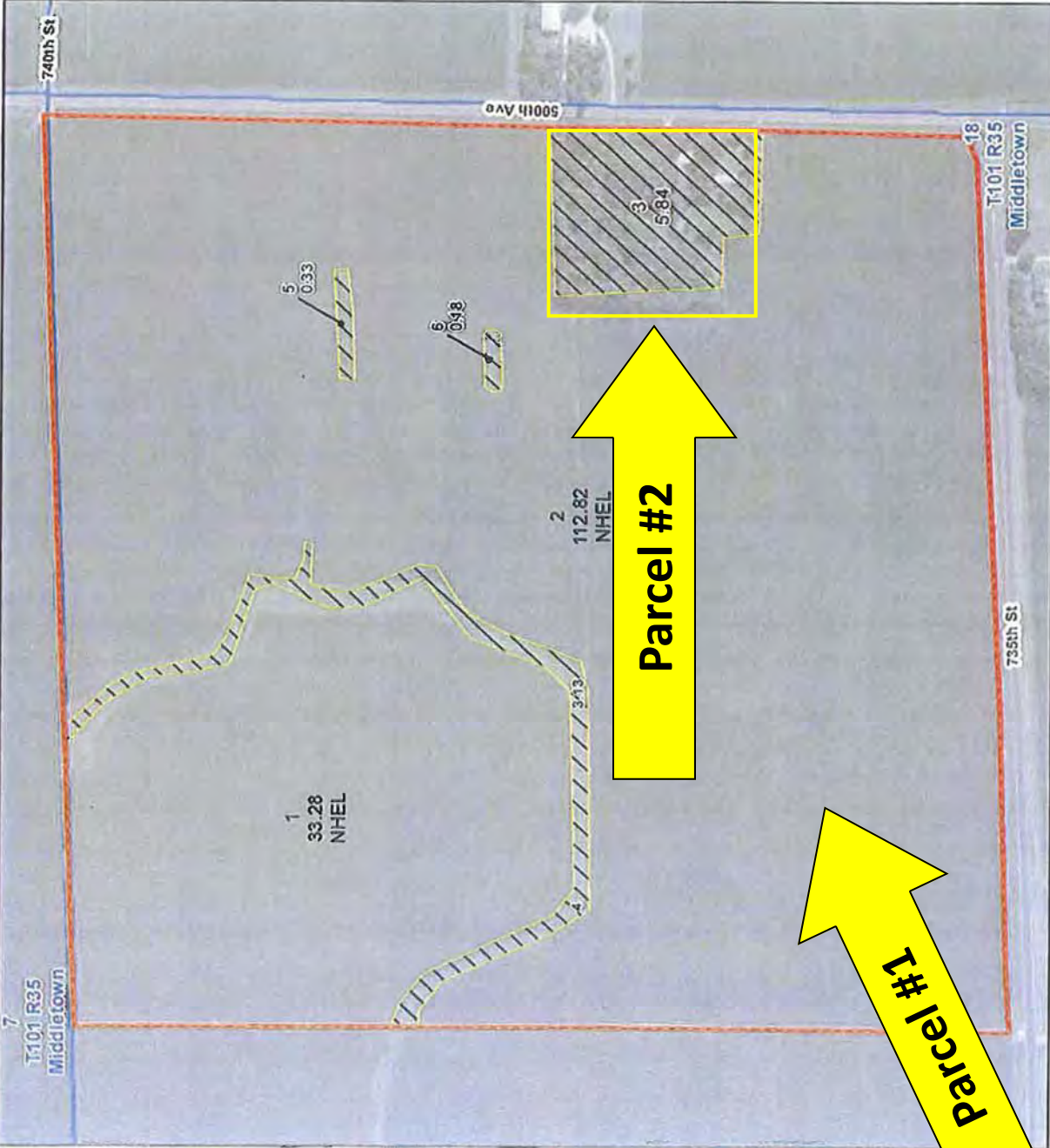
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 146.10 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 (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. 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.

Minnesota
 Jackson
 Report ID: FSA-156EZ

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

FARM: 1082
 Prepared: 12/28/17 7:17 AM
 Crop Year: 2016
 Page: 1 of 1

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

Operator Name Farm Identifier Recon Number

Farms Associated with Operator:
 407, 7854

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
155.58	146.1	146.1	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	146.1	0.0	0.0	0.0			

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	73.6		156	0.0
SOYBEANS	72.5		40	0.0
Total Base Acres:	146.1			

Tract Number: 2480 Description: L10 NE/18/MIDD

B/A Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
155.58	146.1	146.1	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	146.1	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	73.6		156	0.0
SOYBEANS	72.5		40	0.0
Total Base Acres:	146.1			

Owners: MARVIN REZAC

Other Producers: None

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.



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.

Summary

Parcel ID 120180100
 Property Address 73673 500TH AVE
 JACKSON
 Sec/Twp/Rng 18-101-035
 Brief Tax Description Sect-18 Twp-101 Range-035 160.00 AC NE 1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 160.00
 Class 101 - (HSTD) AGRICULTURAL ; 101 - (HSTD) AGRICULTURAL
 District (1201) MIDDLETOWN/2895
 School District 2895
 Creation Date 07/10/1989

Owners

Primary Taxpayer
 Marvin Rezac
 74288 500th Ave
 Jackson, MN 56143

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	FIRST SITE ACRE CER	90.39	0	0	0	1.000	AC
2	SEPTIC & WELL	0	0	0	0	1.000	UT
3	CER VALUE	90.22	0	0	0	145.500	AC
4	ADDITIONAL SITE CER	90.39	0	0	0	4.500	AC
5	2A WASTE	0	0	0	0	3.000	AC
6	ROAD ACRES	0	0	0	0	6.000	AC
Total						160.000	

Buildings

Building 1
 Year Built 1900
 Architecture SINGWID MH
 Heated Sq Ft 0
 Finished Basement Sq Ft
 Construction Quality D 4.5
 Condition N/A
 Foundation Type CONC BLOCK
 Frame Type WOOD FRAME
 Size/Shape N/A
 Exterior Walls VINYL
 Windows CASEMENT
 Roof Structure GABLE
 Roof Cover METAL
 Interior Walls DRYWALL
 Floor Cover CARPET; VINYL
 Heat FWA
 Air Conditioning NONE
 Bedrooms 2
 Bathrooms 1
 Kltchen N/A
 1st Floor Area Sq Ft 0
 Ceiling N/A
 Stories 0

Sub Area Square Footage

SubArea	Act Area	%	Adj Area	Heated	Prime	RCNLD
ONE 1900 1 STORY	768	0	0	0	0	0
ENP 1900 ENCPRCH/O	80	0	0	0	0	0
OWB 1900 1 STY/BMT	750	0	0	0	0	0
Total for Bldg 1	1,598		0	0	0	0

<https://beacon.schneidercorp.com/Application.aspx?AppID=332&LayerID=3724&PageT...> 12/26/2017

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

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

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

Extra Features

Seq	Code	Description	Dim 1	Dim 2	Units	UT
1	MACSHD	MACHINE SHED (OLD)	60	32	1,920,000	SF
2	00BARN	1 STORY BARN	44	30	1,320,000	SF
3	MACSHD	MACHINE SHED (OLD)	32	16	448,000	SF
4	OLDHSE	UNLIVABLE OLD HOUSE	0	0	1,000	SF
5	000HOG	HOG HOUSE	36	20	720,000	SF
6	WDCRIB	WOOD CRIB	26	28	728,000	SF
7	JNKBIN	JUNK GRAIN BIN	0	0	1,000	UT
8	GRANRY	GRANARY	0	0	1,000	SF
9	000HOG	HOG HOUSE	16	14	224,000	SF
10	OLDSHD	MISC SHED	10	8	80,000	SF
11	OCHICK	CHICKEN HOUSE	0	0	1,000	SF

Valuation

	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Building Value	\$14,500	\$15,200	\$14,900	\$15,200
+ Estimated Land Value	\$1,270,000	\$1,338,100	\$1,338,100	\$1,380,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,284,500	\$1,353,300	\$1,353,000	\$1,395,200

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	\$1,353,300	\$1,353,000	\$1,395,200	\$1,483,000
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	(\$13,400)	(\$13,200)	(\$13,200)	(\$14,600)
= Taxable Market Value	\$1,339,900	\$1,339,800	\$1,382,000	\$1,468,400
Net Taxes Payable	\$3,014.25	\$3,058.25	\$3,010.25	\$3,216.25
+ Special Assessments	\$293.75	\$293.75	\$293.75	\$293.75
= Total Taxes Payable	\$3,308.00	\$3,352.00	\$3,304.00	\$3,510.00

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.

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
241698	11/15/2017	2017	\$0.00	\$0.00	\$0.00	(\$1,654.00)
234064	5/15/2017	2017	\$0.00	\$0.00	\$0.00	(\$1,654.00)
223592	11/14/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,676.00)
215115	5/13/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,676.00)
206013	11/13/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,652.00)
196774	5/13/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,652.00)
187639	11/7/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,755.00)
175940	5/6/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,755.00)
170210	11/8/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,658.00)
158828	5/7/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,658.00)
152492	11/6/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,633.00)
142297	5/10/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,633.00)

Sketches

<https://beacon.schneidercorp.com/Application.aspx?AppID=332&LayerID=3724&PageT...> 12/26/2017

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

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

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



• AG & COMMERCIAL REAL ESTATE
• AG APPRAISALS



COMPLETE PROFESSIONAL
AUCTION SERVICES

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.