



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

Ralph Friesen Trust

High Quality

70.28 Acre Farmland more or less

Carson Township

Cottonwood 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 70.28 Acres +/- Carson Township, Cottonwood County, MN

FARMLAND AUCTION

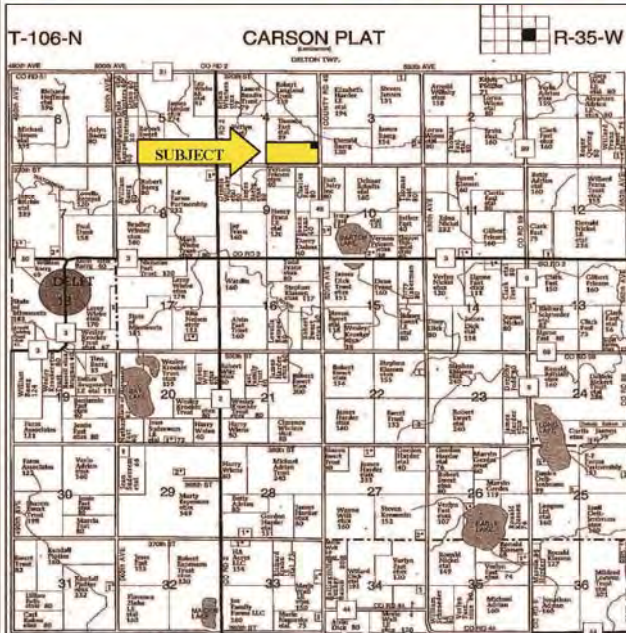
Monday, November 27, 2017 @ 10:00 A.M.

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 Tuesday, November 28, 2017 @ 10:00 A.M., but please check our web site for updates!!!!

SALE LOCATION: The auction will be held at the Windom Community Center at 1750 Cottonwood Lake Drive in Windom, Minnesota.

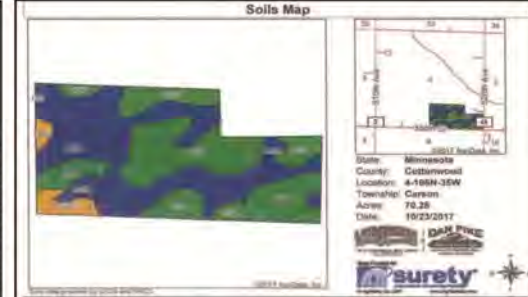
Watch for auction signs on highway #71 by Toro on day of the sale.



PROPERTY LEGAL DESCRIPTION
 Part of the South Half of the Southeast Quarter (S1/2 of the SE1/4)
 Section 4, Township 106N (Carson), Range 35W Cottonwood County, MN.
 Containing 70.28 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(s) 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 5, 2018, when clear title is given. The buyer will have possession for 2018 crop year. The Buyer(s) 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 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 Friesen Family 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 consider the purchase as the sellers have chosen the auction method to market this land. If you are considering the purchase of very 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 10:00 A.M. sharp, so don't be late. Respectfully, Dan Pike & Associates Auction Company.



Code	Soil Description	Area	Percent of Area	Moisture	Drainage	Productivity	Soil	Structure
L100	Clayey loam, 2 to 3 percent slopes	20.28	28.91	100	100	100	100	100
L101	Clayey loam, 2 to 3 percent slopes	17.11	24.35	100	100	100	100	100
L102	Clayey loam, 2 to 3 percent slopes	4.92	7.00	100	100	100	100	100
L103	Clayey loam, 2 to 3 percent slopes	9.01	12.82	100	100	100	100	100
L104	Clayey loam, 2 to 3 percent slopes	2.40	3.42	100	100	100	100	100
L105	Clayey loam, 2 to 3 percent slopes	2.88	4.11	100	100	100	100	100
L106	Clayey loam, 2 to 3 percent slopes	1.61	2.29	100	100	100	100	100
L107	Clayey loam, 2 to 3 percent slopes	0.87	1.24	100	100	100	100	100
Weighted Average				100	100	100	100	100

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

Ralph Friesen Trust
 OWNERS
 Stanton & Bruce Friesen & Michelle Ratzlaff

SALE CONDUCTED BY

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
 Jackson, MN.
 507-847-3468 (O) or 507-841-0965 (C)

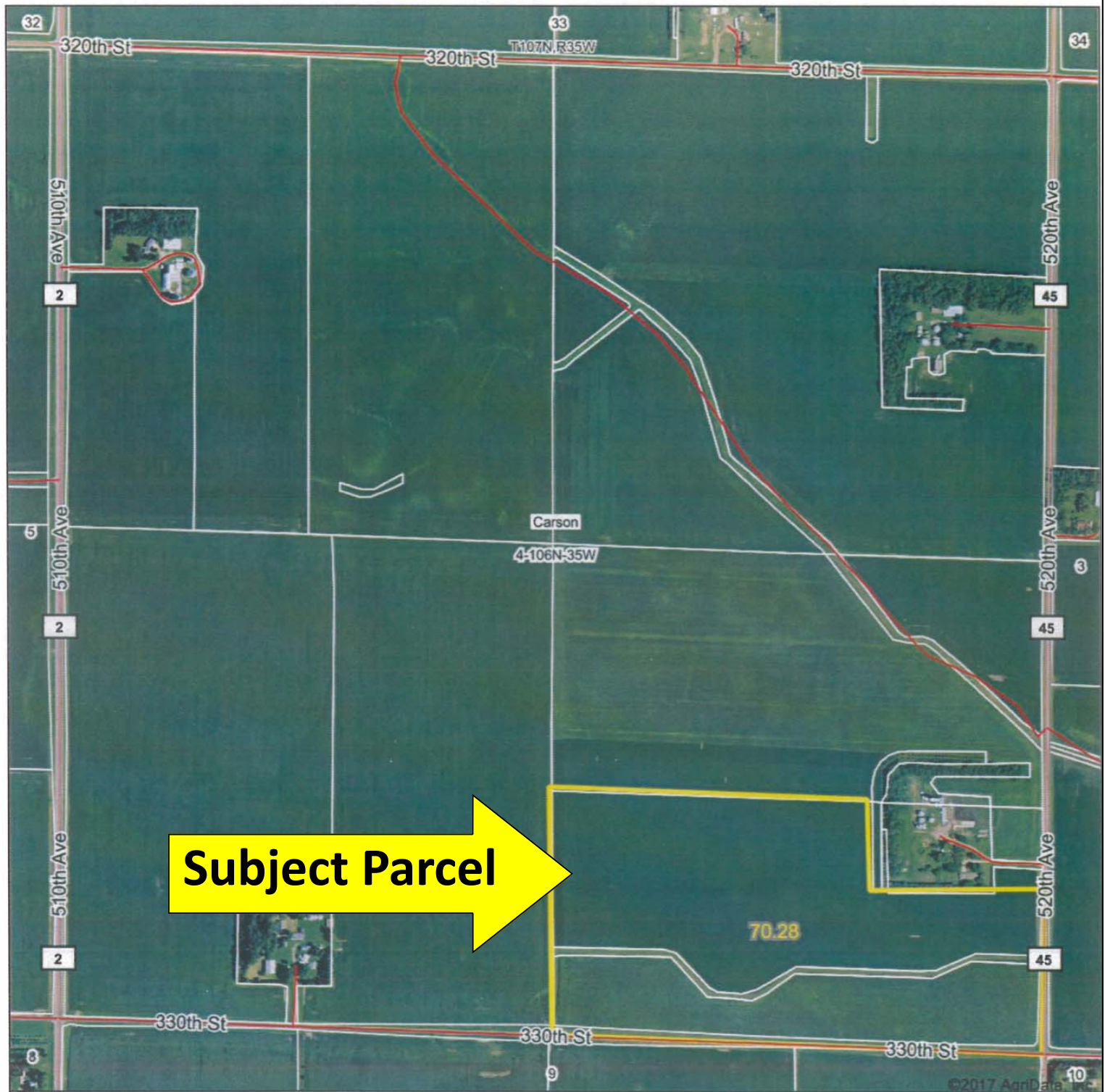
Doug Wedel
 Fairmont, MN. 507-236-4255

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

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

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

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

map center: 44° 0' 50.37, -95° 2' 58.49

0ft 833ft 1667ft

Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
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4-106N-35W
Cottonwood County
Minnesota



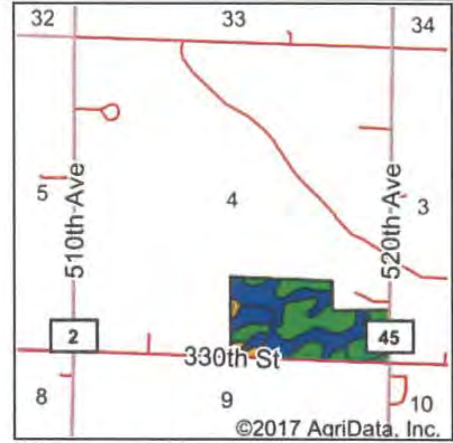
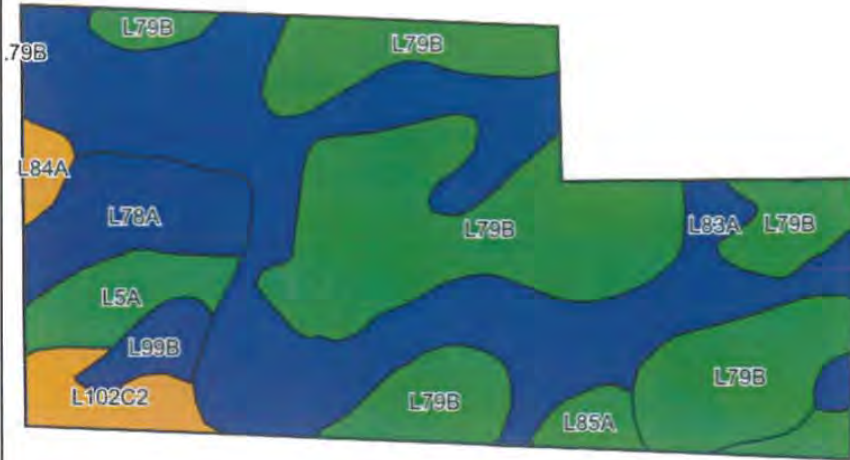
10/23/2017

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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.

Soils Map



State: **Minnesota**
 County: **Cottonwood**
 Location: **4-106N-35W**
 Township: **Carson**
 Acres: **70.28**
 Date: **10/23/2017**



Soils data provided by USDA and NRCS.

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Area Symbol: MN033, Soil Area Version: 17

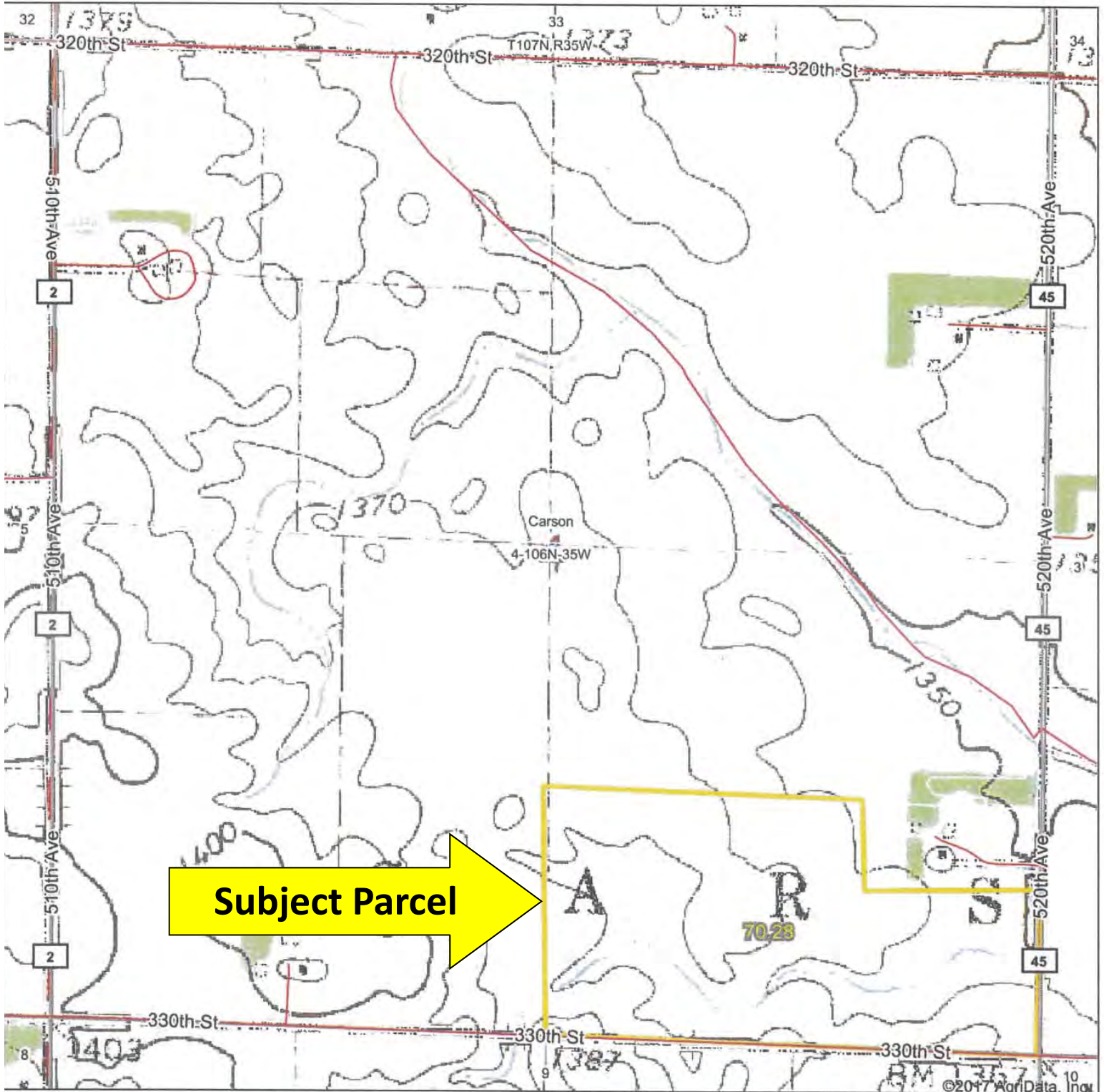
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans
L79B	Clarion loam, 2 to 6 percent slopes	28.39	40.4%		Ile	95		
L83A	Webster clay loam, 0 to 2 percent slopes	27.11	38.6%		IIw	93		
L78A	Canisteo clay loam, 0 to 2 percent slopes	4.82	6.9%		IIw	93		
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	3.00	4.3%		IIw	96	177	53
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	2.42	3.4%		IIIe	87		
L85A	Nicollet clay loam, 1 to 3 percent slopes	2.06	2.9%		Iw	99		
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	1.61	2.3%		Ile	92		
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.87	1.2%		IIIw	86		
Weighted Average						93.8	7.6	2.3

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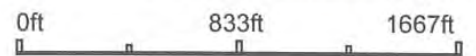
Topography Map



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

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

map center: 44° 0' 50.37, -95° 2' 58.49



4-106N-35W
Cottonwood County
Minnesota



Maps Provided By:
surety
CUSTOMER ONLINE SUPPORT
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Cottonwood County, Minnesota

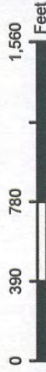
Farm 8428

Tract 8963

T106 R35 S4

2017 Program Year

Map Created July 26, 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
- MAG = for GZ
- Canola = Spring for seed

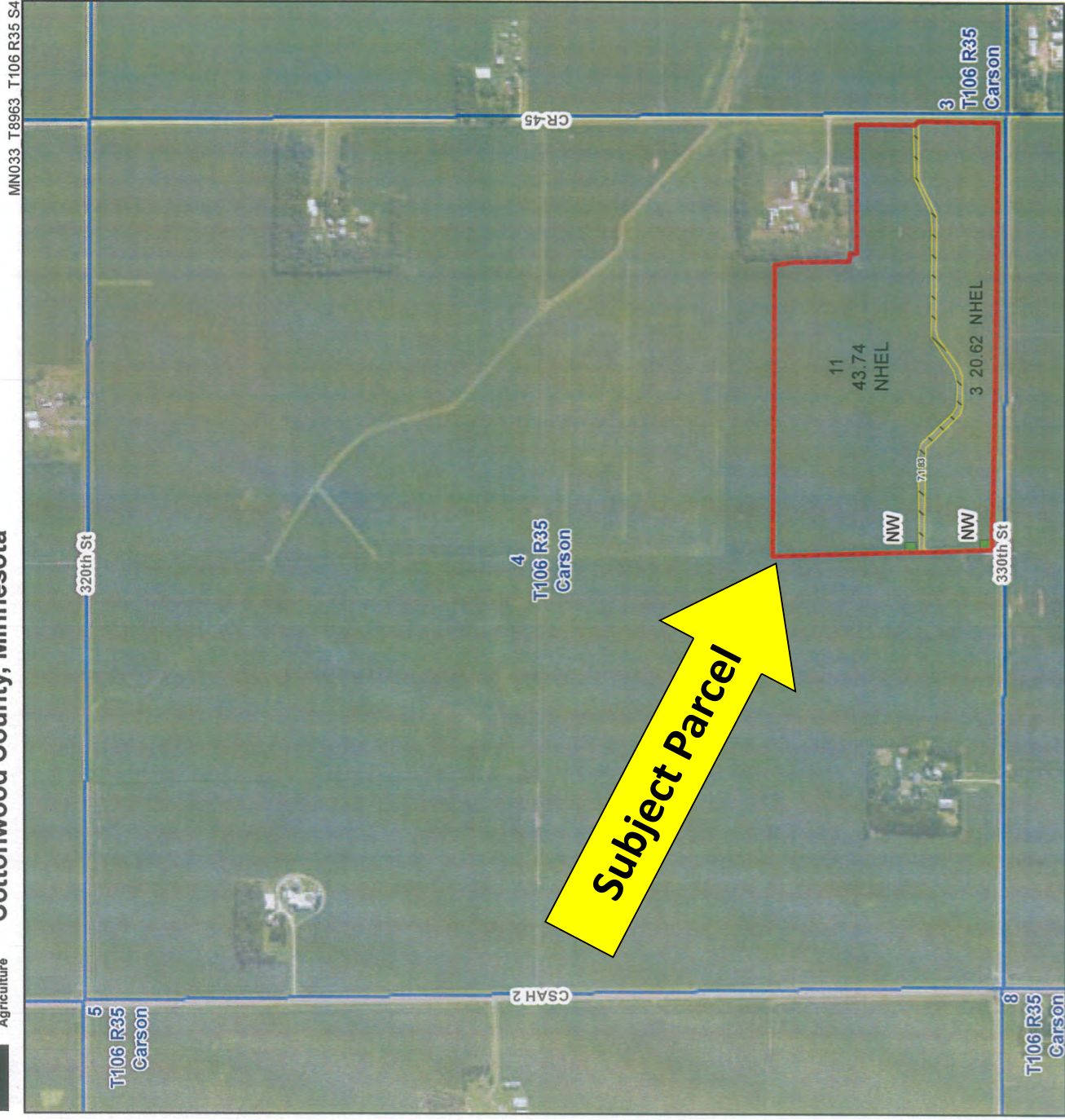
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 64.36 acres



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

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Minnesota
Cottonwood
Report ID: FSA-156EZ

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

FARM: 8428
Prepared: 10/23/17 9:49 AM
Crop Year: 2017
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
2017 DIV 2695

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
66.19	64.36	64.36	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	64.36	0.0	0.0	0.0			

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	47.5		164	0.0
SOYBEANS	15.14		45	0.0
Total Base Acres:	62.64			

Tract Number: 8963 Description: part of S2SE4 S4 106-35 CAR

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
66.19	64.36	64.36	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	64.36	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	47.5		164	0.0
SOYBEANS	15.14		45	0.0
Total Base Acres:	62.64			

Owners: RALPH S & LINDA M FRIESEN REV INTERVIVOS TRUST

Other Producers: None

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Summary

Parcel ID 040040402
 Property Address
 Sec/Twp/Rng 4-106-35
 Lot/Block N/A
 Plat
 Brief Tax Description S1/2 SE1/4 EX TRACTS 70.28
 (Note: Not to be used on legal documents)
 Deeded Acres 70.28
 CER 76.02
 Class AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 4
 School District 173

Owner

Taxpayer
 Friesen/Ralph & Linda/Tstee Le
 Ralph S & Linda M Friesen Tst
 C/O Michelle Ratzlaff
 PO Box 295
 Mountain Lake MN 56159

Owner
 Friesen/Bruce/Stanton
 Michelle Ratzlaff Trustee
 811 4th Ave
 PO Box 286
 Mountain Lake MN 56159

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	2.64	
1	008017	Pasture	2a	3.10 acre	
1	999700	Till + Road Acres	2a	67.80 acre	.00
1	999800	Neg Road Acres	2a	-2.64 acre	

2017 Values for 2018 Taxes

	Market	Taxable
Land	\$510,700	\$510,700
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$510,700	\$510,700

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2016 Payable 2017	\$541,500	5,415	46.34500	0.00	0.00	0.00	\$2,510
2015 Payable 2016	\$541,500	5,415	47.03700	0.00	0.00	0.00	\$2,548
2014 Payable 2015	\$644,200	6,442	36.59700	0.00	0.00	0.00	\$2,358
2013 Payable 2014	\$585,500	5,855	36.34400	0.00	0.00	0.00	\$2,128
2012 Payable 2013	\$404,500	4,045	48.38400	0.00	0.00	0.00	\$1,958

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Current Taxes

Gross Tax	2510.00
Total Credit	0.00
Spec Asmt	0.00
Net Tax Due	2510.00
Adjusted Tax	0.00
Adjusted S.A.	0.00
Adjusted Net Due	2510.00
Total Receipts	1255.00
Remain Due	1255.00

Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
5/11/2017	FRIESEN/RALPH & LINDA/TSTEE	100	\$1,255.00

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

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Last Data Upload: 9/23/2017 8:20:42 PM



Schneider

Developed by
The Schneider
Corporation

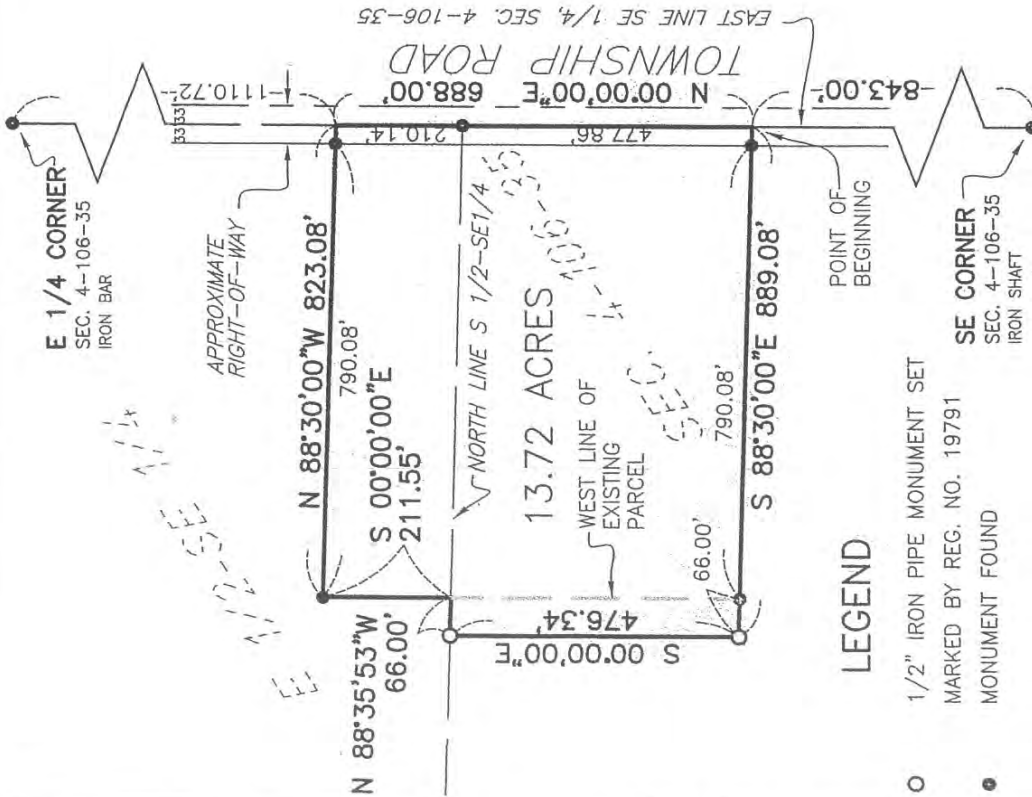
This is the building site area in the northeast corner of the subject that is not included.

PROPOSED PARCEL DESCRIPTION

Part of the East Half of the Southeast Quarter of Section 4, Township 106 North, Range 35 West, Cottonwood County, Minnesota, described as follows:

Commencing at the Southeast Corner of said Section 4; thence North 00 degrees 00 minutes 00 seconds East (assumed bearing), along the east line of said Southeast Quarter of Section 4, a distance of 843.00 feet to the point of beginning; thence continuing North 00 degrees 00 minutes 00 seconds East, on said east line, 688.00 feet; thence North 88 degrees 30 minutes 00 seconds West, 823.08 feet; thence South 00 degrees 00 minutes 00 seconds East, 211.55 feet to the north line of the South Half of said Southeast Quarter; thence North 88 degrees 35 minutes 53 seconds West, on said north line, 66.00 feet; thence South 00 degrees 00 minutes 00 seconds East, 476.34 feet; thence South 88 degrees 30 minutes 00 seconds East, 889.08 feet to the point of beginning. Subject to easements.

Contains 13.72 acres, more or less.



SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Larry E. Zeig
 Larry E. Zeig
 License Number 19791
 Date 6/17/2008

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CERTIFICATE OF SURVEY
 COTTONWOOD COUNTY, MN

BOLTON & MENK, INC.
 Consulting Engineers & Surveyors

140 FIRST AVENUE NORTH, SLEEPY EYE, MN 56085 (507) 794-5541
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
 WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

PART OF THE E 1/2-SE 1/4
 SEC. 4-106-35, CARSON TWP.
 COTTONWOOD COUNTY, MN

FOR: RALPH FRIESEN

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www.danpikeauction.com

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- 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.