



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG-507-236-7629

ALLEN KAHLER-CAI-MN Broker #RA-415792

KEVIN & RYAN KAHLER, DOUG WEDEL & DAN PIKE

PUBLIC LAND AUCTION

Owner: Sickler Family

179.35 Acres +/- Farmland Located in

Section 22 & 27 of Elm Creek Township, Martin County, MN.



SALE CONDUCTED BY

Land Services Unlimited, Inc.

923 N. State Street, Suite 170, Fairmont, Minnesota 56031 • 507-238-4318

Email: auctioneeralley@gmail.com

Website: www.landservicesunlimited.com or www.auctioneeralley.com

179.35 Acres +/- in Elm Creek Twp, Martin Co., MN FARMLAND AUCTION

Thursday, February 1st, 2018 @ 10:30 AM

In case of very inclement weather—blizzard, please check our website at www.auctioneeralley.com for details.

SALE LOCATION: Auction will be held at the Sherburn Legion-18 N Osborne Street, Sherburn, MN. Watch for Auction Signs Day of Sale!



PROPERTY LOCATION:

The subject property is located from Sherburn, MN 1.5 miles North on Hwy 4 to 140th St., then 2 miles West to 50th Ave, then 1/2 mile North.

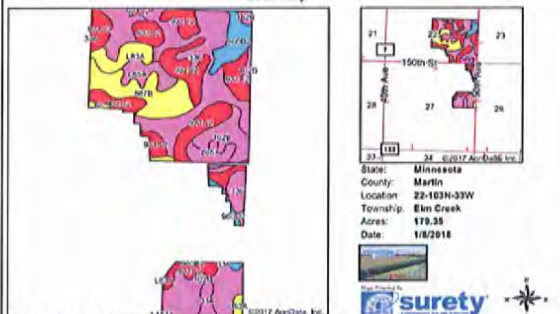
PROPERTY LEGAL DESCRIPTIONS:

PARCEL #1: 142.3 Acres in SE1/4 Sec 22, Elm Creek Twp., Martin Co., MN T103N, R33W (EX 19.10AC)
PARCEL #2: 27.71 Acres E1/2 NE1/4 Sec 27, Elm Creek Twp., Martin Co., MN T103N, R33W (EX 53 AC)
PARCEL #3: 9.34 Acres in E 1/2 NE1/4 Sec 27, Elm Creek Twp., Martin Co., MN T103N, R33W (EX 71.37 AC)
 *ACRES SUBJECT TO CHANGE UPON COMPLETION OF SURVEY PRIOR TO SALE DAY

AUCTION SALE TERMS:

The parcels of land will be offered as 3 parcels via our Multi-Parcel board bidding system. 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 & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before March 2, 2018 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. Property is being sold AS IS-WHERE IS. Property is being sold subject to any easements including road, drainage, utility, or other easements of record. The buyer will be able to farm the land for the 2018 crop year. Buyer will be responsible for 2018 real estate taxes and thereafter. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect property prior to their purchase of it. Any statements made at the auction may take precedence over any printed information. This sale is subject to the sellers approval. Auctioneer Alley/ Land Services Unlimited and Sales Staff represent the sellers in this transaction.

Soils Map



AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Sickler Family as this is an excellent opportunity to buy some good tillable farmland, along with some nice recreational land. If you are considering the purchase of farmland to add to your investment portfolio, this is an auction you will want to attend! This 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 be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. There will be a survey completed of the farm prior to the auction, acres will be subject to change upon completion of the survey. The auctioneers & sales staff are representing the sellers. This auction is open to the public and we look forward to seeing everyone there! Respectfully, Dustyn Hartung and Sales Staff

| Code | Soil Description | Acres | Percent of total | PL Legend | Soil Class % | Productivity Index |
|------------------|---|-------|------------------|-----------|--------------|--------------------|
| 02122 | Clay-loam, 2 to 3 percent slopes, moderately eroded | 62.99 | 24.4% | | IIIa | 67 |
| 156 | Clay loam, 0 to 2 percent slopes | 29.89 | 27.2% | | IIIa | 64 |
| 1229 | Clay loam, 2 to 8 percent slopes | 29.24 | 21.4% | | IIIa | 63 |
| 0279 | Clay-loam, 2 to 8 percent slopes | 18.22 | 13.2% | | IIIa | 59 |
| 154A | Clay loam, 1 to 3 percent slopes | 11.44 | 6.4% | | IIIa | 59 |
| 02032 | Clay-loam, 0 to 2 percent slopes, moderately eroded | 8.91 | 6.6% | | IIIa | 59 |
| 1347 | Clay loam, 3 to 8 percent slopes | 4.83 | 4.1% | | IIIa | 53 |
| 15 | Clay loam, 0 to 2 percent slopes | 1.34 | 0.9% | | IIIa | 43 |
| Weighted Average | | | | | | 51.3 |

ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.LANDSERVICESUNLIMITED.COM OR CALL DUSTYN HARTUNG 507-236-7629.

www.landservicesunlimited.com

OWNER:

SICKLER FAMILY

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG-507-236-7629 LIC #46-14

ALLEN KAHLER-GA-MN Broker #RA-415792

KEVIN & RYAN KAHLER

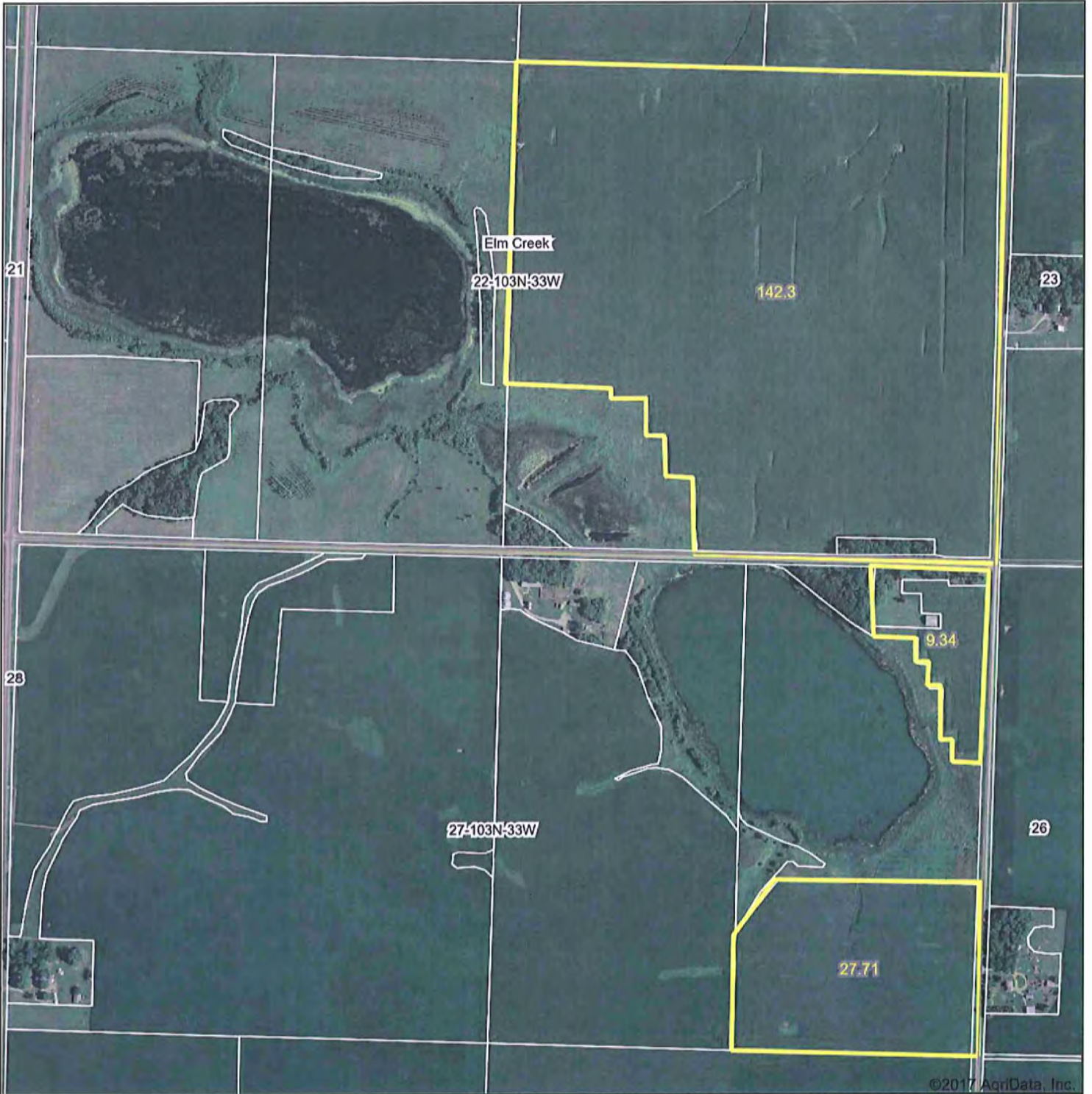
DOUG WEDEL & DAN PIKE



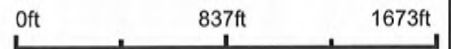
923 N State St, Suite 170 Fairmont, MN 56031-507-238-4318

EDMAN & EDMAN LAW OFFICE-JOHN EDMAN, CLOSING ATTORNEY

Aerial Map



map center: 43° 42' 14.63, -94° 46' 59.05



22-103N-33W
Martin County
Minnesota

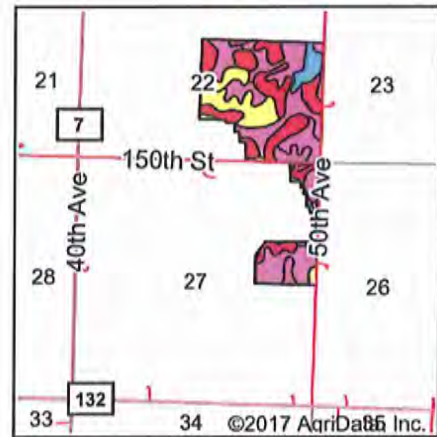
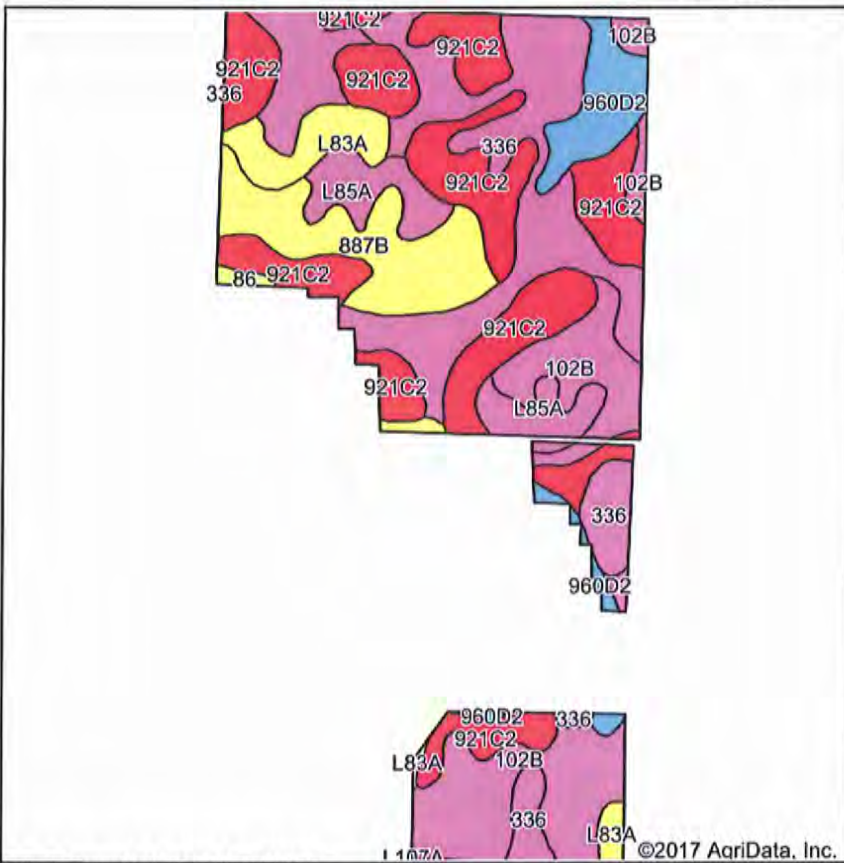


1/8/2018



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **22-103N-33W**
 Township: **Elm Creek**
 Acres: **179.35**
 Date: **1/8/2018**



Maps Provided By:



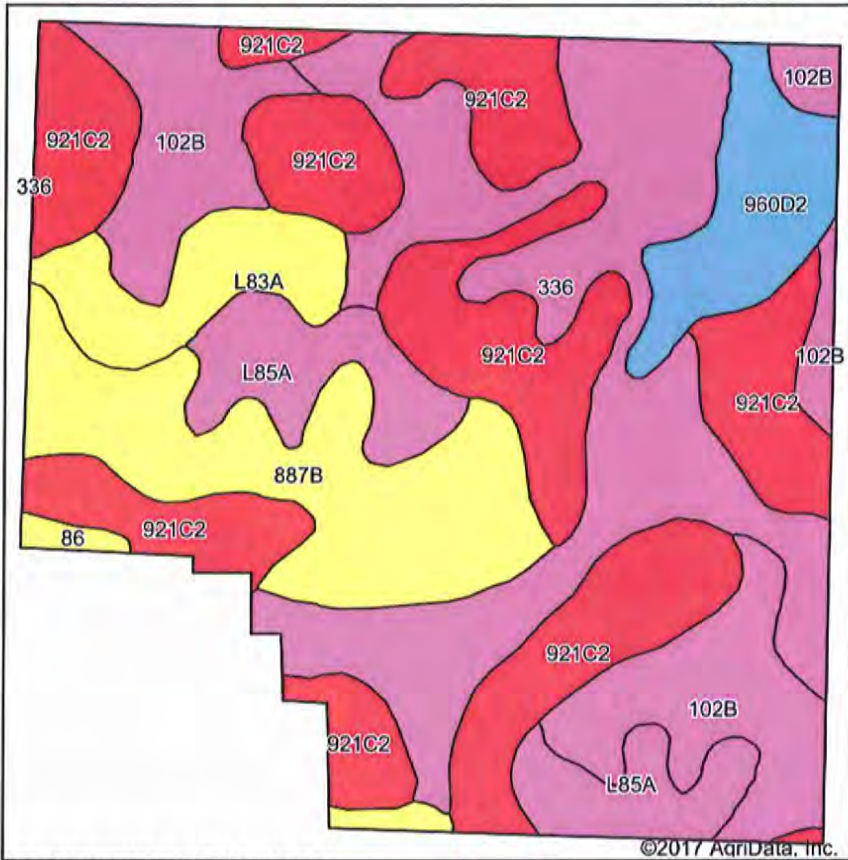
Area Symbol: MN091, Soil Area Version: 14

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|
| 921C2 | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 50.98 | 28.4% | | IIIe | 87 |
| 336 | Delft clay loam, 0 to 2 percent slopes | 39.88 | 22.2% | | IIw | 94 |
| 102B | Clarion loam, 2 to 6 percent slopes | 39.24 | 21.9% | | Ile | 95 |
| 887B | Clarion-Swanlake complex, 2 to 6 percent slopes | 18.23 | 10.2% | | Ile | 92 |
| L85A | Nicollet clay loam, 1 to 3 percent slopes | 11.44 | 6.4% | | Iw | 99 |
| 960D2 | Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded | 9.81 | 5.5% | | IVe | 76 |
| L83A | Webster clay loam, 0 to 2 percent slopes | 8.39 | 4.7% | | IIw | 93 |
| 86 | Canisteo clay loam, 0 to 2 percent slopes | 1.38 | 0.8% | | IIw | 93 |
| Weighted Average | | | | | | 91.3 |

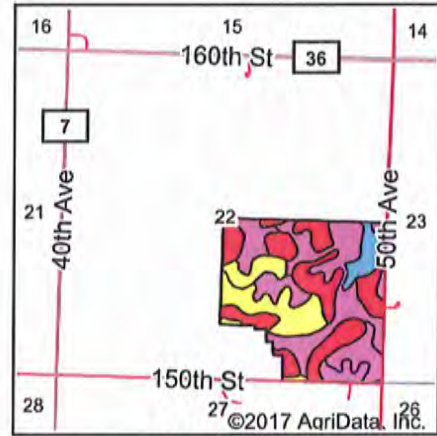
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Martin**
 Location: **22-103N-33W**
 Township: **Elm Creek**
 Acres: **142.3**
 Date: **1/8/2018**



Maps Provided By:



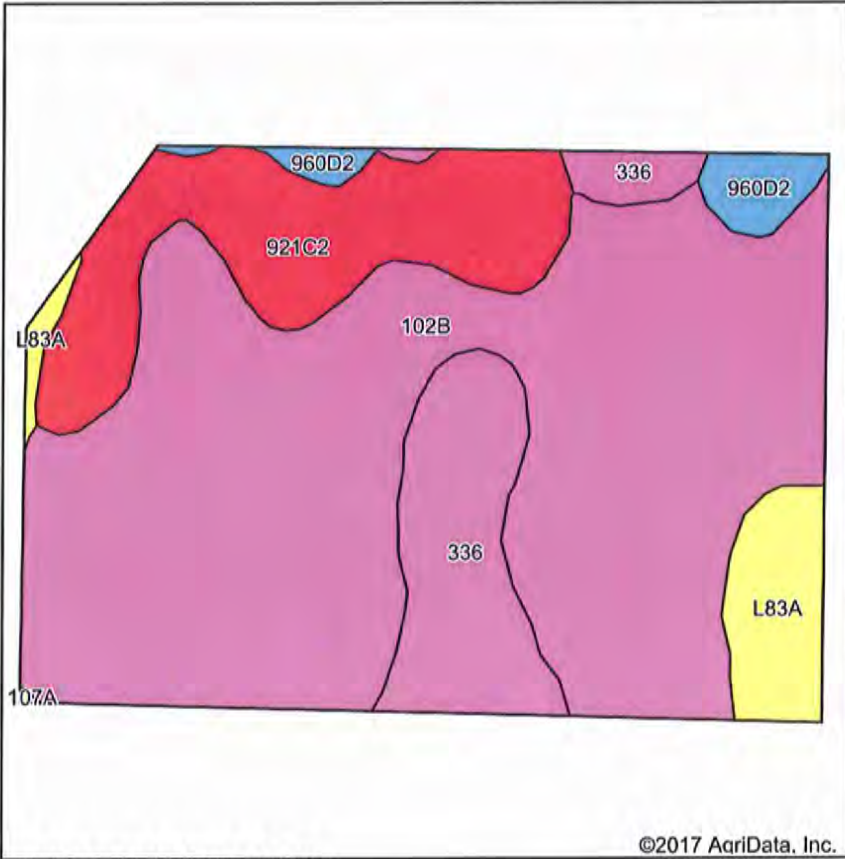
Area Symbol: MN091, Soil Area Version: 14

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|
| 921C2 | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 44.43 | 31.2% | | IIIe | 87 |
| 336 | Delft clay loam, 0 to 2 percent slopes | 32.50 | 22.8% | | IIw | 94 |
| 102B | Clarion loam, 2 to 6 percent slopes | 19.83 | 13.9% | | Ile | 95 |
| 887B | Clarion-Swanlake complex, 2 to 6 percent slopes | 18.23 | 12.8% | | Ile | 92 |
| L85A | Nicollet clay loam, 1 to 3 percent slopes | 11.12 | 7.8% | | Iw | 99 |
| 960D2 | Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded | 7.93 | 5.6% | | IVe | 76 |
| L83A | Webster clay loam, 0 to 2 percent slopes | 6.88 | 4.8% | | IIw | 93 |
| 86 | Canisteo clay loam, 0 to 2 percent slopes | 1.38 | 1.0% | | IIw | 93 |
| Weighted Average | | | | | | 91 |

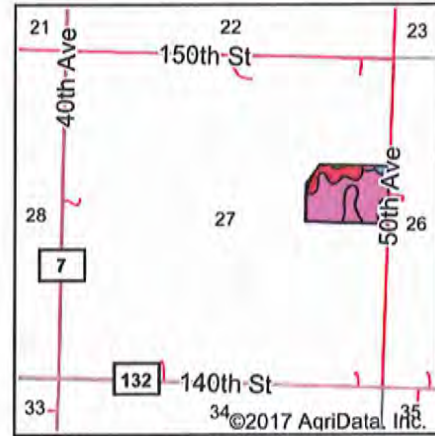
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Martin**
 Location: **22-103N-33W**
 Township: **Elm Creek**
 Acres: **27.71**
 Date: **1/8/2018**



Maps Provided By:



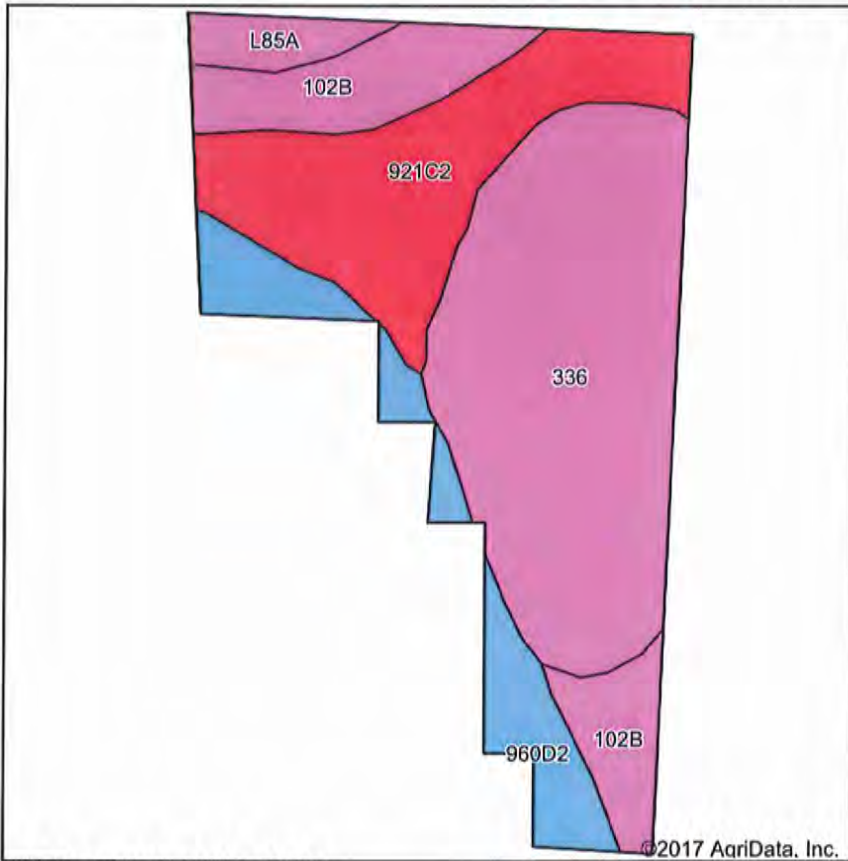
Area Symbol: MN091, Soil Area Version: 14

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|
| 102B | Clarion loam, 2 to 6 percent slopes | 18.05 | 65.1% | | Ile | 95 |
| 921C2 | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 4.27 | 15.4% | | IIIe | 87 |
| 336 | Delft clay loam, 0 to 2 percent slopes | 3.17 | 11.4% | | IIw | 94 |
| L83A | Webster clay loam, 0 to 2 percent slopes | 1.51 | 5.4% | | IIw | 93 |
| 960D2 | Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded | 0.71 | 2.6% | | Ive | 76 |
| Weighted Average | | | | | | 93.1 |

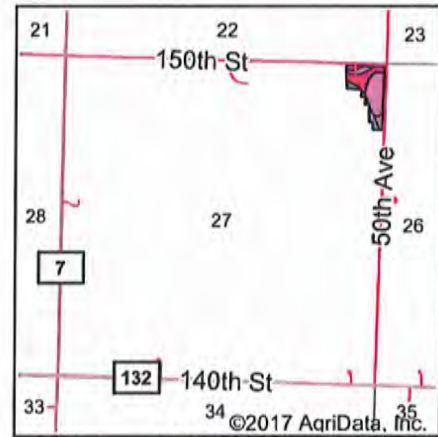
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Martin**
 Location: **22-103N-33W**
 Township: **Elm Creek**
 Acres: **9.34**
 Date: **1/8/2018**



Maps Provided By:



Area Symbol: MN091, Soil Area Version: 14

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|
| 336 | Delft clay loam, 0 to 2 percent slopes | 4.22 | 45.2% | | IIw | 94 |
| 921C2 | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 2.26 | 24.2% | | IIIe | 87 |
| 102B | Clarion loam, 2 to 6 percent slopes | 1.37 | 14.7% | | IIe | 95 |
| 960D2 | Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded | 1.17 | 12.5% | | IVe | 76 |
| L85A | Nicollet clay loam, 1 to 3 percent slopes | 0.32 | 3.4% | | Iw | 99 |
| Weighted Average | | | | | | 90.4 |

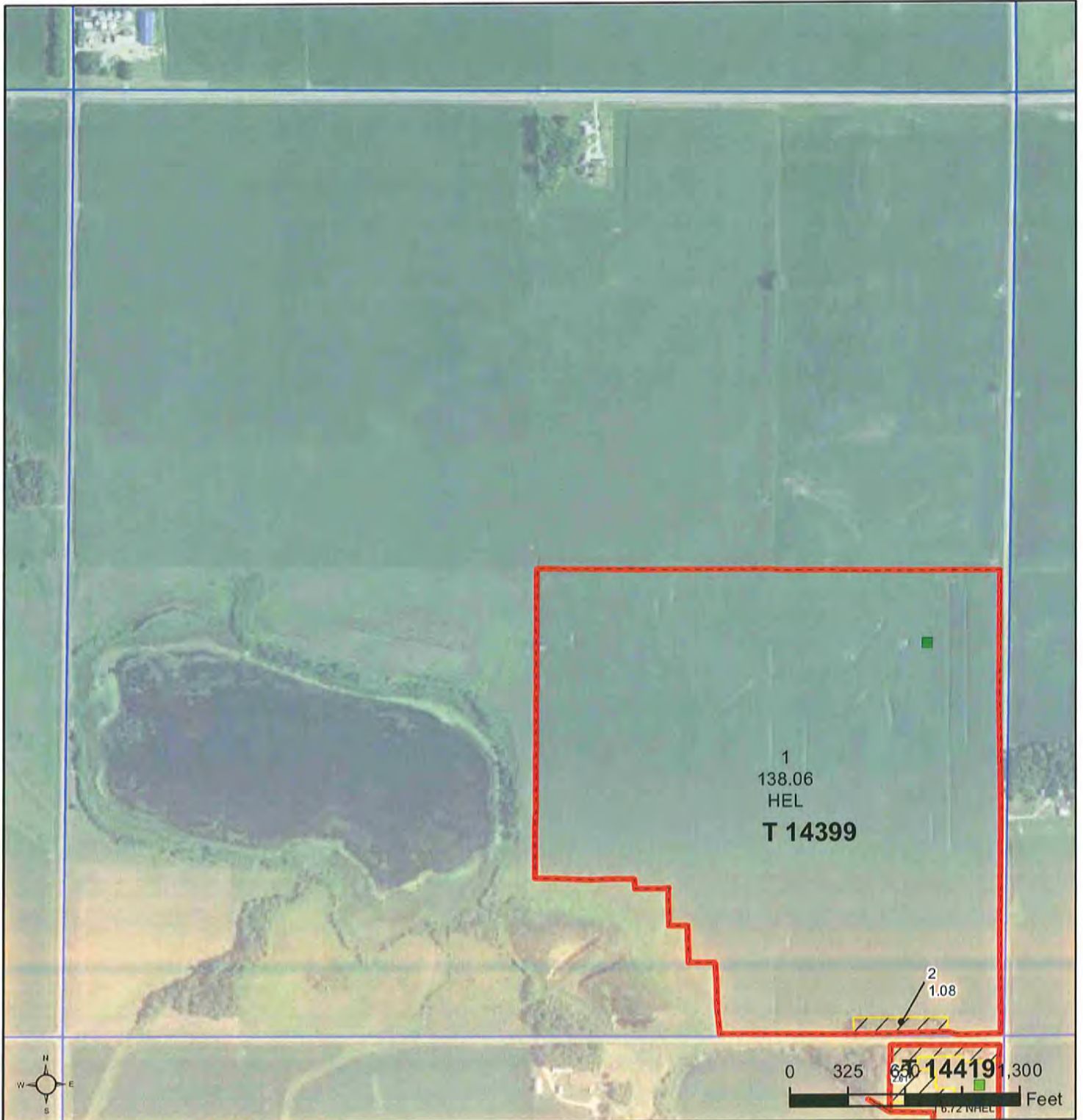
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Martin County, Minnesota



Common Land Unit

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

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

2017 Program Year

Farm 7061

T103 R33 S22

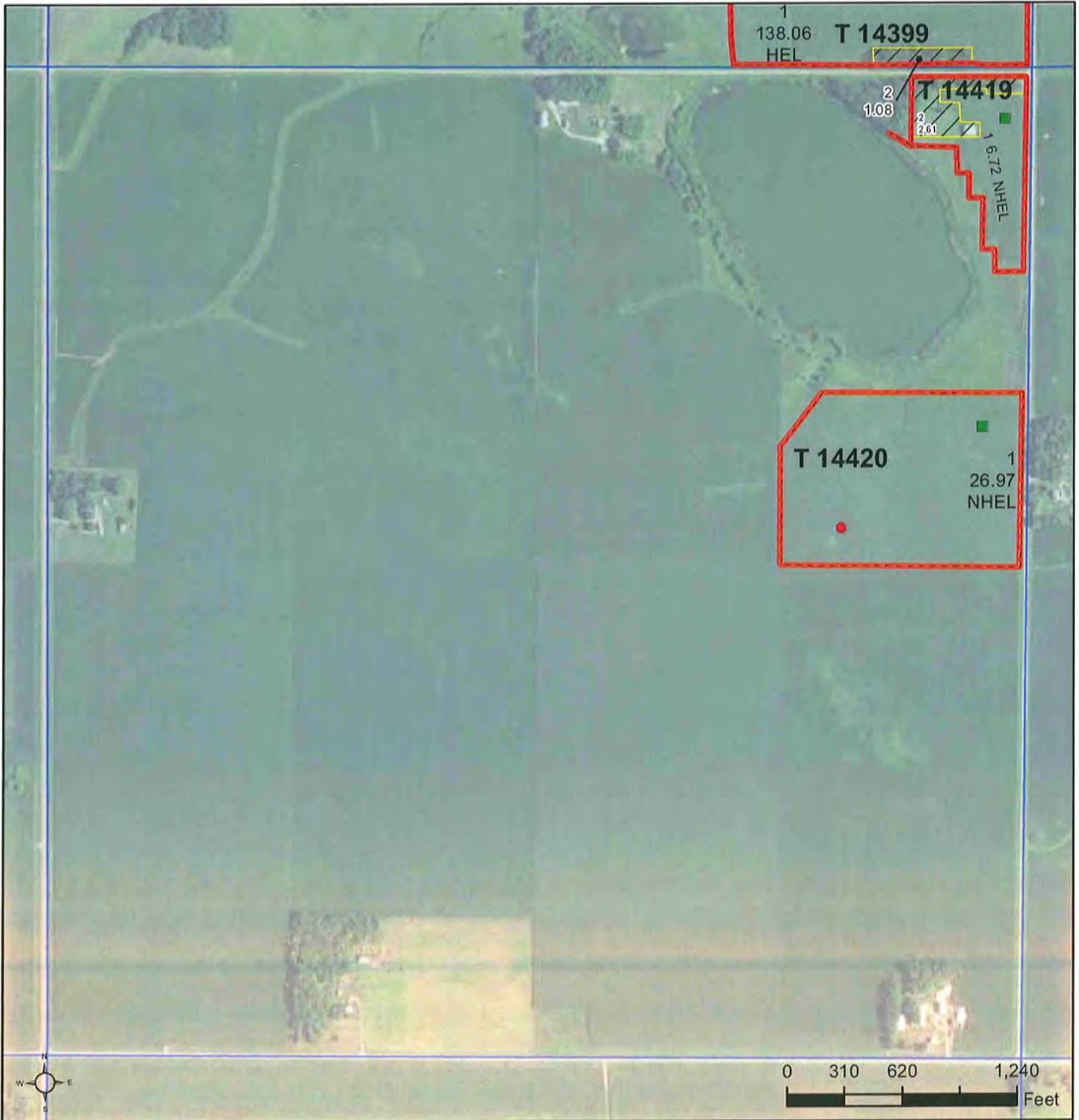
Map Created May 10, 2017

United States Department of Agriculture (USDA) Farm Service Agency (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 National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA 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 USDA Natural Resources Conservation Service (NRCS).



United States
Department of
Agriculture

Martin County, Minnesota



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

- Tract Boundary
- PLSS

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

2017 Program Year

Farm 7061

T103 R33 S27

Map Created May 10, 2017

United States Department of Agriculture (USDA) Farm Service Agency (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 National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA 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 USDA Natural Resources Conservation Service (NRCS).

Abbreviated 156 Farm Record

Tract Number : 14399

Description : (2F) SE4 S22/ELM
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : VIRGINIA SICKLER
Other Producers : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 139.14 | 138.06 | 138.06 | 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 | 138.06 | 0.00 | 0.00 | 0.00 | 0.00 | |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield |
|--------------|---------------|-----------------------------|------------|-----------|
| Corn | 79.95 | 0.00 | 0 | 162 |
| Soybeans | 56.99 | 0.00 | 0 | 43 |
| TOTAL | 136.94 | 0.00 | | |

NOTES

Tract Number : 14419

Description : (2G) 8A NE4 NE4 S27/ELM
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : VIRGINIA SICKLER
Other Producers : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 9.33 | 6.72 | 6.72 | 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 | 6.72 | 0.00 | 0.00 | 0.00 | 0.00 | |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield |
|--------------|-------------|-----------------------------|------------|-----------|
| Corn | 3.89 | 0.00 | 0 | 162 |
| Soybeans | 2.77 | 0.00 | 0 | 43 |
| TOTAL | 6.66 | 0.00 | | |

MINNESOTA
MARTIN
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7061
Prepared : Dec 18, 2017
Crop Year : 2018

Tract 14419 Continued ...

NOTES

Tract Number : 14420
Description : (2G) SE4 NE4 S27/ELM
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : VIRGINIA SICKLER
Other Producers : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 26.97 | 26.97 | 26.97 | 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 | 26.97 | 0.00 | 0.00 | 0.00 | 0.00 | |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield |
|--------------|--------------|-----------------------------|------------|-----------|
| Corn | 15.63 | 0.00 | 0 | 162 |
| Soybeans | 11.13 | 0.00 | 0 | 43 |
| TOTAL | 26.76 | 0.00 | | |

NOTES

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Summary

Parcel ID 040220100
Property Address 491 150TH ST
 SHERBURN
Sec/Twp/Rng 27-103-033
Brief Tax Description Sect-22 Twp-103 Range-033 177.86 AC SE1/4 SEC 22(EX 18.63AC)&E1/2 NE1/4 SEC 27(EX 43.51AC)177.86 AC
 (Note: Not to be used on legal documents)
Deeded Acres 177.86
Class 101 - (HSTD) AGRICULTURAL
District (401) ELM CREEK-2448
School District 2448
Neighborhood 4 - ELM CREEK
Contact Appraiser: Mike Sheplee
Creation Date 07/07/1989

Owner

Primary Taxpayer
 George W & V Sickler Etal
 Life Estate
 228 50th Ave
 Dunnell, MN 56127

Land

| Seq | Code | CER | Dim 1 | Dim 2 | Dim 3 | Units | UT |
|--------------|------------------|-----|-------|-------|-------|----------------|----|
| 1 | TILLABLE A2 | 0 | 0 | 0 | 0 | 96.390 | AC |
| 2 | TILLABLE B1 | 0 | 0 | 0 | 0 | 22.000 | AC |
| 3 | TILLABLE C1 | 0 | 0 | 0 | 0 | 45.860 | AC |
| 4 | MEADOW/PASTURE 1 | 0 | 0 | 0 | 0 | 0.860 | AC |
| 5 | CONSERVING ACRES | 0 | 0 | 0 | 0 | 1.000 | AC |
| 6 | ADDN SITE ACRES | 0 | 0 | 0 | 0 | 1.750 | AC |
| 7 | WASTE LAND | 0 | 0 | 0 | 0 | 4.000 | AC |
| 8 | ROAD | 0 | 0 | 0 | 0 | 6.000 | AC |
| Total | | | | | | 177.860 | |

Extra Features

| Seq | Code | Description | Dim 1 | Dim 2 | Units | UT |
|-----|--------|--------------------|-------|-------|-----------|----|
| 1 | 002600 | OLDER POLE BARN | 48 | 60 | 2,880.000 | SF |
| 2 | 002500 | RURAL OUTBUILDINGS | 24 | 32 | 768.000 | SF |

Valuation

| | 2018 Assessment | 2017 Assessment | 2016 Assessment | 2015 Assessment |
|---------------------------------------|--------------------|--------------------|--------------------|--------------------|
| + Estimated Land Value | \$1,003,000 | \$1,030,100 | \$1,122,200 | \$1,260,200 |
| + Estimated Building Value | \$600 | \$600 | \$600 | \$600 |
| + Estimated Machinery Value | \$0 | \$0 | \$0 | \$0 |
| = Total Estimated Market Value | \$1,003,600 | \$1,030,700 | \$1,122,800 | \$1,260,800 |

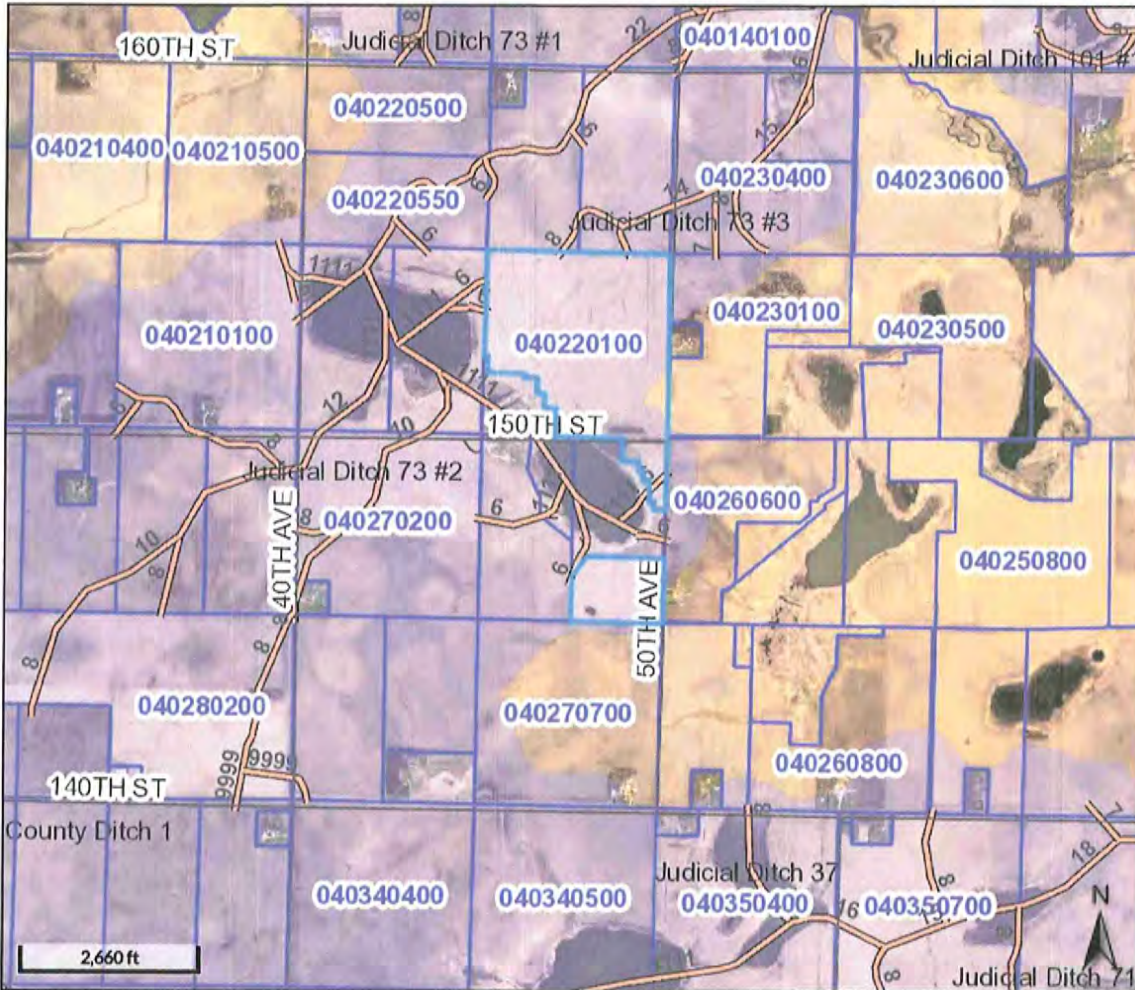
Taxation

| | 2017 Payable | 2016 Payable | 2015 Payable |
|-------------------------------|--------------------|--------------------|--------------------|
| Total Estimated Market Value | \$1,030,700 | \$1,122,800 | \$1,260,800 |
| - Exempt Value | \$0 | \$0 | \$0 |
| - Excluded Value | \$0 | \$0 | \$0 |
| - Homestead Exclusion | \$0 | \$0 | \$0 |
| = Taxable Market Value | \$1,030,700 | \$1,122,800 | \$1,260,800 |
| Net Taxes Payable | \$2,752.00 | \$2,758.00 | \$3,436.00 |
| + Special Assessments | \$0.00 | \$0.00 | \$0.00 |
| = Total Taxes Payable | \$2,752.00 | \$2,758.00 | \$3,436.00 |

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

Unpaid Taxes

No taxes are due at this time



Overview




Legend

-  Parcels
-  MobileHomes
-  Road Centerlines
-  Corporate Limits
-  Political Township
-  Drainage Districts
- Legal Drains**
-  <all other values>
-  Open
-  Tile

| | | | | | |
|-------------------------|--------------------------|---------------------|--------------------|----------------------|-----------------------------------|
| Parcel ID | 040220100 | Alternate ID | n/a | Owner Address | SICKLER,GEORGE W & V(LE)ETAL |
| Sec/Twp/Rng | 27-103-033 | Class | 101 - AGRICULTURAL | | LIFE ESTATE |
| Property Address | 491 150TH ST SHERBURN | Acreage | 177.86 | | 228 50TH AVE DUNNELL, MN 56127 |
| | | | | Note | n/a |

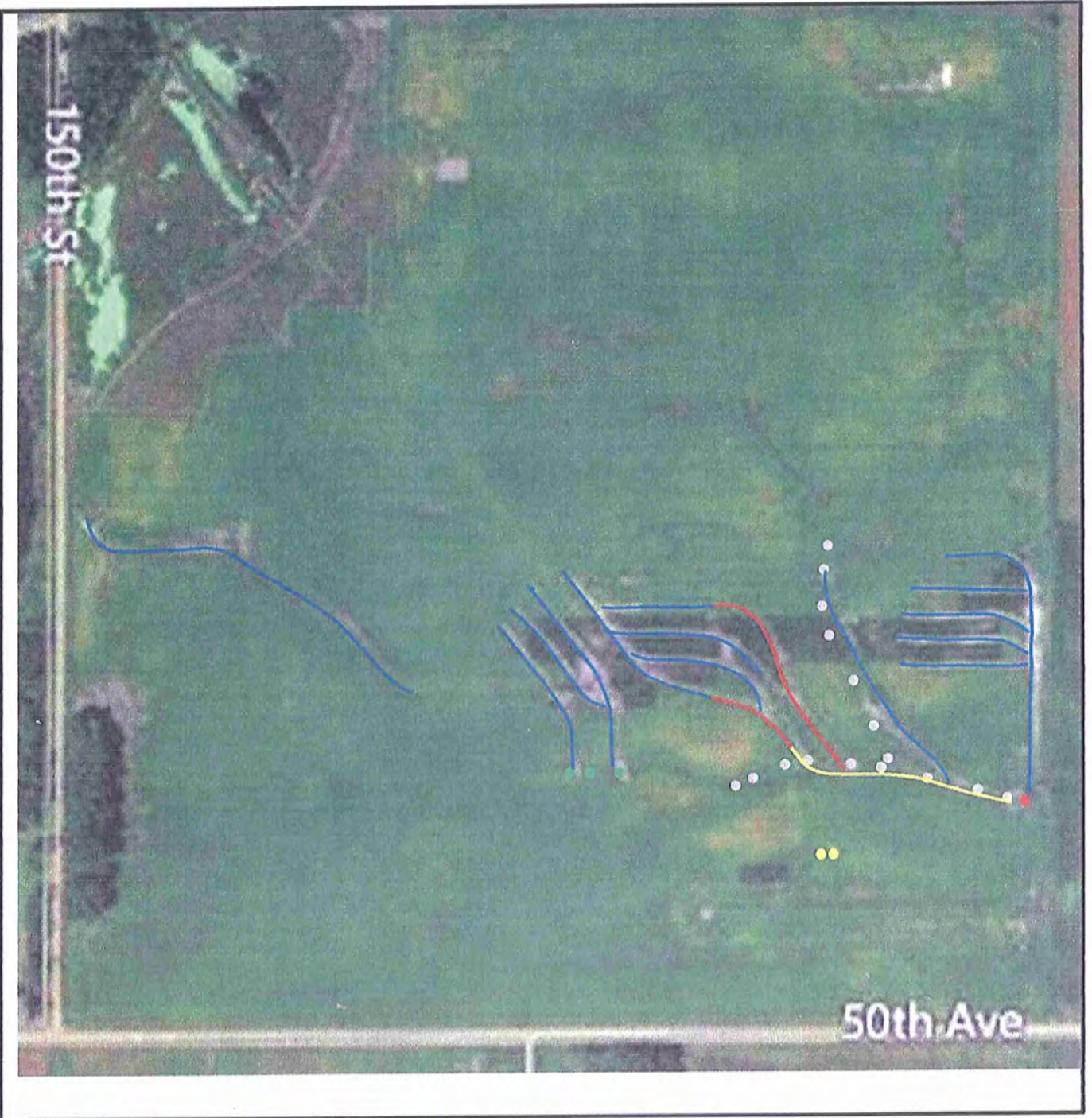
District ELM CREEK-2448
Brief Tax Description Sect-22 Twp-103 Range-033 177.86 AC SE1/4 SEC 22(EX 18.63AC)&E1/2 NE1/4 SEC 27(EX 43.51AC)177.86 AC
 (Note: Not to be used on legal documents)

Date created: 12/5/2017
 Last Data Uploaded: 12/4/2017 7:57:08 AM

 Developed by
 The Schneider Corporation

JAY TWP
Name

4 Inch
6 Inch
10 In



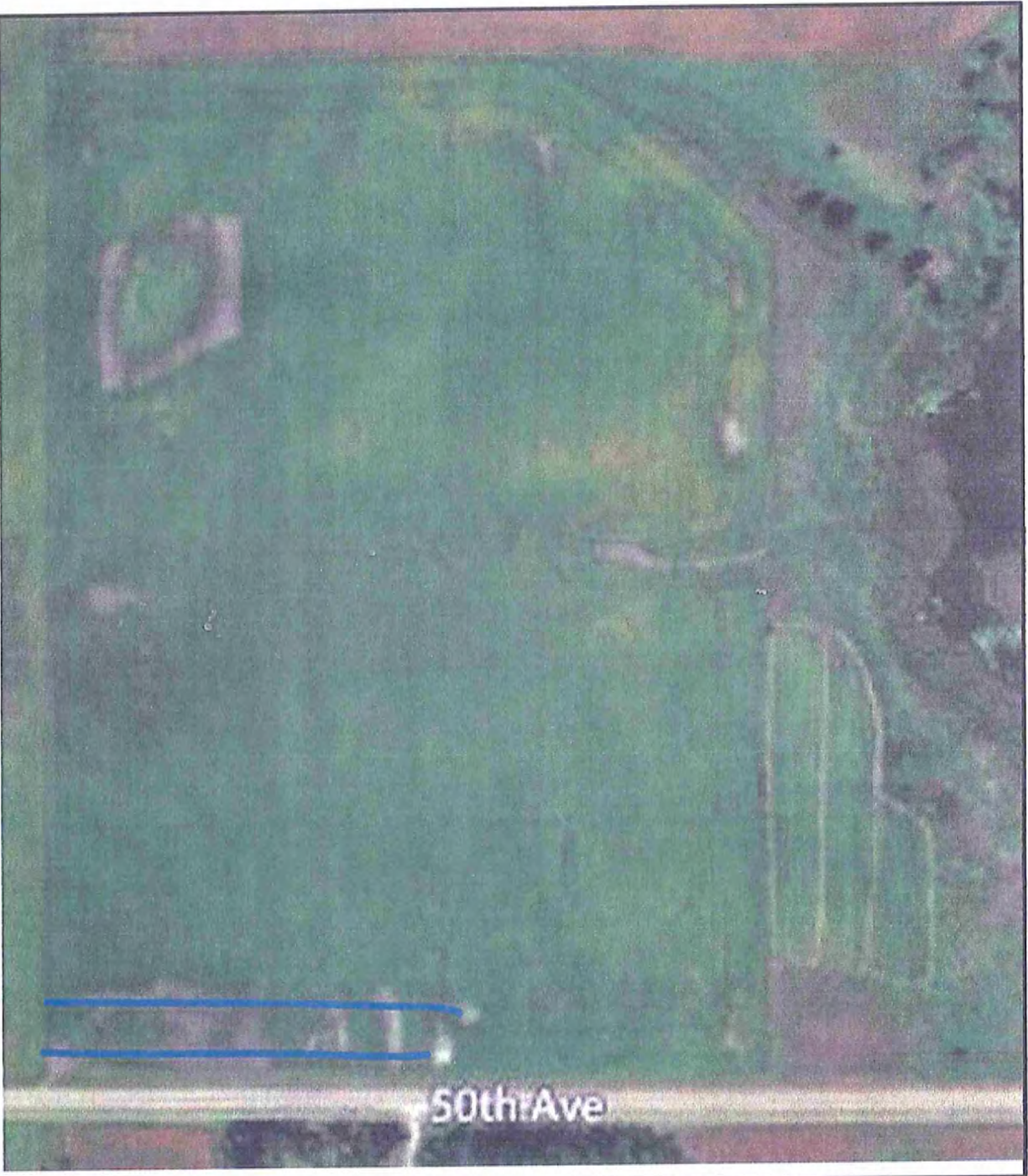
Client:
Farm: SICKLER JAY
Field: JAY TWP
Name: Feature Lines



FORSBERG
DRAINAGE & EXCAVATION
Dunnell, MN 712-209-1171



JAY TWP
Name



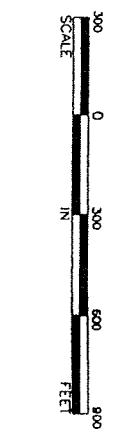
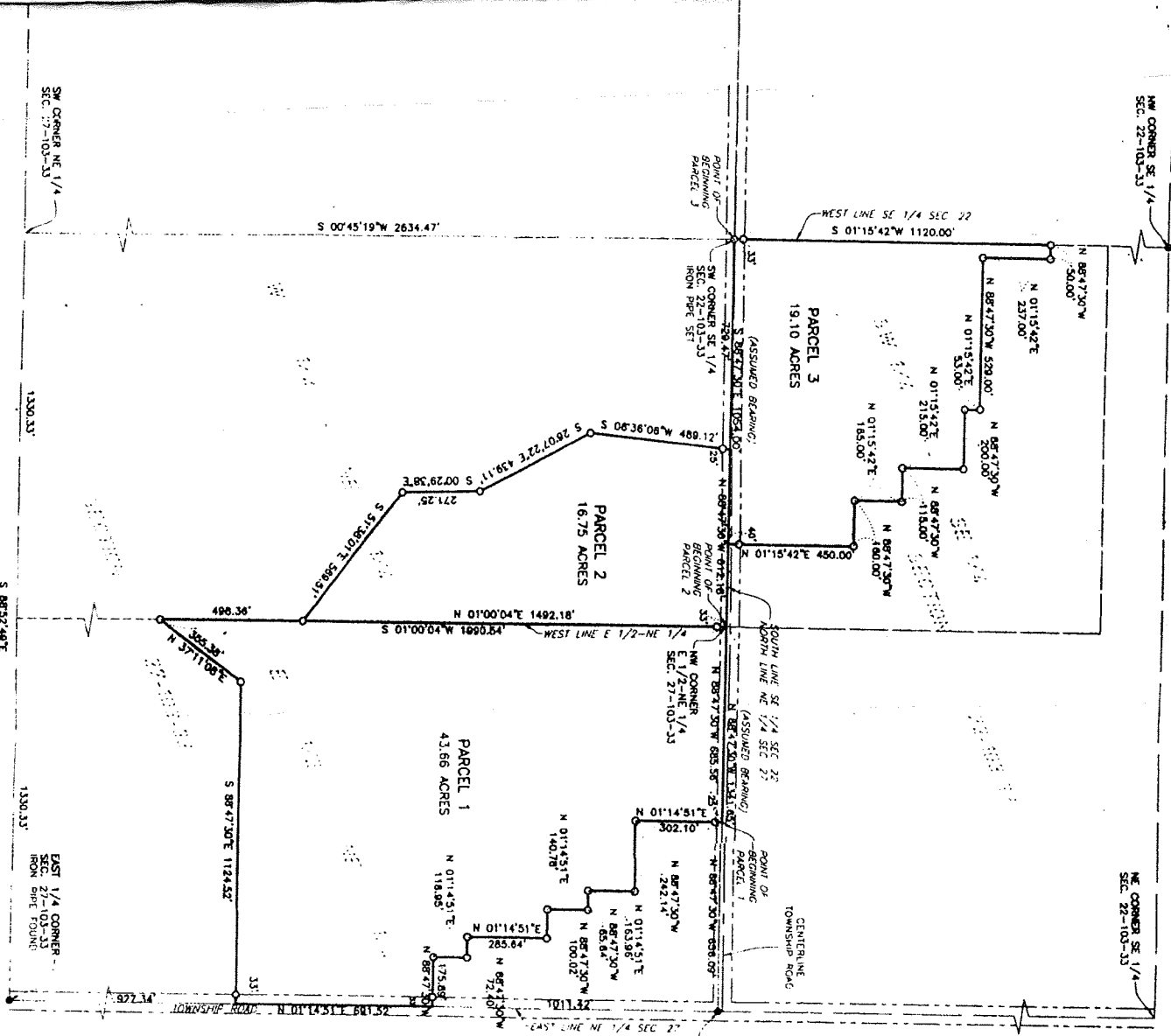
4 Inch
6 Inch
10 in

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BOLTON & MENK, INC.
 CONSULTING ENGINEERS & SURVEYORS
 515 NORTH WASHINGTON PARK, WASHINGTON, MN 55401 (607) 423-4171
 MANLY, MN 55425 (607) 423-4171
 FARGO, MN 56501 (701) 785-4444
 WAHBA, MN 56301 (763) 835-4444
 UBERR, MN 56291 (763) 835-4444

CERTIFICATE OF SURVEY
 MARTIN COUNTY, MINNESOTA

SCALE: 1" = 300'
 FIELD BOOK BY: JG
 JOB NUMBER: F12.01027
 DRAWING NUMBER: 1027015-452
 DATE: 02/24/11

FOR: SHOCK, INCORPORATED

I hereby certify that this survey was made in accordance with the laws of Minnesota, and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

[Signature]
 ROY JENSEN
 License No. 19789

LEGEND

○ 3/4" IRON NAIL MONUMENT SET
 ● WALTERS BR. BEG. NO. 19789
 ● IRON MONUMENT FOUND

PROPOSED PARCEL 1
 That part of the Northeast Quarter of Section 27, Township 103 North, Range 33 West, Martin County, Minnesota, described as follows: Commencing at the Northeast Corner of and Section 27; thence North 88 degrees 47 minutes 30 seconds West (assumed bearing) on the North line of the Northeast Quarter of said Section 27, a distance of 536.09 feet to the point of beginning; thence continuing North 88 degrees 47 minutes 30 seconds West on said North line, 683.56 feet to the Northwest Corner of the East Half of the Northeast Quarter of said Section 27; thence South 01 degrees 14 minutes 51 seconds East, 1124.52 feet to the East line of said Section 27, a distance of 1124.52 feet to the East line of said Section 27; thence South 88 degrees 47 minutes 30 seconds East, 355.38 feet; thence South 88 degrees 47 minutes 30 seconds East, 1124.52 feet to the East line of said Section 27; thence North 01 degrees 14 minutes 51 seconds West, 1730.92 feet; thence North 88 degrees 47 minutes 30 seconds West, 1730.92 feet; thence North 01 degrees 14 minutes 51 seconds East, 255.64 feet; thence North 88 degrees 47 minutes 30 seconds West, 100.02 feet; thence North 01 degrees 14 minutes 51 seconds East, 140.76 feet; thence North 88 degrees 47 minutes 30 seconds West, 65.64 feet; thence North 01 degrees 14 minutes 51 seconds East, 163.96 feet; thence North 88 degrees 47 minutes 30 seconds West, 163.96 feet; thence North 01 degrees 14 minutes 51 seconds East, 1730.92 feet to the point of beginning. Said parcel contains 43.66 acres of land being subject to and together with all encumbrances of record.

PROPOSED PARCEL 2
 That part of the West Half of the Northeast Quarter of Section 27, Township 103 North, Range 33 West, Martin County, Minnesota, described as follows: Commencing at the Northeast Corner of said Section 27; thence North 88 degrees 47 minutes 30 seconds West (assumed bearing) on the North line of the Northeast Quarter of said Section 27, a distance of 536.09 feet to the point of beginning; thence continuing North 88 degrees 47 minutes 30 seconds West on said North line, 612.18 feet; thence South 06 degrees 08 minutes 08 seconds West, 489.12 feet; thence South 25 degrees 07 minutes 22 seconds East, 438.11 feet; thence South 00 degrees 29 minutes 38 seconds East, 271.25 feet; thence South 51 degrees 38 minutes 01 seconds East, 589.51 feet to the West line of the East Half of the Northeast Quarter of said Section 27; thence North 01 degrees 14 minutes 51 seconds West, 500.00 feet to the West line of said Section 27; thence North 01 degrees 14 minutes 51 seconds East, 1910.00 feet to the point of beginning. Said parcel contains 16.75 acres of land being subject to and together with all encumbrances of record.

PROPOSED PARCEL 3
 That part of the Southwest Quarter of the Southeast Quarter of Section 22, Township 103 North, Range 33 West, Martin County, Minnesota, described as follows: Beginning at the Southwest Corner of the Southwest Quarter of said Section 22; thence South 88 degrees 47 minutes 30 seconds East (assumed bearing) on the South line of the Southwest Quarter of said Section 22, a distance of 1054.00 feet; thence North 01 degrees 14 minutes 51 seconds East, 165.00 feet; thence North 88 degrees 47 minutes 30 seconds West, 115.00 feet; thence North 01 degrees 15 minutes 42 seconds East, 215.00 feet; thence North 88 degrees 47 minutes 30 seconds East, 200.00 feet; thence North 01 degrees 15 minutes 42 seconds East, 53.00 feet; thence North 88 degrees 47 minutes 30 seconds West, 259.15 feet; thence North 01 degrees 15 minutes 42 seconds East, 237.00 feet; thence North 88 degrees 47 minutes 30 seconds West, 50.00 feet to the West line of the Southwest Quarter of said Section 22; thence South 01 degrees 15 minutes 42 seconds West, 120.00 feet to the point of beginning. Said parcel contains 19.10 acres of land being subject to and together with all encumbrances of record.



Real Estate & Appraisals
923 North State St
Fairmont, MN 56031
Office: 507-238.4318
Fax: 507.238.1107

FALL TILLAGE DUE SALE DAY TO PREVIOUS TENANT:

Parcel #1- 3 acres x \$24.00=\$72.00
Parcel #2- 2 acres x \$24.00=\$48.00
Parcel #3- 1 acre x \$24.00= \$24.00
\$144.00