



DAN PIKE, AG LAND BROKER / AUCTIONEER

## PUBLIC FARMLAND AUCTION

# Heirs of Bernard A. Soleta & Muriel T. Soleta - Trusts

240 Acres more or less

Bare Un-Improved Farmland & Acreage

Great bend Township

Cottonwood County, MN.

**UPDATED 6/4/2018**

### SALE CONDUCTED BY

*Dan Pike Auction Company, LLC &*

*Land & Farm Services Unlimited, LLC*

***Dan Pike***

Ag Land Broker - Auctioneer - Agricultural Appraiser

410 Springfield Parkway Jackson, Minnesota 56143 507-847-3468

**Email: [dan@danpikeauction.com](mailto:dan@danpikeauction.com) &**

**Web Site: [www.danpikeauction.com](http://www.danpikeauction.com) or [www.landfarmservices.com](http://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.

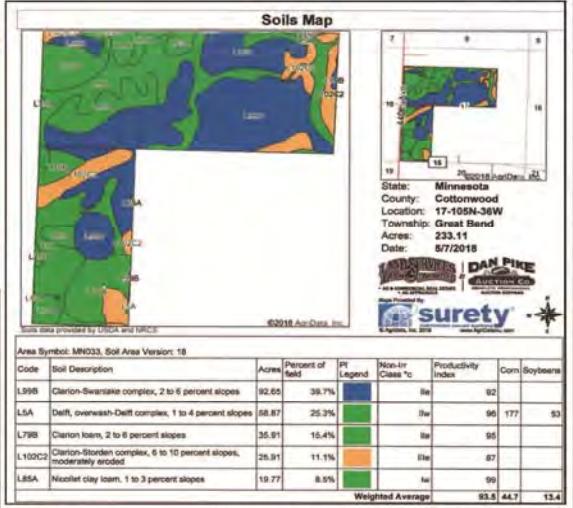
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# 240 Acres +/- Great Bend Township, Cottonwood County, MN FARMLAND & ACREAGE & HOUSEHOLD AUCTION

## TUESDAY, JULY 17, 2018 @ 4:00 P.M.

**SALE LOCATION:** The auction will be held at the Soleta farm 40504 440th Avenue, which is 1 mile north the junction of Highway #71 & #60 by Toro in Windom Minnesota to the junction of Highway #71 & County Road #15, then 4 miles west on #15 to 440th Avenue, then 1/2 mile north.  
Watch for auction signs the day of the auction.



**PROPERTY LEGAL DESCRIPTION**

**PARCEL #1:** W1/2 of SW1/4 17-105N-36W Cottonwood County, MN. Containing 80 acres more or less.

**PARCEL #2:** S1/3 of NW1/4 & S1/3 of W1/2 of NE1/4 17-105N-36W Cottonwood County, MN. Except the approximate 5 acre building site area & driveway offered as Parcel #4. Containing approximately 75 acres more or less. Subject to a survey to be completed of Parcel #4 if sold separately from Parcel #2.

**PARCEL #3:** S1/3 of N2/3 of NW1/4 & S1/3 of N2/3 of W1/2 of NE1/4 17-105N-36W Cottonwood County, MN. Containing 80 acres more or less.

**PARCEL #4:** The approximate 5 acre building site area & driveway in S1/3 of NW1/4 & S1/3 of W1/2 of NE1/4 17-105N-36W Cottonwood County, MN. Subject to a survey to be completed of Parcel #4 if sold separately from Parcel #2.

**BUILDING SITE OPEN HOUSE INSPECTION**  
An open house inspection will be held on **Monday, June 25, 2018** from 5:30 P.M. to 7:00 P.M. or by appointment with Dan Pike or Scott Christopher.

*Property will be offered via our multi-parcel board bidding system.*

**LAND AUCTION SALE TERMS - PARCELS #1 THROUGH #3**

All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer at the conclusion of the auction will enter into a Purchase Agreement / Contract and shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before December 14, 2018, when clear title is given. The sale is subject to a cropland lease for the 2018 crop year with the seller retain all 2018 cropland & CRP rental payments. The buyer will have possession for 2019 crop year. The Buyer shall pay all real estate taxes that are due and payable in 2019 and thereafter. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. The sellers do not warrant or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. Property is being offered with the division of ESA/CRP benefits between parcels being done at the discretion of the PSA upon transfer & closing. 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.

**BUILDING SITE AUCTION SALE TERMS - PARCEL #4**

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 \$15,000 NON-refundable earnest money down-payment **WITH A BANK CASHIER CHECK OR MONETARY ORDER made out to the Ronald Schramel Law Offices Trust account** 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 August 22, 2018, when clear title and possession is given. The present farmland tenant shall have possession and use of the grain bins through December 1, 2019 that are located on the building site. The tenant shall have the right of ingress and egress to use the grain bins and tend to their grain stored in them. The buyer is responsible to pay all costs to have the septic system inspected, and all costs to install a compliant septic system if required. The buyer is responsible to seal any abandoned wells should there be any on the property. The Buyer shall pay all real estate taxes that are due and payable in 2019 and thereafter. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. The sellers do not warrant or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the seller's approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

**AUCTIONEERS NOTE**

We are very honored to have been asked to represent the Soleta Family with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this land. If you are considering the purchase of good land or looking for a nice building site with a great location, 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 4:00 P.M. sharp, so don't be late. The real estate will sell after the personal property items.

*For Additional Information: Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Soleta Family Land & Personal Property Auction sale bill cover or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.*

**HOUSEHOLD & PERSONAL PROPERTY AUCTION ITEMS - Selling first starting at 4:00 P.M.**

**APPLIANCES:** White Frigidaire glass-top electric stove; White Maytag model MBD1954 GEW refrigerator with bottom freezer; White matching Maytag automatic washer and electric dryer, very nice; Stereo; White electric sewing machine with cabinet and other items.

**FURNITURE:** Bedroom set with full size bed & dresser; Bedroom set with full size bed, dresser and mirror; White bedroom set with full size post bed no mattress, matching chest of drawers, dresser with mirror and night stands; Youth bed; Drop leaf kitchen table with 4 chairs; Dining room set with table and 2 chairs; 6 chairs; matching china cabinet; Modern roll-top writing desk with 2 lower drawers; Occasional chair with hardwood seat; Living room end tables and coffee table; 2 wing-back occasional chairs; Brown sofa; Metal wardrobe; Waterfall ironing chest of drawers and matching night stands; Book shelf; Table and floor lamp; Storage shelves and other items.

**MISCELLANEOUS & TOOLS:** Garden hoses; Aluminum extension ladder; Pull type lawn sprayer; Garden tools; Heavy duty extension cord; Werner fiberglass step ladders; Assorted hand tools; Craftsman portable tool chest; SMC portable air compressor; Nut and bolt index; Assorted handspan equipment; Garden tools; Gas grill; 300 gallon overhead fuel barrel and many other items too numerous to mention.

**ANTIQUES:** Serenado Victrola hand crank phonograph in oak cabinet; One Minute Washer Company from Kellogg Iowa small hand washing machine with hand ring; Assorted games and toys; Assorted china; Children's wooden rocker; Garden sprinkling water can; A few antique oil cans; Barn capola; Old steel spoke implement wheels; 2 - Wooden truck or car rims; Kerosene oil lamps and other items too numerous to mention.

**OTHER ITEMS:** 2 sets of golf clubs; Assorted suitcases; 2 hat-coat racks; Floor fan; Assorted bedding; Assorted sheets and blankets; Assorted dishes, pots, pans; Towels; Lawn furniture; Deck swinging love seat; Assorted bikes; Bench grinder; Hand tools; Toro garden tiller & push lawn mower; Jary mower; Barn ropes; Air compressor; Aluminum ladders; Garden tools and other items too numerous to mention.

**BUILDING SITE INFORMATION**

The approximate 5 acre building site consists of a well maintained two story home that features 5 bedrooms with the master bedroom on the main floor and 4 nice sized bedrooms up stairs. It has 1-1/2 baths, kitchen with dine-in area and built-in dishwasher, Dining room, Livingroom and also main floor laundry area. The garage is attached to the home with entrance into the home. The home also has permanent siding, central A/C, high efficiency LP gas furnace and much more. Out building include a pole/steel machinery shed, 3 grain bins and large hip roofed barn that has great potential. The building site area will be surveyed if sold separately from the land. Plus a GREAT LOCATION close to Windom, MN.

**SALE ORDER:** Small items on racks followed by household furniture with the real estate at the end of the auction.

**PERSONAL PROPERTY AUCTION TERMS:** U.S. funds - cash or bankable check or bank wire transfer payable the day of the auction. Owners & sales staff are not responsible for accidents. All items are being sold as-is with no stated or implied warranty. Statements made the day of the auction taken precedence over any & all printed material. All titles will be transferred by the auction company, a \$35 document fee will be charged to the buyers in addition to applicable taxes & license fees. The information given is believed to be true & correct to best of the owners & sales staff ability, but IS NOT GUARANTEED. Buyers assume full responsibility for all items upon purchase and winning the bid. Buyer shall make all inspections of items prior to purchase and rely solely on their judgment as to condition, age, hours, mileage and any safety or other defects. All out of the area buyers shall provide letter of credit to the auction company prior to purchasing. All buyers must register for buyers number prior to bidding. All sales are final.

**SALE CONDUCTED BY**

**DAN PIKE**  
AND ASSOCIATES  
**AUCTION CO.**  
COMPLETE PROFESSIONAL AUCTION SERVICES

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Jackson, MN 56143  
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[www.danpikeauction.com](http://www.danpikeauction.com)

**Auctioneers**

Dan Pike - CAI & GPPA  
MN License #32-18-003 Jackson, MN.  
507-847-3468 (O) or 507-841-0965 (C)

Scott Christopher  
507-841-3125 - Jackson, MN.

Doug Wedel - Fairmont, MN.

Kevin, Allen & Ryan Kahler  
Fairmont & Sherburne, MN.

Dusty n Hartung - Fairmont, MN.

**OWNERS: Heirs of Bernard A. Soleta & Muriel T. Soleta - Trusts**

**Attorney for the Sellers & Closing Agent**

Ronald Schramel - Attorneys at Law 910 Fourth Avenue  
Windom, MN. 56101 Office Phone #507-831-1301

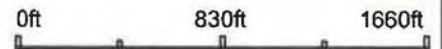
# Aerial Map



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map center: 43° 53' 54.48, -95° 11' 25.24



**17-105N-36W**  
**Cottonwood County**  
**Minnesota**

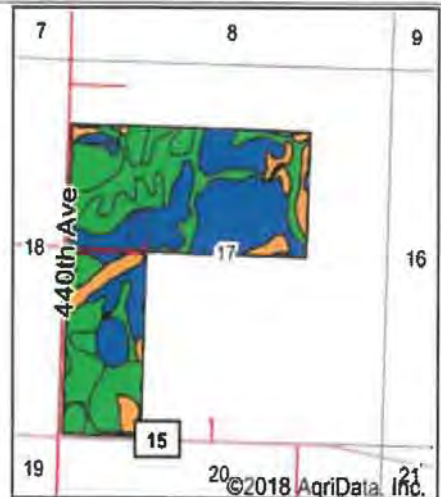
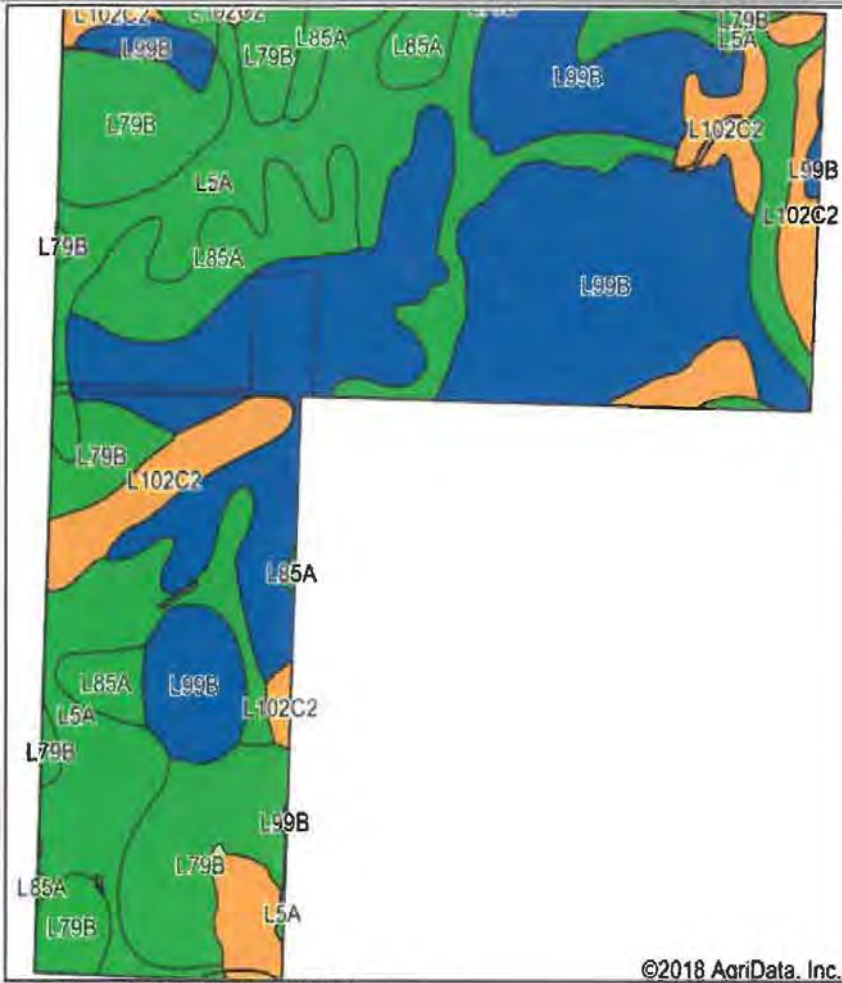


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Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

# Soils Map



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **17-105N-36W**  
 Township: **Great Bend**  
 Acres: **233.11**  
 Date: **5/7/2018**



Soils data provided by USDA and NRCS.

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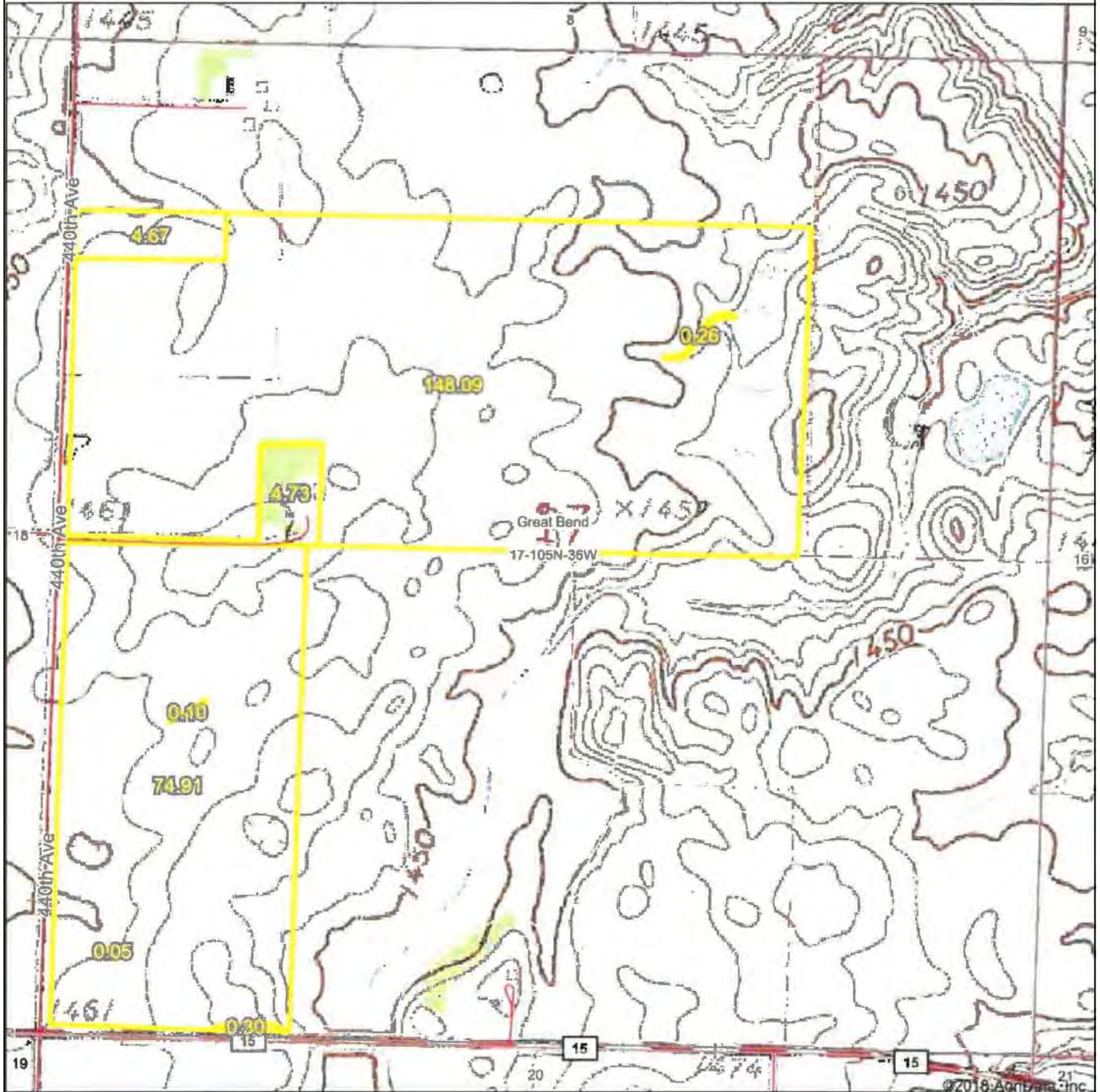
Area Symbol: MN033, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	92.65	39.7%		IIe	92		
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	58.87	25.3%		IIw	96	177	53
L79B	Clarion loam, 2 to 6 percent slopes	35.91	15.4%		Ile	95		
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	25.91	11.1%		IIIe	87		
L85A	Nicollet clay loam, 1 to 3 percent slopes	19.77	8.5%		Iw	99		
<b>Weighted Average</b>						<b>93.5</b>	<b>44.7</b>	<b>13.4</b>

**ALL PARCELS Combined**

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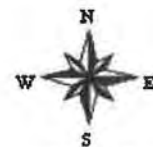
# Topography Map



map center: 43° 53' 54.48, -95° 11' 25.24

0ft 830ft 1660ft

**17-105N-36W**  
**Cottonwood County**  
**Minnesota**

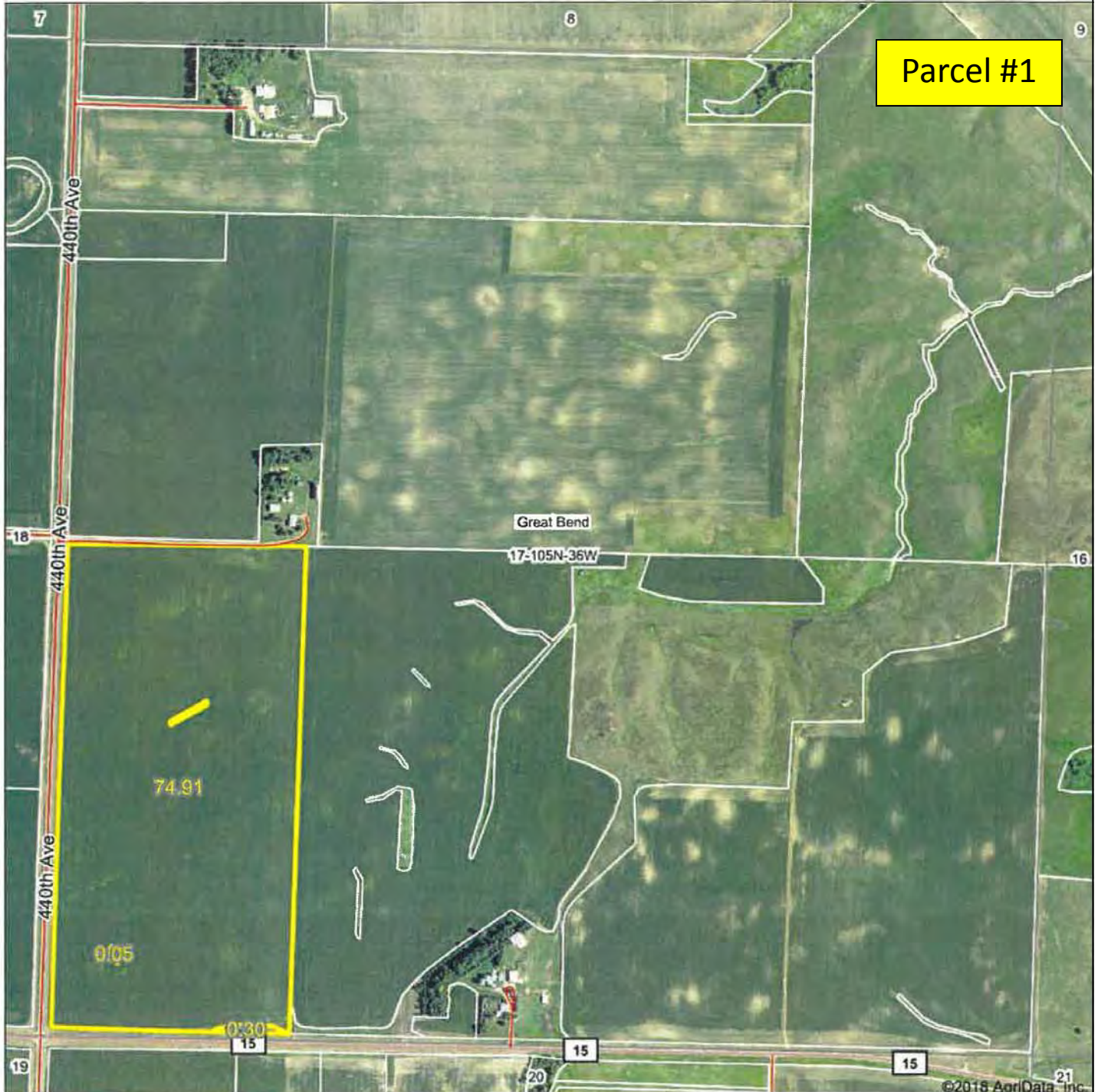


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5/7/2018

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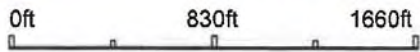
Parcel #1

74.91

0105

0130

map center: 43° 53' 54.48, -95° 11' 25.24



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17-105N-36W  
Cottonwood County  
Minnesota

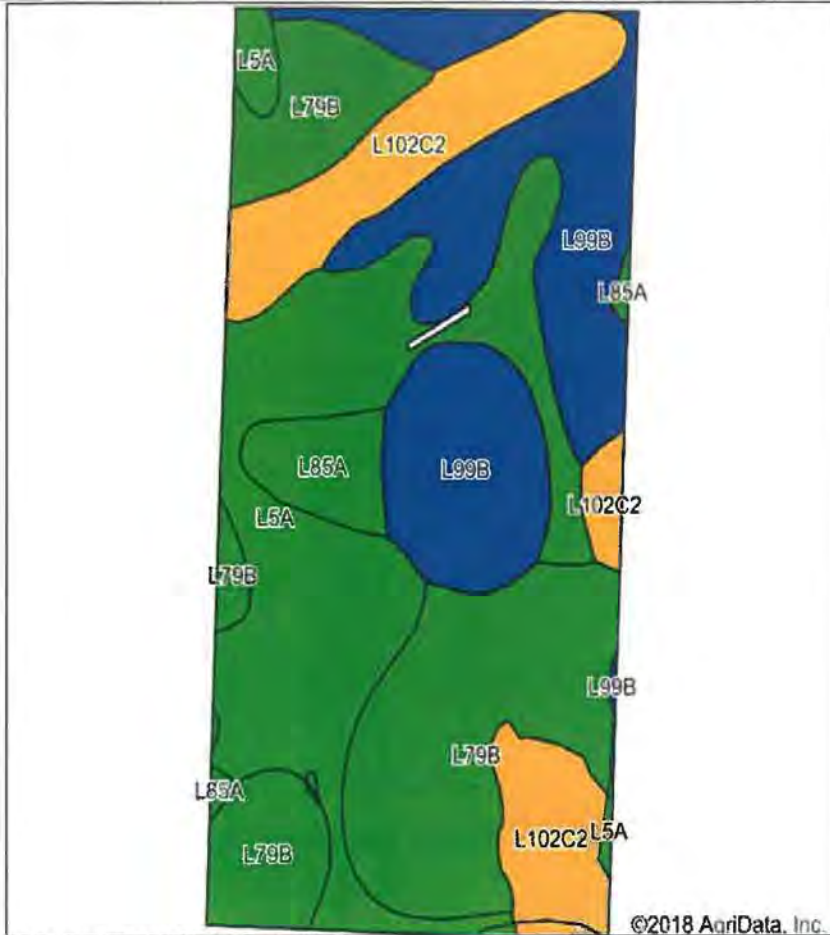


5/25/2018

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**Parcel #1**

**Soils Map**



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **17-105N-36W**  
 Township: **Great Bend**  
 Acres: **75.26**  
 Date: **5/25/2018**



Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 18

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	21.11	28.0%		Ile	95		
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	20.27	26.9%		IIw	96	177	53
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	18.72	24.9%		Ile	92		
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	12.14	16.1%		IIIe	87		
L85A	Nicollet clay loam, 1 to 3 percent slopes	3.02	4.0%		Iw	99		
<b>Weighted Average</b>						<b>93.4</b>	<b>47.7</b>	<b>14.3</b>

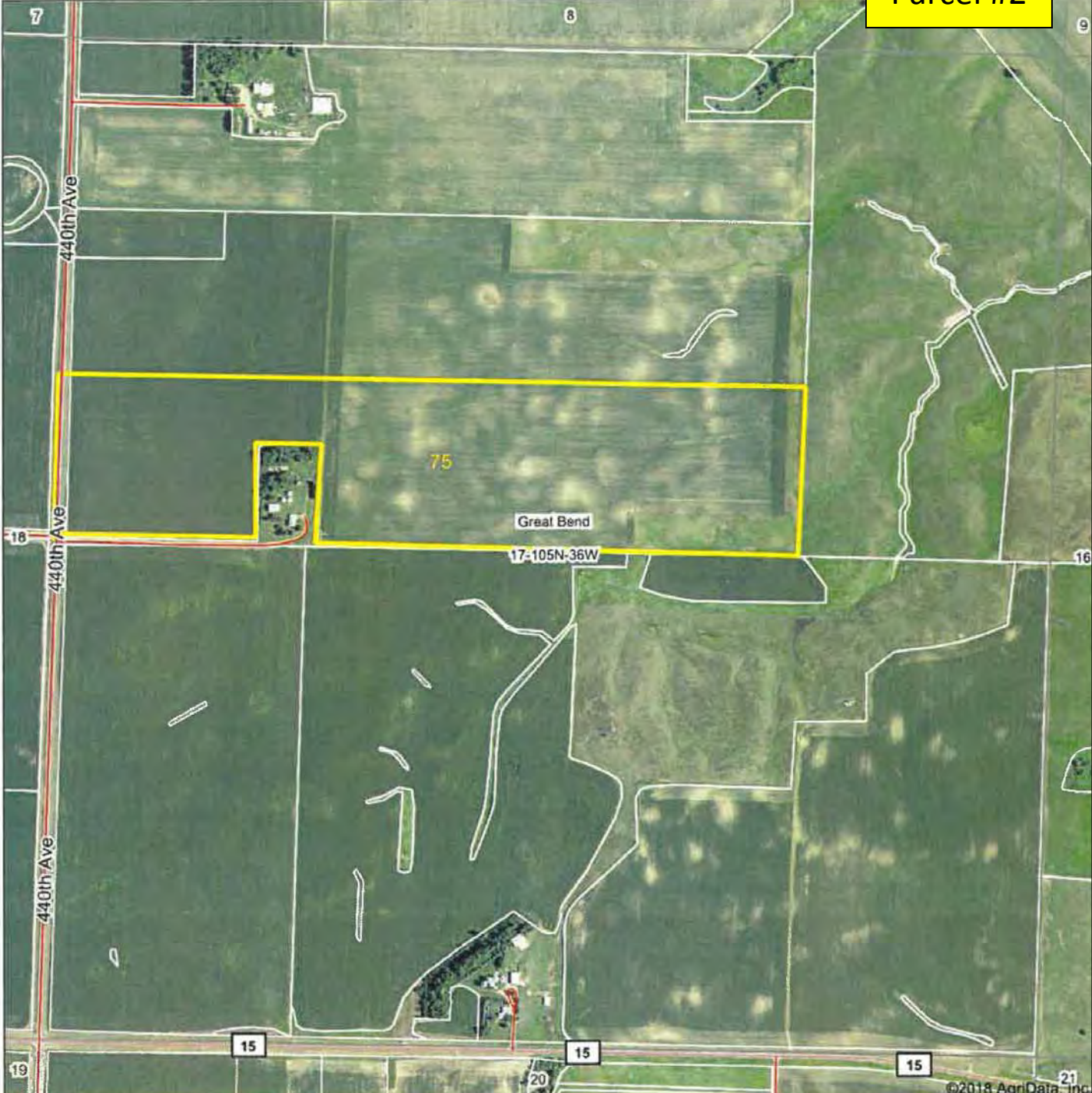
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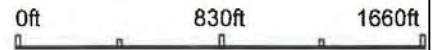
Parcel #2



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map center: 43° 53' 54.48, -95° 11' 25.24

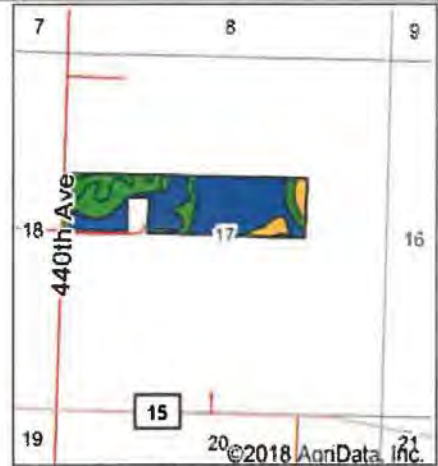


17-105N-36W  
Cottonwood County  
Minnesota



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## Soils Map



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **17-105N-36W**  
 Township: **Great Bend**  
 Acres: **75**  
 Date: **5/25/2018**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: MN033, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	44.17	58.9%		Ile	92		
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	14.50	19.3%		IIw	96	177	53
L85A	Nicollet clay loam, 1 to 3 percent slopes	10.19	13.6%		Iw	99		
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	5.03	6.7%		IIIe	87		
L79B	Clarion loam, 2 to 6 percent slopes	1.11	1.5%		Ile	95		
<b>Weighted Average</b>						<b>93.4</b>	<b>34.2</b>	<b>10.2</b>

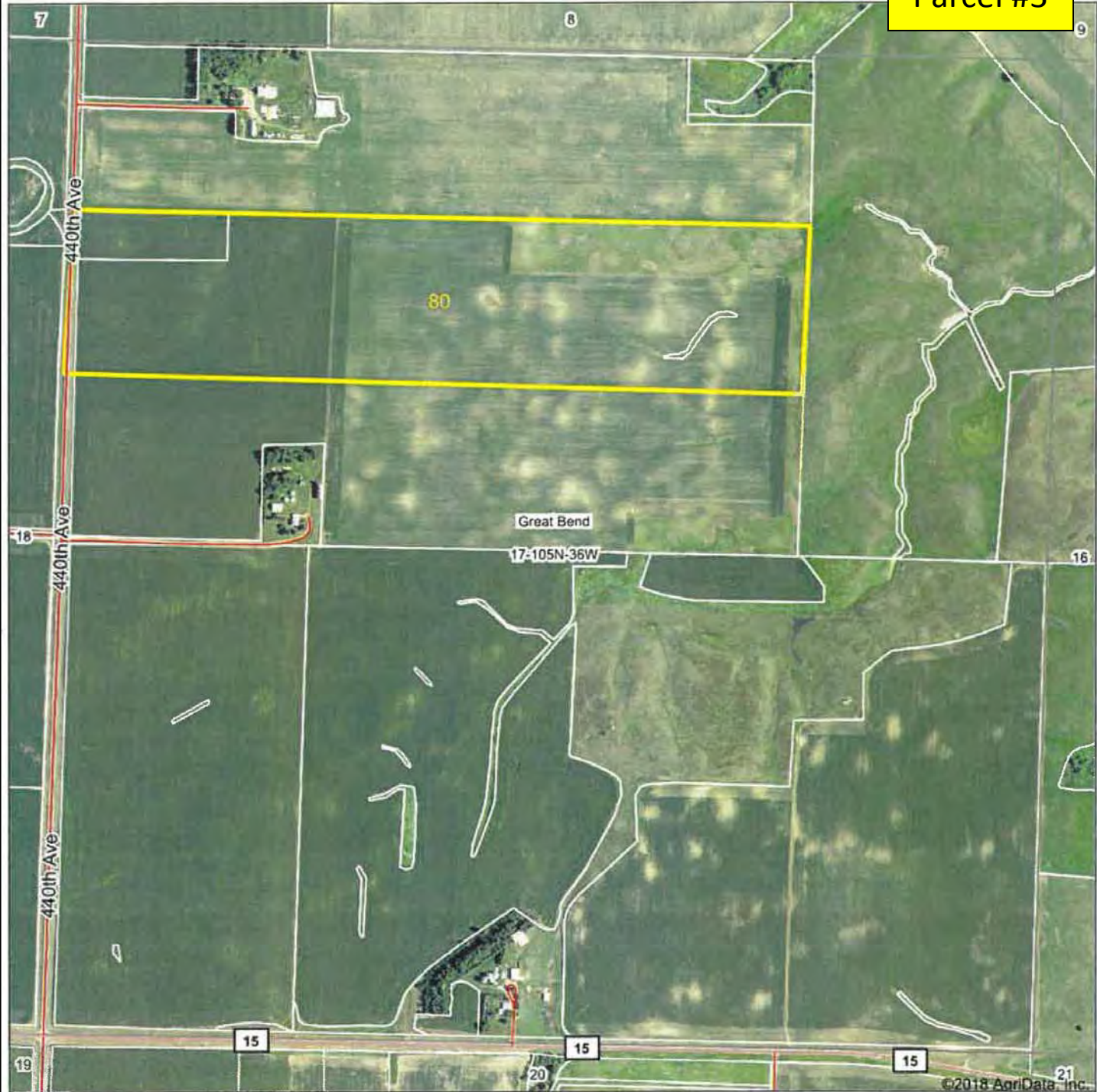
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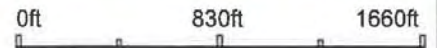
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# Aerial Map

Parcel #3



map center: 43° 53' 54.48, -95° 11' 25.24



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

**DAN PIKE**  
**AUCTION CO.**  
COMPLETE PROFESSIONAL  
AUCTION SERVICES

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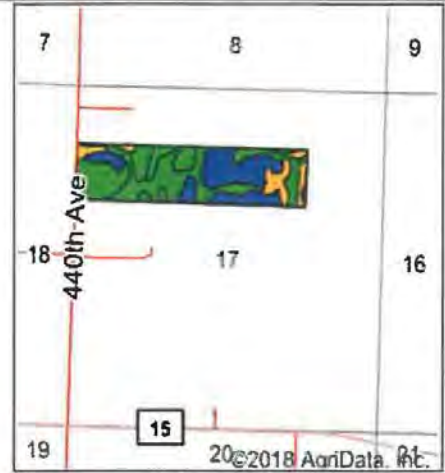
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**17-105N-36W**  
**Cottonwood County**  
**Minnesota**



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### Soils Map



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **17-105N-36W**  
 Township: **Great Bend**  
 Acres: **80**  
 Date: **5/25/2018**



Soils data provided by USDA and NRCS.

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Area Symbol: MN033, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	24.92	31.2%		Ile	92		
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	24.81	31.0%		IIw	96	177	53
L79B	Clarion loam, 2 to 6 percent slopes	14.72	18.4%		Ile	95		
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	8.95	11.2%		IIIe	87		
L85A	Nicollet clay loam, 1 to 3 percent slopes	6.60	8.2%		Iw	99		
<b>Weighted Average</b>						<b>93.8</b>	<b>54.9</b>	<b>16.4</b>

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

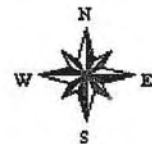
**DAN PIKE**  
AUCTION CO.  
COMPLETE PROFESSIONAL  
AUCTION SERVICES

map center: 43° 53' 54.48, -95° 11' 25.24



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**17-105N-36W**  
**Cottonwood County**  
**Minnesota**



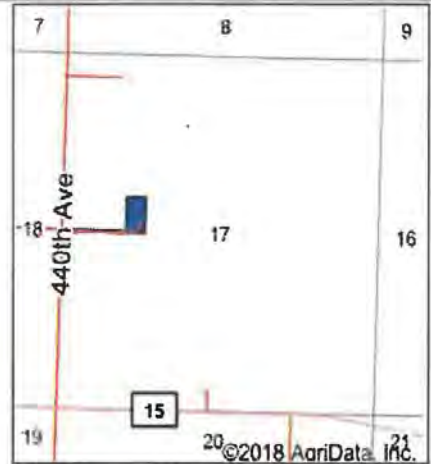
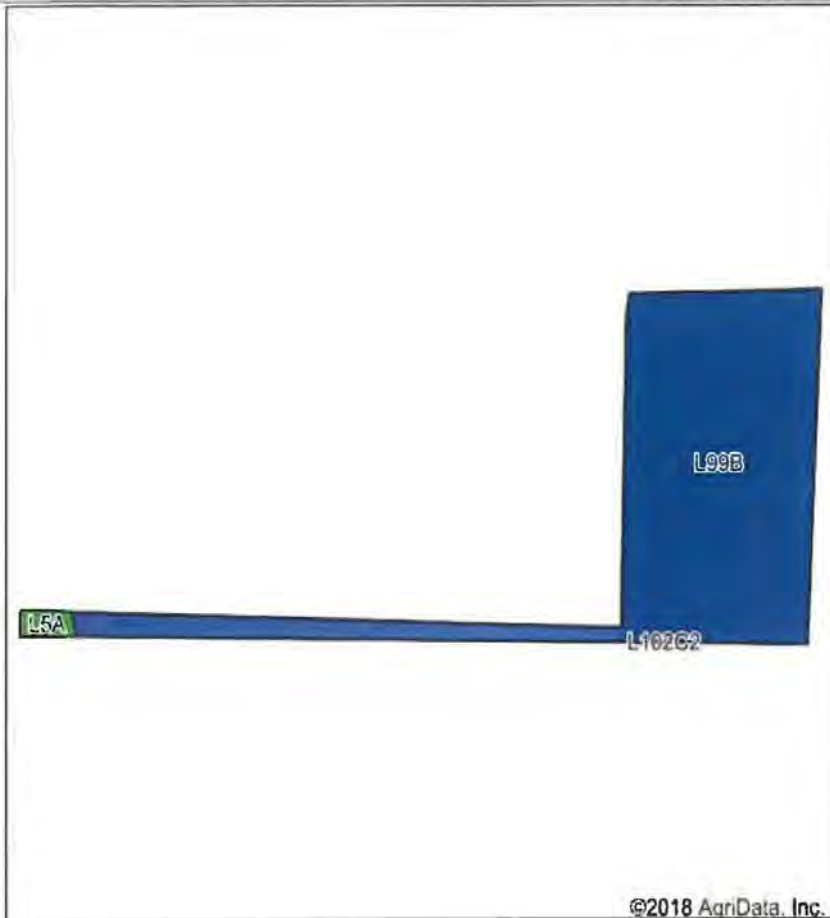
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**Parcel #4**

**Soils Map**



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **17-105N-36W**  
 Township: **Great Bend**  
 Acres: **4.73**  
 Date: **5/25/2018**



Maps Provided By:



Soils data provided by USDA and NRCS.

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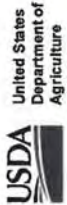
Area Symbol: MN033, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	4.65	98.3%		lle	92		
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	0.08	1.7%		llw	96	177	53
<b>Weighted Average</b>						<b>92.1</b>	<b>3</b>	<b>0.9</b>

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# Cottonwood County, Minnesota

## Farm 811

## Tract 2301

2018 Program Year

Map Created May 14, 2018



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
- CRP
- Tract Boundary
- PLSS

### Wetland Determination Identifiers

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

Tract Cropland Total: 227.72 acres



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 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2017 NAIP Imagery.

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Minnesota  
Cottonwood

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

**FARM: 811**  
Prepared: 5/22/18 7:43 AM  
Crop Year: 2018  
Page: 1 of 1

Report ID: FSA-156EZ

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:

CRP Contract Number(s): 10017A

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
233.12	227.72	227.72	0.0	0.0	17.6	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	210.12	0.0	0.0	0.0			

Crop	Base Acreage	ARC/PLC			
		ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE
CORN	125.3			154	0.0
SOYBEANS	84.8			42	17.5
<b>Total Base Acres:</b>	210.1				

Tract Number: 2301 Description: W2SW4 S2/3NW4 S2/3W2NE4 S17 105-36GB

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
233.12	227.72	227.72	0.0	0.0	17.6	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	210.12	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	125.3		154	0.0
SOYBEANS	84.8		42	17.5
<b>Total Base Acres:</b>	210.1			

Owners: MURIEL SOLETA

Other Producers:

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This form is available electronically.

**CRP-1**  
(07-23-10)

**U.S. DEPARTMENT OF AGRICULTURE**  
Commodity Credit Corporation

**CONSERVATION RESERVE PROGRAM CONTRACT**

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

7. COUNTY OFFICE ADDRESS (Include Zip Code):

GOTTONWOOD COUNTY FARM SERVICE AGENCY  
339 9TH ST  
WINDOM, MN 56101-1658

TELEPHONE NUMBER (Include Area Code): (807)831-1550 x2

1. ST. & CO. CODE & ADMIN. LOCATION 27 033	2. SIGN-UP NUMBER 37
3. CONTRACT NUMBER 10017A	4. ACRES FOR ENROLLMENT 17.6
5. FARM NUMBER 811	6. TRACT NUMBER(S) 2301
8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 01-01-2009 TO: (MM-DD-YYYY) 09-30-2019

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

*The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.*

10A. Rental Rate Per Acre \$ 138.99 <i>M.S.</i>	11. Identification of CRP Land				
B. Annual Contract Payment \$ 2,411	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment \$	2301	0013	CP38E-25	17.6	\$880.00
<i>(Item 10C applicable only to continuous signup when the first year payment is prorated.)</i>					

**12. PARTICIPANTS**

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): MURIEL SOLETA 8870 JONATHAN LN EDEN PRAIRIE, MN 55347-3536	(2) SHARE 100.00%	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>Muriel Soleta</i> <i>(If more than three individuals are signing, continue on attachment.)</i>	DATE (MM-DD-YYYY) <i>5-9-14</i>
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>(If more than three individuals are signing, continue on attachment.)</i>	DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>(If more than three individuals are signing, continue on attachment.)</i>	DATE (MM-DD-YYYY)

13. CCC USE ONLY - Payments according to the shares are approved

A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) <i>5-19-14</i>
--	--

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 89-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct per acre to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 288, 287, 371, 641, 851, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

**RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

*The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, family status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs). Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.*

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

Date Printed: 04-15-14

 **Beacon™** Cottonwood County, MN

**Summary**

Parcel ID 080170200  
 Property Address 40504 440TH AVE  
 56101  
 Sec/Twp/Rng 17-105-36  
 Lot/Block N/A  
 Plat  
 Brief Tax Description W1/2 SW1/4, S1/3 NW1/4; S1/3 W1/2 NE1/4 160.  
 (Note: Not to be used on legal documents)  
 Deeded Acres 160.00  
 CER 65.72  
 Class AGRICULTURE  
 Homestead NON HOMESTEAD  
 Twp/City 8  
 School District 177



**Owner**

**Taxpayer**  
 Soleta/Bernard A & Muriel T/Le  
 9670 Jonathan Ln  
 Eden Prairie MN 55347-3536

**Owner**  
 Janice Schneider/Ronald Soleta  
 Trustees Bernard-Muriel Trust  
 40504 440th Ave  
 Windom MN 56101

**Land**

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	4.00	
1	008050	Xtra B Site	2a	5.00 acre	
1	999700	Till + Road Acres	2a	154.00 acre	.00
1	999800	Neg Road Acres	2a	-4.00 acre	
2	000840	Great Bend 1st Acre	2a	1.00 acre	

**2017 Values for 2018 Taxes**

	Market	Taxable
Land	\$998,400	\$998,400
Bullding	\$64,400	\$64,400
Machine	\$0	\$0
Exemptions		
<b>Total Value</b>	<b>\$1,062,800</b>	<b>\$1,062,800</b>

**Valuation/Taxation**

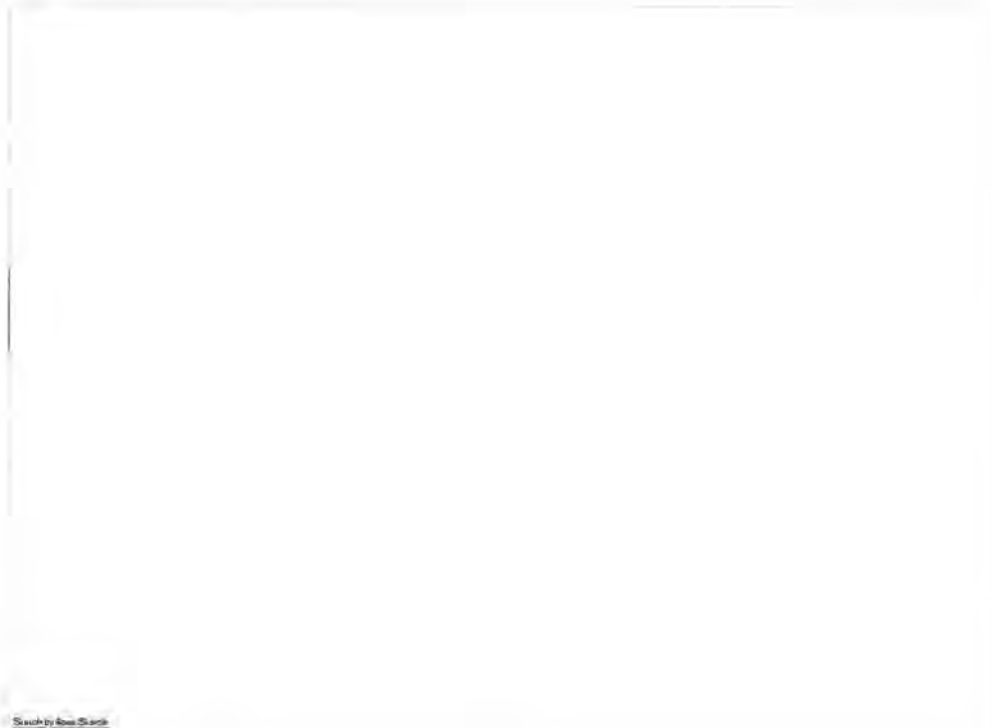
Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2016 Payable 2017	\$1,093,100	5,586	61.66200	490.00	0.00	24.00	\$3,212
2015 Payable 2016	\$1,093,400	5,587	61.74100	490.00	0.00	24.00	\$3,230
2014 Payable 2015	\$1,280,500	6,522	51.66900	490.00	0.00	24.00	\$3,162
2013 Payable 2014	\$1,170,300	5,950	52.77900	230.00	0.00	24.00	\$3,216

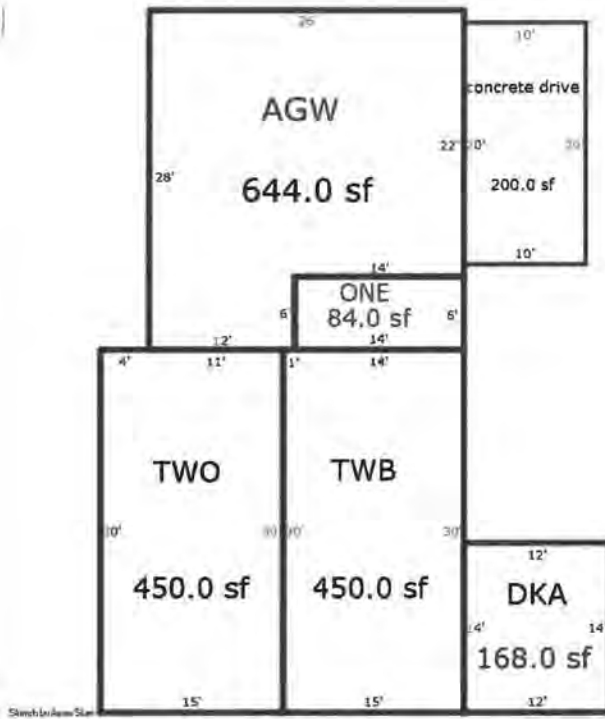
<https://beacon.schneidercorp.com/Application.aspx?AppID=132&LayerID=1693&PageTyp...> 5/7/2018

**Current Taxes**

Gross Tax	7093.33
Total Credit	381.33
Spec Asmt	30.00
Net Tax Due	6742.00
Adjusted Tax	0.00
Adjusted S.A.	0.00
Adjusted Net Due	6742.00
Total Receipts	0.00
Remain Due	6742.00

**Sketches**





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

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Last Data Upload: 5/5/2018 7:08:15 PM





**Summary**

Parcel ID 080170301  
 Property Address  
 Sec/Twp/Rng 17-105-36  
 Lot/Block N/A  
 Plat  
 Brief Tax Description S1/3 OF N2/3 OF NW1/4 & S1/3 OF N2/3 W1/2 NE1/4 80.  
 (Note: Not to be used on legal documents)  
 Deeded Acres 80.00  
 CER 70.05  
 Class AGRICULTURE  
 Homestead NON HOMESTEAD  
 Twp/City 8  
 School District 177

**Owner**

**Taxpayer**  
 Soleta/Bernard A & Muriel T/Le  
 9670 Jonathan Ln  
 Eden Prairie MN 55347-3536

**Owner**  
 Janice Schneider/Ronald Soleta  
 Trustees Bernard-Muriel Trust  
 40504 440th Ave  
 Windom MN 56101

**Land**

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	1.00	
1	999700	Till + Road Acres	2a	80.00 acre	.00
1	999800	Neg Road Acres	2a	-1.00 acre	

**2017 Values for 2018 Taxes**

	Market	Taxable
Land	\$545,800	\$545,800
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
<b>Total Value</b>	<b>\$545,800</b>	<b>\$545,800</b>

**Valuation/Taxation**

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmnts	Net Tax
2016 Payable 2017	\$574,500	2,873	0.00000	0.00	0.00	0.00	\$1,772
2015 Payable 2016	\$574,500	2,873	0.00000	0.00	0.00	0.00	\$1,774
2014 Payable 2015	\$684,000	3,420	0.00000	0.00	0.00	0.00	\$1,768
2013 Payable 2014	\$621,800	4,171	0.00000	0.00	0.00	0.00	\$2,202

**Current Taxes**

Gross Tax	3546.55
Total Credit	216.55
Spec Asmt	0.00
<b>Net Tax Due</b>	<b>3330.00</b>
Adjusted Tax	0.00
Adjusted S.A.	0.00
<b>Adjusted Net Due</b>	<b>3330.00</b>
Total Recelpts	0.00
<b>Remain Due</b>	<b>3330.00</b>

No data available for the following modules: Buildings, Extra Features, Sales, Taxes Paid, Taxes Paid 2, Photos, Sketches.

<https://beacon.schneidercorp.com/Application.aspx?AppID=132&LayerID=1693&PageTyp...> 5/7/2018

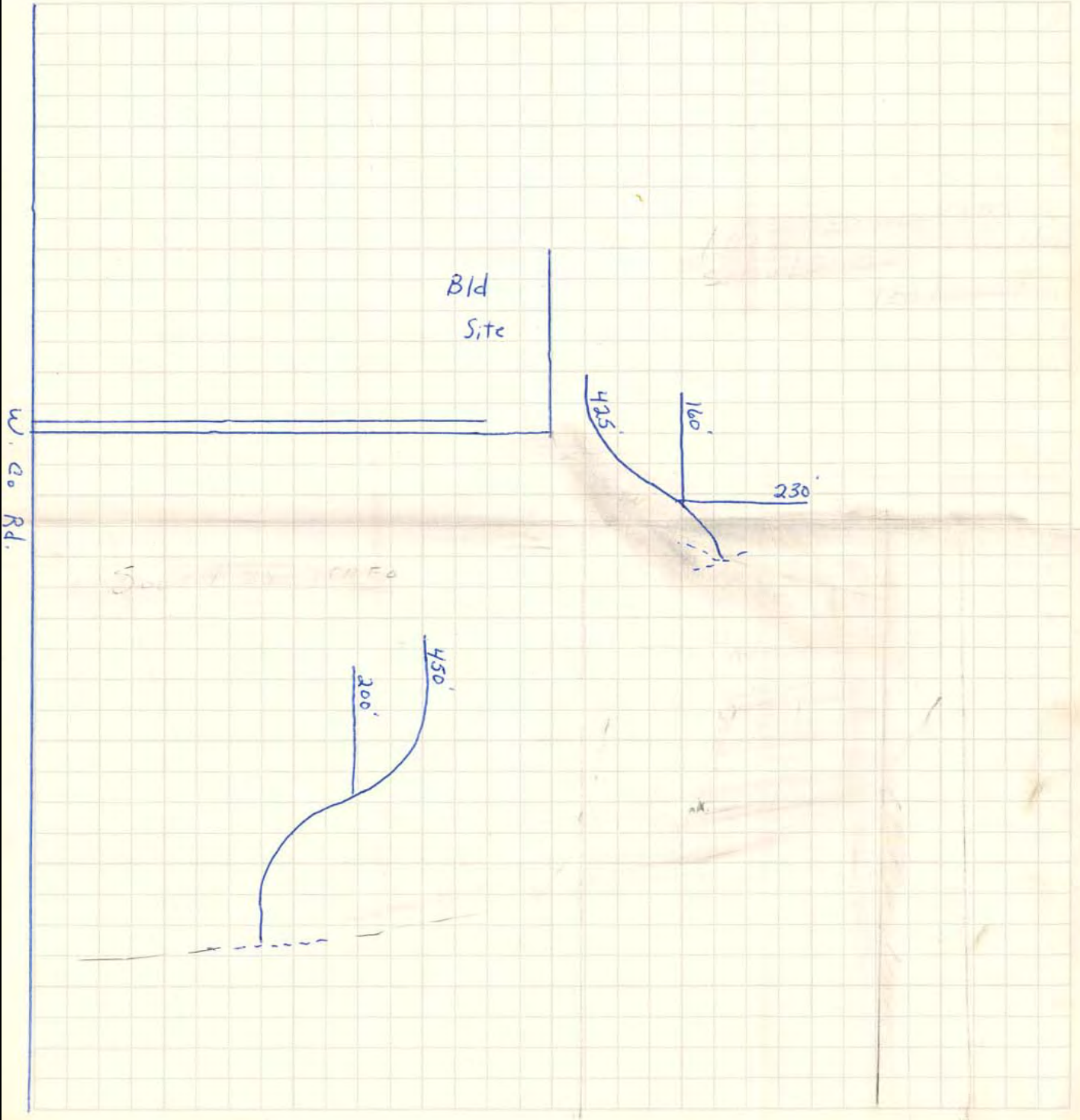


ELK RIVER CONCRETE PRODUCTS • 7575 GOLDEN VALLEY ROAD • MINNEAPOLIS, MN. 55427  
(612) 546-8972 • INWARD WATS -- 800 + 552-1158

PROJECT \_\_\_\_\_

1465 ft. 5" Plastic

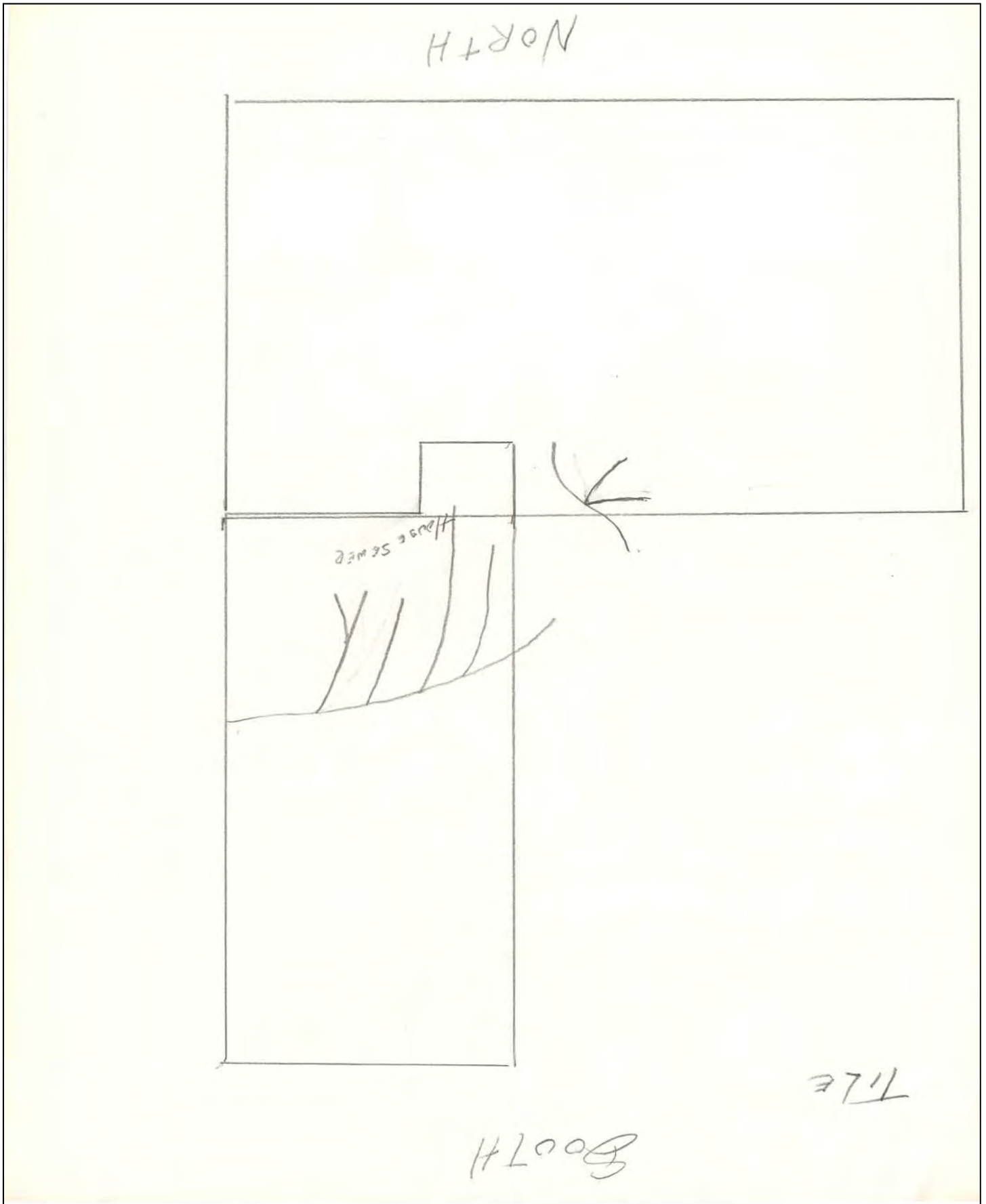
DATE 5-02



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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](http://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.