



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

Heirs of the Arthur & Norma Wall - Trusts

174.86 Acres more or less

Bare Un-Improved Farmland & Acreage
Mt. Lake Township, Cottonwood County, Minnesota

UPDATED JULY 3, 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 &

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.

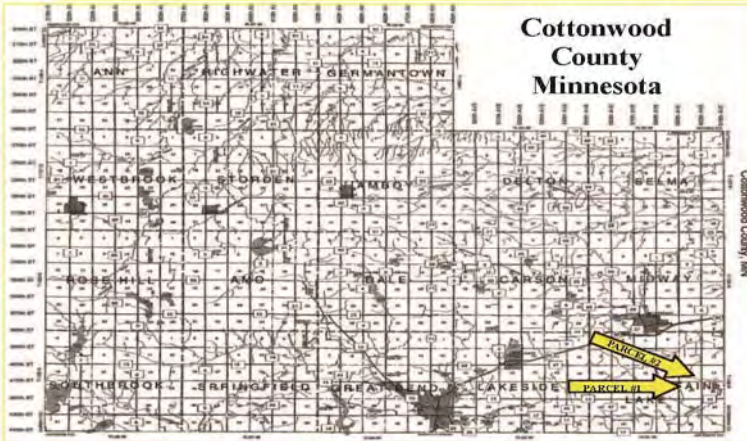
Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

174.86 Acres +/- Mt. Lake Township, Cottonwood County, MN

MULTI-PARCEL FARMLAND AUCTION

Tuesday, July 31, 2018 @ 10:30 A.M.

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 day of the sale.



Aerial Map

Parcel #1
Has a wind turbine. The buyer of Parcel #1 will be assigned the lease for the wind turbine upon closing.

Soils Map

State: Minnesota
County: Cottonwood
Location: 23-105N-34W
Township: Mountain Lake
Acres: 171.95
Date: 8/21/2018

Area Symbol: MN033, Soil Area Version: 18

| Code | Soil Description | Acres | Percent of Total | In Legend | Non-In Class % | Productivity Index |
|------------------|--|-------|------------------|-----------|----------------|--------------------|
| LE5A | Nicollet clay loam, 1 to 3 percent slopes | 49.09 | 28.6% | ■ | ■ | 90 |
| LE5A | Webster clay loam, 0 to 2 percent slopes | 49.49 | 28.5% | ■ | ■ | 93 |
| LE7A | Canisteo clay loam, 0 to 2 percent slopes | 44.34 | 25.7% | ■ | ■ | 93 |
| LE8A | Glencoe clay loam, 0 to 1 percent slopes | 12.12 | 7.0% | ■ | ■ | 90 |
| L10TA | Canisteo-Glencoe complex, 0 to 2 percent slopes | 10.90 | 6.3% | ■ | ■ | 91 |
| L79B | Clarion loam, 2 to 6 percent slopes | 6.65 | 3.9% | ■ | ■ | 85 |
| L10DCC | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 3.40 | 2.0% | ■ | ■ | 87 |
| Weighted Average | | | | | | 84 |



map center: 43° 53' 28.7, -94° 53' 22.12

23-105N-34W
Cottonwood County
Minnesota

PROPERTY LEGAL DESCRIPTIONS

PARCEL #1: N1/2 of the NW1/4 23-105N-34W Cottonwood County, MN. Containing 80 acres more or less.

PARCEL #2: E1/2 SE1/4 except 5.14 acre buildings site tract & E1/2 E1/2 W1/2 SE1/4 14-105N34W Cottonwood County, MN. Containing 94.86 acres more or less.

INFORMATION & CPI RATINGS

PARCEL #1:

SOIL TYPES: Nicollet Clay Loam, Webster Clay Loam, Canisteo clay loam, Clarion-Storden complex, Glencoe clay loam & Clarion loam.

CPI Estimated Rating: 94.7 (Estimated)

PARCEL #2:

SOIL TYPES: Clarion Loam, Nicollet Clay Loam, Webster Clay Loam, Canisteo - Glencoe complex, Canisteo clay loam, Clarion - Storden complex & Glencoe clay loam.

CPI Estimated Rating: 93.5 (Estimated)

AUCTION SALE TERMS

The properties shall be offered as two parcels via our Multi-Parcel board bidding system. The buyer or buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. Sellers shall retain all rental and wind turbine/wind rights payments for the year of 2018 with the buyer receiving all wind turbine/rights payments in 2019 and thereafter. The closing of the two parcels shall be held on November 15, 2018 with the balances being due and payable in full, when clear title will be passed. The sale will **NOT** be contingent upon any buyer financing. The buyer is responsible for 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 or pending. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

AUCTIONEER'S NOTE

This is a great opportunity if you are looking for very good farmland to add your operation or investment portfolio. We are very honored to have been asked to represent the Wall family with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. If you are considering the purchase of land 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 be actual boundary lines of property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and the sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction. Remember that the auction begins at 10:30 A.M. sharp, so don't be late.

OWNERS

Heirs of the
Arthur & Norma Wall Trust
Curtis & Byron Wall - Trustees

For Additional Property Information

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

SALE
ARRANGED BY



410 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

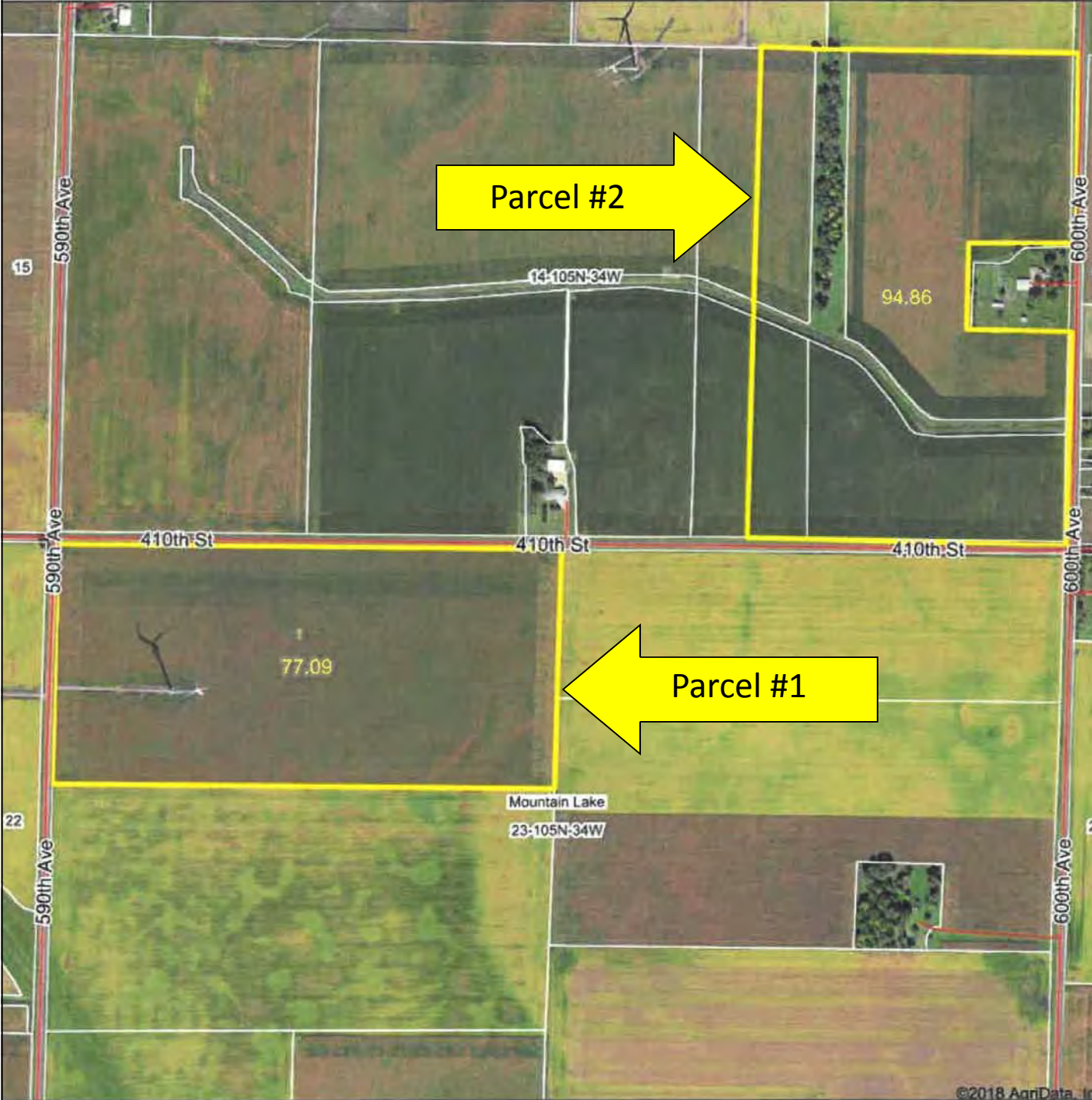
Auctioneers

Dan Pike
Auctioneer/Real Estate Broker
CAI & GPPA - #M632-13-018 Jackson, MN.
507-847-3468 (O) or 507-841-0965 (C)
Scott Christopher - Jackson, MN.
Doug Wedel - Fairmont, MN.
Kevin, Allen & Ryan Kahler
Dustyn Hartung -
Fairmont & Sherburn, MN.
Darwin Hall - Butterfield, MN.

Closing Attorney for the Sellers

Pamela D. Steinle
Sunde, Olsson, Kircher,
& Zender Law Office
108 Armstrong Blvd. S.
St. James, MN. 56081
507-375-4483

Aerial Map

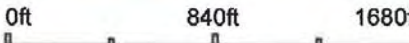


©2018 AgriData, Inc.

LAND SERVICES UNLIMITED
AG & COMMERCIAL REAL ESTATE
- AG APPRAISALS

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

map center: 43° 53' 28.7, -94° 53' 22.12



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPS FOR AG

© AgriData, Inc. 2018 www.AgriDataInc.com

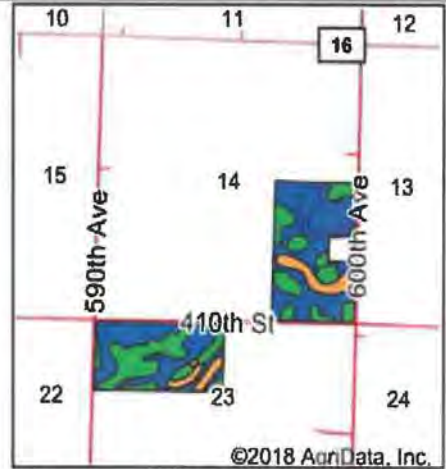
23-105N-34W
Cottonwood County
Minnesota



6/21/2018

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



State: **Minnesota**
 County: **Cottonwood**
 Location: **23-105N-34W**
 Township: **Mountain Lake**
 Acres: **171.95**
 Date: **6/21/2018**



Maps Provided By:



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.

Area Symbol: MN033, Soil Area Version: 18

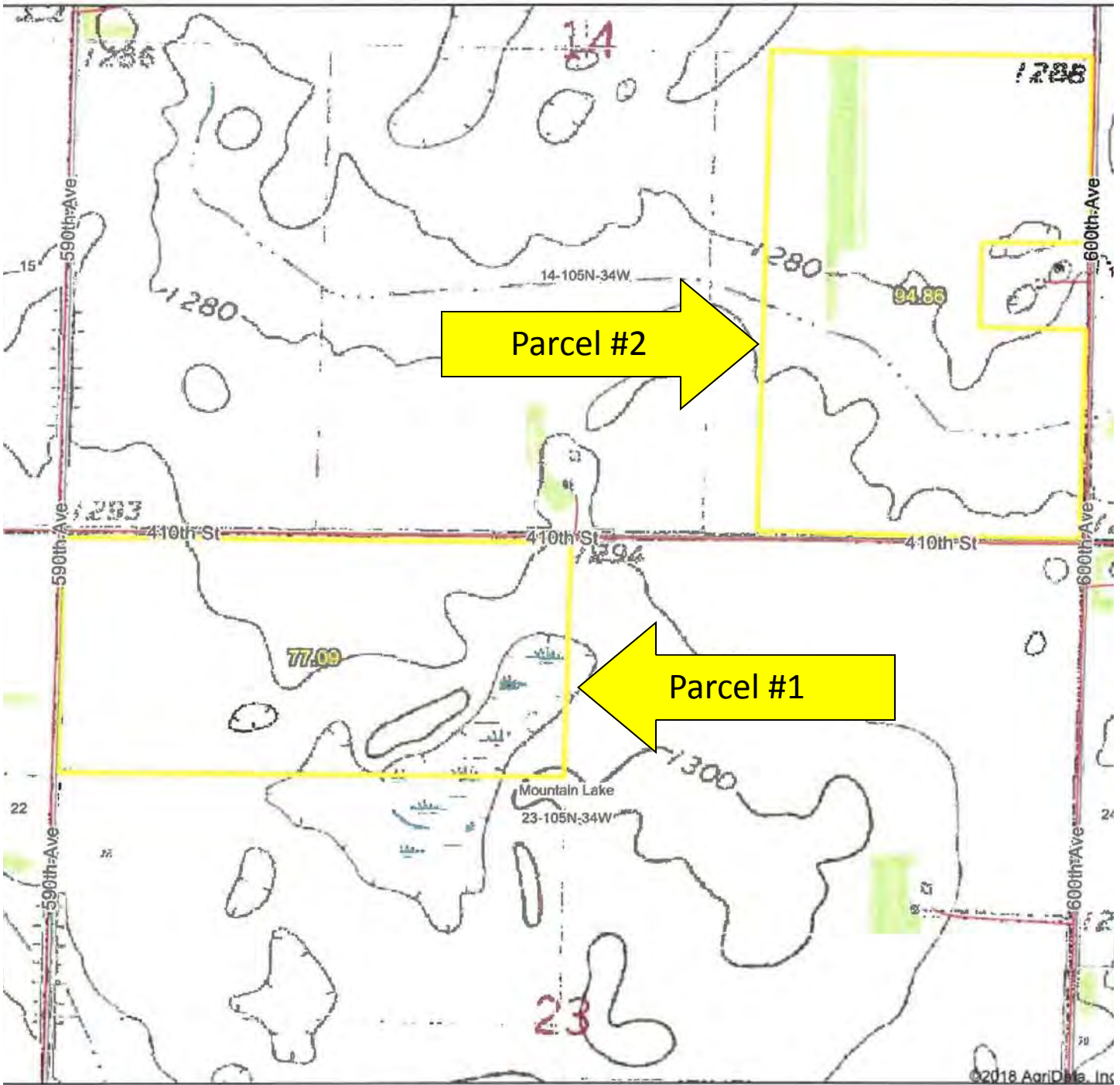
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|
| L85A | Nicollet clay loam, 1 to 3 percent slopes | 49.09 | 28.5% | | Iw | 99 |
| L83A | Webster clay loam, 0 to 2 percent slopes | 45.49 | 26.5% | | IIw | 93 |
| L78A | Canisteo clay loam, 0 to 2 percent slopes | 44.24 | 25.7% | | IIw | 93 |
| L84A | Glencoe clay loam, 0 to 1 percent slopes | 12.12 | 7.0% | | IIIw | 86 |
| L107A | Canisteo-Glencoe complex, 0 to 2 percent slopes | 10.90 | 6.3% | | IIw | 91 |
| L79B | Clarion loam, 2 to 6 percent slopes | 6.65 | 3.9% | | Ile | 95 |
| L102C2 | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 3.46 | 2.0% | | IIle | 87 |
| Weighted Average | | | | | | 94 |

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

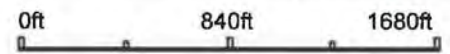


©2018 AgriData, Inc

LAND SERVICES
FARM & RANCH OWNERS
AG & COMMERCIAL REAL ESTATE
AG APPRAISALS

DAN PIKE
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

map center: 43° 53' 28.7, -94° 53' 22.12



23-105N-34W
Cottonwood County
Minnesota

Maps Provided By:

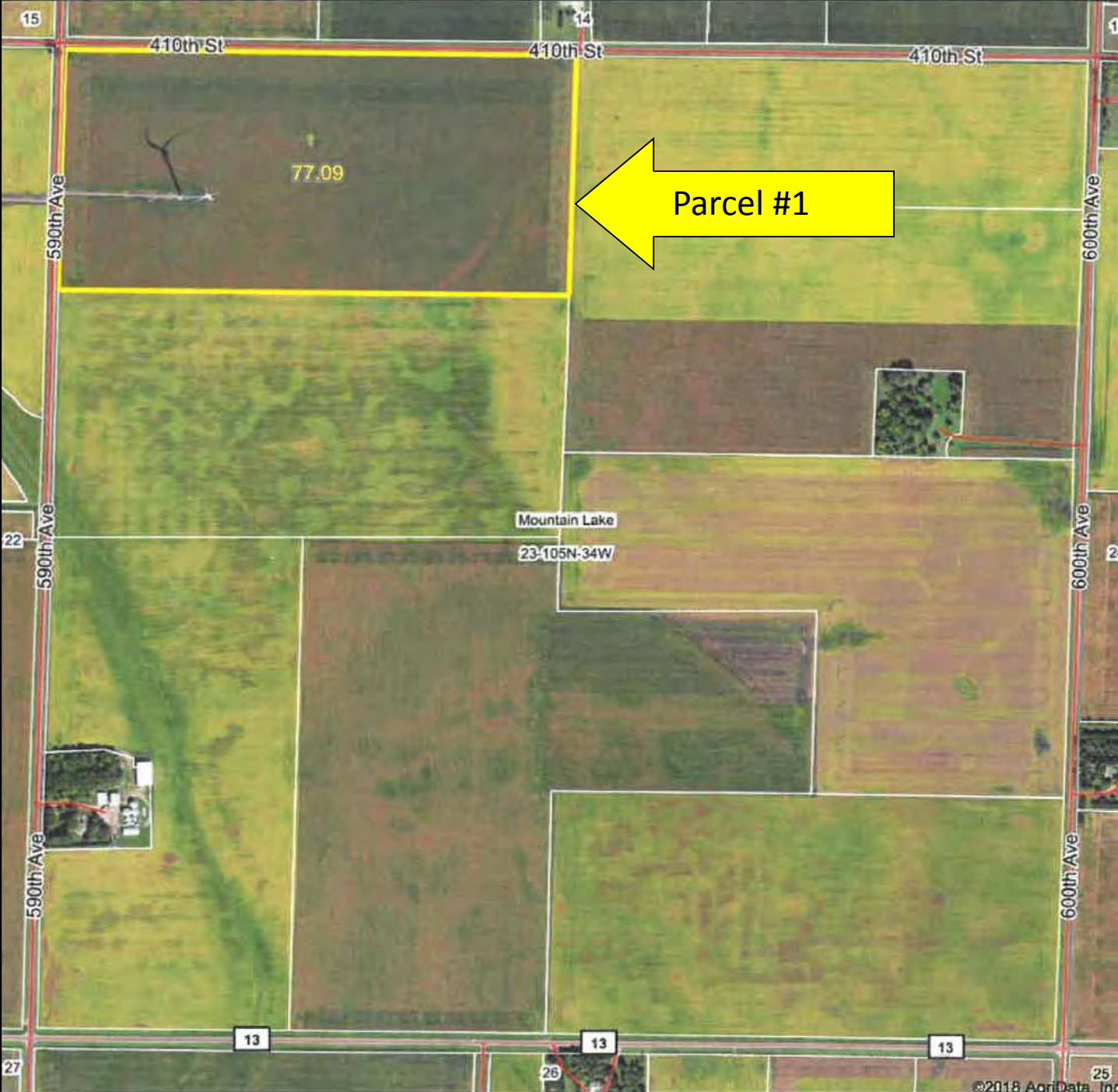
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgriDataInc.com



6/21/2018

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.

Aerial Map



map center: 43° 53' 2.91, -94° 53' 21.45

0ft 833ft 1667ft

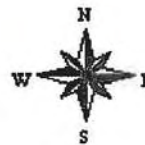
LAND SERVICES UNLIMITED
AG & COMMERCIAL REAL ESTATE
AG APPRAISALS

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

Maps Provided By:

surety
CUSTOMER ONLINE MAPPING
© AgriData, Inc. 2018 www.AgridataInc.com

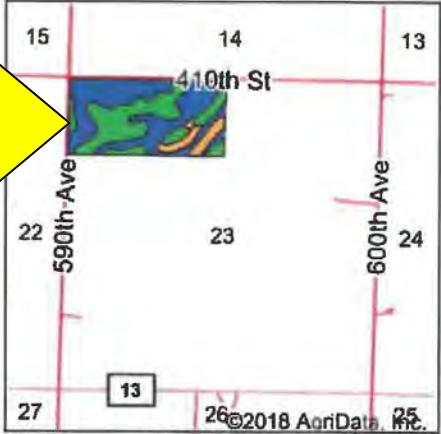
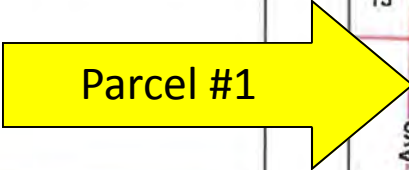
23-105N-34W
Cottonwood County
Minnesota



6/8/2018

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



State: **Minnesota**
 County: **Cottonwood**
 Location: **23-105N-34W**
 Township: **Mountain Lake**
 Acres: **77.09**
 Date: **6/8/2018**



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.

Area Symbol: MN033, Soil Area Version: 18

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|
| L83A | Webster clay loam, 0 to 2 percent slopes | 36.00 | 46.7% | | IIw | 93 |
| L85A | Nicollet clay loam, 1 to 3 percent slopes | 29.61 | 38.4% | | Iw | 99 |
| L78A | Canisteo clay loam, 0 to 2 percent slopes | 4.45 | 5.8% | | IIw | 93 |
| L102C2 | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 3.36 | 4.4% | | IIIe | 87 |
| L84A | Glencoe clay loam, 0 to 1 percent slopes | 3.33 | 4.3% | | IIIw | 86 |
| L79B | Clarion loam, 2 to 6 percent slopes | 0.34 | 0.4% | | Ile | 95 |
| Weighted Average | | | | | | 94.7 |

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 120230400
 Property Address 23-105-34
 Sec/Twp/Rng 23-105-34
 Lot/Block N/A
 Plat
 Brief Tax Description N1/2 NW1/4 80.
 (Note: Not to be used on legal documents)
 Deeded Acres 80.00
 CER 81.91
 Class AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 12
 School District 173

Owner

Taxpayer
 Wall/Byron J & Curtis G/ Tstes
 Arthur & Norma Wall Farm Tst
 616 11th St N
 Mountain Lake MN 56159

Land

| Record # | Item | Description | Type | Units | Depth |
|----------|--------|-------------------|------|------------|-------|
| 1 | 008000 | Public Road | 2a | 3.00 | |
| 1 | 999700 | Till + Road Acres | 2a | 80.00 acre | .00 |
| 1 | 999800 | Neg Road Acres | 2a | -3.00 acre | |

2017 Values for 2018 Taxes

| | Market | Taxable |
|--------------------|------------------|------------------|
| Land | \$796,300 | \$796,300 |
| Building | \$0 | \$0 |
| Machine | \$0 | \$0 |
| Exemptions | | |
| Total Value | \$796,300 | \$796,300 |

Valuation/Taxation

| Year | Est Market Value | TC Value | TC Rate | Credits | Abatements | Special Asmts | Net Tax |
|-------------------|------------------|----------|----------|---------|------------|---------------|---------|
| 2016 Payable 2017 | \$838,200 | 8,382 | 45.63800 | 0.00 | 0.00 | 0.00 | \$3,826 |
| 2015 Payable 2016 | \$838,200 | 8,382 | 46.32700 | 0.00 | 0.00 | 0.00 | \$3,884 |
| 2014 Payable 2015 | \$997,900 | 9,979 | 36.10200 | 0.00 | 0.00 | 0.00 | \$3,602 |
| 2013 Payable 2014 | \$907,100 | 9,071 | 35.52300 | 0.00 | 0.00 | 0.00 | \$3,222 |

Current Taxes

Gross Tax \$3,810.00
 Total Credit \$0.00
 Spec Asmt \$0.00
 Net Tax Due \$3,810.00
 Adjusted Tax \$0.00
 Adjusted S.A. \$0.00
 Adjusted Net Due \$3,810.00
 Total Receipts \$1,905.00
 Remain Due \$1,905.00

Taxes Paid

| Batch Date | Paid By | Validation # | Total Amount |
|------------|-----------------------------|--------------|--------------|
| 5/07/2018 | WALL/BYRON J & CURTIS G/TST | 116 | \$1,905.00 |

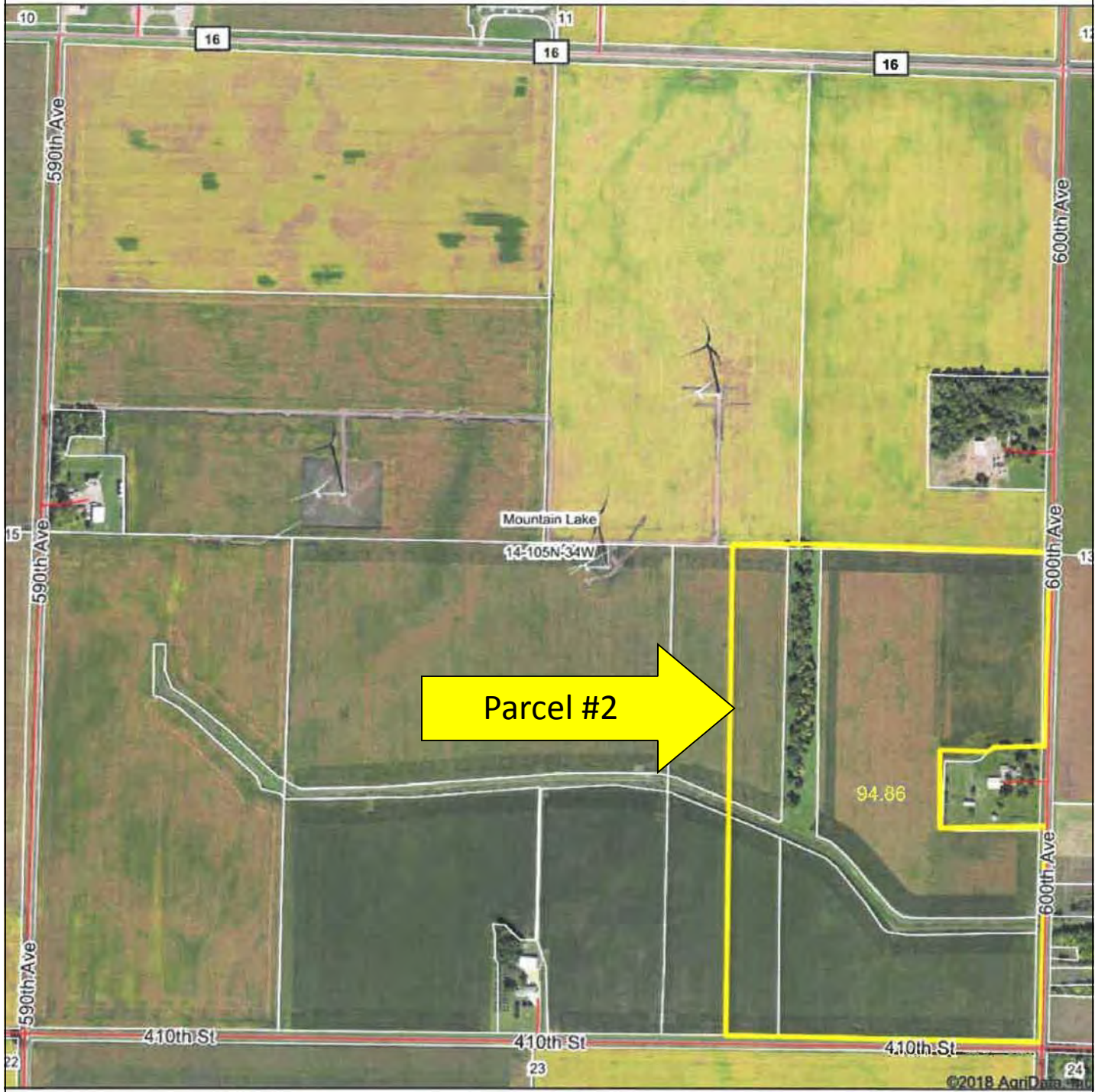
No data available for the following modules: Buildings, Extra Features, Sales, Taxes Paid 2, Photos, Sketcnes.

Customer agrees not to reproduce, in any form, any licensed or copyrighted material without the proper authorization from Cottonwood County.

Developed by

Last Data Upload: 6/20/2018 8:00:03 PM

Aerial Map



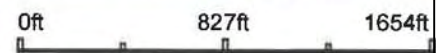
LAND SERVICES UNLIMITED
AG & COMMERCIAL REAL ESTATE
- AC APPRAISALS

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
© Agridata, Inc. 2018 www.AgridataInc.com

map center: 43° 53' 55.2, -94° 53' 21.12



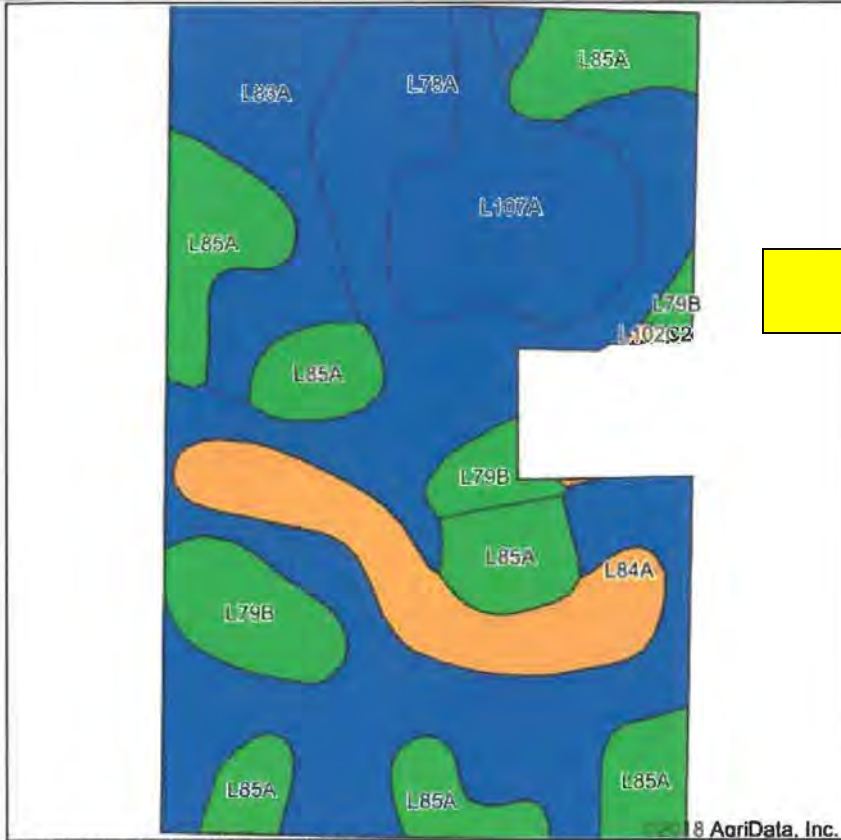
14-105N-34W
Cottonwood County
Minnesota



6/21/2018

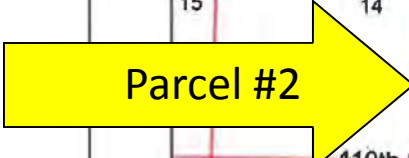
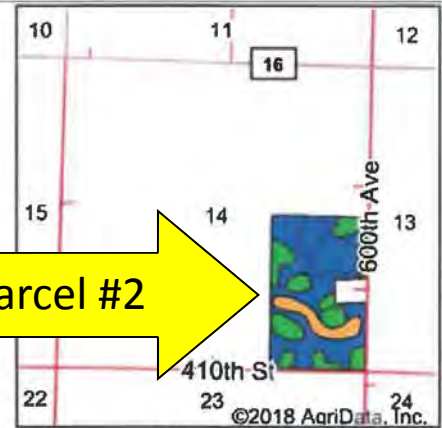
All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.
Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicted are also not guaranteed.
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

© 2018 AgriData, Inc.



Parcel #2

©2018 AgriData, Inc.

State: **Minnesota**
 County: **Cottonwood**
 Location: **14-105N-34W**
 Township: **Mountain Lake**
 Acres: **94.86**
 Date: **6/21/2018**



Maps Provided By:



© AgriData, Inc. 2018 www.AgriDataInc.com

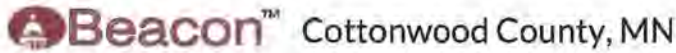
Area Symbol: MN033, Soil Area Version: 18

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|
| L78A | Canisteo clay loam, 0 to 2 percent slopes | 39.57 | 41.7% | | IIw | 93 |
| L85A | Nicollet clay loam, 1 to 3 percent slopes | 19.36 | 20.4% | | Iw | 99 |
| L107A | Canisteo-Glencoe complex, 0 to 2 percent slopes | 10.93 | 11.5% | | IIw | 91 |
| L83A | Webster clay loam, 0 to 2 percent slopes | 9.72 | 10.2% | | IIw | 93 |
| L84A | Glencoe clay loam, 0 to 1 percent slopes | 8.79 | 9.3% | | IIIw | 86 |
| L79B | Clarion loam, 2 to 6 percent slopes | 6.28 | 6.6% | | Ile | 95 |
| L102C2 | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 0.21 | 0.2% | | IIIle | 87 |
| Weighted Average | | | | | | 93.5 |

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 120140601
 Property Address
 Sec/Twp/Rng 14-105-34
 Lot/Block N/A
 Plat
 Brief Tax Description E1/2 SE1/4 EX 5.14 ACTR 74.86
 (Note: Not to be used on legal documents)
 Deeded Acres 74.86
 CER 72.72
 Class AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 12
 School District 173

Owner

Taxpayer
 Wall/Byron J & Curtis G/ Tstes
 Arthur & Norma Wall Farm Tst
 616 11th St N
 Mountain Lake MN 56159

Land

| Record # | Item | Description | Type | Units | Depth |
|----------|--------|-------------------|------|------------|-------|
| 1 | 008000 | Public Road | 2a | 2.65 | |
| 1 | 008001 | C-J Ditch | 2a | 2.50 | |
| 1 | 008017 | Pasture | 2a | 3.90 acre | |
| 1 | 999700 | Till + Road Acres | 2a | 68.46 acre | .00 |
| 1 | 999800 | Neg Road Acres | 2a | -2.65 acre | |

2017 Values for 2018 Taxes

| | Market | Taxable |
|--------------------|------------------|------------------|
| Land | \$576,200 | \$576,200 |
| Building | \$0 | \$0 |
| Machine | \$0 | \$0 |
| Exemptions | | |
| Total Value | \$576,200 | \$576,200 |

Valuation/Taxation

| Year | Est Market Value | TC Value | TC Rate | Credits | Abatements | Special Asmts | Net Tax |
|-------------------|------------------|----------|---------|---------|------------|---------------|---------|
| 2016 Payable 2017 | \$606,400 | 6,064 | 0.00000 | 0.00 | 0.00 | 0.00 | \$2,768 |
| 2015 Payable 2016 | \$606,400 | 6,064 | 0.00000 | 0.00 | 0.00 | 0.00 | \$2,810 |
| 2014 Payable 2015 | \$721,400 | 7,214 | 0.00000 | 0.00 | 0.00 | 0.00 | \$2,604 |
| 2013 Payable 2014 | \$655,700 | 6,557 | 0.00000 | 0.00 | 0.00 | 0.00 | \$2,330 |

Current Taxes

Gross Tax \$2,758.00
 Total Credit \$0.00
 Spec Asmt \$0.00
 Net Tax Due \$2,758.00

 Adjusted Tax \$0.00
 Adjusted S.A. \$0.00
 Adjusted Net Due \$2,758.00

 Total Receipts \$1,379.00
 Remain Due \$1,379.00

Taxes Paid

| Batch Date | Paid By | Validation # | Total Amount |
|------------|-----------------------------|--------------|--------------|
| 5/07/2018 | WALL/BYRON J & CURTIS G/TST | 116 | \$1,379.00 |

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



Summary

Parcel ID 120140501
 Property Address
 Sec/Twp/Rng 14-105-34
 Lot/Block N/A
 Plat
 Brief Tax Description E1/2 E1/2 W1/2 SE1/4 20.
 (Note: Not to be used on legal documents)
 Deeded Acres 20.00
 CER 77.62
 Class AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 12
 School District 173

Owner

Taxpayer
 Wall/Byron J & Curtis G/ Tstes
 Arthur & Norma Wall Farm Tst
 616 11th St N
 Mountain Lake MN 56159

Land

| Record # | Item | Description | Type | Units | Depth |
|----------|--------|-------------------|------|------------|-------|
| 1 | 008000 | Public Road | 2a | .25 | |
| 1 | 008001 | C-1 Ditch | 2a | .64 | |
| 1 | 008017 | Pasture | 2a | 2.15 acre | |
| 1 | 999700 | Till + Road Acres | 2a | 17.21 acre | .00 |
| 1 | 999800 | Neg Road Acres | 2a | -.25 acre | |

2017 Values for 2018 Taxes

| | Market | Taxable |
|--------------------|------------------|------------------|
| Land | \$163,100 | \$163,100 |
| Building | \$0 | \$0 |
| Machine | \$0 | \$0 |
| Exemptions | | |
| Total Value | \$163,100 | \$163,100 |

Valuation/Taxation

| Year | Est Market Value | TC Value | TC Rate | Credits | Abatements | Special Asmts | Net Tax |
|-------------------|------------------|----------|----------|---------|------------|---------------|---------|
| 2016 Payable 2017 | \$171,600 | 1,716 | 45.63800 | 0.00 | 0.00 | 0.00 | \$784 |
| 2015 Payable 2016 | \$171,600 | 1,716 | 46.32700 | 0.00 | 0.00 | 0.00 | \$794 |
| 2014 Payable 2015 | \$203,700 | 2,037 | 36.10200 | 0.00 | 0.00 | 0.00 | \$736 |

Current Taxes

| | |
|-----------------------|-----------------|
| Gross Tax | \$780.00 |
| Total Credit | \$0.00 |
| Spec Asmt | \$0.00 |
| Net Tax Due | \$780.00 |
| Adjusted Tax | \$0.00 |
| Adjusted S.A. | \$0.00 |
| Adjusted Net Due | \$780.00 |
| Total Receipts | \$390.00 |
| Remain Due | \$390.00 |

Taxes Paid

| Batch Date | Paid By | Validation # | Total Amount |
|------------|------------------------------|--------------|--------------|
| 5/07/2018 | WALL/BYRON J & CURTIS G/ TST | 116 | \$390.00 |

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



NICKEL CONSTRUCTION - Mt. Lake, MN

Completed Tile Project - 2009



MAP LOCATION

Customer = Art Wall
 County = Cottonwood
 Township = Mt Lake
 Section = 14c Tiled
 State = MN



| KEY | |
|-----|--------------|
| | 4" |
| | 5" |
| | 6" |
| | 7-8" |
| | 10" |
| | 12" |
| | 14" |
| | 15-16" |
| | 18" |
| | 20" |
| | Unknown |
| | Assumed Only |



CONST. OFFICE

36821 575 Avenue
 Mt. Lake, MN 56159-2202
 Office = (507) 427-2352
 Fax = (507) 427-2357
nickelconst@frontiernet.net

Parcel #2

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.

GPS MAPPING - FOOTAGE & PRICING - TILED 2009

| COTTONWOOD - MT LAKE - SEC 14C | | | | | | | | | | |
|---------------------------------------|-------|----------|----------|---------|------|------|------|-------|-------|----|
| 4" | 5" | 6" | 7" | 8" | 9" | 10" | 12" | Other | Other | |
| 360.5 | 720.4 | 821 | | 229.1 | | | | | | 1 |
| 371.4 | 317.8 | 341.8 | | 68.6 | | | | | | 2 |
| 779.3 | 607.1 | 462 | | | | | | | | 3 |
| 350.6 | 647.9 | 523.7 | | 1,427.5 | | | | | | 4 |
| 313.1 | 324.2 | | | 1,164.4 | | | | | | 5 |
| 321.1 | 508.2 | | | 755 | | | | | | 6 |
| | 383.3 | | | 622.8 | | | | | | 7 |
| | | | | 599.1 | | | | | | 8 |
| | 567.4 | | | 472.6 | | | | | | 9 |
| | | | | | | | | | | 10 |
| | 117.8 | | | 288.8 | | | | | | 11 |
| | 216.7 | | | | | | | | | 12 |
| | | | | | | | | | | 13 |
| | 266.7 | | | | | | | | | 14 |
| | 350.2 | | | | | | | | | 15 |
| | | | | | | | | | | 16 |
| | 244 | | | | | | | | | 17 |
| | 279.9 | | | | | | | | | 18 |
| | | | | | | | | | | 19 |
| | | | | | | | | | | 20 |
| | | | | | | | | | | 21 |
| | | | | | | | | | | 22 |
| | | | | | | | | | | 23 |
| | | | | | | | | | | 24 |
| | | | | | | | | | | 25 |
| | | | | | | | | | | 26 |
| | | | | | | | | | | 27 |
| | | | | | | | | | | 28 |
| | | | | | | | | | | 29 |
| | | | | | | | | | | 30 |
| Total Footage By Size | | 10,196.1 | 5,627.9 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Price Per Ft. / By Size | | 0.95 | 1.10 | 1.60 | 2.58 | 4.06 | 5.08 | 5.00 | 5.00 | |
| Total Price - Per Size/Footage | | 9,686.29 | 6,190.69 | 0 | 0 | 0 | 0 | 0 | 0 | |

NICKEL CONSTRUCTION **TOTAL FEET** **15,824** **TOTAL DOLLARS** **\$15,876.99**
 Mt Lake - MN - 507-427-2352

| | | | | |
|-------------------|------|--------------------|------|--------------------------|
| Tile Price - 4" = | 1.15 | Footage Discount = | 0.20 | Owner / Operator - NOTES |
| Tile Price - 5" = | 1.30 | Footage Discount = | 0.20 | Art Wall |

General Discount = 1 cent per 1,000 ft Installed up to 20,000 ft *** High Footage Discount Rate Below**

| | | | |
|--------------------|--------------------------------|--------------------------------|--------------------------------|
| 4" High Discount = | 30,000 + ft per 80 acre = 0.25 | 45,000 + ft per 80 acre = 0.30 | 60,000 + ft per 80 acre = 0.40 |
| 5" High Discount = | 30,000 + ft per 80 acre = 0.25 | 45,000 + ft per 80 acre = 0.30 | 60,000 + ft per 80 acre = 0.40 |

| All Tile Pricing subject to Change | Tile Size = | 4" | 5" | 6" | 8" | 10" | 12" | 15" | 18" |
|------------------------------------|-------------|-------|-------|-------|-----|-----|-----|-----|-----|
| Ft' Per Roll = | | 3,000 | 2,300 | 1,450 | 850 | 550 | 330 | 20 | 20 |
| Rolls Needed = | | 3.4 | 2.45 | 0 | 0 | 0 | 0 | 0 | 0 |

Cost of Locating Existing Tile or Overcut is Not included on this sheet

Parcel #2

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.



MAP LOCATION

Customer = Wall
 County = Cottonwood
 Township = Mt. Lake
 Section = 14C
 State = MN

Nickel Construction, Inc.
Completed Tile Project—2013

| | | | | |
|--|------|--|--------------|------------|
| | 4" | | 14" | KEY |
| | 5" | | 15-16" | |
| | 6" | | 18" | |
| | 7-8" | | 20" | |
| | 10" | | Unknown | |
| | 12" | | Assumed Only | |
| | | | WHITE | |



OFFICE

36821 575 Avenue
 Mt. Lake, MN 56159
 Office = (507) 427-2352
 Fax = (507) 427-2357
nickelconst@frontiernet.net

Parcel #2

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 indicted 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.

GPS MAPPING - FOOTAGE & PRICING - FALL TILED 2013

Cottonwood County - Mt. Lake Township - Section 14C

| 4" | 4" | 4" | 4" | 5" | 6" | 7-8" | 10" | 12" | Other | Other | |
|--------------------------------|----|----|----|----------|----------|-------|------|------|-------|-------|-------|
| 1,160.4 | | | | 1,419.4 | | | | | | | 1 |
| 1,189.8 | | | | 559 | | | | | | | 2 |
| | | | | | | | | | | | 3 |
| | | | | | | | | | | | 4 |
| | | | | | | | | | | | 5 |
| | | | | | | | | | | | 6 |
| | | | | | | | | | | | 7 |
| | | | | | | | | | | | 8 |
| | | | | | | | | | | | 9 |
| | | | | | | | | | | | 10 |
| | | | | | | | | | | | 11 |
| | | | | | | | | | | | 12 |
| | | | | | | | | | | | 13 |
| | | | | | | | | | | | 14 |
| | | | | | | | | | | | 15 |
| | | | | | | | | | | | 16 |
| | | | | | | | | | | | 17 |
| | | | | | | | | | | | 18 |
| | | | | | | | | | | | 19 |
| | | | | | | | | | | | 20 |
| | | | | | | | | | | | 21 |
| | | | | | | | | | | | 22 |
| | | | | | | | | | | | 23 |
| | | | | | | | | | | | 24 |
| | | | | | | | | | | | 25 |
| | | | | | | | | | | | 26 |
| | | | | | | | | | | | 27 |
| | | | | | | | | | | | 28 |
| | | | | | | | | | | | 29 |
| Total Footage By Size | | | | 2,350.2 | 1,978.4 | 0 | 0 | 0 | 0 | 0 | |
| Price Per Ft. / By Size | | | | 1.250 | 1.450 | 1.900 | 3.10 | 5.10 | 6.10 | 10.00 | 10.00 |
| Total Price - Per Size/Footage | | | | 2,937.75 | 2,868.68 | 0 | 0 | 0 | 0 | 0 | 0 |

NICKEL CONSTRUCTION
Mt Lake - MN - 507-427-2352 **TOTAL FEET** **4,328.6** **TOTAL DOLLARS** **\$5,806.43**

| | | |
|---------------------------------|--------------------------|--------------------------|
| Start Tile Price - 4" = \$ 1.30 | 4" Tile Discount = 0.050 | Owner / Operator - NOTES |
| Start Tile Price - 5" = \$ 1.50 | 5" Tile Discount = 0.050 | |
| Start Tile Price - 6" = \$ 1.95 | 6" Tile Discount = 0.050 | |

Acre's Tiled = 80 ft tiled per 80 acres 4,328.6 Pattern d 0 Stand d 0.04

Standard Discount = 1 cent per 1,000 ft Installed, up to 20,000 ft. - In one field.

Pattern Discount = ½ cent per 1,000 ft Installed, above 20,000 ft and up to 60,000 ft. - in 80 acre tract.

| All Tile Pricing subject to Change | Tile Size = | 4" | 5" | 6" | 8" | 10" | 12" | 15" | 18" |
|------------------------------------|-------------|-------|-------|-------|-----|-----|-----|-----|-----|
| Ft' Per Roll = | | 3,000 | 2,300 | 1,450 | 850 | 550 | 330 | 20 | 20 |
| Rolls Needed = | | 0.78 | 0.86 | 0 | 0 | 0 | 0 | 0 | 0 |

Cost of Locating Existing Tile or Overcut is Not included on this sheet

Parcel #2


























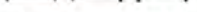












All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.




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.

NICKEL CONSTRUCTION

TILE MAP - LINE & SYMBOL KEY - 2013

| | | | | | |
|---|------------------|---|-------------------------|---|----------------------------|
|  | 4" |  | CLAY TILE |  | OLD TILE CONNECTED TO OURS |
|  | 5" |  | CEMENT TILE |  | INTAKE |
|  | 6" |  | PLASTIC TILE |  | OUTLET |
|  | 7 or 8" |  | WATER LINE |  | ABANDONED TILE |
|  | 10" |  | GAS LINE |  | BOTTOM OF TILE |
|  | 12" |  | PHONE LINE |  | END OF TILE OR PLUG |
|  | 14" |  | POWER LINE |  | ESTIMATED LOCATION OF TILE |
|  | 15 or 16" |  | OTHER or UNKNOWN |  | OLD TILE LOCATION AND SIZE |
|  | 18" |  | NON-PERF TILE |  | LASER LOCATION |
|  | 20" |  | NON-PERF DUAL WALL TILE |  | BURIED TANK - Single |
|  | 21 or 22" |  | DUAL WALL TILE |  | BURIED TANK - Dual |
|  | OTHER or UNKNOWN |  | PVC |  | INSPECTION PORT |
| | |  | BIO-DIFFUSER |  | CLEAN-OUT |

| | | | | | |
|---|--------------------|---|---------------------|---|----------------------------|
|  | NON-PERF TILE |  | CLAY TILE |  | OLD TILE LOCATION AND SIZE |
|  | NON-PERF DUAL WALL |  | CEMENT TILE |  | OLD TILE CONNECTED TO OURS |
|  | PVC |  | PLASTIC TILE | | |
|  | BIO-DIFFUSER |  | END OF TILE OR PLUG | | |

NICKEL CONSTRUCTION

**36821 575 Avenue
Mt. Lake, MN 56159-2202**

Office: (507) 427-2352

FAX: (507) 427-2357

Jim's Cell: (507) 920-8440

Andy's Cell: (507) 920-8441

E-Mail: nickelconst@frontiernet.net



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
 Cottonwood
 Report ID: FSA-156EZ

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

FARM: 8633
 Prepared: 6/28/18 11:48 AM
 Crop Year: 2018
 Page: 1 of 3

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): None

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

ARC/PLC

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

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|----------|--------------|-----------------|-----------|-----------------------|
| CORN | | | 170 | 0.0 |
| SOYBEANS | | | 44 | 0.0 |

Total Base Acres:

Tract Number: 2570 Description: N2NW4 S23 105-34 MTL

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 |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 77.09 | 76.92 | 76.92 | 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 | 76.92 | 0.0 | 0.0 | 0.0 | |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------------|-----------|-----------------------|
| CORN | 38.11 | | 170 | 0.0 |
| SOYBEANS | 38.11 | | 44 | 0.0 |
| Total Base Acres: | 76.22 | | | |

Owners: ARTHUR & NORMA WALL FAMILY FARM TRUST

Other Producers:

Parcel #1

Minnesota
Cottonwood

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

FARM: 8633
Prepared: 6/28/18 11:48 AM
Crop Year: 2018
Page: 3 of 3

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.

Tract Number: 11778 Description: E2SE4 LESS BLDGSITE; E2W2SE4 14-105-34 MTL

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 |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 92.39 | 83.47 | 83.47 | 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 | 83.47 | 0.0 | 0.0 | 0.0 | |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------------|-----------|-----------------------|
| CORN | 41.26 | | 170 | 0.0 |
| SOYBEANS | 41.26 | | 44 | 0.0 |
| Total Base Acres: | 82.52 | | | |

Owners: ARTHUR & NORMA WALL FAMILY FARM TRUST

Other Producers:

Parcel #2

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.



Cottonwood County, Minnesota

Farm 8633 Tract 2570

2018 Program Year

1053423

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

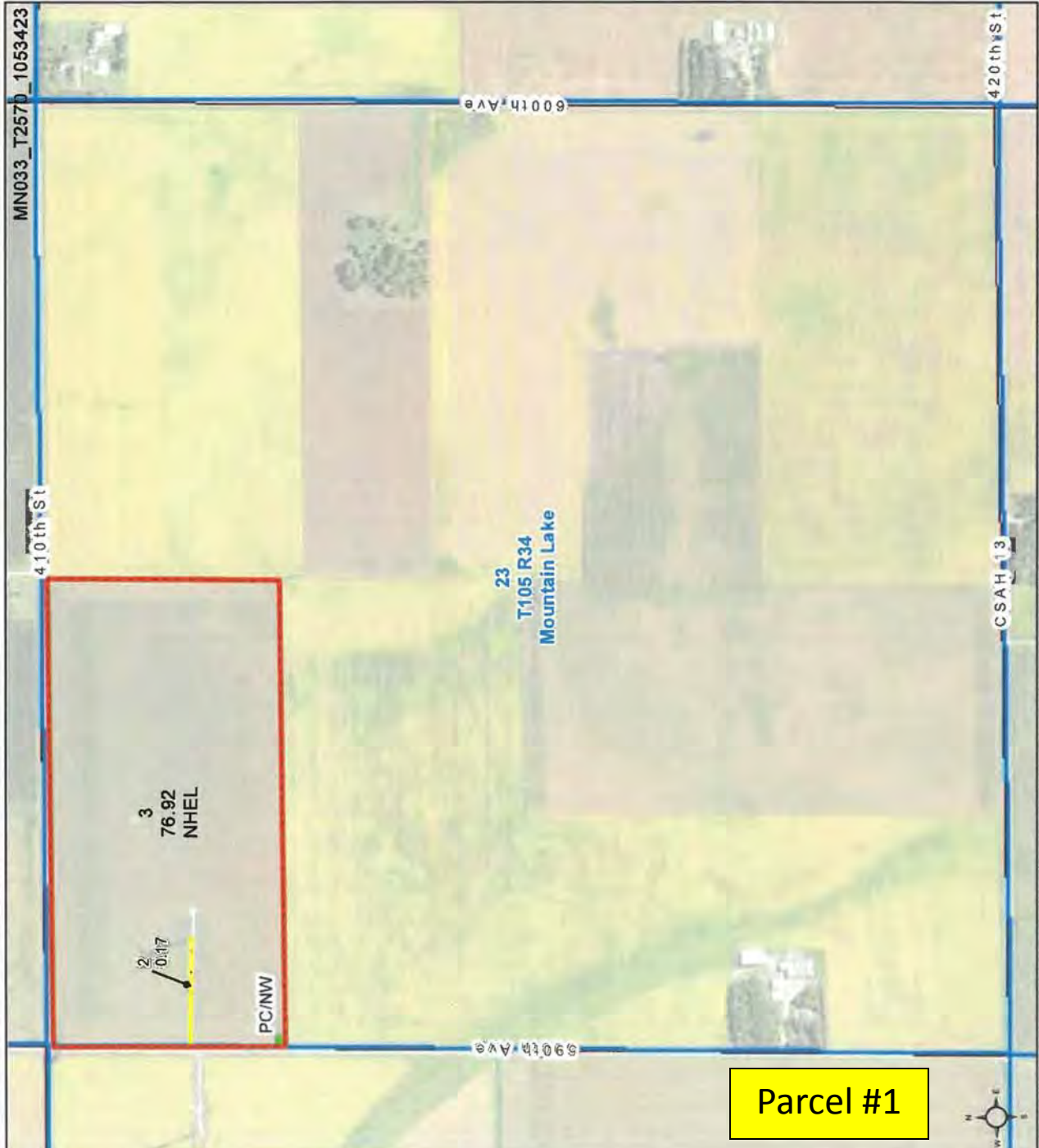
Common Land Unit

- Non_Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 76.92 acres

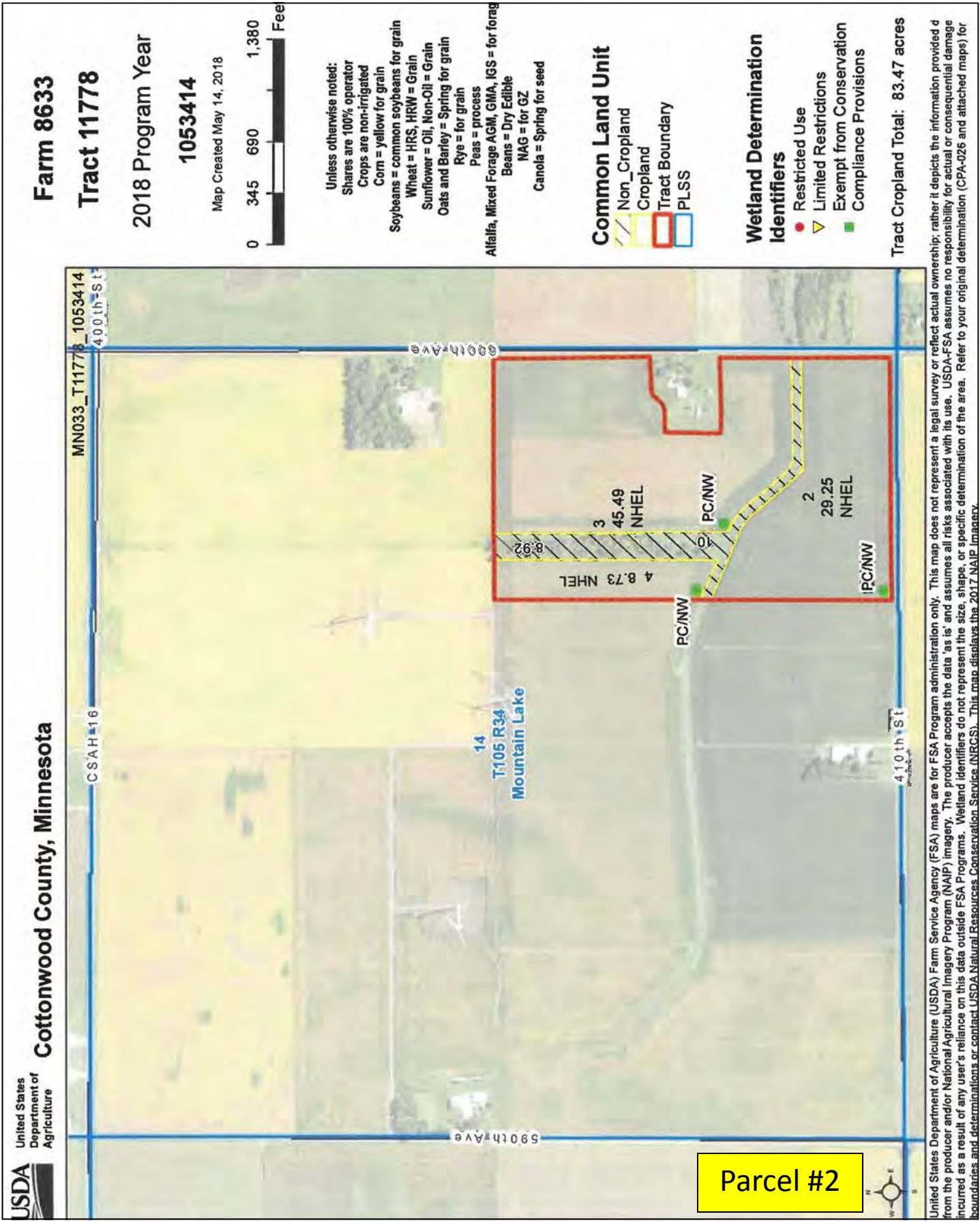


United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather, it depicts the information provided from the producer and/or National Agricultural Imagery Program (NAIP) 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.

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.



Farm 8633

Tract 11778

2018 Program Year

1053414

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 forag
 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: 83.47 acres

Parcel #2

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.

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 indicted 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.



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.