



DAN PIKE, BROKER

PRESENTING FOR PRIVATE TREATY SALE

The Deutchman Family Farmland

60 Acres more or less

Un-Improved Farmland

Christiania Township, Jackson County, MN.

This Property is being offered for sale Exclusively by:

Listing Broker

Dan Pike

Land & Farm Services Unlimited, LLC

Ag Land Broker - Auctioneer - Agricultural Appraiser

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

Email: dan@danpikeauction.com & Web Site:

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.

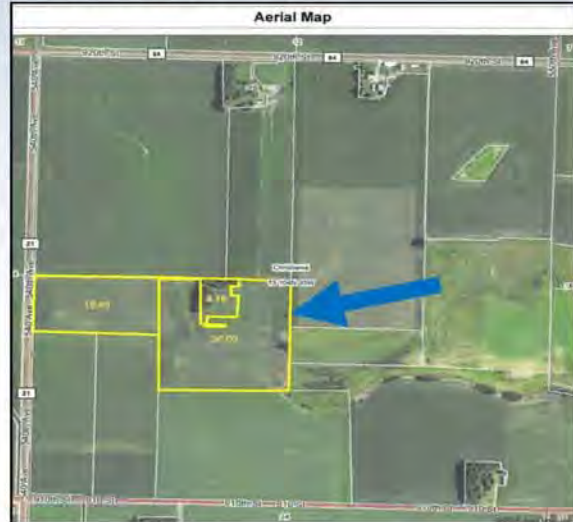
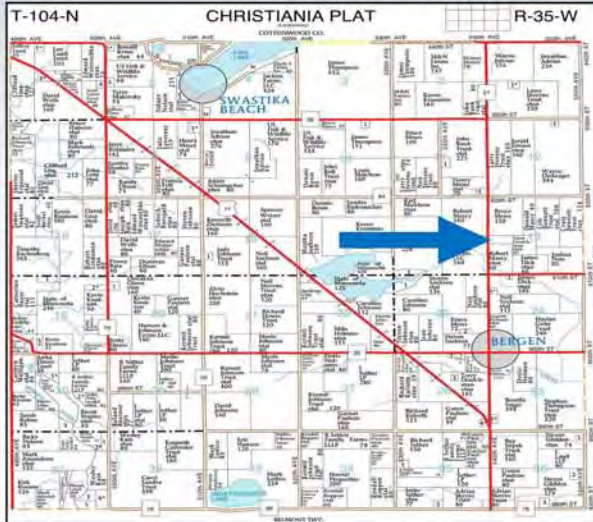


60 ACRES +/-

Christiana Township Jackson County, Minnesota

Farmland For Sale

We are very pleased to offer for sale the Deutchman Family farmland containing 60 acres +/- bare farmland in Christiana Township, Jackson County, Minnesota.



Legal Property Description

The North Half of the Northwest Quarter of the Southwest Quarter & Northeast Quarter of the Southwest Quarter (N1/2 NW1/4 SW1/4 & NE1/4 SW1/4) 13-104N- 35W Jackson County, MN. Containing 60 acres more or less

Crop Productivity Index & Tillable Acres:

92 Crop Productivity Index

56.71 Tillable Acres more or less

REAL ESTATE SALE TERMS

The terms of the sale of this farm is based on a cash sale, with possession after the 2018 crops have been removed. The property is being sold subject to any and all zoning, environmental, municipal, state, or federal laws or easements of record. Property is being sold "As Is" and the buyers are responsible for all inspections of the property prior to their purchase of it. All information contained in this brochure and provided by the sellers and/or their agents is subject to the inspection and verification by all bidders/buyers relying on it. No guarantee or warranty will be expressed or implied by the sellers or their agents and there is no liability assumed by the sellers or their agents for the accuracy, error or omission of any information provided. All offers & sales are subject to owner's approval. Land & Farm Services Unlimited, LLC, Dan Pike represent the sellers in this transaction.

Soils Map



| Area Symbol/ MNDOT Soil Area Version: 14 | Code | Soil Description | Acres | Percent of Total | PH Legend | Moisture Class | Productivity Index |
|--|--|------------------|-------|------------------|-----------|----------------|--------------------|
| 1228 | Clayton loam, 2 to 8 percent slopes | 26.54 | 44.3% | 7 | IIIc | 85 | |
| 238 | Dark clay loam, 0 to 2 percent slopes | 12.29 | 20.5% | 6 | IIIc | 94 | |
| 55 | Blue Earth mucky silt loam, 0 to 1 percent slopes | 7.81 | 13.1% | 5 | IIIc | 77 | |
| 113 | Wabasha silt loam, 0 to 2 percent slopes | 7.34 | 12.2% | 5 | IIIc | 93 | |
| 185A | Albion silt loam, 1 to 3 percent slopes | 2.92 | 4.9% | 5 | IIIc | 89 | |
| 3214C | Clayton-Borden complex, 6 to 10 percent slopes, moderate to acid | 2.85 | 4.8% | 5 | IIIc | 87 | |
| Weighted Average | | | | | | | 82 |

This farm is being marketed on a Listed/Private Sale Method. If interested contact Dan Pike to make an offer. All interested parties should contact Dan Pike at Land & Farm Services Unlimited, LLC @ 507-847-3468. Call before it is gone!

PROPERTY OFFERED EXCLUSIVELY FOR SALE BY



410 Springfield Parkway Jackson, MN.
507-847-3468 or 888-847-3486
www.landfarmservices.com
www.danpikeauction.com

LISTING BROKER

DAN PIKE
507-847-3468
Land & Farm Services
Unlimited, LLC



Broker's Property Comments

This farm would make a good addition to any farming operation & is an excellent opportunity to purchase southern Minnesota farmland. If you are a farmer looking to add to your present operation or an investor, make sure to take a look. Make sure to call before it is gone.

FOR MORE INFORMATION REGARDING THIS FARM CHECK OUR WEB SITE

www.landfarmservices.com
or www.danpikeauction.com

Aerial Map



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

DAN PIKE
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

map center: 43° 48' 42.56, -94° 59' 5.08

0ft 827ft 1654ft

Maps Provided By:

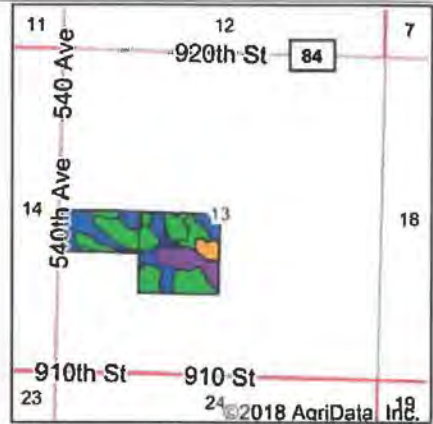
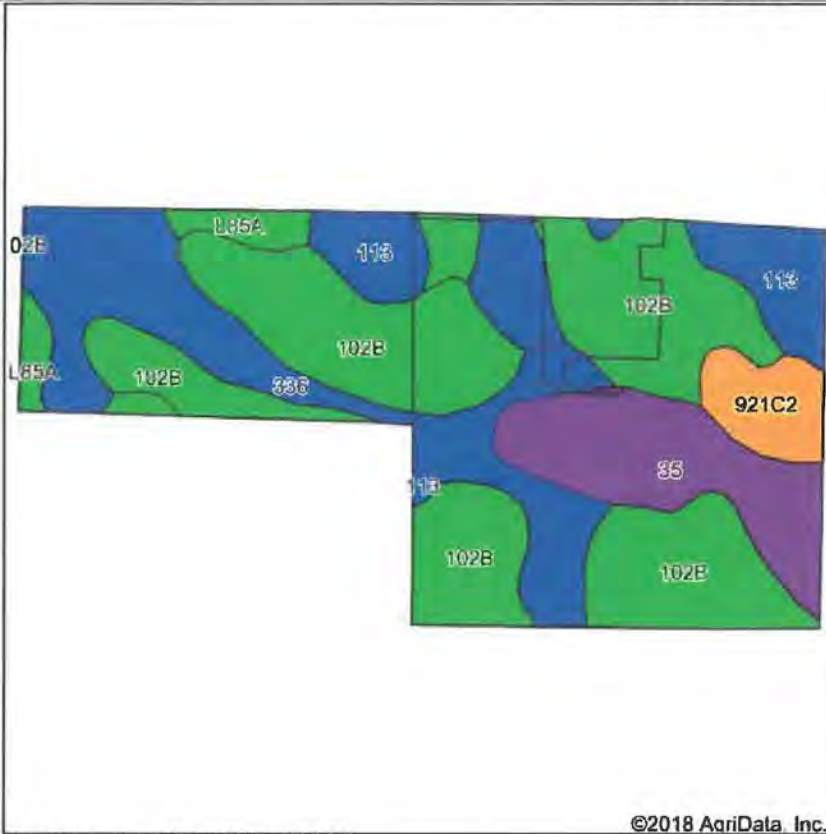
surety
CUSTOMIZED ONLINE MAPPING

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13-104N-35W
Jackson County
Minnesota



Soils Map



State: **Minnesota**
 County: **Jackson**
 Location: **13-104N-35W**
 Township: **Christiania**
 Acres: **59.65**
 Date: **7/14/2018**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN063, 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 | 26.54 | 44.5% | | Ile | 95 ✓ |
| 336 | Delft clay loam, 0 to 2 percent slopes | 12.39 | 20.8% | | IIw | 94 ✓ |
| 35 | Blue Earth mucky silt loam, 0 to 1 percent slopes | 7.81 | 13.1% | | IIIw | 77 |
| 113 | Webster clay loam, 0 to 2 percent slopes | 7.34 | 12.3% | | IIw | 93 ✓ |
| L85A | Nicollet clay loam, 1 to 3 percent slopes | 2.92 | 4.9% | | Iw | 99 |
| 921C2 | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 2.65 | 4.4% | | IIIe | 87 ✓ |
| Weighted Average | | | | | | 92 |

Topography Map



Map Created May 15, 2018

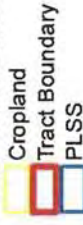


Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain

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



Wetland Determination Identifiers

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

Tract Cropland Total: 19.49 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. 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.

Farm 6317
Tract 325

2018 Program Year

Map Created May 15, 2018



13
T104 R35
Christiania

9
37.22
NHHEL

31

2.93

NW

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 Shares are 100% operator
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Common Land Unit

- Non_Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 37.22 acres

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Common Land Unit

Non_Cropland

Cropland

Tract Boundary

PLSS

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

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JACKSON COUNTY AUDITOR/TREASURER

P.O. Box 226
 Jackson, MN 56143-0226
 507-847-2763 1-888-293-4446
 www.co.jackson.mn.us

Bill: 9377
 Property ID#: R 03.013.0750
 Taxpayer ID#: 7255

8137**G50**0.67**2/2*****AUTO5-DIGIT 56118
 TERRY & ELAINE DEUTCHMAN
 89454 US HIGHWAY 71
 WINDOM MN 56101-4085

Go paperless next year!

Go to eNoticesOnline.com and register with this code: **JAC-UH43WONE**

Property Address:

Description: Sect-13 Twp-104 Range-035 60.00 AC N 1/2 NW 1/4 SW 1/4 & NE 1/4 SW 1/4

| Property Tax Statement 2018 | | | |
|---|-------------------------------|-------------|-------------|
| 2017 Values for Taxes Payable in | | | |
| VALUES AND CLASSIFICATION | | | |
| Taxes Payable Year: | | 2017 | 2018 |
| STEP 1 | Classification | AG HMST | AG HMST |
| | Estimated Market Value: | \$425,000 | \$380,900 |
| | Improvements Excluded: | \$0 | \$0 |
| | Homestead Exclusion: | \$0 | \$0 |
| | Taxable Market Value: | \$425,000 | \$380,900 |
| | New Improvements: | \$0 | \$0 |
| Expired Exclusions: | \$0 | \$0 | |
| <i>Sent in March 2017</i> | | | |
| STEP 2 | PROPOSED TAX | | |
| | Proposed Tax: | | \$810.00 |
| <i>Sent in November 2017</i> | | | |
| STEP 3 | PROPERTY TAX STATEMENT | | |
| | First Half Taxes | | \$498.00 |
| | Second Half Taxes | | \$498.00 |
| | Total Taxes Due in 2018: | | \$996.00 |

2-29-18_v2

\$\$\$ REFUNDS? You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Tax Detail for Your Property:

| Taxes Payable Year: | 2017 | 2018 | Taxes Payable Year: | 2017 | 2018 |
|---|------------------|-----------------|--|-------------|-------------|
| 1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. <input type="checkbox"/> If this box is checked, you owe delinquent taxes and are not eligible. | | 0.00 | 10. Special Taxing Districts REGION 8 DEVELOPMENT | 2.58 | 2.29 |
| 2. Use these amounts on Form M1PR to see if you are eligible for a special refund. | 0.00 | | | 0.00 | 0.00 |
| Property Tax and Credits | | | Special Assessments | | |
| 3. Property taxes before credits | 1,165.41 | 1,059.01 | 11. Non-school voter approved referenda levies | 0.00 | 0.00 |
| 4. Credits that reduce your property taxes: | | | 12. Total property tax before special assessments | 1,071.25 | 827.25 |
| A. Agricultural and rural land credits | 94.16 | 231.76 | 13. Special assessments JD 33 | 168.75 | 168.75 |
| B. Other Credits | 0.00 | 0.00 | | 0.00 | 0.00 |
| 5. Property taxes after credits | 1,071.25 | 827.25 | | | 0.00 |
| Property Tax by Jurisdiction | | | | | 0.00 |
| 6. County: JACKSON COUNTY | 638.31 | 535.27 | | | 0.00 |
| 7. City or Town: CHRISTIANIA TWP | 99.71 | 71.60 | INT- PRINCIPAL: 168.75 | | |
| 8. State General Tax | 0.00 | 0.00 | | | |
| 9. School District A. Voter Approved Levies 0177 B. Other Local Levies | 198.50 132.15 | 85.50 132.59 | 14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | 1,240.00 | 996.00 |

PAYABLE 2018 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE **NOVEMBER 15**

Property ID: R 03.013.0750
 Bill: 9377
 Taxpayer: 7255
 Escrow ID:

Taxpayer:

TERRY & ELAINE DEUTCHMAN
 89454 US HWY 71
 WINDOM MN 56101

SECOND 1/2 TAX AMOUNT DUE **\$498.00**

PENALTY: **TOTAL:**

MAKE CHECKS PAYABLE TO:
JACKSON COUNTY AUDITOR/TREASURER
 P.O. BOX 226
 JACKSON, MN 56143-0226

No receipt unless requested. Your cancelled check is your receipt.
 This receipt is void if check is not honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT.



• AG & COMMERCIAL REAL ESTATE
• AG APPRAISALS



COMPLETE PROFESSIONAL
AUCTION SERVICES

Land & Farm Services Unlimited, LLC
& Dan Pike Auction Company, LLC
410 Springfield Parkway
Jackson, MN 56143
507-847-3468 or 888-847-3486 (Toll Free)

www.danpikeauction.com

Our Auction Services

PROFESSIONAL AUCTION SERVICES FOR THE FOLLOWING TYPES OF AUCTIONS INCLUDING:

- Farm Equipment
- Real Estate
- Inventory Reduction
- Business Liquidation
- Construction Equipment
- Trucks & Trucking Equipment
- Commercial Business & Equipment
- Other Types Of Auctions
- Private Purchase & Sale Of Assets



What sets us apart?

- Experienced staff of auctioneers with over 100 years of combined auction experience.
- Experienced support & clerking staff using computerized clerking technology to settle out sales.
- Experienced auction management staff to handle all of the details that go into a successful auction.



Dan Pike Auction Company Quality Auction Equipment

1. Office headquarters to handle all of the pre-sale details that go into a successful auction.
2. Fully enclosed and self contained modern mobile office clerking and support trailers.
3. Computerized clerking systems.
4. Sound systems that can handle any type of sound requirements for any auction.
5. Enclosed auction pickup toppers for handling the auctions in the most professional manner possible.
6. Sale racks and other auction equipment.
7. Computerized world wide internet web page access.



What you need to consider to assure a successful auction:

1. By contacting Dan Pike Auction Company about your auction, you are taking the first step to a very successful sale. They can offer you one of the most professional auction services available in the upper Midwest. Dan and his staff are happy to show you, at no obligation, how they can market your personal or real property and how an auction can work for you.
2. The listing of your auction is one of the most important steps for having a successful auction. Dan Pike Auction Company is very careful to see that all of the pertinent information regarding your items or property is correctly listed, so it is properly advertised.
3. It has been proven time and again that a good well planned advertising program is a key factor in a successful auction. Dan Pike and the auction staff have the every day working experience to see that your advertising is done correctly and affectively. They will make use of newspaper, internet, radio, TV and specific direct mail mailing lists to make sure all the bases are covered for your sale. They do all of the work and you can rest assured they are doing it with your best interests at heart.
4. Whether your sale is large or small, one very important part of the auction is preparing the items to be sold. This will involve many different tasks, the Dan Pike Auction Company will be happy to assist you with this important phase.
5. Something any auctioneer or auction company will agree upon is that the main objective of any auction is to market your items for the highest price possible. Something you should consider in selecting an auction company is that you will never get a second chance to hold an auction of your property. Therefore, it is vital that you do it right, by choosing a company that has the proven track record for successful auctions. That company is the Dan Pike Auction Company.

Our Real Estate Services

PROFESSIONAL REAL ESTATE SERVICES FOR THE FOLLOWING TYPES OF PROPERTIES & TRANSACTIONS INCLUDING:



- FARMLAND
- ACREAGES
- COMMERCIAL
- INDUSTRIAL
- RECREATIONAL
- 1031 EXCHANGES

We work consistently with out-of-state sellers and buyers. We offer the sale of our client's properties by Private Treaty (listing), Sealed Bid Auction, Public Auctions, Multi-parcel and other marketing systems. We offer market evaluations on all types of real property.

Our Agricultural Appraisal Services

Land and Farm Services Unlimited, LLC and Dan Pike Auction Company, LLC has Certified General Real Property Appraisal services available. We have been active with appraising all types of Agricultural property since 1981.

We also do most types of Personal Property appraisals including farm equipment, construction equipment, fertilizer equipment, truck equipment, industrial equipment, business equipment and inventory.

We are licensed to service both Minnesota and Iowa. Our clients include Financial Institutions, Attorneys, Private Individuals & Groups, Governmental Agencies and Trustees.