



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

Heirs of the Ronald Johnson Estate

240 Acres more or less

Lakeside Township, Cottonwood County, Minnesota

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.

240 Acre +/- Lakeside Township, Cottonwood County, MN

LIVE & INTERNET ONLINE BIDDING

MULTI-PARCEL FARMLAND AUCTION

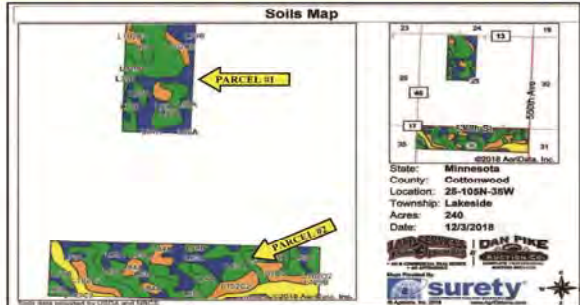
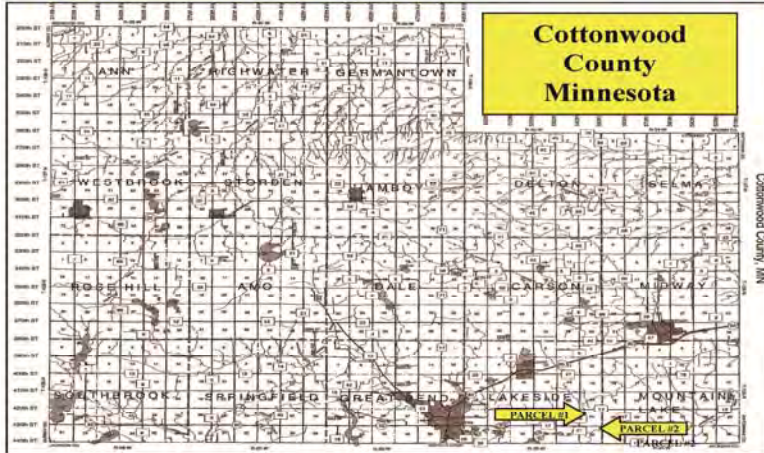


Go to www.agribids.com to register to bid.

Wednesday, January 30, 2019 @ 10:30 A.M.

(In case of a Blizzard check our web site www.danpikeauction.com. The alternative storm date would be Thursday, January 31, 2019 @ 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.



PROPERTY LEGAL DESCRIPTIONS

PARCEL #1: E1/2 NW1/4 25-105N-35W Cottonwood County, MN. Containing 80 acres more or less.
PARCEL #2: N1/2 NE1/4 & N1/2 NW1/4 36-105N-35W Cottonwood County, MN. Containing 160 acres more or less.

FARM LOCATIONS
PARCEL #1: From Bingham Lake, MN - 2 miles south & 2-1/4 miles east.
PARCEL #2: From Bingham Lake, MN - 3 miles south & 2 miles east.

INFORMATION & CPI RATINGS

PARCEL #1:
SOIL TYPES: Clarion Loam, Webster Clay Loam, Clarion-Storden Complex, Delft, Delft Complex, Nicollet Clay Loam, Terril Loam, Crippin-Nicollet Complex & Glencoe Clay Loam
CPI Estimated Rating: 93.8 (Estimated)

PARCEL #2:
SOIL TYPES: Nicollet Clay Loam, Clarion Loam, Webster Clay Loam, Coland Clay Loam, Clarion-Storden Complex, Glencoe Clay Loam, Delft, Delft Complex, Canisteo Clay Loam, Omsrud-Storden Complex & Terril Loam
CPI Estimated Rating: -92.1 (Estimated)

AUCTION SALE TERMS

The farms will be offered as two parcels. 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 wind easement rights payments for the year of 2018 with the buyers receiving all wind easement rights payments for 2019 and thereafter. The closing of the two parcels shall be held on March 15, 2019, when clear title will be passed, with the balance being due and payable in full. The sale will **NOT** be contingent upon any buyer financing. The buyers are 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, wind or other easements of record or pending. 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 statute. 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 sellers in this transaction.
ONLINE INTERNET TERMS: Bidders who wish to BID ONLINE **MUST 48 hours prior** to sale day provide a refundable \$25,000 bid deposit to the Dan Pike Auction Company Trust account and complete the online registration at www.agribids.com in order to bid online. A buyer's premium will only apply to online purchases, please read and understand online terms prior to bidding. All online registration requirements **MUST** be completed 48 hours prior to the day of the auction.

AUCTIONEER'S NOTE

This is a great opportunity if you are looking for very good farmland to add to your operation or investment portfolio. We are very honored to have been asked to represent the Johnson 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 agents 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.

For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information brochure for further details, complete terms & conditions and property drone videos of the farms listed under the Johnson Heirs Land Auction or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

AUCTION CONDUCTED BY
DAN PIKE AUCTION CO.
 COMPLETE PROFESSIONAL AUCTION SERVICES
 410 Springfield Parkway
 Jackson, MN 56143
 507-847-3468
www.danpikeauction.com

Auctioneers
Dan Pike
 Auctioneer/Real Estate Broker
 CAI & GPPA - MN#32-13-018 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
Ronald Schramel
 Attorneys at Law
 910 Fourth Avenue
 Windom, MN. 56101
 Office Phone
 #507-831-1301

OWNERS
Heirs of the
Ronald Johnson Estate
 Jan Johnson, Radd Johnson, Brett Johnson,
 Logan Johnson, Kyle Johnson & Melanie Johnson

AUCTION SALE TERMS

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ONLINE INTERNET BIDDING AUCTION TERMS

Bidders who wish to **BID ONLINE - MUST 48 HOURS PRIOR** to sale day provide a refundable \$25,000 bid deposit to the Dan Pike Auction Company Trust account **and** complete the online registration at **www.agribids.com** in order to bid online. A buyer's premium will only apply to online purchases, please read and understand online terms prior to bidding. All online registration requirements **MUST** be completed **48 hours prior** to the day of the auction.

*The property is being sold subject to advertised sale terms and any announcements made at the auction plus the following **ONLINE AUCTION TERMS** below:*

PROCEDURE: The Property will be offered in 2 individual parcels.

NON-REFUNDABLE EARNEST MONEY DEPOSIT: Buyer(s) shall make a 20% earnest money payment of the accepted bid price as down payment on the day of auction with the balance in cash at closing.

Your bidding is **NOT** subject or conditional upon any buyer financing, so be sure that you have arranged financing, if needed, and are capable of paying cash at closing.

ONLINE BUYERS PREMIUM: A **1% ONLINE ONLY- BUYER'S PREMIUM** will be added to the final high bid on each parcel or parcel(s) purchased online to determine the final purchase price. (*Example: \$100,000 bid amount + 1% Buyers Premium = \$101,000.00 Total Contracted Sale Price.*)

ACCEPTANCE OF BID PRICES: Each successful bidder will be required to execute the Real Estate Purchase Agreement, if the Buyer is at the auction site immediately following the close of the auction or if the Buyer is bidding ONLINE by email or fax on the day of the auction. All such Real Estate Purchase Agreements are then subject to the Seller's written acceptance.

EVIDENCE OF TITLE: The Seller agrees to furnish an updated abstract of title or a preliminary standard Commitment for Title Insurance to the buyer within a reasonable time period following the sale for review prior to the closing of the sale transaction. The cost of updating the abstract or providing the standard owner's title insurance policy will be paid by Seller at closing. Seller agrees to provide marketable title to the Property, free and clear of all liens, subject to the terms and conditions of the Real Estate Purchase Agreement.

CONVEYANCE: Conveyance shall be by Warranty Deed subject to the matters described further below.

CLOSING: Subject to events outside the control of Seller, Closing shall take place on or before March 15, 2019, NO EXCEPTIONS. Closing documents shall be prepared and the closing shall be conducted by the Seller's attorney Ronald Schramel 910 Forth Avenue Windom, Minnesota 56101. His phone number is 507-831-1301. With respect to the timing of the successful bidder fulfilling its' obligations under the Real Estate Purchase Agreement, time is of the essence.

POSSESSION: Possession will be upon Closing.

REAL ESTATE TAXES & ASSESSMENTS: Real estate taxes and Assessments that are due and payable in 2019 will be paid 100% by the Buyer. The Buyer shall be liable for all real estate taxes and assessments that are due and payable following the closing. Buyer understands that the property is sold and is currently classified as Non-Homestead for tax purposes, and any change in classification by Buyer after closing may trigger taxes and penalties for which Buyer will be solely responsible. Buyer shall indemnify, defend and hold Seller and Auctioneer harmless for and against any and all such taxes and penalties.

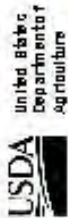
ACREAGE: All acreages, dimensions and boundaries are approximate and have been estimated based on current legal descriptions. The Seller shall not be responsible for any property surveying expense except those announced and included in the Real Estate Purchase Agreement.

PROPERTY INSPECTION: Each potential bidders are responsible for conducting, at their own risk, independent inspections, investigations, inquiries, and due diligence concerning the Property. Each potential bidder shall be liable for any property damage and / or personal injuries (including death) caused by or arising from any such inspection or investigations by them or their agents or consultants.

AGENCY: Dan Pike Auction Company, LLC. and their representatives are the Auctioneers and exclusive agents of Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained here and all related materials are subject to the terms and conditions outlined in the Real Estate Purchase. Buyer has had ample opportunity to inspect the Property and is familiar with the Property, and agrees to accept the Property "AS IS" in its current condition.

Seller provides no warranties as to the condition of the Property, the accuracy of apparent physical conditions of Property attributes, or the existence or condition of personal property or fixtures, if any. The Property and any improvements are sold "AS IS, WHERE IS, WITH ALL FAULTS". Seller makes no representation or warranty, and Buyer hereby knowingly and voluntarily assumes any and all risks, as to: environmental conditions; water quantity, quality or the existence or condition of the water delivery system(s) (if any); the accuracy of the acreage as set forth in any advertisements; and, the condition, existence or improvement of any easements, property lines or fence locations, if any, in relation to Property boundary lines. 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 statues. SELLER HEREBY DISCLAIMS ANY AND ALL WARRANTIES OF HABITABILITY, MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, EXPRESS OR IMPLIED. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, surveys, inquiries, and due diligence concerning the Property. The information provided is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. The conducting of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. The sale is subject to the Sellers approval. AUCTIONEER RESERVES THE RIGHT TO WAIVE ANY AND ALL FORMALITIES OF SALE. Any statements made at the auction may take precedence over any printed information.



Cottonwood County, Minnesota

Farm 6591 Tract 2454

2018 Program Year

1053525

Map Created May 11, 2018



- Unless otherwise noted:
 Straws are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRW, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Rice = process
 Alfalfa, Mixed Forage AGM, GMA, GS = for forage
 Beans = Dry, Edible
 NUG = for G2
 Canola = Spring for seed

Common Land Unit

- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

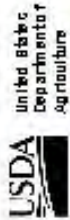
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 78.73 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; neither depicts the information provided to the producer and/or National Agricultural Inquiry 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 its data outside FSA Programs. We warrant identifiers do not represent the size, shape, or specified termination of the area. Refer to your original title commitment (PLSS and attached maps) for boundaries and determine conditions or contact USDA National Resources Conservation Service (NRCS). This map displays the 2017 NAIP Imagery.

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Cottonwood County, Minnesota

Farm 6591

Tract 6655

2018 Program Year

1053536

Map Created May 14, 2018



- Unless otherwise noted:
 Straws 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
 Rice = process
 Alfalfa, Mixed Forage AGM, GMA, GS = for forage
 Beans = Dry Edible
 NUG = 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 Provisions

Tract C cropland Total: 136.65 acres



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Minnesota
 Cottonwood
 Report ID: FSA-156EZ

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

FARM: 6591
 Prepared: 12/3/18 11:27 AM
 Crop Year: 2018
 Page: 1 of 2

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: 2012 C of #6430/#6431 Recon Number: 2012 27033 16

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
230.66	215.38	215.38	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	215.38	0.0	0.0	0.0			

Crop	Base Acreage	CTAP Tran Yield	ARC/PLC	
			ARC-CO CORN , SOYBN	PLC NONE
			PLC Yield	CCC-505 CRP Reduction
CORN	111.4		162	0.0
SOYBEANS	100.9		41	0.0
Total Base Acres:	212.3			

Tract Number: 2454 Description: E2NW4 S25 105-35 LAK
 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

Parcel #1

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
78.73	78.73	78.73	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	78.73	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	40.9		162	0.0
SOYBEANS	37.1		41	0.0
Total Base Acres:	78.0			

Owners: JAN H JOHNSON RADD J JOHNSON
 BRETT N JOHNSON
 Other Producers: None

Minnesota
Cottonwood

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

FARM: 6591
Prepared: 12/3/18 11:27 AM
Crop Year: 2018
Page: 2 of 2

Report ID: FSA-156EZ

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Tract Number: 6655 Description: N2N2 S36 105-35 LAK

Parcel #2

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
151.93	136.65	136.65	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	136.65	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	70.5		162	0.0
SOYBEANS	63.8		41	0.0
Total Base Acres:	134.3			

Owners: JAN H JOHNSON
BRETT N JOHNSON

RADD J JOHNSON

Other Producers: None

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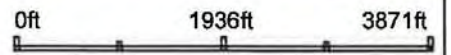
Aerial Map



©2016 AgriData, Inc.



map center: 43° 52' 9.94, -94° 59' 21.12



25-105N-35W
Cottonwood County
Minnesota

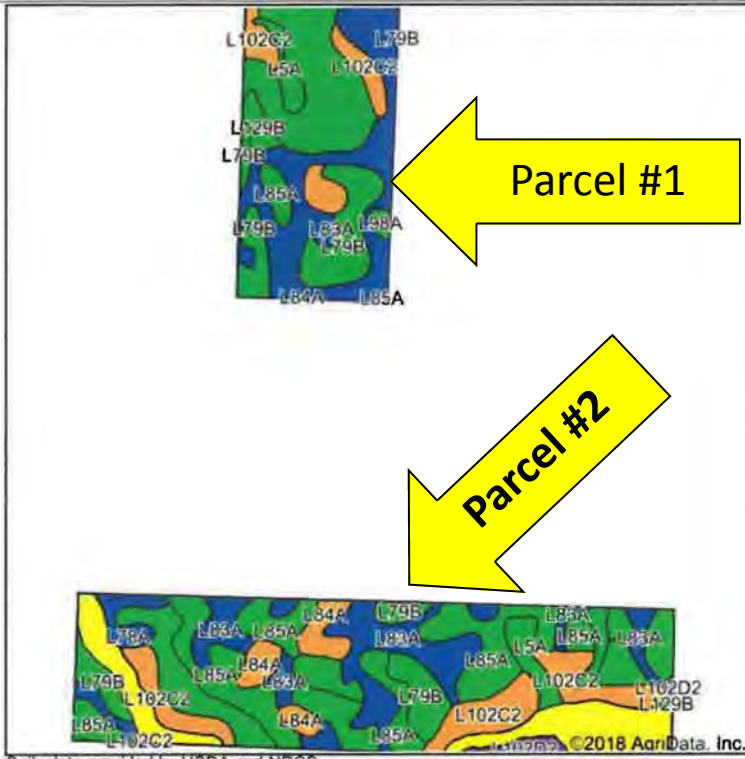


12/3/2018



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Soils Map



State: **Minnesota**
 County: **Cottonwood**
 Location: **25-105N-35W**
 Township: **Lakeside**
 Acres: **240**
 Date: **12/3/2018**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Soybeans
L79B	Clarion loam, 2 to 6 percent slopes	65.38	27.2%		Ile	95			83
L83A	Webster clay loam, 0 to 2 percent slopes	55.36	23.1%		IIw	93			80
L85A	Nicollet clay loam, 1 to 3 percent slopes	43.17	18.0%		Iw	99			78
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	26.48	11.0%		IIIe	87			65
L219A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	22.77	9.5%		IIw	83			78
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	8.64	3.6%		IIw	96	177	53	86
L84A	Glencoe clay loam, 0 to 1 percent slopes	8.02	3.3%		IIw	86			78
L78A	Canisteo clay loam, 0 to 2 percent slopes	3.60	1.5%		IIw	93			79
L102D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	2.95	1.2%		IVe	76			61
L129B	Terril loam, 2 to 6 percent slopes	2.64	1.1%		Ile	99			81
L98A	Crippin-Nicollet complex, 1 to 3 percent slopes	0.99	0.4%		Ie	100	184	55	82
Weighted Average						92.8	7.1	2.1	*n 78.5

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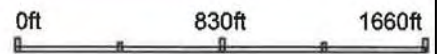
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Aerial Map



map center: 43° 52' 9.95, -94° 59' 21.14



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

DAN PIKE
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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25-105N-35W
Cottonwood County
Minnesota



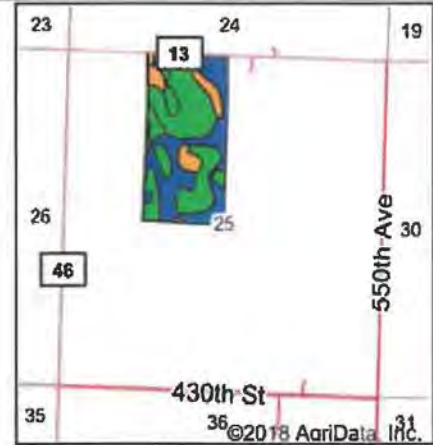
11/28/2018

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Soils Map



State: **Minnesota**
 County: **Cottonwood**
 Location: **25-105N-35W**
 Township: **Lakeside**
 Acres: **78.69**
 Date: **11/28/2018**



Soils data provided by USDA and NRCS.

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www.AgridataInc.com

Area Symbol: MN033, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Soybeans
L79B	Clarion loam, 2 to 6 percent slopes	34.92	44.4%		Ile	95			83
L83A	Webster clay loam, 0 to 2 percent slopes	27.27	34.7%		IIw	93			80
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	7.78	9.9%		IIIe	87			65
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	2.64	3.4%		IIw	96	177	53	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	2.55	3.2%		Iw	99			78
L129B	Terril loam, 2 to 6 percent slopes	2.25	2.9%		Ile	99			81
L98A	Crippin-Nicollet complex, 1 to 3 percent slopes	1.03	1.3%		Ie	100	184	55	82
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.25	0.3%		IIIw	86			78
Weighted Average						93.8	8.3	2.5	*n 80

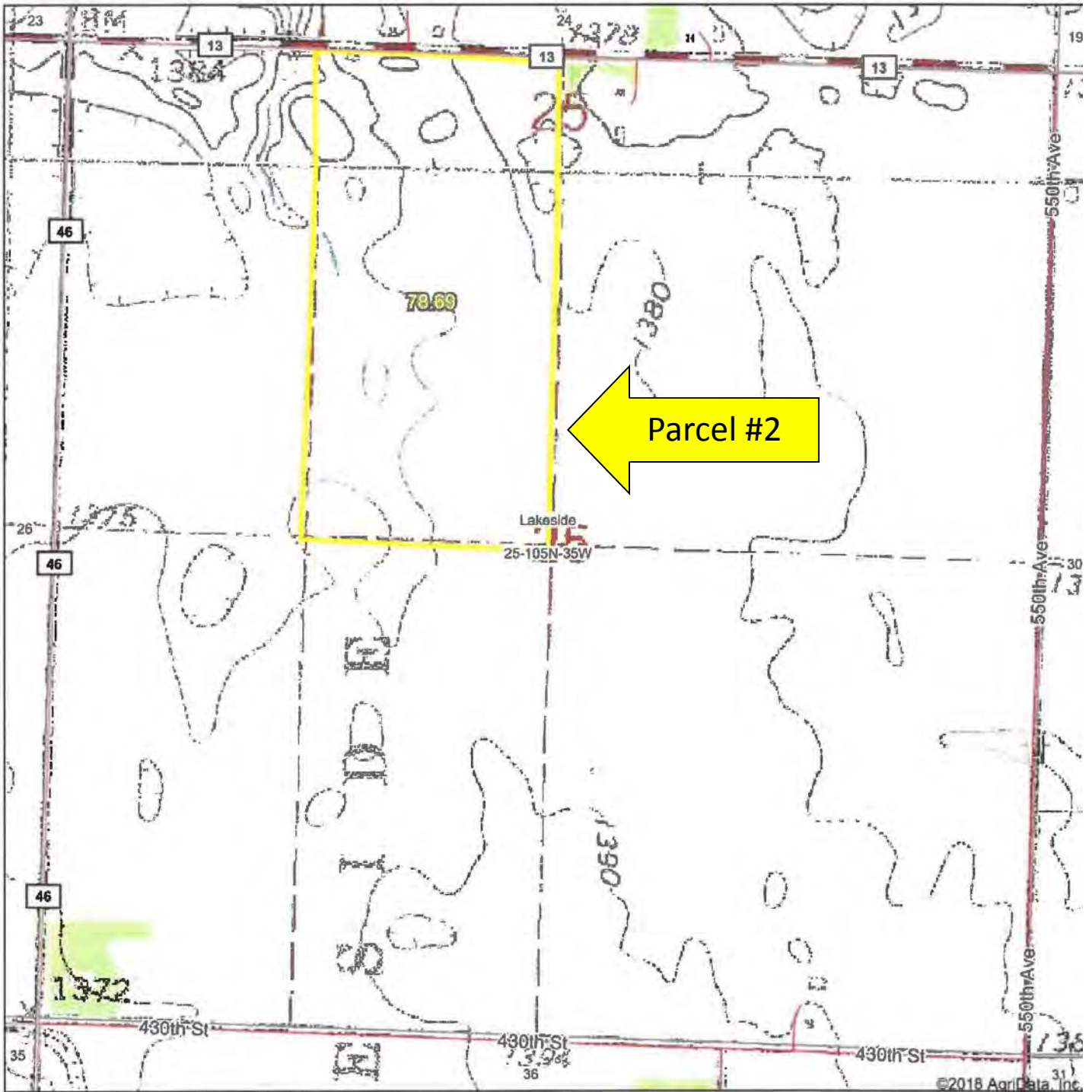
Parcel #1

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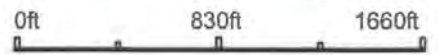
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Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

Topography Map



map center: 43° 52' 9.95, -94° 59' 21.14



LAND SERVICES
UNLIMITED
AG & COMMERCIAL REAL ESTATE
AG APPRAISALS

DAN PIKE
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

25-105N-35W
Cottonwood County
Minnesota

Maps Provided By:

surety
CUSTOMER ONLINE MAPPING

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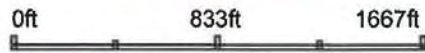
11/28/2018

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Aerial Map



map center: 43° 51' 18.3, -94° 59' 21.79



36-105N-35W
Cottonwood County
Minnesota



11/28/2018

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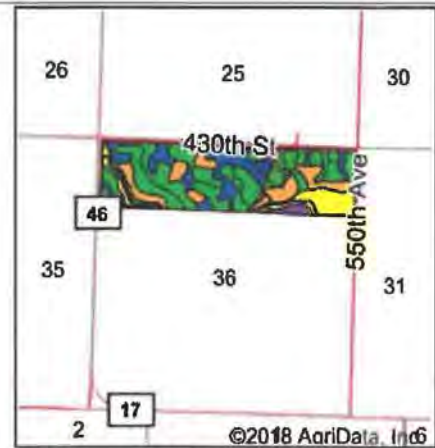
Soils Map

Parcel #2



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Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Cottonwood**
 Location: **36-105N-35W**
 Township: **Lakeside**
 Acres: **152.34**
 Date: **11/28/2018**



Maps Provided By:



Area Symbol: MN033, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Soybeans
L85A	Nicollet clay loam, 1 to 3 percent slopes	38.59	25.3%		Iw	99			78
L79B	Clarion loam, 2 to 6 percent slopes	27.82	18.3%		Ile	95			83
L83A	Webster clay loam, 0 to 2 percent slopes	25.75	16.9%		IIw	93			80
L219A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	22.12	14.5%		IIw	83			78
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	18.42	12.1%		IIIe	87			65
L84A	Glencoe clay loam, 0 to 1 percent slopes	7.54	4.9%		IIIw	86			78
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	5.72	3.8%		IIw	96	177	53	86
L78A	Canisteo clay loam, 0 to 2 percent slopes	3.11	2.0%		IIw	93			79
L102D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	3.06	2.0%		IVe	76			61
L129B	Terril loam, 2 to 6 percent slopes	0.21	0.1%		Ile	99			81
Weighted Average						92.1	6.6	2	*n 77.7

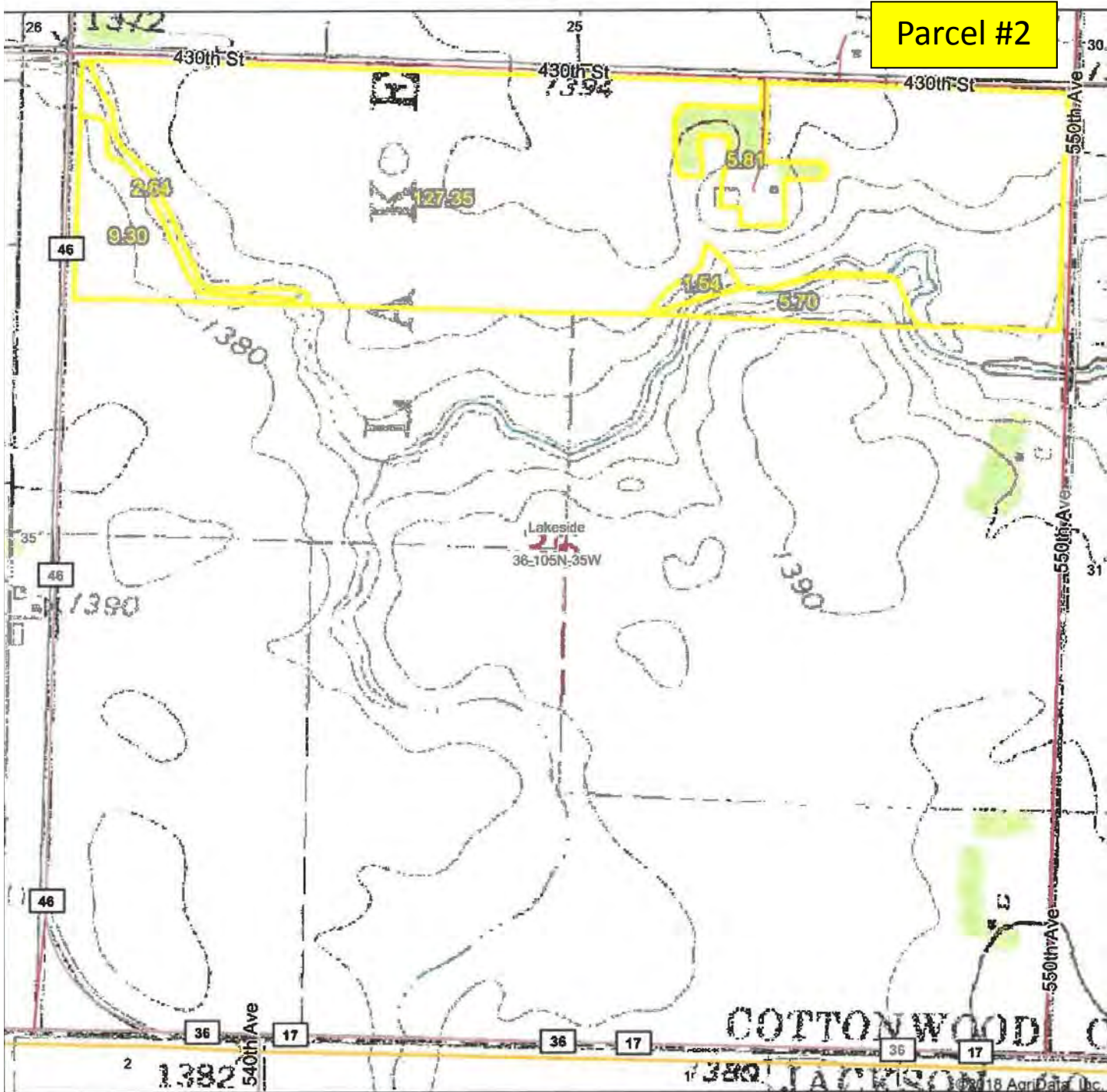
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Topography Map

Parcel #2



LAND SERVICES UNLIMITED
AG & COMMERCIAL REAL ESTATE
AG APPRAISALS

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COMPLETE PROFESSIONAL
AUCTION SERVICES

Maps Provided By:

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map center: 43° 51' 18.3, -94° 59' 21.79



36-105N-35W
Cottonwood County
Minnesota



11/28/2018

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Summary

Parcel ID 100250200
 Property Address
 Sec/Twp/Rng 25-105-35
 Lot/Block N/A
 Plat
 Brief Tax Description E1/2 NW1/4 80.
 (Note: Not to be used on legal documents)
 Deeded Acres 80.00
 CER 75.80
 Class AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 10
 School District 177

Owner

Taxpayer
 Johnson/Jan, Radd & Brett/Le
 660 Redding Ave
 Windom MN 56101

Owner
 Johnson/Logan, Kyle & Melanie
 660 Redding Ave
 Windom MN 56101

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	1.50	
1	999700	Till + Road Acres	2a	80.00 acre	00
1	999800	Neg Road Acres	2a	-1.50 acre	

Sales

Buyer	Seller	Transaction	Sale Descr	Multi Parcel	Purchase Price	Adj Sale Price	Sale Date	Auditor Date
JOHNSON, RONALD J	JOHNSON, BERTHA D	WARRANTY DEED	SALE OF INTEREST IN OR PAYOFF OR CONTRACT	Single Parcel	\$124,000	\$0	4/2002	4/11/2002
JOHNSON, RONALD J	JOHNSON, BERTHA D	CONTRACT FOR DEED	RELATIVE SALE - RELATED BUSINESS	Single Parcel	\$124,000	\$0	4/1997	4/09/1997

2018 Values for 2019 Taxes

	Market	Taxable
Land	\$685,600	\$685,600
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$685,600	\$685,600

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2017 Payable 2018	\$685,600	6,856	58.65800	272.02	0.00	20.00	\$3,770
2016 Payable 2017	\$721,700	7,217	56.39400	0.00	0.00	20.00	\$4,090
2015 Payable 2016	\$721,700	7,217	57.12400	0.00	0.00	20.00	\$4,142
2014 Payable 2015	\$859,200	8,592	48.68500	0.00	0.00	0.00	\$4,184
2013 Payable 2014	\$781,000	7,810	49.65400	0.00	0.00	20.00	\$3,898

Current Taxes

Gross Tax \$4,022.02
 Total Credit \$272.02
 Spec Asmt \$20.00
 Net Tax Due \$3,770.00

 Adjusted Tax \$0.00
 Adjusted S.A. \$0.00
 Adjusted Net Due \$3,770.00

 Total Receipts \$3,770.00
 Remain Due \$0.00

Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
5/08/2018	JOHNSON/JAN, RADD & BRETT/LE	53	\$3,750.00



Summary

Parcel ID 100360100
Property Address 54689 430TH ST
 56118
Sec/Twp/Rng 36-105-35
Lot/Block N/A
Plat
Brief Tax Description N1/2 NE1/4; N1/2 NW1/4 160.
 (Note: Not to be used on legal documents)
Deeded Acres 160.00
CER 74.80
Class AGRICULTURE
Homestead NON HOMESTEAD
Twp/City 10
School District 177



Owner

Taxpayer
 Johnson/Jan, Radd & Brett/Le
 660 Redding Ave
 Windom MN 56101

Owner
 Johnson/Logan, Kyle & Melanie
 660 Redding Ave
 Windom MN 56101

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	6.50	
1	008013	Pasture	2a	11.60 acre	
1	008031	Waste	2a	1.00 acre	
1	008050	Xtra B Site	2a	6.50 acre	
1	999700	Till + Road Acres	2a	139.90 acre	.00
1	999800	Neg Road Acres	2a	-6.50 acre	
2	001040	Lakeside 1st Acre	2a	1.00 acre	

Buildings

Building 1

Exterior Walls	HARDBRD S
Roof Cover	ASP SH - H
Roof Structure	GABLE
Interior Walls	DRYWALL
Floor Cover	CARPET
Foundation	ROCK 7"
Framing	WOOD
Heating System	WALL FURN
Heating Fuel	GAS
Air Conditioning	NONE
Architecture	1.5 STORY
Rooms	Bsmt-1, Floor#1-4, Floor#2-3,
Bedrooms	Bsmt-0, Floor#1-0, Floor#2-3,
Full Bath	1

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Building 2

Exterior Walls	HARDBRDS
Roof Cover	ASP SH - H
Roof Structure	GABLE
Interior Walls	DRYWALL
Floor Cover	CARPET
Foundation	ROCK 7'
Framing	WOOD
Heating System	WALL FURN
Heating Fuel	GAS
Air Conditioning	NONE
Architecture	1.5 STORY
Rooms	Bsm1-1, Floor#1-4, Floor#2-3,
Bedrooms	Bsm1-0, Floor#1-0, Floor#2-3,
Full Bath	Floor#1-1, Floor#2-1,

Item	Type	Year Built	File	Size
AC	NONE		HEXT	1392
DRIVEWAY	CONC	1980	MISC	480
FIREPLACE	FIRE3	1980	HEXT	1
GAR ADDONS	CONC FLOOR	1980	HEXT	576
GAR TYPE	AGW	1980	HQTA	576
HSE TYPE	OHB	1890	HQTA	168
HSE TYPE	OHO	1890	HQTA	372
HSE TYPE	OHO	1890	HQTA	84
HSE TYPE	ONE	1980	HQTA	348
HSE TYPE	ONE	1980	HQTA	420
PORCH	FEP	1978	HQTA	288

Extra Features

Record #	Group #	Item	Type	Year Built	Eff Year Built	Height	Length	Width	Units
1		AG ADD ONS	CONC 4"		1980	0	52	36	1872
1		AG ADD ONS	COLORED.25		1980	0	36	52	1872
1		AG ADD ONS	INSULATED		1980	0	36	52	1872
1		AG ADD ONS	CONC PR.10		1900	0	26	20	520
1		DRYER BINS	DRYER BIN		1978	18	0	30	1
1		MACH&SHOPS	POLE12-14'		1975	14	90	48	4320
1		MACH&SHOPS	COL METAL		1975	0	48	90	4320
1		MACH&SHOPS	SL DOOR	1975	1975	14	0	24	336
1		MACH&SHOPS	SL DOOR		1975	14	0	22	308
1		MACH&SHOPS	POLE12-14'		1961	10	32	24	768
1		OLD STYLE	B HOG HSE		1900	0	26	20	520
1		POLE BARN	POLE 12-14		1955	12	60	48	2880
1		SILOS	JUNK		1957	30	0	14	420
1		STEEL BINS	STEEL BIN		1975	16	0	27	1
1		SWINE BARN	TYPE 1		1980	8	52	36	1872

2018 Values for 2019 Taxes

	Market	Taxable
Land	\$1,181,800	\$1,181,800
Building	\$34,400	\$34,400
Machine	\$0	\$0
Exemptions		
Total Value	\$1,216,200	\$1,216,200

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2017 Payable 2018	\$1,212,500	12,125	58.65800	460.04	0.00	30.00	\$6,816
2016 Payable 2017	\$1,302,900	13,029	56.39400	0.00	0.00	24.00	\$7,612
2015 Payable 2016	\$1,305,200	13,052	57.12400	0.00	0.00	24.00	\$7,740
2014 Payable 2015	\$1,527,800	15,278	48.68500	0.00	0.00	24.00	\$7,736
2013 Payable 2014	\$1,395,400	13,954	49.65400	0.00	0.00	24.00	\$7,248

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Current Taxes

Gross Tax	\$7,246.04
Total Credit	\$460.04
Spec Asmt	\$30.00
Net Tax Due	\$6,816.00
Adjusted Tax	\$0.00
Adjusted S.A.	\$0.00
Adjusted Net Due	\$6,816.00
Total Receipts	\$6,816.00
Remain Due	\$0.00

Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
5/08/2018	JOHNSON/JAN, RADD & BRETT/LE	53	\$6,786.00

Photos





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

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- 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.
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7. Computerized world wide internet web page access.



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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.

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



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

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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.

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