



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

Cunningham Family Farms LLP &

Robert R. Cunningham

High Quality

152.50 Acre Farmland more or less

Odin Township

Watonwan County, MN.

Updated Information as of January 31, 2019, please check back for additional updates as information become available.

SALE CONDUCTED BY

Dan Pike Auction Company, LLC &

Land & Farm Services Unlimited, LLC

Dan Pike

Auctioneer / Broker

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.

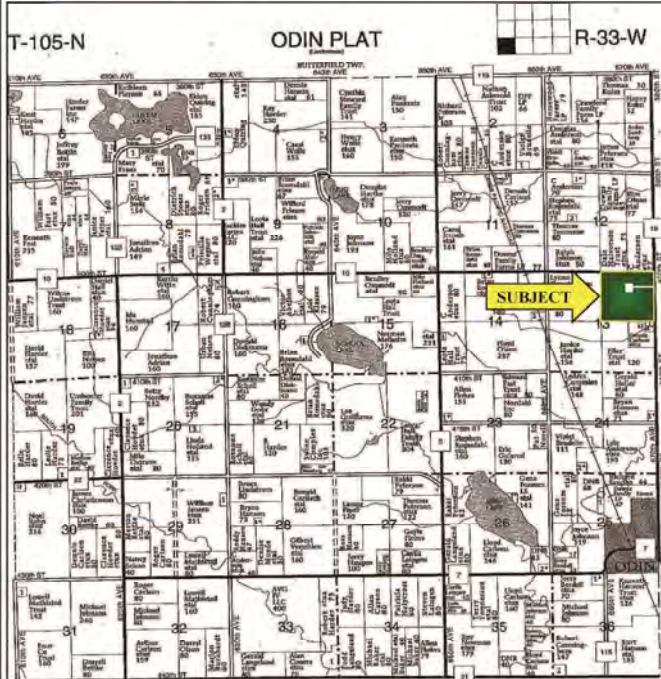
High Quality 152.50 Acres +/- Odin Township, Watonwan County, MN

FARMLAND AUCTION

Friday, February 15, 2019 @ 11:00 A.M.

(In case of a Blizzard check our web site www.danpikeauction.com. The alternative storm date would be Monday, February 18, 2019 @ 11:00 A.M.)

SALE LOCATION: The auction will be held at the Odin Community Center just west of the Odin State Bank in Odin, Minnesota. Watch for auction signs the day of the sale.



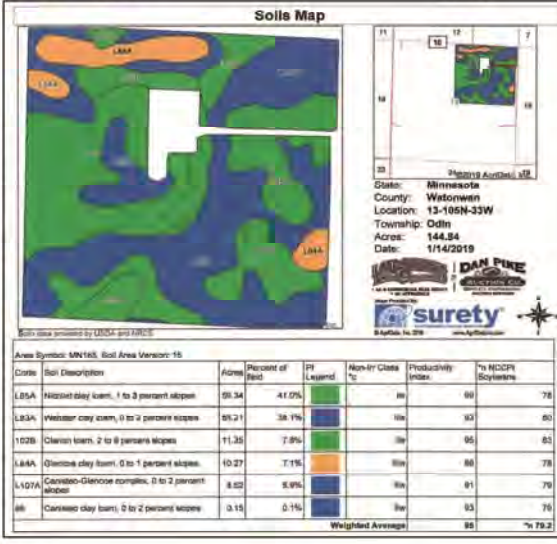
PROPERTY LEGAL DESCRIPTION
 The Northeast Quarter (NE1/4) except the 7.68 acre building site area in Section 13, Township 105N (Odin), Range 33W Watonwan County, MN. Containing 152.5 acres more or less.

AUCTION SALE TERMS

All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer at the conclusion of the auction will enter into a Purchase Agreement / Contract and shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before March 15, 2019, when clear title is given. The buyer will have possession for 2019 crop year. Buyer will be responsible for 2018 fall tillage expense that will be announced at the auction prior to the auction beginning. The Buyer shall pay all real estate taxes that are due and payable in 2019 and thereafter. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. The sellers do not 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.

AUCTIONEERS NOTE

We are very honored to have been asked to represent the Cunningham Family with the sale of this property. This is certainly one of the best farms that we have had the privilege to offer for sale at public auction. This farm is located in the Butterfield school district which typically has a lower tax costs per acre than other districts in the area. Please come prepared to purchase as the sellers have chosen the auction method to market this land. If you are considering the purchase of very high quality farmland 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 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 11:00 A.M. sharp, so don't be late. Respectfully, Dan Pike & Associates Auction Company.



For Additional Information

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

OWNERS

**Cunningham Family Farms LLP
& Robert R. Cunningham**



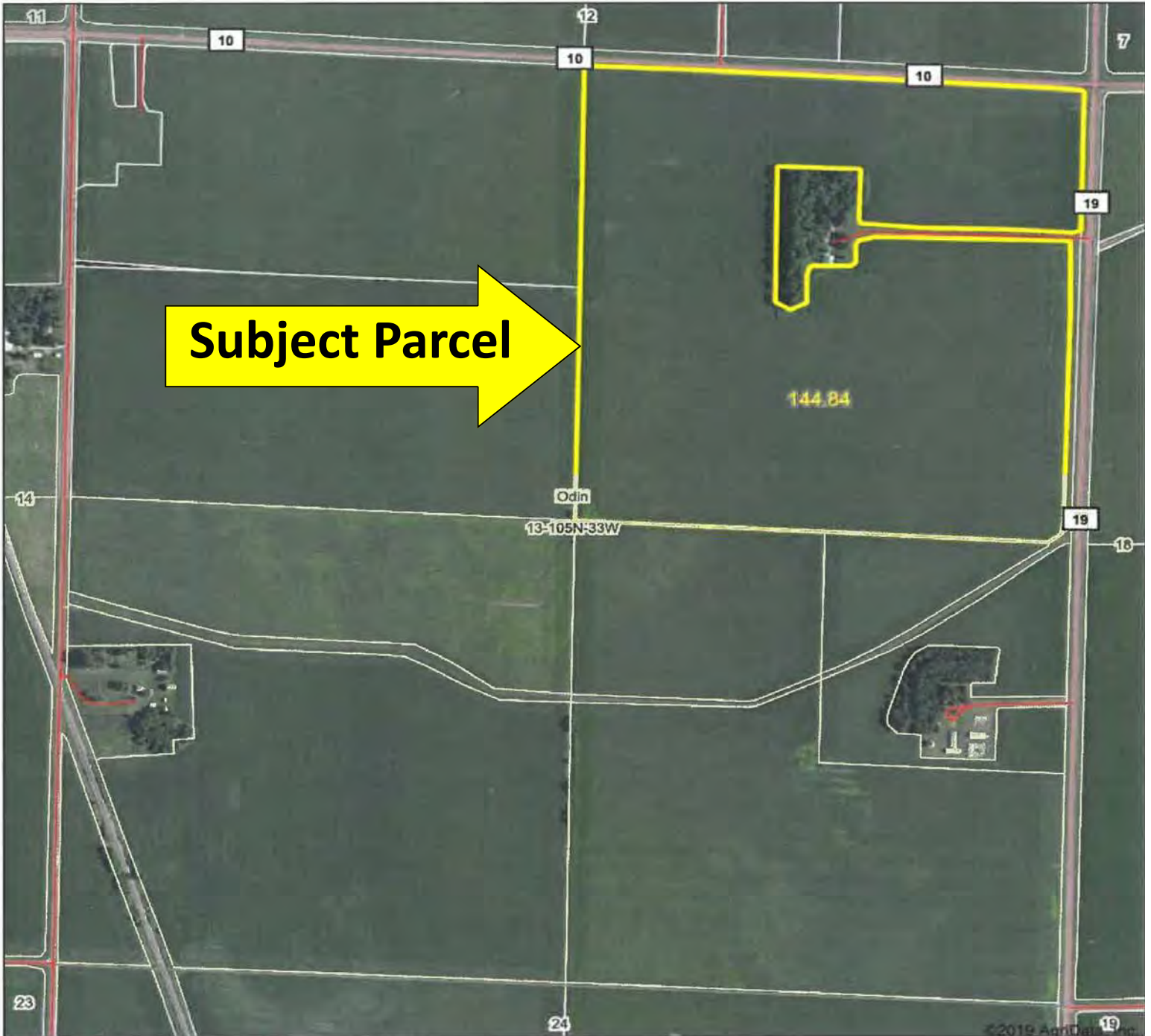
410 Springfield Parkway
 Jackson, MN 56143
 507-847-3468
www.danpikeauction.com

Auctioneers
 Dan Pike - CAI & GPPA
 Jackson, MN.
 507-847-3468 (O) or 507-841-0965 (C)
 Scott Christopher - Jackson, MN, 507-841-3125
 Doug Wedel
 Fairmont, MN, 507-236-4255
 Kevin, Allen & Ryan Kahler
 Fairmont & Sherburn, MN, 507-920-8060
 Dustyn Hartung - Fairmont, MN
 Darwin Hall - Butterfield, MN.

**Attorney for the Sellers
& Closing Agent**
**Zachary R. Strom of the
Sunde, Olson
& Kircher Law Firm**
 PO Box 506 - 108 Armstrong Blvd S.
 St. James, MN, 56081
 Phone (507) 375-3352
 Fax: (507) 375-4483



Aerial Map



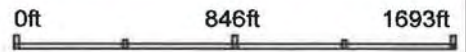
Subject Parcel

144.84

Odin

13-105N-33W

map center: 43° 53' 56.49, -94° 44' 56.33



13-105N-33W
Watonwan County
Minnesota



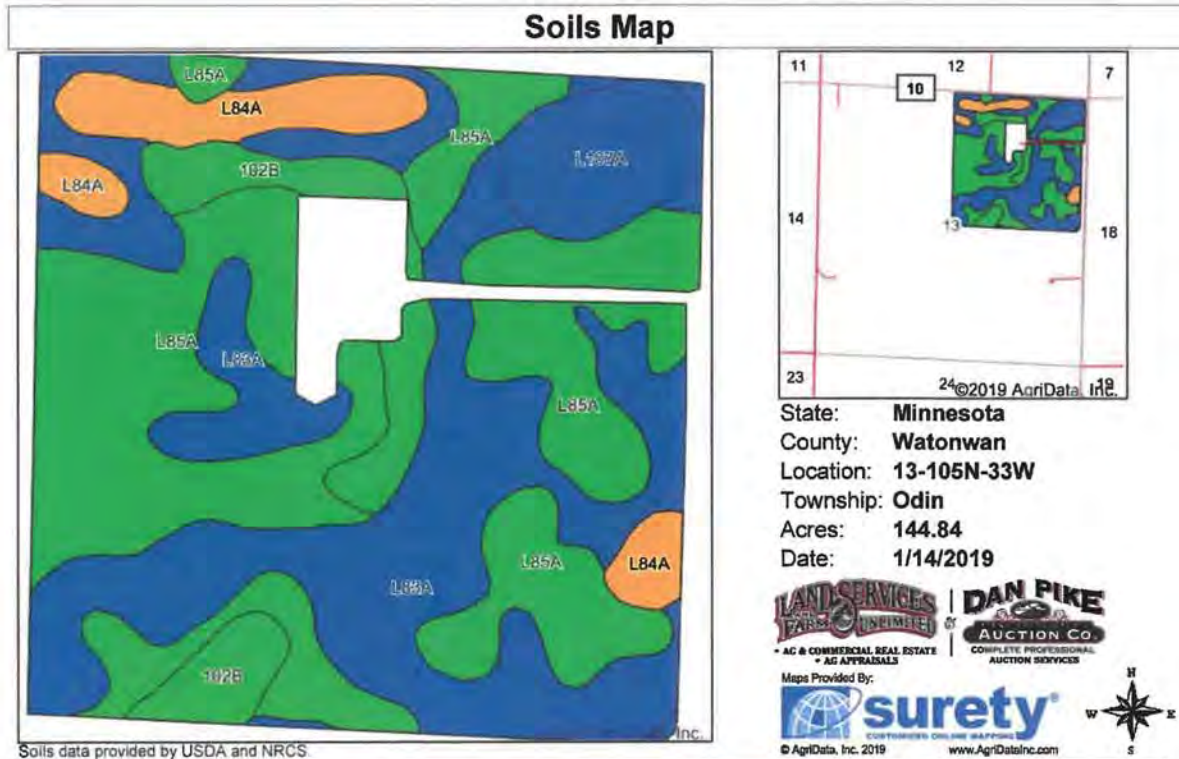
1/14/2019



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.

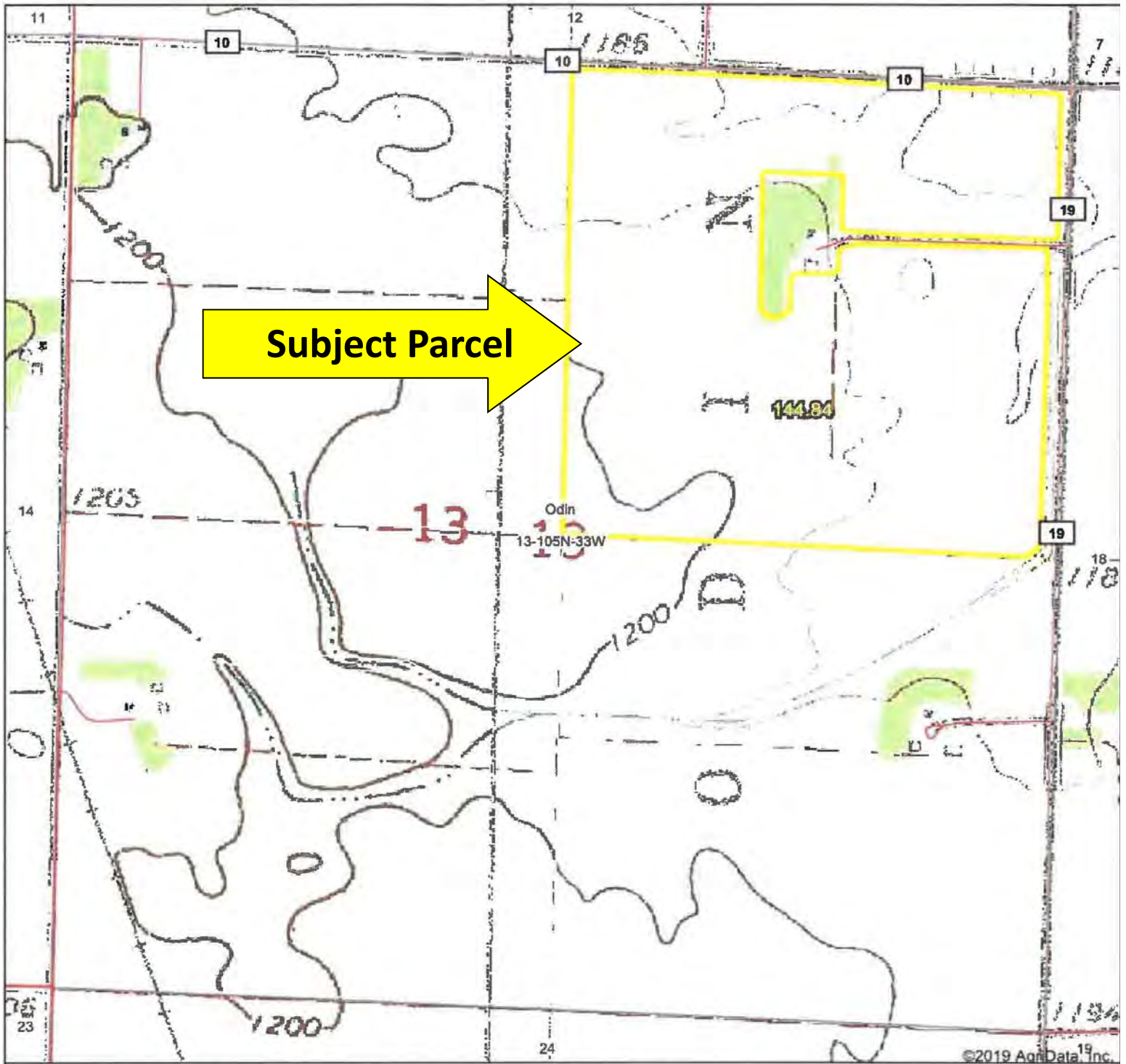


Area Symbol: MN165, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L85A	Nicollet clay loam, 1 to 3 percent slopes	59.34	41.0%		Iw	99	78
L83A	Webster clay loam, 0 to 2 percent slopes	55.21	38.1%		IIw	93	80
102B	Clarion loam, 2 to 6 percent slopes	11.35	7.8%		Ile	95	83
L84A	Glencoe clay loam, 0 to 1 percent slopes	10.27	7.1%		IIIw	86	78
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	8.52	5.9%		IIw	91	79
86	Canisteo clay loam, 0 to 2 percent slopes	0.15	0.1%		IIw	93	79
Weighted Average						95	*n 79.2

*n: The aggregation method is "Weighted Average using major components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Topography Map



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

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

map center: 43° 53' 56.49, -94° 44' 56.33

0ft 846ft 1693ft

Maps Provided By:
surety
CUSTOMER'S ONLINE MAPPING
© AgriData, Inc. 2019 www.AgriDataInc.com

13-105N-33W
Watonwan County
Minnesota



1/14/2019

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 080130110
 Property Address 13-105-033
 Sec/Twp/Rng 13-105-033
 Brief Tax Description Sect-13 Twp-105 Range-033 74.69 AC PT OF S1/2 OF NE1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 74.69
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (802) ODIN SD#0836
 School District 0836
 Creation Date 11/01/2002

Owners

Primary Taxpayer
 Cunningham Family Farms Lllp
 52084 190th Ln
 Lake Crystal, MN 56055

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	86.94	0	0	0	73.270	AC
2	ROADS 2A	0	0	0	0	1.420	AC
Total						74.690	

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
N	WD	Q	11/15/2017	CUNNINGHAM,ROBERT R	OLFERT,GLENDA & DONALD	\$664,741	\$664,741	

Valuation

	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment	2014 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$571,900	\$571,900	\$635,500	\$698,300	\$680,300
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$571,900	\$571,900	\$635,500	\$698,300	\$680,300

Taxation

	2018 Payable	2017 Payable	2016 Payable	2015 Payable
Total Estimated Market Value	\$571,900	\$635,500	\$698,300	\$680,300
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$571,900	\$635,500	\$698,300	\$680,300
Net Taxes Payable	\$3,572.00	\$3,798.00	\$3,814.00	\$3,570.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Payable	\$3,572.00	\$3,798.00	\$3,814.00	\$3,570.00

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Charge	Amt Payment
195765	4/9/2018	2018	\$0.00	(\$3,572.00)
194087	11/15/2017	2017	\$0.00	(\$1,899.00)
188470	5/18/2017	2017	\$0.00	(\$1,899.00)
180860	11/15/2016	2016	\$0.00	(\$1,907.00)
172124	5/12/2016	2016	\$0.00	(\$1,907.00)
166340	11/16/2015	2015	\$0.00	(\$1,785.00)
160147	5/15/2015	2015	\$0.00	(\$1,785.00)
150640	10/17/2014	2014	\$0.00	(\$3,312.00)
146582	5/15/2014	2014	\$0.00	(\$3,312.00)
138624	11/15/2013	2013	\$0.00	(\$3,033.00)
131225	5/14/2013	2013	\$0.00	(\$3,033.00)
124694	11/14/2012	2012	\$0.00	(\$2,776.00)
118474	5/15/2012	2012	\$0.00	(\$2,776.00)

Tax Payments

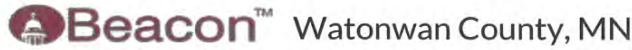
[Pay taxes online](#)

<https://beacon.schneidercorp.com/Application.aspx?AppID=216&LayerID=2931&PageTy...> 1/14/2019

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.



Summary

Parcel ID 080130120
 Property Address 13-105-033
 Sec/Twp/Rng 13-105-033
 Brief Tax Description Sect-13 Twp-105 Range-033 39.56 AC PT OF NE1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 39.56
 Class 101 - (HSTD) AGRICULTURAL
 District (802) ODIN SD#0836
 School District 0836
 Creation Date 11/19/2014

Owners

Primary Taxpayer
 Robert R Cunningham
 52084 190th Ln
 Lake Crystal, MN 56055

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	83.41	0	0	0	36.640	AC
2	ROADS 2A	0	0	0	0	2.920	AC
Total						39.560	

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
Y	WD	U	01/10/2018	CUNNINGHAM,ROBERT R	ROMSDAHL,GREGORY & KELLY	\$637,450	\$637,450	
N	WD	Q	09/23/2016	ROMSDAHL,GREGORY	BEIER,KIMBERLY/WOLCOTT,JACK	\$270,000	\$270,000	
Y	WD	Q	09/23/2016	ROMSDAHL,GREGORY	SANDBERG,JASON & KRISTINA	\$270,000	\$270,000	

+ There are other parcels involved in one or more of the above sales:

Valuation

	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment	2014 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$274,400	\$274,400	\$304,900	\$335,000	\$339,800
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$274,400	\$274,400	\$304,900	\$335,000	\$339,800

Taxation

	2018 Payable	2017 Payable	2016 Payable	2015 Payable
Total Estimated Market Value	\$274,400	\$304,900	\$335,000	\$339,800
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$274,400	\$304,900	\$335,000	\$339,800
Net Taxes Payable	\$1,714.00	\$1,822.00	\$1,830.00	\$1,784.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Payable	\$1,714.00	\$1,822.00	\$1,830.00	\$1,784.00

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Charge	Amt Payment
195769	4/9/2018	2018	\$0.00	(\$1,714.00)
194338	11/15/2017	2017	\$0.00	(\$911.00)
186175	5/15/2017	2017	\$0.00	(\$911.00)
175326	9/26/2016	2016	\$100.65	(\$1,930.65)
165393	11/10/2015	2015	\$0.00	(\$892.00)
155409	5/4/2015	2015	\$0.00	(\$892.00)

Tax Payments

[Pay taxes online](#)

Tax Statements

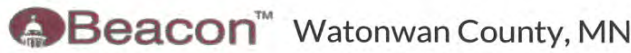
- [2016 Tax Statement](#)
- [2017 Tax Statement](#)
- [2018 Tax Statement](#)

https://beacon.schneidercorp.com/Application.aspx?AppID=216&LayerID=2931&PageTy... 1/14/2019

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 080130130
 Property Address 13-105-033
 Sec/Twp/Rng 13-105-033
 Brief Tax Description Sect-13 Twp-105 Range-033 38.25 AC PT OF NE1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 38.25
 Class 101 - (HSTD) AGRICULTURAL
 District (802) ODIN SD#0836
 School District 0836
 Creation Date 11/19/2014

Owners

Primary Taxpayer
 Robert R Cunningham
 52084 190th Ln
 Lake Crystal, MN 56055

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	82.46	0	0	0	36.630	AC
2	ROADS 2A	0	0	0	0	1.620	AC
Total						38.250	

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
Y	WD	U	01/10/2018	CUNNINGHAM,ROBERT R	ROMSDAHL,GREGORY & KELLY	\$637,450	\$637,450	
N	CD	U	12/20/2017	CUNNINGHAM,ROBERT R	ROMSDAHL,GREGORY & KELLY	\$637,450	\$637,450	
Y	WD	Q	09/23/2016	ROMSDAHL,GREGORY	SANDBERG,JASON & KRISTINA	\$270,000	\$270,000	

+ There are other parcels involved in one or more of the above sales:

Valuation

	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment	2014 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$271,200	\$271,200	\$301,300	\$331,100	\$340,100
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$271,200	\$271,200	\$301,300	\$331,100	\$340,100

Taxation

	2018 Payable	2017 Payable	2016 Payable	2015 Payable
Total Estimated Market Value	\$271,200	\$301,300	\$331,100	\$340,100
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$271,200	\$301,300	\$331,100	\$340,100
Net Taxes Payable	\$1,694.00	\$1,800.00	\$1,808.00	\$1,786.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Payable	\$1,694.00	\$1,800.00	\$1,808.00	\$1,786.00

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Charge	Amt Payment
195770	4/9/2018	2018	\$0.00	(\$1,694.00)
194339	11/15/2017	2017	\$0.00	(\$900.00)
186176	5/15/2017	2017	\$0.00	(\$900.00)
175327	9/26/2016	2016	\$0.00	(\$904.00)
169270	5/4/2016	2016	\$0.00	(\$904.00)
164861	11/2/2015	2015	\$0.00	(\$893.00)
155176	4/30/2015	2015	\$0.00	(\$893.00)

Tax Payments

[Pay taxes online](#)

<https://beacon.schneidercorp.com/Application.aspx?AppID=216&LayerID=2931&PageTy...> 1/14/2019

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.

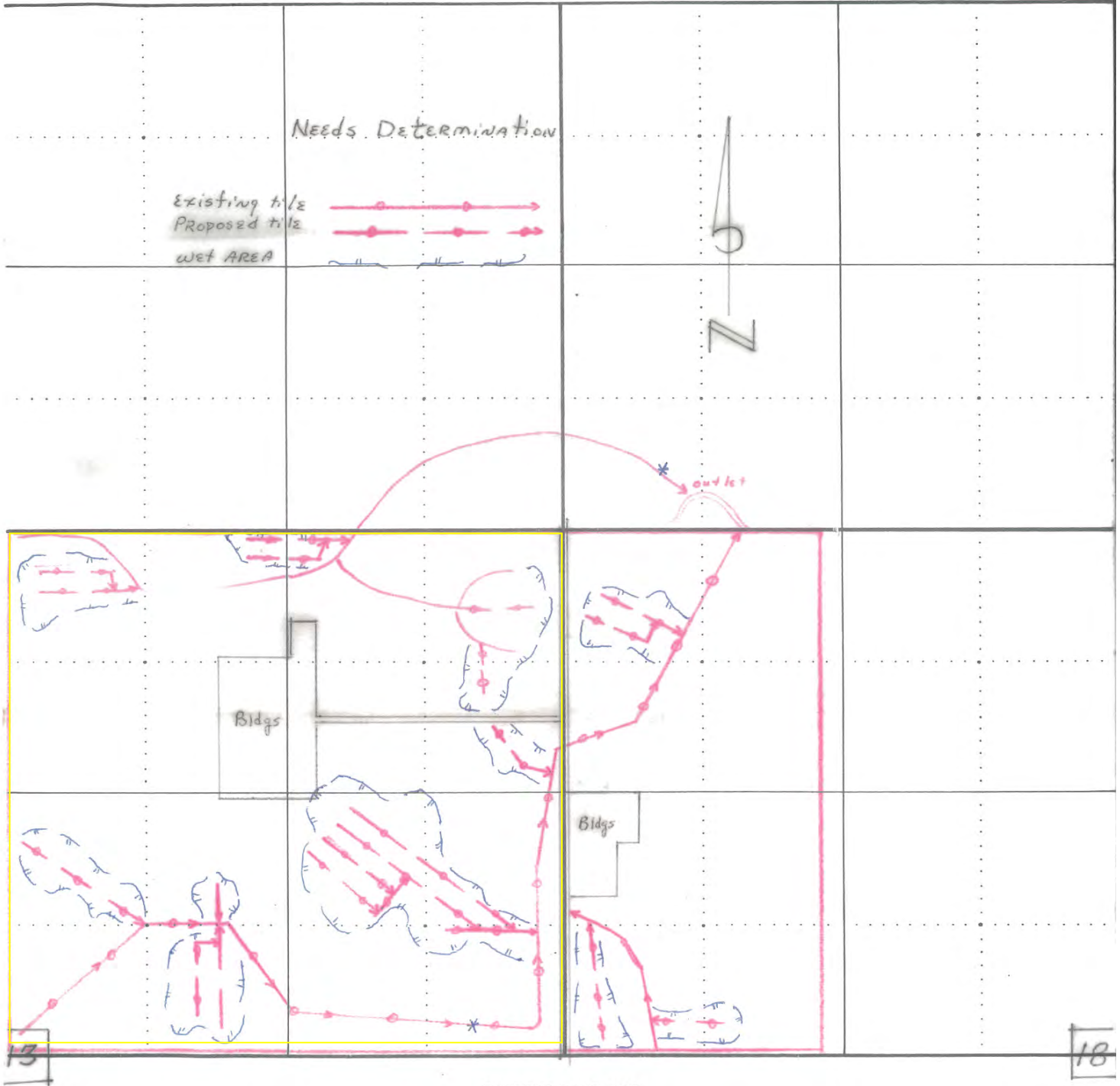
Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
SKETCH MAP

(Farm outlined in red)

COOPERATOR CONRAD V. SANDBERG
DESCRIPTION NE 1/4 Sec 13 (ODIN) W 1/2 NW 1/4 Sec 18 (LONG LAKE)
TOWNSHIP ODIN E LONG LAKE

AGREEMENT NO. _____
DATE 3-31-66
SCALE: _____



Cropland _____ Acres
Grassland _____ Acres

PRESENT LAND USE
Woodland _____ Acres
Wildlife _____ Acres

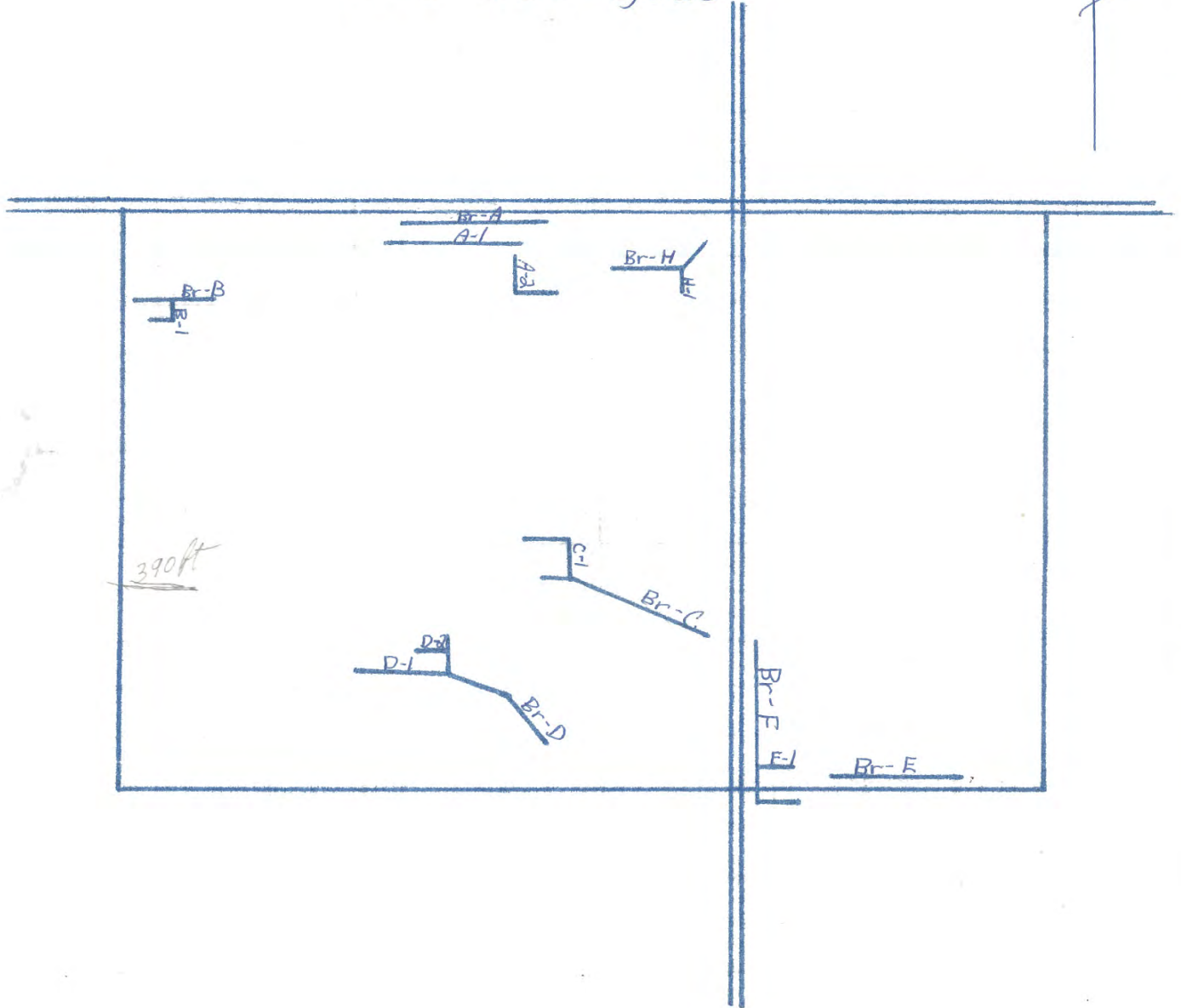
Other _____ Acres
Total _____ Acres

USDA-SCS-MILWAUKEE, WIS. 1967

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.

Conrad Sandberg
Tile Sketch

Scale - 1" = 660'
Total Feet - 6,525



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.

RON ROGGE'S SURVEYING SERVICE

TILE CUT SHEET

DATE _____

FARM C. Sandberg

CONTRACTOR _____

Station	Cut	Grade	Remarks	TILE SIZE	Station	Cut	Grade	Remarks	TILE SIZE
<i>Br-A</i>					<i>Br-B</i>				
0+00	4.17	↑			0+00	3.02	↑		
1+00	4.40	↑			1+00	3.48	↑		
2+00	4.00	0.20%			2+00	3.72	0.20%	Jct-B-1	
3+00	4.06	↑			3+00	4.01	* 1.07%		
4+00	4.08	*			3+75	3.81	↓		
5+00	4.03	0.50%			<i>B-1</i>				
6+00	4.03	↓			0+00	3.62	↑ 0.20%		
<i>A-1</i>					1+00	3.64	* 0.40%		
0+00	3.85	↑			2+00	4.00	↓		
1+00	3.96	0.20%			<i>Br-C</i>				
2+00	4.05	↑			0+00	4.00	↑ 0.50%		
3+00	4.07	*			1+00	3.95	*		
4+00	3.97	0.50%			2+00	3.82			
5+00	3.92	↓			3+00	4.06			
6+00	4.02	↓			4+00	3.74	1.09%		
<i>A-2</i>					5+00	4.25			
0+00	3.81	↑			6+00	4.06	* 0.20%		
1+00	3.86	0.87%			6+65	4.23	* 1.07%	Jct-C-1	
1+70	4.32	*			7+65	4.09	↓		
2+70	4.25	0.20%			<i>C-1</i>				
3+50	4.00	↓			0+00	4.13	↑		
					1+00	4.02	0.15%		
					1+80	3.85	↓		
					2+80	3.85			
					3+80	3.97	↓		

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.

RON ROGGE'S SURVEYING SERVICE

TILE CUT SHEET

DATE _____

FARM _____

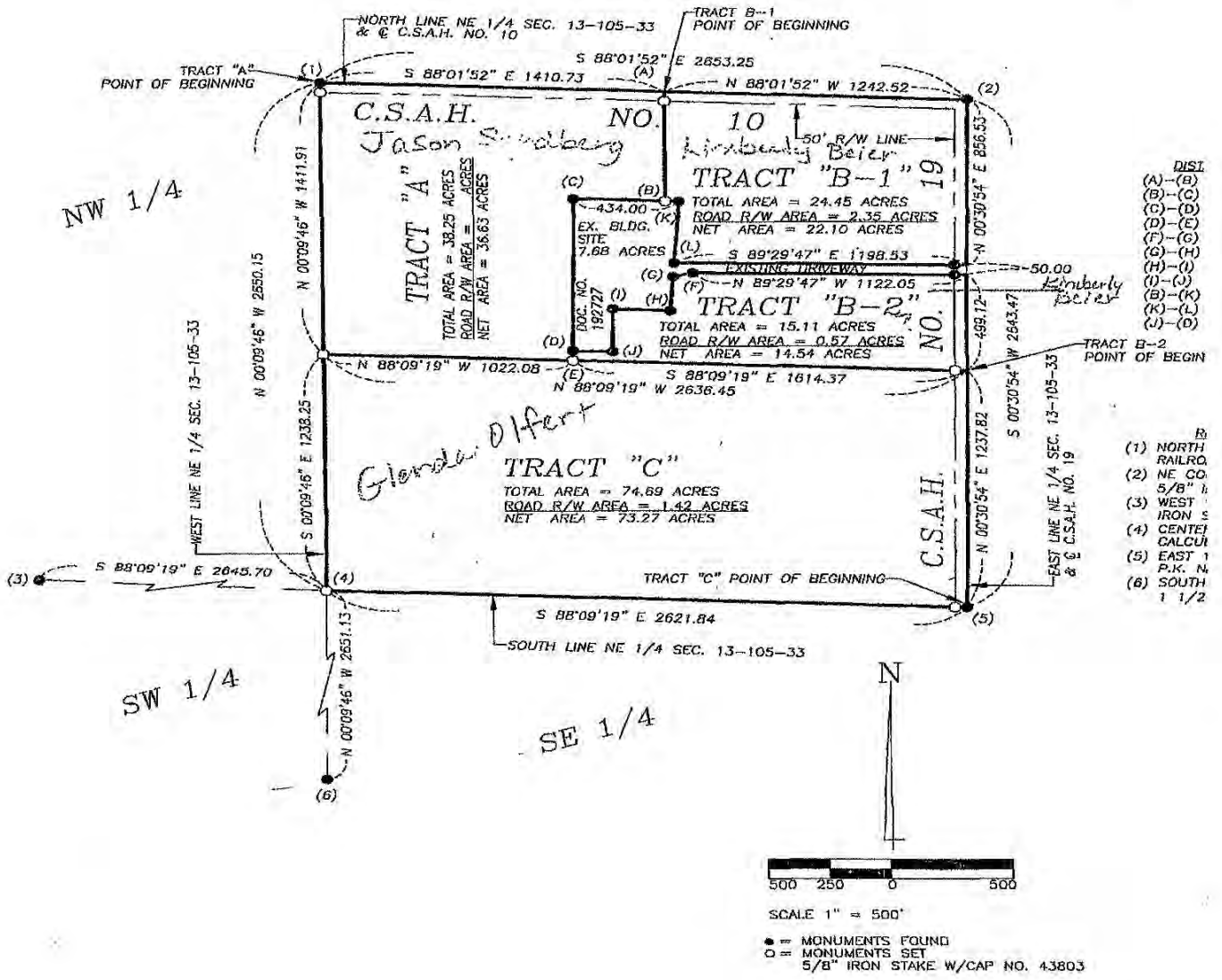
CONTRACTOR _____

Station	Cut	Grade	Remarks	TILE SIZE	Station	Cut	Grade	Remarks	TILE SIZE
<i>Bt-D</i>					<i>Bt-E</i>				
0+00	3.58	↑ 0.70%			0+00	3.07	↑ 0.26%		
1+00	4.06	*			1+00	3.71	*		
2+00	3.80	0.110%			2+00	3.80	1.09%		
3+00	4.12				3+00	3.97	*		
4+00	3.95	*			4+00	4.44	*		
5+00	4.21	0.70%			5+00	4.41	0.20%		
5+60	4.09	*	Jct-D-1		6+00	4.02	↓		
6+60	4.03	0.20%	Jct-D-2		<i>Bt-F</i>				
7+25	3.87	↓			0+00	3.62	↑		
<i>D-1</i>					1+00	3.89			
0+00	4.01	↑			2+00	4.01			
1+00	4.05	0.60%			3+00	4.03	0.20%		
2+00	3.95	*			4+00	4.31			
3+00	3.90	0.40%			5+00	4.15			
4+00	4.24	↓			6+00	4.02	*	Jct-F-1	
<i>D-2</i>					6+55	4.06	*		
0+00	3.95	↑ 0.60%			7+55	4.37	0.15%		
1+00	4.04	*			8+55	4.05			
1+40	4.15	↓			9+55	3.48	↓		
					<i>F-1</i>				
					0+00	3.97	↑		
					1+00	3.42	0.15%		
					1+75	3.16	↓		

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.

SURVEY OF PARTS OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 WEST, COUNTY OF MINNESOTA.

Subject Parcel

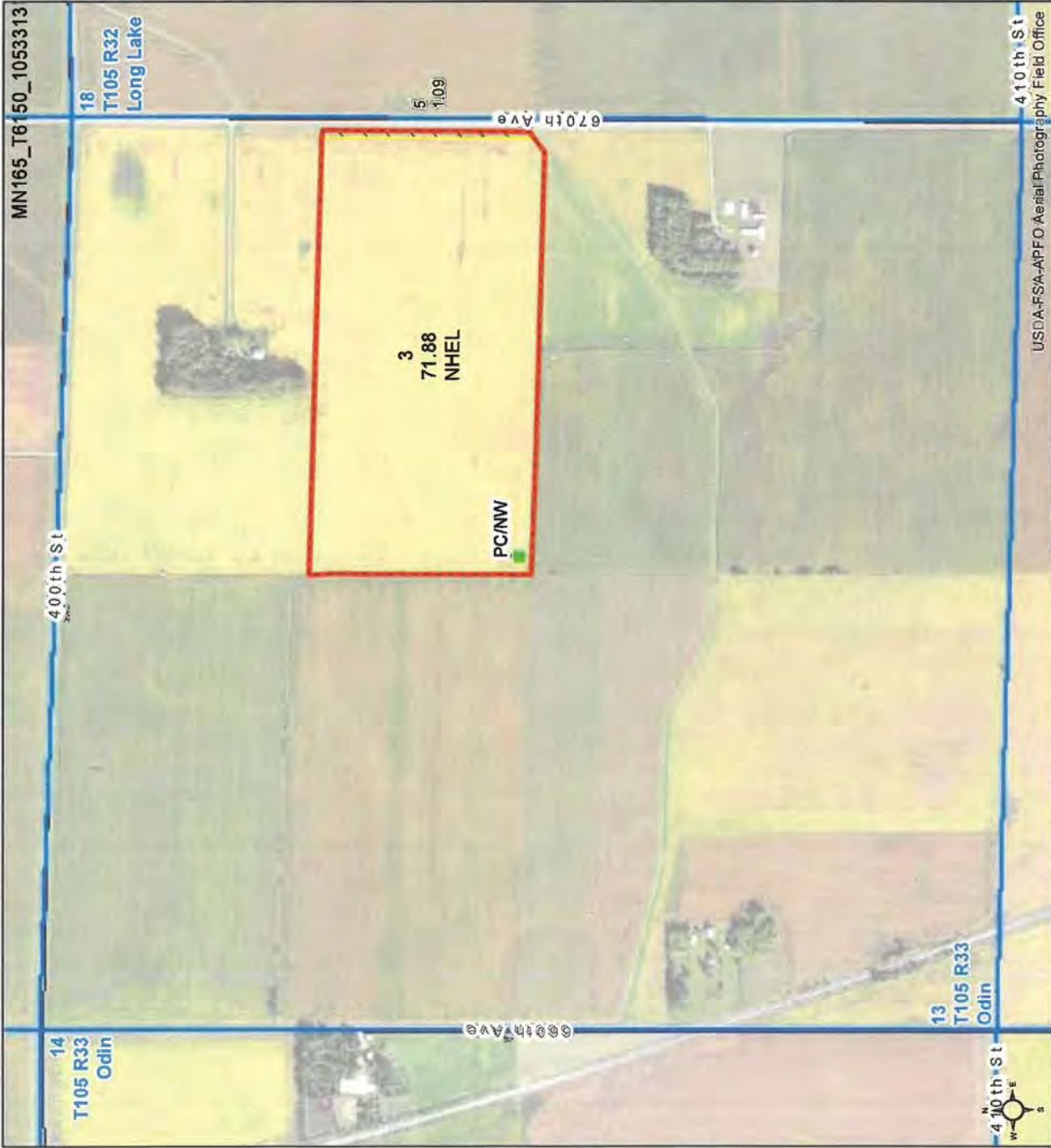


All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided. Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed. Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.



United States Department of Agriculture

Watonwan County, Minnesota



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 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 6596

Tract 6150

2018 Program Year

1053313

Map Created May 23, 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

Subject Parcel

Common Land Unit

- Non_Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 71.88 acres

FARM: 6596

Minnesota
Watonwan

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

Prepared: 1/29/19 11:48 AM
Crop Year: 2019
Page: 1 of 1

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: GREGORY D ROMSDAHL
Farm Identifier: 2017 Division of 6308
Recon Number:

Farms Associated with Operator:
1732, 3587, 4419, 4546, 4871, 5506, 5554, 5846, 5923, 6489, 6495, 6518, 6624, 6625, 6729, 6730, 6752, 6753, 6765, 6766

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
72.97	71.88	71.88	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	71.88	0.0	0.0	0.0			

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	57.08		157	0.0
SOYBEANS	14.79		48	0.0
Total Base Acres:	71.87			

Tract Number: 6150 Description: S2 NE4 13-105-33 ODIN

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
72.97	71.88	71.88	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	71.88	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	57.08		157	0.0
SOYBEANS	14.79		48	0.0
Total Base Acres:	71.87			

Owners: ROBERT R CUNNINGHAM

Other Producers: None



Watonwan County, Minnesota

Farm 6729 Tract 6151

2018 Program Year 1053313

Map Created May 23, 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
- Peanut = process
- Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
- Beans = Dry Edible
- NAG = for GZ
- Canola = Spring for seed

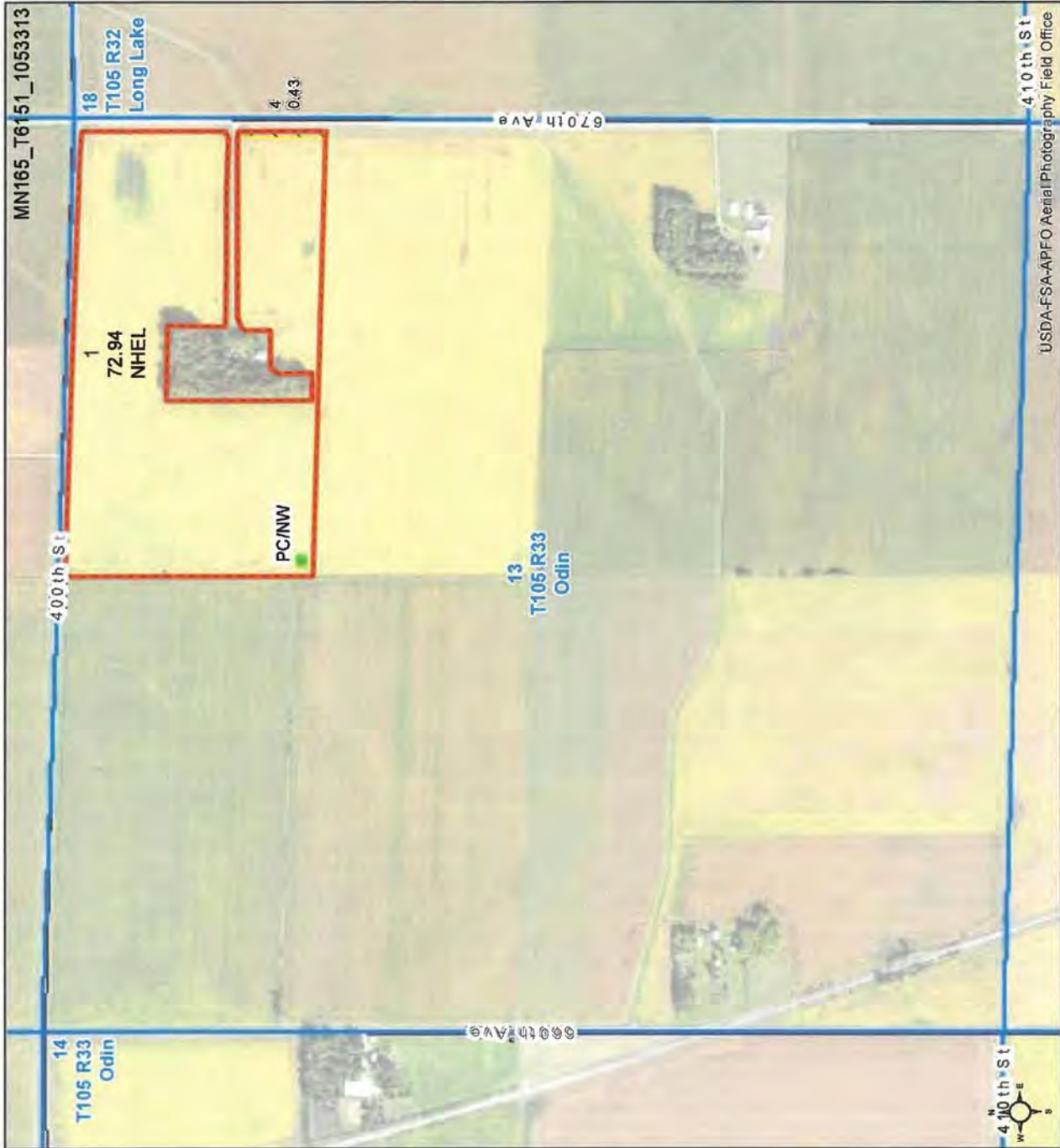
Common Land Unit

- Non_Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 72.94 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.

Subject Parcel

Minnesota
Watonwan

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

FARM: 6729
Prepared: 1/29/19 11:48 AM
Crop Year: 2019
Page: 1 of 1

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: GREGORY D ROMSDAHL
Farm Identifier: 2018 split 6602
Recon Number:

Farms Associated with Operator:
1732, 3587, 4419, 4546, 4871, 5506, 5554, 5846, 5923, 6489, 6495, 6518, 6596, 6624, 6625, 6730, 6752, 6753, 6765, 6766

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
73.37	72.94	72.94	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	72.94	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	57.93		157	0.0
SOYBEANS	15.01		48	0.0
Total Base Acres:	72.94			

Tract Number: 6151 Description: N2 NE4 LESS BLDG SITE 13-105-33 ODIN

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
73.37	72.94	72.94	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	72.94	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	57.93		157	0.0
SOYBEANS	15.01		48	0.0
Total Base Acres:	72.94			

Owners: ROBERT R CUNNINGHAM

Other Producers: None



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.