



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

Eileen & L. Merlin Becker - Hoover

Loren Becker

& Mennonite Foundation

227 Acres more or less

Bare Un-Improved Farmland

Mt. Lake 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.

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

LIVE & INTERNET ONLINE BIDDING

MULTI-PARCEL FARMLAND AUCTION

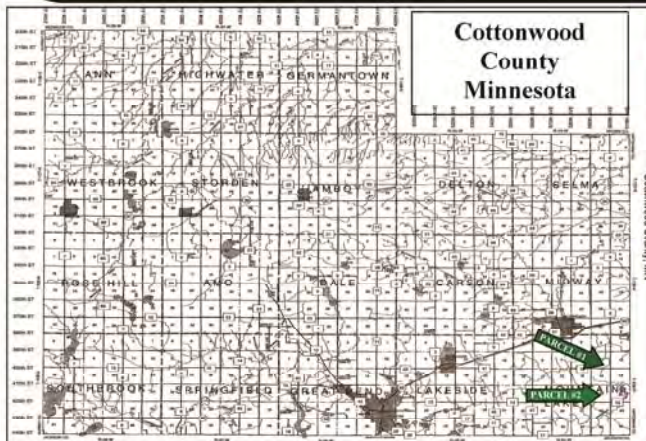


Go to www.agribids.com to register to bid online.

Thursday, April 11, 2019 @ 10:30 A.M.

(In case of a Blizzard check our web site www.danpikeauction.com. The alternative storm date would be Friday, April 12, 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.



Cottonwood County Minnesota



PROPERTY LEGAL DESCRIPTIONS

PARCEL #1: Part of the SE1/4 11-105-34. Containing 153.41 acres +/-
PARCEL #2: Part of the N. 80 acres of the S. 110 acres EX. 6.41 acres 23-105-34. Containing 73.59 acres +/-
 "Full legal descriptions available the day of the auction."

INFORMATION & CPI RATINGS

PARCEL #1:
SOIL TYPES: Nicollet Clay Loam, Webster Clay Loam, Clarion-Storden complex, Delft - Delft complex, Clarion loam, Blue Earth mucky silt loam & Okoboji silty clay loam.
CPI Estimated Rating: 94.9 (Estimated)

PARCEL #2:
SOIL TYPES: Canisteo clay loam, Clarion Loam, Nicollet Clay Loam, & 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. The farms are being sold subject to a cropland lease for 2019 with the sellers retaining the lease payments made for the 2019 lease. The closing of the two parcels shall be held on November 1, 2019 with the balances being due and payable in full, when clear title will be passed and possession granted subject to the 2019 cropland lease and those crops being removed from the property pursuant to the 2019 cropland lease. 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 2020 and thereafter. 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.

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 your operation or investment portfolio. We are very honored to have been asked to represent the Becker - Hoover family & the Mennonite Foundation 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.



For Additional Property Information

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

SALE
ARRANGED BY



Auctioneers Dan Pike

Auctioneer/Real Estate Broker
 C/I & C/P/S 1-218-832-13 918 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 & Sherrburn, MN.
 Darwin Hall - Butterfield, MN.

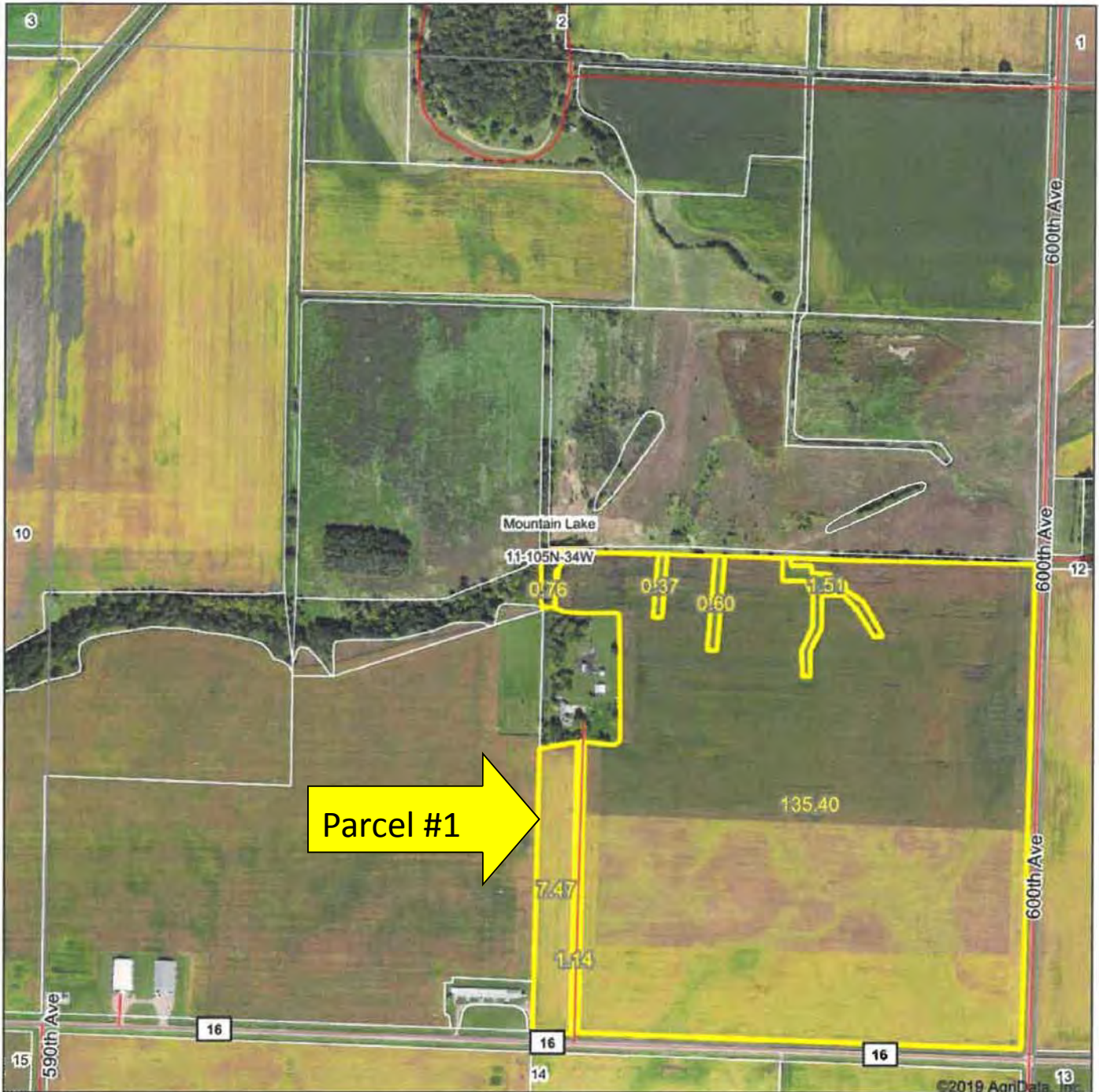
Closing Attorney for the Sellers

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

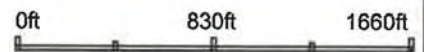
OWNERS

*Eileen & L. Merlin Becker-Hoover
 Loren Becker &
 Mennonite Foundation*

Aerial Map



map center: 43° 54' 47.23, -94° 53' 21.26



3/7/2019

11-105N-34W
Cottonwood County
Minnesota



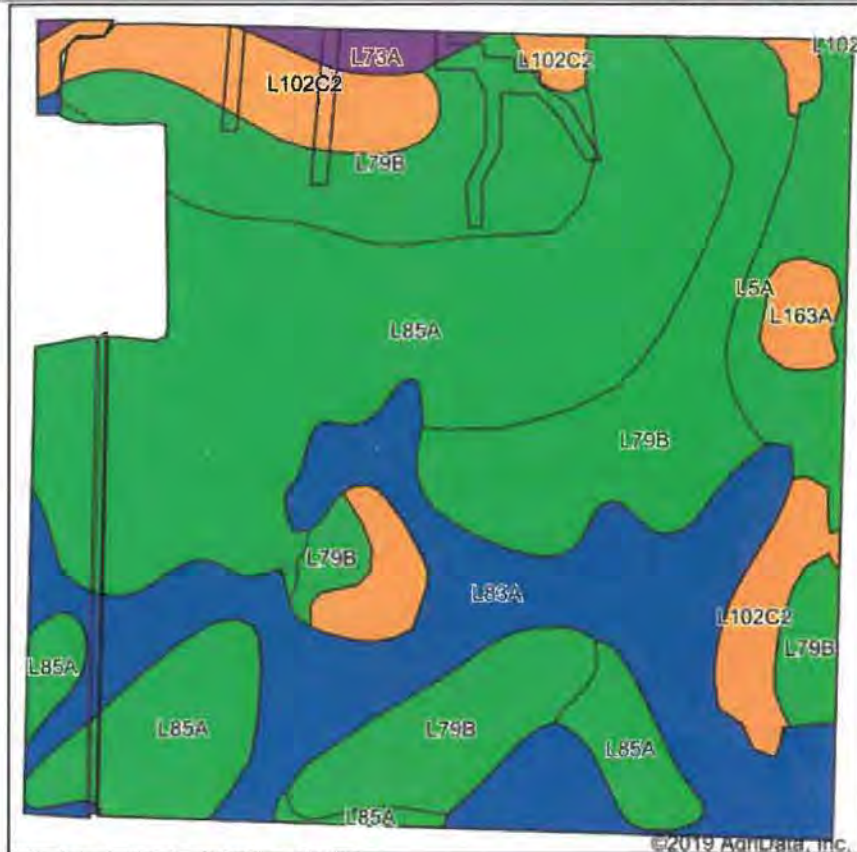
Field borders provided by Farm Service Agency as of 5/21/2008.

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

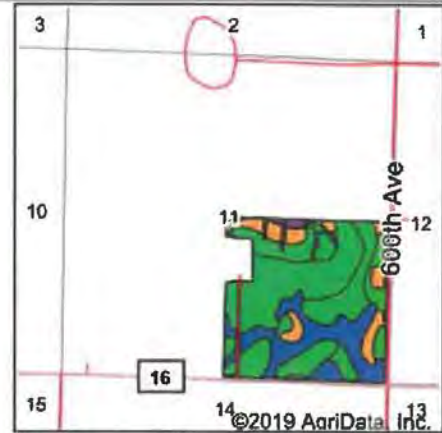
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Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Cottonwood**
 Location: **11-105N-34W**
 Township: **Mountain Lake**
 Acres: **147.25**
 Date: **3/7/2019**



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	52.13	35.4%		Iw	99			78
L79B	Clarion loam, 2 to 6 percent slopes	39.21	26.6%		Ile	95			83
L83A	Webster clay loam, 0 to 2 percent slopes	31.71	21.5%		Ilw	93			80
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	14.09	9.6%		Ille	87			65
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	6.57	4.5%		Ilw	96	177	53	86
L73A	Blue Earth mucky silt loam, 0 to 1 percent slopes	1.80	1.2%		Illw	77			77
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	1.74	1.2%		Illw	86			77
Weighted Average						94.9	7.9	2.4	*n 78.9

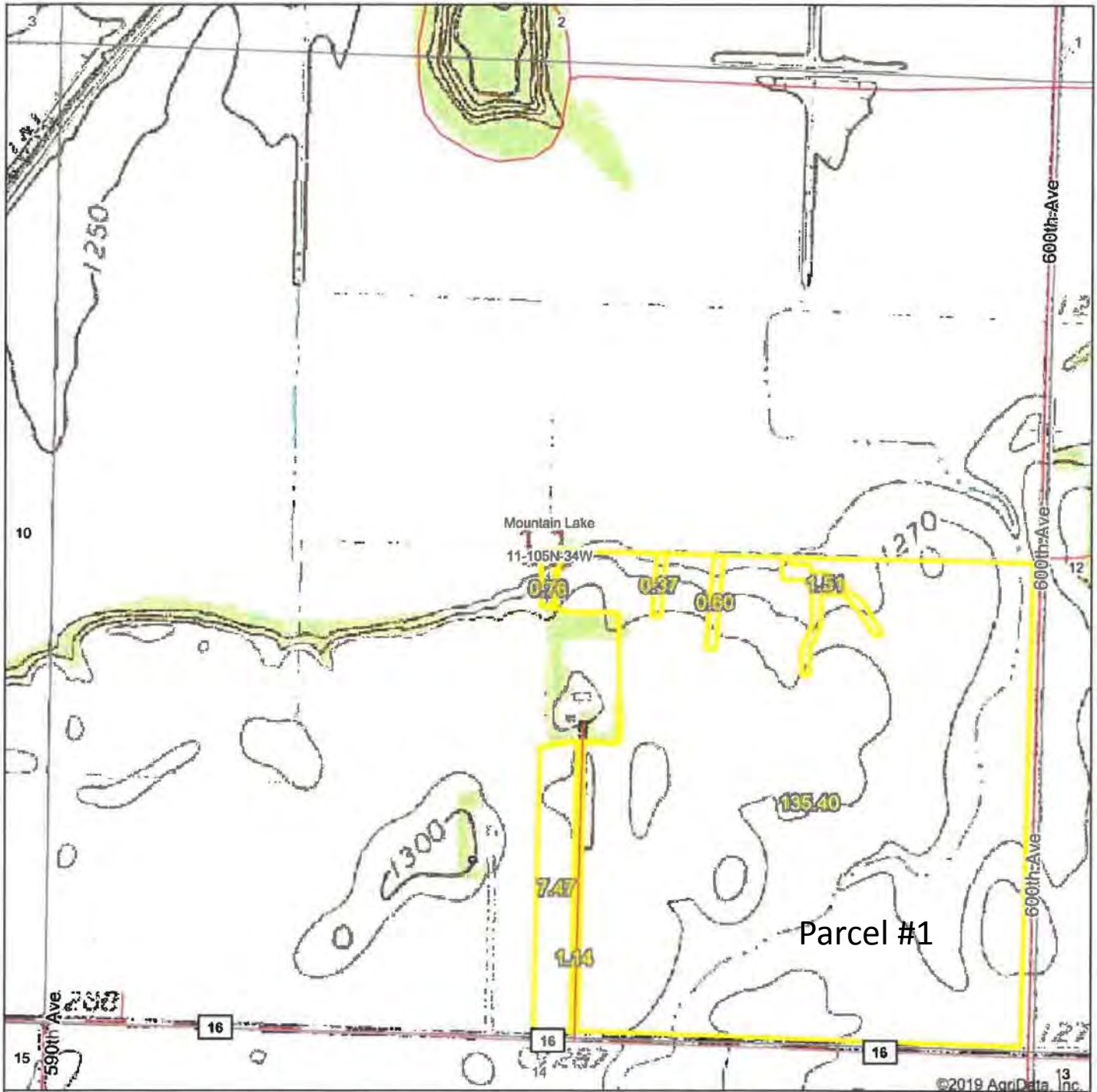
Parcel #1

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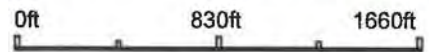
Topography Map



Parcel #1

©2019 AgriData, Inc.

map center: 43° 54' 47.23, -94° 53' 21.26



LAND SERVICES & FARM UNLIMITED | **DAN PIKE AUCTION CO.**
AG & COMMERCIAL REAL ESTATE | COMPLETE PROFESSIONAL AUCTION SERVICES
AG APPRAISALS

Maps Provided By:
surety
CUSTOMER-ORIENTED MAPS
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11-105N-34W
Cottonwood County
Minnesota



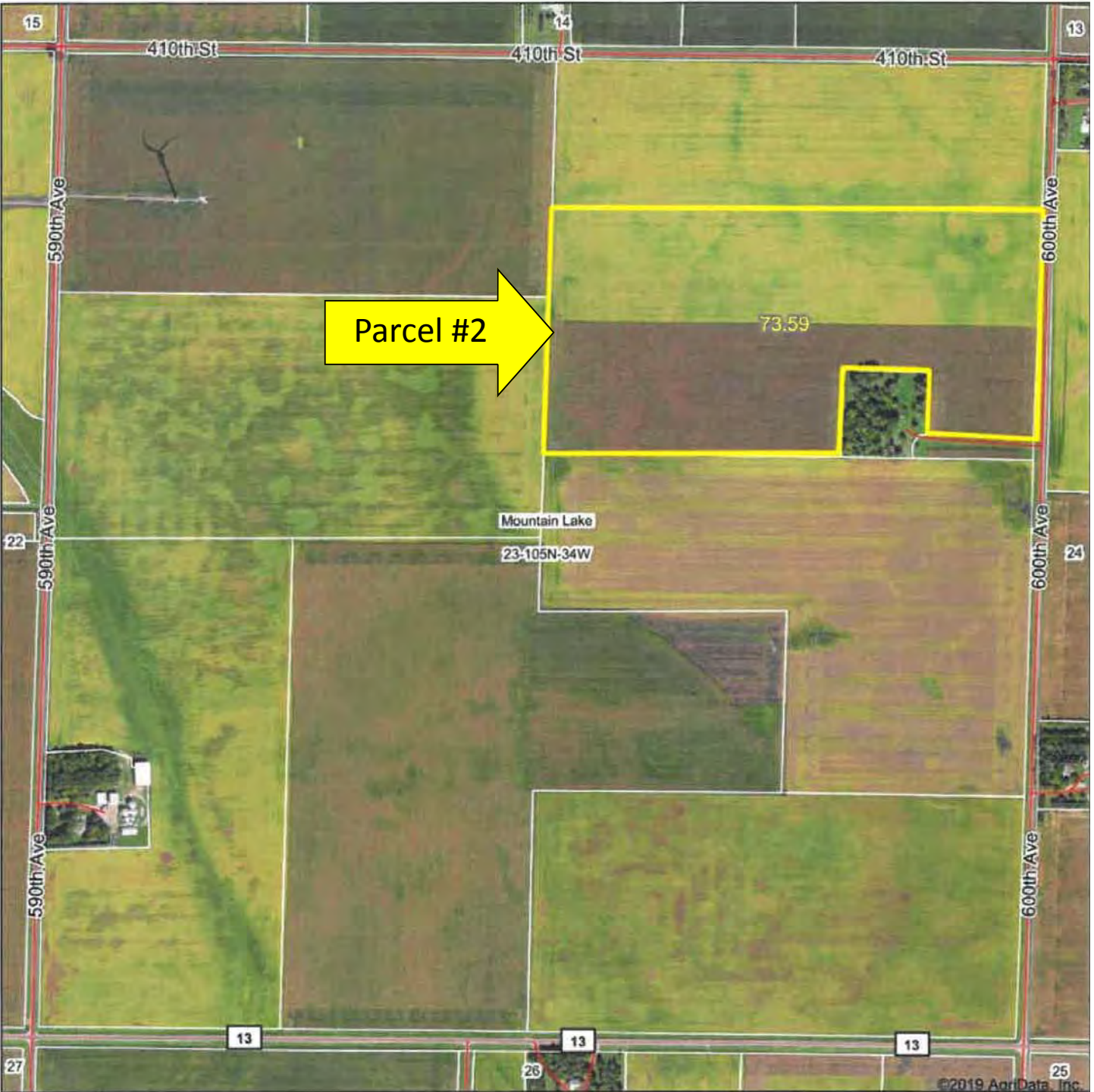
3/7/2019

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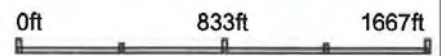
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Aerial Map



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



23-105N-34W
Cottonwood County
Minnesota



3/7/2019

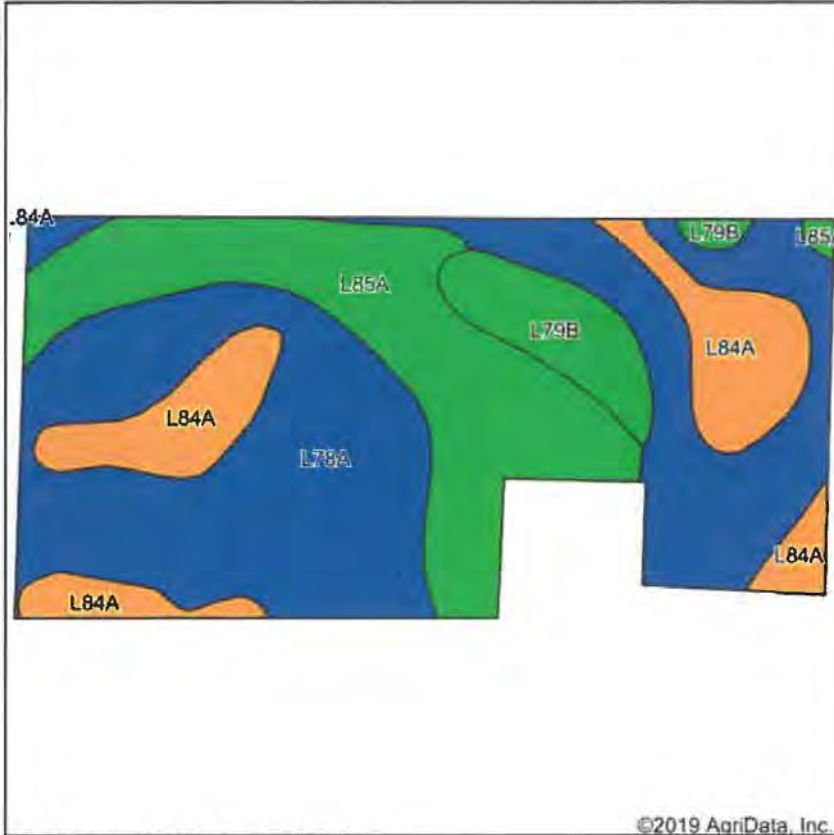


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Soils Map



State: **Minnesota**
 County: **Cottonwood**
 Location: **23-105N-34W**
 Township: **Mountain Lake**
 Acres: **73.59**
 Date: **3/7/2019**








* AG & COMMERCIAL REAL ESTATE
 * AG APPRAISALS

Maps Provided By:



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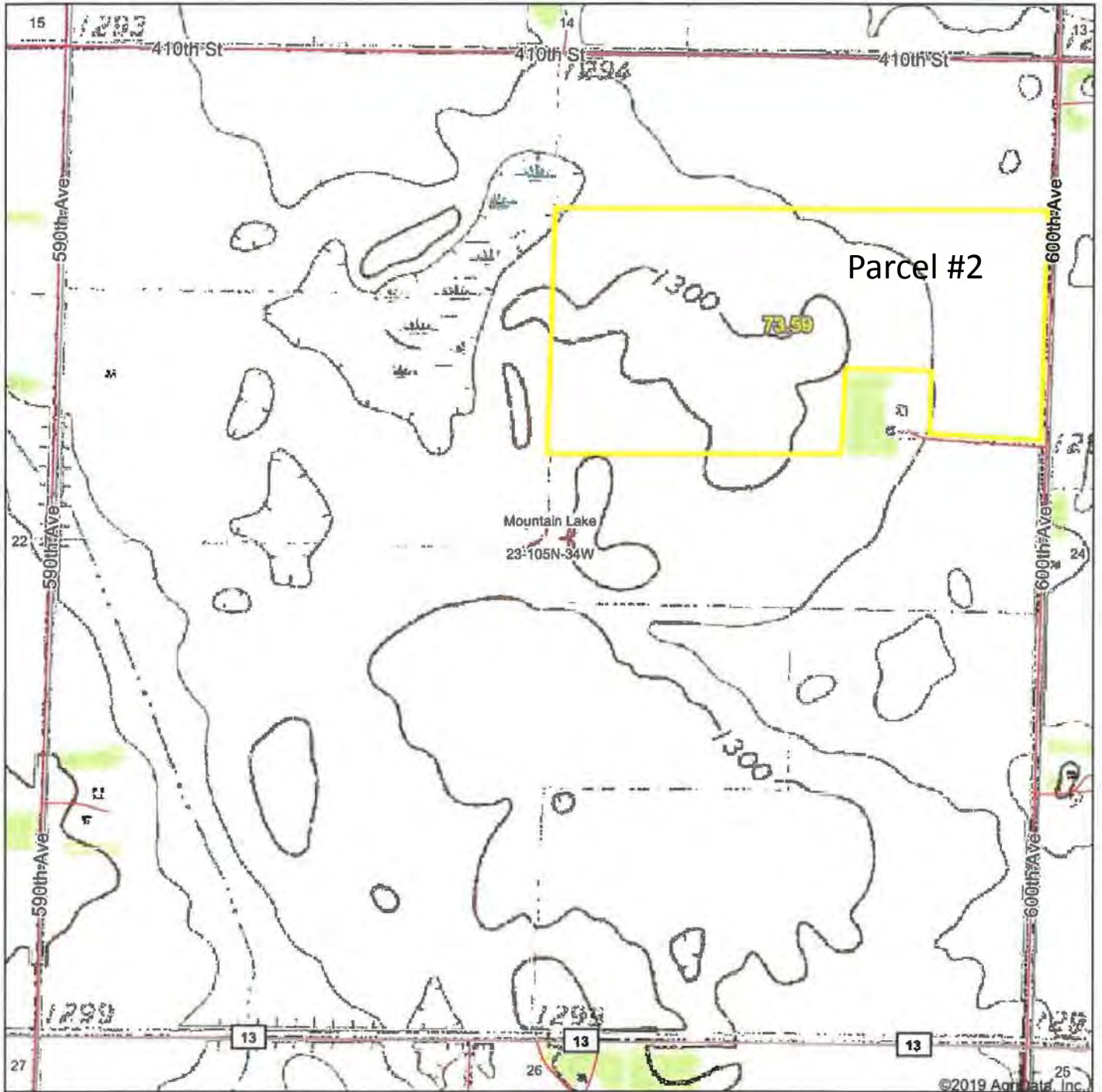
Area Symbol: MN033, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L78A	Canisteo clay loam, 0 to 2 percent slopes	38.14	51.8%		llw	93	79
L85A	Nicollet clay loam, 1 to 3 percent slopes	18.54	25.2%		lw	99	78
L84A	Glencoe clay loam, 0 to 1 percent slopes	11.96	16.3%		llw	86	78
L79B	Clarion loam, 2 to 6 percent slopes	4.95	6.7%		lle	95	83
Weighted Average						93.5	*n 78.9

Parcel #2

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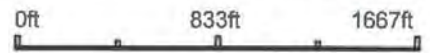
Topography Map



©2019 AgriData, Inc.



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



23-105N-34W
Cottonwood County
Minnesota



3/7/2019



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Summary

Parcel ID 120230200
 Property Address
 Sec/Twp/Rng 23-105-34
 Lot/Block N/A
 Plat
 Brief Tax Description N80 ACRES OF 5110 ACRES OF NE1/4 80.
(This is not to be used for legal descriptions)
 Deeded Acres 80.00
 CER 73.87
 Class AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 12
 School District 173

Owner

Taxpayer
 Eileen Becker-Hoover And Loren
 Becker
 406 Alana Dr
 Goshen IN 46526

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	2.00	
1	008050	Xtra B Site	2a	4.70 acre	
1	999700	Till + Road Acres	2a	75.30 acre	.00
1	999800	Neg Road Acres	2a	-2.00 acre	

2018 Values for 2019 Taxes

	Market	Taxable
Land	\$680,100	\$680,100
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$680,100	\$680,100

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2017 Payable 2018	\$680,100	6,801	47.85800	0.00	0.00	0.00	\$3,254
2016 Payable 2017	\$714,900	7,149	45.63800	0.00	0.00	0.00	\$3,262
2015 Payable 2016	\$714,900	7,149	46.32700	0.00	0.00	0.00	\$3,312
2014 Payable 2015	\$847,800	8,478	36.10200	0.00	0.00	0.00	\$3,060
2013 Payable 2014	\$771,300	7,713	35.52300	0.00	0.00	0.00	\$2,740

Current Taxes

Gross Tax	\$3,254.00
Total Credit	\$0.00
Spec Asmt	\$0.00
Net Tax Due	\$3,254.00
Adjusted Tax	\$0.00
Adjusted S.A.	\$0.00
Adjusted Net Due	\$3,254.00
Total Receipts	\$3,254.00
Remain Due	\$0.00

Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
11/02/2018	EILEEN BECKER-HOOVER AND LOR	60	\$1,627.00
5/08/2018	EILEEN BECKER-HOOVER AND LOR	2	\$1,627.00

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

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Last Data Upload: 2/26/2019 7:11:58 PM

Version 2.2.3



<https://beacon.schneidercorp.com/Application.aspx?AppID=132&LayerID=1693&PageTyp...> 3/6/2019



Summary

Parcel ID 120110300
 Property Address
 Sec/Twp/Rng 11-105-34
 Lot/Block N/A
 Plat
 Brief Tax Description SE1/4 EXTR IN NW1/4 SE1/4 153.41
 (Note: P103 to be used on legal description)
 Deeded Acres 153.41
 CER 78.94
 Class AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 12
 School District 173

Owner

Taxpayer
 Eileen Becker-Hoover And Lora
 Becker
 406 Alana Dr
 Goshen IN 46526

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	5.00	
1	999700	Till + Road Acres	2a	153.41 acre	.00
1	999800	Neg Road Acres	2a	-5.00 acre	

2018 Values for 2019 Taxes

	Market	Taxable
Land	\$1,438,100	\$1,438,100
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$1,438,100	\$1,438,100

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2017 Payable 2018	\$1,438,000	14,380	47.85800	0.00	0.00	0.00	\$6,882
2016 Payable 2017	\$1,514,200	15,142	45.63800	0.00	0.00	0.00	\$6,910
2015 Payable 2016	\$1,514,200	15,142	44.32700	0.00	0.00	0.00	\$7,014
2014 Payable 2015	\$1,802,700	18,027	36.10200	0.00	0.00	0.00	\$6,508
2013 Payable 2014	\$1,638,800	16,388	35.52300	0.00	0.00	0.00	\$5,822

Current Taxes

Gross Tax \$6,882.00
 Total Credit \$0.00
 Spec Asmt \$0.00
 Net Tax Due \$6,882.00
 Adjusted Tax \$0.00
 Adjusted S.A. \$0.00
 Adjusted Net Due \$6,882.00
 Total Receipts \$6,882.00
 Remain Due \$0.00

Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
11/02/2018	EILEEN BECKER-HOOVER AND LOR	61	\$3,441.00
5/08/2018	EILEEN BECKER-HOOVER AND LOR	1	\$3,441.00

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

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Last Data Updated: 02/26/2019 7:11:58 PM

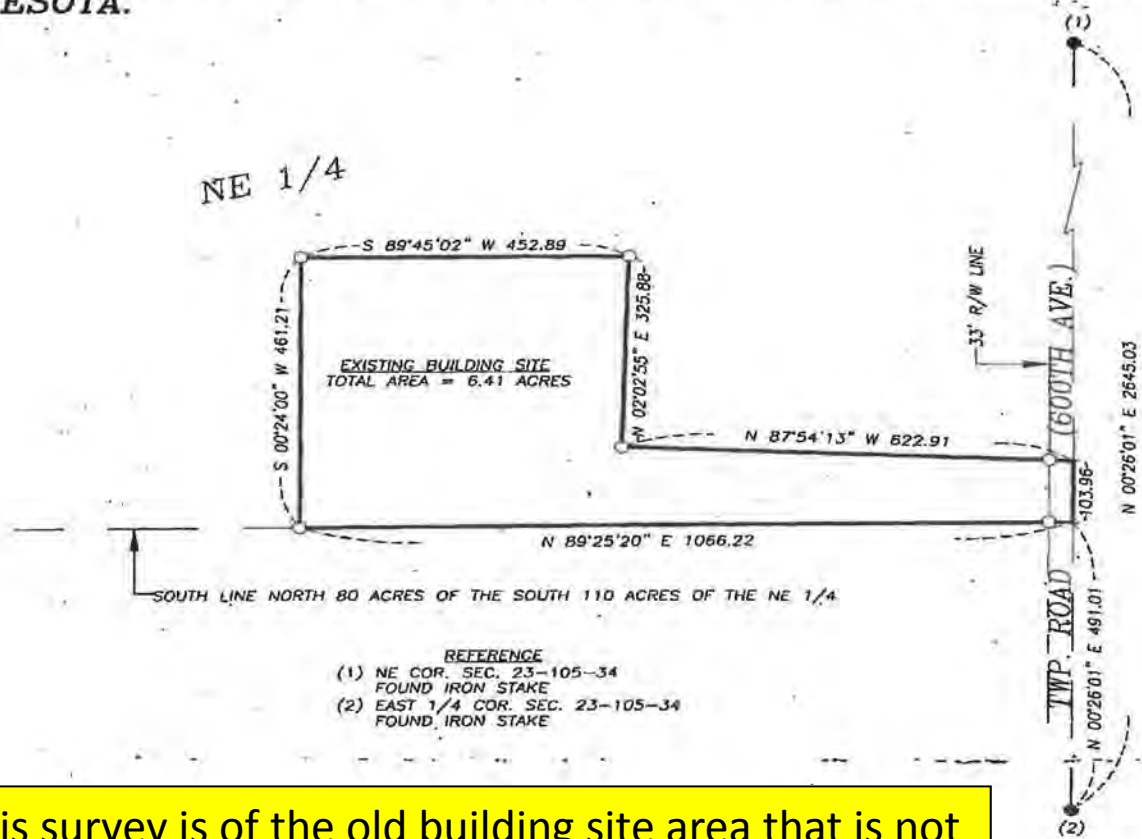
Version 2.2.3

Developed by



PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 105 NORTH, RANGE 34 WEST IN MOUNTAIN LAKE TOWNSHIP, COTTONWOOD COUNTY, MINNESOTA.

NE 1/4



- REFERENCE**
- (1) NE COR. SEC. 23-105-34 FOUND IRON STAKE
 - (2) EAST 1/4 COR. SEC. 23-105-34 FOUND IRON STAKE

This survey is of the old building site area that is not included in Parcel #2.

DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 105 NORTH, RANGE 34 WEST IN MOUNTAIN LAKE TOWNSHIP, COTTONWOOD COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON MONUMENT AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 00 DEGREES 26 MINUTES 01 SECOND EAST, BEARING BASED ON COTTONWOOD COUNTY COORDINATE SYSTEM, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND ALONG THE CENTERLINE OF THE TOWNSHIP ROAD, AS EXISTS, A DISTANCE OF 491.01 FEET, TO THE SOUTHEAST CORNER OF THE NORTH 80.00 ACRES OF THE SOUTH 110.00 ACRES OF SAID NORTHEAST QUARTER, BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 26 MINUTES 01 SECOND EAST, ALONG SAID EAST LINE AND SAID CENTERLINE, A DISTANCE OF 103.96 FEET; THENCE NORTH 87 DEGREES 54 MINUTES 13 SECONDS WEST A DISTANCE OF 622.91 FEET; THENCE NORTH 02 DEGREES 02 MINUTES 55 SECONDS EAST A DISTANCE OF 325.88 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 02 SECONDS WEST A DISTANCE OF 452.89 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS WEST A DISTANCE OF 461.21 FEET, TO THE SOUTH LINE OF THE NORTH 80.00 ACRES OF THE SOUTH 110.00 ACRES OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 25 MINUTES 20 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1066.22 FEET, TO THE POINT OF BEGINNING.

THE TRACT CONTAINS 6.41 ACRES AND IS SUBJECT TO EXISTING TOWNSHIP ROAD EASEMENT AND OTHER EASEMENTS OF RECORD, IF ANY.

N



SCALE 1" = 200'

- = MONUMENTS FOUND
- = MONUMENTS SET
- 5/8" IRON STAKE W/CAP NO. 43803



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signature Dennis Ray Esplan
Dennis Ray Esplan

Date 2-7-19 Certificate # 43803

ZIESKE LAND SURVEYING, INC.

Perry L. Zieske P.L.S.
Dennis Ray Esplan P.L.S.
840 4th Avenue, Box 94
Windom, MN 56101
Phone: (507) 831-0100

SURVEY FOR: EILEEN BECKER-HOOVER
PROJECT NUMBER: C 1903 S
DATE: FEBRUARY 6, 2019

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Cottonwood County, Minnesota

Farm 5478

Tract 2524

2019 Program Year

Map Created February 14, 2019



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
 MAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Parcel #1

Tract Cropland Total: 145.39 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 directly 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 exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2017 NAIP imagery.



Cottonwood County, Minnesota

Farm 5478 Tract 2608

2019 Program Year

Map Created February 14, 2019



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
- MAG = 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: 75.42 acres

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Parcel #1

This form is available electronically.

CRP-1 (07-23-10) U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

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

1. ST. & COUNTY CODE & ADMIN. LOCATION: 27 033
2. SIGN-UP NUMBER: 42

3. CONTRACT NUMBER: 1514A
4. ACRES FOR ENROLLMENT: 2.50

7. COUNTY OFFICE ADDRESS (Include Zip Code):
COTTONWOOD COUNTY FARM SERVICE AGENCY
339 9TH ST
WINDOM, MN 56101-1658

5. FARM NUMBER: 5478
6. TRACT NUMBER(S): 2524

8. OFFER (Select one):
GENERAL
ENVIRONMENTAL PRIORITY

9. CONTRACT PERIOD:
FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY)
10-01-2012 09-30-2022

TELEPHONE NUMBER (Include Area Code): (507)831-1550 x2

RECEIVED
NOV 08 2014
Cottonwood County FSA

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

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

10A. Rental Rate Per Acre	\$ 182.35	11. Identification of CRP Land				
B. Annual Contract Payment	\$ 456	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$	2524	3	CP8A	0.40	\$0.00
(Item 10C applicable only to continuous signup when the first year payment is prorated.)						
		2524	4	CP8A	0.60	\$0.00
		2524	5	CP8A	1.50	\$0.00

12. PARTICIPANTS

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):
EILEEN BECKER-HOOVER
406 ALANA DR
GOSHEN, IN 46526-6102

(2) SHARE: 50.00 %

(3) SOCIAL SECURITY NUMBER:
(4) SIGNATURE: Eileen Becker-Hoover
DATE (MM-DD-YYYY): 11-28-2014
(If more than three individuals are signing, continue on attachment.)

B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):
LOREN BECKER
552 E FAIRVIEW RD
WILLIAMSTOWN, KY 41097-9110

(2) SHARE: 50.00 %

(3) SOCIAL SECURITY NUMBER:
(4) SIGNATURE: SEE ATTACHED
DATE (MM-DD-YYYY):
(If more than three individuals are signing, continue on attachment.)

C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):

(2) SHARE: %

(3) SOCIAL SECURITY NUMBER:
(4) SIGNATURE:
DATE (MM-DD-YYYY):
(If more than three individuals are signing, continue on attachment.)

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

A. SIGNATURE OF CCC REPRESENTATIVE: *[Signature]*
B. DATE (MM-DD-YYYY): 12-10-2014

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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

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

Date Printed: 11-25-14

Parcel #1

This form is available electronically.

CRP-1 (07-23-10) U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

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

1. ST. & COUNTY & ADMIN. LOCATION: 27 033
2. SIGN-UP NUMBER: 42
3. CONTRACT NUMBER: 1514A
4. ACRES FOR ENROLLMENT: 2.50
5. FARM NUMBER: 5478
6. TRACT FROM COUNTY FSA: 2524
7. COUNTY OFFICE ADDRESS (Include Zip Code):
COTTONWOOD COUNTY FARM SERVICE AGENCY
339 9TH ST
WINDOM, MN 56101-1658
8. OFFER (Select one):
GENERAL
ENVIRONMENTAL PRIORITY
9. CONTRACT PERIOD:
FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY)
10-01-2012 09-30-2022

TELEPHONE NUMBER (Include Area Code): (507)831-1550 x2

RECEIVED
DEC 08 2014

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

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B. Annual Contract Payment	\$ 456	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$	2524	3	CP8A	0.40	\$0.00
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		2524	4	CP8A	0.60	\$0.00
		2524	5	CP8A	1.50	\$0.00

12. PARTICIPANTS

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):
EILEEN BECKER-HOOVER
406 ALANA DR
GOSHEN, IN 46526-6102

(2) SHARE: 50.00 %

(3) SOCIAL SECURITY NUMBER:
(4) SIGNATURE: SEE ATTACHED
DATE (MM-DD-YYYY):

(If more than three individuals are signing, continue on attachment.)

B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):
LOREN BECKER
552 E FAIRVIEW RD
WILLIAMSTOWN, KY 41097-9110

(2) SHARE: 50.00 %

(3) SOCIAL SECURITY NUMBER:
(4) SIGNATURE: Loren Becker
DATE (MM-DD-YYYY): 12-01-14

(If more than three individuals are signing, continue on attachment.)

C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):

(2) SHARE: %

(3) SOCIAL SECURITY NUMBER:
(4) SIGNATURE:
DATE (MM-DD-YYYY):

(If more than three individuals are signing, continue on attachment.)

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A. SIGNATURE OF CCC REPRESENTATIVE
B. DATE (MM-DD-YYYY): 12-10-2014

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

Date Printed: 11-25-14

Minnesota
 Cottonwood
 Report ID: FSA-156EZ

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

FARM: 5478
 Prepared: 3/7/19 3:37 PM
 Crop Year: 2019
 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: PANKRATZ, DALE
 Farm Identifier: 2007 C of #762 & #764
 Recon Number: 2007 27033 37

Farms Associated with Operator:
 813

CRP Contract Number(s): 1514A

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
227.19	220.81	220.81	0.0	0.0	2.5	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	218.31	0.0	0.0	0.0			

ARC-IC NONE	ARC-CO CORN , SOYBN	ARC/PLC PLC NONE	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	108.7		128	0.0
SOYBEANS	107.5		43	0.0
Total Base Acres:	216.2			

Tract Number: 2524 Description: SE4 less bldg site S11 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

Parcel #1

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
147.12	145.39	145.39	0.0	0.0	2.5	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	142.89	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	72.1		128	0.0
SOYBEANS	70.79		43	0.0
Total Base Acres:	142.89			

Owners: BECKER, LOREN
 Other Producers: None
 BECKER-HOOVER, EILEEN

Minnesota
Cottonwood

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

FARM: 5478
Prepared: 3/7/19 3:37 PM
Crop Year: 2019
Page: 2 of 2

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: 2608 Description: S2N2NE4 N2S2NE4 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

Parcel #2

Fermland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
80.07	75.42	75.42	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	75.42	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	36.6		128	0.0
SOYBEANS	36.71		43	0.0
Total Base Acres:	73.31			

Owners: BECKER, LOREN

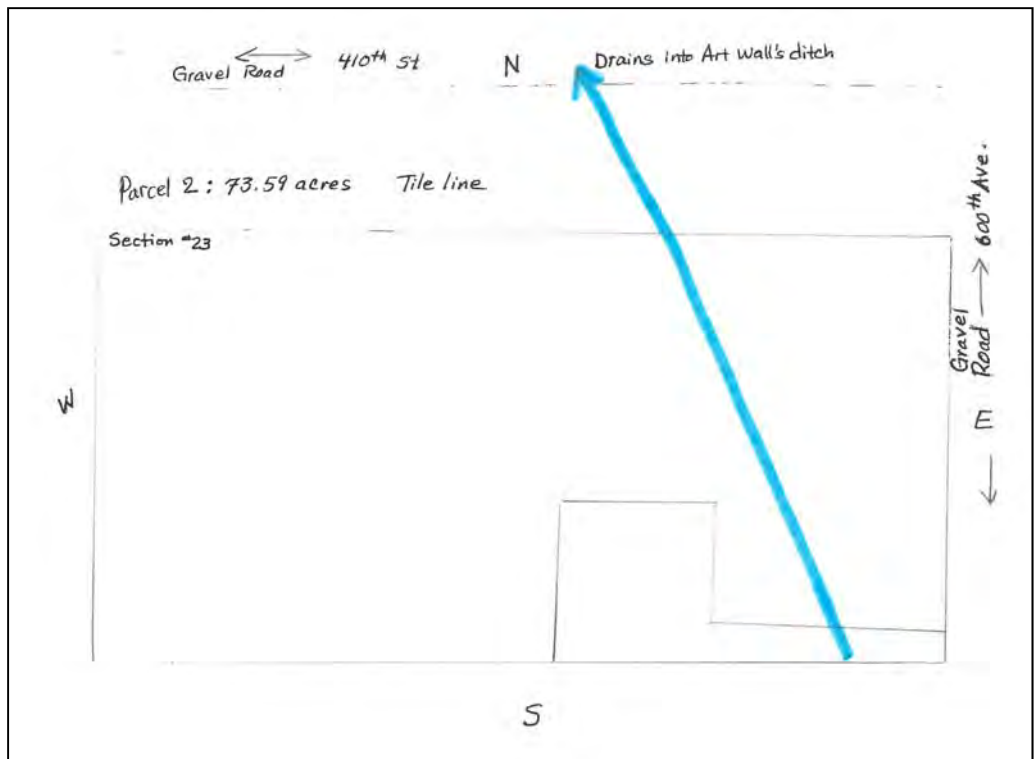
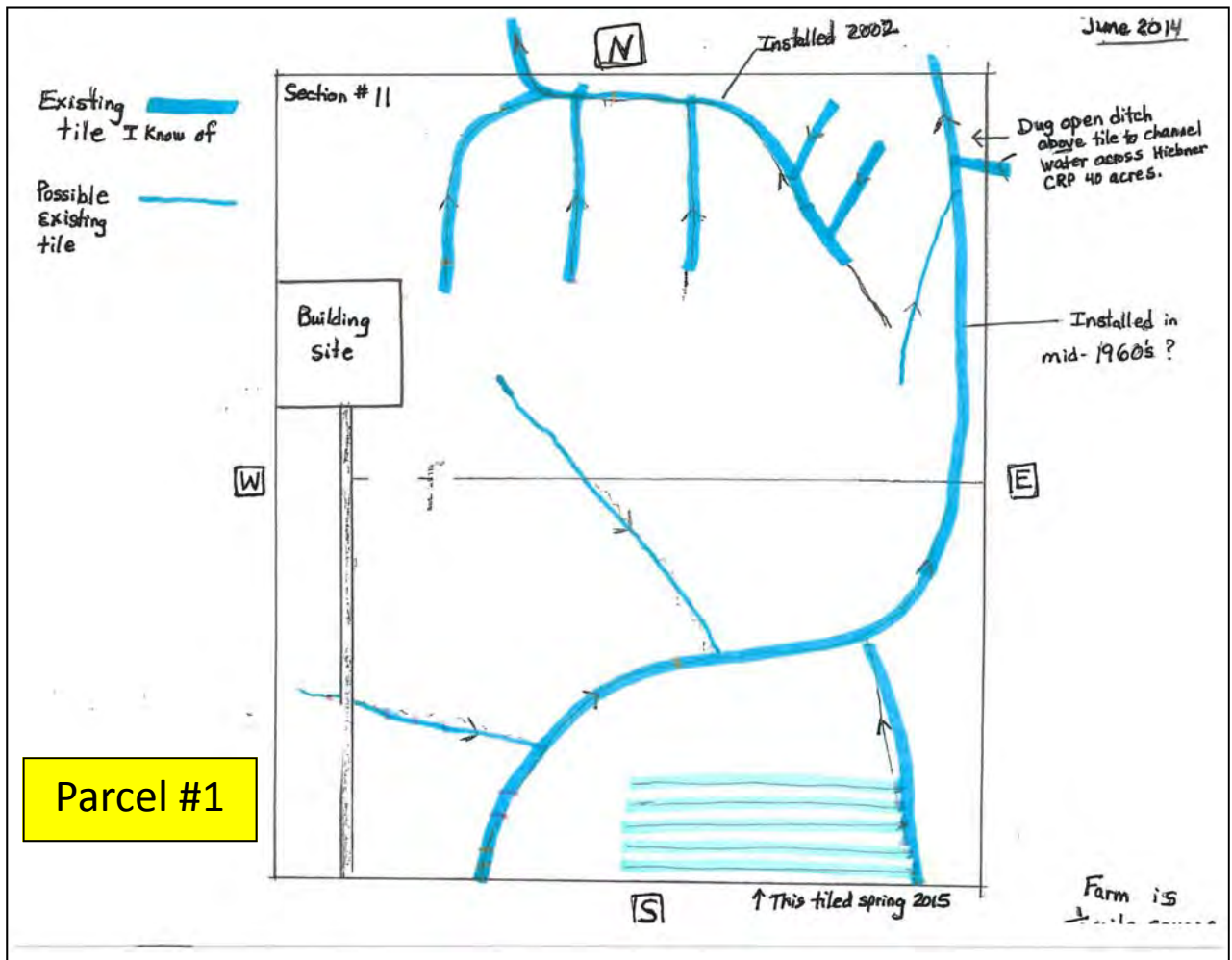
BECKER-HOOVER, EILEEN

Other Producers: None

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.



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

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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



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- 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.



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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:



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- 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.

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