



DAN PIKE, AG LAND BROKER / AUCTIONEER

PUBLIC FARMLAND AUCTION

Heirs of Robert L. Baerg Estate

80 Acres more or less

**Bare Un-Improved Farm & Recreational land
Carson Township, Cottonwood County, Minnesota**

UPDATED AS OF 6/11/19 - EASEMENT INFORMATION

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.

80 Acres +/- Carson Township, Cottonwood County, MN.

LIVE & INTERNET ONLINE BIDDING

FARM & RECREATIONAL LAND AUCTION



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

Thursday, June 27, 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

East Half of Northwest Quarter (E1/2 NW1/4) Section 8, Township 106N, Range 35W Cottonwood County, Minnesota. Containing 80 acres +/-

PROPERTY FSA INFORMATION - SOIL TYPES & CPI RATINGS

FSA DATA

Farmland - 79.9 acres Cropland - 56.04 acres DCP Cropland - 56.04 acres
 Corn Base - 26.39 acres Corn PLC Yield - 159 bu.
 Soybean Base - 26.41 acres Soybean PLC Yield - 45 bu.
 Total Base Acres - 52.8

SOILS TYPES

Clarion-Storden complex, Delft, overwash-Delft complex, Clarion-Swanlake complex, Spillville loam, Omsrud-Storden complex, Coland clay loam, Belview-Ridgerton complex.

Crop Production Index Estimated Rating: 89.7 (Estimated)

AUCTION SALE TERMS

The property is being offered subject to a cropland lease for the 2019 crop year with the Seller's retaining all 2019 lease income. The buyer or buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing of the subject 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 "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

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 property offers the buyer the opportunity for both good production farmland as well as recreational opportunities. If you are an area farmer or investor looking for farmland to add your operation or investment portfolio make sure to consider this property. It has been well operated and cared for. We are very honored to have been asked to represent the Heirs of the Robert L. Baerg Estate 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 every one 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 Baerg Estate Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

SALE ARRANGED 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#32-19-003 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.

Closing Attorney for the Sellers

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

OWNERS
Heirs of
Robert L. Baerg Estate



Cottonwood County, Minnesota

Farm 6693 Tract 8414

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
 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: 56.04 acres



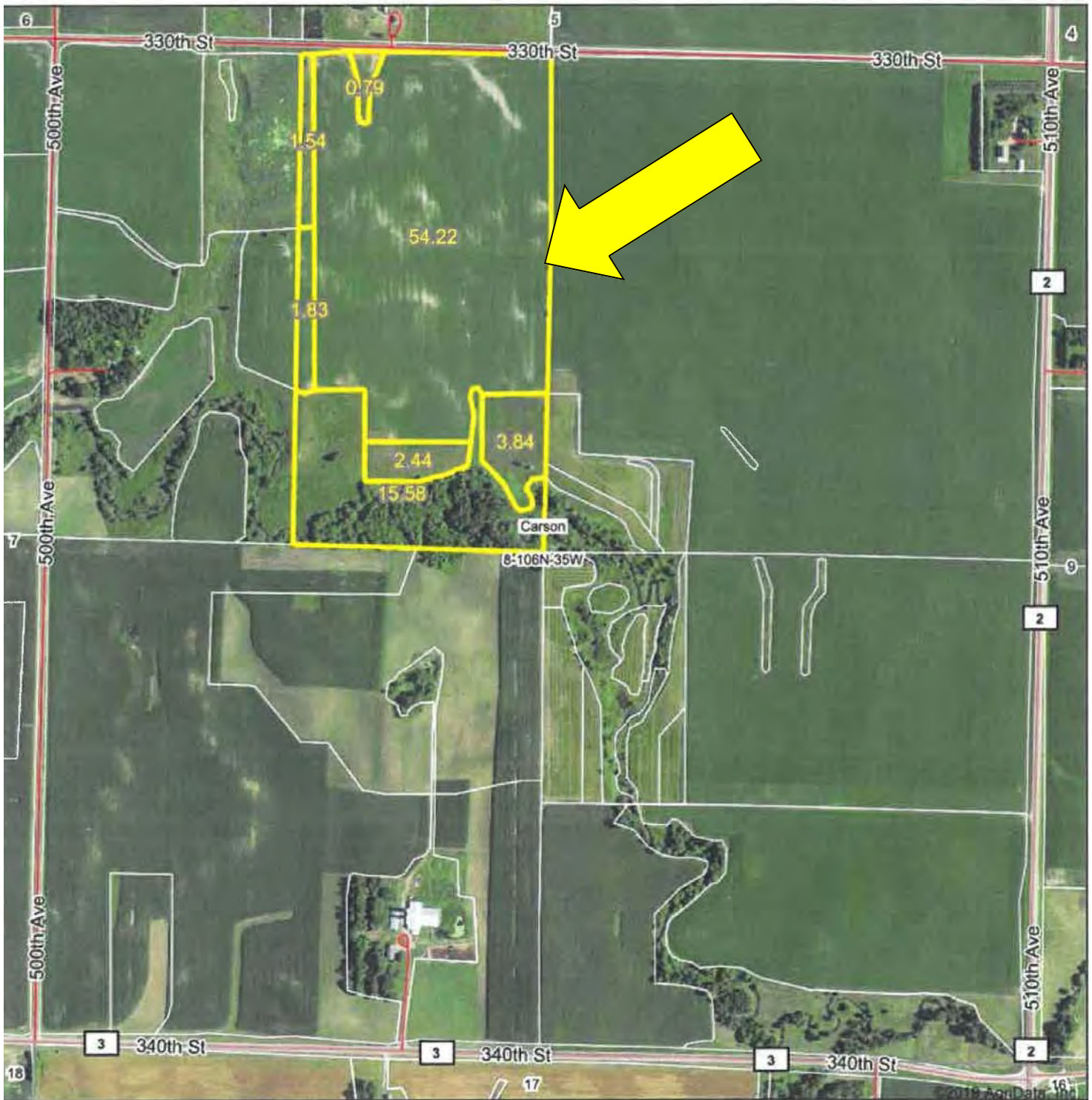
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program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

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.

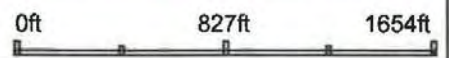
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Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

Aerial Map



map center: 43° 59' 58.69, -95° 4' 10.08



8-106N-35W
Cottonwood County
Minnesota

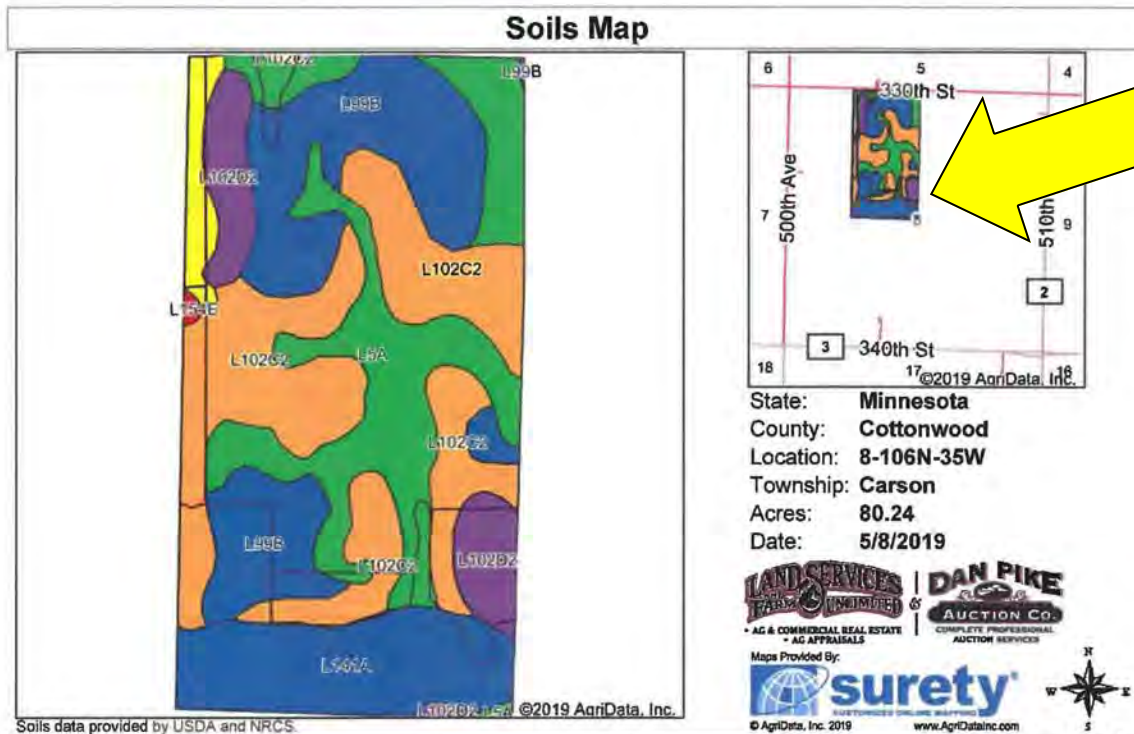


5/8/2019



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

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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	Corn	Soybeans	*n NCCPI Soybeans
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	24.08	30.0%		Ille	87			65
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	18.46	23.0%		Ilw	96	177	53	86
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	18.28	22.8%		Ile	92			82
L141A	Spillville loam, 0 to 2 percent slopes, occasionally flooded	10.98	13.7%		Ilw	91			81
L102D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	6.11	7.6%		IVe	76			61
L219A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	2.16	2.7%		Ilw	83			78
L154E	Belview-Ridgeton complex, 15 to 45 percent slopes	0.17	0.2%		Vle	22			9
Weighted Average						89.7	40.7	12.2	*n 75.8

*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.



Summary

Parcel ID 040080201
 Property Address
 Sec/Twp/Rng 8-106-35
 Lot/Block N/A
 Plat
 Brief Tax Description E1/2 NW1/4 80.
Source Not in file with original assessment.
 Deeded Acres 80.00
 CER 54.36
 Class AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 4
 School District 173

Owner

Taxpayer
 Baerg/Robert L
 % Allen J. Baerg
 48700 County Road 3
 Windom MN 56101

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	1.00	
1	008005	P Rim Till	2a	6.20 acre	
1	008010	Pasture	2a	7.50 acre	
1	008017	Pasture	2a	8.00 acre	
1	999700	Till + Road Acres	2a	58.30 acre	.00
1	999800	Neg Road Acres	2a	-1.00 acre	

2018 Values for 2019 Taxes

	Market	Taxable
Land	\$338,000	\$338,000
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$338,000	\$338,000

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2017 Payable 2018	\$338,000	3,380	48.60800	0.00	0.00	0.00	\$1,642
2016 Payable 2017	\$354,500	3,545	46.34500	0.00	0.00	0.00	\$1,642
2015 Payable 2016	\$354,500	3,545	47.03700	0.00	0.00	0.00	\$1,668
2014 Payable 2015	\$416,800	4,168	36.59700	0.00	0.00	0.00	\$1,526

Current Taxes

Gross Tax	\$2,156.12
Total Credit	\$192.12
Spec Asmt	\$0.00
Net Tax Due	\$1,964.00
Adjusted Tax	\$0.00
Adjusted S.A.	\$0.00
Adjusted Net Due	\$1,964.00
Total Receipts	\$0.00
Remain Due	\$-1,964.00

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

Customer agrees to the conditions, in any form, any license to supply third party material without the express written consent from Cottonwood County.

Last Data Upload: 8/10/2019 4:00:44 PM

Version 2.2.11



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Minnesota
Cottonwood

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

FARM: 6693
Prepared: 4/1/19 11:12 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 _____ Farm Identifier _____ Recon Number
2012 27033 129

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
79.9	56.04	56.04	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	56.04	0.0	0.0	0.0			

Crop	ARC/PLC			
	ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE
	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	26.39		159	0.0
SOYBEANS	26.41		45	0.0
Total Base Acres:	52.8			

Tract Number: 8414 Description: E2NW4 S8 106-35 CAR

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
79.9	56.04	56.04	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	56.04	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	26.39		159	0.0
SOYBEANS	26.41		45	0.0
Total Base Acres:	52.8			

Owners: ROBERT L BAERG ESTATE

Other Producers: None

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INGRESS AND EGRESS EASEMENT

Dated: May 21, 2019

Cami L. Post and Bryce Post, wife and husband; Robert A. Baerg and Laura Baerg, husband and wife; Danielle R. Baerg, a single person; Thomas B. Baerg and Jill Baerg, husband and wife; and Joshua A. Baerg and Caitlin Baerg, husband and wife (collectively "Grantor") hereby grant and convey to William A. Baerg ("Grantee") a permanent and non-exclusive ingress and egress easement upon the following terms and conditions:

1. That the ingress and egress easement shall be located on, over, and across the following described real estate ("Easement Area"):

All that part of the East Half of the Northwest Quarter (E ½ NW ¼) of Section 8, Township 106 North, Range 35 West of the Fifth Principal Meridian in Cottonwood County, Minnesota, described as follows:

Commencing at a point on the North line of the E ½ NW ¼ of said Section 8, which is 85 feet East of the Northwest corner of the E ½ NW ¼ of said Section 8, which is the point of beginning of the easement; thence South and parallel with the West line of the E ½ NW ¼ of said Section 8, a distance of 985.00 feet; thence West and parallel with the North line of the E ½ NW ¼ of said Section 8, a distance of 85.00 feet, more or less, to the West line of the E ½ NW ¼ of said Section 8; thence South and on and along the West line of the E ½ NW ¼ of said Section 8, a distance of 20.00 feet; thence East and parallel with the North line of the E ½ NW ¼ of said Section 8, a distance of 105.00 feet; thence North and parallel with the West line of the E ½ NW ¼ of said Section 8, a distance of 775.00 feet; thence East and parallel with the North line of the E ½ NW ¼ of said Section 8, a distance of 270.00 feet; thence North and parallel with the West line of the E ½ NW ¼ of said Section 8, a distance of 230.00 feet, more or less, to the North line of the E ½ NW ¼ of said Section 8; thence West and on and along the North line of the E ½ NW ¼ of said Section 8, a distance of 290.00 feet, more or less, to the point of beginning of the easement.

2. That this ingress and egress easement is for the benefit of the following described real estate:

The West Half of the Northwest Quarter (W ½ NW ¼) of Section 8, Township 106 North, Range 35 West of the Fifth Principal Meridian in Cottonwood County, Minnesota.

3. That Grantee and Grantee's agents, employees, invitees, and tenants shall have the right to drive any type of motorized vehicles over and across the Easement Area at any and all times. This includes, but is not limited to, tractors, farm machinery, automobiles and trucks.
4. That Grantee and Grantee's agents, employees, invitees, and tenants shall have the right to use the Easement Area for pedestrian traffic at any and all times.
5. That Grantee shall be solely and exclusively responsible to pay for all costs of labor and materials to maintain the Easement Area in a state of good repair except where the maintenance or repairs are required due to the acts of Grantor or Grantor's agents, employees, invitees, and/or tenants.
6. That Grantor and Grantee as well as their respective agents, employees, invitees, and tenants shall not obstruct, block, or otherwise restrict the use or enjoyment of the Easement Area, except in emergencies or except as may be necessary to cause maintenance and/or repairs to be completed within the Easement Area.
7. That this is a permanent and non-exclusive ingress and egress easement which shall be binding upon both Grantor and Grantee as well as their respective heirs, successors, and assigns. All terms and conditions of this ingress and egress easement shall run with the land.

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- 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.
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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.
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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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- 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.