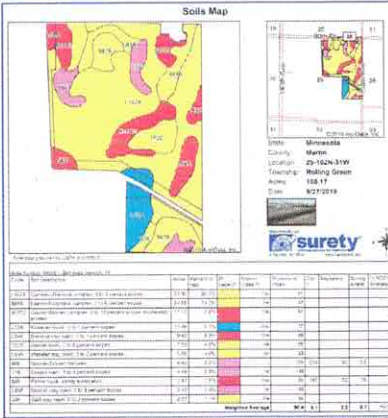


200 Acres +/- in Rolling Green Twp, Martin Co., MN

FARMLAND AUCTION

Thursday, August 8th, 2019 @ 5:30 PM

SALE LOCATION: Auction will be held at 1493 90th Street, Fairmont, MN (Farm Building Site). Watch for Auction Signs Day of Sale!



PROPERTY LOCATION:

The subject property is located on County Hwy 22, approximately 6 miles West of Fairmont, MN or 5 miles SE of Welcome, MN.

PROPERTY LEGAL DESCRIPTION:

SUBJECT PROPERTY: NE 1/4 & NE 1/4 of the SE 1/4 in Section 29 Rolling Green Township, Martin County, MN, T102N, R31W.

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 & make a 20% earnest money down payment the day of the auction to Krahmer, Shaffer & Edmundson, Ltd Trust Account. The unpaid balance shall be due and payable in full on or before October 4, 2019 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. Property is being sold AS IS-WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements of record. The farmland is rented out for the 2019 crop year, the new Buyer will have possession after the 2019 crop has been removed. The grain bins are rented out for 2019. Buyer will be responsible for 2020 real estate taxes and thereafter. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the Buyer. Any appraisal or loan fees are Buyer's obligation. It is interested bidder's obligation to inspect property prior to their purchase of it. Any statements made at the auction may take precedence over any printed information. This sale is subject to the sellers approval. Auctioneer Alley/ Land Services Unlimited and Sales Staff represent the sellers in this transaction.

AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Peters Family as this is an excellent opportunity to buy some good Martin County farmland. If you are considering the purchase of farmland to add to your investment portfolio, this is an auction you will want to attend! This 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 the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. Seller reserves the right to sell the farm in multiple parcels if enough interest is shown prior to the auction. The sale order will be personal property at 5:30 p.m. with the real estate following at approximately 6:30 p.m. Inspection is invited by appointment. The auctioneers & sales staff are representing the sellers. This auction is open to the public and we look forward to seeing everyone there! Respectfully, Dustyn Hartung and Sales Staff

PERSONAL PROPERTY:

JD X70 L&G Tractor w/62" deck; JD 47 Quick Hitch Snow Blower; (2) JD Push Mowers; JD Snowmobile Trailer; Schweiss Dual Axle Trailer; Flat Rack on Dakon Running Gear; 3 pt. Single Shank Subsoiler; 2 Wheel Push Cart; 500 Gal. Diesel Barrel w/120 Electric Pump; 250 Gal. Gas Barrel; Insol Cob213 1 hp Overhead Hoist; Battery Charger; Grease Guns; Shovels; 12' Alum Step Ladder; Alum Extension Ladder; Ryobi 14" Chop Saw; Extension Cords; JD 295 Welder; Vice; Old Oil Pump; JD Rear Weights; Parts Bins w/Hardware; Portable Air Compressor; Air Compressor; Drill Press; JD Wrench Set; Misc. JD Tools; JD Gas Can; Gas Cans; Parts Indexes; Comb Wrench Sets; Hammers; Saws; Pruning Shears; Levels; Lumber; Old JD Manuals; TV; Desk & more Misc. Household Items!



ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.LANDSERVICESUNLIMITED.COM OR CALL DUSTYN HARTUNG 507-236-7629.

www.landservicesunlimited.com

OWNER:

William C. Peters Estate

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG-507-236-7629 LIC #46-14

ALLEN, KEVIN & RYAN KAHLER,
DOUG WEDEL & DAN PIKE



105 South State Street Fairmont, MN 56031-507-238-4318



KRAHMER
SHAFFER &
EDMUNDSON

Kim Shaffer, Attorney for Estate



Real Estate and Appraisals
 105 S State Street
 Fairmont, MN 56031
 Office: (507) 238-4318
 Dustyn Hartung
 Cell: (507) 236-7629

PROPERTY INFORMATION

DESCRIPTION: 200 Acres +/-, NE ¼ & the NE ¼ of the SE ¼ of Sec 29-102-31 Rolling Green Township
 Martin County, MN. 1493 90th St. Fairmont, MN
 *Not to be used on legal documents.

TAX PARCEL ID #: 150290100

BUILDINGS: 26'x24' House with 24'x24' Attached Garage, (4) Machine Sheds Approx. 40'x60', 24'x40',
 40'x72' & 24'x42' (2) Behlen Grain Bins: Approx. 15,000 Bushel with Drying Fan & Approx.
 7,000 Bushel

REAL ESTATE TAXES: 2019 AG Homestead Taxes = \$3,608.00
 *These taxes are AG HSTD

FSA INFORMATION:

Total Acres	= 200 +/- acres
FSA Tillable Acres	= 186.15 +/- acres
Corn Base Acres	= 109.70 +/- acres
Corn PLC Yield	= 168 +/- bushels
Soybean Base Acres	= 59.70 +/- acres
Soybean PLC Yield	= 44 +/- bushels
Total Base Acres	=169.40

SOIL DESCRIPTION: Canisteo-Glencoe, Clarion-Swanlake Complex, Clarion-Storden Complex, Klossner
 Muck, Glencoe Clay Loam, Clarion Loam, Webster Clay Loam, Nicollet-Crippin Complex, Crippin Loam, Palms Muck,
 Nicollet Clay Loam, Delft Clay Loam
 * See Soils Map

CPI: Crop Productivity Index = 90.4 *Very Good

TOPOGRAPHY: Level to Gently Rolling

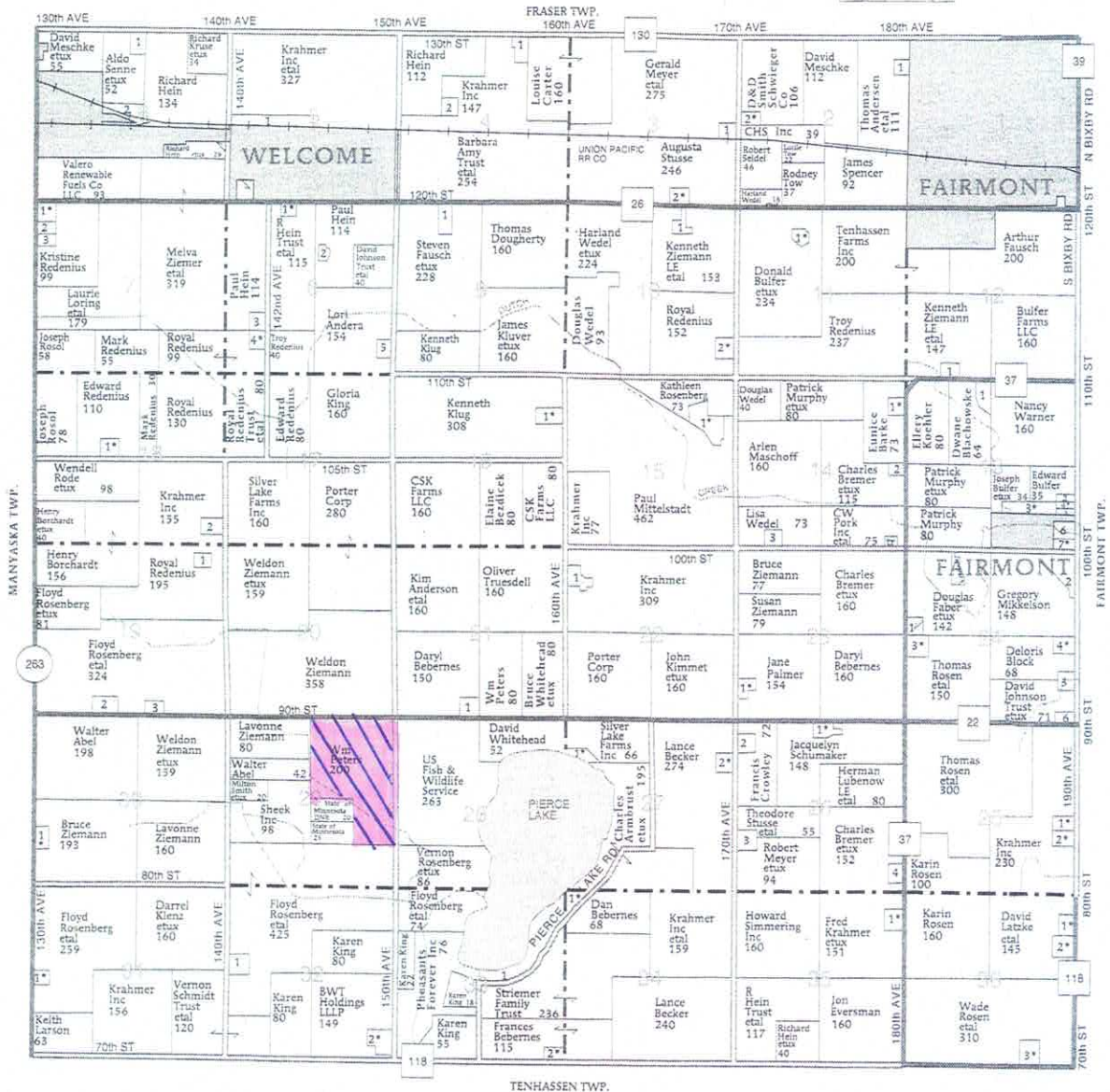
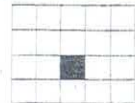
DRAINAGE: Tile outlets JD 367 and some private laterals. Lift Pumps located on the North side of the
 drainage ditch. *See Tile Maps

NRCS CLASSIFICATIONS

ON TILLABLE ACRES: NHEL – Non-Highly Erodible Land

WETLAND STATUS: No Certified Wetland Determination Has Been Completed

LEASE STATUS: Farm is currently rented out for the 2019 crop year. New Buyer will have possession upon
 closing, subject to the rights of the current tenant pursuant to the 2019 farm lease. The grain bins are rented out through
 2019.



ROLLING GREEN TOWNSHIP

- SECTION 2**
- 1. Langer, Timothy 5
- 2. Murphy, Jesse etal 13
- SECTION 3**
- 1. Stusse, Theodore 6
- 2. Lenz, Lester etux 6
- SECTION 4**
- 1. Hatfield, Barbara 8
- 2. Hawkeye Three LLP 16
- SECTION 5**
- 1. Tenhassen Farms Inc 17
- SECTION 6**
- 1. Rosenberg, Scott 8
- 2. Watonwan Farm Service Co 13
- SECTION 7**
- 1. Odgaard, Jesse etux 6

- 2. Odgaard Investments LLC 5
- 3. Hall Lake Cabins & Rentals LLC 6
- SECTION 8**
- 1. Wolle, Wayne etux 5
- 2. Stauffer, Jeremy 6
- 3. Trainor, Clifford 6
- 4. Bloomgren, Roger etux 6
- 5. Eisenmenger, Trevor 6
- SECTION 9**
- 1. Christensen Family Farms Inc 11
- SECTION 10**
- 1. Bachenberg, Janeen 7
- 2. Landsteiner, Steven etux 8
- SECTION 11**
- 1. Bulfer, David etux 6

- SECTION 12**
- 1. Wannarka, Brian 13
- SECTION 13**
- 1. Waste Management of MN Inc 16
- 2. Bulfer, Charles 5
- 3. Buffer Jr, Louis etux 17
- 4. Borowski, Greg etux 5
- 5. Brooks, Linda 5
- 6. McGranahan, David 10
- 7. Buffer LE, Louis etal 5
- SECTION 14**
- 1. Thate, James etux 7
- 2. Spitzer, Roger 5
- 3. Teveldal, Ethan 7
- SECTION 15**
- 1. Crowley, Kathleen etal 25
- SECTION 16**
- 1. Speckman LE, Aldean etal 12

- SECTION 18**
- 1. Latzke LE, Myron etal 8
- 2. Maplewood Residence Inc 5
- SECTION 19**
- 1. Stover Jr, Floyd 5
- 2. Riverdale Inc 12
- 3. Thate, Dean 5
- SECTION 21**
- 1. Bebernes, Dan 11
- SECTION 22**
- 1. Rosenberg, Todd 11
- SECTION 23**
- 1. Wannarka, Darrell etux 6
- SECTION 24**
- 1. Fairmont Artif Breeders LP 18
- 2. Andersen, Dwight 12
- 3. Rosenberg, Dennis etux 10

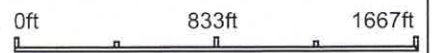
- 4. Haeckel, Rodney etux 8
- 5. Woodland Acres Hatchery & Game 7
- 6. Opheim, Elizabeth 6
- SECTION 25**
- 1. Maakestad, Jon etux 5
- 2. Erickson, Jon etux 5
- SECTION 26**
- 1. Olson, Lowell etux 12
- 2. Olson, Spencer 8
- 3. Rosburg, James 11
- 4. Bremer, Tracy 8
- SECTION 27**
- 1. Kraemer, Fred etux 10
- 2. Kollofski, Oliver etux 6
- SECTION 30**
- 1. Ziemann, Bruce etux 8
- SECTION 31**
- 1. Huebert, Brian etux 6

- SECTION 32**
- 1. Rosenberg, Travis 10
- 2. Willers, Dustin etux 7
- SECTION 33**
- 1. Striemer, Chad 20
- 2. Schmidtke, Danny etux 5
- SECTION 34**
- 1. Shane, Steven etux 6
- SECTION 35**
- 1. Simmering, Eugene etux 9
- SECTION 36**
- 1. Milbrandt LE, Marlin etal 5
- 2. Grotte, Dean etux 10
- 3. Roloff LE, Eugene etal 10

Aerial Map



Map Center: 43° 36' 31.23, -94° 34' 56.46

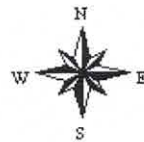


Maps Provided By:



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29-102N-31W
Martin County
Minnesota



6/6/2019

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

Aerial Map



Map Center: 43° 36' 31.23, -94° 34' 56.46

0ft 833ft 1667ft

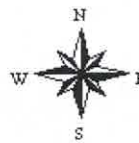


Maps Provided By:



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29-102N-31W
Martin County
Minnesota



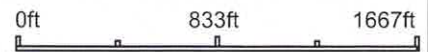
6/6/2019

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

Aerial Map



Map Center: 43° 36' 31.23, -94° 34' 56.46

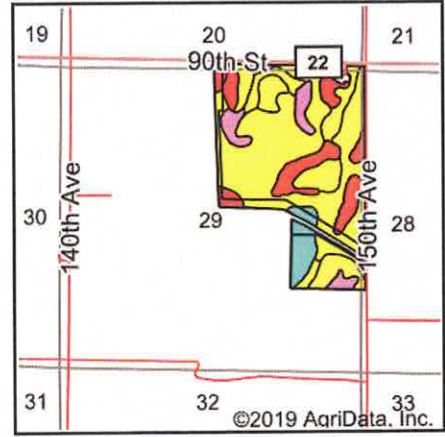
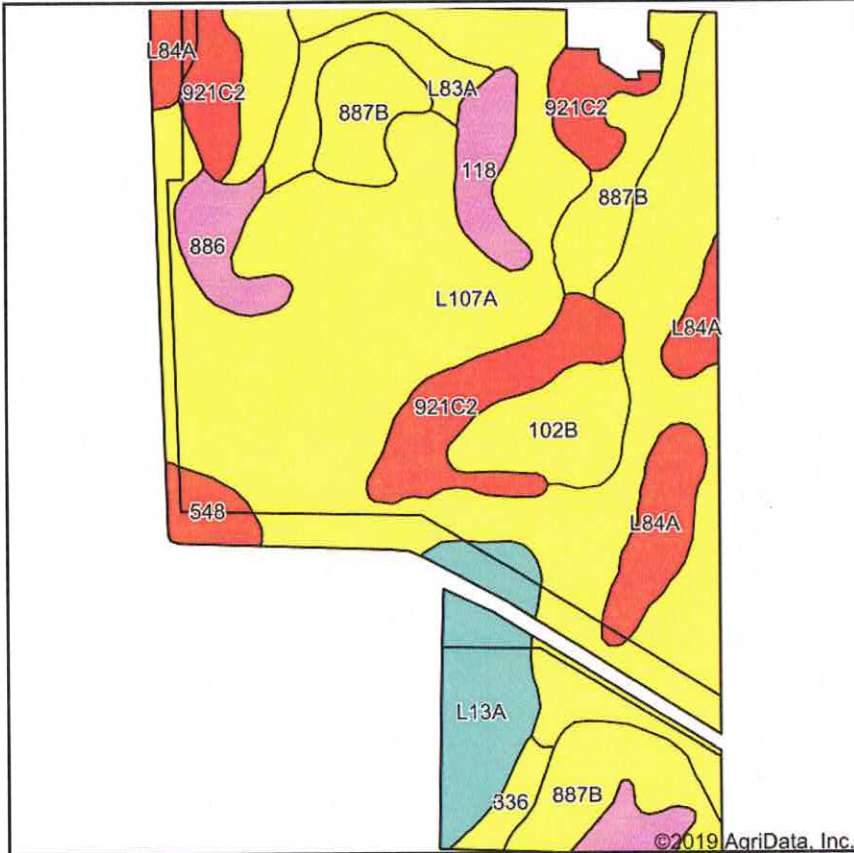


29-102N-31W
Martin County
Minnesota



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

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **29-102N-31W**
 Township: **Rolling Green**
 Acres: **186.17**
 Date: **6/27/2019**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 15											
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Cor n	Soybeans	Spring wheat	*n NCCPI Soybeans	
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	93.30	50.1%		llw	91				79	
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	24.65	13.2%		lle	92				82	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	17.10	9.2%		llle	87				65	
L13A	Klossner muck, 0 to 1 percent slopes	11.36	6.1%		lllw	77				90	
L84A	Glencoe clay loam, 0 to 1 percent slopes	9.80	5.3%		lllw	86				78	
102B	Clarion loam, 2 to 6 percent slopes	7.73	4.2%		lle	95				83	
L83A	Webster clay loam, 0 to 2 percent slopes	5.58	3.0%		llw	93				80	
886	Nicollet-Crippin complex	4.69	2.5%		I	100	210	60	5.2	81	
118	Crippin loam, 1 to 3 percent slopes	4.59	2.5%		Ie	100				84	
548	Palms muck, sandy substratum	2.87	1.5%		lllw	86	181	52	38	72	
L85A	Nicollet clay loam, 1 to 3 percent slopes	2.43	1.3%		Iw	99				78	
336	Delft clay loam, 0 to 2 percent slopes	2.07	1.1%		llw	94				76	
Weighted Average						90.4	8.1	2.3	0.7	*n 78.9	

*n: The aggregation method is "Weighted Average using major components"

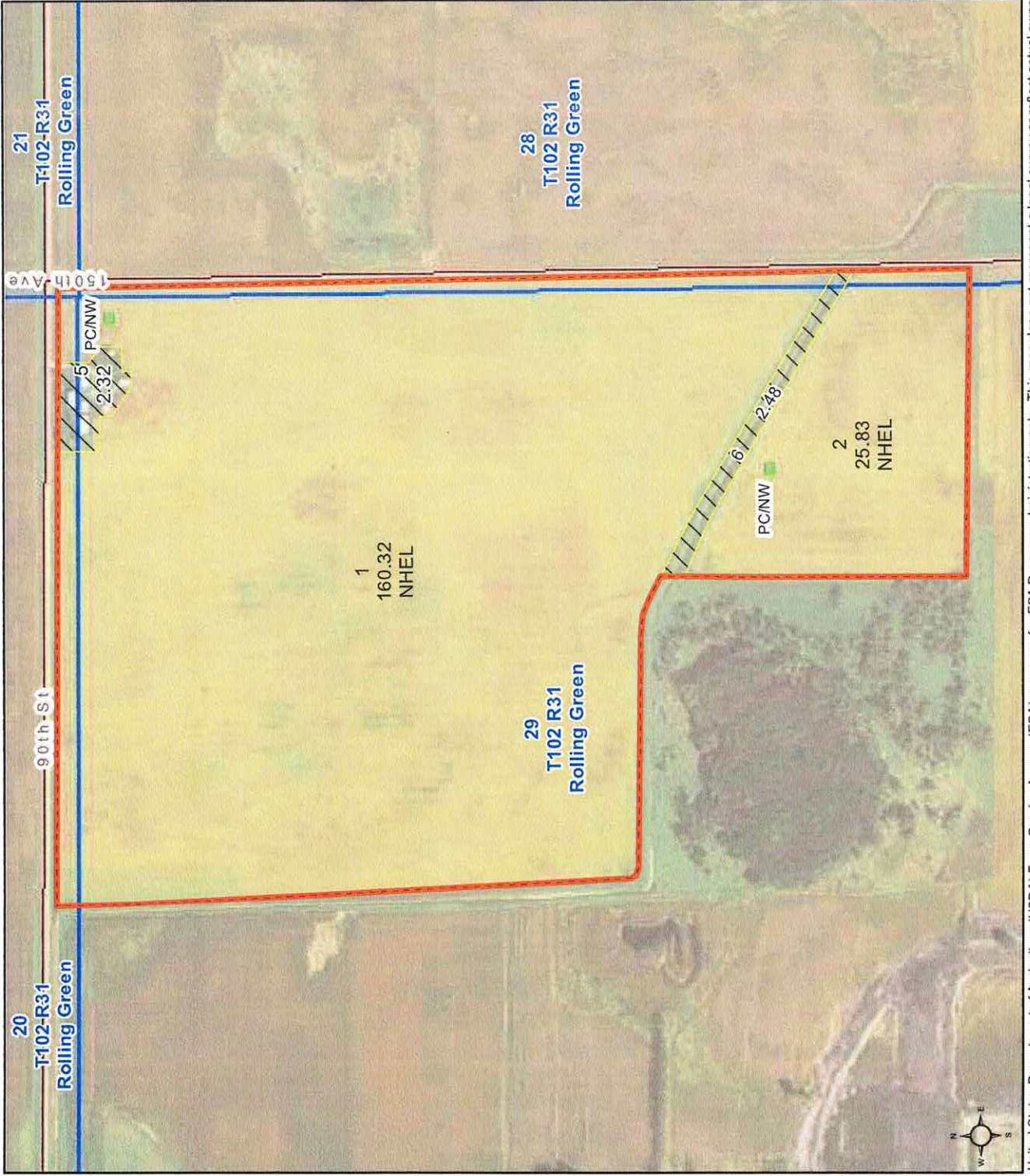
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Farm 8205
Tract 2789

2019 Program Year

Map Created April 30, 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: 186.15 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.

MINNESOTA
MARTIN
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 8205
Prepared : Jul 12, 2019
Crop Year : 2019

Tract 2789 Continued ...

Soybeans	59.70	0.00	0	44
TOTAL	169.40	0.00		

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.


Beacon™ Martin County, MN

Summary

Parcel ID 150290100
Property Address 1493 90TH ST
 FAIRMONT
Sec/Twp/Rng 29-102-031
Brief Tax Description Sect-29 Twp-102 Range-031 200.00 AC NE1/4 & NE1/4 SE1/4 200.00 AC
 (Note: Not to be used on legal documents)
Deeded Acres 200.00
Class 101 - (HSTD) AGRICULTURAL; 101 - (HSTD) AGRICULTURAL
District (1503) ROLLING GREEN2448
School District 2448
Neighborhood 15 - ROLLING GREEN
Contact Appraiser: Mike Sheplee
Creation Date 07/07/1989



Owner

Primary Taxpayer
 William C Peters
 1493 90th St
 PO Box 112
 Fairmont, MN 56031

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	134.500	AC
2	TILL B2 60-69 CPI	0	0	0	0	43.400	AC
3	TILL C1 50-59 CPI	0	0	0	0	0.270	AC
4	ADDN SITE ACRES	0	0	0	0	1.000	AC
5	WASTE/DITCH/BUFFER	0	0	0	0	13.830	AC
6	BUILDING SITE 1	0	0	0	0	1.000	AC
7	ROAD	0	0	0	0	6.000	AC
Total						200.000	

Buildings

Building 1
Year Built 1910
Architecture CONVENTION
Heated Sq Ft 728
Finished Basement Sq Ft
Construction Quality BELOW AVG.
Condition AC C, AVG-
Foundation Type POURED CON
Frame Type WOOD FRAME
Size/Shape 1.00 SQ/RC
Exterior Walls STEEL/MTL
Windows CO/CLAD
Roof Structure GABLE/HIP
Roof Cover METAL ROOF
Interior Walls DRYWALL
Floor Cover CARPET; VINYL
Heat FORCED AIR
Air Conditioning NONE
Bedrooms 2
Bathrooms 1
Kitchen SOFT/STAIN
1st Floor Area Sq Ft 728
Ceiling N/A
Stories 1

Sub Area Square Footage

SubArea	Act Area	%	Adj Area	Heated	Prime	RCNLD
ONE 1910 1 STORY	364	115	419	364	364	6,224
OWB 1910 1 STY/BMT	364	150	546	364	364	8,111
FGR 1910 F GARAGE	520	72	374	0	0	5,555
Total for Bldg 1	1,248		1,339	728	728	19,890

[Click here to view a list of sub area descriptions.](#)

Extra Features

Seq	Code	Description	Dim 1	Dim 2	Units	UT
1	001102	GARAGE UNFINISHED	43	24	1,032.000	SF
2	004201	SM BIN <15K BU	21	18	4,988.000	BU
3	002500	RURAL OUTBUILDINGS	40	25	1,000.000	SF
4	004201	SM BIN <15K BU	30	18	10,179.000	BU
5	002600	OLDER POLE BARN	40	60	2,400.000	SF
6	002600	OLDER POLE BARN	40	72	2,880.000	SF

Valuation

	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Land Value	\$1,270,000	\$1,351,400	\$1,344,900	\$1,385,100	\$1,250,100
+ Estimated Building Value	\$26,300	\$25,300	\$25,400	\$25,500	\$25,700
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,296,300	\$1,376,700	\$1,370,300	\$1,410,600	\$1,275,800

Taxation

	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$1,376,700	\$1,370,300	\$1,410,600	\$1,275,800
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	(\$18,000)	(\$18,000)	(\$18,000)	(\$18,000)
= Taxable Market Value	\$1,358,700	\$1,352,300	\$1,392,600	\$1,257,800
Net Taxes Due	\$3,555.00	\$3,513.00	\$3,763.00	\$3,017.00
+ Special Assessments	\$53.00	\$53.00	\$53.00	\$53.00
= Total Taxes Due	\$3,608.00	\$3,566.00	\$3,816.00	\$3,070.00

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

Unpaid Taxes

	2019 Payable
Unpaid Tax	\$1,777.50
+ Unpaid Spec Asmt	\$26.50
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$1,804.00

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
415432	5/2/2019	2019	\$0.00	\$0.00	\$0.00	(\$1,804.00)
402495	10/3/2018	2018	\$0.00	\$0.00	\$0.00	(\$1,783.00)
393734	5/10/2018	2018	\$0.00	\$0.00	\$0.00	(\$1,783.00)
383593	11/1/2017	2017	\$0.00	\$0.00	\$0.00	(\$1,908.00)
366196	5/10/2017	2017	\$0.00	\$0.00	\$0.00	(\$1,908.00)
348668	7/5/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,535.00)
344243	5/16/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,535.00)
325700	10/9/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,500.00)
315213	5/12/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,500.00)
305421	11/17/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,389.00)
292699	5/15/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,389.00)
275887	11/4/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,226.00)
262904	5/14/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,226.00)

20

ZIEMANN, WELDON W

21

22

0

29

150th Ave

US FISH & WILDLIFE SERVICE

PETERS, WM C

Judicial Ditch 367

Rolling Green Township

ABEL, WALTER

SHEEKING

SHEEKING

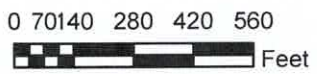
28

MN, STATE OF

22

12

42





Overview



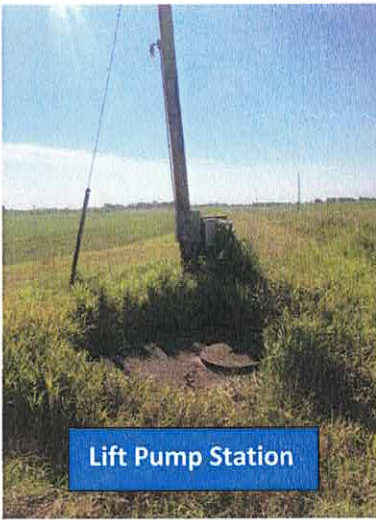
Legend

- Parcels
- Corporate Limits
- Drainage Districts
- Legal Drains**
- <all other values>
- Open
- Tile

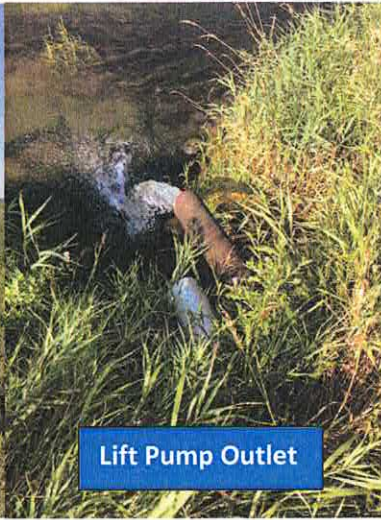
Parcel ID	150290100	Alternate ID	n/a	Owner Address	PETERS,WM C
Sec/Twp/Rng	29-102-031	Class	101 - AGRICULTURAL		1493 90TH ST
Property Address	1493 90TH ST FAIRMONT	Acreage	200		PO BOX 112 FAIRMONT, MN 56031
				Note	n/a
District	ROLLING GREEN2448				
Brief Tax Description	Sect-29 Twp-102 Range-031 200.00 AC NE1/4 & NE1/4 SE1/4 200.00 AC <i>(Note: Not to be used on legal documents)</i>				

Date created: 6/6/2019
Last Data Uploaded: 6/6/2019 1:52:18 AM

Developed by **Schneider**
GEOSPATIAL



Lift Pump Station



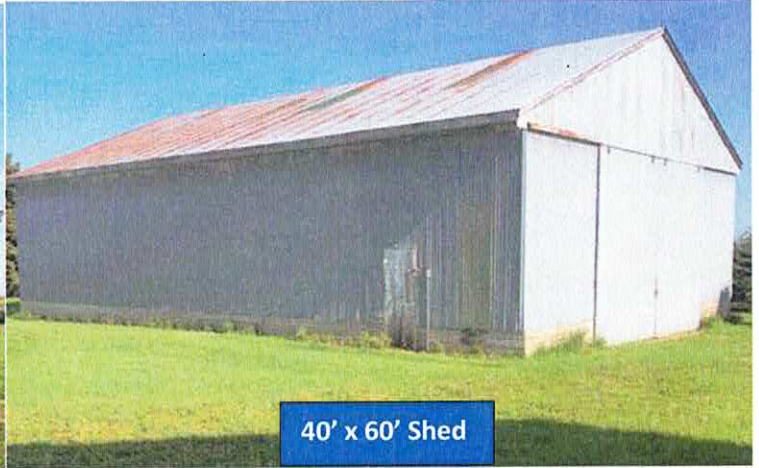
Lift Pump Outlet



24' x 42' Shed



Living Quarters w/attached 24' x 24' Garage



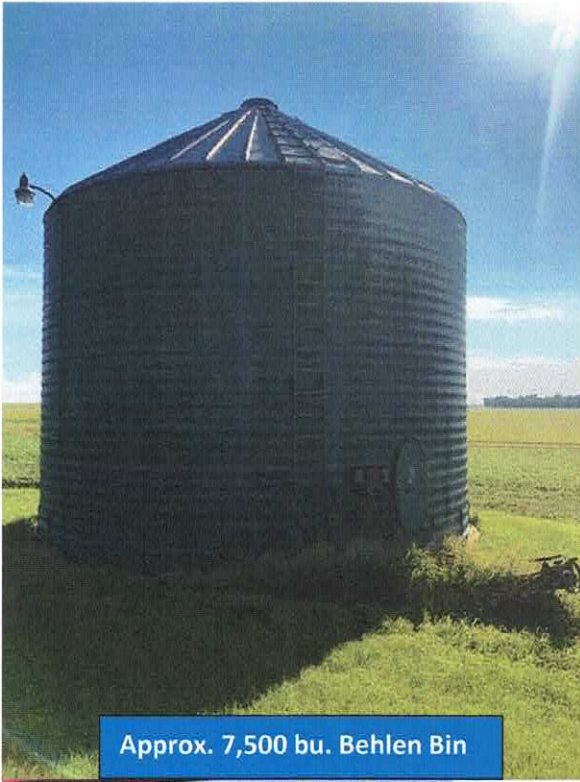
40' x 60' Shed



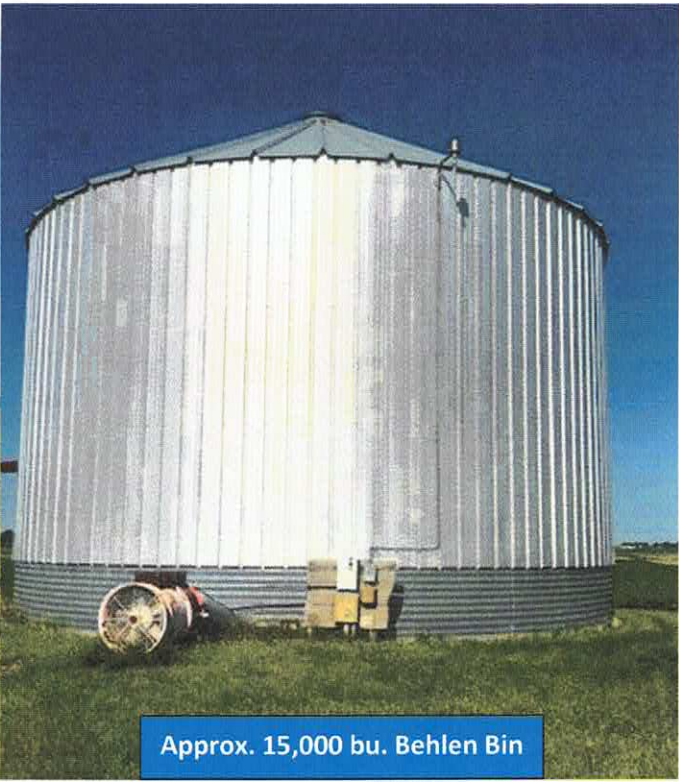
40' x 72' Shed



24' x 40' Shed



Approx. 7,500 bu. Behlen Bin



Approx. 15,000 bu. Behlen Bin



NO. 61-29

OWNER William C. Peters

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS That I (We) of the County of Martin, State of Minnesota, hereinafter called "Owner", for a good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant to the FEDERATED RURAL ELECTRIC ASSOCIATION, Jackson, Minnesota, (hereinafter called the Cooperative), its successors and assigns, forever, the right to enter for the purposes hereinafter provided upon the land of Owner situated in the County of Martin, State of Minnesota, more particularly described as follows:

DESCRIPTION: Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$)
SECTION 29 TOWNSHIP 102 N RANGE 31 W.

Owner hereby grants to Cooperative, its successors and assigns, forever, the right, privilege and easement to lay, construct, operate and maintain, on, under and across that part of the above described tract as specified below, and in or upon all streets, roads, or highways abutting said lands, an overhead distributing system and its appurtenances and/or underground cable lines for distributing electric energy, including all wires, cables, manholes, transformer enclosures, concrete pads, connection boxes, ground connections, attachments, equipment, accessories and appurtenances desirable in connection therewith.

Owner covenants that he is the owner in fee of the above described lands and agrees that all facilities erected hereunder shall remain the property of the Cooperative. Cooperative shall have the right to inspect, rebuild, remove, repair, improve and make such changes, alterations, substitutions and additions in and to its facilities as Cooperative may from time to time deem advisable.

Cooperative shall have the right to cut, trim, and control the growth of trees and shrubbery to provide adequate clearance or that may interfere or threaten to endanger operation and maintenance of said line or system. Cooperative shall also have the right to keep the easement clear of all other obstructions.

For the purpose of constructing, inspecting, maintaining or operating its facilities, Cooperative shall have the right of ingress to and egress from the easement over the lands of Owner adjacent to the easement and lying between public or private roads and the easement, such right to be exercised in such manner as shall occasion the least practicable damage and inconvenience to Owner.

Cooperative shall be liable for damages to growing crops, fences and tile caused by it in the construction, operation, maintenance or removal of said overhead or underground lines and appurtenances, or for such other damage as may be caused by Cooperative to the land of the Owner by reason of the negligence of its employees or agents.

Said distribution line shall be constructed on that part of the above described property which lies within 20 feet of each side of a centerline beginning at a point 1,790 feet North of the Southeast corner of the above said Section 29; and running thence in a Northwesterly direction for a distance of 1,150 feet, thence in a Northeasterly direction for a distance of 100 feet, more or less, and there terminating at a transformer installation.

STATE DEED TAX DUE ON THIS INSTRUMENT IS \$ None

IN WITNESS WHEREOF, (I) (We) have duly executed this instrument, this 10th
day of JANUARY, 19 85

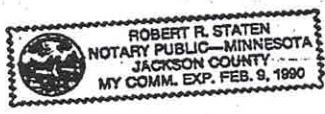
X Wm C. Peters

STATE OF MINNESOTA

COUNTY OF JACKSON

On this 10th day of JANUARY, 19 85, before me a Notary Public
within and for the County of JACKSON, State of Minnesota, personally
appeared WILLIAM C. PETERS and _____ to me
personally known to be the person described in and who executed the foregoing instrument and acknowledged that he
executed the same as HIS free act and deed.

Robert R. Staten



THIS INSTRUMENT WAS DRAFTED BY:

FEDERATED RURAL ELECTRIC ASSOCIATION
JACKSON, MINNESOTA

MICROFILMED

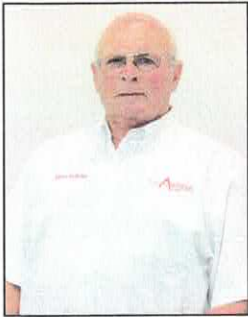
277452
Office of County Recorder
County of Jackson, Minnesota
I hereby certify that this instrument was filed in this
office for record on the 10 day of April
A.D. 19 85 at 2:00 o'clock P. M. and
has been indexed in the Department No. 277452

Herald Johnson
County Recorder
Joan Camped
Deputy

ck)
500
Fed. R. E. A.
Receipt given



105 South State Street, Fairmont, MN 56031 • 507-238-4318 • www.landservicesunlimited.com



ALLEN KAHLER
MN/IA REAL ESTATE BROKER &
MN/IA CERTIFIED GENERAL APPRAISER
507-841-1564
AUCTIONEERALLEY@GMAIL.COM



KEVIN KAHLER
MN/IA REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-920-8060
K.KAHLER@HOTMAIL.COM
AUCTIONEERALLEY@GMAIL.COM



LEAH HARTUNG
MN/IA REAL ESTATE BROKER &
MN/IA CERTIFIED GENERAL APPRAISER
507-236-8786
LHARTUNG87@GMAIL.COM
AUCTIONEERALLEY@GMAIL.COM



DUSTYN HARTUNG
MN/IA REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-236-7629
DUSTYN2316@HOTMAIL.COM
AUCTIONEERALLEY@GMAIL.COM



DOUG WEDEL
MN REAL ESTATE SALESMAN &
MN APPRAISER &
LICENSED AUCTIONEER
507-236-4255
WEDELAUCTION@GMAIL.COM
AUCTIONEERALLEY@GMAIL.COM



RYAN KAHLER
LICENSED AUCTIONEER
507-227-8528
RKAHL_3@HOTMAIL.COM
AUCTIONEERALLEY@GMAIL.COM

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