



Booklet updated on 10-11-19

DAN PIKE, AG LAND BROKER / AUCTIONEER

## PUBLIC FARMLAND AUCTION

Evangelical Free Church of America,  
a Minnesota Nonprofit Corporation,  
as Trustee of the Curtis and Marcella Sykora

Charitable Remainder Uni -Trust Dated August 24, 2017

**387.84 +/- ACRE COTTONWOOD COUNTY, MN.**

**LAND AUCTION**

**THURSDAY, NOVEMBER 21, 2019 @ 10:30 A.M.**

(Blizzard/ Storm Date Friday, November 22, 2019 at 10:30 A.M. Check web site for details.)

Sale will be held at the Windom Community Center at 1750 Cottonwood Lake Drive Windom, MN.

### 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](mailto:dan@danpikeauction.com) &

Web Site: [www.danpikeauction.com](http://www.danpikeauction.com) or [www.landfarmservices.com](http://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.

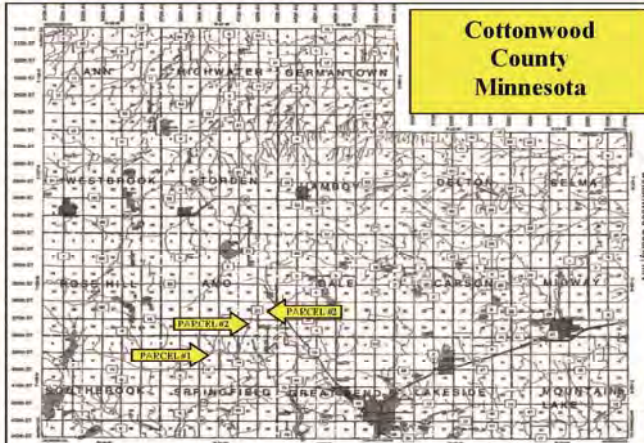
387.84 Acres +/- Amo & Springfield Townships, Cottonwood County, Minnesota

# MULTI-PARCEL FARMLAND AUCTION

Thursday, November 21, 2019 @ 10:30 A.M.

(In case of a Blizzard check our web site [www.danpikeauction.com](http://www.danpikeauction.com). The alternative storm date would be Friday, November 22, 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

## Parcel #1 - 150.72 Acres +/-



### PARCEL #1

#### FSA INFORMATION

Cropland Acres: 141.3  
Corn: 70.64 Base & 137 Yield  
Soybeans: 70.64 Base & 41 Yield

#### SOILS TYPES

Nicollet Silty Clay Loam,  
Clarion Loam, Webster  
Clay Loam, Riverston Clay  
Loam, Delft/Delft Complex,  
Dickman Sandy Loam

**CROP PRODUCTIVITY  
INDEX RATING: 94**

## Parcel #2 - 80 Acres +/-



### PARCEL #2

#### FSA INFORMATION

Cropland Acres: 74.82  
Corn: 37.41 Base & 137 Yield  
Soybeans: 37.41 Base & 41 Yield

#### SOILS TYPES

Canisteo-Glencoe Complex,  
Nicollet Silty Clay Loam, Clarion  
-Ocheyedan Complex, Omarud-  
Storden Complex, Blue Earth  
Mucky Silt Loam, Ferril Loam,  
Clarion-Storden Complex,  
Glencoe Clay Loam, Nicollet  
Clay Loam

**CROP PRODUCTIVITY  
INDEX RATING: 92.8**

## Parcel #3 - 157.12 Acres +/-



### PARCEL #3

#### FSA INFORMATION

Cropland Acres: 149.65  
Corn: 75.3 Base & 137 Yield  
Soybeans: 73.4 Base & 41 Yield

#### SOILS TYPES

Nicollet Silty Clay Loam, Web-  
ster Clay Loam, Clarion Loam,  
Delft/Delft Complex, Nicollet  
Clay Loam, Canisteo Clay  
Loam, Coland Clay Loam,  
Clarion-Storden Complex, Clar-  
ion-Swanlake Complex

**CROP PRODUCTIVITY  
INDEX RATING: 96.5**

### PROPERTY LEGAL DESCRIPTIONS

**PARCEL #1:** S1/2 NE1/4 except North 4 Rods of South 22 Rods of East 10 Rods & Except 9.28 acres & N1/2 NE1/4 in Section 9, Township 105N, Range 37W Cottonwood County, Minnesota. Containing 150.72 acres more or less. Cottonwood County Parcel #'s 16-009-0201 & 16-009-0200.

**PARCEL #2:** N1/2 SW1/4 Section 25, Township 106N, Range 37W Cottonwood County, Minnesota. Containing 80 acres more or less. Cottonwood County Parcel #02-025-0300.

**PARCEL #3:** NE1/4 except tract in NE corner Section 35, Township 106N, Range 37W Cottonwood County, Minnesota. Containing 157.12 acres more or less. Cottonwood County Parcel #02-035-0100.

### FARM LOCATIONS

**PARCEL #1:** From Storden, Minnesota 9 miles south, 2 miles east & 1/2 mile north.

**PARCEL #2:** From Storden, Minnesota 6 miles south, 4 miles east & 1/4 mile north.

**PARCEL #3:** From Storden, Minnesota 6 miles south & 3-1/2 miles east.

### AUCTION SALE TERMS

The buyer or buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. Sellers shall retain all cropland rental payments for the year of 2019. The closing of the three parcels shall be held on December 20, 2019, when clear title will be passed, with the balance being due and payable in full. The sale will NOT be contingent upon any buyer financing. The buyers are responsible for all real estate taxes that are due and payable in 2020 and thereafter. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility, wind or other easements of record or pending. The sellers do not warrant or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statute. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the seller's approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the sellers in this transaction.

### AUCTIONEER'S NOTE

This is a great opportunity if you are looking for very good farmland to add to your operation or investment portfolio. We are very honored to have been asked to represent the EFCM/Sykora with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. If you are considering the purchase of land to add to your investment portfolio this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and the sales staff are agents representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction. Remember that the auction begins at 10:30 A.M. sharp, so don't be late.

### For Additional Property Information

Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure for further details, complete terms & conditions and property drone videos of the farms listed under the EFCM/Sykora Land Auction or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

AUCTION  
CONDUCTED BY



410 Springfield Parkway  
Jackson, MN 56143  
507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)

### Auctioneers

Dan Pike

Auctioneer/Real Estate Broker  
CAI & CPGA - M/052-134019 Jackson, MN,  
507-847-3468 (D) or 507-841-0965 (C)

Scott Christopher - Jackson, MN.

Doug Wedel - Fairmont, MN.

Kevin, Allen & Ryan Kahler

Dustyn Hartung  
Fairmont & Sherburne, MN.

### Closing Attorney

for the Sellers

Ronald Schramel

Attorneys at Law

910 Fourth Avenue

Windom, MN. 56101

Office Phone

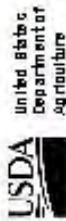
#507-831-1301

### OWNER

Evangelical Free Church of America,  
a Minnesota Nonprofit Corporation, as Trustee  
of the Curtis and Marcella Sykora  
Charitable Remainder Uni -Trust  
Dated August 24, 2017

## **AUCTION SALE TERMS**

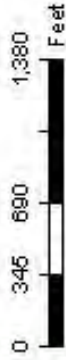
The buyer or buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. Sellers shall retain all cropland rental payments for the year of 2019. The closing of the three parcels shall be held on December 20, 2019, when clear title will be passed, with the balance being due and payable in full. The sale will **NOT** be contingent upon any buyer financing. The buyers are responsible for all real estate taxes that are due and payable in 2020 and thereafter. Property is being sold “AS IS”, Property is being sold subject to any easements including road, drainage, utility, wind or other easements of record or pending. The sellers do not warrant or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statute. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the seller’s approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the sellers in this transaction.



# Cottonwood County, Minnesota

## Farm 7378 Tract 2134

### 2020 Program Year Map Created October 02, 2019 105379



- Unless otherwise noted:  
States are 100% irrigated  
Crops are not irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, No NOil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = protein  
Alfalfa, Mixed Forage A/GM, G/M, MS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

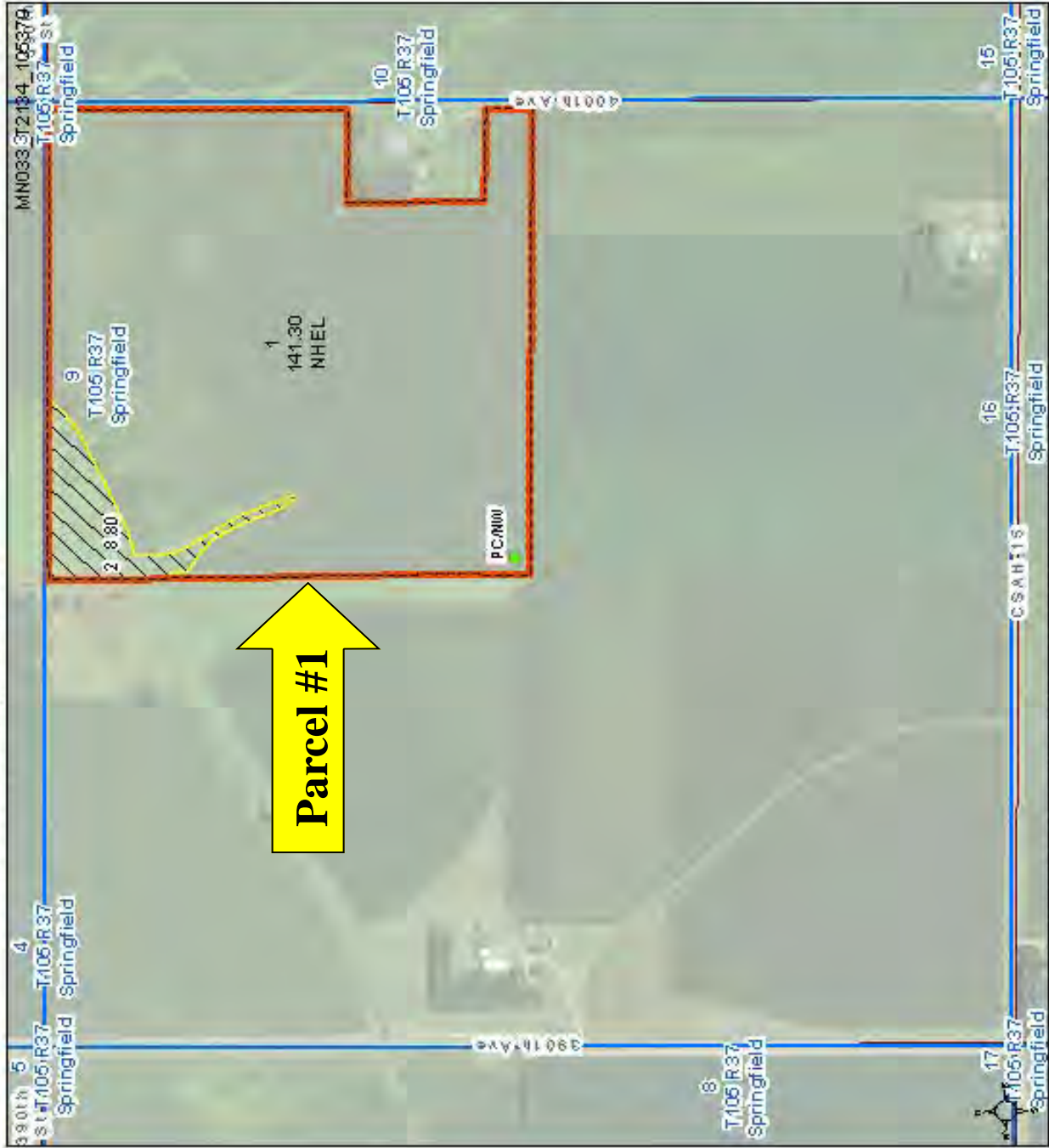
### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

### Wetland Determination Identifiers

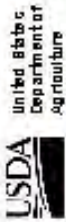
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 141.30 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 certified 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. USFSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. We land identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (PADS) and a detailed map(s) for exact boundaries and determinations or contact USDA National Resources Conservation Service (NRCS). This map displays the 2017 NAIP Imagery.

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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.



# Cottonwood County, Minnesota

## Farm 7378 Tract 1474

### 2020 Program Year Map Created October 02, 2019 1063725



Unless otherwise noted:  
 Shares are 100% owned or  
 Cropland is non-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, No Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Pearl = process  
 Alfalfa, Mixed Forage = GM, GMA, GMS = for forage  
 Beans = Dry Edible  
 NUG = for GZ  
 Canola = Spring for seed

### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

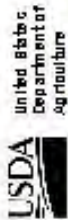
### Wetland Determination Identifiers

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

Tract Cropland Total: 74.82 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 In-Agency 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. The land identifiers do not represent the size, shape, or specific termination of the area. Refer to your original termination (PAT-008) and a closed map for exact boundaries and determinations or contact USDA National Resources Conservation Service (NRCS). This map displays the 2017 NAIP imagery.

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# Cottonwood County, Minnesota

## Farm 7379 Tract 1475

### 2020 Program Year Map Created October 02, 2019 1063735



- Unless otherwise noted:  
 Shares are 100% of parcel  
 Crops are not irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, No Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = process  
 Alfalfa, Mixed Forage, GM, GS = for forage  
 Beans = Dry Edible  
 NAG = for G2  
 Canola = Spring for seed

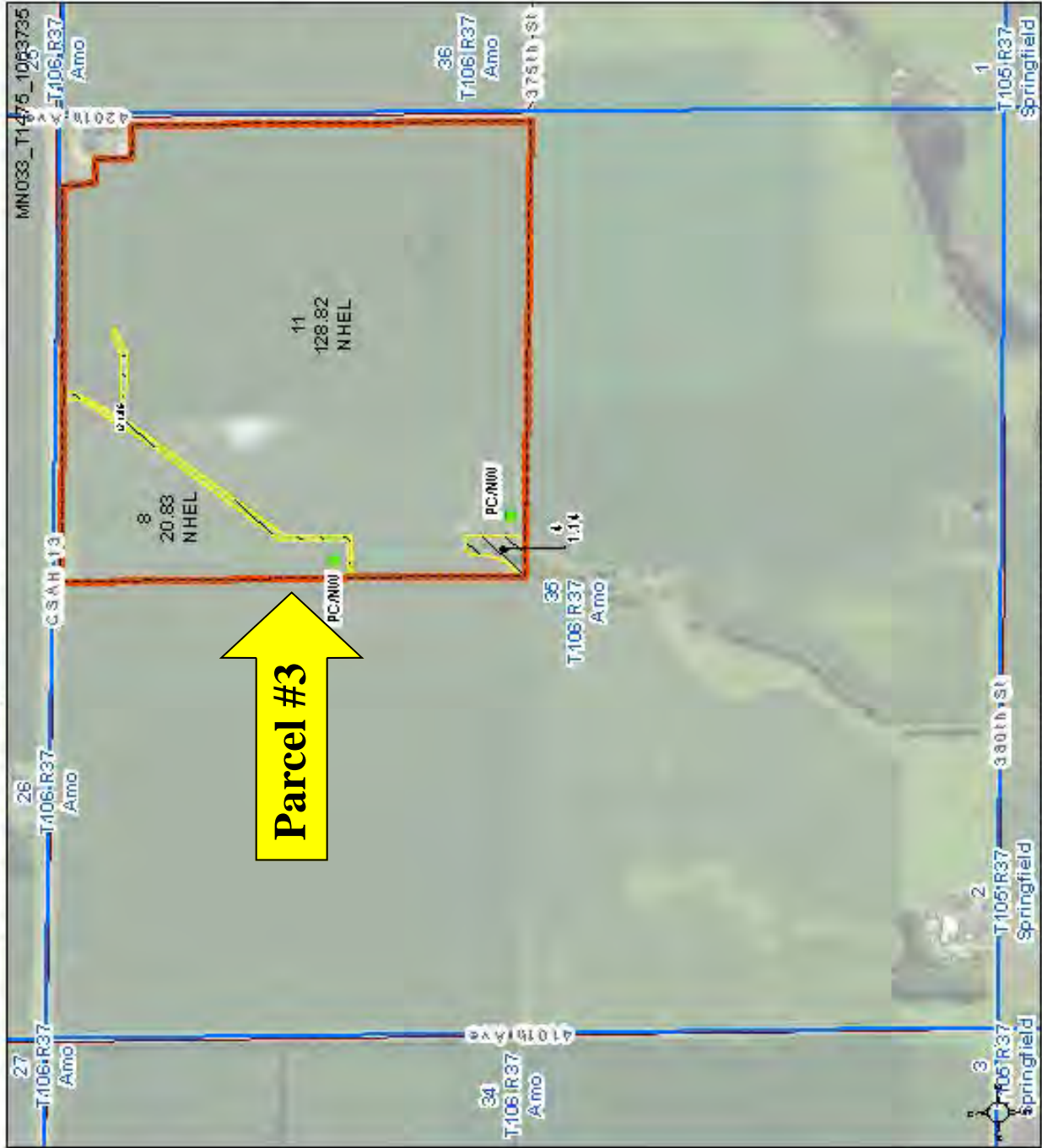
### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 149.65 acres



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Minnesota  
Cottonwood  
Report ID: FSA-156EZ

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

**FARM: 7378**  
Prepared: 10/9/19 1:06 PM  
Crop Year: 2020  
Page: 2 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.

Other Producers: None

Tract Number: 2134      Description: NE4 LESS BLDG SITE S9 105-37 SPR  
FSA Physical Location: Cottonwood      ANSI Physical Location: Cottonwood, MN  
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
150.1	141.3	141.3	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	141.3	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	70.64		137	0.0
SOYBEANS	70.64		41	0.0
<b>Total Base Acres:</b>	141.28			

Owners: SYKORA, CURTIS  
Other Producers: None

SYKORA, MARCELLA MAVIS

**FARM: 7378**

Minnesota  
Cottonwood  
Report ID: FSA-156EZ

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

Prepared: 10/9/19 1:06 PM  
Crop Year: 2020  
Page: 1 of 2

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

Operator Name Farm Identifier Recon Number

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
228.35	216.12	216.12	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	216.12	0.0	0.0	0.0			

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	108.05	137	0.0
SOYBEANS	108.05	41	0.0
<b>Total Base Acres:</b>	<b>216.1</b>		

Tract Number: 1474 Description N2SW4 S25 106-37 AMO  
 FSA Physical Location : Cottonwood, ANSI Physical Location: Cottonwood, MN  
 BIA Range Unit Number:  
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields  
 Wetland Status: Tract does not contain a wetland  
 WL Violations: None



Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
78.25	74.82	74.82	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	74.82	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	37.41		137	0.0
SOYBEANS	37.41		41	0.0
<b>Total Base Acres:</b>	<b>74.82</b>			

Owners: SYKORA, CURTIS SYKORA, MARCELLA MAVIS

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FARM: 7379

Minnesota  
Cottonwood

U.S. Department of Agriculture  
Farm Service Agency

Prepared: 10/9/19 1:06 PM  
Crop Year: 2020

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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

Operator Name Farm Identifier Recon Number

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
152.65	149.65	149.65	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	149.65	0.0	0.0	0.0			

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	75.3	137	0.0
SOYBEANS	73.4	41	0.0
<b>Total Base Acres:</b>	<b>148.7</b>		

Tract Number: 1475 Description NE4 S35 106-37 AMO

FSA Physical Location : Cottonwood, ANSI Physical Location: Cottonwood, MN

**Parcel #3**

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
152.65	149.65	149.65	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	149.65	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	75.3		137	0.0
SOYBEANS	73.4		41	0.0
<b>Total Base Acres:</b>	<b>148.7</b>			

Owners: SYKORA, CURTIS

SYKORA, MARCELLA MAVIS

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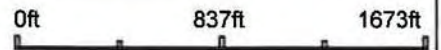
# Aerial Map



**Parcel #1**

Springfield  
9-105N-37W

Map Center: 43° 54' 48.14, -95° 17' 26.32



**9-105N-37W**  
**Cottonwood County**  
**Minnesota**

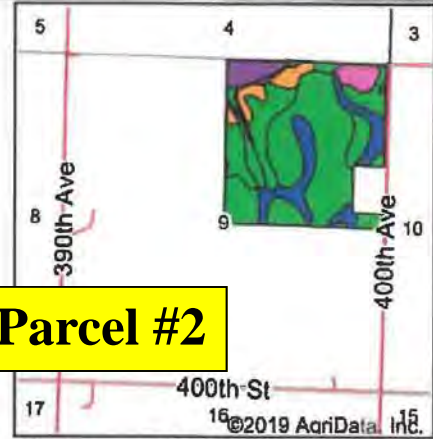
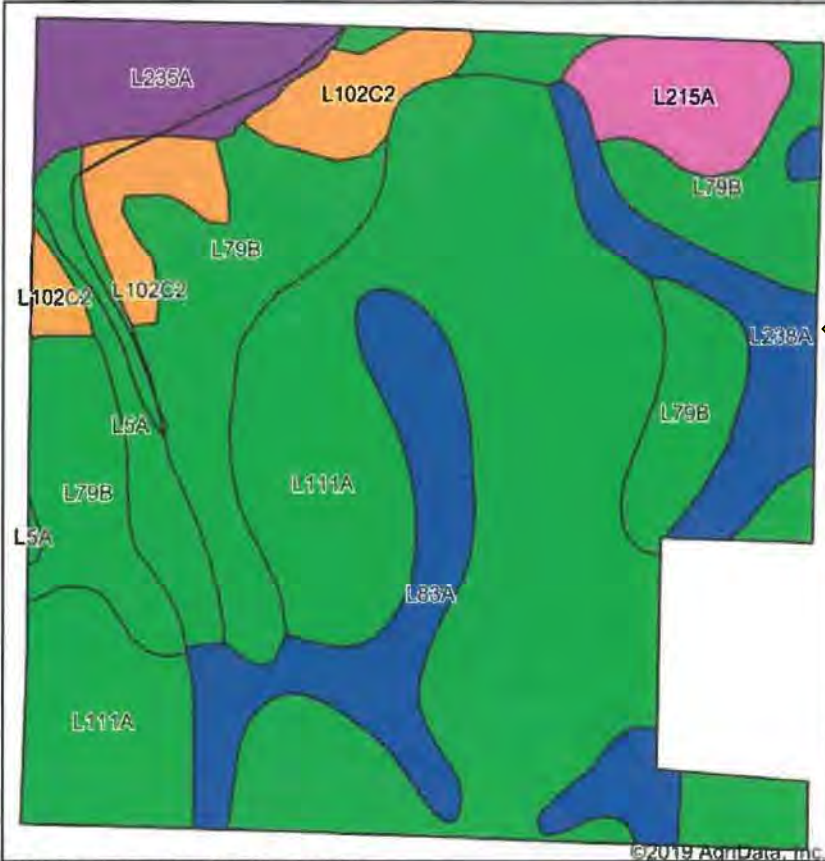


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# Soils Map



**Parcel #2**

State: **Minnesota**  
 County: **Cottonwood**  
 Location: **9-105N-37W**  
 Township: **Springfield**  
 Acres: **149.97**  
 Date: **10/3/2019**

LAND SERVICES UNLIMITED | DAN PIKE AUCTION CO.
   
 \* AG & COMMERCIAL REAL ESTATE \* AG APPRAISERS | COMPLETE PROFESSIONAL AUCTION SERVICES
   
 Maps Provided By: **surety**
  
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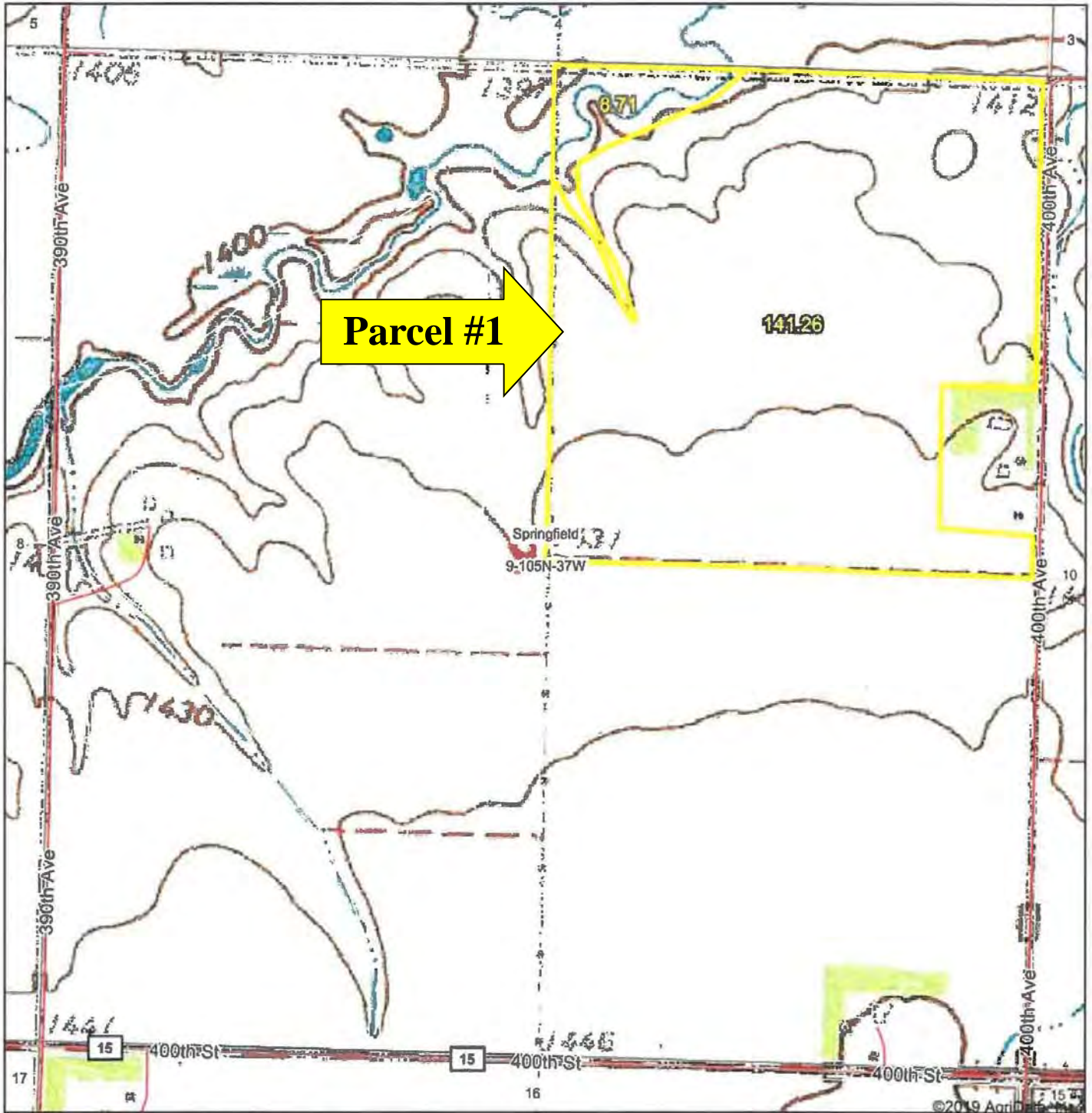
Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans	
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	67.00	44.7%		Ie	100	184	55	82	79	
L79B	Clarion loam, 2 to 6 percent slopes	32.37	21.6%		Ile	95			81	83	
L83A	Webster clay loam, 0 to 2 percent slopes	14.44	9.6%		IIw	93			78	80	
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	8.50	5.7%		IIIe	87			60	65	
L238A	Webster-Delft complex, 0 to 2 percent slopes	8.11	5.4%		IIw	94			78	78	
L235A	Riverston clay loam, 0 to 2 percent slopes, occasionally flooded	7.78	5.2%		IIw	79	145	43	73	79	
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	6.00	4.0%		IIw	96	177	53	88	86	
L215A	Dickman sandy loam, 0 to 2 percent slopes	5.77	3.8%		III <sub>s</sub>	49			51	34	
<b>Weighted Average</b>							<b>94</b>	<b>96.8</b>	<b>28.9</b>	<b>*n 78.5</b>	<b>*n 77.7</b>

\*n: The aggregation method is "Weighted Average using major components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

# Topography Map



map center: 43° 54' 48.14, -95° 17' 26.32

0ft 837ft 1673ft

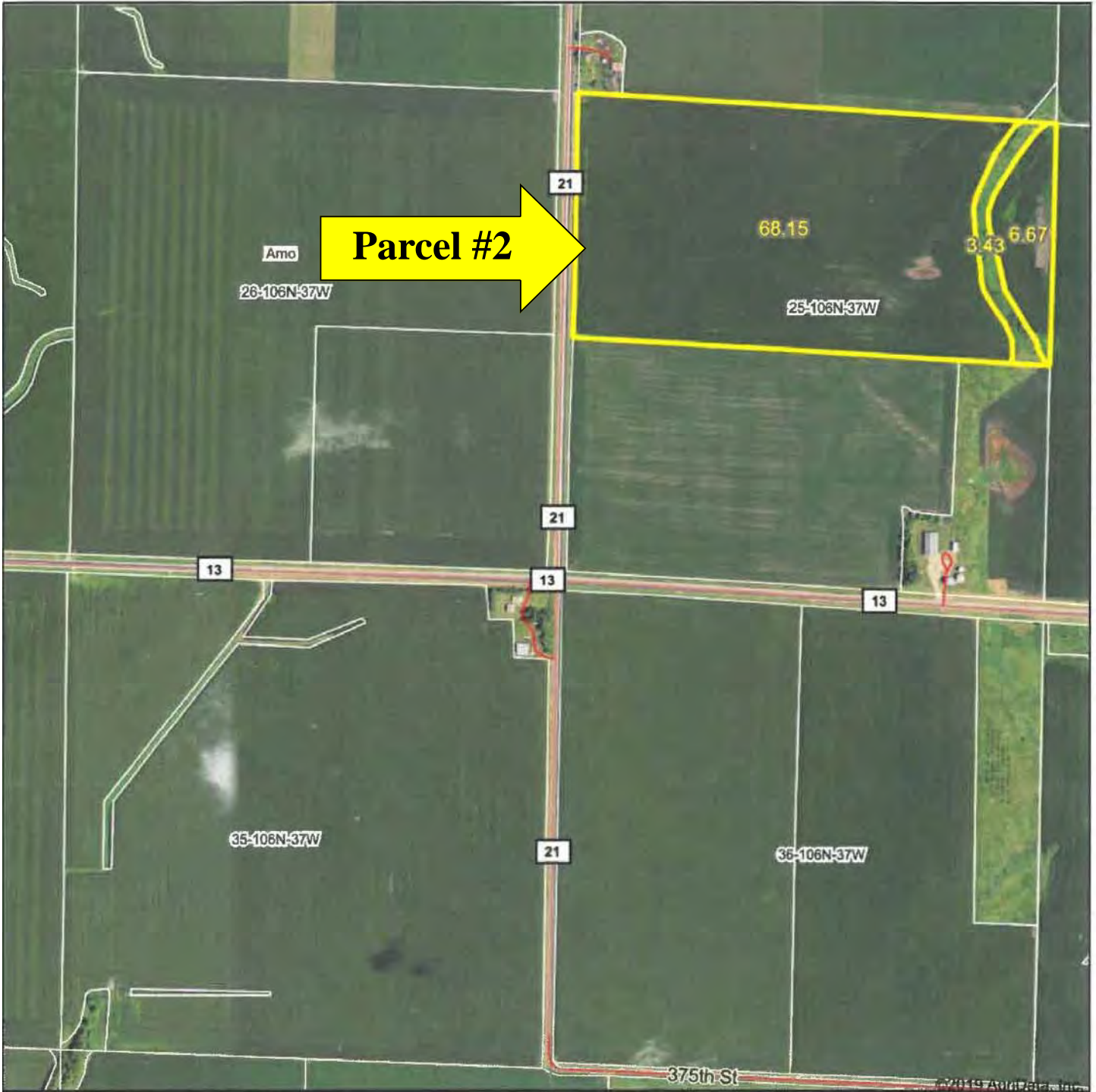
**LAND SERVICES UNLIMITED** | **DAN PIKE AUCTION CO.**  
AG & COMMERCIAL REAL ESTATE | COMPLETE PROFESSIONAL AUCTION SERVICES  
AG APPRAISALS

9-105N-37W  
Cottonwood County  
Minnesota

Map Provided By: **surety**  
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# Aerial Map



**LAND SERVICES**  
FARM & COMMERCIAL REAL ESTATE  
UNLIMITED  
- AG & COMMERCIAL REAL ESTATE  
- AG APPRAISALS

**DAN PIKE**  
AUCTION CO.  
COMPLETE PROFESSIONAL  
AUCTION SERVICES

Map Center: 43° 56' 59.05, -95° 14' 27.33

0ft 843ft 1686ft

Maps Provided By:  
**surety**

**26-106N-37W**  
**Cottonwood County**  
**Minnesota**



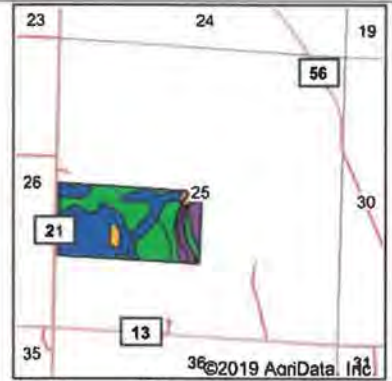
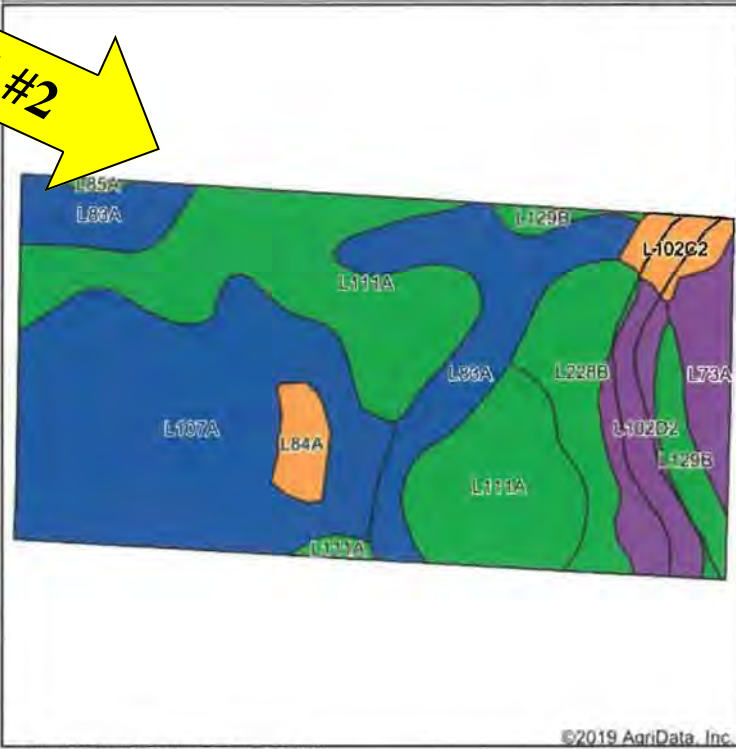
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**Parcel #2**

### Soils Map



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **26-106N-37W**  
 Township: **Amo**  
 Acres: **78.25**  
 Date: **10/3/2019**



Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 19

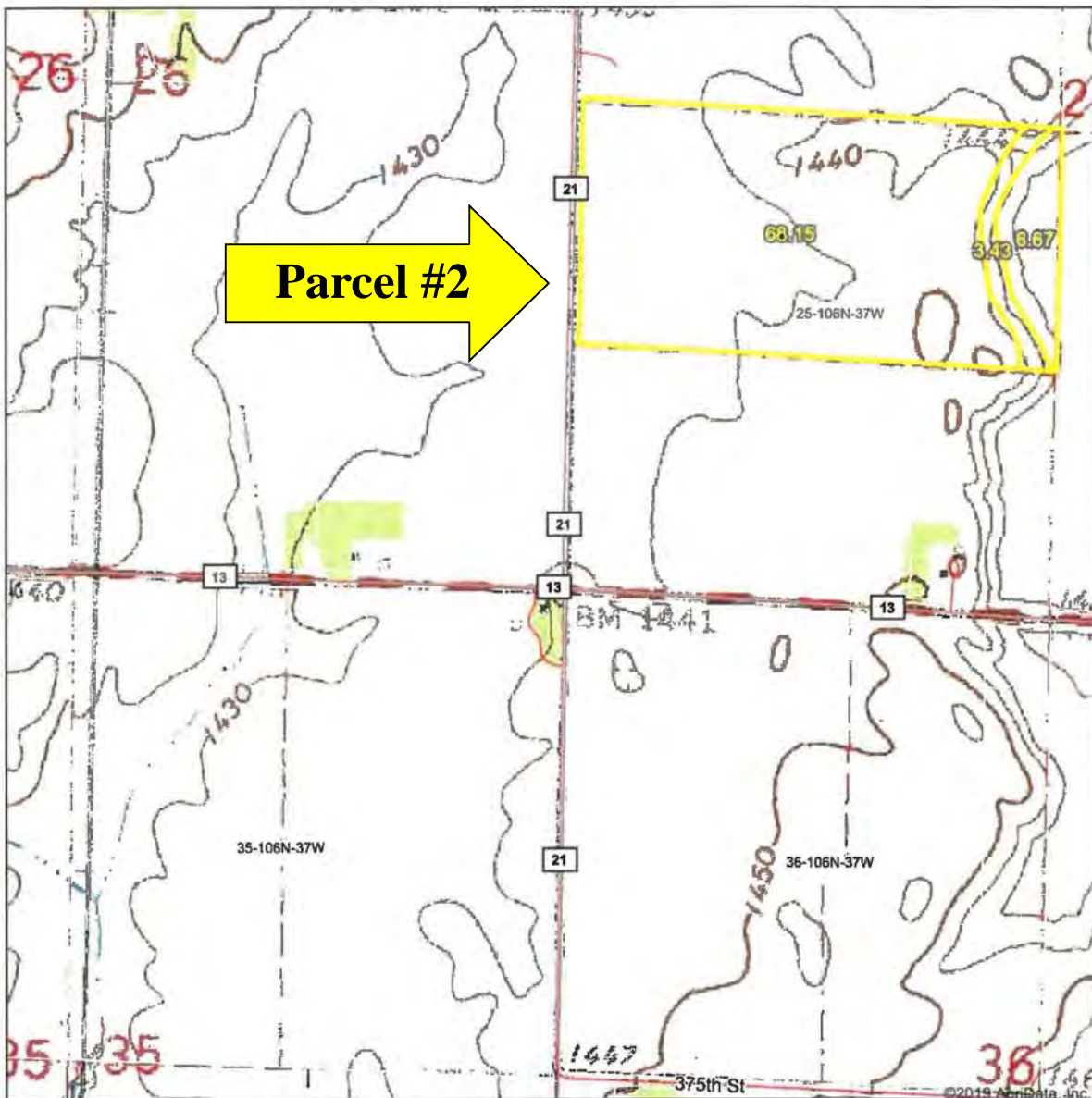
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	23.60	30.2%		IIw	91			75	79
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	22.49	28.7%		Ie	100	184	55	82	79
L83A	Webster clay loam, 0 to 2 percent slopes	11.68	14.9%		IIw	93			78	80
L228B	Clarion-Ocheyedan complex, 2 to 5 percent slopes	5.65	7.2%		Ile	95	175	52	83	76
L102D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	5.02	6.4%		IVe	76			58	61
L73A	Blue Earth mucky silt loam, 0 to 1 percent slopes	3.15	4.0%		IIIw	77			71	77
L129B	Terril loam, 2 to 6 percent slopes	2.93	3.7%		Ile	99			91	81
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.86	2.4%		IIle	87			60	65
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.64	2.1%		IIIw	86			82	78
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.23	0.3%		Iw	99			82	78
<b>Weighted Average</b>						<b>92.8</b>	<b>65.5</b>	<b>19.6</b>	<b>*n 77.2</b>	<b>*n 77.4</b>

\*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.

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# Topography Map



map center: 43° 56' 59.05, -95° 14' 27.33

0ft 843ft 1686ft

**26-106N-37W**  
Cottonwood County  
Minnesota

LAND SERVICES AND FARM SERVICES UNLIMITED  
AG & COMMERCIAL REAL ESTATE  
AG APPRAISALS

DAN PIKE AUCTION CO.  
COMPLETE PROFESSIONAL  
AUCTION SERVICES

Map Provided By:  
**surety**  
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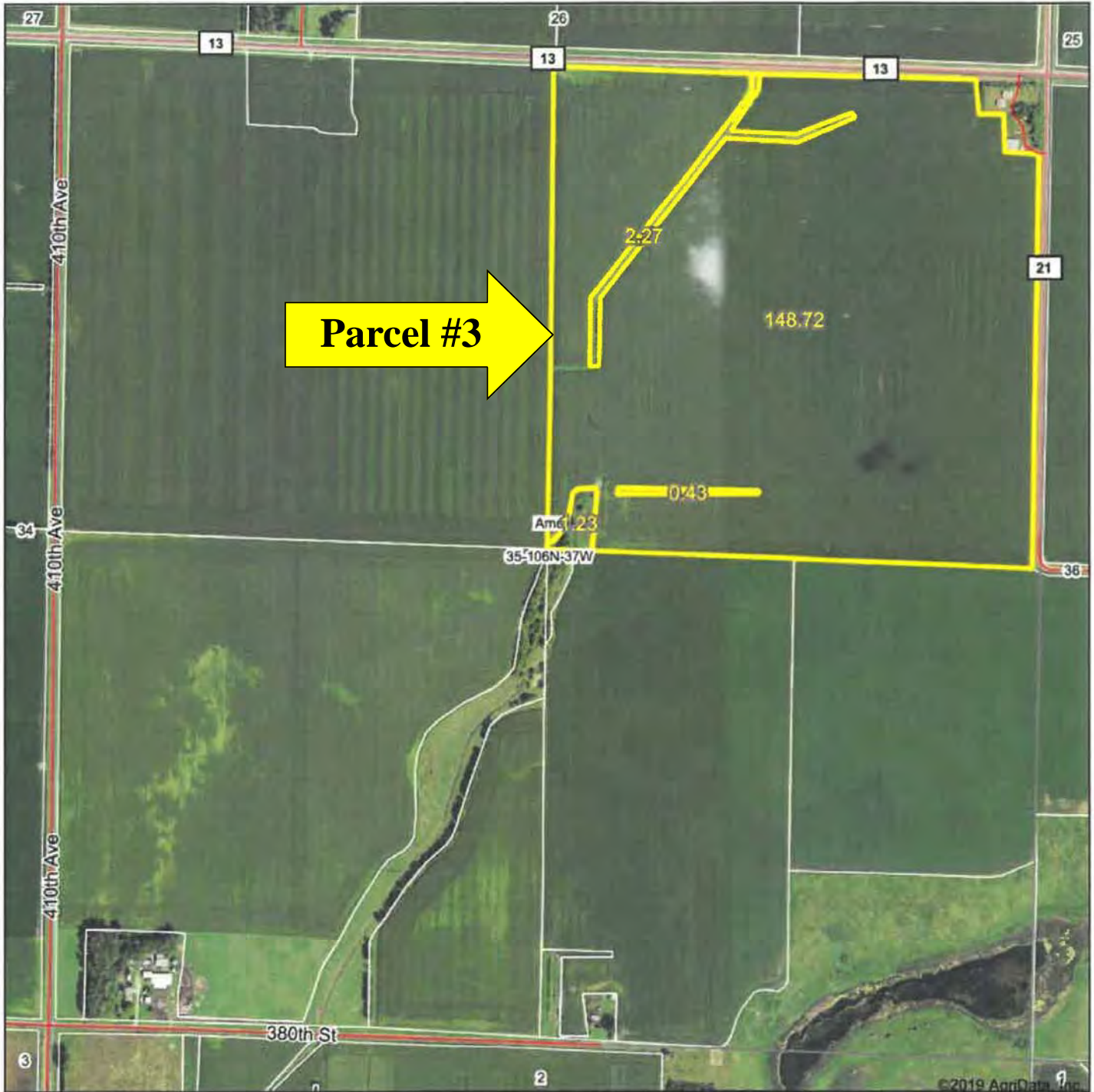
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Field borders provided by Farm Service Agency as of 5/21/2008.

N  
W E  
S  
10/3/2019

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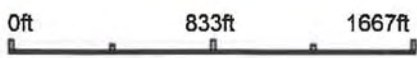
# Aerial Map



**Parcel #3**



Map Center: 43° 56' 31.58, -95° 15' 2.2

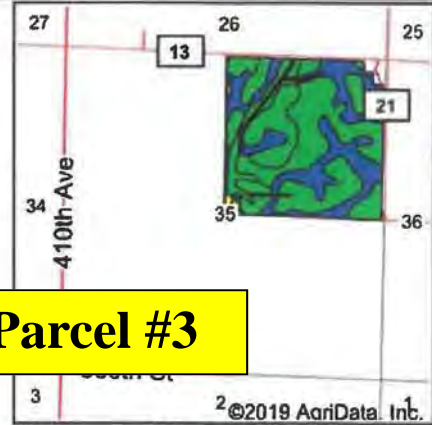
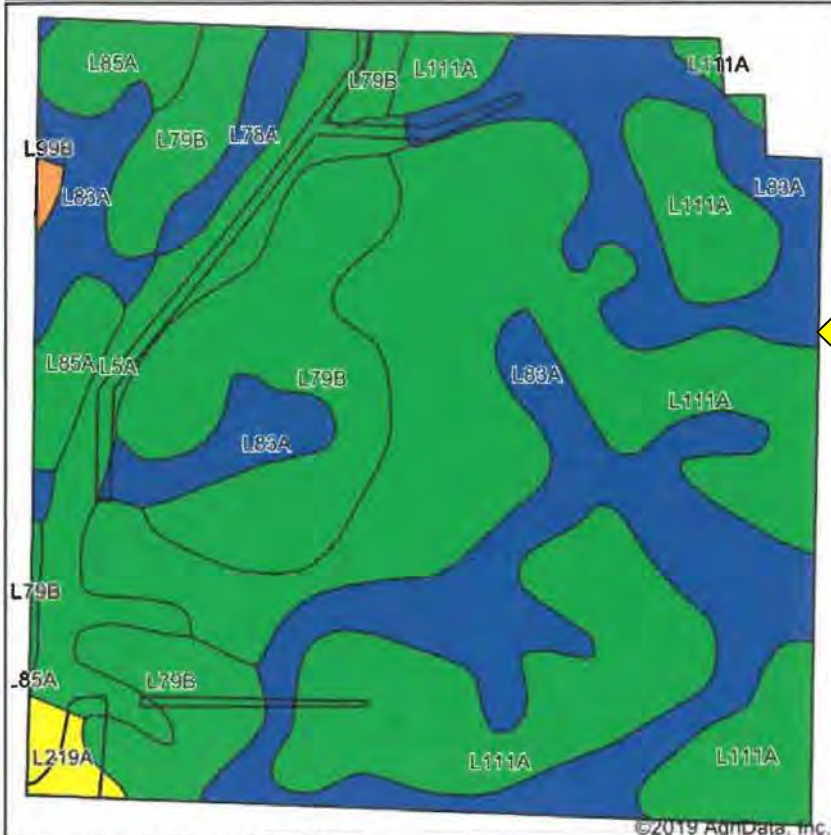


**35-106N-37W  
Cottonwood County  
Minnesota**



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# Soils Map



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **35-106N-37W**  
 Township: **Amo**  
 Acres: **152.65**  
 Date: **10/3/2019**



Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	60.94	39.9%		le	100	184	55	82	79
L83A	Webster clay loam, 0 to 2 percent slopes	43.01	28.2%		llw	93			78	80
L79B	Clarion loam, 2 to 6 percent slopes	27.07	17.7%		lle	95			81	83
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	11.50	7.5%		llw	96	177	53	88	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.69	3.7%		lw	99			82	78
L78A	Canisteo clay loam, 0 to 2 percent slopes	2.39	1.6%		llw	93			70	79
L219A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	1.55	1.0%		llw	83			86	78
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.33	0.2%		llle	87			60	65
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	0.17	0.1%		lle	92			77	82
<b>Weighted Average</b>						<b>96.5</b>	<b>86.8</b>	<b>25.9</b>	<b>*n 80.9</b>	<b>*n 80.4</b>

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

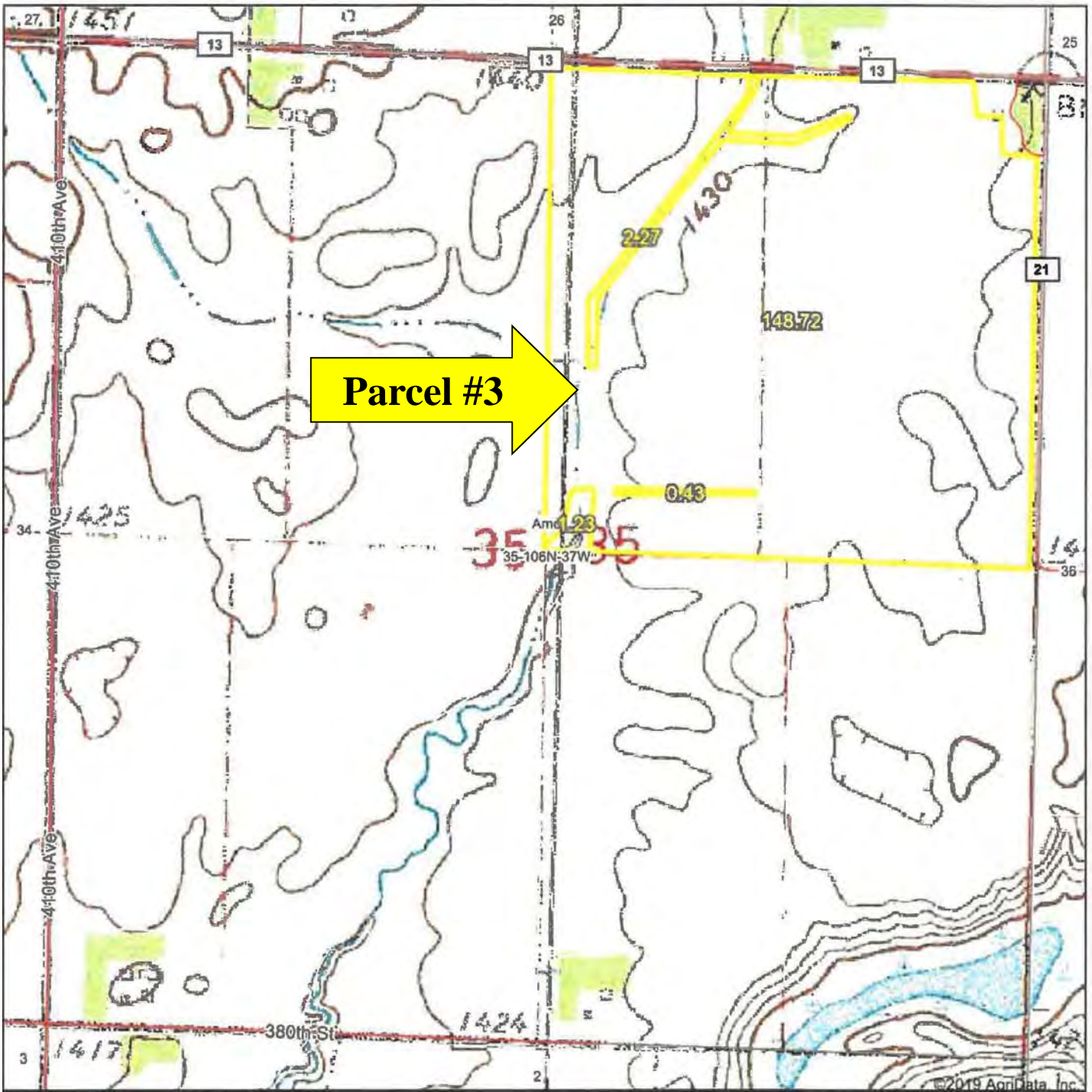
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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# Topography Map



**Parcel #3**

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

**DAN PIKE**  
AUCTION CO.  
COMPLETE PROFESSIONAL  
AUCTION SERVICES

map center: 43° 56' 31.58, -95° 15' 2.2

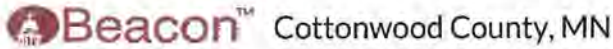
0ft 833ft 1667ft

**35-106N-37W**  
**Cottonwood County**  
**Minnesota**

Maps Provided By:  
**surety**  
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**Summary**

Parcel ID 160090200  
 Property Address  
 Sec/Twp/Rng 9-105-37  
 Lot/Block N/A  
 Plat  
 Brief Tax Description N1/2 NE1/4 80.  
(This is not a tax parcel description)  
 Deeded Acres 80.00  
 CER 69.61  
 Class AGRICULTURE  
 Homestead NON HOMESTEAD  
 Twp/City 16  
 School District 177

**Owner**

**Taxpayer**  
 Sykora/Curtis & Marcella  
 1900 Ballington Blvd NW  
 Apt 215  
 Rochester MN 55901

**Land**

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	1.00	
1	008010	Pasture	2a	9.66 acre	
1	999700	Till + Road Acres	2a	70.34 acre	.00
1	999800	Neg Road Acres	2a	-1.00 acre	

**2019 Values for 2020 Taxes**

	Market	Taxable
Land	\$509,000	\$509,000
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
<b>Total Value</b>	<b>\$509,000</b>	<b>\$509,000</b>

**Valuation/Taxation**

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2018 Payable 2019	\$509,000	5,090		406.10	0.00	0.00	\$3,332
2017 Payable 2018	\$508,900	5,089	0.00000	201.91	0.00	0.00	\$2,972
2016 Payable 2017	\$534,900	5,349	0.00000	0.00	0.00	0.00	\$3,222
2015 Payable 2016	\$534,900	5,349	0.00000	0.00	0.00	0.00	\$3,210
2014 Payable 2015	\$633,800	6,338	0.00000	0.00	0.00	0.00	\$3,166

**Current Taxes**

Gross Tax \$3,738.10  
 Total Credit \$406.10  
 Spec Asmt \$0.00  
 Net Tax Due \$3,332.00  
 Adjusted Tax \$0.00  
 Adjusted S.A. \$0.00  
 Adjusted Net Due \$3,332.00  
 Total Receipts \$1,666.00  
 Remain Due \$1,666.00

**Taxes Paid**

Batch Date	Paid By	Validation #	Total Amount
5/08/2019	SYKORA/CURTIS & MARCELLA	40	\$1,666.00

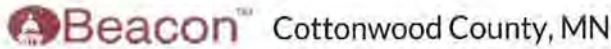
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Land Services Unlimited, LLC  
 1100 1st Street SW  
 Grand Rapids, MN 55744

Developed by





**Summary**

Parcel ID 160090201  
 Property Address  
 Sec/Twp/Rng 9-105-37  
 Lot/Block N/A  
 Plat  
 Brief Tax Description S1/2 NE1/4 EX. N4 RODS OF S22 RODS OF E10 RODS & EX. 9.28 ACRES 70.72  
(Please click on the link to see legal documents)  
 Deeded Acres 70.72  
 CER 77.74  
 Class AGRICULTURE  
 Homestead NON HOMESTEAD  
 Twp/City 16  
 School District 177

**Owner**

Taxpayer  
 Sykora/Curtis & Marcella  
 1900 Ballington Blvd NW  
 Apt 215  
 Rochester MN 55901

**Land**

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	.46	
1	008031	Waste	2a	.10 acre	
1	999700	Till + Road Acres	2a	70.62 acre	.00
1	999800	Neg Road Acres	2a	-.46 acre	

**2019 Values for 2020 Taxes**

	Market	Taxable
Land	\$606,600	\$606,600
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
<b>Total Value</b>	<b>\$606,600</b>	<b>\$606,600</b>

**Valuation/Taxation**

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2018 Payable 2019	\$606,600	6,066		483.97	0.00	0.00	\$3,972
2017 Payable 2018	\$606,600	6,066	0.00000	240.67	0.00	0.00	\$3,544
2016 Payable 2017	\$638,500	6,385	0.00000	0.00	0.00	0.00	\$3,846
2015 Payable 2016	\$638,500	6,385	0.00000	0.00	0.00	0.00	\$3,832
2014 Payable 2015	\$760,100	7,601	0.00000	0.00	0.00	0.00	\$3,796

**Current Taxes**

Gross Tax	\$4,455.97
Total Credit	\$483.97
Spec Asmt	\$0.00
<b>Net Tax Due</b>	<b>\$3,972.00</b>
Adjusted Tax	\$0.00
Adjusted S.A.	\$0.00
<b>Adjusted Net Due</b>	<b>\$3,972.00</b>
Total Receipts	\$1,986.00
Remain Due	\$1,986.00

**Taxes Paid**

Batch Date	Paid By	Validation #	Total Amount
5/08/2019	SYKORA/CURTIS & MARCELLA	40	\$1,986.00

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Leaf Datastream: W/S/2019 03/03 9:00A

Version 2.2.0





**Summary**

Parcel ID 020250300  
 Property Address  
 Sec/Twp/Rng 25-106-37  
 Lot/Block N/A  
 Plat  
 Brief Tax Description N 1/2 SW1/A 80.  
(Cons. Map to determine tax legal description)  
 Deeded Acres 80.00  
 CER 72.29  
 Class AGRICULTURE  
 Homestead NON HOMESTEAD  
 Twp/City 2  
 School District 177

**Owner**

Taxpayer  
 Sykora/Curtis & Marcella  
 1900 Ballington Blvd NW  
 Apt 215  
 Rochester MN 55901

**Land**

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	1.50	
1	008017	Pasture	2a	3.10 acre	
1	999700	Till + Road Acres	2a	76.90 acre	.00
1	999800	Neg Road Acres	2a	-1.50 acre	

**2019 Values for 2020 Taxes**

	Market	Taxable
Land	\$560,800	\$560,800
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
<b>Total Value</b>	<b>\$560,800</b>	<b>\$560,800</b>

**Valuation/Taxation**

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2018 Payable 2019	\$560,800	5,608		447.43	0.00	163.30	\$3,786
2017 Payable 2018	\$560,800	5,608	0.00000	222.50	0.00	377.60	\$3,602
2016 Payable 2017	\$590,200	5,902	0.00000	0.00	0.00	684.10	\$4,116
2015 Payable 2016	\$590,200	5,902	0.00000	0.00	0.00	10.82	\$3,432
2014 Payable 2015	\$702,100	7,021	0.00000	0.00	0.00	0.00	\$3,394

**Current Taxes**

Gross Tax \$4,070.13  
 Total Credit \$447.43  
 Spec Asmt \$163.30  
 Net Tax Due \$3,786.00  
 Adjusted Tax \$0.00  
 Adjusted S.A. \$0.00  
 Adjusted Net Due \$3,786.00  
 Total Receipts \$1,893.00  
 Remain Due \$1,893.00

**Taxes Paid**

Batch Date	Paid By	Validation #	Total Amount
5/08/2019	SYKORA/CURTIS & MARCELLA	40	\$1,811.35

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 (2018) Privacy Policy  
 User Data Opt-out: 10/02/2018 6:09:29 PM





**Summary**

Parcel ID 020350100  
 Property Address  
 Sec/Twp/Rng 35-106-37  
 Lot/Block N/A  
 Plat  
 Brief Tax Description NE 1/4 EX TR IN NE CRN 157.12  
(If system history is used on legal documents)  
 Deeded Acres 157.12  
 CER 77.82  
 Class AGRICULTURE  
 Homestead NON HOMESTEAD  
 Twp/City 2  
 School District 177

**Owner**

Taxpayer  
 Sykora/Curtis & Marcella  
 1900 Ballington Blvd NW  
 Apt 215  
 Rochester MN 55901

**Land**

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	4.31	
1	008031	Waste	2a	2.11 acre	
1	999700	Till + Road Acres	2a	155.01 acre	.00
1	999800	Neg Road Acres	2a	-4.31 acre	

**2019 Values for 2020 Taxes**

	Market	Taxable
Land	\$1,300,000	\$1,300,000
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
<b>Total Value</b>	<b>\$1,300,000</b>	<b>\$1,300,000</b>

**Valuation/Taxation**

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2018 Payable 2019	\$1,300,100	13,001		1037.27	0.00	190.00	\$8,588
2017 Payable 2018	\$1,300,100	13,001	0.00000	515.83	0.00	380.00	\$7,854
2016 Payable 2017	\$1,369,100	13,691	0.00000	0.00	0.00	1330.00	\$9,292
2015 Payable 2016	\$1,369,100	13,691	0.00000	0.00	0.00	1.90	\$7,936
2014 Payable 2015	\$1,629,800	16,298	0.00000	0.00	0.00	0.00	\$7,878

**Current Taxes**

Gross Tax \$9,435.27  
 Total Credit \$1,037.27  
 Spec Asmt \$190.00  
 Net Tax Due \$8,588.00  
 Adjusted Tax \$0.00  
 Adjusted S.A. \$0.00  
 Adjusted Net Due \$8,588.00  
 Total Receipts \$4,294.00  
 Remain Due \$4,294.00

**Taxes Paid**

Batch Date	Paid By	Validation #	Total Amount
5/08/2019	SYKORA/CURTIS & MARCELLA	40	\$4,199.00

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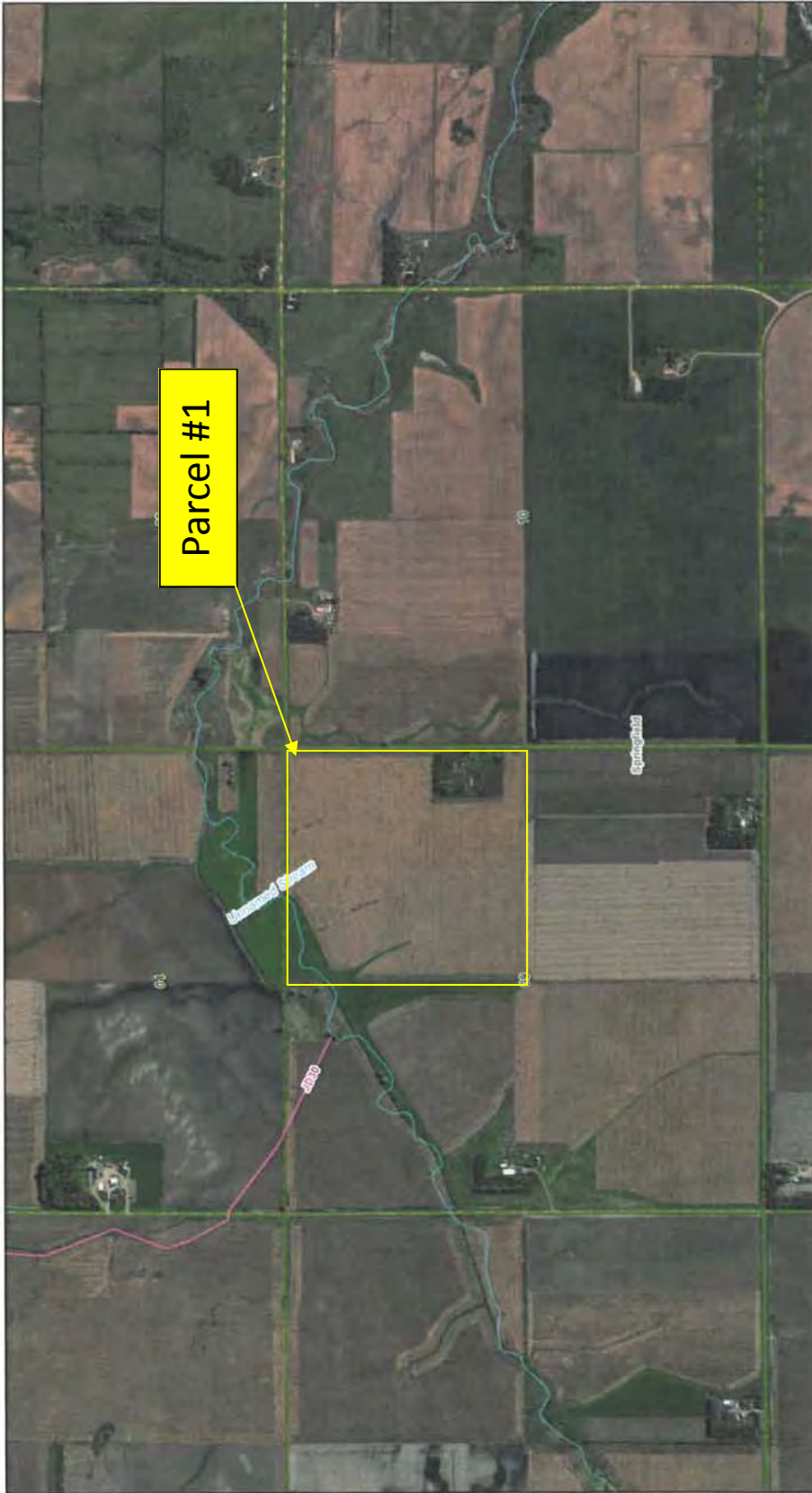
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EFCA/Sykora

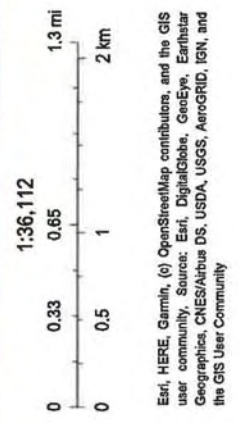
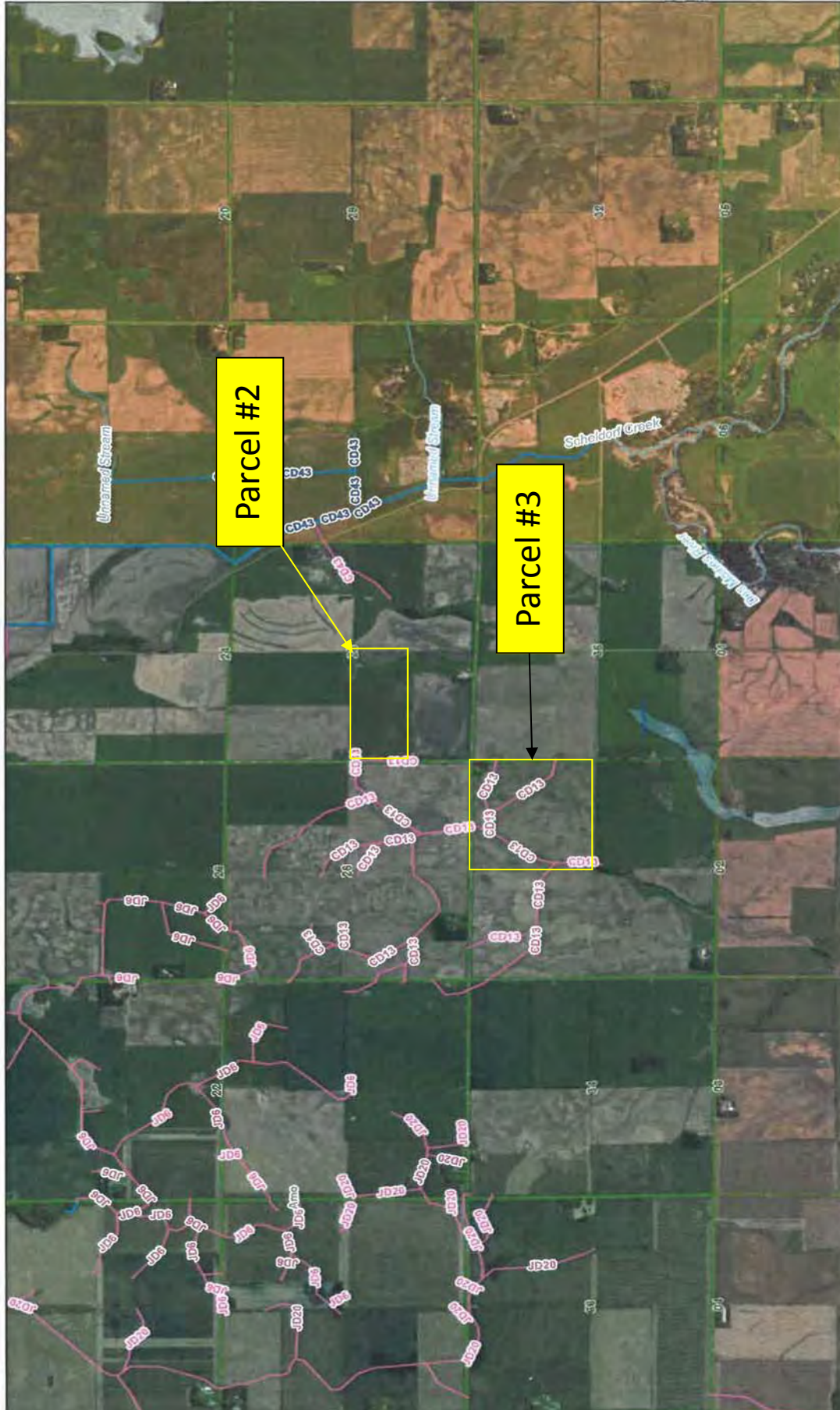


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EFCA/Sykora



October 10, 2019

- County & Judicial Open Ditches
- Public Water Inventory Streams
- County & Judicial Tiled Ditches
- County Boundary
- Public Water Inventory Basins
- Political Townships
- Arno
- Great Bend
- Springfield
- USPLS Sections

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# NICKEL CONSTRUCTION — Mtn. Lake, MN

Existing Tile — 2019



## Map Location

Customer: Dan Pike  
 State: MN  
 County: Cottonwood  
 Township: Springfield  
 Section: 9B

Key	
	4"
	5"
	6"
	7-8"
	10"
	12"
	14"
	15"
	16"
	18"
	Unknown
	Assumed Only



## Construction Office

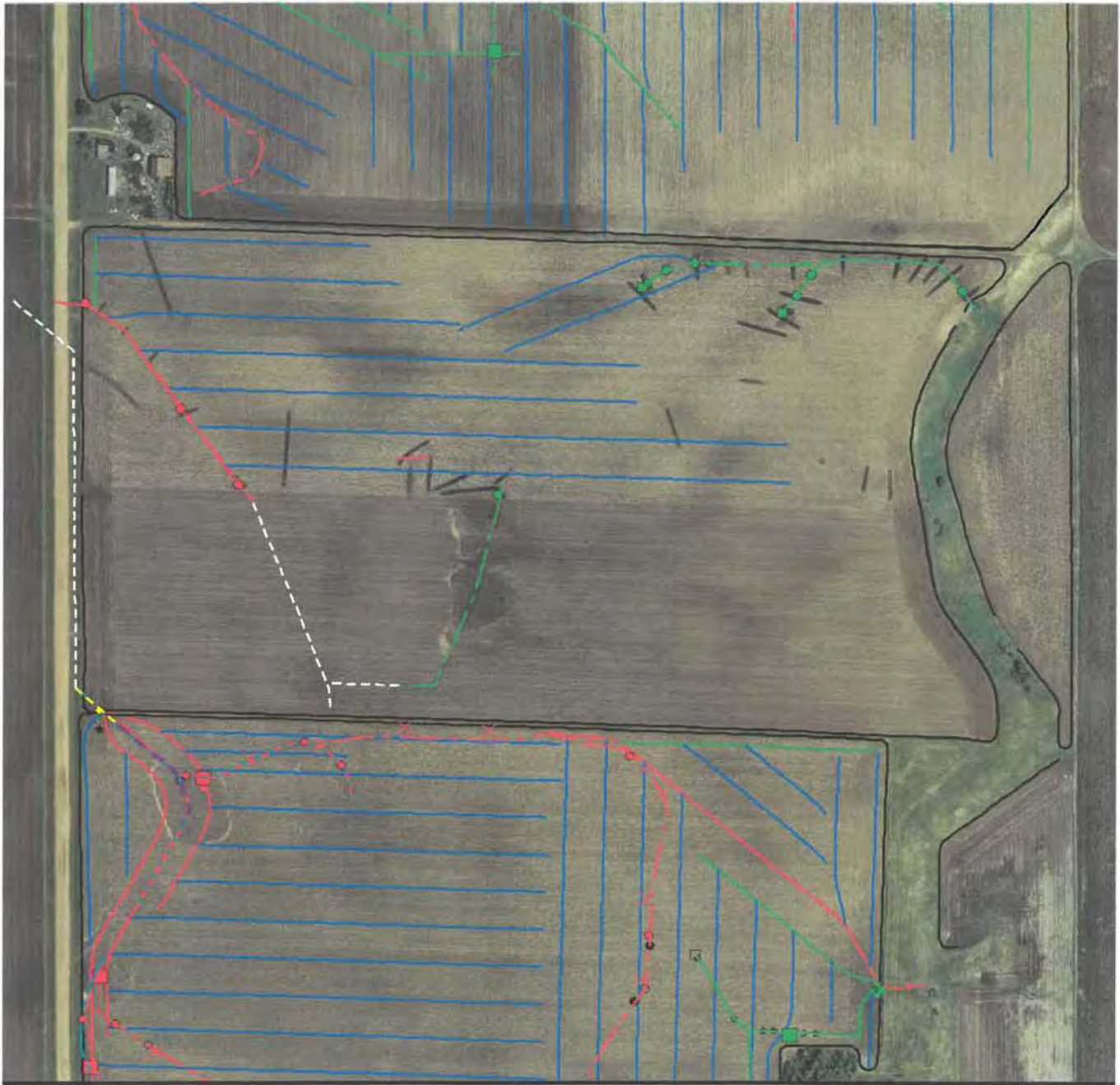
36821 575<sup>th</sup> Avenue  
 Mtn. Lake, MN 56159-2202  
 Office: (507) 427-2352  
 Fax: (507) 427-2357  
[nickelconst@frontiernet.net](mailto:nickelconst@frontiernet.net)

**Parcel #1**

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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.




# NICKEL CONSTRUCTION — Mtn. Lake, MN

Existing Tile — 2019

  
**Map Location**  
 Customer: Dan Pike  
 State: MN  
 County: Cottonwood  
 Township: Amo  
 Section: 25Dn

Key	
	4"
	5"
	6"
	7-8"
	10"
	12"
	14"
	15"
	16"
	18"
	Unknown
	Assumed Only

  
**Construction Office**  
 36821 575<sup>th</sup> Avenue  
 Mtn. Lake, MN 56159-2202  
 Office: (507) 427-2352  
 Fax: (507) 427-2357  
 nickelcons

**Parcel #2**

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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.



# NICKEL CONSTRUCTION — Mtn. Lake, MN

Existing Tile — 2019



## Map Location

Customer: Dan Pike  
 State: MN  
 County: Cottonwood  
 Township: Amo  
 Section: 35B

	4"		14"	<b>Key</b> 
	5"		15"	
	6"		16"	
	7-8"		18"	
	10"		Unknown	
	12"		Assumed Only	



## Construction Office

36821 575<sup>th</sup> Avenue  
 Mtn. Lake, MN 56159-2202  
 Office: (507) 427-2352  
 Fax: (507) 427-2357  
[nickelconst@frontiernet.net](mailto:nickelconst@frontiernet.net)

**Parcel #3**

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.



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](http://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.