

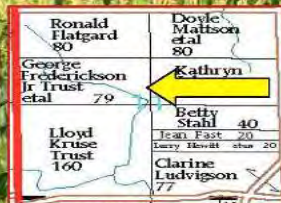


UPDATED 11/25/19

DAN PIKE, AG LAND BROKER / AUCTIONEER

## PUBLIC FARMLAND AUCTION

**78.85 +/- ACRE JACKSON COUNTY, MN.**  
**LAND AUCTION**  
**MONDAY, DECEMBER 2, 2019 @ 10:30 A.M.**  
(Blizzard/ Storm Date Tuesday, December 3, 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.



**PROPERTY LEGAL DESCRIPTION**  
South Half of the Northwest Quarter (S1/2 NW1/4) except 1.15 acres in Section 11, Town 104N, Range 36 West Jackson County, Minnesota.

**PROPERTY LOCATION**  
From the junction of Highways 71 & 60 in Windom, Minnesota approximately 1-1/2 miles southwest on Highway 60 to Jackson County Road #15 (470th Avenue) then approximately 1 mile south. Watch for auction signs on property.

**FOR MORE INFORMATION go to [www.danpikeauction.com](http://www.danpikeauction.com)**  
or Dan Pike Auction Company at call 507-847-3468

**OWNERS**  
**Lee & George Frederickson**

**SALE CONDUCTED BY**



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

**Auctioneers**  
Dan Pike Auctioneer/Real Estate Broker  
CAL & GPP4 - MN#32, 13-018 Jackson, MN.  
507-847-3468 (O) or 507-841-0965 (C)  
Scott Christopher - Doug Wedel  
Kevin Allen & Ryan Kahler - Dustyn Hartung

## 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.

78.85 Acres +/- Delafield Township, Jackson County, Minnesota

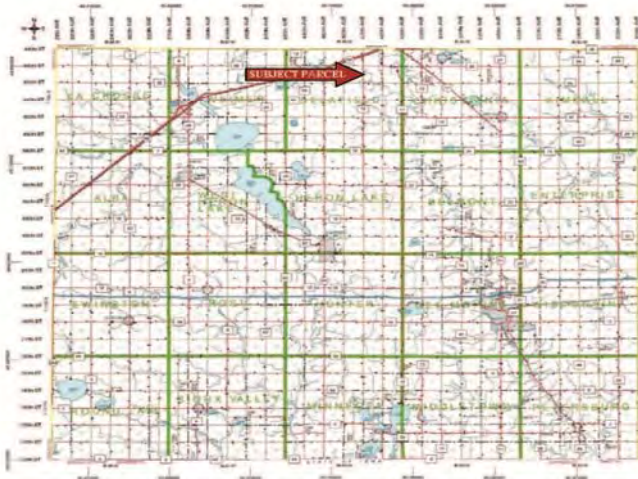
# FARMLAND AUCTION

Monday, December 2, 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 Tuesday, December 3, 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.

## Jackson County, Minnesota



### PROPERTY LEGAL DESCRIPTION

South Half of the Northwest Quarter (S1/2 NW1/4)  
except 1.15 acres in Section 11, Town 104N, Range 36 West  
Jackson County, Minnesota.

### FARM LOCATION

From the junction of Highways 71 & 60 in Windom, Minnesota approximately 1-1/2 miles southwest on Highway 60 to Jackson County Road #15 (470th Avenue) then approximately 1 mile south. Watch for auction signs on property.

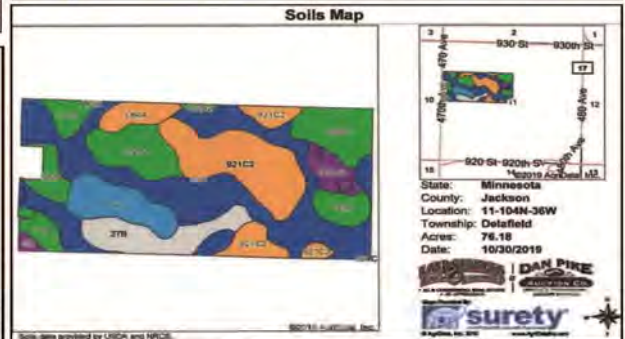
### AUCTION SALE TERMS

The buyer 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 shall be held on May 1, 2020, when clear title will be passed, with the balance being due and payable in full. Buyer will be granted possession for the 2020 crop year. 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, 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 buyer is 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 for adding farmland to your operation or investment portfolio. We are very honored to have been asked to represent the Frederickson's 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 Frederickson Land Auction, or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.



Soils data provided by USDA and NRCS

Code	Soil Description	Acres	Percent of field	FI Legend	Non-irrig Class %	Productivity Index	Biomassgrain attalla Fg	Corn	Oats	Soybeans	Spring wheat	% NCRP Corn	% NCRP Soybeans
330	Dark clay loam, 0 to 2 percent slopes	26.28	34.6%	III	IVa	94						77	78
921C2	Clayton-Spartan complex, 6 to 10 percent slopes, moderately eroded	14.38	18.1%	III	IVa	87						80	85
10202	Clayton loam, 2 to 8 percent slopes, moderately eroded	10.66	14.0%	III	IVa	86						88	87
10203	Clayton loam, 2 to 8 percent slopes	6.16	8.1%	III	IVa	86						91	87
278	Dulacomb sandy loam, 1 to 8 percent slopes	5.89	7.7%	III	IVa	80	4.1	113	80	33	52	70	48
27C	Dulacomb sandy loam, 6 to 12 percent slopes	6.48	7.2%	III	IVa	55	3.7	104	72	30	47	89	47
950D2	Onondaga-Spartan complex, 10 to 16 percent slopes, moderately eroded	2.45	3.2%	III	IVa	79						88	87
LS4A	Onondaga clay loam, 0 to 7 percent slopes	2.34	3.1%	III	IVa	86						82	78
118	Onondaga loam, 1 to 2 percent slopes	1.75	2.3%	III	IVa	100						71	81

### FSA INFORMATION

Cropland Acres: 75.5

Corn: 37.75 Base & 167 Yield & Soybeans: 37.75 Base & 46 Yield

**CROP PRODUCTIVITY INDEX RATING: 86.6**

AUCTION CONDUCTED BY



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507-847-3468  
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### Auctioneers

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Auctioneer/Real Estate Broker  
CAI & CPFA - M19032-13-019 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.

### Sellers Attorney

**Ashley J. P. Schmit**  
Costello, Carlson,  
Butzon & Schmit, LLP  
Law Office  
603 Second Street  
Jackson, MN.  
507-847-4200

### OWNERS

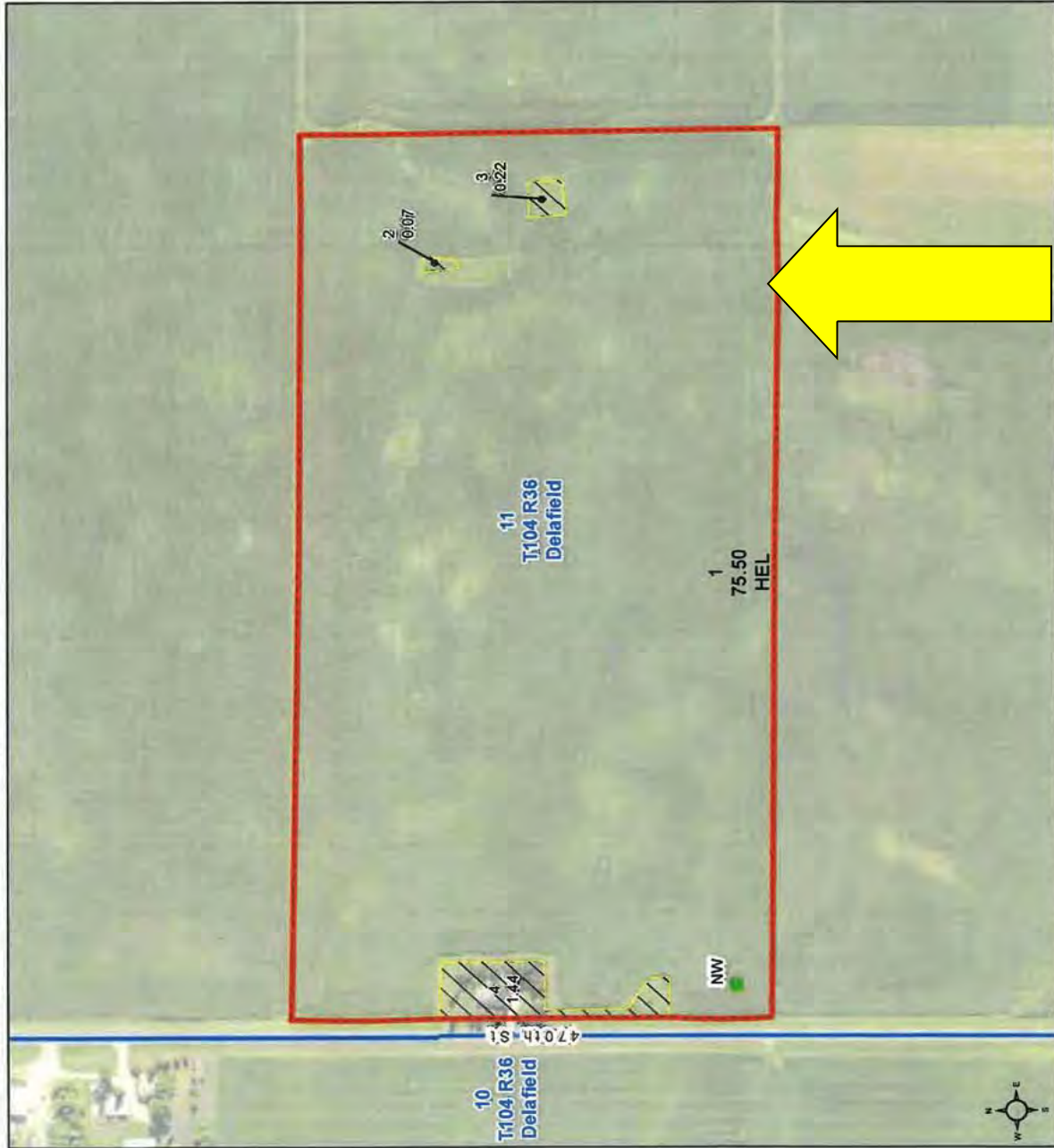
**Lee L. Frederickson**  
&  
**George E. Frederickson Jr.**

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

**Farm 3901**  
**Tract 439**

**2019 Program Year**  
 Map Created April 17, 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 AGH, 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: 75.50 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. The map 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  
Jackson

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

**FARM: 3901**  
Prepared: 10/30/19 10:18 AM  
Crop Year: 2019  
Page: 1 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.

Operator Name: WOIZESCHKE, BRIAN JAY  
Farm Identifier: S 363/3901,3902  
Recon Number:

Farms Associated with Operator:  
314

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
77.23	75.5	75.5	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	75.5	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	37.75	167	0.0
SOYBEANS	37.75	46	0.0
<b>Total Base Acres:</b>	75.5		

Tract Number: 439 Description B9 S2NW/11/DELA  
FSA Physical Location : Jackson, MN ANSI Physical Location: Jackson, MN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

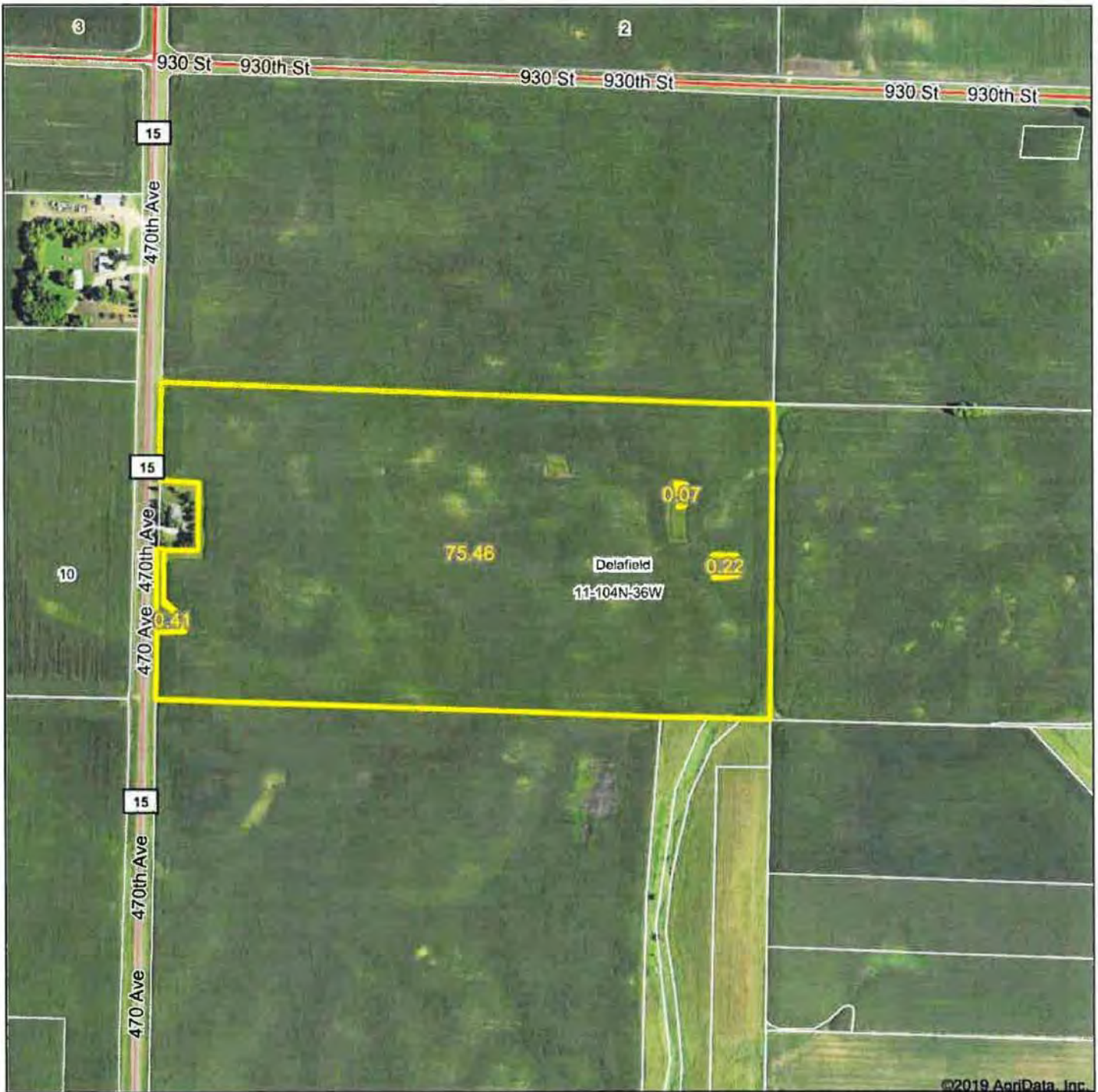
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
77.23	75.5	75.5	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	75.5	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	37.75		167	0.0
SOYBEANS	37.75		46	0.0
<b>Total Base Acres:</b>	75.5			

Owners: FREDERICKSON, GEORGE EDWARD

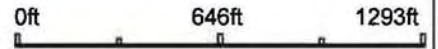
# Aerial Map



©2019 AgriData, Inc.



Map Center: 43° 49' 41.5, -95° 7' 44.61



**11-104N-36W**  
**Jackson County**  
**Minnesota**



11/25/2019



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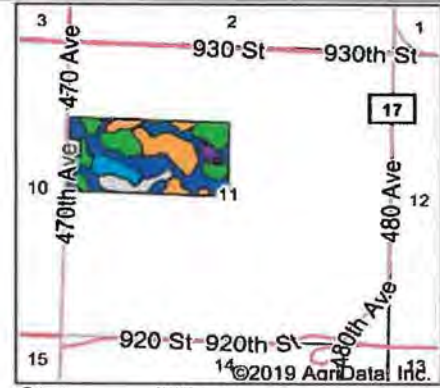
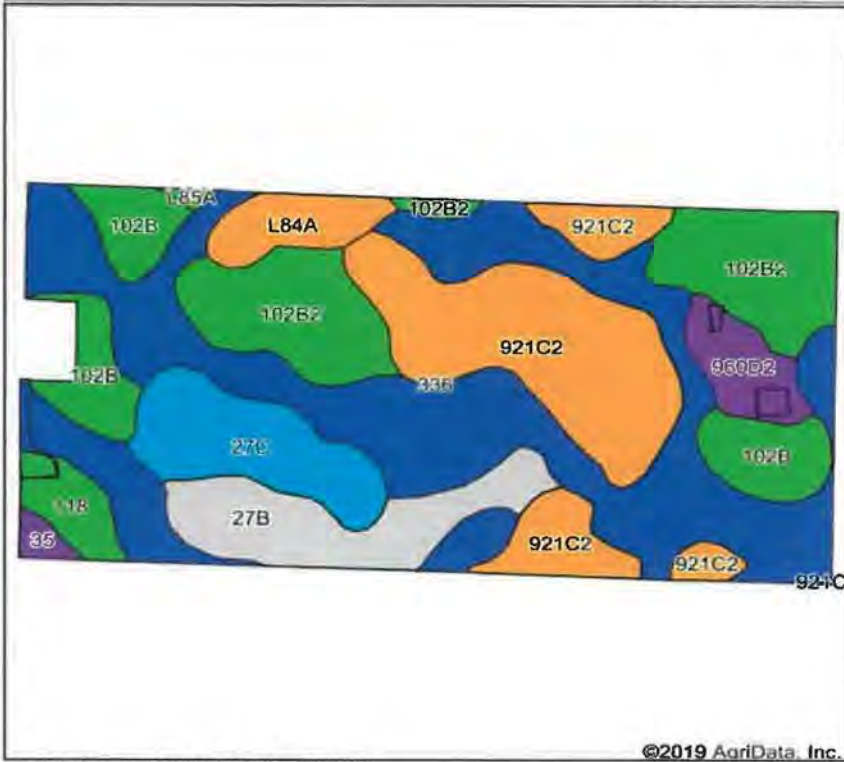
Field borders provided by Farm Service Agency as of 5/21/2008.

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# Soils Map



State: **Minnesota**  
 County: **Jackson**  
 Location: **11-104N-36W**  
 Township: **Delafield**  
 Acres: **76.16**  
 Date: **11/25/2019**



Maps Provided By:



© AgriData, Inc. 2019

www.AgrIDataInc.com



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.

Area Symbol: MN063, Soil Area Version: 16

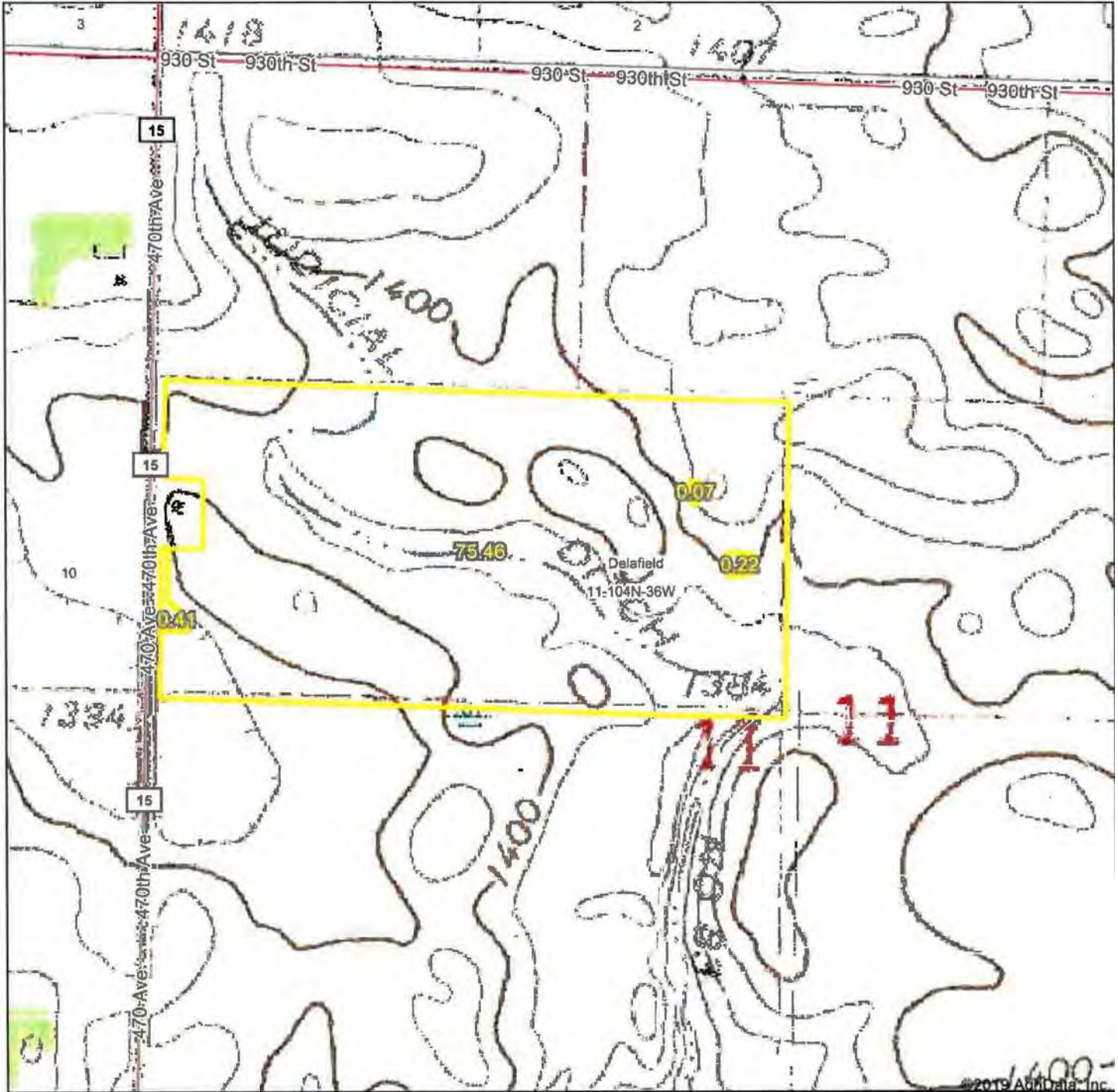
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Brome grass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Corn	*n NCCPI Soybeans
336	Delft clay loam, 0 to 2 percent slopes	26.25	34.5%		IIw	94						77	76
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	14.56	19.1%		IIIe	87						60	65
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	10.65	14.0%		IIe	95						65	67
102B	Clarion loam, 2 to 6 percent slopes	6.15	8.1%		IIe	95						81	83
27B	Dickinson sandy loam, 1 to 6 percent slopes	5.89	7.7%		IIIe	60	4.1	113	80	33	52	70	49
27C	Dickinson sandy loam, 6 to 12 percent slopes	5.48	7.2%		IVe	55	3.7	104	72	30	47	69	47
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	2.45	3.2%		IVe	76						58	61
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.34	3.1%		IIIw	86						82	78
118	Crippin loam, 1 to 3 percent slopes	1.72	2.3%		Ie	100						71	84
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	0.50	0.7%		IIIw	77						71	77
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.17	0.2%		Iw	99						82	78
<b>Weighted Average</b>						<b>86.7</b>	<b>0.6</b>	<b>16.2</b>	<b>11.4</b>	<b>4.7</b>	<b>7.4</b>	<b>*n 70.7</b>	<b>*n 68.8</b>

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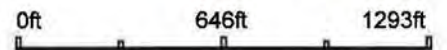
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# Topography Map



map center: 43° 49' 41.5, -95° 7' 44.61



**11-104N-36W**  
**Jackson County**  
**Minnesota**



11/25/2019

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

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**Summary**

Parcel ID 040110800  
 Property Address  
 Sec/Twp/Rng 11-104-036  
 Brief Tax Description Sect-11 Twp-104 Range-036 78.85 ACS 1/2 NW 1/4 EX 1.15 AC  
(Please Print to this Label on Type 4000merit)  
 Deeded Acres 78.85  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (401) DELAFIELD/177  
 School District 0177  
 Creation Date 07/10/1989

**Owners**

Primary Taxpayer  
 George E Frederickson Jr R Tst  
 Lee L Frederickson Rev Trust  
 723 Cascade Rd  
 South Haven, MN 55382

**Land**

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	68.79	0	0	0	75.000	AC
2	2A WASTE	0	0	0	0	2.000	AC
3	ROAD ACRES	0	0	0	0	1.850	AC
<b>Total</b>						<b>78.850</b>	

**Valuation**

	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$395,100	\$420,800	\$454,300	\$484,900	\$484,900
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$395,100	\$420,800	\$454,300	\$484,900	\$484,900

**Value Notice**

[CLICK HERE to view 2019 Value Notice](#)  
[CLICK HERE to view 2018 Value Notice](#)  
[CLICK HERE to view 2017 Value Notice](#)

**Taxation**

	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$420,800	\$454,300	\$484,900	\$484,900
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$420,800	\$454,300	\$484,900	\$484,900
Net Taxes Due	\$2,629.00	\$2,457.00	\$2,733.00	\$2,813.00
+ Special Assessments	\$519.00	\$519.00	\$519.00	\$519.00
= Total Taxes Due	\$3,148.00	\$2,976.00	\$3,252.00	\$3,332.00

IF YOU OWE BACK TAXES, PENALTIES, OR INTEREST, PLEASE CALL THE AUDITOR/TREASURER'S OFFICE FOR A PAYMENT AMOUNT.

**Tax Statements**

[CLICK HERE to view 2019 Tax Statements](#)  
[CLICK HERE to view 2018 Tax Statements](#)  
[CLICK HERE to view 2017 Tax Statements](#)

**Taxes Unpaid**

There are no taxes due at this time.

**Taxes Paid**

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
273042	10/15/2019	2019	\$0.00	\$0.00	\$0.00	(\$1,574.00)
261007	3/29/2019	2019	\$0.00	\$0.00	\$0.00	(\$1,574.00)
260155	11/16/2018	2018	\$0.00	\$0.00	\$0.00	(\$1,488.00)
249846	5/14/2018	2018	\$0.00	\$0.00	\$0.00	(\$1,488.00)
238854	10/16/2017	2017	\$0.00	\$0.00	\$0.00	(\$1,626.00)
232954	5/15/2017	2017	\$0.00	\$0.00	\$0.00	(\$1,626.00)
220195	10/14/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,666.00)
216479	5/16/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,666.00)
204185	10/19/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,633.00)
197358	5/14/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,633.00)

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Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
188722	11/13/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,555.00)
175411	5/5/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,555.00)
169967	11/6/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,432.00)
160087	5/10/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,432.00)
154609	11/15/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,231.00)
143223	5/14/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,231.00)

No data available for the following modules: Buildings, Sub Area Square Footage, Extra Features, Sales, Sketches.

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Last Data Update: 20/10/2019 16:23:50 (UTC)

Developed by



Version 7.3.14

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 & 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)

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- 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.
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- 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.