

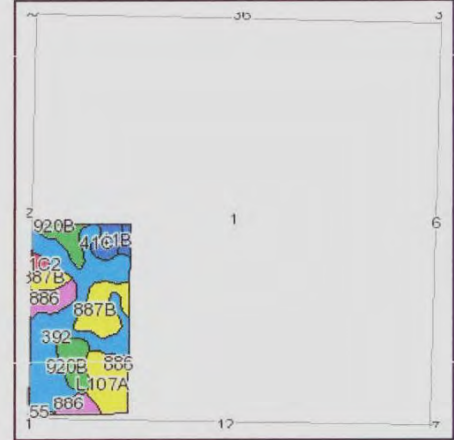
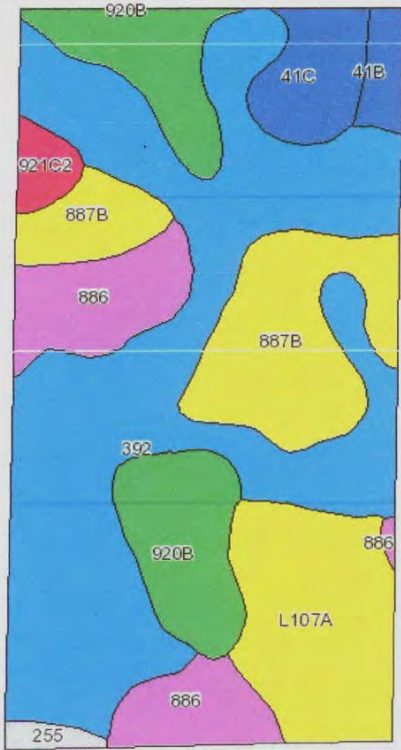
Parcel #1 contains 74.379 Deeded Acres with 73.448 Acres Tillable

Parcel #2 contains 74.294 Deeded Acres with 73.446 Acres Tillable

Based on Certified Survey by Madsen Land Survey Company on May 20<sup>th</sup>, 2011  
Official survey furnished upon inspection or the evening of the sale.  
U.S.D.A – FSA Farm Program shows 54.75% Corn Base and 45.25% Soybean Base  
Based on entire farm calculation, 119 bushel corn and 37 bushel of soybeans, both  
direct and CC Yield Data.

Both parcels have access to public road on the south and easement to service road on  
the north plus drainage easements to Elm Creek across Parcel #3 lying north of Parcel  
#1 and #2 of which shall be sold separate after Parcel 1 and 2 sold, Parcel 1 and 2 will  
be offered on our Board System so they may be sold either separate or combined.  
Parcel #1 has Productivity Index of approximately 77.5 and Parcel #2 has a  
Productivity Index of approximately 74.2, these indexes included in this booklet.

## Soils Map

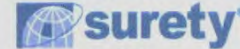


State: **Minnesota**  
 County: **Martin**  
 Location: **001-103N-031W**  
 Township: **Fraser**  
 Acres: **73.2**  
 Date: **10/2/2011**

**William  
 LeDuc  
 Appraisals**



Maps provided by:



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Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
Soils data provided by USDA and NRCS.

| Code                    | Soil Description  | Acres | Percent of field | PI Legend | Non-Irr Class | Productivity Index | Corn         | Soybeans    | Spring wheat |
|-------------------------|---|-------|------------------|-----------|---------------|--------------------|--------------|-------------|--------------|
| 392                     | Biscay sandy clay loam  | 31.2  | 42.7%            |           | IIw           | 69                 | 145          | 41          | 51           |
| 887B                    | Clarion-Swanlake loams, 2 to 6 percent slopes                 | 10.6  | 14.5%            |           | IIe           | 92                 | 193          | 55          | 54           |
| 920B                    | Clarion-Estherville complex, 2 to 6 percent slopes            | 9.2   | 12.5%            |           | IIIs          | 76                 | 160          | 46          | 49           |
| L107A                   | Canisteo-Glencoe, depressional complex, 0 to 2 percent slopes | 8.8   | 12.0%            |           | IIw           | 91                 | 191          | 55          |              |
| 886                     | Nicollet-Crippin complex                                      | 7.2   | 9.8%             |           | I             | 100                | 210          | 60          | 5.2          |
| 41C                     | Estherville sandy loam, 6 to 12 percent slopes                | 3.2   | 4.4%             |           | IVs           | 39                 | 82           | 23          | 29           |
| 921C2                   | Clarion-Storden loams, 6 to 12 percent slopes, eroded         | 1.2   | 1.6%             |           | IIIe          | 87                 | 183          | 52          | 48           |
| 41B                     | Estherville sandy loam, 1 to 6 percent slopes                 | 1.2   | 1.7%             |           | IIIs          | 44                 | 92           | 26          | 34           |
| 255                     | Mayer loam  | 0.6   | 0.8%             |           | IIw           | 72                 | 151          | 43          | 49           |
| <b>Weighted Average</b> |   |       |                  |           |               | <b>77.5</b>        | <b>162.7</b> | <b>46.3</b> | <b>39.3</b>  |

### PARCEL #1 SOIL MAP AND TYPES

## Soils Map

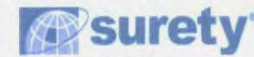


State: **Minnesota**  
 County: **Martin**  
 Location: **001-103N-031W**  
 Township: **Fraser**  
 Acres: **72.7**  
 Date: **10/2/2011**

**William  
LeDuc  
Appraisals**



Maps provided by:



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Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
Soils data provided by USDA and NRCS.

| Code                    | Soil Description  | Acres | Percent of field | PI Legend | Non-Irr Class    | Productivity Index | Corn         | Soybeans    | Spring wheat |
|-------------------------|---|-------|------------------|-----------|------------------|--------------------|--------------|-------------|--------------|
| 392                     | Biscay sandy clay loam  | 16.2  | 22.3%            |           | IIw              | 69                 | 145          | 41          | 51           |
| 887B                    | Clarion-Swanlake loams, 2 to 6 percent slopes                 | 15.1  | 20.8%            |           | Ile              | 92                 | 193          | 55          | 54           |
| 41B                     | Estherville sandy loam, 1 to 6 percent slopes                 | 13.2  | 18.2%            |           | III <sub>s</sub> | 44                 | 92           | 26          | 34           |
| 886                     | Nicollet-Crippin complex                                      | 10.1  | 13.9%            |           | I                | 100                | 210          | 60          | 5.2          |
| L107A                   | Canisteo-Glencoe, depressional complex, 0 to 2 percent slopes | 7.7   | 10.6%            |           | IIw              | 91                 | 191          | 55          |              |
| 1029                    | Pits, gravel  | 4.2   | 5.8%             |           |                  | 0                  |              |             |              |
| L83A                    | Webster clay loam, 0 to 2 percent slopes                      | 3.5   | 4.9%             |           | IIw              | 93                 | 195          | 56          |              |
| 118                     | Crippin loam  | 2.6   | 3.5%             |           | I                | 100                | 210          | 60          | 55           |
| 41C                     | Estherville sandy loam, 6 to 12 percent slopes                | 0.1   | 0.1%             |           | IV <sub>s</sub>  | 39                 | 82           | 23          | 29           |
| <b>Weighted Average</b> |   |       |                  |           |                  | <b>74.2</b>        | <b>155.6</b> | <b>44.4</b> | <b>31.5</b>  |

### PARCEL #2 SOIL MAP AND TYPES

### PARCEL #3



Parcel #3 lays directly north and adjacent to Parcel 1 and 2 and contains a well graveled service road which connects with County Blacktop on east end of the property.

This Parcel will be given easement to Parcel 1 and 2 to access this service road and also cross subsurface easements to creek on the north of subject property, as Parcel's 1, 2 and 3 were part of the larger Dorendorf property, this also has the same percentage of corn and soybean base as Parcel 1 and 2, has approximately 50% Tillable and considering the Productivity Index given this Parcel would have approximately 53% Index, the southerly edge of this property has been surveyed and markers are in place, the northerly edge of this property is the center of the creek and according to County Records there are 85 acres deeded land, this is figure used for bidding purposes, actual land purchased may vary slightly but sale will be based on 85 Acres.

As stated on the auction poster this parcel has many different uses, has tillable farm land, has pasture and recreational area, has some commercial gravel for use by contractors, and also has a seclusion, privacy and beauty for possible building uses.