



DAN PIKE, AG LAND BROKER / AUCTIONEER

116.28+/- ACRES BUTTERFIELD TOWNSHIP, WATONWAN COUNTY, MN.

2 - PARCEL

FARMLAND AUCTION

TUESDAY, OCTOBER 28, 2025 @ 10:00 A.M.

In case of very inclement weather (Blizzard) sale backup date is 10/29/25. Check website for details.

Sale will be held at the Butterfield City Hall Community Room at 310 Hubbard Avenue in Butterfield, MN.

SALE CONDUCTED BY



AUCTIONEERS

Dan Pike 507-841-0965
Scott Christopher 507-841-3125
Chris Kahler & Darwin Hall

For more information: 1362 Springfield Parkway Jackson, MN 56143
or www.danpikeauction.com or call 507-841-0965.

OWNERS

*Edward A. Fast &
Gladys R. Fast Trusts*
LaVonne J. Jungas - Trustee

Attorney for the Sellers

Ronald Schramel - Schramel Law Firm
Windom, Minnesota 507-831-1301

SALE CONDUCTED BY

***Dan Pike Auction Company, LLC &
Land & Farm Services Unlimited, LLC***

Dan Pike & Scott Christopher

Ag Land Broker - Auctioneer - Agricultural Appraiser

410 Springfield Parkway Jackson, Minnesota 56143 507-847-3468

Email: dan@danpikeauction.com &

Web Site: www.danpikeauction.com or www.landfarmservices.com

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.

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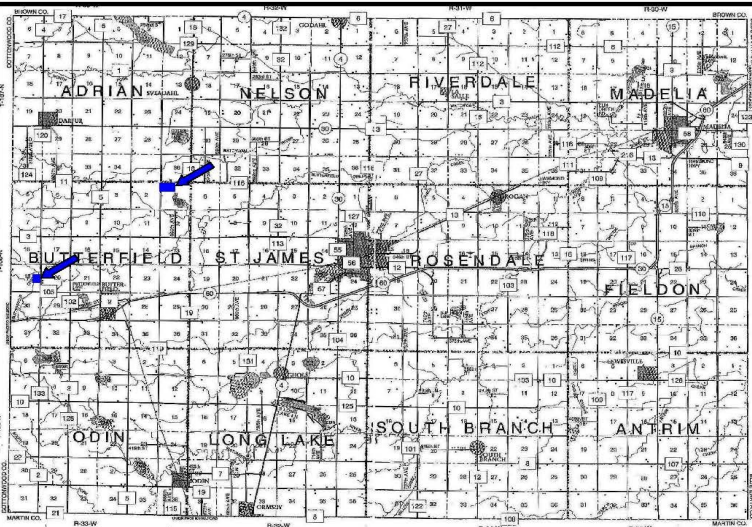
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PROPERTY LEGAL DESCRIPTION

PARCEL #1 - N1/2 NW1/4 1-106-33 in Watonwan County, MN. Containing 76.28+/- acres.
Watonwan County, Minnesota Parcel #03.001.0400

PARCEL #2 - NE1/4 SE1/4 19-106-33 in Watonwan County, MN. Containing 40+/- acres.
Watonwan County, Minnesota Parcel #03.019.0600

METHOD OF SALE

Property will be offered "Buyers Choice" with high bidder having the opportunity to take either parcel or both. Sells as two separate parcels.

PROPERTY FSA INFORMATION

	PARCEL #1	PARCEL #2
Total Deeded Acres:	76.28+/-	40.00+/-
Cropland Acres:	74.40+/-	38.70+/-
FSA Corn Base:	36.40 Acres	19.00 Acres
FSA PLC Corn Yield:	163 bu.	163 bu.
FSA Soybean Base:	36.40 Acres	19.00 Acres
FSA PLV Yield:	45 bu.	45 bu.

Crop Productivity Index Rating:

Parcel #1 - 92.8 and **Parcel #2** - 84.4 Estimated by Agri-Data Surety Mapping

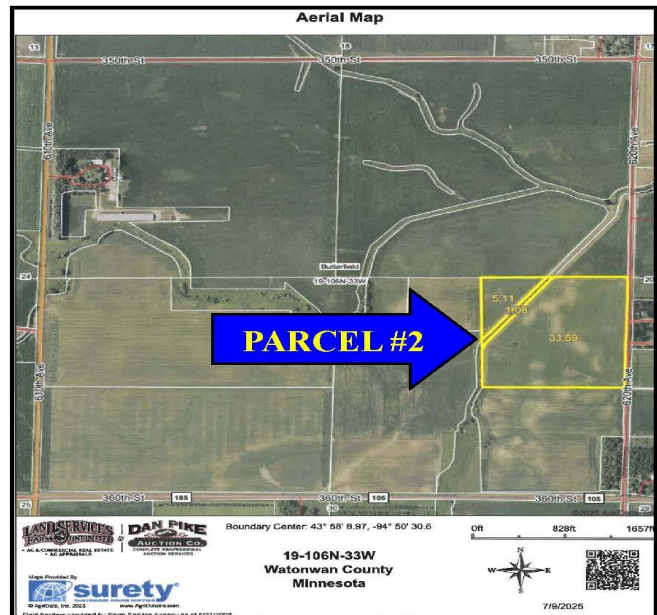
AUCTION SALE TERMS

The Buyer shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on December 10, 2025 with the balance being due and payable in full at closing. Possession shall be transferred for the 2026 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 2026 and thereafter. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not 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 statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

AUCTIONEER'S NOTE

We are very honored to have been asked to represent the Fast Trust with the sale of these farms. Please come prepared to purchase as the sellers have chosen the public auction method to market this property. If you are considering the purchase of good farmland to add to your investment portfolio this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and the sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction. Remember that the auction begins at 10:00 A.M. sharp, so don't be late.

For more complete details and information, please visit our web page www.danpikeauction.com
No "Buyers Premium" will be charged - What you bid is what you will pay.



For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information brochure under the Fast Trust Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

SALE ARRANGED BY

DAN PIKE
AND ASSOCIATES
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES
1362 Springfield Parkway
Jackson, MN 56145
507-847-3468
www.danpikeauction.com

Auctioneers
Dan Pike
Auctioneer/Real Estate Broker
Jackson, MN.
507-847-3468 (O)
or 507-841-0965 (C)
Scott Christopher
Jackson, MN.
507-841-3125 (C)
Chris Kahler
& **Darwin Hall**

Attorney
for the Seller
Ronald Schramel
Schramel
Law Firm
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507-831-1301

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ONLINE BIDDING OPTION

Interested parties that cannot attend the auction in person can use our online bidding platform through www.hibid.com to participate in the auction. Please register for online bidding **at least 24 hours prior** to the auction. Buyer is responsible for understanding our multi-parcel bidding process prior to bidding. Please call at least 24 hours ahead of sale if bidding online if you have questions regarding it. For those that wish to participate, but don't have access to an internet connection and would rather bid by phone that can be arranged as well by calling the Dan Pike Auction company **at least 24 hours ahead** of the auction to register and make arrangements. This property will be offered via both Live & On-line webcast public auction. Those parties bidding on-line will be required to wire transfer the earnest money and sign the purchase agreements the day of the auction. There will be **NO** “Buyers Premium” charged to those bidding on-line or in person.

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***No “Buyers Premium” will be charged
What you bid is what you will pay.***

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AUCTION METHOD & TERMS OF SALE

1. All bidding is open and public. Beneficiaries have the same right to bid on the property just as any other bidder at this public auction. Registered bidders may be bidding in the room, through the auctioneer's online website, or for those with inadequate technology, by phone with the assistance of the auction staff.
2. By registering to bid and obtaining a bidder's number, you are agreeing to abide by the auction method and the terms and conditions of sale at this auction.
3. Dan Pike Auction Company LLC, its auctioneer, and its representatives are agents of the Seller.
4. This property will be offered as a 2 tracts of land with the high bidder having choice of one or both. If the high bidder takes just one the other tract will be offered for sale immediately following.
5. All bidding will be on a "dollars per acre" basis. The final total purchase price will be calculated by multiplying the per acre bid amount times the number of acres per the auction brochure.
6. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. In addition, YOUR BIDDING IS NOT CONDITIONAL UPON ANY BUYER OR LENDER INSPECTION, so be certain you have completed your due diligence on the property prior to bidding.
7. Minimum bid increments are at the discretion of the auctioneer throughout the auction.
8. The successful bidder(s) will be required to execute a Real Estate Sales Agreement at the conclusion of the auction.
9. The successful bidder(s) will provide a 20% down payment at the close of the auction upon signing a Real Estate Sales Agreement. As a successful online buyer, within 24 hours of contract signing, your 20% down payment will need to either be wire transferred from your bank to the Seller's attorney/closing agents trust account or given by physical check to Seller's attorney/closing agent.
10. The sale is subject to final confirmation and acceptance of the final bid prices by the Seller(s).
11. Closing will take place on or before December 10, 2025, or as soon thereafter as applicable closing documents are completed.
13. The Seller(s) will provide a deed and an updated abstract or Seller's title insurance policy at the discretion of the seller upon full payment of the purchase price at the time of closing.
14. Full possession of the farmland will be granted at closing, subject to expiration of the existing Farm Lease. Buyer(s) will have full farming rights for the 2026 crop year.
15. ANNOUNCEMENTS MADE BY THE AUCTIONEER TAKE PRECEDENCE OVER THIS PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.
16. Seller shall pay real estate taxes and special assessments due and payable in 2025, and the Buyer(s) will be responsible for all real estate tax payments and special assessments thereafter.
17. Any mineral rights owned by the Seller(s) will be transferred to the Buyer(s) at closing.
18. Your bidding at this auction is based solely upon your inspection and due diligence. All real estate and any improvements are sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis without any warranties or representations as to fitness for a particular use, access, water quantity or quality, physical or environmental condition. Neither the Seller(s) nor the Auction Company are warranting any specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits. Please refer to the auction brochure and the Purchase Agreement, each of which is available for your review prior to the start of the auction, for any applicable disclaimers and disclosures. It is the responsibility of each bidder to become familiar with this information.
19. Bid Assistants in the room will be directing their bids to auctioneer, while the auction Clerk will be doing the same for online bids. At any time during the auction there may be occasion where in-room bids are received and accepted prior to an online bid, thereby creating a rejection of the online bid, and vice versa. Since we have an auction that includes in-person and online bidders, all bidders should be aware that the Auctioneer will determine the order of bid acceptance.
20. For online bidders, we will not accept any max bids that are placed through the bidding platform, as in-room bidders do not have that option.
21. Online bidders should use the "Request a Break" phone number of 507-841-1217 to request a break, if needed; while in-room bidders should address a break request to one of the bid assistants in the room.
22. As bidding slows, the auctioneer will wind up bidding with a fair warning that if no other bids are received the auction will be concluded at the auctioneer's discretion.
23. All real estate is sold subject to all other terms and conditions set forth in the Real Estate Sales Agreement.

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Edward and Glaydys Fast Trust - Land Auction

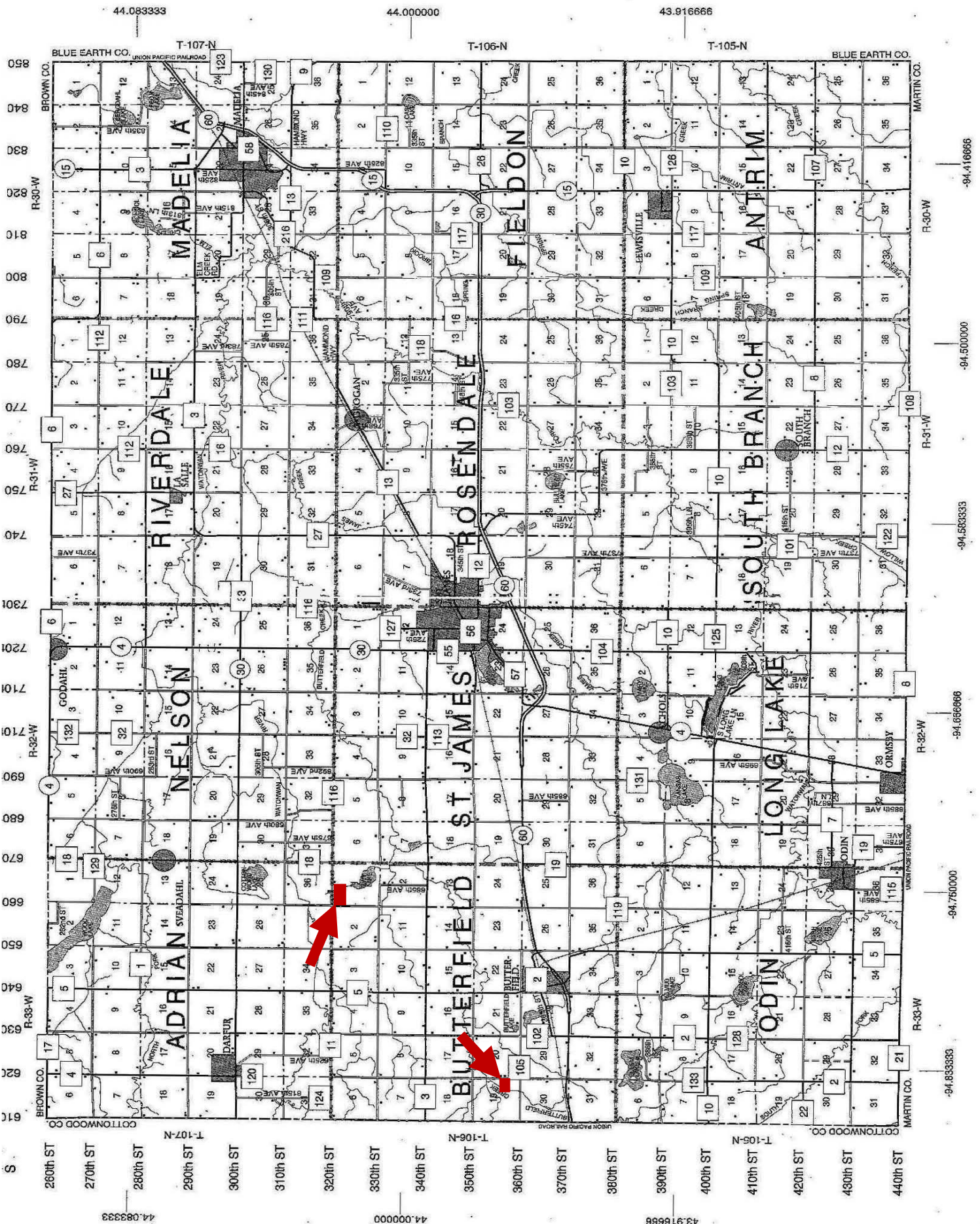
- **METHOD OF SALE:** Property will be offered “Buyers Choice” with high bidder having the opportunity to take either parcel or both. Sells as two separate parcels.
- **LEGAL DESCRIPTIONS:**
PARCEL #1 - N1/2 NW1/4 1-106-33 in Watonwan County, MN. Containing 76.28+/- acres. Watonwan County, Minnesota Parcel #03.001.0400
PARCEL #2 – NE1/4 SE1/4 19-106-33 in Watonwan County, MN. Containing 40+/- acres. Watonwan County, Minnesota Parcel #03.019.0600
- **TAX PARCEL:** Parcel #1 - 03.001.0400
Parcel #2 – 03.019.0600
- **IMPROVEMENTS:** Bare Farmland
- **2024 REAL ESTATE TAXES:** Parcel #1 - \$2,230.00 with homestead credit
Parcel #2 - \$ 434.00 with homestead credit
- **FSA INFORMATION:**

	<u>PARCEL #1</u>	<u>PARCEL #2</u>
<u>Total Deeded Acres:</u>	76.28+/-	40.00+/-
<u>Cropland Acres:</u>	74.40+/-	38.70+/-
<u>FSA Corn Base:</u>	36.40 Acres	19.00 Acres
<u>FSA PLC Corn Yield:</u>	163 bu.	163 bu.
<u>FSA Soybean Base:</u>	36.40 Acres	19.00 Acres
<u>FSA PLV Yield:</u>	45 bu.	45 bu.
- **CROP PRODUCTIVITY INDEX RATING:**
Parcel #1 – 92.8 Estimated from Agri-Data Surety mapping
Parcel #2 – 84.4 Estimated from Agri-Data Surety mapping
- **TOPOGRAPHY:** Parcel #1 - Level to gently rolling. “See topography maps”
Parcel #2 - Level to rolling. “See topography maps”
- **DRAINAGE:** Information that is available is included in this information booklet.
- **LEASE STATUS:** Buyer receiving possession for the 2026 crop year upon closing, subject to the 2025 cropland lease that ends on 3/1/26.

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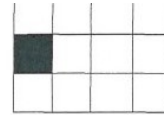


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R-33-W



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



Watonwan County, Minnesota

Farm 6858
Tract 868

2025 Program Year

Map Created April 29, 2025



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



Wetland Determination Identifiers



Tract Cropland Total: 74.40 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 2023 NAIP imagery.

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Watsonwan County, Minnesota

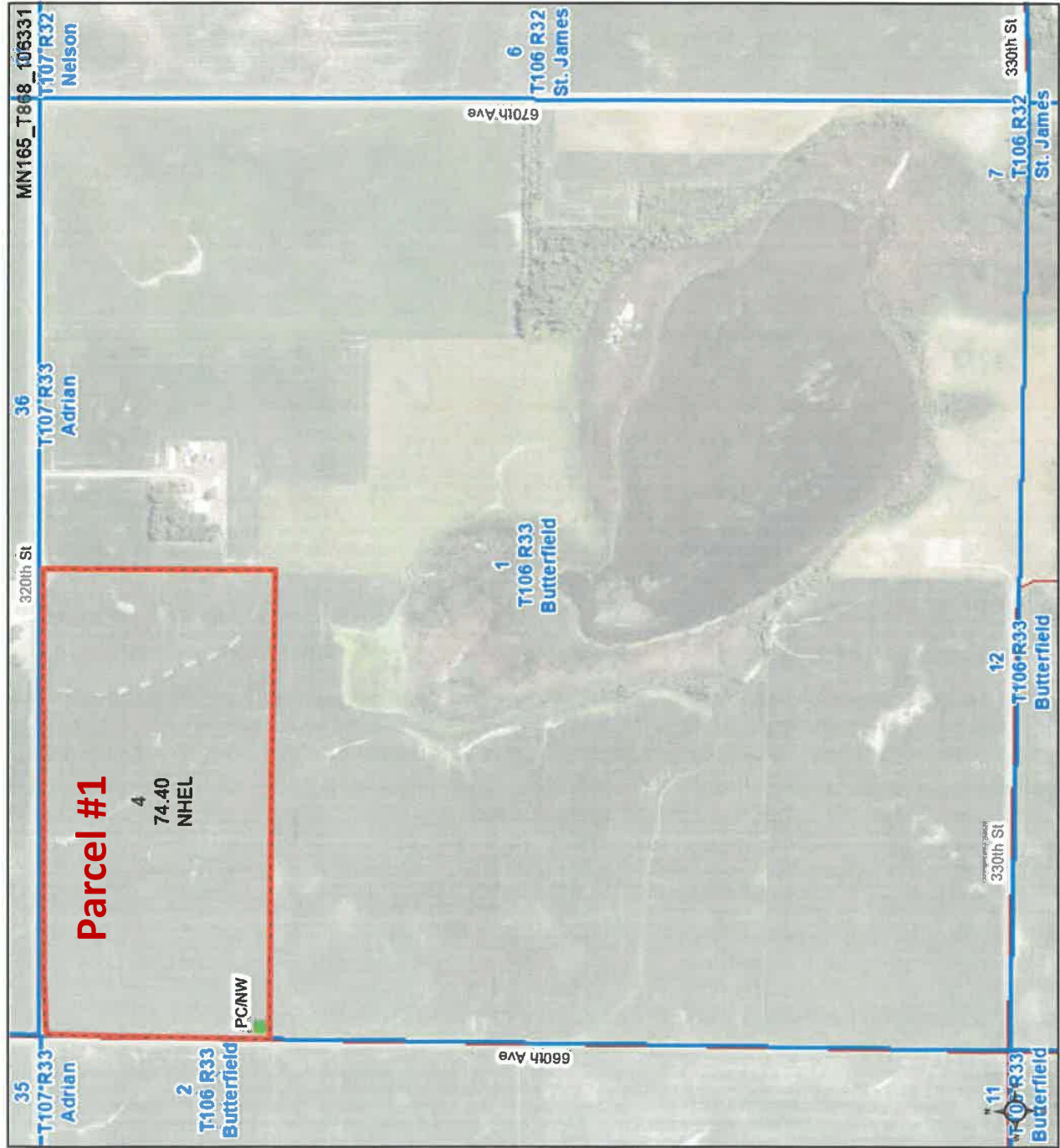
Farm 6858

Tract 868

2025 Program Year

Map Created April 29, 2025

106331



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Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
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HIGHLY ERODIBLE LAND CONSERVATION (HELC) AND WETLAND CONSERVATION MCI CERTIFICATION

(See reverse for Public Burden and Privacy Act Statements).

1. Name of Producer [REDACTED]	2. Identification Number [REDACTED]	3. Current Crop Year 2002
4. Do the attached AD-1026A(s) list all your farming interest by county, and show current NRCS determinations? <i>If "No", contact your County FSA Office before completing this form.</i>		YES NO X
5. Are you a landlord on any farm listed on AD-1026A that will not be in compliance with HELC and WC provisions? <i>If "Yes", AD-1026C must be prepared.</i>		YES NO X
6. Does the landlord refuse to comply with HELC requirements on any farms listed on AD-1026A? <i>If "Yes", AD-1026B must be prepared.</i>		YES NO X
7. Attach a list of affiliated persons with farming interest. <i>See reverse for an explanation. Enter "None", if applicable.</i>		YES NO /

If items 5 or 6 are answered "YES", circle the applicable farm number on AD-1026A.

8. During the crop year entered in item 3 above, or the term of a requested USDA loan, will you:	YES	NO
(a) plant or produce an agricultural commodity on land for which neither a highly erodible land nor wetland determination has been made?		X
(b) plant or produce an agricultural commodity on land on which planting was made possible by drainage, dredging, filling, leveling, or any other means after December 23, 1985, and NRCS has not evaluated and approved the drainage activities?		X
9. Since December 23, 1985, have you or has anyone on your land, or will you or anyone on your land during the crop year entered in item 3 above, or the term of a requested USDA loan:		
(a) conduct(ed) any land clearing, drainage, (tile or open ditch), filling, leveling, or dredging to create a new drainage system that has not been evaluated by NRCS? <i>Indicate year if answered "Yes".</i> T 868	X	
(b) conduct(ed) any drainage activities to maintain, improve, or modify an existing drainage system that has not been evaluated by NRCS? <i>Indicate year if answered "Yes".</i>	X	
10. Will you conduct any activities for fish production, trees, vineyards, shrubs, building construction, or other non-agricultural purposes that have not been evaluated by NRCS?		X

If answers to item 8,
9, or 10 are:

"YES" for any one of these items, sign and date in item 11 below. Circle the applicable tract number on AD-1026A or list in item 12 on AD-1026A. A "YES" answer authorizes FSA to refer this AD-1026 to NRCS to make a HELC and/or certified wetland determination. DO NOT sign in item 13 until the NRCS determination is complete.

"NO" for all of these items or NRCS determinations are complete, complete item 13.

11. Signature of Producer [REDACTED]	I hereby certify that the above information and the information on attached AD-1026A's, is true and correct to the best of my knowledge.		Date 6-28-02
12. Referral to NRCS (Completed by FSA)	Enter a " " if a NRCS determination is needed because <input checked="" type="checkbox"/> "Yes" is answered in item 8, 9, or 10.	Date Referred 6-28-02	Signature of FSA Representative Rais Olson

NOTE: Before signing in Item 13, Read AD-1026 Appendix.

Continuous AD-1026 Certification	
I understand and agree that unless I give written notice otherwise, this certification of compliance and agreement shall serve as a continuous certification and agreement for subsequent crop years. That is, as to the current and subsequent crop years:	
<ul style="list-style-type: none"> I agree to the terms and conditions stated on AD-1026 Appendix on all land in which I have or will have an interest. I agree that if there are any changes in my operation or activities that may affect compliance with these provisions, I will file a revised AD-1026. I agree to file any required exemption requests for each applicable crop year. I understand that affiliated persons are also subject to compliance with these provisions and their failure to comply or file AD-1026 will result in loss of eligibility to persons or enterprises with whom they are affiliated. (<i>Affiliated person rules are printed on the reverse of this form.</i>) 	
13. Producer Sign Here [REDACTED]	Date 6/28/02

The U.S. Department of Agriculture does not discriminate on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, D. C. 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

ORIGINAL - FSA COPY ☐NRCS COPY ☐PRODUCER'S COPY ☐

O.K. TO FILE AS SHOWN ON AERIAL PHOTO 6/28/2002 P. Bary

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PC - PRAIRIE CONVERTED WETLAND
 CC - CROPLAND CONVERTED WETLAND
 FWP - FARMED WETLAND PASTURE
 NHE - NON HIGHLY ERODIBLE LAND
 COUNTY

AW - ARCHED INT WETLAND
 MI - MUD FLAT NUMBER
 CW - CONVERTED WETLAND
 HE - HIGHLY ERODIBLE LAND
 NOT TO SCALE
 REPRODUCED FEBRUARY 2002

NW - MINIMAL FUTURE WETLAND
 TRACT NUMBER
 NE - NON INVENTORIED
 NW - NON WETLAND

FW - FARMED WETLAND
 SC - NON CROPLAND
 W - WETLAND
 GE - WETLAND R/W, NW, W, E, P (SEE MAPS)

PHOTO NO. D 3

WARNING

WATONWAN
 Contact NHE's before clearing, draining, dredging, filling, or leveling any wet areas or wetland
 coded fields or improving, modifying, or maintaining an existing drainage system

Drainage proposed on aerial photo is not
 near any USDA defined wetlands.

C/28/2002 P.B.

Drainage may proceed as proposed.

A certified wetland determination has not
 been completed for this tract. Other wetlands
 may exist. The person should contact the
 Corp of Engineers regarding potential Clean
 Water Act requirements. 608-784-8236

Parcel #1

T868
 72.8 NW/PC

BUTTERFIELD

EWY
 LAKE

See E

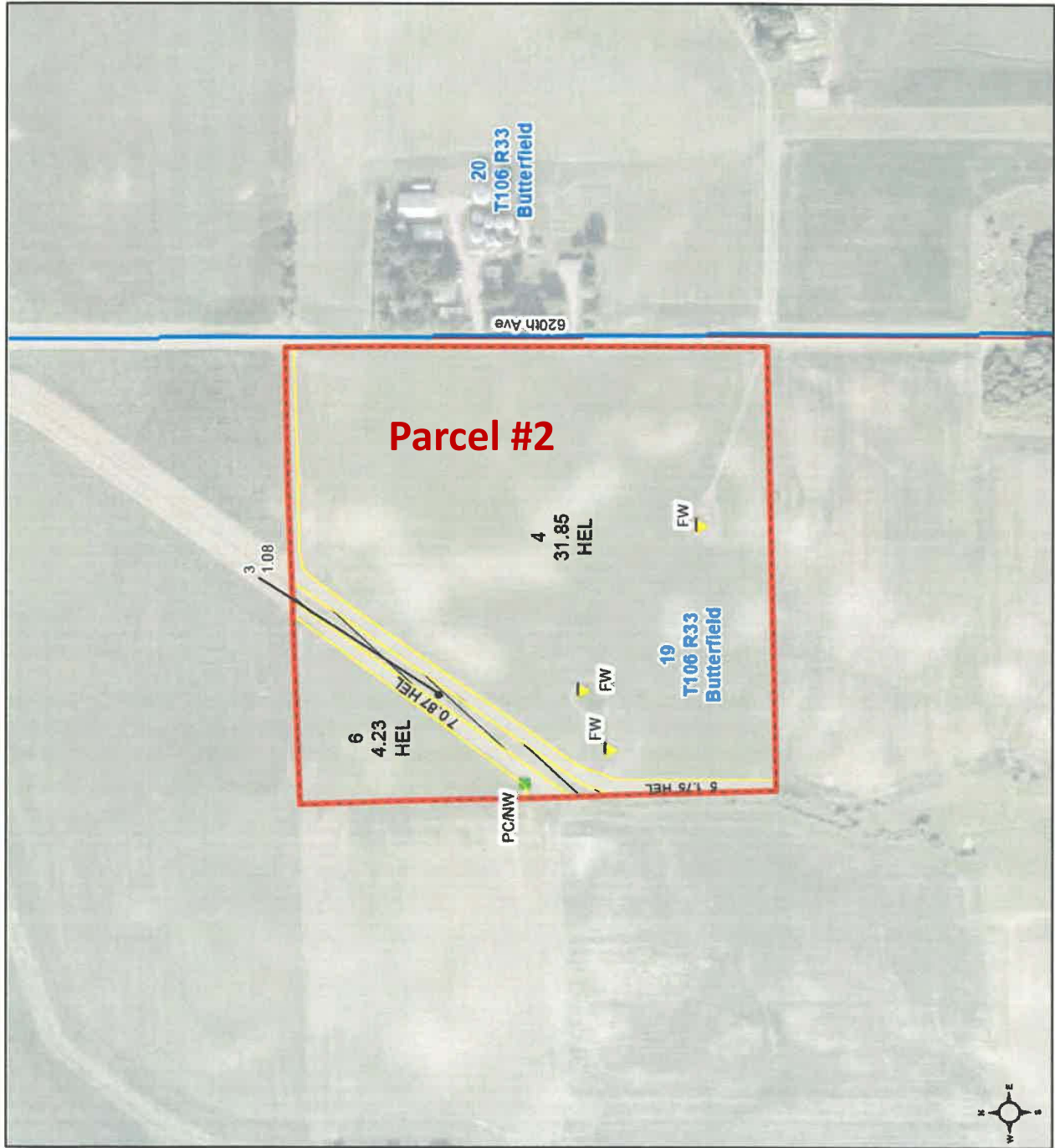


Watonwan County, Minnesota

Farm 6858 Tract 866

2025 Program Year

Map Created April 29, 2025



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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: 38.70 acres

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Watwan County, Minnesota

Farm 6858

Tract 866

2025 Program Year

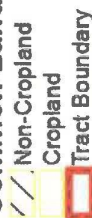
Map Created April 29, 2025

1063319

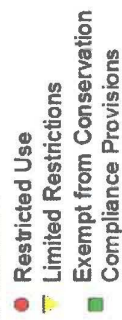


Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

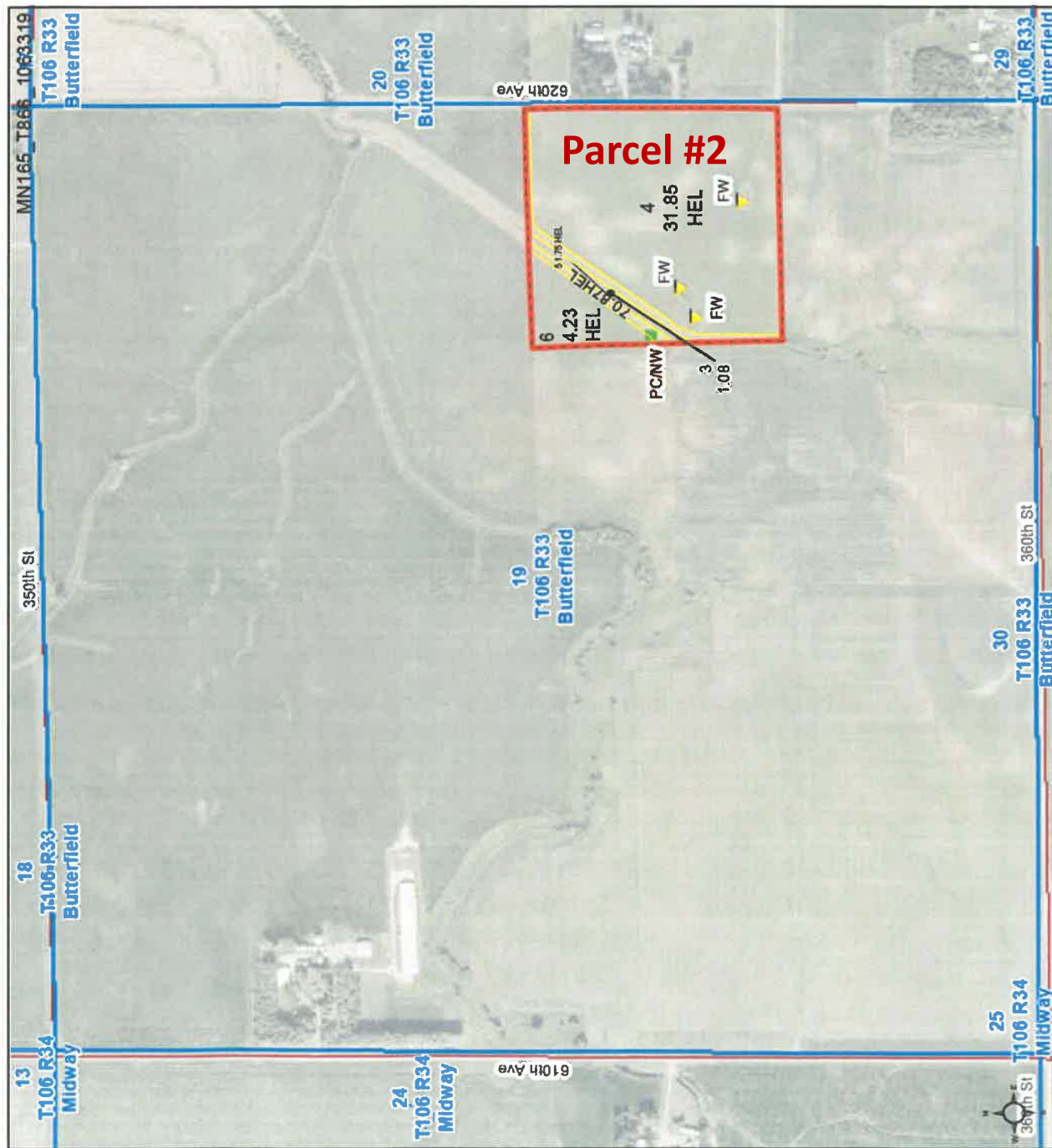
Common Land Unit



Wetland Determination Identifiers



Tract Cropland Total: 38.70 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 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 2023 NAIPI imagery.

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

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U.S.D.A.
Soil Conservation Service

SCS-CPA-026
(June 91)

2. Date of Request

5/5/92

3. County

Watson

**HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION**

4. Name of USDA Agency or Person Requesting Determination

ASCS

5. Farm No. and Tract No.

2382425 F 866

SECTION I - HIGHLY ERODIBLE LAND

	FIELD NO.(s)	TOTAL ACRES
6. Is soil survey now available for making a highly erodible land determination? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
7. Are there highly erodible soil map units on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.	1, 2	38.0
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.		
10. This Highly Erodible Land determination was completed in the: Office <input type="checkbox"/> Field <input checked="" type="checkbox"/>		

SECTION II - WETLAND

	FIELD NO.(s)	TOTAL ACRES
11. Are there hydric soils on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands and Farmed Wetlands Pasture may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.	2	2.0
13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area reverts to wetland as a result of abandonment.		
14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.		
15. Minimal Effect Wetlands (MW). These wetlands are to be farmed according to the minimal-effect agreement signed at the time the minimal-effect determination was made.		
16. Mitigation Wetlands (MIW). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.		
17. Restoration with Violation (RWV-year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.		
18. Restoration without Violation (RSW). A restored wetland converted between December 23, 1985 and November 28, 1990, on which an agricultural commodity has not been planted.		
19. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.		
20. Good Faith Wetlands (GFW+year). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.		
21. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.		
22. Converted Wetland (CW+year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.		
23. Converted Wetland Non-Agricultural use (CWNA). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.		
24. Converted Wetland Technical Error (CWTE). Wetlands that were converted as a result of incorrect determination by SCS.		

25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.

26. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 22 for information on CW+year.

27. The wetland determination was completed in the office ☐ field ☒ and was delivered ☐ mailed ☒ to the person on 5/5/92.

28. Remarks: **"This determination applies to the wetland conservation provisions of Food Security Act only. Permits may be required by other Federal state or local agencies or units of government for construction activities on your farm."**

29. I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.

30. Signature of SCS District Conservationist

Thomas J. Kelly

31. Date

5/5/92

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, or handicap.

ASCS Copy

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

MINNESOTA
WATONWAN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6858
Prepared : 7/22/25 9:04 PM CST
Crop Year : 2025

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 27-165-2020-10
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
114.18	113.10	113.10	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	113.10	0.00		0.00	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	55.40	0.00	163	0
Soybeans	55.40	0.00	45	0
TOTAL	110.80	0.00		

NOTES

Tract Number : 866

Description : NE4 SE4 19-106-33 BUTTERFIELD
FSA Physical Location : MINNESOTA/WATONWAN
ANSI Physical Location : MINNESOTA/WATONWAN
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : , GLADYS R FAST REVOCABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.78	38.70	38.70	0.00	0.00	0.00	0.00	0.0

MINNESOTA
WATONWAN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6858
Prepared : 7/22/25 9:04 PM CST
Crop Year : 2025

Tract 866 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.70	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	19.00	0.00	163
Soybeans	19.00	0.00	45
TOTAL	38.00	0.00	

NOTES

Tract Number : 868

Description : N2 NW4 1-106-33 BUTTERFIELD

FSA Physical Location : MINNESOTA/WATONWAN

ANSI Physical Location : MINNESOTA/WATONWAN

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : GLADYS R FAST REVOCABLE TRUST

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
74.40	74.40	74.40	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	74.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	36.40	0.00	163
Soybeans	36.40	0.00	45
TOTAL	72.80	0.00	

NOTES

Aerial Map

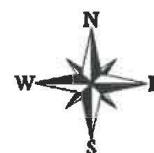


Boundary Center: 44° 1' 12.67, -94° 45' 14.44

1-106N-33W
Stonewan County
Minnesota

0ft 831ft 1663ft

a b



7/9/2025

Maps Provided By:

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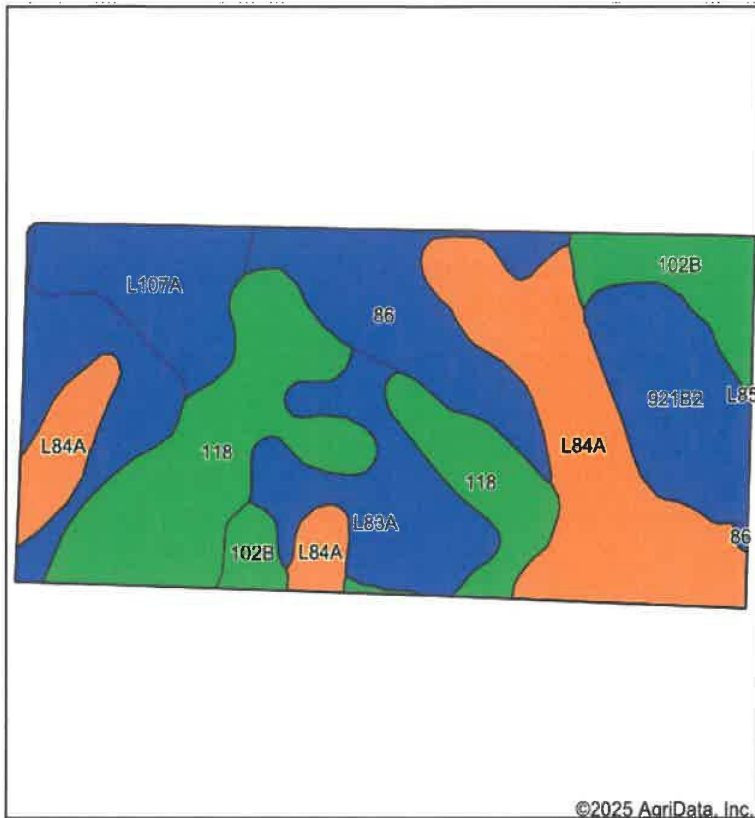
Field borders provided by Farm Service Agency as of 5/21/2008.

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

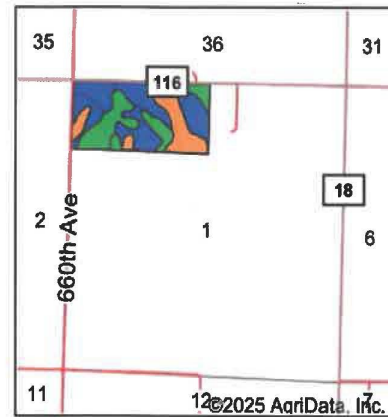
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Land & Farm Services Unlimited, LLC. and Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Watonwan**
 Location: **1-106N-33W**
 Township: **Butterfield**
 Acres: **74.41**
 Date: **7/9/2025**



Maps Provided By:



Area Symbol: MN165, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Corn *n NCCPI Soybeans
L84A	Glencoe clay loam, 0 to 1 percent slopes	16.94	22.7%		IIIw	86	76 76
118	Crippin loam, 1 to 3 percent slopes	16.47	22.1%		Ie	100	71 86
86	Canisteo clay loam, 0 to 2 percent slopes	14.21	19.1%		IIw	93	71 81
L83A	Webster clay loam, 0 to 2 percent slopes	8.00	10.8%		IIw	93	78 82
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	7.36	9.9%		Ile	92	75 82
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	6.29	8.5%		IIw	91	72 81
102B	Clarion loam, 2 to 6 percent slopes	5.14	6.9%		Ile	95	78 83
Weighted Average					2.01	92.8	*n 73.9 *n 81.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Parcel #1

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

Topography Contours



Maps Provided By:



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

Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 1,090.2
Max: 1,105.9
Range: 15.7
Average: 1,097.0
Standard Deviation: 3.9 ft

0ft 464ft 928ft



7/9/2025

1-106N-33W
Watonswan County
Minnesota

Boundary Center: 44° 1' 12.67, -94° 45' 14.44

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Aerial Map



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

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

Boundary Center: 43° 58' 8.97, -94° 50' 30.6

0ft 828ft 1657ft

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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www.AgriDataInc.com

**19-106N-33W
Watsonwan County
Minnesota**



7/9/2025

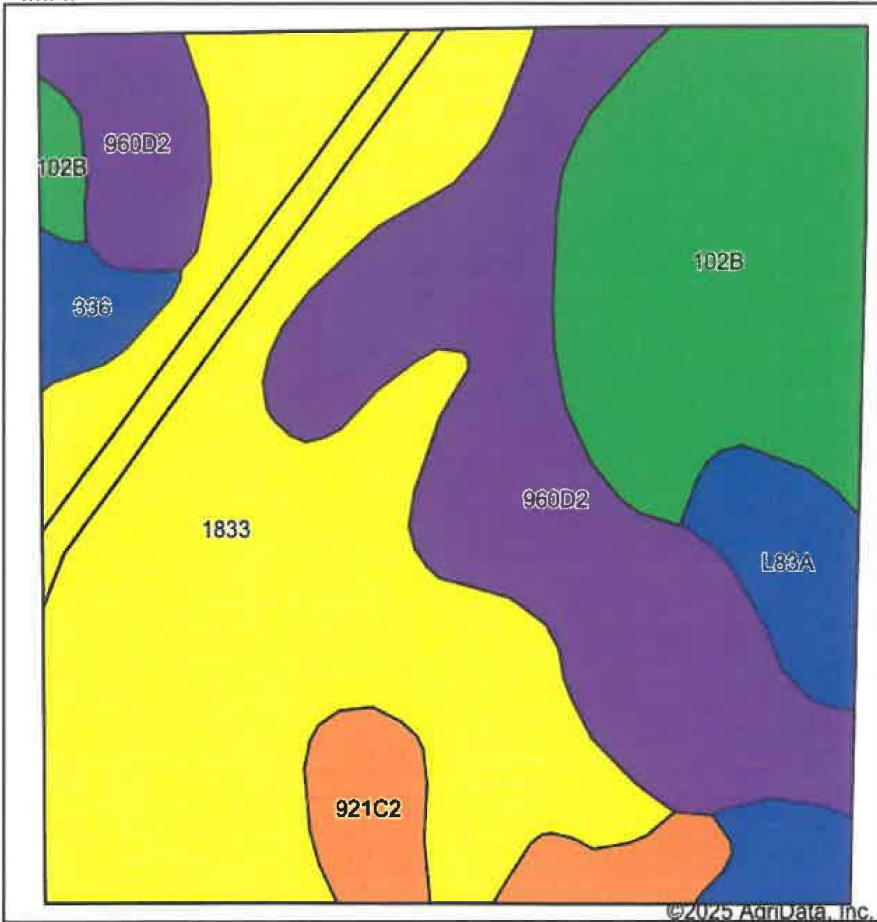
Field borders provided by Farm Service Agency as of 5/21/2008.

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.

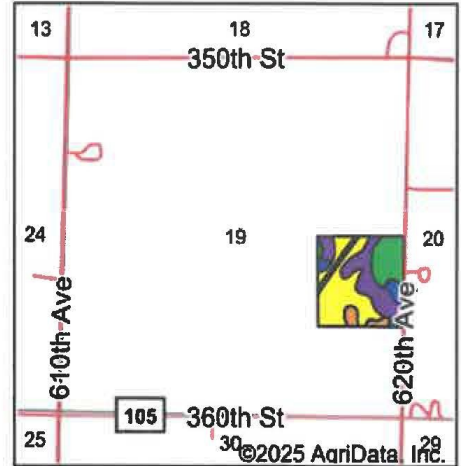
Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Watsonwan**
 Location: **19-106N-33W**
 Township: **Butterfield**
 Acres: **39.78**
 Date: **7/9/2025**

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

DAN PIKE
 AUCTION CO.
 COMPLETE PROFESSIONAL
 AUCTION SERVICES

Maps Provided By:

surety
 CUSTOMER ONLINE MAPPING
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Area Symbol: MN165, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	16.78	42.2%		IIw	83	70	83
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	10.42	26.2%		IVe	76	67	67
102B	Clarion loam, 2 to 6 percent slopes	7.63	19.2%		Ile	95	78	83
L83A	Webster clay loam, 0 to 2 percent slopes	2.27	5.7%		IIw	93	78	82
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.96	4.9%		IIIe	87	69	71
336	Delft clay loam, 0 to 2 percent slopes	0.72	1.8%		IIw	94	77	79
Weighted Average					2.57	84.4	*n 71.3	*n 78.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Parcel #2

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

Topography Contours



Parcel #2



Source: USGS 10 meter dem

Interval(ft): 2.0

Min: 1,180.9

Max: 1,213.4

Range: 32.5

Average: 1,195.2

Standard Deviation: 8.46 ft

0ft 274ft 548ft



7/9/2025

19-106N-33W
Watonswan County
Minnesota

Boundary Center: 43° 58' 8.97, -94° 50' 30.6

Maps Provided By:



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

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Watonwan County, MN

Summary

Parcel ID 030010400
Property Address
Sec/Twp/Rng 01-106-033
Brief Tax Description SECT-01 TWP-106 RANGE-033 76.28 AC N1/2 OF NW1/4
(Note: Not to be used on legal documents)
Deeded Acres 76.28
Class 106 - (HSTD) 2A/1B/4BB AG SON/DAUGHTER-MOTHER/FATHER
District (0301) TWP OF BUTTERFIELD-0836
School District 0836

Parcel #1

[View Map](#)

Owners

Primary Owner
[GLADYS R FAST TRUST](#)
EDWARD A FAST TRUST
33397 590TH AVE
MOUNTAIN LAKE MN 56159

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	73.6	0	0	0	73.340	A
2	ROADS 2A	0	0	0	0	2.940	A
Total						76.280	

Valuation

	2025 Assessment	2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$734,100	\$816,200	\$816,200	\$583,000	\$507,400
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$734,100	\$816,200	\$816,200	\$583,000	\$507,400

Taxation

	2025 Payable	2024 Payable	2023 Payable	2022 Payable
Estimated Market Value	\$816,200	\$816,200	\$583,000	\$507,400
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$816,200	\$816,200	\$583,000	\$507,400
Net Taxes Due	\$2,230.00	\$1,942.00	\$1,736.00	\$1,804.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,230.00	\$1,942.00	\$1,736.00	\$1,804.00

Taxes Paid

Payment #	Receipt #	Receipt Print Date	Amt Write Off	Amt Charge	Amt Payment
132359		4/15/2025	\$0.00	\$0.00	(\$2,230.00)
114545		5/1/2024	\$0.00	\$0.00	(\$1,942.00)
99297		4/24/2023	\$0.00	\$0.00	(\$1,736.00)
88805		5/11/2022	\$0.00	\$0.00	(\$902.00)
85900		4/27/2022	\$0.00	\$0.00	(\$902.00)
78138	244714	9/2/2021	\$0.00	\$0.00	(\$902.00)
71587	238183	4/26/2021	\$0.00	\$0.00	(\$902.00)
67313	234231	10/30/2020	\$0.00	\$0.00	(\$870.00)
56688	223923	4/20/2020	\$0.00	\$0.00	(\$870.00)

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Summary

Parcel ID 030190600
 Property Address
 Sec/Twp/Rng 19-106-033
 Brief Tax Description SECT-19 TWP-106 RANGE-033 40.00 AC NE1/4 OF SE1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 40.00
 Class 106 - (HSTD) 2A/1B/4BB AG SON/DAUGHTER-MOTHER/FATHER
 District (0301) TWP OF BUTTERFIELD-0836
 School District 0836

Parcel #2

[View Map](#)

Owners

Primary Owner
[GLADYS R FAST TRUST](#)
 EDWARD A FAST TRUST
 33397 590TH AVE
 MOUNTAIN LAKE MN 56159

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	63	0	0	0	35.260	A
2	WASTE 2A	0	0	0	0	3.740	A
3	ROADS 2A	0	0	0	0	1.000	A
Total						40.000	

Valuation

	2025 Assessment	2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$304,300	\$338,100	\$337,400	\$260,500	\$226,700
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$304,300	\$338,100	\$337,400	\$260,500	\$226,700

Taxation

	2025 Payable	2024 Payable	2023 Payable	2022 Payable
Estimated Market Value	\$338,100	\$337,400	\$260,500	\$226,700
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$338,100	\$337,400	\$260,500	\$226,700
Net Taxes Due	\$434.00	\$312.00	\$776.00	\$808.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$434.00	\$312.00	\$776.00	\$808.00

Taxes Paid

Payment #	Receipt #	Receipt Print Date	Amt Write Off	Amt Charge	Amt Payment
132362		4/15/2025	\$0.00	\$0.00	(\$434.00)
114548		5/1/2024	\$0.00	\$0.00	(\$312.00)
99296		4/24/2023	\$0.00	\$0.00	(\$776.00)
88814		5/11/2022	\$0.00	\$0.00	(\$404.00)
85903		4/27/2022	\$0.00	\$0.00	(\$404.00)
78141	244716	9/2/2021	\$0.00	\$0.00	(\$404.00)
71591	238180	4/26/2021	\$0.00	\$0.00	(\$404.00)
67318	234230	10/30/2020	\$0.00	\$0.00	(\$390.00)
56695	223920	4/20/2020	\$0.00	\$0.00	(\$390.00)

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

Sawatzky 80

Parcel #1

DRAINAGE EASEMENT AGREEMENT

THIS AGREEMENT made as of the first day of February, 1976, by and between Edward and Gladys Fast, husband and wife, Ethel and Reinhart Steinle, wife and husband, George H. and Tina Friesen, husband and wife, William J. Watkins and Mary Anna Watkins, husband and wife, James Lepp and Donna Lepp, husband and wife, and Delano Harder, single, all of the County of Watonwan, State of Minnesota, except George H. and Tina Friesen of Gilbert, Arizona, and all hereafter referred to by their last names:

RECITAL OF FACTS:

A. It is the desire of the parties hereto to amend and add to that certain Drainage Easement Agreement made July 28, 1972, and recorded as Document 121569 in the office of the Register of Deeds for Watonwan County, Minnesota, on August 28, 1972, at 2:00 P.M. and in Book 33 of Miscellaneous Records, at Page 607.

B. The property to be added to the tile system described in the above-described Drainage Easement Agreement is owned by James Lepp and Donna Lepp, husband and wife, and is legally described as follows:

The North one-half of the Northeast one-quarter of Section 2, Township 106 North, Range 33 West, Watonwan County, Minnesota.

NOW THEREFORE, in consideration of the mutual and reciprocal agreements herein contained, the parties hereto agree as follows:

1. That the property above-described belonging to James Lepp and Donna Lepp, husband and wife, shall be the only property added to the Drainage Easement Agreement of July 28, 1972, by virtue of this agreement.

2. That the property of James and Donna Lepp shall be added to the existing tile system of the signatories to the July 28, 1972, agreement on an "as is" basis with no requirement existing to deepen tiles or outlets, or to in any other way alter the present system. Further, it is agreed that the tile now in existence on

Parcel #1

the Lepps' property shall not be changed or altered so as to bring more acreage into the tile system represented and embodied in the July 28, 1972, Drainage Easement Agreement.

3. That the original agreement as above described shall be amended and changed so that the electrical costs and maintenance expense shall be shared and paid 23 percent by Fast, 23 percent by Watkins, 8 percent by Harder, 23 percent by Steinle, and 23 percent by Lepp. That said amended percentages of maintenance and electrical expense shall be in effect immediately.

4. That it is specifically agreed by James Lepp and Donna Lepp that they shall not add additional drainage acreage to the tile system now on their property above described.

5. That in addition to the amendments above made, it is agreed by Harder that he will construct, at the earliest practical time, and during the 1976 calendar year if at all possible, an earthen dam of approximately two feet in height and that said dam shall be constructed at least 50 feet south of Harder's tile line running westerly from the pump and pit described in the agreement of July 28, 1972, and said earthen dam shall extend westerly for such distance as is necessary to reach the higher ground on the Harder property in the West one-half of Section 1, Township 106 North, Range 33 West. It is further agreed that the purpose of said earthen dam is to prevent excessive overflow from Lake Ewy on to the Harder tile line described herein, and to simultaneously prevent excessive amounts of water being put into the tile system embodied in the original agreement of July 28, 1972.

6. It is agreed by all parties hereto, and expressly by Harder, that the earthen dam shall be constructed and maintained at Harder's expense.

7. That the original Drainage Easement Agreement of July 28, 1972, is hereby incorporated in this document by reference, and that agreement of July 28, 1972, shall continue in full force and effect with the changes and amendments as set out herein.

8. It is agreed that William J. Watkins and Mary Anna Watkins are the lawful successors in interest from Arthur and Viola Watkins.

IN TESTIMONY WHEREOF, the parties hereto have set their hands as of the day and year written below.

Edward A. Fast

Gladys Fast

R. Steinle

Ethel Steinle

William Watkins

Mary Anna Watkins

James C. Lepp

Donna M. Lepp

Delano L. Harder

George H. Friesen

Tina Friesen

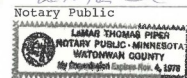
Parcel #1

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STATE OF MINNESOTA)
COUNTY OF WATONWAN) SS

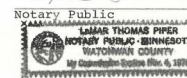
On the 12th day of February, 1976, before me, a Notary Public within and for said County and State, personally appeared Edward Fast, Reinhart Steinle, William J. Watkins, James Lepp, and Delano Harder, single, to me known to be the same persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

STATE OF MINNESOTA)
COUNTY OF WATONWAN) SS



On the 14th day of February, 1976, before me, a Notary Public within and for said County and State, personally appeared Gladys Fast, wife of Edward Fast, Ethel Steinle, wife of Reinhart Steinle, Mary Anna Watkins, wife of William J. Watkins, and Donna Lepp, wife of James Lepp to me known to be the same persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

STATE OF ARIZONA
COUNTY OF Maricopa



On the 23 day of April, 1976, before me, a Notary Public within and for said County and State, personally appeared George H. and Tina Friesen, husband and wife, to me known to be the same persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires Feb. 27, 1978

Notary Public

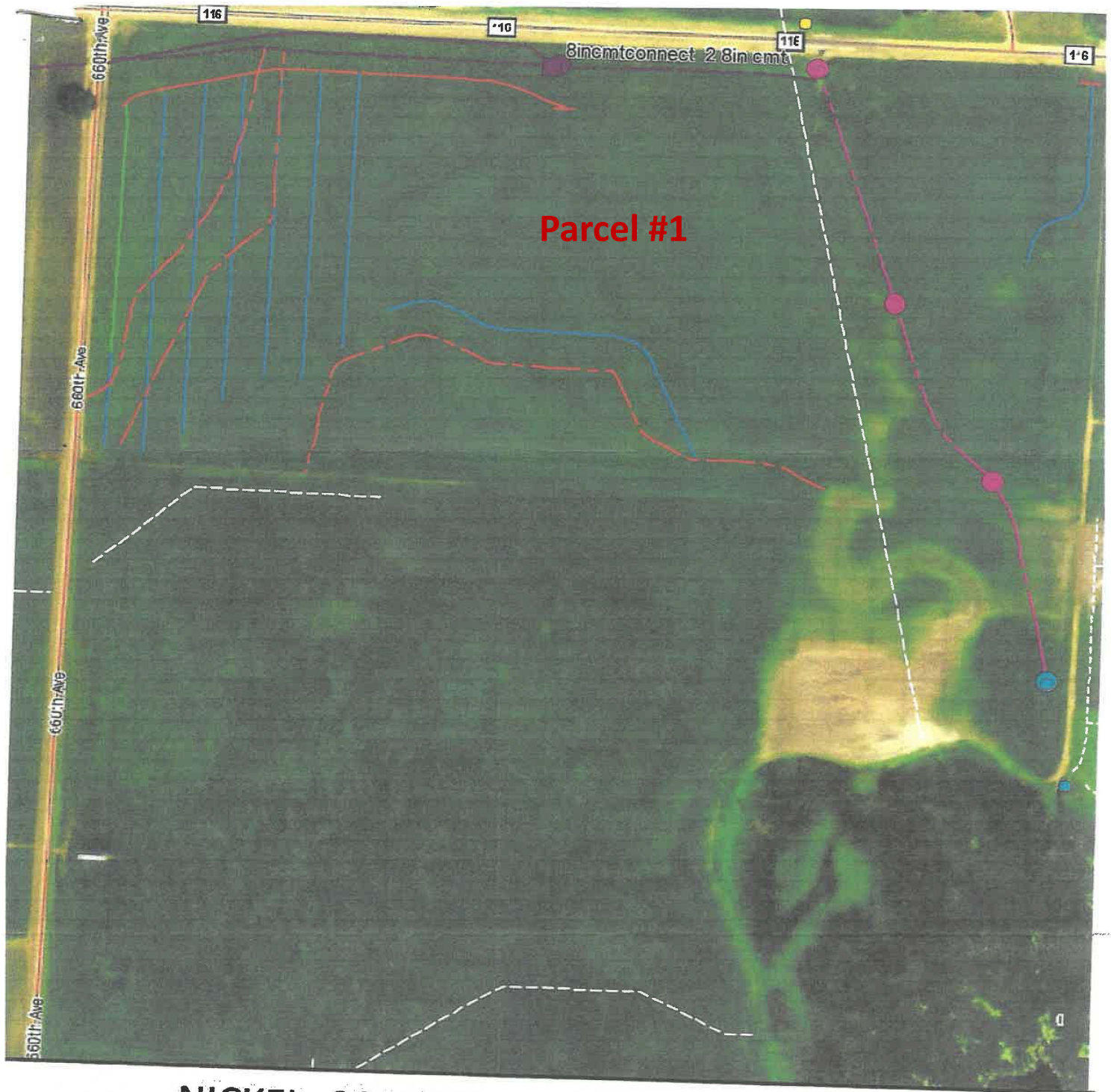
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ltp/jlp

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 Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.



NICKEL CONSTRUCTION - Mt. Lake, MN

Existing Tile - 2016



MAP LOCATION

Customer = Fast
County = Watonwan
Township = Butterfield
Section = 1A
State = MN

4"	14"	KEY
5"	15-16"	
6"	18"	
7-8"	20"	
10"	Unknown	
12"	WHITE	
	Assumed Only	

Sawatzky



CONST. OFFICE

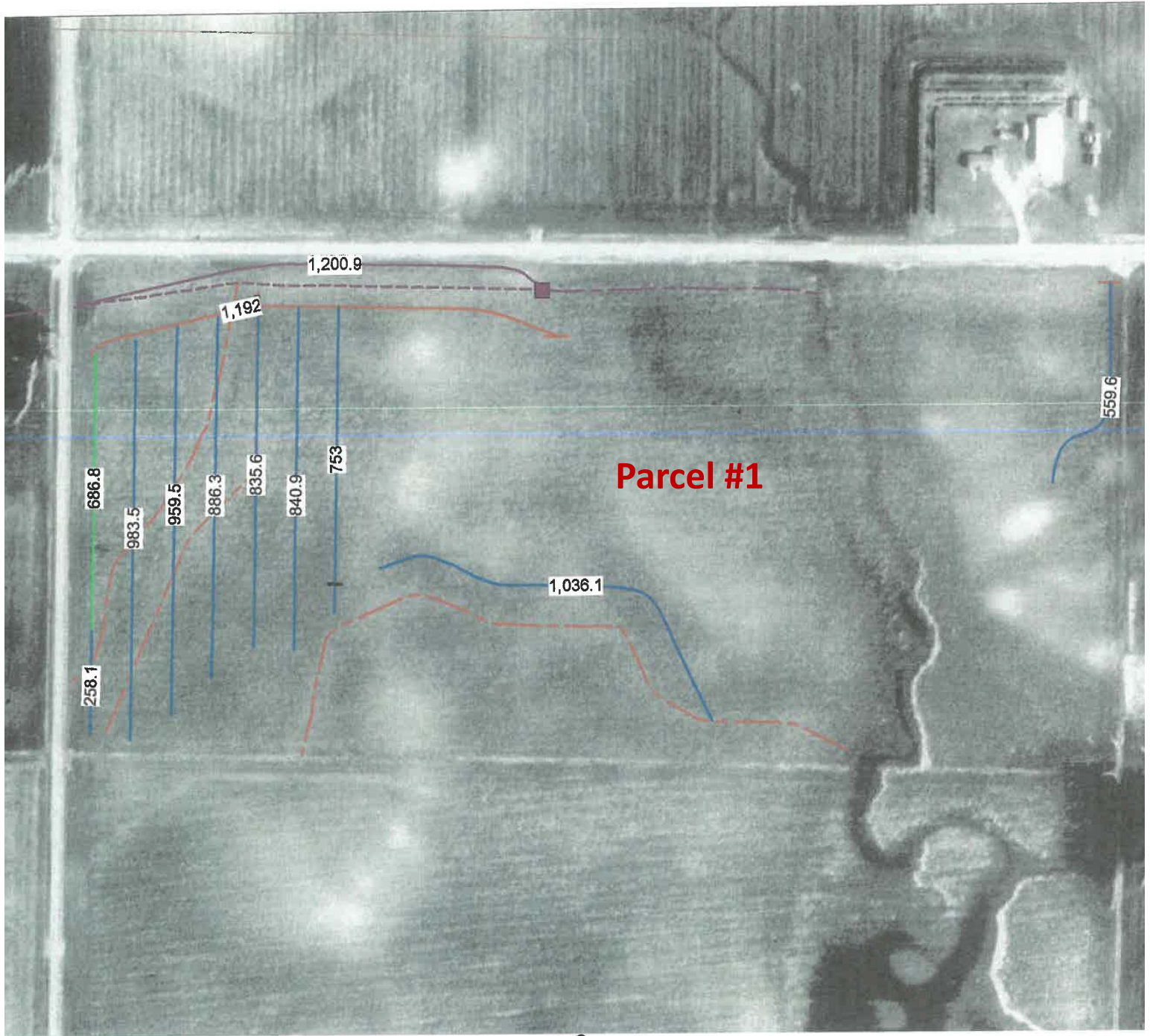
36821 575 Avenue
Mt. Lake, MN 56159-2202
Office = (507) 427-2352
Fax = (507) 427-2357
nickelconst@frontiernet.net

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N.



Parcel #1

Ed East

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NICKEL CONSTRUCTION

TILE MAP - LINE & SYMBOL KEY - 2016

	4"		CLAY TILE		OLD TILE CONNECTED TO OURS
	5"		CEMENT TILE		INTAKE
	6"		PLASTIC TILE		OUTLET
	7 or 8"		WATER LINE		ABANDONED TILE
	10"		GAS LINE		Bol BOTTOM OF TILE
	12"		PHONE LINE		END OF TILE OR PLUG
	14"		POWER LINE		ESTIMATED LOCATION OF TILE
	15 or 16"		OTHER or UNKNOWN		OLD TILE LOCATION AND SIZE
	18"		NON-PERF TILE		LASER LOCATION
	20"		NON-PERF DUAL WALL TILE		BURIED TANK - Single
	21 or 22"		DUAL WALL TILE		BURIED TANK - Dual
	OTHER or UNKNOWN		PVC		INSPECTION PORT
			BIO-DIFFUSER		CLEAN-OUT

	NON-PERF TILE		CLAY TILE		OLD TILE LOCATION AND SIZE
	NON-PERF DUAL WALL		CEMENT TILE		OLD TILE CONNECTED TO OURS
	PVC		PLASTIC TILE		
	BIO-DIFFUSER		END OF TILE OR PLUG		

NICKEL CONSTRUCTION

36821 575 Avenue

Mt. Lake, MN 56159-2202

Office = (507) 427-2352

FAX = (507) 427-2357

Jim's Cell = (507) 920-8440

Andy's Cell = (507) 920-8441

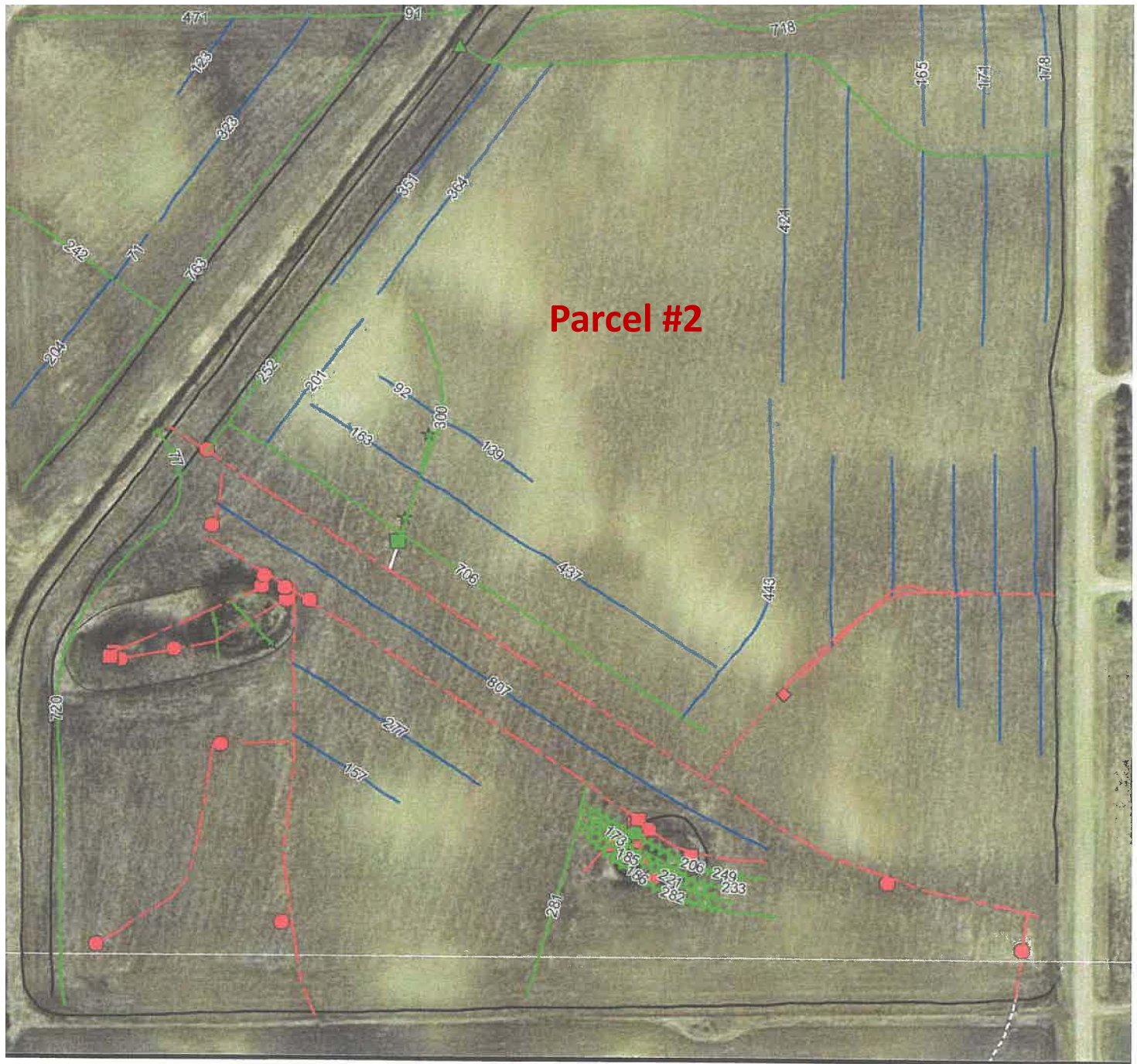
E-Mail = nickelconst@frontiernet.net



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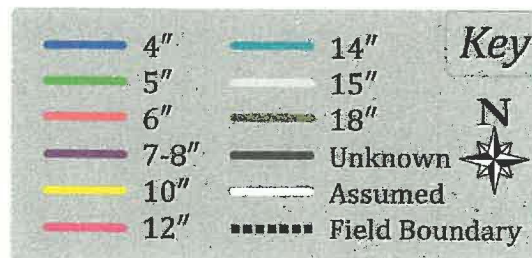
NICKEL CONSTRUCTION — Mtn. Lake, MN

Completed Tile Project — 2022



Map Location

Customer: Lavonne Jungas
State: MN
County: Watonwan
Township: Butterfield
Section: 19Cne



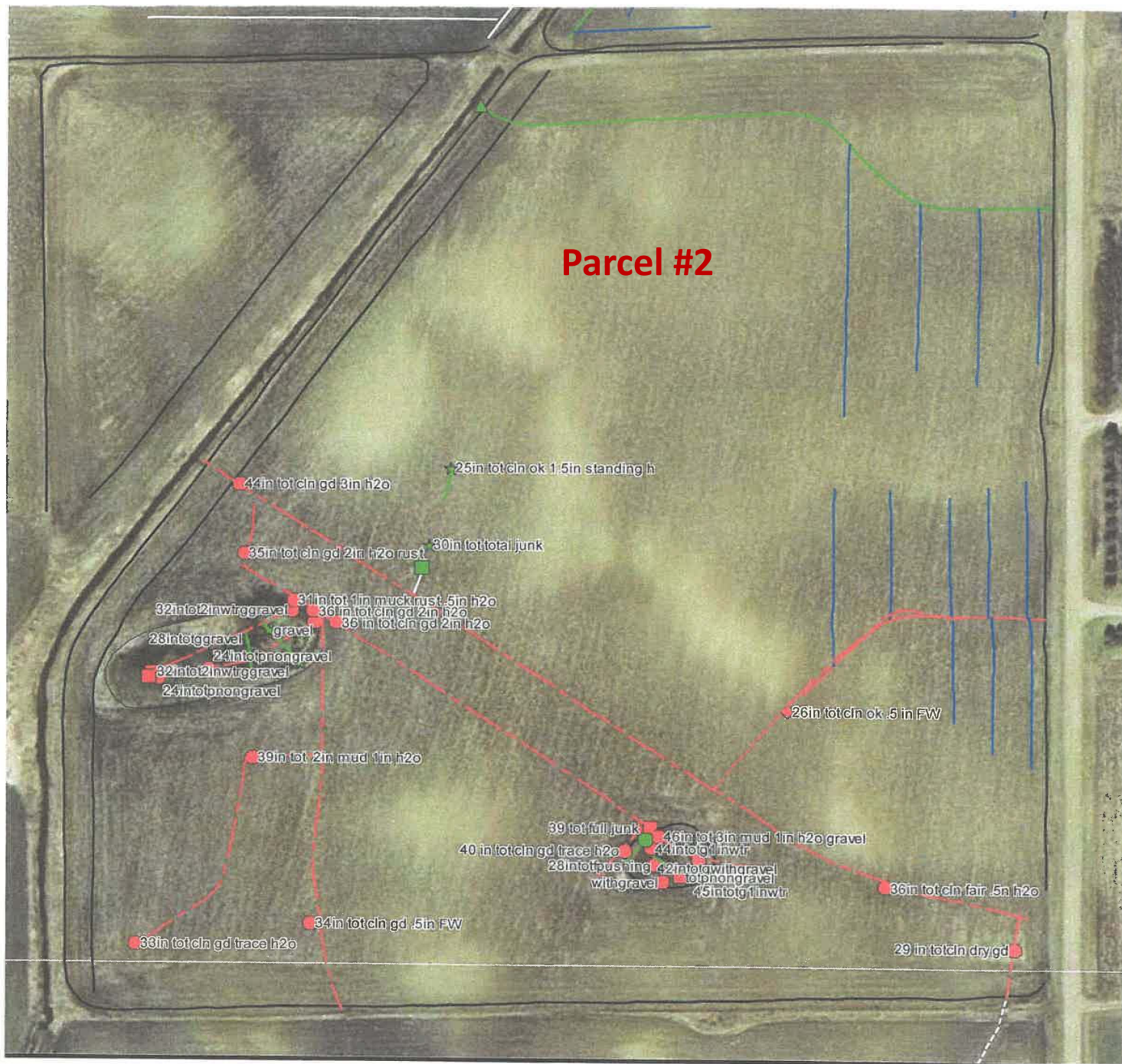
Construction Office

36821 575th Avenue
Mtn. Lake, MN 56159-2202
Office: (507) 427-2352
Fax: (507) 427-2357
nickelconst@frontiernet.net

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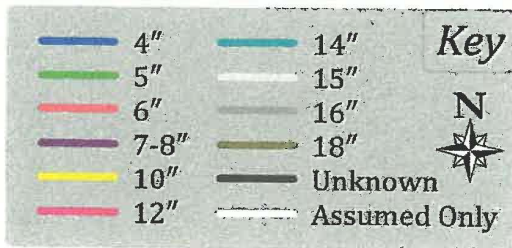
NICKEL CONSTRUCTION — Mtn. Lake, MN

Existing Tile — 2022



Map Location

Customer: LaVonne Jungas
State: MN
County: Watonwan
Township: Butterfield
Section: 19Cne



Construction Office

36821 575th Avenue
Mtn. Lake, MN 56159-2202
Office: (507) 427-2352
Fax: (507) 427-2357
nickelconst@frontiernet.net

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Nickel Construction—Footage & Pricing—Spring 2022

Watonwan County—Butterfield Township—Section 19Cne—Lavonne Jungas

[illegible]

Notes

Base tile price, 4": \$1.40	Standard discount: \$0.1144	Costs of locating existing tile and overcut are NOT included on this sheet	All tile pricing subject to change						
Base tile price, 5": \$1.65	Pattern discount: \$0.0000								
Base tile price, 6": \$2.25	Total discount: \$0.11								
Acres drained: ≤80	Ft/80 ac drained: 11,443								
Standard Discount: 1¢ per 1,000 ft. installed for 0–20,000 ft. per project (up to \$0.20) Pattern Discount: 5¢ per 1,000 ft. installed for 20,000–50,000 ft. per 80 acres (up to \$0.25) + 1¢ per 1,000 ft. installed for 50,000–100,000 ft. per 160 acres (up to \$0.05)									
Tile Size:	4"	5"	6"	8"	10"	12"	15"	18"	Nickel Construction Mountain Lake, MN (507) 427-2352
Ft. Per Roll:	3,000	2,300	1,450	850	550	330	20	20	
Rolls Required:	1.70	2.44	0.00	0.00	0.00	0.00	37.50	0.00	

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Parcel #1



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Parcel #2



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If additional information becomes available we will add it to this information booklet. Please check back on our web site prior to the auction for any updates. If an update is made it will be noted on the front cover of this booklet with an update date in “RED”.

Thank you for your interest in the auction we look forward to seeing you on at the sale.

Auction Notes: