

DAN PIKE, AG LAND BROKER / AUCTIONEER

Multi-Parcel On-Line Internet & Live Simulcast Lakefield, Minnesota ABSOLUTE GRAIN ELEVATOR AUCTION



Crystal Valley Cooperative - Owner Updated 7/13/2020 with Purchase Agreement

SALE CONDUCTED BY

Dan Pike Auction Company, LLC & Land & Farm Services Unlimited, LLC Dan Pike & Scott Christopher

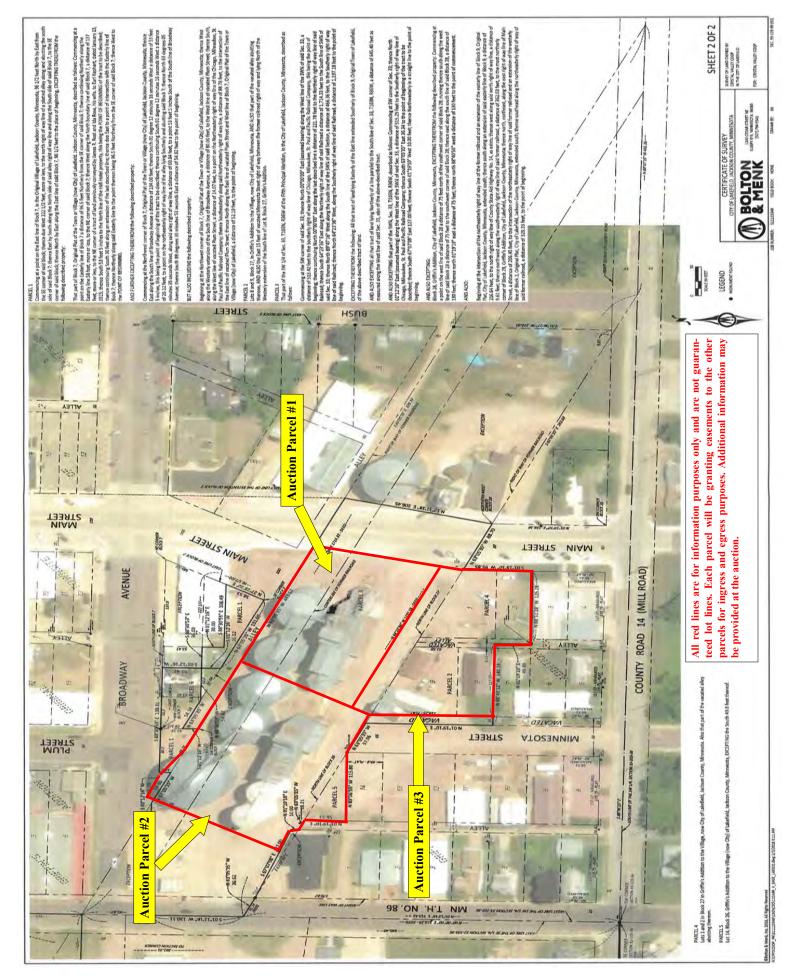
> Ag Land Brokers - Auctioneers - Agricultural Appraisers 410 Springfield Parkway Jackson, Minnesota 56143 507-847-3468 <u>Email</u>: dan@danpikeauction.com &

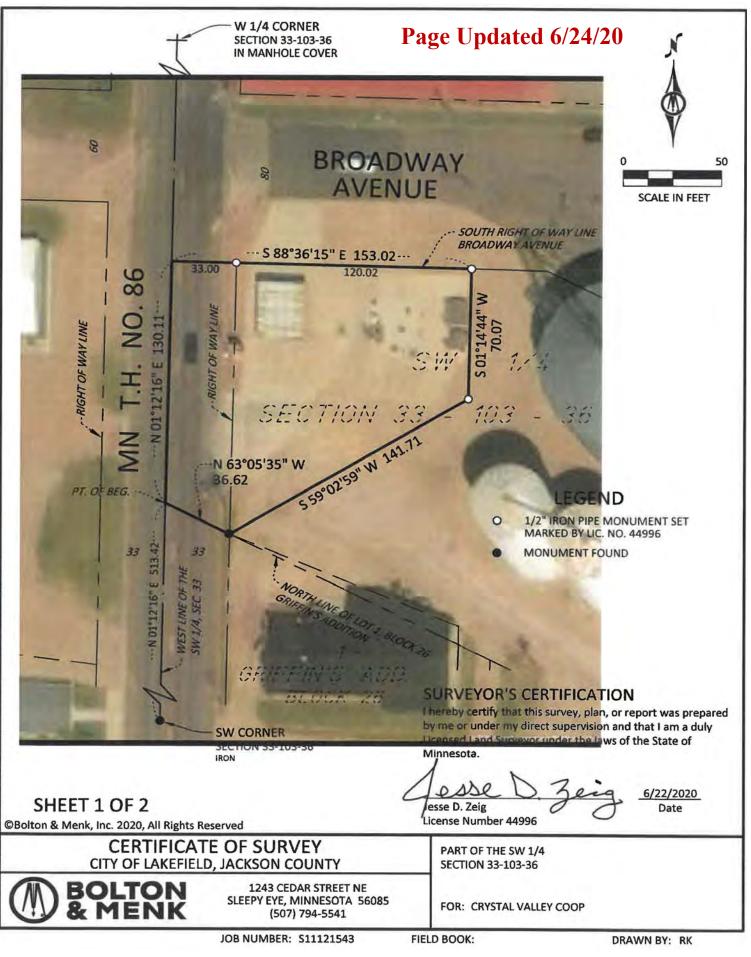
Web Site: www.danpikeauction.com or www.landfarmservices.com

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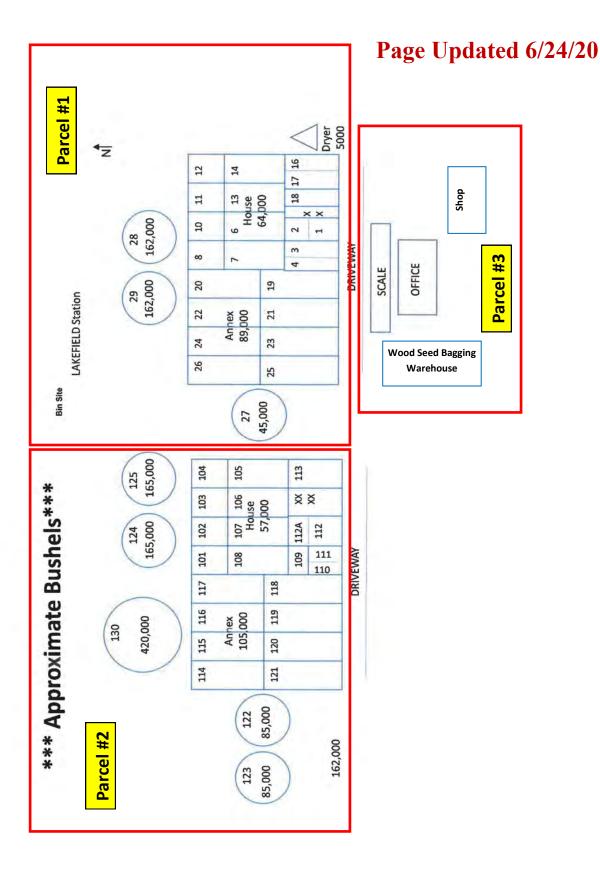






All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided. Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicted are also not guaranteed.

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



Page Updated 6/24/20

East House - Corn House Built 1969

Legs 2 2,500bph

Dryer 3,500bph

Capacity House: 64,374 Annex: 89,283 Bins: 370,432 Bin Sizes North Bins 162,000, West Bin 45,000 Total: 521,089

West House - Bean House Built 1965-1966

Legs 2 2,500bph

Capac	ity		
House:	57,234		
Annex:	105,316		
Bins:	929,045	Bin Sizes Big Bin 420,000, 2 North Bins 165,000,	Clarks 85.000
Total: 1	,091,595	and a second	And the second second

Client I.	Client ID: 20665				Minnesota Bin Capacity Chart	sota B	in Cap	pacity	Chart				120	07/28/2017 09:17:00 AM
Examin Examin	Exam Date:02/28/2017 Examiner: MCC/BAU/CLA			5 F 2 G	CRYSTAL VALLEY COOPERATIVE 721 W HUMPHERY BOX M LAKE CRYSTAL , MN County:	ALLEY C	DOPERA BOX M	TIVE						Page: 8
Status	Section Bin Number		Bin Type Base Point	Diamet or Bu/F	Diameter or Bu/Ft (Irreg).	Width	A Side ff wall H	Add for Hopper	Effective Depth	Add for Peak	Depth for Capac.	Bushels per Foot	Base Pack%	Bushel Capacity with Pack
				Facility: LAKEFIELD	ity:	LA	Y	뿐	2					
Sec	Section: L													
	L 001	Flat	FOB	0.001	0.000 8.700 4.100	4.100	53.00	0.000	53.000	0.000	53.0	28.7	2.50	1,559
	L 002	Flat	FOB	0.00(0.000 2.100	4.100	49.00	0.000	49.000	0.000	49.0	6.9	2.00	345
	L 003	Flat	FOB	0.00	0.000 10.90	6.900	55.00	0.000	55.000	0.000	55.0	60.5	4.80	3,488
	L 004A	Flat	FOB	0.000	10.90	7.100	53.70	0.000	53.700	0.000	53.7	62.2	5.00	3,507
1	L 004B	Flat	FOB	00.00	0.000 10.30 14.40	14.40	16.10	0.000	0.000 16.100	0.000	16.1	119.2	6.20	2,038
	L 006	Flat	FOB	0.000	10.30	7.300	56.00	0.000	56.000	0.000	56.0	60.4	4.80	3,544
	L 007	Flat	FOB	0.00(0.000 10.30 14.10	14.10	54.00	0.000	54.000	0.000	54.0	116.7	6.20	6,693
	L 008	Flat	FOB	0.00(0.000 8.900 14.00	14.00	69,30	0.000	69.300	0.000	69.3	100.2	6.00	7,361
	L 010A	Flat	FOB	0:000	4.000	7.400	13.00	0.000	13.000	0.000	13.0	23.8	2.00	315
	L 010B	Flat	FOB	0.00(0.000 9.000 7.300	7,300	43.00	0.000	0.000 43.000	0.000	43.0	52.8	4.50	2,372
	L 011	Flat	FOB	0.000	0 9.000 7.500	7.500	56.00	0.000	56.000	0.000	56.0	54.3	4.50	3,178
	L 012	Flat	FOB	00.00	0.000 8.900 14.00	14.00	69.30	0.000	0.000 69.300	0.000	69.3	100.2	6.00	7,361
-	L 013	Flat	FOB	0.00(0.000 10.30 7.500	7.500	56.00	0.000	56.000	0.000	56.0	62.1	5.00	3,652
-	L 014	Flat	Top of Sidewall.	0.00(0.000 10.20	14.00	69.30	0.000	69.300	0.000	69.3	114.8	6.20	8,449
-	L 016A	Flat	Top of Sidewall.	0.00	0.000 10.90 7.100	7.100	53.70	0.000	53.700	0.000	53.7	62.2	5.00	3,507
	L 016B	Flat	FOB	0.00(0.000 10.70	13.80	11.40	0.000	11.400	0.000	11,4	118.7	6.20	1,437
	L 017	Flat	FOB	0000	0.000 10.80	7.000	55.00	0.000	55.000	0.000	55.0	60.8	4.80	3,505
	L 018	Flat	FOB	0.000	0.000 10.80	4 300	53.00	0000	0.000 53.000	0000	63.0	37 3	3 00	2 036

Client ID: 20665	0665			Minne	sota	Bin Ca	pacity	Minnesota Bin Capacity Chart				110	07/28/2017 09:17:00 AM
Exam Date	Exam Date:02/28/2017 Examiner: MCC/BAU/CLA			CRYSTAL VALLEY COOPERATIVE 721 W HUMPHERY BOX M LAKE CRYSTAL, MN County:	VALLEY (APHERY STAL, MI	BOXM	ATIVE						Page: 9
Status Sec	Section Bin Number	r Bin Type	e Base Point	Diameter or Bu/Ft (Irreg).	Width	Side	Add for Hopper	Effective Depth	Add for Peak	Depth for Capac.	Bushels per Foot	Base Pack%	Bushel Capacity with Pack
			шI	Facility: LAKEFIELD	Ľ	KE	Ë	9					
ecti	Section: L												
۲	019A	Flat	FOB	0.000 15.30 12.10	12.10	65.40	0.000	65.400	0.000	65.4	148.8	6.80	10,394
2	019B	Flat	FOB	0.000 10.30 11.80	11.80	6.000	0.000	6.000	0.000	6.0	5.79	6.00	621
-	020	Flat	FOB	0.000 15.20	12.00	69.30	0.000	69.300	0.000	69.3	146.6	6.80	10,850
-	021A	Flat	FOB	0.000 15.30	12,50	65.40	0.000	65.400	0.000	65.4	153.7	6.80	10,736
ت	021B	Flat	FOB	0.000 10.30	12.20	6.000	0.000	6.000	0.000	6.0	101.0	6.00	642
-	022	Flat	FOB	0.000 15.20	12.40	69.30	0.000	69.300	0.000	69.3	151.5	6.80	11,213
-	023A	Flat	FOB	0.000 15.30	12.50	65.40	0.000	65.400	0.000	65.4	153.7	6.80	10,736
-	023B	Flat	FOB	0.000 10.30	12.20	6.000	0.000	6.000	0.000	6.0	101.0	6.00	642
-	024	Flat	FOB	0.000 15.20	12.40	69.30	0.000	69.300	0'000	69.3	151.5	6.80	11,213
-	025A	Flat	FOB	0.000 15.30	12.30	65.40	0.000	65.400	0.000	65.4	151.3	6.80	10,568
-	025B	Flat	FOB	0.000 10.30	12.00	6.000	0.000	6.000	0.000	6.0	99.4	6.00	632
-	026	Flat	FOB	0.000 15.20	12.20	69.30	0.000	69.300	0.000	69.3	149.1	6.80	11,036
4	027 TANK	Peaked	SW 22R X 2.67 (58.7')	33.000 15.20	12.20	58.00	0.000	58.000	2.000	60.0	687.5	9.50	45,169
1	028 TANK	Peaked	SW 23R X 2,67"	59.800 15.20	12.20	61.40	0.000	61.400	4.200	65.6	2257.7	10.0	162,916
2	029 TANK	Peaked	SW 23R X 2.67'	59.700 15.20	12.20	61.40	0.000	61.400	4.200	65.6	2250.2	10.0	162,374
٦	101	Flat	FOB	0.000 10.10	13.20	70.00	0.000	70.000	0.000	70.0	107.2	6.20	7,969
-	102	Flat	FOB	0.000 10.10	6.500	54.00	0.000	54.000	0.000	54.0	52.8	4.50	2,979
-	103	Flat	FOB	0100 1010	6 300	54.00	0000	24 000	0000	EAD		1 50	000 0

Client ID: 20665	20665			2	linnes	iota B	in Ca	pacity	Minnesota Bin Capacity Chart				//20	07/28/2017 09:17:01 AM
Exam Date Examiner: 1	Exam Date:02/28/2017 Examiner, MCC/BAU/CLA			2 CR	CRYSTAL VALLEY COOPER 721 W HUMPHERY BOX M LAKE CRYSTAL, MN County:	ALLEY C HERY FAL, MN	CRYSTAL VALLEY COOPERATIVE 721 W HUMPHERY BOX M LAKE CRYSTAL , MN Gounty:	TIVE						Page: 10
Status Sed	Section Bin Number	Bin Type	Base Point	Diameter or BurFt (Irreg).		Width	side	Add for Hopper	Effective Depth	Add for Peak	Depth for Capac.	Bushels per Foot	Base Pack%	Bushel Capacity with Pack
				Facility: LAKEFIELD	tv:	LA	Ä	뿓	P					
Section:	on: L													
L	104	Flat	FOB	0.000	0.000 10.10 13.10	13.10	70.00	0.000	0.000 70.000	0.000	70.0	106.4	6.20	7,910
٢	105	Flat F	FOB	0.000	0.000 9.800	13.20	70.00	0.000	0.000 70.000	0.000	70.0	104.0	6.00	2122
ų.	106	Flat	FOB	0.000	0.000 9.900	6.300	54.00	0.000	54.000	0.000	54.0	50.1	4.50	2,827
ŗ	107	Flat	FOB	0.000	0.900	6.500	54.00	0.000	54.000	0.000	54.0	51.7	4.50	2,918
L	108	Flat F	FOB	0.000	0.000 9.900 13.20	13.20	52.00	0.000	52.000	0.000	52.0	105.0	6.00	5,788
r	109A	Flat	FOB	0.000	0.000 3.500	13.20	48.00	0.000	48.000	0.000	48.0	37.1	3.00	1,834
п	109B	Flat h	FOB	0.000	0.000 10.00 13.10	13.10	22.00	0.000	0.000 22.000	0.000	22.0	105.3	6.20	2,461
1	110	Flat	FOB	0.000	0.000 7.500	6.300	48.00	0.000	0.000 48.000	0.000	48.0	38.0	3.00	1,879
1	111	Flat	FOB	0.000	6.300	6.300	48.00	0.000	48.000	0.000	48.0	31.9	2.50	1,569
1	112	Flat	FOB	0.000	0.000 7.100 3.800	3.800	48.00	0.000	48.000	0.000	48.0	21.7	2.00	1,063
L	112-A	Flat F	FOB	0.000	0.000 3.000	3.800	46.00	0.000	46.000	0.000	46.0	9.2	2.00	431
L	113	Flat F	FOB	0.000	0.000 10.10	13.10	62.00	0.000	62.000	0.000	62.0	106.4	6.20	7,006
T	114	Flat I	FOB	0.000	0.000 15.70 14.20	14.20	69.00	0.000	0.000 69.000	0.000	69.0	179.2	7.00	13,231
L	115	Flat F	FOB	0.000	15.70	14.50	69.00	0.000	69.000	0.000	69.0	183.0	7.00	13,511
L.	116	Flat F	FOB	0.000	0.000 15.70	14.60	69.00	0.000	0.000 69.000	0.000	69.0	184.3	7.00	13,607
1	117	Flat	FOB	0.000	15.70	14.60	69.00	0.000	69.000	0.000	69.0	184.3	7.00	13,607
2	118A	Flat	FOB	0.000	15.70	14.60	55.50	0.000	55.500	0.000	55.5	184.3	7.00	10,945
-	1188	Flat	FOR	0000	0 000 11 10 14 60	14 60	14 60	0000	A FOO	0000	115	CUCF	0.00	0100

Examinational constraint Carryn Multer Cooperative Carryn Multer pox M Carryn Por Pox	Client ID: 20665				2	Minnesota Bin Capacity Chart	ota Bi	in Cap	acity	Chart				1/10	07/28/2017 09:17:01 AM
Immeter Bin Type Deneter Add for Burrelines Add for Fire Add for for for Add for for for Add for for Add for for Add for for Add for Add	81	2017 AU/OLA			Contraction Contra	YSTAL VA W HUMP GE CRYST Inty:	HERY E	JOPERA'	IIVE						Page: 11
Flat FOB 0.000 15.70 14.60 55.50 0.000 15.70 14.80 55.50 184.3 7.00 Flat FOB 0.000 15.70 14.60 55.50 0.000 55.5 184.3 7.00 Flat FOB 0.000 15.70 14.60 55.50 0.000 55.5 184.3 7.00 Flat FOB 0.000 15.70 14.60 55.50 0.000 55.5 184.3 7.00 Flat FOB 0.000 15.70 14.60 0.000 55.50 190.3 55.0 Flat FOB 0.000 15.70 14.50 0.000 55.0 1702 14.50 ANK Peaked FOB 0.000 14.50 2400 25.50 10.0 14.5 12.53 65.0 ANK Peaked FOB 0.000 14.50 2400 27.23 10.0 10.0 ANK Peaked FOB 0.000<		Bin Number		1.1	Diamete or Bu/Ft		1	1.11	20	Effective	Add for Peak	Depth for Capac.	Bushels per Foot	Base Pack%	Bushel Capacity with Pack
Flat FOB 0.000 15.70 14.60 55.50 0.000 55.50 184.3 7.00 Flat FOB 0.000 15.70 14.60 55.50 0.000 55.50 184.3 7.00 Flat FOB 0.000 15.70 14.60 55.50 0.000 14.50 130.3 6.50 Flat FOB 0.000 15.70 14.60 14.50 0.000 55.50 179.2 7.00 Flat FOB 0.000 15.70 14.60 14.50 0.000 55.50 179.2 7.00 Mix Peaked FOB 0.000 11.10 14.10 14.50 0.000 56.00 179.2 7.00 ANK Peaked FOB 0.000 11.10 14.10 14.50 0.000 2400 2272.9 10.0 ANK Peaked Sw 2470 200 14.10 14.10 14.10 14.10 14.10 14.50 14.50				-1	acil	tv:	P	Ř	븯						
Flat FOB 0.000 15.70 14.66 55.50 0.000 55.50 184.3 7.00 Flat FOB 0.000 11.10 14.60 14.50 0.000 14.50 130.3 6.50 Flat FOB 0.000 11.10 14.60 14.50 0.000 14.51 130.3 6.50 Flat FOB 0.000 15.70 14.60 14.50 0.000 14.51 130.3 6.50 Flat FOB 0.000 15.70 14.60 14.50 0.000 14.50 130.3 6.50 ANK Peaked FOB 0.000 14.10 14.10 14.50 0.000 14.51 125.8 6.50 ANK Peaked FOB 0.000 14.50 0.000 14.50 125.8 6.50 10.00 ANK Peaked FOB 0.000 14.50 0.000 14.50 10.0 14.50 10.0 14.50 10.0 14.50	Ë	ų													
Flat FOB 0.000 11.10 14.60 14.50 0.000 14.51 130.3 6.50 Flat FOB 0.000 15.70 14.60 55.50 0.000 55.5 184.3 7.00 Flat FOB 0.000 15.70 14.60 55.50 0.000 55.0 179.2 7.00 Flat FOB 0.000 15.70 14.50 0.000 55.00 179.2 7.00 ANK Peaked FOB 0.000 11.10 14.10 76.00 2.400 78.4 985.1 10.0 ANK Peaked FOB 0.000 11.10 14.10 76.00 2.400 82.4 985.1 10.0 ANK Peaked FOB 39.500 11.10 14.10 76.00 2.400 82.4 985.1 10.0 ANK Peaked FOB 39.500 11.10 14.10 74.0 80.00 6.60 6.60 700 A	11	9A	Flat	FOB	0.000	15.70	14.60	55.50	0.000	55.500	0.000	56.5	184.3	7.00	10,945
Flat FOB 0.000 15.70 14.60 55.50 0.000 15.70 14.3 7.00 Flat FOB 0.000 11.10 14.60 14.50 0.000 14.5 130.3 6.50 Flat FOB 0.000 15.70 14.50 50.00 0.000 14.5 130.3 6.50 Mit Flat FOB 0.000 11.10 14.10 74.50 0.000 14.50 7.00 7.00 ANK Peaked FOB 0.000 11.10 14.10 74.50 7.00 7.44 985.1 10.0 ANK Peaked FOB 39.500 11.10 14.10 700 7400 82.4 985.1 10.0 ANK Peaked FOB 39.500 11.10 14.10 80.00 2.400 82.4 985.1 10.0 ANK Peaked FOB SW 201 14.10 14.10 80.00 2.400 82.4 985.1	11	98	Flat	FOB	0.000	11.10	14.60	14.50	0.000	1.00	0.000	14.5	130.3	6.50	2,012
Flat FOB 0.000 11.10 14.50 0.000 14.500 0.000 14.50 5.00 0.000 14.50 5.00 130.3 6.50 Flat FOB 0.000 15.70 14.20 55.00 0.000 55.0 179.2 7.00 ANK Peaked FOB 0.000 11.10 14.10 76.00 0.000 14.55 125.8 6.50 ANK Peaked FOB 0.000 11.10 14.10 76.00 2.400 78.4 985.1 10.0 ANK Peaked FOB 39.500 11.10 14.10 76.00 2.400 72.0 70.0 ANK Peaked FOB 39.500 11.10 14.10 76.00 2.400 82.4 985.1 10.0 ANK Peaked SW 24RX267 41.16 64.10 0.000 64.00 65.0 2257.2 10.0 1.6 ANK Peaked SW 23RX267 89.500 0.	12(DA	Flat	FOB	0.000	15.70	14.60	55.50	0.000		0.000	55.5	184.3	7.00	10,945
Flat FOB 0.000 15.70 14.20 55.00 0.000 55.00 179.2 7.00 ANK Flat FOB 0.000 11.10 14.10 14.500 0.000 14.50 125.8 6.50 ANK Peaked FOB 0.000 11.10 14.10 76.00 0.000 14.50 0.000 14.50 125.8 6.50 ANK Peaked FOB 39.500 11.10 14.10 76.00 2.400 78.4 985.1 10.0 10	12(OB	Flat	FOB	0.000	11.10	1.00	14.50	0.000		0.000	14.5	130.3	6.50	2,012
Flat FOB 0.000 11.10 14.10 14.50 0.000 14.50 0.000 14.50 125.8 6.50 ANK Peaked FOB 39.500 11.10 14.10 76.00 2.400 78.4 985.1 10.0 ANK Peaked FOB 39.500 11.10 14.10 76.00 2.400 82.4 985.1 10.0 1 10.0 1 10.0 1 10.0 1	12	1A	Flat	FOB	0.000	15.70	14.20	55.00	0.000		0.000	55.0	179.2	7.00	10,546
Peaked FOB 39.500 11.10 14.10 75.00 0.000 76.000 2.400 78.4 985.1 10.0 Peaked FOB 39.500 11.10 14.10 80.000 0.000 82.4 985.1 10.0 1 Peaked FOB 39.500 11.10 14.10 80.000 64.100 82.4 985.1 10.0 1 <	12	1 B	Flat	FOB	0.000	11.10	14.10	14.50	0.000		0.000	14.5	125.8	6.50	1,943
Peaked FOR 39.500 11.10 14.10 80.00 0.000 82.400 82.4 985.1 10.0 Peaked SW 24R X2.67 (+1.5 ['] ?) 60.000 11.10 14.10 64.10 0.000 68.3 2272.9 10.0 1 Peaked SW 24R X2.67 59.800 11.10 14.10 61.40 0.000 65.6 2257.7 10.0 1 Peaked SW 23R X2.67 59.800 11.10 14.10 61.40 0.000 65.6 2257.7 10.0 4 Peaked SW 26R X2.67 89.500 0.000 69.40 0.000 65.40 6.300 7.7 5057.3 10.0 4 Peaked SW 26R X2.67 89.500 0.000 69.40 0.000 65.40 6.300 7.7 5057.3 10.0 4 Facility: LAKEFIELD Section: L Total: 1.6 1.6 1.6 1.6 1.6 1.6 1.6	12	2 TANK	Peaked	FOB	39.500	11.10	14.10	76.00	0.000	76.000	2.400	78.4	985.1	10.0	84,955
Peaked SW 24R X 2.67 (+1.5'7) 60.000 11.10 14.10 64.10 0.000 64.100 4.200 68.3 2272.9 10.0 Peaked SW 23R X 2.67 59.800 11.10 14.10 61.40 0.000 61.400 4.200 65.6 2257.7 10.0 Peaked SW 23R X 2.67 59.800 11.10 14.10 61.40 0.000 63.400 65.6 2257.3 10.0 Peaked SW 26R X 2.67 89.500 0.000 0.000 69.40 0.000 63.400 6.300 75.7 5057.3 10.0 Peaked SW 26R X 2.67 89.500 0.000 0.000 69.40 0.000 6.300 75.7 5057.3 10.0	12	3 TANK	Peaked	FOB	39.500	11.10	14.10	80.00	0.000		2.400	82.4	985.1	10.0	89,289
Peaked SW 23R X 2.67 59.800 11.10 14.10 61.40 0.000 61.400 4.200 65.6 2257.7 10.0 Peaked SW 26R X 2.67 89.500 0.000 69.40 0.000 69.40 6.300 75.7 5057.3 10.0 Peaked SW 26R X 2.67 89.500 0.000 0.000 69.40 0.000 69.400 7.7 70.0 Faaked SW 26R X 2.67 89.500 0.000 0.000 69.40 6.300 75.7 5057.3 10.0 Faaked SW 26R X 2.67 89.500 0.000 0.000 69.40 6.300 7.7 7.4	124	4 TANK	Peaked	1.0		11.10	14.10	64.10	0.000		4.200	68.3	2272.9	10.0	170,763
Peaked SW 26R X 2.67 89.500 0.000 69.40 0.000 63.400 6.300 75.7 5057.3 10.0 Facility: LAKEFIELD Section: L Total: 1, To Even: 1,	125	5 TANK	Peaked	SW 23R X 2.67	59.800	11.10	14.10	61.40	0.000		4.200	65.6	2257.7	10.0	162,916
	13(0 TANK	Peaked	SW 26R X 2.67	89.500	0.000	0.000	69,40	0.000	69.400	6.300	75.7	5057.3	10.0	421,122
											Facility	r: LAKEFI	ELD Section	: L Total:	1,615,684
													To	Even:	1,616,000

	CKSON COUNTY AUDITOR/TRE P.O. Box 226 Jackson, MN 56143-0226	AVAILEN.	20		erty Tax S		
	507-847-2763 1-888-293-4446 www.co.jackson.mn.us			VALU Taxes Payable	JES AND CLAS	SIFICATION 019	2020
	the particular of the particul			Estimated Market	Value:	N/A	1,10
DI	LL: 8131		Step 1	Improvements Exclusion Homestead Exclusion Taxable Market Vi New Improvement	alue:	N/A N/A N/A	1,10
			1.5	Expired Exclu	usions:		
Pro	perty ID#: R24.200.0920			Property Classifica	ation:	COMM	CON
	TAXPAYER ID: 15747				Sent in March 2	019	
	CV-FCA COOPERATIVE PO BOX 228 JACKSON MN 56143	C \$ 5918	Step	Proposed Tax:	PROPOSED	TAX Ş	38.0
Descriptio	n:		2 Step	PRO	Sent in November	and the second	-
	OWN-LAKEFIELD PT BLK 7 W/ALLEY		3	First-half Taxes: Second-half Taxes Total Taxes Due in	5.	0.000	\$40.0 \$40.0
	AV AVE & AVERTS IN AVA		\$\$\$	You may be eligible	for one or even two refu	unds to reduce yo	ur property 1
	AY AVE LAKEFIELD MN		REFUNDS?	Read the b	ack of this statement to		
	lse this amount on Form M1PR to see if			-	2019	\$ 202	0.00
2. U Property T	File by August 15. If this box is checked, you o lise these amounts on Form M1PR to se Fax and Credits			\$	N/A		
	Property taxes before credits. Credits that reduce your property tax	A. Agricultural and rural lan	d Credits	\$	0.00		39.50 0.00
5. P	roperty taxes after credits	B. Other Credits			0.00		0.00
Property T	County JACKSON COUNTY			\$	N/A		6.89
7. C	ity or Town LAKEFIELD CITY				N/A		18.40
	tate General Tax school District 2895	A. Voter approved			N/A N/A		8.55 2.98
10. S	pecial Taxing Districts	B. Other local levie A. HERON LAKE	S		N/A N/A		2.40
	• • • • • • • • • • • • • • • • • • •	B. REGION 8 DEV C.			N/A N/A		.03
11. N	ion-school voter approved referenda lev	D.			N/A N/A		0.00
12. T	olal property tax before special assessn sessments on Your Property	nents	_	5	N/A	\$	39,50
	Special assessments	.50 Prin		.50	N/A		.50
							40.00
14 4	OUR TOTAL PROPERTY TAY AND S	PECIAL ASSESSMENTS			NZA		
14. Y	OUR TOTAL PROPERTY TAX AND SI	PECIAL ASSESSMENTS	PAY IN FUL	L MAY	N/A	\$	40.00
				11101111101111100	Sector Se	\$	40.00
	OUR TOTAL PROPERTY TAX AND SI		JB PLEASE	READ THE BACK OF THE	15	\$	40.00
				READ THE BACK OF THE your eddress has cha	/ 15	\$ ITANT INFORMATION	40.00
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COMM RE TAX

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JA	P.O. Box 226	ALL A	20	20	Property	Tax S	state	sine	int
	Jackson, MN 56143-0226 507-847-2763 1-888-293-4446				VALUES A			TION	
	www.co.jackson.mn.us		1.2		ated Market Value:	20	900		2020
			Step	Improv	ements Excluded:		500		30
			1	Taxabl	stead Exclusion: le Market Value:		900		90
BIL	L: 10063		1.5		nprovements/ xpired Exclusions:				
Pro	perty ID#: R24.033.3000				ty Classification:		COMM		COM
	TAXPAYER ID: 15747 CV-FCA COOPERATIVE PO BOX 228					ent in March 20			
	PO BOX 228 JACKSON MN 56143	\$ 5918	Step	Propo	PR sed Tax:	OPOSED .	TAX	s	32.0
			2	Tiopo	Sent	in November			52.0
Descriptio	n: -103 Range-036 PARCEL W OF NW CORNER BLK	,	Step	First-h	PROPERT alf Taxes:	TAX ST	ATEME	NT	\$32.0
	W & BROADWAY & VAC 10' ADJ ALLEY		3	Secon	d-half Taxes:				
			\$\$\$		Taxes Due in 2020: By be eligible for one o	rouge hus only	ada ka anda		\$32.0
			REFUNDS		Read the back of th	is statement to	find out how	w to app	ly.
faxes Paya						2019		2020	
F	Ise this amount on Form M1PR to see if you file by August 15. If this box is checked, you owe d	elinquent taxes and are not e	ligible.	1			5		0.00
2. L Property 1	se these amounts on Form M1PR to see if y fax and Credits	ou are eligible for a spec	ial refund.	-	\$	0,00			
3. P	roperty taxes before credits.				\$	32.00	\$		32.00
4. 0	Credits that reduce your property tax A.	Agricultural and rural land	d Credits			0.00			0.00
5. P	Property taxes after credits	Other Credits				0.00			0.00
Property T 6. C	Tax by Jurisdiction County JACKSON COUNTY				\$	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$		5.30
	ity or Town LAKEFIELD CITY					15.04			15.06
8. S	itate General Tax ichool District 2895	A. Voter approved	laulaa			7.63			6.99
		B. Other local levie	S			1.61 1.82			2.44
10. S	pecial Taxing Districts	A. HERON LAKE I B. REGION 8 DEV				.21			.21
		C. D.				0.00			0.00
11. N	Ion-school voter approved referenda levies					0.00			0.00
	alal assessed, for before according a series								
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PAY Taxes half pa To Avc Proper Bill#: Taxpay MP# R2/ CV-FCA PO BOX	Otal property tax before special assessments Special assessments OUR TOTAL PROPERTY TAX AND SPEC VABLE 2020 2 nd HALF P Iess than \$100.00 are entirely due to the symmet VABLE 2020 1 ^{nt} HALF P Did PENALTY PAY ON OR BEFORE: MUD PENALTY PAY ON OR BEFORE: MUD PENALTY PAY ON OR BEFORE: MUD PENALTY PAY 10063 er: 15747 1280.0990 COOPERATIVE	AL ASSESSMENTS AYMENT STU SECOND 1/2 T/ PENALTY: with the first With the first PAYMENT STU Y15 FULL TAX AMO FIRST 1/2 TAX		E READ THE your add ind show I T DUE CHECI SON COL OX 226 SON, MN HILL YOUR add Ind show I DUE: CHECI SON COL OX 226 SON, MN	MAY 15 BACK OF THIS STATEM Iress has changed of the change on the tx TOTAL: KS PAYABLE & I UNTY AUDITOR/TE S6143-0226 [II]IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	0.00 32.00 ENT FOR IMPORT ease check th ack of this stut MAIL TO: REASURER ENT FOR IMPORT ease check th ack of this stut	\$ IANT (HEORM is box) IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII		0.00 32.00 9U NOT STAPLE
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JACK	SON COUNTY AUDITOR/ P.O. Box 226 Jackson, MN 56143-022		ĸ		202	20 Prope			A COLORADOR	1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.
	507-847-2763 1-888-293-4 www.co.jackson.mn.us	4446				Taxes Payable	Year:	D CLASS	19	2020
						Estimated Market Improvements Ex		(6,100	6,10
BILL:	8133			S	tep 1	Homestead Exclu Taxable Market V New Improvement	alue: /alue:	(6,100	6,10
	rty ID#: R24.200.0940					Expired Excl Property Classific		c	COMM	COM
	TAXPAYER ID: 15747						Cont	in March 201		
	CV-FCA COOPERATIVE PO BOX 228 JACKSON MN 56143		CS	5918 S	tep			POSED T	XA	
					2	Proposed Tax:	Sent in	November	2019 \$	214.1
Description: ORIGINAL TOWN 10' OF VACATED	A-LAKEFIELD PT LOT 5; BLK 7 & NO ALLEY ADJ	ORTHERLY		S	tep 3	PRO First-half Taxes: Second-half Taxe		TAX ST	ATEMEN	T \$329.0 \$329.0
				\$\$	\$	Total Taxes Due i You may be eligible		ven two refun	ds to reduce	\$658.0
MAIN ST LAKEFIEL					UNDS?	Read the	back of this s	statement to fi	ind out how to	o apply.
	this amount on Form M1PR to s				fund.		20	19	\$	020
2. Use Property Tax					nd.	\$		0.00	-	
	erty taxes before credits. its that reduce your property tax			1000		\$			\$	223.08
5. Pron	erty taxes after credits	A. Agric B. Othe	cultural and ru r Credits	ral land Cred	its			0.00 0.00 217.80		0.00 0.00 223.08
Property Tax 6. Cour	by Jurisdiction					\$	e		\$	42.21
	or Town LAKEFIELD CITY							101.97		102.04
	e General Tax ool District 2895		A. Voter app B. Other loca					51.75 10.91 12.33		47.39
10. Spec	alal Taxing Districts		A. HERON L	AKE WATE				1.40		13.31
			C. D.	0 DEVELOP				0.00		.19
	school voter approved referend property tax before special ass		5.					0.00		0.00
		sessments				\$	-		\$	223.08
Special Asses 13. Spec JD 3	cial assessment nt:	119.47 3.10		Prin:		315.45		217.80 448.20	\$	223.08 434.92
Special Asses	cial assessment nt:	119.47		Prin:		<u>\$</u> 315.45		217.80	\$	
Special Asses 13. Sper JD 3 '12 ST	cial assessment nt:	119.47 3.10 431.82	ASSESSMEN	TS		5	¥ 15	217.80	5	434.92 658.00
Special Asses 13. Sper JD 3 '12 ST	ssments on Your Property cial assessmentent: IMPR	119.47 3.10 431.82	ASSESSMEN'			\$ MA	Y 15 R 15	217.80 448.20	\$ \$ \$	434.92
Special Asses 13. Special 13. Special 14. Special 14. YOU PAYA	Sements on Your Property claid assessmentent: IMPR R TOTAL PROPERTY TAX AN BLE 2020 2 nd HA	119.47 3.10 431.62 ND SPECIAL A	MENT	TS FIRST HA SECOND HA	ALF DUE	\$ MA	R 15	217.80 448.20 666.00	\$ \$	434.92 658.00 329.00 329.00
Special Asses 13. D3 "12 ST 14. YOU PAYA TO AVOID Property II	Sements on Your Property clai assessmentent: IMPR R TOTAL PROPERTY TAX AN BLE 2020 2 nd HA PENALTY PAY ON OR BEFO 2#: R24.200.0940	119.47 3.10 431.62 ND SPECIAL A	MENT	TS FIRST HA SECOND HA	PLEASE F	S MA OCTOBE	R 15	217.80 448.20 666.00 FOR IMPORTA	\$ \$ ANT INFORMAT 5 box	434.92 658.00 329.00 329.00
Special Asses 13. D per sector 13. D per sector 14. YOU PAYA TO AVOID	BLE 2020 2 nd HA PENALTY PAY ON OR BEFO	119.47 3.10 431.82 ND SPECIAL A ALF PAY PRE: OCTOE	MENT BER 15	TS FIRST HA SECOND HA	PLEASE P	S OCTOBE NEAD THE BACK OF THI Your address has ch d show the change	R 15 IS STATEMENT banged pleas on the back	217.80 448.20 6666.00 FOR IMPORTA	S ANT INFORMAT 5 Dox	434.92 658.00 329.00 329.00
Special Asses 13. Special 14. YOU PAYA TO AVOID Property II Bill#: Taxpayer: MP# R24.200 CV-FCA COI	Sements on Your Property clai assessmentent: IMPR R TOTAL PROPERTY TAX AN BLE 2020 2 nd HA PENALTY PAY ON OR BEFO D#: R24.200.0940 8133 15747 0.0990 OPERATIVE	119.47 3.10 431.62 ND SPECIAL 4 ALF PAY RE: OCTOE	MENT SER 15	TS FIRST HA SECOND HA	PLEASE P	S AD THE BACK OF THI TOUR address has ch d show the change	R 15 IS STATEMENT hanged pleas on the back	217.80 448.20 6666.00 FOR IMPORTA	\$ \$ ANT INFORMAT 5 box	434.92 658.00 329.00 329.00
Special Asses 13. Special Asses 13. Special Special Asses 14. YOU PAYA TO AVOID Property IE Bill#: Taxpayer: MP# R24.20	Sements on Your Property clai assessmentent: IMPR R TOTAL PROPERTY TAX AN BLE 2020 2 nd HA PENALTY PAY ON OR BEFO 75: R24.200.0940 8133 15747 0.0990 OPERATIVE	119.47 3.10 431.62 ND SPECIAL 4 ALF PAY RE: OCTOE	MENT BER 15	TS FIRST HA SECOND HA		S OCTOBE NEAD THE BACK OF THI Your address has ch d show the change	R 15 IS STATEMENT hanged pleas on the back	217.89 448.20 6666.00 FOR IMPORTA se check this sub- 3;	S ANT INFORMAT 5 Dox	434.92 658.00 329.00 329.00
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Special Asses 13. "D. Special	Sements on Your Property clai assessmentent: IMPR R TOTAL PROPERTY TAX AN BLE 2020 2 nd HA PENALTY PAY ON OR BEFO 75: R24.200.0940 8133 15747 0.0990 OPERATIVE	119.47 3.10 431.62 ND SPECIAL 4 ALF PAY RE: OCTOE	MENT SER 15	ts First H, Second H STUB		Standard Sta	R 15 IS STATEMENT Manged pleas on the back BLE & MA ITOR/TRE/ 26	217.89 448.20 6666.00 FOR IMPORTA se check this of this stub. 3: IL TO; ASURER	\$ \$ 5 bax 29.00	434.92 658.00 329.00 329.00
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Special Asses 13. Jb Sei 12. ST 14. YOU PAYA TO AVOID Property IL Bill#: Taxpayer: MP# R24.200 CV-FCA COID PO BOX 228 JACKSON N PO BOX 228 JACKSON N PO BOX 228 JACKSON N	Sements on Your Property clai assessmentent: IMPR R TOTAL PROPERTY TAX AN BLE 2020 2 nd HA PENALTY PAY ON OR BEFO D#: R24.200.0940 8133 15747 0.0980 OPERATIVE SIN 56143 BLE 2020 1 st HA PENALTY PAY ON OR BEFO D #: R24.200.0940 8133	119.47 3.10 431.82 ND SPECIAL 4 ALF PAY WRE: OCTOE	MENT SECOND 1 PENALTY:	TS FIRST H. SECOND H. STUB		S MA OCTOBE READ THE BACK OF THI rour address has ch d show its change TOTAL CHECKS PAYAE ON COUNTY AUD X 226 ON, MIN 56143-027 HILLINI READ THE BACK OF THI rour address has ch d show ibe change	R 16 Is STATEMENT hanged pleas on the back S L BLE & MA HTOR/TRE/ 26 IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	217.80 448.20 666.00 FOR IMPORTA se check this of this slub. 3; IL TO; ASURER 1**[*][*][*][*] E TAX FOR IMPORTA se check this of this slub.	\$ \$ WHT INFORMAT 5 box 29.00 11111111111111111111111111111111111	434.92 658.00 329.00 329.00 1004. WITH YOUR SECOND HOLF WY MENT DO NOT STADLE
Special Asses 13. Special Asses 13. Special Asses 14. YOU PAYA TO AVOID Property IL Bill#: Taxpayer: MP# R24.201 CV-CA COID PO BOX 228 JACKSON N PO AVOID Property IL Bill#: Taxpayer: MP# R24.201 Property IL Bill#: Taxpayer: MP# R24.201	Sements on Your Property clai assessment&nt: IMPR R TOTAL PROPERTY TAX AN BLE 2020 2 nd HA PENALTY PAY ON OR BEFO D#: R24.200.0940 8133 15747 0.0980 OPERATIVE AN 56143 BLE 2020 1 st HA PENALTY PAY ON OR BEFO D#: R24.200.0940 8133 15747 0.0980	119.47 3.10 431.82 ND SPECIAL 4 ALF PAY WRE: OCTOE	MENT SECOND 1 PENALTY:	TS FIRST H. SECOND H. STUB 1/2 TAX AI		S MA OCTOBE READ THE BACK OF THI rour address has ch d show its change TOTAL CHECKS PAYAE ON COUNTY AUD X 226 ON, MN 56143-027 HILLING READ THE BACK OF THI rour address has ch d show the change	R 16 IS STATEMENT hanged pleas on the back BLE & MA HTOR/TRE/ 26 IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	217.80 448.20 666.00 FOR IMPORTA se check this of this stub- 3; IL TO; ASURER [11][1][1][1] E TAX FOR IMPORTA se check this of this stub- C (1) C (1	\$ NUT INFORMAT 29.00 11111111111111111111111111111111111	434.92 658.00 329.00 329.00 1004. WITH YOUR SECOND HOLF WY MENT DO NOT STADLE
Special Asses 13. JD 2 14. YOU PAYA TO AVOID Property IL Bill#: Taxpayer: DAXSON N PAYA TO AVOID Property IL Bill#: Taxpayer: Taxpayer:	Sements on Your Property clai assessmentent: IMPR R TOTAL PROPERTY TAX AM BLE 2020 2 nd HA PENALTY PAY ON OR BEFO 078: R24.200.0940 8133 15747 0.0980 DPERATIVE M 56143 BLE 2020 1 st HA PENALTY PAY ON OR BEFO 0 4: R24.200.0940 8133 15747 0.0990 OPERATIVE	ALF PAY RE: OCTOE	MENT SECOND 1 PENALTY:	TS FIRST H. SECOND H. STUB 1/2 TAX AI		S MA OCTOBE! IEAD THE BACK OF THI TOUR address has ch d show the change TOUE: TOTAL CHECKS PAYAE ON COUNTY AUD X 226 ON, MN 56143-023 III-IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	R 16 STATEMENT Inanged pleas on the back S S IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	217.80 448.20 448.20 666.00 FOR IMPORTA se check this of this stub. 3; IL TO; ASURER [11][1][1][1] E TAX FOR IMPORTA se check this of this stub. 63 3;	\$ NUT INFORMAT 5 bax 29.00 111111111111 1115-115-11 1115-115-11 115-115-	434.92 658.00 329.00 329.00 1004. WITH YOUR SECOND HOLF WY MENT DO NOT STADLE
Special Asses 13. D2 13. D2 14. YOU PAYA TO AVOID Property IL Bill#: TAXPAYE: MP# R24.200 CV-FCA COI PO BOX 228 JACKSON N	Sements on Your Property clai assessmentent: IMPR R TOTAL PROPERTY TAX AM BLE 2020 2 nd HA PENALTY PAY ON OR BEFO 078: R24.200.0940 8133 15747 0.0980 DPERATIVE M 56143 BLE 2020 1 st HA PENALTY PAY ON OR BEFO 0 4: R24.200.0940 8133 15747 0.0990 OPERATIVE	ALF PAY RE: OCTOE	MENT SECOND 1 PENALTY: MENT FULL TAX FIRST 1/2	TS FIRST H. SECOND H. STUB 1/2 TAX AI		S MA OCTOBE IEAD THE BACK OF THI TOUR address has ch d show the change TOUE: S TOTAL CHECKS PAYAE DN COUNTY AUD X 226 III III III IIIIIII CHECKS PAYAE ON COUNTY AUD X 226 TOTAL CHECKS PAYAE DN COUNTY AUD X 226 S CHECKS PAYAE CHECKS PAYAE DO COUNTY AUD X 226	R 16 STATEMENT IN STATEMENT IN STATEMENT S S S S S S S S S S S S S S S S S S S	217.80 448.20 448.20 666.00 FOR IMPORTA se check this of this stub. 3; IL TO; ASURER 111[1][1][1][1] E TAX FOR IMPORTA se check this of this stub. 6; 3; IL TO; IL TO;	\$ NUT INFORMAT 5 bax 29.00 111111111111 1115-115-11 1115-115-11 115-115-	434.92 658.00 329.00 329.00 1004. WITH YOUR SECOND HOLF WY MENT DO NOT STADLE
Special Asses 13. D2 13. D2 14. YOU PAYA TO AVOID Property IL Bill#: TAXPAYE: MP# R24.200 CV-FCA COI PO BOX 228 JACKSON N	Sements on Your Property clai assessmentent: IMPR R TOTAL PROPERTY TAX AM BLE 2020 2 nd HA PENALTY PAY ON OR BEFO 078: R24.200.0940 8133 15747 0.0980 DERATIVE BLE 2020 1 st HA PENALTY PAY ON OR BEFO 0 4: R24.200.0940 8133 15747 0.0990 OPERATIVE	ALF PAY RE: OCTOE	MENT SECOND 1 PENALTY: MENT FULL TAX FIRST 1/2	TS FIRST H. SECOND H. STUB 1/2 TAX AI		Address has ch d show the change DUE: DUE: TOTAL CHECKS PAYAE ON COUNTY AUD X 226 ON, MN 56143-027 UE: TOTAL CHECKS PAYAE ON COUNTY AUD X 226 ON, MN 56143-027 CHECKS PAYAE ON COUNTY AUD X 226 ON COUNTY AUD X 226 N MN 56143-027 N MN 56145 N MN 5	R 16 Is STATEMENT Inanged pleas on the back L IBLE & MA ITOR/TRE/ 26 IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	217.80 448.20 448.20 666.00 FOR MPORTA se check this of this study. 3; AL TO; ASURER [++[+],[+],[+],[+] E TAX FOR IMPORTA Se check this of this study. 6; 3; 1L TO; ASURER IL TO; ASURER	\$ NUT INFORMAT 29.00 11111111111111111111111111111111111	434.92 658.00 329.00 329.00 1004. WITH YOUR SECOND HOLF WY MENT DO NOT STADLE
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Special Asses 13. D2 13. D2 14. YOU PAYA TO AVOID Property IL Bill#: TAXPAYE: MP# R24.200 CV-FCA COI PO BOX 228 JACKSON N	Sements on Your Property clai assessmentent: IMPR R TOTAL PROPERTY TAX AM BLE 2020 2 nd HA PENALTY PAY ON OR BEFO 078: R24.200.0940 8133 15747 0.0980 DERATIVE BLE 2020 1 st HA PENALTY PAY ON OR BEFO 0 4: R24.200.0940 8133 15747 0.0990 OPERATIVE	ALF PAY RE: OCTOE	MENT SECOND 1 PENALTY: MENT FULL TAX FIRST 1/2	TS FIRST H. SECOND H. STUB //2 TAX AI		Address has ch d show the change DUE: DUE: TOTAL CHECKS PAYAE ON COUNTY AUD X 226 ON, MN 56143-027 UE: TOTAL CHECKS PAYAE ON COUNTY AUD X 226 ON, MN 56143-027 CHECKS PAYAE ON COUNTY AUD X 226 ON COUNTY AUD X 226 N MN 56143-027 N MN 56145 N MN 5	R 15 IS STATEMENT IS STATEMENT IS STATEMENT IS STATEMENT IS BLE & MA ITOR/TRE/ 26 IIIIIIIIIIIIII R IS STATEMENT IS STATEMENT S IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	217.80 448.20 448.20 666.00 FOR MPORTA se check this of this study. 3; AL TO; ASURER [++[+],[+],[+],[+] E TAX FOR IMPORTA Se check this of this study. 6; 3; 1L TO; ASURER IL TO; ASURER	\$ NUT INFORMAT 29.00 11111111111111111111111111111111111	434.92 658.00 329.00 329.00 1004. WITH YOUR SECOND HALF BAYMEDT

JACKSON COUNTY AUDITOR/TR P.O. Box 228 Jackson, MN 56143-0226		20	20 Prope			
507-847-2763 1-888-293-444 www.co.jackson.mn.us	6			Year: 201		
WWW CO. Jack Son. Init. US			Taxes Payable Estimated Market	Value: 796	5,400	2020
		Step	Improvements Exc Homestead Exclus	luded:		
BILL: 8137		1	Taxable Market Va New Improvements	lue: 796 s/	5,400	791,50
Property ID#: R24.200.0990		1.0	Expired Exclu Property Classifica		COMM	COM
TAXPAYER ID: 15747 CV-FCA COOPERATIVE PO BOX 228				Sent in March 201	9	
PO BOX 228 JACKSON MN 56143	C S 5918	oreb	Proposed Tax:	PROPOSED TA		26,065.5
		2		Sent in November 2		
Description: DRIGINAL TOWN-LAKEFIELD 3.41 AC IR ROW E OF HWY 86 & W OF MAIN ST		Step 3	PRO First-half Taxes. Second-half Taxes	PERTY TAX STA	ATEMENT	\$13,951.0
		\$\$\$	You may be eligible for	2020: or one or even two refund	ds to reduce v	\$27,902.0
		REFUNDS	Read the h	ack of this statement to fi	ind out how to	apply.
Taxes Payable Year: 1. Use this amount on Form M1PR to see File by August 15. If this box is checked, you			-	2019	\$	0.00
2. Use these amounts on Form M1PR to a Property Tax and Credits			\$	0.00		
 Property taxes before credits. Credits that reduce your property tax 			\$	26,452.23	\$	26,949.51
5. Property taxes after credits	A Agricultural and rural B. Other Credits	and Credits		0.00 0.00 26.452.23		0.00 0.00 26.949.51
Property Tax by Jurisdiction 6. County JACKSON COUNTY			5	4,793.98	\$	5,094.63
7 City or Town LAKEFIELD CITY 8. State General Tax				12,685.77 5,801.66		12,613.36 5,275.29
9. School District 2895	A. Voter approv B. Other local le			1,389.39 1,584.42		2,072.55
10. Special Taxing Districts	A. HERON LAK	KE WATERSHE	D	173.64		173.87
	B. REGION 8 D C.	EVELOPMENT		23.37		23.83
dd blan anhani uniar annuau d rafaranda k						
 Non-school voter approved referenda le 				0.00		0.00
12. Total property tax before special asses	evies		5		5	
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JACKSON COUNTY AUDITOR/TREASU	IRER	20	20 Property	Tax S	statem	ent
Jackson, MN 56143-0226 507-847-2763 1-888-293-4446			VALUES AN			1.1.1
www.co.jackson.ron.us			Taxes Payable Year: Estimated Market Value:	20	1,600	2020
		Step	Improvements Excluded:		.,	1,00
BILL: 8451		1	Homestead Exclusion: Taxable Market Value: New Improvements/		1,600	1,60
Property ID#: R24.321.1250			Expired Exclusions: Property Classification:		СОММ	CON
TAXPAYER ID: 15747 CV-FCA COOPERATIVE PO BOX 228			Se	nt in March 20	19	
PO BOX 228 JACKSON MN 56143	C S 5918	Step 2	Proposed Tax:	POSED	\$	56.0
Description:			PROPERT	n November		_
RIFFIN'S ADDN LOT 14 EX S 49.8' BLK 26		Step 3	First-half Taxes: Second-half Taxes: Total Taxes Due in 2020:			\$58.0
		\$\$\$	You may be eligible for one or Read the back of this	even two refu	nds to reduce you	\$58.0 r property
aves Devekle Vest		REFUNDS				
Taxes Payable Year: 1. Use this amount on Form M1PR to see if you	are eligible for a property	/ tax refund.	-	019	\$	0.00
File by August 15. If this box is checked, you owe do 2. Use these amounts on Form M1PR to see if y Property Tax and Credits	elinquent taxes and are not e	eligible.		0.00		
Property taxes before credits.			\$	56.00	\$	58.00
4. Credits that reduce your property tax A.	Agricultural and rural lan Other Credits	d Credits		0.00		0.00
5. Property taxes after credits	Other Credits			56.00		0.00
Property Tax by Jurisdiction 6. County JACKSON COUNTY			\$	9.17	\$	10.56
7. City or Town LAKEFIELD CITY				26.75		26.77
8. State General Tax 9. School District 2895	A. Voter approved			13.57 2.86		12.43 4.33
	B. Other local levie A. HERON LAKE	s		3.23		3.49
10. Special Taxing Districts	B. REGION 8 DEV			.05		.37
	C. D.			0.00		0.00
11. Non-school voler approved referenda levies 12. Total property tax before special assessments				0.00		0.00
Special Assessments on Your Property			\$	56,00	2	58.00
13. Special assessments						
				0.00		0.00
14. YOUR TOTAL PROPERTY TAX AND SPEC	AL ASSESSMENTS	PAY IN FUL	\$ L MAY 15	0.00 56.00	5	0.00 58.00 58.00
				56.00	5	58.00 58.00
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	AYMENT STU		L MAY 15 READ THE BACK OF THIS STATEME your address has changed ple nd show the change on the bar	56.00 NT FOR IMPORT	S TANT INFORMATION	58.00 58.00
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	Box 226 MN 56143-0226	IUNEA	20	20 Property	/ Tax State	nent
507-847-276	3 1-888-293-4446				AND CLASSIFICATIO	
www.co.j	jackson.mn.us			Taxes Payable Year:		2020
			-	Estimated Market Value: Improvements Excluded:	6,400	6,40
			Step	Homestead Exclusion:		
BILL: 8452			1	Taxable Market Value: New Improvements/	6,400	6,40
	004 4070			Expired Exclusions: Property Classification:	COMM	001
Property ID#: R24.3	321.1270			Property classification.	CONIM	COM
TAXPAYER ID	45747					
Kilf CV-FCA COOP PO BOX 228	PERATIVE	c			Sent in March 2019	
JACKSON MN	56143	5 5918	Step	PR Proposed Tax:	OPOSED TAX	224.8
			2		t in November 2019	224.0
escription:			Step		TY TAX STATEMEN	
RIFFIN'S ADDN LOTS 1 & 2 & VAC	ALLEY; BLK 27		3	First-half Taxes: Second-half Taxes:		\$325.0 \$325.0
			***	Total Taxes Due in 2020:		\$650.0
			\$\$\$	Read the back of t	or even two refunds to reduce his statement to find out how b	your property to apply.
Taxes Payable Year:			REFUNDS?			020
		u are eligible for a propert delinguent taxes and are not		1	\$	0.00
2. Use these amounts on		you are eligible for a spe-		s	0.00	
3. Property taxes before	credits.			5	228.06 \$	232.88
4. Credits that reduce yo	our property tax	Anticultural and must be	od Credito			
a secondary in the second	B	A. Agricultural and rural lar A. Other Credits	id Grédits		0.00 0.00	0.00
5. Property taxes after Property Tax by Jurisdiction					228.06	232.88
6. County JACKSC	ON COUNTY			\$	40.75 \$	43.11
7. City or Town LAKEFIE	ELD CITY				106.98	107.06
8. State General Tax 9. School District 2	2895	A. Voter approved	levies		54.29 11.44	49.72 17.35
		B. Other local levie	es		12.94	13.96
10. Special Taxing District	ts	A. HERON LAKE B. REGION 8 DEV			1.46	1.48
		C.	Sast maile		0.00	0.00
11. Non-school voter appr					0.00	0.00
12. Total property tax befor special Assessments on Your	ore special assessment				0.00	0.00
Permi mercaamenta on rout	r Property		_	\$	228.06 \$	232.88
13. Special assessments 12 ST IMPR	nt: 115.4 117.	11 Prir	1:	<u>\$</u> 301.71	228.06 \$ 429.94	232.88 417.12
13. Special assessments 12 ST IMPR 14. YOUR TOTAL PROPE	nt: 115.4 417.	11 Prin 12 CIAL ASSESSMENTS		\$	429.94 658.00 \$	417.12 650.00
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13. Special assessments 12 5T IMPR	nt: 115,417. 417.	11 Prin 12 CIAL ASSESSMENTS FI SEC	IRST HALF DU	\$ E MAY 15	429.94 658.00 \$ \$ \$	417.12 650.00 325.00 325.00
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JACKSON COUNTY AUDITOR/TREA	ASURER	20	20 Prope	erty Tax S	Statem	ent
Jackson, MN 56143-0226 507-847-2763 1-888-293-4448 www.co.jackson.mn.us			VAL Taxes Payable	UES AND CLAS Year: 2	SIFICATION 019	2020
		Cton	Estimated Market Improvements Ex	cluded:	22.100	22,70
		Step	Homestead Exclu Taxable Market V		22,100	22,70
BILL: 8456		1	New Improvement Expired Excl	ts/	201.20.1	
Property ID#: R24.321.1340			Property Classific		COMM	COM
*10+# 2						
TAXPAYER ID: 15747 CV-FCA COOPERATIVE	c			Sent in March 2		_
PO BOX 228 JACKSON MN 56143	S 5918	Step	Proposed Tax:	PROPOSED	TAX	800.0
and shall a		2		Sent in Novembe	r 2019	
Description: GRIFFIN'S ADDN LOTS 8 & 9; BLK 27 & ADJ 15'		Step	First-half Taxes:	OPERTY TAX ST	ATEMENT	\$413.0
DF VAC MINN ST		3	Second-half Taxe Total Taxes Due			\$413.0 \$826.0
		\$\$\$	You may be eligible	for one or even two reft	unds to reduce yo	ur property t
Taxes Payable Year:		REFUNDS?	Read the	back of this statement to 2019	202	
1. Use this amount on Form M1PR to see if y File by August 15. If this box is checked, you ow			1	2010	\$	0.00
2. Use these amounts on Form M1PR to see Property Tax and Credits	if you are elicible for a spec	tial refund.	\$	0.00		
 Property taxes before credits. Credits that reduce your property tax 			\$	786.00		826.00
6 Desperty laws after an dis	A. Agricultural and rural land B. Other Credits	d Credits		0.00		0.00
5. Property taxes after credits Property Tax by Jurisdiction 6. County JACKSON COUNTY			\$	786.00		826.00
7. City or Town LAKEFIELD CITY				369.42		379.74
State General Tax School District 2895	A. Voter approved	levies		187.48	£	176.36
	B. Other local levie A. HERON LAKE	15		44.66		49.51
10. Special Taxing Districts	B. REGION 8 DEV			5.06		5.23
dd Mar askad star	C. D.			0.00		0.00
 Non-school voter approved referenda levie Total property tax before special assessm 			5	0.00 786.00		0.00 825.00
Special Assessments on Your Property 13. Special assessments						
				0.00		0.00
14. YOUR TOTAL PROPERTY TAX AND SP	FIF	RST HALF DU		786.00 Y 15	5	0.00 826.00 413.00 413.00
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COMMERCIAL PURCHASE AGREEMENT

THIS AGREEMENT is made as of July 16, 2020, between CV-FCA Cooperative, a Minnesota cooperative association, ("Seller"), and

("Buyer").

In consideration of this Agreement, Seller and Buyer agree as follows:

1. <u>Sale of Property</u>. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the following property (collectively, "Property"):

- A. <u>Real Property</u>. The real property located in Jackson County, Minnesota described on the attached Exhibit A ("Land") together with (1) all buildings and improvements constructed or located on the Land ("Buildings") and (2) all easements and rights benefiting or appurtenant to the Land (collectively the "Real Property").
- B. <u>Personal Property</u>. All of the personal property described on the attached Exhibit B, if any ("Personal Property").

2. <u>Purchase Price and Manner of Payment</u>. The total purchase price ("Purchase Price") to be paid by Buyer to Seller for the Property shall be \$______. The Purchase Price shall be payable as follows:

- A. Earnest money of \$______ by check payable to Seller, to be deposited and held in escrow by ______ ("Escrow Agent") pending closing, the receipt of which is hereby acknowledged;
- B. The amount of \$_______ shall be paid on the Closing Date with certified funds.

3. <u>Contingencies</u>. The obligations of Buyer and Seller under this Agreement are contingent upon each of the following:

- A. <u>Representations and Warranties</u>. The representations and warranties of Seller and Buyer contained in this Agreement must be true now, if applicable, and on the Closing Date as if made on the Closing Date.
- B. <u>Title</u>. Title shall have been found acceptable, or been made acceptable.
- C. <u>Performance of Seller's Obligations</u>. Seller shall have performed all of the obligations required to be performed by Seller under this Agreement, as and when required by this Agreement.
- D. <u>Performance of Buyer's Obligations</u>. Buyer shall have performed all of the obligations required to be performed by Buyer under this Agreement, as and when required by this Agreement.

E. <u>Board Approval</u>. Seller's Board of Directors has approved the sale of the Property pursuant to this Agreement.

If any such contingency has not been satisfied on or before the Closing Date, as the case may be, then this Agreement may be terminated, at Buyer's or Seller's option, by written notice to the other party and any earnest money shall be returned to Buyer. Such notice of termination may be given at any time on or before the Closing Date.

4. <u>Closing</u>, The closing of the purchase and sale contemplated by this Agreement (the "Closing") shall occur on or before August 31, 2020 ("Closing Date"). The Closing shall take place at 10:00 a.m. local time at such place as may be agreed to. Seller agrees to deliver possession of the Property to Buyer on the Closing Date.

- A. <u>Seller's Closing Documents</u>. On the Closing Date, Seller shall execute and/or deliver to Buyer the following (collectively, "Seller's Closing Documents"):
 - (a) <u>Deed</u>. A Warranty Deed, in form reasonably satisfactory to Buyer, conveying the Real Property to Buyer, free and clear of all encumbrances, except:
 - (i) building and zoning laws, ordinances, State and Federal regulations;
 - (ii) restrictions relating to use or improvement of the Property without effective forfeiture provisions;
 - (iii) reservation of any mineral rights by the State of Minnesota;
 - Permitted Encumbrances, as defined herein, and any matters accepted by Buyer pursuant to the title examination provision of this Agreement;
 - (v) Rights of tenants, if any; and
 - (vi) Any and all easements, roads, and rights of way of record.
 - (b) <u>Bill of Sale</u>. A Bill of Sale in form reasonably satisfactory to Buyer, conveying the Personal Property to Buyer, if any, free and clear of all encumbrances.
 - (c) <u>Seller's Affidavit</u>. An Affidavit of Title by Seller indicating that on the Closing Date there are no outstanding, unsatisfied judgments, tax liens or bankruptcies against or involving Seller or the Real Property; that there has been no skill, labor or material furnished to the Real Property for which payment has not been made or for which mechanics' liens could be filed; and that there are no other unrecorded interests in the Real Property.

- (d) <u>Well Certificate</u>. A Certificate signed by Seller warranting that there are no wells on the Property within the meaning of Minn. Stat. Section 1031 ("Wells") or if there are Wells, a Well Certificate in the form required by law.
- (e) <u>Storage Tanks</u>. An affidavit as required by Minn. Stat. Section 116.48 regarding all storage tanks.
- (f) <u>Other Documents</u>. All other documents reasonably determined by Buyer to be necessary to transfer the Property to Buyer free and clear of all encumbrances, other than Permitted Encumbrances or as otherwise provided for herein.
- B. <u>Buver's Closing Documents</u>. On the Closing Date, Buyer will execute and/or deliver to Seller the following (collectively, "Buyer's Closing Documents"):
 - (a) <u>Purchase Price</u>. The Purchase Price by certified check.
 - (b) <u>Other Documents</u>. All other documents reasonably determined by Seller to be necessary to transfer the Property to Buyer free and clear of all encumbrances, other than Permitted Encumbrances or as otherwise provided for herein.

 <u>Prorations</u>. Seller and Buyer agree to the following prorations and allocation of costs regarding this Agreement:

- A. <u>Title Insurance and Closing Fee</u>. Seller will pay all costs of the Title Evidence and Buyer and Seller will each pay one-half of any reasonable and customary closing fee or charge imposed by any closing agent. Buyer shall pay all costs associated with any title insurance policy.
- B. <u>Deed Tax</u>. Seller shall pay all state deed tax regarding the Warranty Deed to be delivered by Seller under this Agreement.
- C. <u>Real Estate Taxes and Special Assessments</u>. General real estate taxes and installments of special assessments payable therewith payable in 2019 and all prior years will be paid by Seller. General real estate taxes and installments of special assessments payable therewith payable in 2020 shall be prorated by Seller and Buyer as of the Closing Date based upon a calendar fiscal year. Buyer shall be responsible for payment of all general real estate taxes and installments of special assessments payable therewith payable in 2021 and all subsequent years.
- D. <u>Recording Costs</u>. Seller will pay the cost of recording all documents necessary to place record title in the condition warranted and requested by Seller in this Agreement. Buyer will pay the cost of recording all other documents.

- E. <u>Other Costs</u>. All other operating costs of the Property will be allocated between Seller and Buyer as of the Closing Date, so that Seller pays that part of such other operating costs payable before the Closing Date, and Buyer pays that part of such operating costs payable from and after the Closing Date.
- F. <u>Attorneys' Fees</u>. Each of the parties will pay its own attorneys' fees, except that a party defaulting under this Agreement or any closing document will pay the reasonable attorneys' fees and court costs incurred by the nondefaulting party to enforce its rights regarding such default.
- 6. <u>Title Examination</u>. Title Examination will be conducted as follows:
- A. <u>Seller's Title Evidence</u>. Seller shall, after this Agreement's date, furnish to Buyer an Abstract of Title for the Real Property, updated as of the date of this Agreement or a title commitment for an owner's title policy issued by a title company acceptable to Buyer in the full amount of the Purchase Price attributable to the Real Property, covering title to the Real Property ("Title Evidence").
- B. <u>Buyer's Objections</u>. Within ten (10) days after receiving the last of the Title Evidence, Buyer will make written objections ("Objections") to the form and/or contents of the Title Evidence. Buyer's failure to make objections within such time period will constitute waiver of objections. Any matter shown on such Title Evidence and not objected to by Buyer will be a "Permitted Encumbrance" under this Agreement. Seller will have 30 days after receiving the Objections to cure the Objections, during which period the Closing will be postponed as necessary. Seller will use reasonable efforts to correct any Objections. If the Objections are not cured within such 30 day period, Buyer will have the option to do any of the following:
 - (a) Terminate this Agreement.
 - (b) Waive the Objections and proceed to close.

7. Operation Prior to Closing. During the period from the date of Seller's acceptance of this Agreement to the Closing Date (the "Executory Period"), Seller shall operate and maintain the Property in the ordinary course of business in accordance with prudent, reasonable business standards, including the maintenance of adequate liability insurance and insurance against loss by fire, windstorm and other hazards, casualties and contingencies, including vandalism and malicious mischief. However, Seller shall execute no contracts, leases or other agreements regarding the Property during the Executory Period that are not terminable on or before the Closing Date, without the written consent of Buyer, which consent may be withheld by Buyer at its sole discretion.

8. <u>Representations and Warranties by Seller</u>. Seller represents and warrants to Buyer as follows:

- A. <u>Authority</u>. Seller is duly qualified to transact business in the State of Minnesota; Seller has the requisite power and authority to enter into and perform this Agreement and those Seller's Closing Documents signed by Seller; such documents have been duly authorized by all necessary action on the part of Seller and have been duly executed and delivered; such execution, delivery and performance by Seller of such documents does not conflict with or result in a violation of any judgment, order, or decree of any court or arbiter to which Seller is a party; such documents are valid and binding obligations of Seller, and are enforceable in accordance with their terms.
- B. <u>Title to Real Property</u>. Seller owns the Real Property, free and clear of all encumbrances except the Permitted Encumbrances identified on Exhibit C attached hereto (the "Permitted Encumbrances") and mortgages and financing, assignment of rents which will be discharged on or before the Closing Date.
- C. <u>Title to Personal Property</u>. Seller owns the Personal Property, if any, free and clear of all encumbrances, except Permitted Encumbrances, mortgages, and assignment of rents which will be discharged on or before the Closing Date.
- D. <u>Utilities</u>. Seller has received no notice of actual or threatened reduction or curtailment of any utility service now supplied to the Real Property.
- E. <u>Assessments</u>. Seller has received no notice of actual or threatened special assessments or reassessments of the Real Property.
- F. <u>Rights of Others to Purchase Property</u>. Seller has not entered into any other contracts for the sale of the Property, nor are there any rights of first refusal or options to purchase the Property or any other rights of others that might prevent the consummation of this Agreement.
- G. <u>Seller's Defaults</u>. Seller is not in default concerning any of its obligations or liabilities regarding the Property.
- H. <u>Proceedings</u>. There is no action, litigation, investigation, condemnation or proceeding of any kind pending or to the best knowledge of Seller after due inquiry, threatened against Seller or any portion of the Property.
- I. <u>Condition</u>. Except as expressly set forth in this Agreement to the contrary, Buyer is expressly purchasing the Property in its existing condition "AS-IS, WHERE-IS, AND WITH ALL FAULTS" with respect to all facts, circumstances, conditions and defects, and, Seller has no obligation to determine or correct any such facts, circumstances, conditions or defects or to compensate Buyer for same. Seller has specifically bargained for the assumption by Buyer of all responsibility to investigate the Property and of all risk of adverse conditions and has structured the Purchase Price and other terms of this Agreement in consideration thereof. Buyer has undertaken all such investigations of the Property, as Buyer deems necessary or appropriate under the circumstances as to the status of the Property and based upon

same, Buyer is and will be relying strictly and solely upon such inspections and examinations and the advice and counsel of its own consultants, agents, legal counsel and officers. Buyer is and will be fully satisfied that the Purchase Price is fair and adequate consideration for the Property and, by reason of all the foregoing, Buyer assumes the full risk of any loss or damage occasioned by any fact, circumstance, condition or defect pertaining to the Property.

Seller will indemnify Buyer, its successors and assigns, against, and will hold Buyer, its successors and assigns, harmless from, any expenses or damages, including reasonable attorneys' fees, that Buyer incurs because of the breach of any of the above representations and warranties, whether such breach is discovered before or after Closing. Each of the representations and warranties herein contained shall survive the Closing for a period of six (6) months from the Closing Date. Consummation of this Agreement by Buyer with knowledge of any such breach by Seller will not constitute a waiver or release by Buyer of any claims due to such breach.

9. Damage. If, prior to the Closing Date, all or any part of the Property is substantially damaged by fire casualty, the elements or any other cause. Seller shall immediately give notice to Buyer of such fact and at Buyer's option (to be exercised within five (5) days after Seller's notice), this Agreement shall terminate, in which event neither party will have any further obligations under this Agreement. If Buyer fails to elect to terminate despite such damage, or if the Property is damaged but not substantially. Seller shall promptly commence to repair such damage or destruction and return the Property to its condition prior to such damage. If such damage shall be completely repaired prior to the Closing Date then there shall be no reduction in the Purchase Price and Seller shall retain the proceeds of all insurance related to such damage. If such damage shall not be completely repaired prior to the Closing Date but Seller is diligently proceeding to repair, then Seller shall complete the repair after the Closing Date and shall be entitled to receive the proceeds of all insurance related to such damage after repair is completed; provided, however, Buyer shall have the right to delay the Closing Date until repair is completed. If Seller shall fail to diligently proceed to repair such damage then Buyer shall have the right to require a closing to occur and the Purchase Price (and specifically the cash portion payable at the Closing Date) shall be reduced by the cost of such repair, or at Buyer's option, the Seller shall assign to Buyer all right to receive the proceeds of all insurance related to such damage and the Purchase Price shall remain the same.

10. <u>Condemnation</u>. If, prior to the Closing Date, eminent domain proceedings are commenced against all or any part of the Property, Seller shall immediately give notice to Buyer of such fact and at Buyer's option (to be exercised within five (5) days after Seller's notice), this Agreement shall terminate, in which event neither party will have further obligations under this Agreement. If Buyer shall fail to give such notice then there shall be no reduction in the Purchase Price, and Seller shall assign to Buyer at the Closing Date all of Seller's right, title and interest in and to any award made or to be made in the condemnation proceedings. Prior to the Closing Date, Seller shall not designate counsel, appear in, or otherwise act with respect to the condemnation proceedings without Buyer's prior written consent.

11. <u>Environmental Laws: Hazardous Materials</u>. Seller makes no warranty with respect to the presence of Hazardous Materials on, above or beneath the Real Property (or any parcel in

proximity thereto) or in any water on or under the Real Property. The Closing hereunder shall be deemed to constitute an express waiver of Buyer's right to cause Seller to be joined in any action brought under any Environmental Laws. As used herein, the term "Hazardous Materials" shall mean: (a) those substances included within the definitions of any one or more of the terms "hazardous materials", "hazardous wastes", "hazardous substances", "industrial wastes", and "toxic pollutants", as such terms are defined under the Environmental Laws, or any of them: (b) petroleum and petroleum products, including, without limitation, crude oil and any fractions thereof; (c) natural gas, synthetic gas and any mixtures thereof; (d) asbestos and or any material which contains any hydrated mineral silicate, including, without limitation, chrysotile, amosite, crocidolite, tremolite, anthophylite and/or actinolite, whether friable or non-friable; (e) polychlorinated biphenyl ("PCBs") or PCB-containing materials or fluids; (f) radon; (g) any other hazardous or radioactive substance, material, pollutant, contaminant or waste and (h) any other substance with respect to which any Environmental Law or governmental authority requires environmental investigation, monitoring or remediation. As used herein, the term "Environmental Laws" shall mean all federal, state and local laws, statutes, ordinances and regulations, now or hereafter in effect, in each case as amended or supplemented from time to time, including, without limitation, all applicable judicial or administrative orders, applicable consent decrees and binding judgments relating to the regulation and protection of human health, safety, the environment and natural resources (including, without limitation, ambient air, surface, water, groundwater, wetlands, land surface or subsurface strata, wildlife, aquatic species and vegetation), including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. §§ 9601 et seq.), the Hazardous Material Transportation Act, as amended (49 U.S.C. §§ 1801 et seq.), the Federal Insecticide, Fungicide, and Rodenticide Act, as amended (7 U.S.C. §§ 136 et seq.), the Resource Conservation and Recovery Act, as amended (42 U.S.C. §§ 6901 et seq.), the Toxic Substances Control Act, as amended (15 U.S.C. §§ 2601 et seq.), the Clean Air Act, as amended (42 U.S.C. §§ 7401 et seq.), the Federal Water Pollution Control Act, as amended (33 U.S.C. §§ 1251 et seq), the Safe Drinking Water Act, as amended (42 U.S.C. §§ 300f et seq.), any state or local counterpart or equivalent of any of the foregoing, and any federal, state or local transfer of ownership notification or approval statutes.

Seller Release. Buyer shall rely solely upon Buyer's own knowledge of the Property 12. based on its investigation of the Property and its own inspection of the Property in determining the Property's physical condition and Buyer agrees that it shall, subject to the express warranties, representations and conditions contained in this Agreement, assume the risk that adverse matters, including but not limited to, construction defects and adverse physical and environmental conditions may not have been revealed by Buyer's investigations. Except as expressly set forth in this Agreement to the contrary, Buyer releases Seller and its successors and assigns from and against any and all claims which Buyer or any party related to or affiliated with Buyer (each, a "Buyer Related Party") has or may have arising from or related to any matter or thing related to or in connection with the Property except as expressly set forth in this Agreement to the contrary, including the documents and information referred to herein, any construction defects, errors or omissions in the design or construction and any environmental conditions and, except as expressly set forth in this Agreement to the contrary, neither Buyer nor any Buyer Related Party shall look to Seller or its successors and assigns in connection with the foregoing for any redress or relief. This release shall be given full force and effect according to each of its express terms and provisions, including those relating to unknown and unsuspected claims, damages and causes of action. To the

extent required to be operative, the disclaimers and warranties contained herein are "conspicuous" disclaimers for purposes of any applicable law, rule, regulation or order.

13. <u>Mutual Indemnification</u>. Seller and Buyer agree to indemnify each other against, and hold each other hamless from, all liabilities (including reasonable attorneys' fees in defending against claims) arising out of the ownership, operation or maintenance of the Property for their respective periods of ownership. Such rights to indemnification will not arise to the extent that (a) the party seeking indemnification actually receives insurance proceeds or other cash payments directly attributable to the liability in question (net of the cost of collection, including reasonable attorneys' fees) or (b) the claim for indemnification arises out of the act or neglect of the party seeking indemnification. If and to the extent that the indemnified party has insurance coverage, or the right to make claim against any third party for any amount to be indemnified against as set forth above, the indemnified party will, upon full performance by the indemnifying party of its indemnification obligations, assign such rights to the indemnifying party or, if such rights are not assignable, the indemnified party will diligently pursue such rights by appropriate legal action or proceeding and assign the recovery and/or right of recovery to the indemnifying party to the extent of the indemnification payment made by such party.

14. <u>Survival</u>. The provisions of Sections 8(I), 11, 12, and 13 shall survive the Closing or the earlier termination of this Agreement and shall not be deemed to have merged into any of the documents executed or delivered at the Closing. The remaining provisions will survive and be enforceable after the Closing for a period of six (6) months from the Closing Date.

15. <u>Notices</u>. Any notice required or permitted to be given by any party upon the other is given in accordance with this Agreement if it is directed to Seller by delivering it personally to a manager of Seller; or if it is directed to Buyer, by delivering it personally to Buyer; or if mailed in a sealed wrapper by United States registered or certified mail, return receipt requested, postage prepaid; or if transmitted by facsimile, copy followed by mailed notice as above required; or if deposited cost paid with a nationally recognized, reputable overnight courier, properly addressed as follows:

If to Buyer:	
If to Seller:	CV-FCA Cooperative 210 W. Humphrey St., Suite 721q P.O. Box 210 Lake Crystal, MN 56055
Copies To:	Gregory J. Haupert Sobalvarro & Haupert 11 Seventh Avenue North, Suite 100 St. Cloud, Minnesota 56303

Notices shall be deemed effective on the earlier of the date of receipt or the date of deposit as aforesaid; provided, however, that if notice is given by deposit, that the time for response to any notice by the other party shall commence to run one business day after any such deposit. Any party may change its address for the service of notice by giving written notice of such change to the other party, in any manner above specified, 10 days prior to the effective date of such change.

 <u>Captions</u>. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement and are not to be considered in interpreting this Agreement.

17. <u>Entire Agreement: Modification</u>. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver of any of its terms will be effective unless in writing executed by the parties.

 Binding Effect. This Agreement binds and benefits the parties and their successors and assigns.

 <u>Controlling Law</u>. This Agreement has been made under the laws of the State of Minnesota (the "Controlling Law"), and such laws will control its interpretation.

20. <u>Broker's Commission</u>. The parties warrant and represent to each other than no real estate broker is involved in this transaction and no brokerage or other compensation is due any real estate broker on account of this transaction, except for Dan Pike Auction Company, LLC & Land & Farm Services Unlimited, LLC whose fees shall be paid by Seller at closing.

Seller and Buyer have executed this Agreement as of the date first written above.

BUYER:

Date of Signature

By:______Its:_____

Date of Signature

SELLER:

CV-FCA COOPERATIVE

Date of Signature

By: ______
Its: _____

THIS INSTRUMENT WAS DRAFTED BY:

Gregory J. Haupert Sobalvarro & Haupert 11 Seventh Avenue North, Suite 100 St. Cloud, Minnesota 56303 (320) 774-1818

An "Exhibit A" with the legal description-(s) will also be attached after the auction concludes that includes the tract or tracts purchased.





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

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

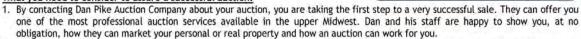
What sets us apart?

- 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.
- 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.
- Sale facks and other auction equipment.
 Computerized world wide internet web page access.

What you need to consider to assure a successful auction:



- 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.



