



DAN PIKE, AG LAND BROKER / AUCTIONEER

# 110 +/- ACRE JACKSON COUNTY, MN. LAND AUCTION

Since we will be inside the Legion for the sale Covid-19 rules will apply. Social distancing rules will apply. Those attending are asked to wear masks.

THURSDAY, NOVEMBER 19, 2020 @ 10:00 A.M.

(INCLEMENT WEATHER-BLIZZARD BACKUP DATE 11/20/20 @ SAME TIME) Check our web site [www.danpikeauction.com](http://www.danpikeauction.com) for updates.

Sale will be held at the Lakefield American Legion Hall at 413 Main Street in Lakefield, MN.

**PROPERTY LOCATION**

From the I-90 exit at Lakefield, Minnesota 1-1/2 miles south on Highway #86 to Jackson County #34, then 2-1/2 miles west on #34.

**PROPERTY LEGAL DESCRIPTION**

Northwest Quarter except West 50 Acres Section Twenty Five (25), Township One Hundred Two (102) North (Rost Township), Range Thirty-Seven (37) West Jackson County, Minnesota. Jackson County Parcel #15.025.0300.

**PROPERTY INFORMATION**

Deeded Acres: 110+/- Cropland Acres: 101.81 +/- Crop Productivity Index Rating: 87.1 Estimated by Agra Data Mapping



**William & Ardene Post MN Real Estate Trust - OWNER**  
**Catherine Hohensteen & Douglas Anderson - Trustees**

SALE  
CONDUCTED  
BY



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

**Auctioneers Dan Pike**  
 Auctioneer / Real Estate Land Broker  
 CAI & GPPA - Jackson, MN.  
 507-847-3468 (O) or 507-841-0985 (C)  
**Scott Christopher** 507-841-3125 (C)  
 Kevin & Ryan Kahler  
 Doug Wedel - Dustyn Hartung

**Attorney for the Sellers**  
 Patrick K. Costello  
 Costello, Carlson, Butzon & Schmit  
 Lakefield, MN. 56150  
 Office Phone #507-662-6621

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

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

**Serving Real Estate & Auction clients since 1975.**

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

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

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



# 110 Acres +/- Rost Township, Jackson County, MN.

# FARMLAND AUCTION

Since we will be inside the Legion for the sale Covid-19 rules will apply. Social distancing rules will also apply. Those attending are asked to wear masks.

**Thursday, November 19, 2020 @ 10:00 A.M.**

(Inclement Weather-Blizzard backup date 11-20-20 @ same time) Check our web site [www.danpikeauction.com](http://www.danpikeauction.com) for updates.

## SALE LOCATION

The auction will be held at the Lakefield American Legion Hall at 413 Main Street in Lakefield, Minnesota.



## PRIME SOUTHERN MINNESOTA FARMLAND



## PROPERTY LOCATION

From the I-90 exit at Lakefield, Minnesota 1-1/2 miles south on Highway #86 to Jackson County #34, then 2-1/2 miles west on #34. Watch for auction sign.

## PROPERTY LEGAL DESCRIPTION

Northwest Quarter except West 50 Acres in Section Twenty Five (25), Township One Hundred Two (102) North (Rost Township), Range Thirty-Seven (37) West Jackson County, Minnesota.  
Jackson County Parcel #15.025.0300.

## PROPERTY INFORMATION

Deeded Acres: 110 +/- Acres Cropland Acres: 101.81 +/- Acres  
Crop Productivity Index Rating: 87.1 Estimated by Agra Data Mapping  
More detailed information on our web site [www.danpikeauction.com](http://www.danpikeauction.com)

## AUCTION SALE TERMS

The property will be offered in One - 110-acre tract. The Buyer or Buyers 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 29, 2020 with the balance being due and payable in full at closing. Farm is being sold subject to a cropland lease for 2020 with the Sellers retaining the 2020 lease. 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 2021 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 warranty 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 seller's 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 Post Trust with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. If you are considering the purchase of good quality 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.

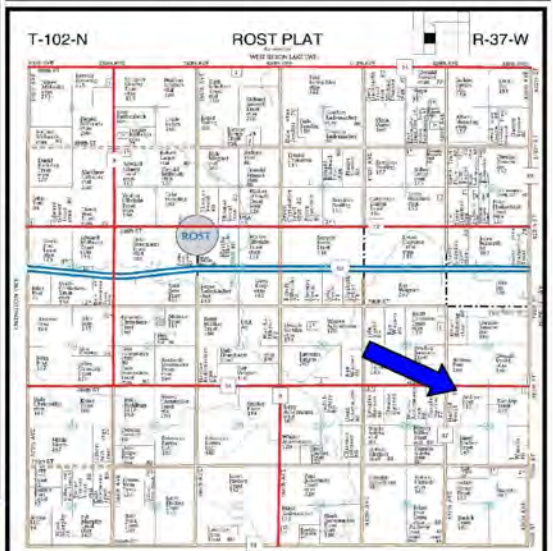
### Soils Map

Soils data provided by USDA and NRCGS.

Code	Soil Description	Acres	Percent of field	PI Legend	Non-ir Class %	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	% NCCPI Corn	% NCCPI Soybeans
229	Waldorf silty clay loam, 0 to 2 percent slopes	42.06	39.5%		IIIw	85						60	66
96	Collinwood silty clay loam, 1 to 3 percent slopes	26.41	19.2%		IIIw	85						70	68
513	Spicer-Lura complex	18.36	17.3%		IIIw	87	4.9	164	80	46	50	70	75
102B	Glenon loam, 2 to 6 percent slopes	10.54	9.9%		IIIe	95						80	84
211	Lura silty clay, 0 to 1 percent slopes	8.46	8.0%		IIIw	81						55	56
118	Origen loam, 1 to 3 percent slopes	6.54	6.1%		Ie	100						72	87
Weighted Average						87.1	0.8	28.3	13.8	8.3	8.6	% 67.9	% 70.3

Area Symbol: MNO63, Soil Area Version: 17

Map Provided by **surety**



**For Additional Property Information**  
Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Post 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  
416 Springfield Parkway  
Jackson, MN 56143  
507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)

**Auctioneers**  
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CAI & GPPA - Jackson, MN.  
507-847-3468 (O) or 507-841-0965 (C)

**Scott Christopher**  
507-841-3125 (C) - Jackson, MN.

**Kevin & Ryan Kahler**  
**Doug Wedel & Dustyn Hartung**  
Fairmont & Sherburn, MN.

**Closing Attorney for the Sellers**  
**Patrick K. Costello**  
Costello, Carlson, Butzon & Schmit  
Law Firm  
Lakefield, Minnesota  
507-662-6621

**OWNER**  
**William & Ardene Post**  
**MN Real Estate Trust**  
Catherine Hohenstein  
& Douglas Anderson - Trustees

# ***AUCTION***

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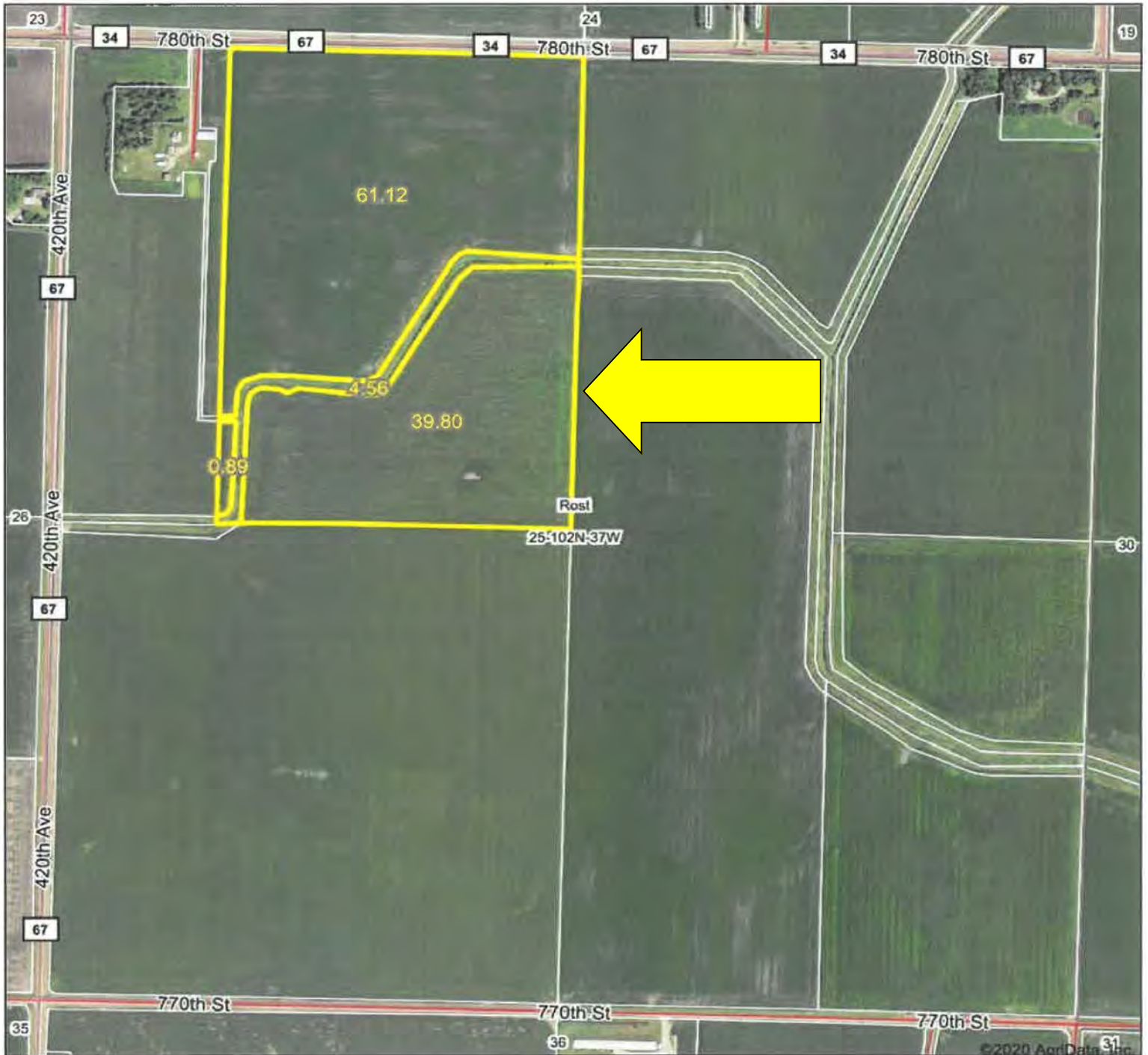
# ***SALE TERMS***

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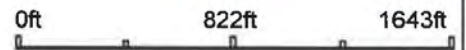
# Aerial Map



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

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

Map Center: 43° 36' 34.85, -95° 13' 30.27



**25-102N-37W  
Jackson County  
Minnesota**



10/9/2020

Maps Provided By:  
**surety**  
CUSTOMER'S ONLINE SHAPING  
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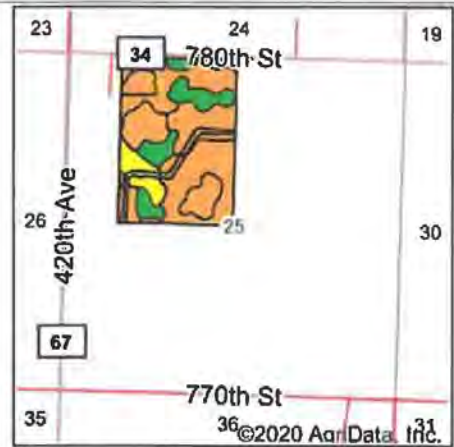
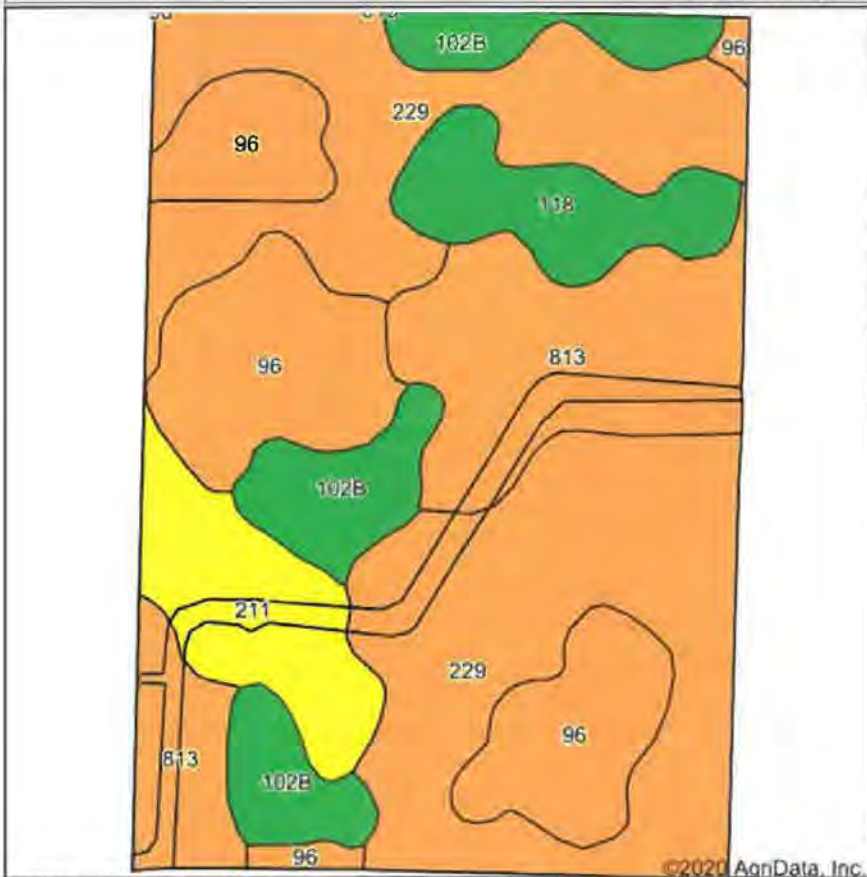
Field borders provided by Farm Service Agency as of 5/21/2008.

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 Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

# Soils Map



State: **Minnesota**  
 County: **Jackson**  
 Location: **25-102N-37W**  
 Township: **Rost**  
 Acres: **106.37**  
 Date: **10/9/2020**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN063, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Corn	*n NCCPI Soybeans
229	Waldorf silty clay loam, 0 to 2 percent slopes	42.06	39.5%		Ilw	85						65	68
96	Collinwood silty clay loam, 1 to 3 percent slopes	20.41	19.2%		Ilw	86						70	68
813	Spicer-Lura complex	18.36	17.3%		Ilw	87	4.9	164	80	48	50	70	75
102B	Clarion loam, 2 to 6 percent slopes	10.54	9.9%		Ile	95						80	84
211	Lura silty clay, 0 to 1 percent slopes	8.46	8.0%		Illw	81						55	55
118	Crippin loam, 1 to 3 percent slopes	6.54	6.1%		Ie	100						72	87
<b>Weighted Average</b>						<b>87.1</b>	<b>0.8</b>	<b>28.3</b>	<b>13.8</b>	<b>8.3</b>	<b>8.6</b>	<b>*n 67.9</b>	<b>*n 70.9</b>

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# Topography Contours



• AG & COMMERCIAL REAL ESTATE  
• AG APPRAISALS



COMPLETE PROFESSIONAL  
AUCTION SERVICES

Maps Provided By:



© AgriData, Inc. 2020 www.AgrIDataInc.com

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

Source: USGS 10 meter dem  
Interval(ft): 3.0  
Min: 1,415.1  
Max: 1,437.4  
Range: 22.3  
Average: 1,429.2  
Standard Deviation: 2.95 ft

0ft 416ft 832ft



10/9/2020

25-102N-37W  
Jackson County  
Minnesota  
Map Center: 43° 36' 34.85, -95° 13' 30.27

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# Jackson County, Minnesota

## Farm 5464 Tract 12284

### 2020 Program Year

Map Created June 09, 2020



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
- MAG = for GZ
- Canola = Spring for seed

### Common Land Unit

- Cropland
- Tract Boundary
- Minnesota\_Transparency\_Polygon\_02142019

### Wetland Determination Identifiers

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

Tract Cropland Total: 100.92 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 2019 NAI imagery.

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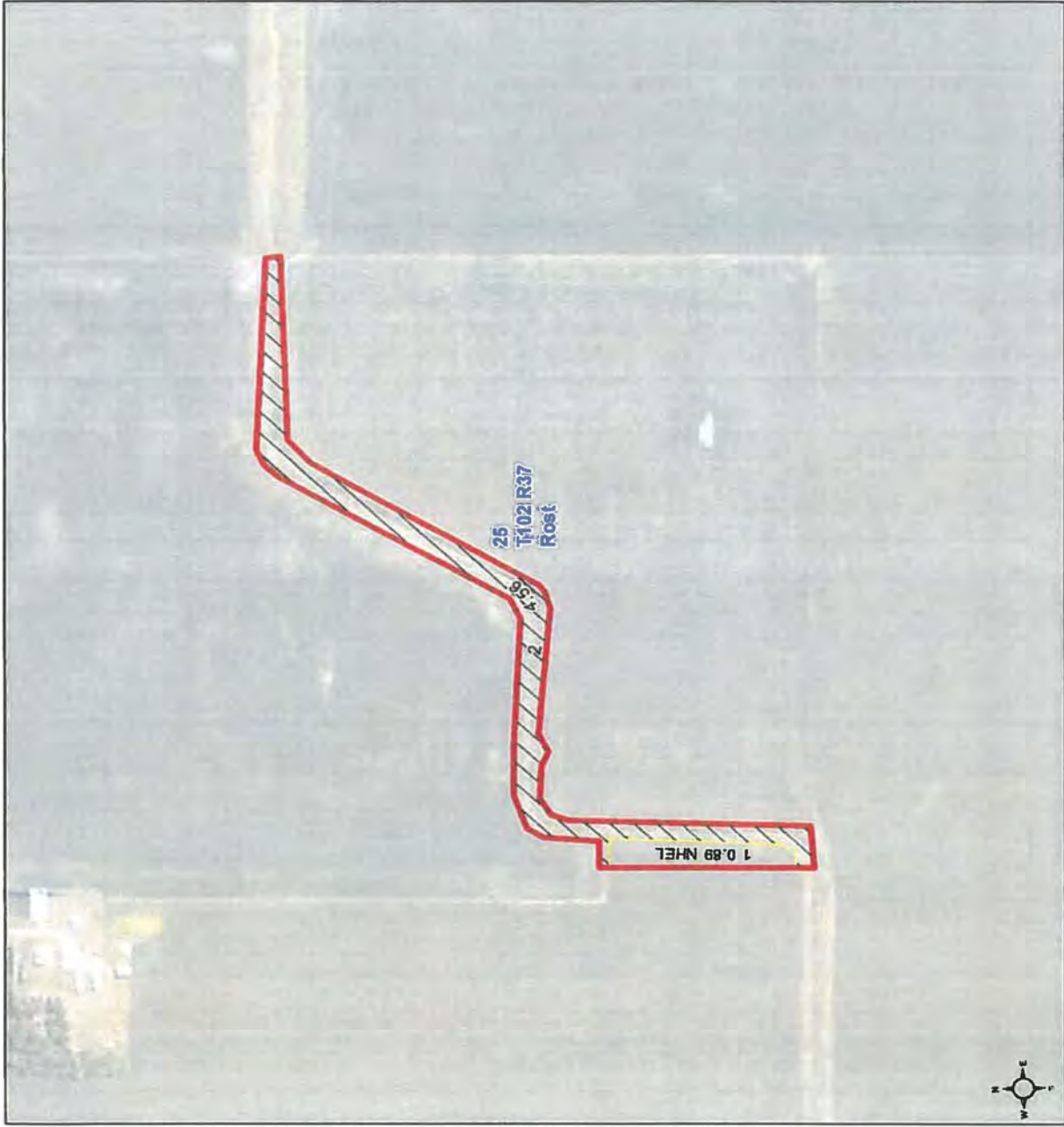


Jackson County, Minnesota

Farm 5464  
Tract 12288

2020 Program Year

Map Created June 09, 2020



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  
Pees = 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
- Minnesota\_Transparency\_Polygon\_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 0.89 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural 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 2019 NAIP imagery.

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Minnesota  
 Jackson  
 Report ID: FSA-156EZ

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

FARM: 5464  
 Prepared: 10/9/20 4:09 PM  
 Crop Year: 2020  
 Page: 1 of 3

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

Operator Name: VOEHL, HAROLD EMANUEL  
 Farm Identifier: S 1505/5464,5465,5466

Farms Associated with Operator:  
 None

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
153.57	141.78	141.78	0.0	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	141.78	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	70.4	162	0.00
SOYBEANS	69.2	45	0.00
<b>Total Base Acres:</b>	<b>139.6</b>		

Tract Number: 12284 Description: NW/25/Rost minus W 50 Ac  
 FSA Physical Location: Jackson, MN ANSI Physical Location: Jackson, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields  
 Wetland Status: Tract does not contain a wetland  
 Racoon Number: 2007 - 153

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
100.92	100.92	100.92	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	100.92	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	50.4	162	0.00
SOYBEANS	49.5	45	0.00
<b>Total Base Acres:</b>	<b>99.9</b>		

Owners: WILLIAM AND ARDENE POST MINNESOTA REAL ESTATE TRUS

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Minnesota  
Jackson

Report ID: FSA-156EZ

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

**FARM: 5464**  
Prepared: 10/9/20 4:09 PM  
Crop Year: 2020  
Page: 2 of 3

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

Other Producers: None

Tract Number: 12288 Description E2W2NW/25/Rosl 102-37

FSA Physical Location : Jackson, MN ANSI Physical Location: Jackson, MN

BIA Range Unit Number:

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

Recon Number

Wetland Status: Tract does not contain a wetland

2007 - 155

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
5.45	0.89	0.89	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	0.89	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	0.4	162	0.00
SOYBEANS	0.4	45	0.00
Total Base Acres:	0.8		

Owners: WILLIAM AND ARDENE POST MINNESOTA REAL ESTATE TRUS

Other Producers: None

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### Summary

**Parcel ID** 150250300  
**Property Address**  
**Sec/Twp/Rng** 25-102-037  
**Brief Tax Description** Sect-25 Twp-102 Range-037 110.00 AC NW 1/4 EX W 50 AC  
(Note: Not to be used on legal documents)  
**Deeded Acres** 110.00  
**Class** 101 - (NON-HSTD) AGRICULTURAL  
**District** (1502) ROST/2895  
**School District** 2895  
**Creation Date** 07/10/1989

### Owners

**Primary Taxpayer**  
William & Arlene Post MN Re Ts  
 C/O Patrick K Costello  
 PO Box 929  
 Lakefield, MN 56150

### Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	77.2	0	0	0	100.630	AC
2	DITCH EXEMPT	0	0	0	0	8.000	AC
3	ROAD ACRES	0	0	0	0	1.370	AC
<b>Total</b>						<b>110.000</b>	

### Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
N	OT	Q	02/29/1996	RENTSCHLER, PAUL	MARCELLA VOEHL - ESTATE	\$158,500	\$158,500	

### Valuation

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$657,600	\$657,600	\$700,500	\$756,500	\$797,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$657,600	\$657,600	\$700,500	\$756,500	\$797,000

### Value Notice

[CLICK HERE to view 2020 Value Notice\(PDF\)](#)

### Value Notice (Historical)

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

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

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

### Taxation

	2020 Payable	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$657,600	\$700,500	\$756,500	\$797,000	\$797,000
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$657,600	\$700,500	\$756,500	\$797,000	\$797,000
Net Taxes Due	\$3,670.08	\$3,574.08	\$3,618.08	\$3,986.08	\$4,038.16
+ Special Assessments	\$271.92	\$271.92	\$271.92	\$271.92	\$543.84
= Total Taxes Due	\$3,942.00	\$3,846.00	\$3,890.00	\$4,258.00	\$4,582.00

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

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## Tax Statements

[CLICK HERE to view 2020 Tax Statement\(PDF\)](#)

## Tax Statements (Historical)

[CLICK HERE to view 2019 Tax Statement](#)

[CLICK HERE to view 2018 Tax Statement](#)

[CLICK HERE to view 2017 Tax Statement](#)

## Taxes Unpaid

	<b>2020 Payable</b>
Unpaid Tax	\$1,835.04
+ Unpaid Spec Asmt	\$135.96
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
<b>= Unpaid Total</b>	<b>\$1,971.00</b>

## Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
286601	5/18/2020	2020	\$0.00	\$0.00	\$0.00	(\$1,423.00)
0	N/A	2020	\$0.00	\$0.00	\$0.00	(\$548.00)
275357	11/12/2019	2019	\$0.00	\$0.00	\$0.00	(\$1,923.00)
263809	5/6/2019	2019	\$0.00	\$0.00	\$0.00	(\$1,923.00)
257278	11/5/2018	2018	\$0.00	\$0.00	\$0.00	(\$1,945.00)
253119	6/29/2018	2018	\$0.00	\$0.00	\$1.44	(\$19.44)
0	N/A	2018	\$0.00	\$0.00	\$0.00	(\$1,927.00)
239984	11/6/2017	2017	\$0.00	\$0.00	\$0.00	(\$2,129.00)
226993	4/12/2017	2017	\$0.00	\$0.00	\$0.00	(\$2,129.00)
222830	11/7/2016	2016	\$0.00	\$0.00	\$0.00	(\$2,291.00)
218089	6/2/2016	2016	\$0.00	\$0.00	\$0.00	(\$91.64)
217913	5/23/2016	2016	\$0.00	\$0.00	\$91.64	(\$2,291.00)
205573	11/10/2015	2015	\$0.00	\$0.00	\$0.00	(\$2,643.00)
195197	5/11/2015	2015	\$0.00	\$0.00	\$0.00	(\$2,643.00)

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

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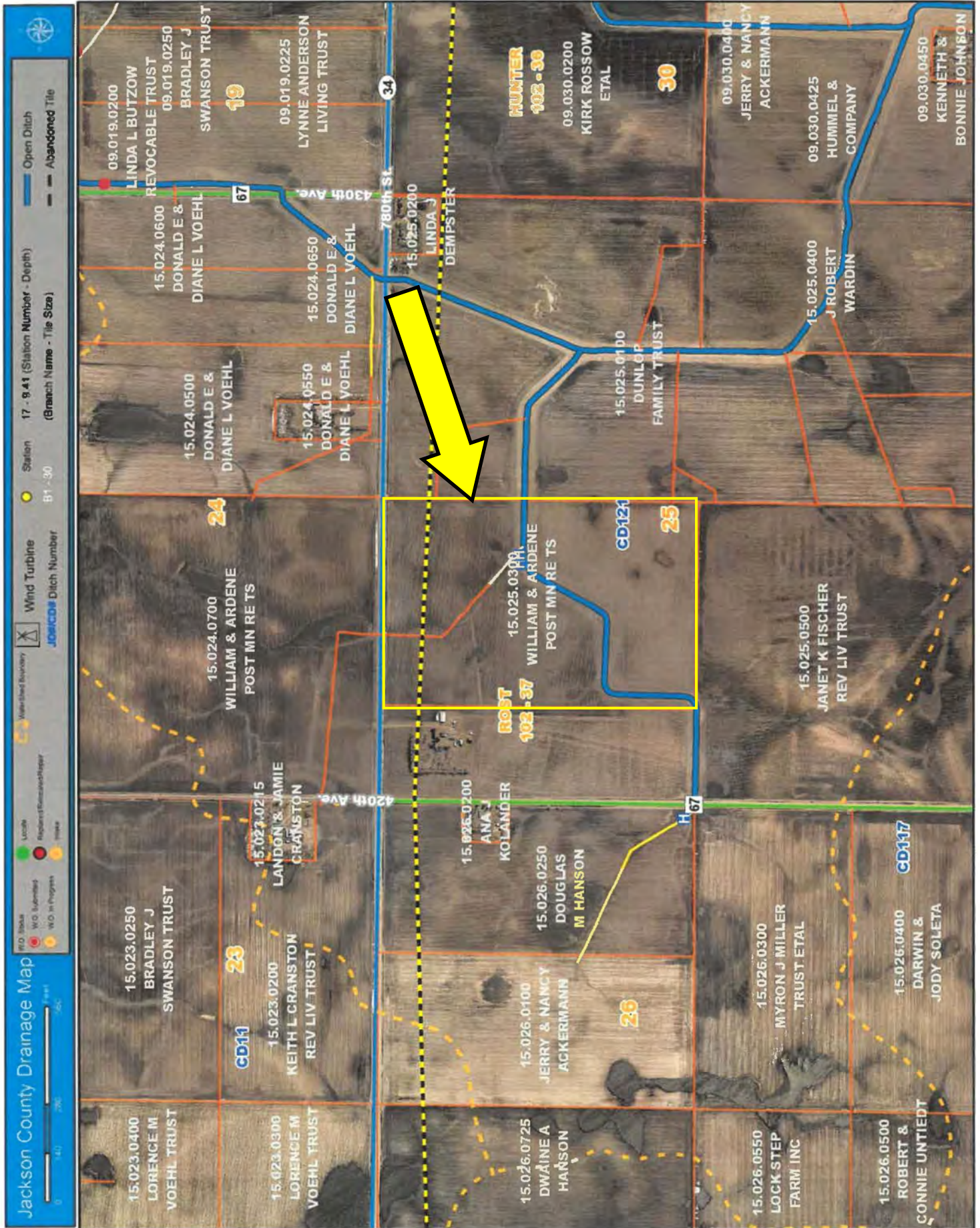
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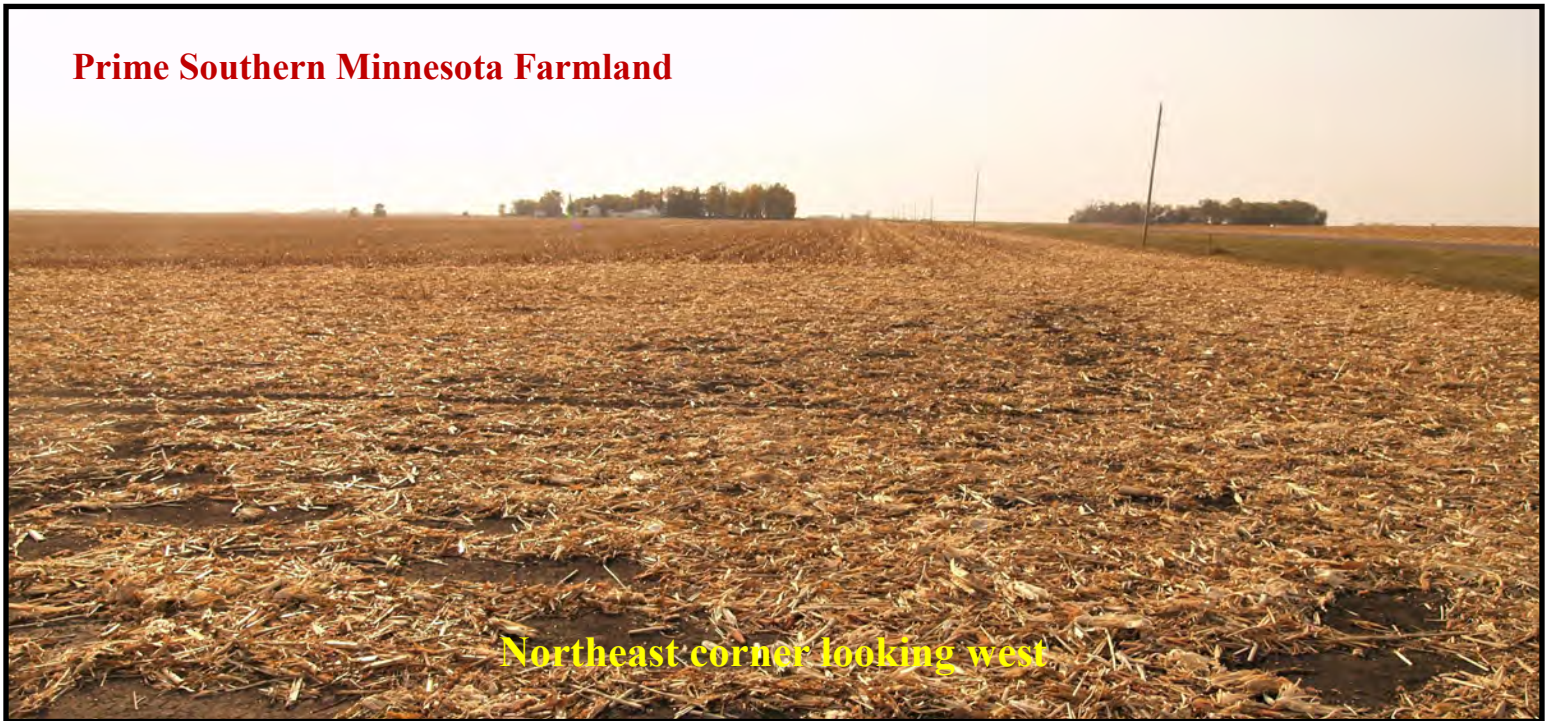




**Southeast corner looking northwest**



**East side looking west - northwest**



**Prime Southern Minnesota Farmland**

**Northeast corner looking west**



**East side looking west at drainage ditch**



**Looking northeast at drainage ditch**

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Land & Farm Services Unlimited, LLC  
 & Dan Pike Auction Company, LLC  
 410 Springfield Parkway  
 Jackson, MN 56143  
 507-847-3468 or 888-847-3486 (Toll Free)  
[www.danpikeauction.com](http://www.danpikeauction.com)

## Our Auction Services

PROFESSIONAL AUCTION SERVICES FOR THE FOLLOWING TYPES OF AUCTIONS INCLUDING:

- Farm Equipment
- Real Estate
- Inventory Reduction
- Business Liquidation
- Construction Equipment
- Trucks & Trucking Equipment
- Commercial Business & Equipment
- Other Types Of Auctions
- Private Purchase & Sale Of Assets



### What sets us apart?

- Experienced staff of auctioneers with over 100 years of combined auction experience.
- Experienced support & clerking staff using computerized clerking technology to settle out sales.
- Experienced auction management staff to handle all of the details that go into a successful auction.



### Dan Pike Auction Company Quality Auction Equipment

1. Office headquarters to handle all of the pre-sale details that go into a successful auction.
2. Fully enclosed and self contained modern mobile office clerking and support trailers.
3. Computerized clerking systems.
4. Sound systems that can handle any type of sound requirements for any auction.
5. Enclosed auction pickup toppers for handling the auctions in the most professional manner possible.
6. Sale racks and other auction equipment.
7. Computerized world wide internet web page access.



### What you need to consider to assure a successful auction:

1. By contacting Dan Pike Auction Company about your auction, you are taking the first step to a very successful sale. They can offer you one of the most professional auction services available in the upper Midwest. Dan and his staff are happy to show you, at no obligation, how they can market your personal or real property and how an auction can work for you.
2. The listing of your auction is one of the most important steps for having a successful auction. Dan Pike Auction Company is very careful to see that all of the pertinent information regarding your items or property is correctly listed, so it is properly advertised.
3. It has been proven time and again that a good well planned advertising program is a key factor in a successful auction. Dan Pike and the auction staff have the every day working experience to see that your advertising is done correctly and affectively. They will make use of newspaper, internet, radio, TV and specific direct mail mailing lists to make sure all the bases are covered for your sale. They do all of the work and you can rest assured they are doing it with your best interests at heart.
4. Whether your sale is large or small, one very important part of the auction is preparing the items to be sold. This will involve many different tasks, the Dan Pike Auction Company will be happy to assist you with this important phase.
5. Something any auctioneer or auction company will agree upon is that the main objective of any auction is to market your items for the highest price possible. Something you should consider in selecting an auction company is that you will never get a second chance to hold an auction of your property. Therefore, it is vital that you do it right, by choosing a company that has the proven track record for successful auctions. That company is the Dan Pike Auction Company.

## Our Real Estate Services

PROFESSIONAL REAL ESTATE SERVICES FOR THE FOLLOWING TYPES OF PROPERTIES & TRANSACTIONS INCLUDING:



- FARMLAND
- ACREAGES
- COMMERCIAL
- INDUSTRIAL
- RECREATIONAL
- 1031 EXCHANGES

We work consistently with out-of-state sellers and buyers. We offer the sale of our client's properties by Private Treaty (listing), Sealed Bid Auction, Public Auctions, Multi-parcel and other marketing systems. We offer market evaluations on all types of real property.

## Our Agricultural Appraisal Services

Land and Farm Services Unlimited, LLC and Dan Pike Auction Company, LLC has Certified General Real Property Appraisal services available. We have been active with appraising all types of Agricultural property since 1981.

We also do most types of Personal Property appraisals including farm equipment, construction equipment, fertilizer equipment, truck equipment, industrial equipment, business equipment and inventory.

We are licensed to service both Minnesota and Iowa. Our clients include Financial Institutions, Attorneys, Private Individuals & Groups, Governmental Agencies and Trustees.