



DAN PIKE, AG LAND BROKER / AUCTIONEER

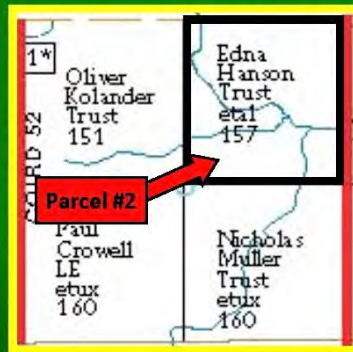
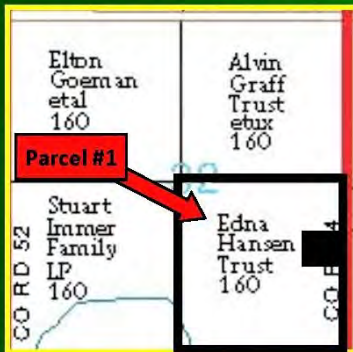
**LIVE & ON-LINE MULTI-PARCEL AMBOY & DALE TOWNSHIPS, COTTONWOOD COUNTY, MN.
311.99+/- ACRE FARMLAND AUCTION
THURSDAY, NOVEMBER 4, 2021 @ 10:00 A.M.**

(Inclement weather/blizzard backup date 11/5/21. Check www.danpikeauction.com)

Sale will be held at the Jeffers Community Center at 108 East Whited Street Jeffers, MN.

AMBOY TOWNSHIP 32

DALE TOWNSHIP 5



OWNERS

**EDNA HANSEN
FAMILY**

Attorney for the Sellers: Ron Schramel -
Schramel Law Firm
Windom, MN. 56101 Office Phone #507-831-1301



1362 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

For those wishing to bid online go
to www.danpikeauction.hibid.com
For more information go to www.danpikeauction.com
or call 507-847-3468.

INFORMATION UPDATED - 10-20-21

SALE CONDUCTED BY

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

Dan Pike & Scott Christopher

Ag Land Broker - Auctioneer - Agricultural Appraiser

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

Email: dan@danpikeauction.com &

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

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.

LIVE & ON-LINE MULTI-PARCEL AMBOY & DALE TOWNSHIPS, COTTONWOOD COUNTY, MN.

311.99+/- ACRE FARMLAND AUCTION

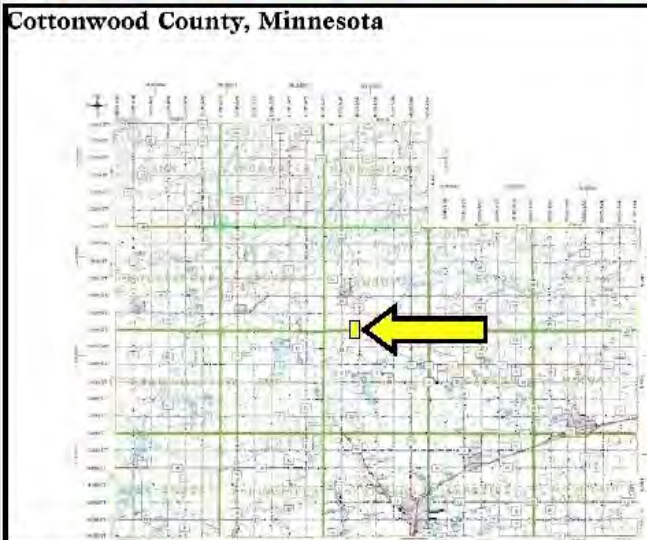
Thursday, November 4, 2021 @ 10:00 A.M.

LIVE ONLINE BIDDING

 For those wishing to bid online go to www.danpikeauction.com

(Inclement weather/blizzard backup date 11/5/21. Check www.danpikeauction.com)

SALE LOCATION: Sale will be held at the Jeffers Community Center at 108 East Whited Street Jeffers, MN.



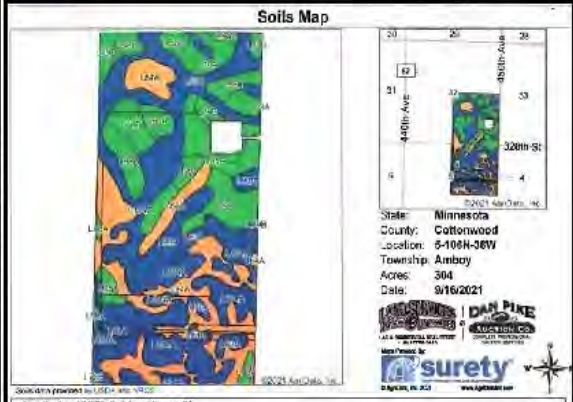
PROPERTY LEGAL DESCRIPTION
PARCEL #1: SE1/4 exopting a 5.5+/- acre building site tract 32-107-36 Cottonwood County, MN. Containing 154.5+/- acres.
PARCEL #2: NE1/4 5-106-36 Cottonwood County, MN. Containing (157.49+/- acres)
PARCEL #3: Parcels #1 & #2 Combined (311.99+/- acres)
METHOD OF SALE
 Parcels will be offered separately & in combination through our multi-parcel bidding system.
PROPERTY INFORMATION
Deeded Acres: 311.99+/- **Cropland Acres:** 303.86+/-
Crop Productivity Index Rating
 92.9 (Combined Parcels #1 & #2)
FSA INFORMATION
Com Base: 158.4+/- Acres **PLC Yield:** 163 bu
Soybean Base: 146.77+/- Acres **PLC Yield:** 42 bu
 (Combined FSA Information)

For more complete details and information, please visit our web page www.danpikeauction.com

AUCTION SALE TERMS
 The property will be offered through our multi-parcel bidding system. The farm is being sold subject to a cropland lease for 2021 with the Seller retaining all 2021 cropland lease payments. 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 15, 2021 with the balance being due and payable in full at closing. 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 2022 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 be 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.

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

AUCTIONEER'S NOTE
 We are very honored to have been asked to represent the Hansen Family with the sale of this property. Please come prepared to purchase as the seller have chosen the auction method to market this property. If you are considering the purchase of very good farmland to add to your investment portfolio this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the seller & 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 buyer 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.



SALE ARRANGED BY

DAN PIKE AUCTION CO.
 COMPLETE PROFESSIONAL AUCTION SERVICES
 1362 Sp Ringfield Parkway
 Jackson, MN 56143
 507-847-3468
www.danpikeauction.com

Auctioneers
Dan Pike
 Auctioneer/Real Estate Broker
 CAJ & CFPA - Jackson, MN
 507-847-3468 (C) 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
Ron Schramel
 Schramel Law Firm
 Windom, Minnesota
 507-831-1301

For Additional Property Information
 Go to our web site at www.danpikeauction.com and check the information brochure under the Hansen Family Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

OWNER
Edna Hansen Family

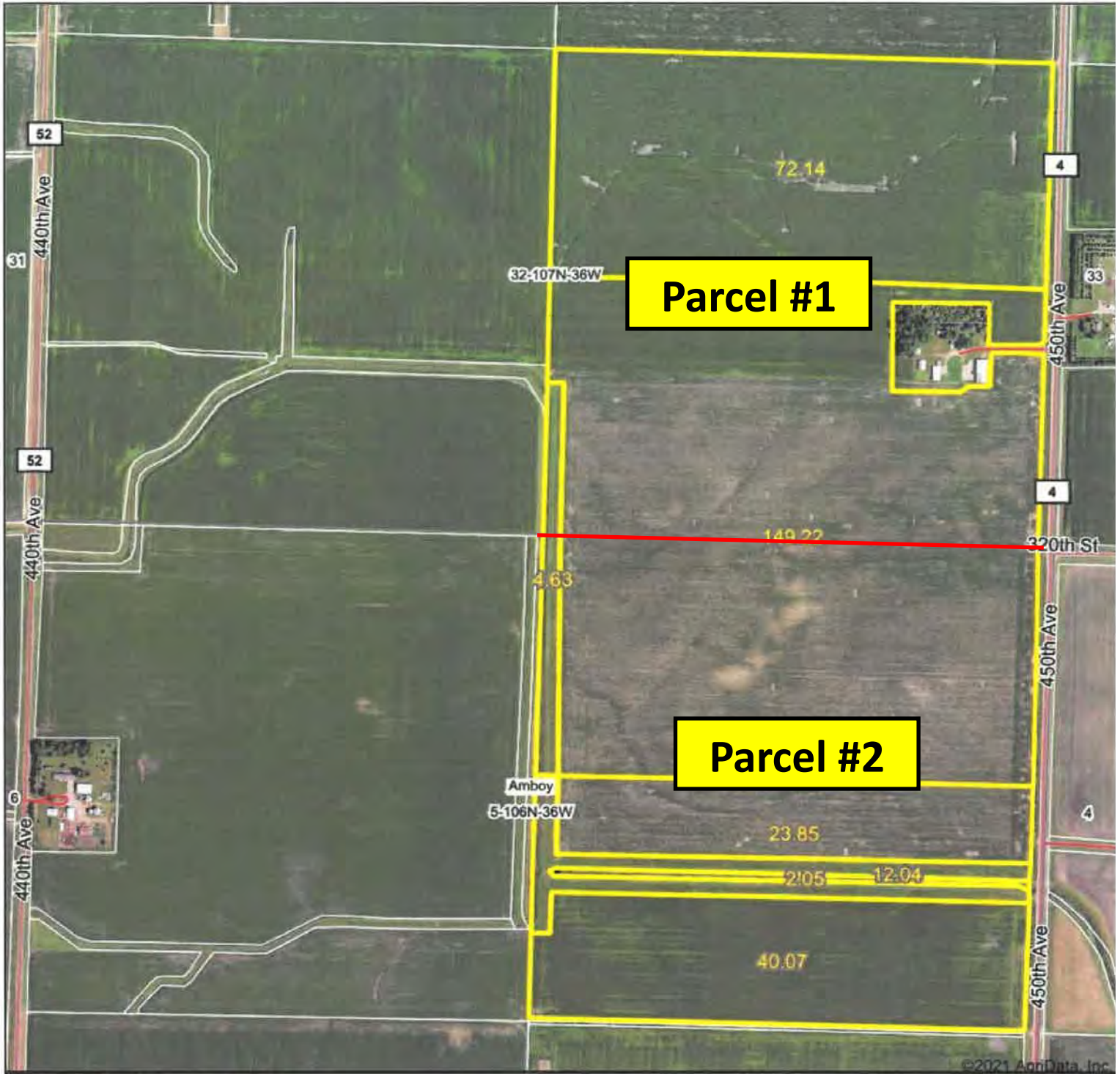
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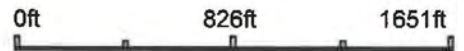
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Aerial Map



Map Center: 44° 1' 17.04, -95° 11' 23.09



Maps Provided By:



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5-106N-36W
Cottonwood County
Minnesota



9/16/2021

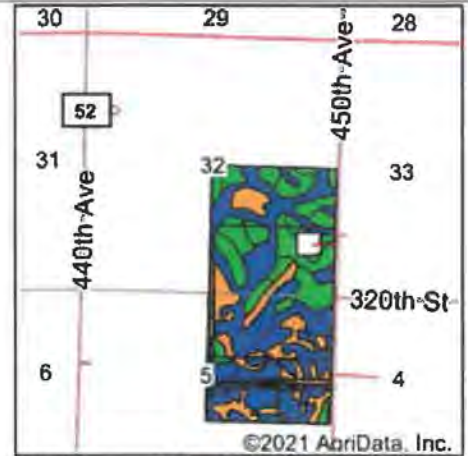
Field borders provided by Farm Service Agency as of 5/21/2008.

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Soils Map



State: **Minnesota**
 County: **Cottonwood**
 Location: **5-106N-36W**
 Township: **Amboy**
 Acres: **304**
 Date: **9/16/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: MN033, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
L104A	Jeffers-Canisteo complex, 0 to 2 percent slopes	71.38	23.5%		IIw	92	169	51	74	81
L84A	Glencoe clay loam, 0 to 1 percent slopes	63.66	20.9%		IIIw	86			76	76
L83A	Webster clay loam, 0 to 2 percent slopes	59.51	19.6%		IIw	93			78	82
L98A	Crippin-Nicollet complex, 1 to 3 percent slopes	45.51	15.0%		Ie	100	184	55	77	84
L79B	Clarion loam, 2 to 6 percent slopes	33.21	10.9%		Ile	95			80	84
L85A	Nicollet clay loam, 1 to 3 percent slopes	15.59	5.1%		Iw	99			81	82
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	13.45	4.4%		Ile	92			77	83
L78A	Canisteo clay loam, 0 to 2 percent slopes	1.69	0.6%		IIw	93			71	81
Weighted Average						92.8	67.2	20.2	*n 76.8	*n 81.1

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

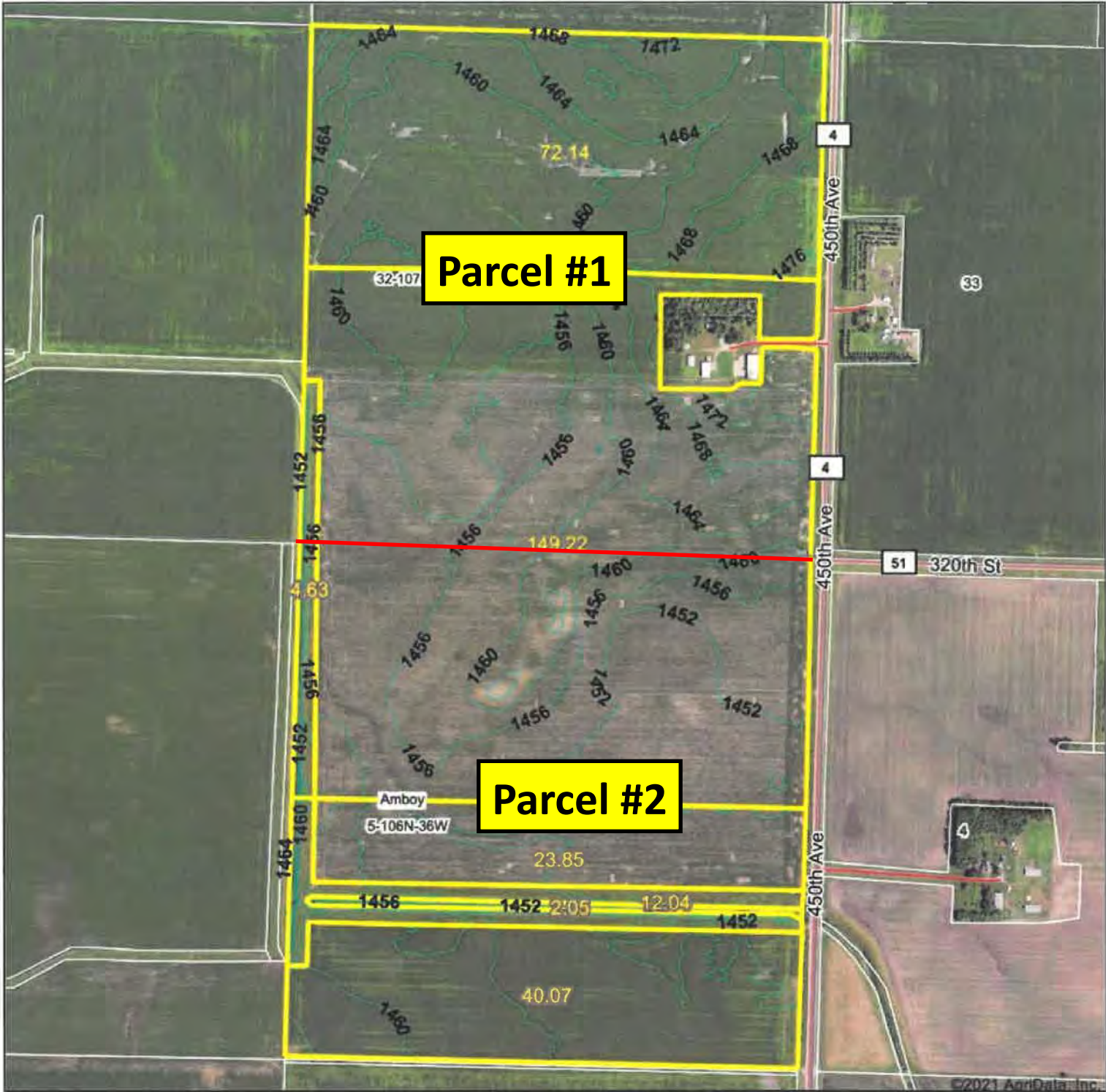
*c: Using Capabilities Class Dominant Condition Aggregation Method

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Topography Contours



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 4.0

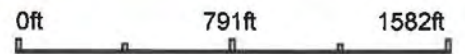
Min: 1,444.1

Max: 1,479.4

Range: 35.3

Average: 1,458.4

Standard Deviation: 6.1 ft



9/16/2021

5-106N-36W
Cottonwood County
Minnesota

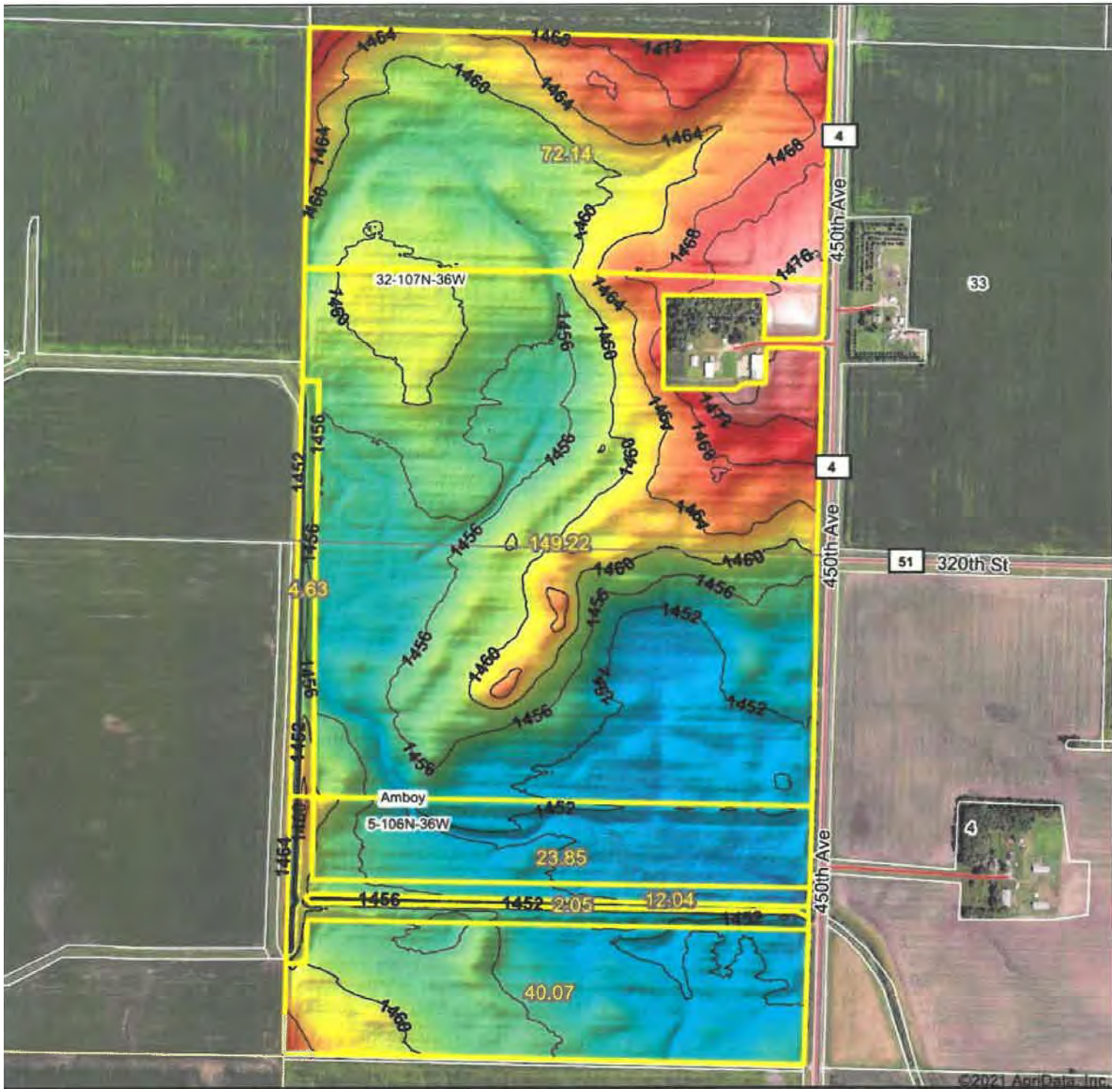
Map Center: 44° 1' 17.04, -95° 11' 23.09

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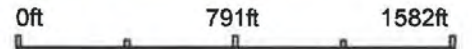
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Topography Hillshade



Source: USGS 3 meter dem
Interval(ft): 4



Min: 1,444.1
Max: 1,479.4
Range: 35.3
Average: 1,458.4
Standard Deviation: 6.1 ft



5-106N-36W
Cottonwood County
Minnesota

map center: 44° 1' 17.04, -95° 11' 23.09

AG & COMMERCIAL REAL ESTATE
 & AN APPRAISER
 COMPLETE PROFESSIONAL
 AUCTION SERVICES
 Maps Provided By:

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Cottonwood County, Minnesota

Farm 8805 Tract 11912

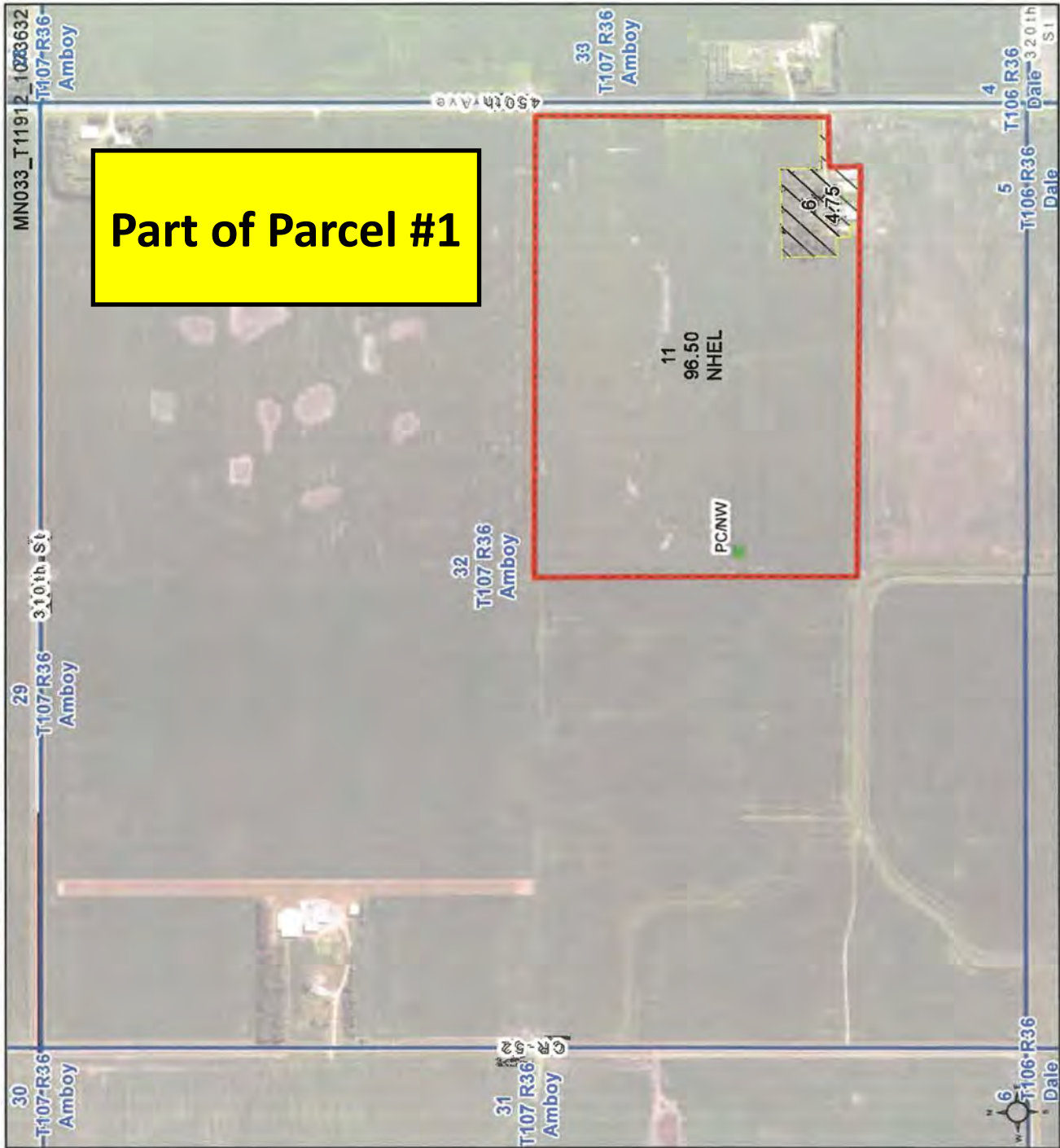
2021 Program Year

Map Created April 06, 2021

1073632



Part of Parcel #1



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

- Common Land Unit**
- Non-Cropland
 - Cropland
 - Tract Boundary

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 96.50 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; 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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Cottonwood County, Minnesota

Farm 8806 Tract 11913

2021 Program Year

Map Created April 06, 2021

1073632



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 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
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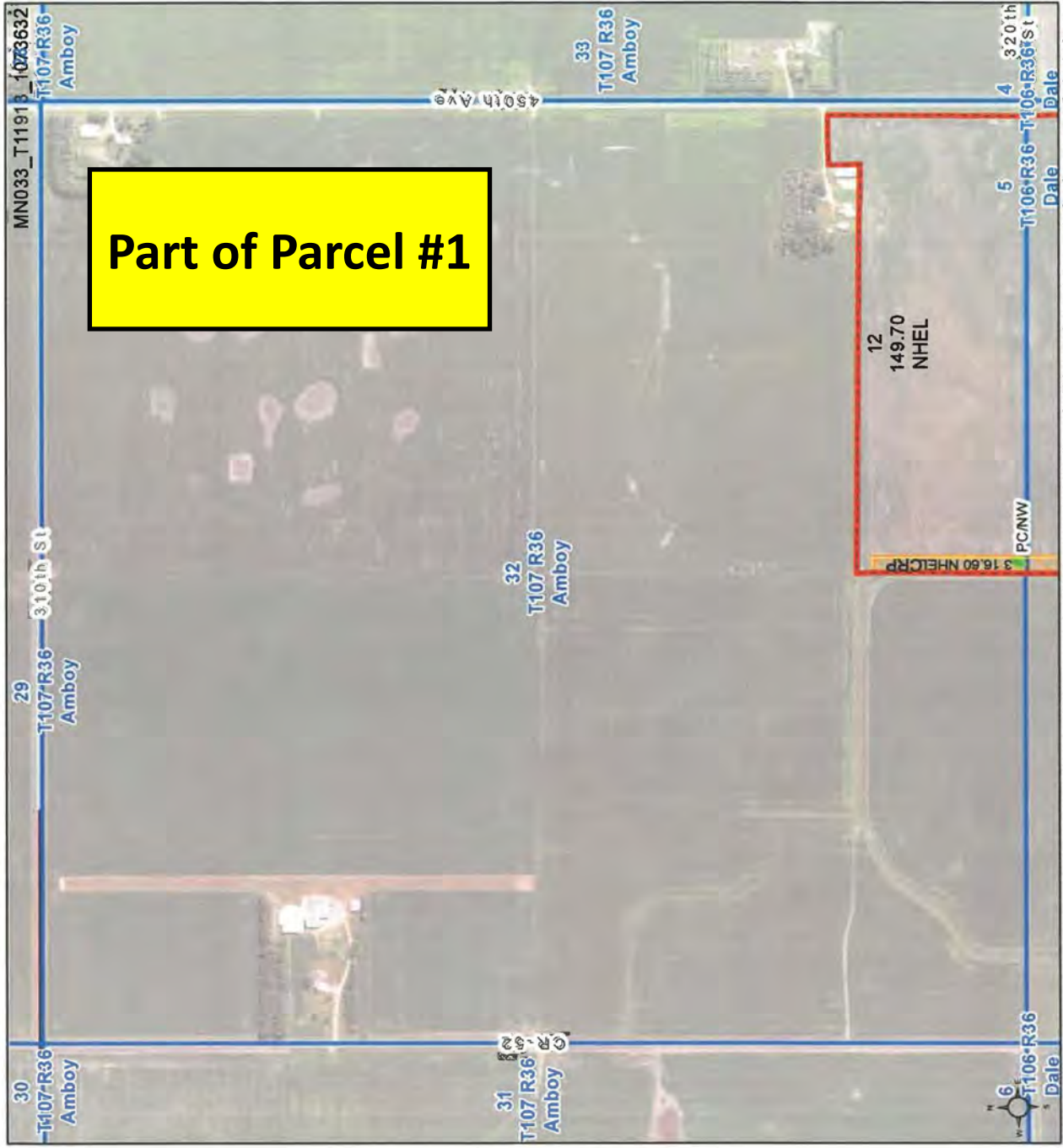
Common Land Unit

- Cropland
- CRP
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 166.30 acres



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Cottonwood County, Minnesota

Farm 8806 Tract 11913

2021 Program Year

Map Created April 06, 2021

106365



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 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

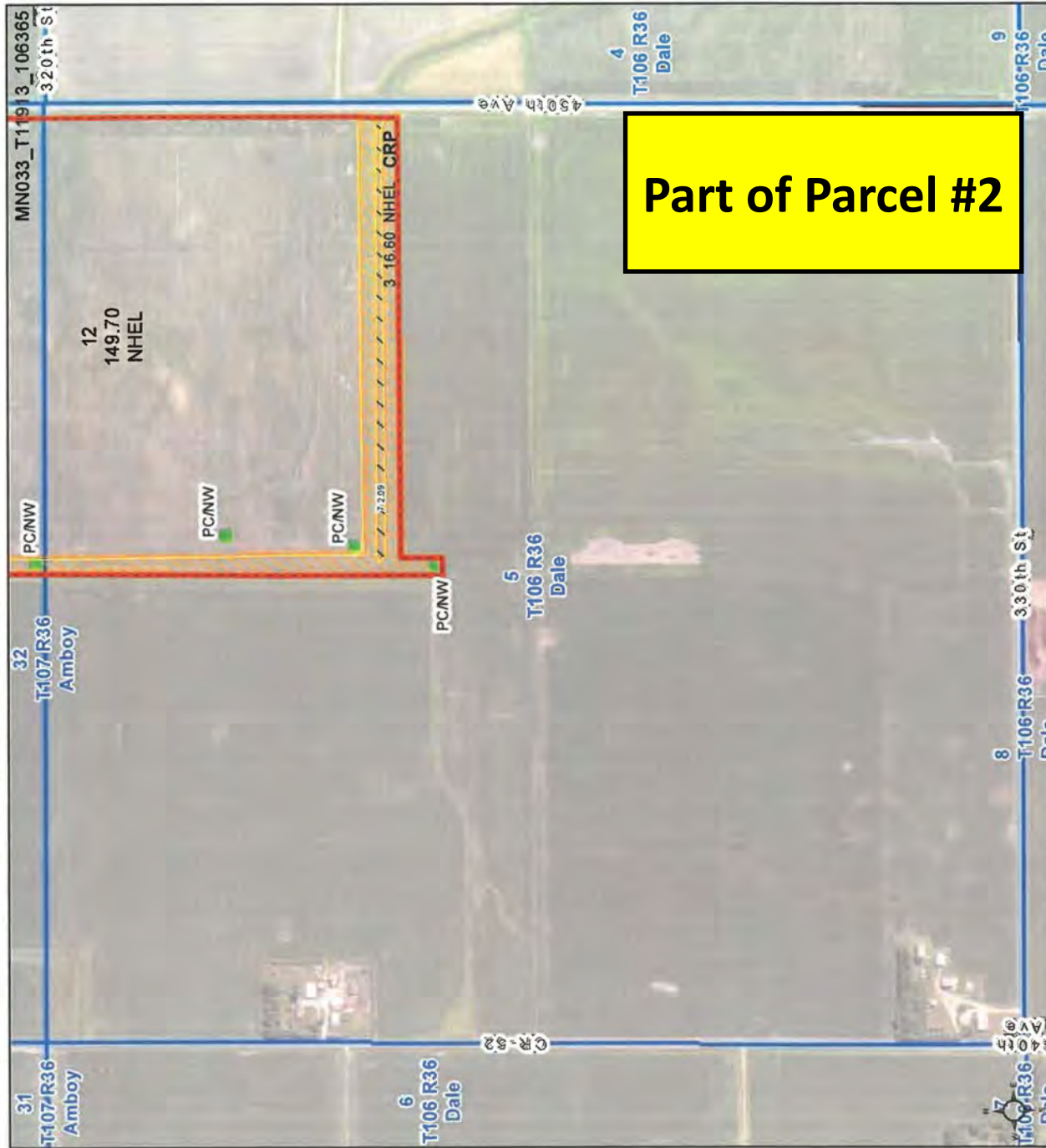
Common Land Unit

- Non-Cropland
 - Cropland
 - CRP
 - Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 166.30 acres



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Farm 8805
Tract 11914

2021 Program Year

Map Created April 06, 2021

106365



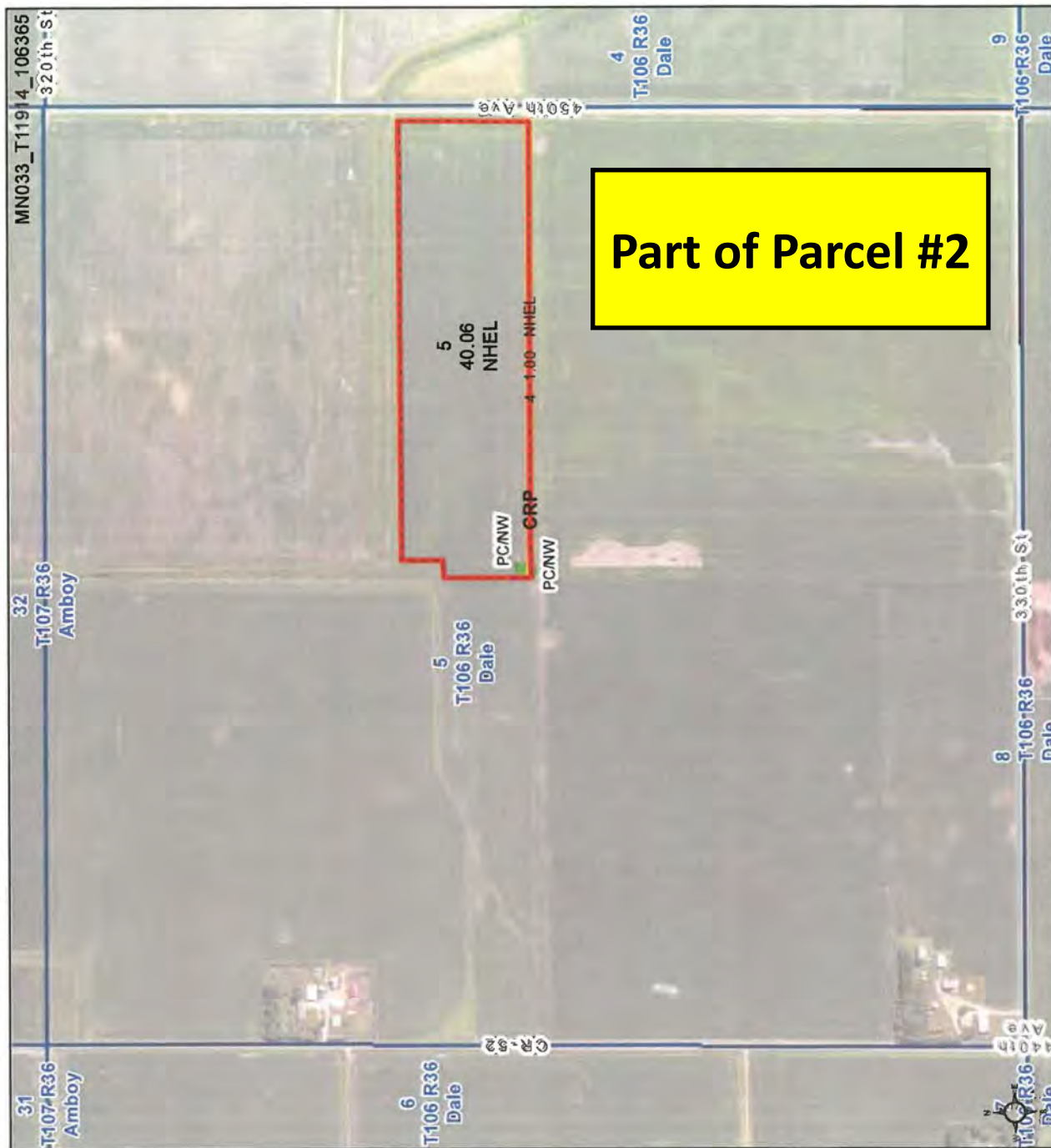
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 Sunflower = Oil, Non-Oil = Grain
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 Canola = Spring for seed

Common Land Unit
 Cropland
 CRP
 Tract Boundary
 Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 41.06 acres



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Minnesota
Cottonwood

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

FARM: 8805
Prepared: 9/16/21 3:52 PM
Crop Year: 2021
Page: 1 of 2

Report ID: FSA-156EZ

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

Operator Name [REDACTED] Farm Identifier 2019 DIV 5924 Recon Number 2019 - 28

Farms Associated with Operator:
[REDACTED]

ARC/PLC G/IF,Eligibility: Eligible

CRP Contract Number(s): 11115A

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
142.31	137.56	137.56	0.0	0.0	0.0	1.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	136.56	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	75.57	163	0.00	0
SOYBEANS	59.44	42	0.00	0
Total Base Acres:	135.01			

Tract Number: 11912 Description N 1740' OF SE4 32-107-36 AMB
FSA Physical Location : Cottonwood, MN ANSI Physical Location: Cottonwood, MN

Part of Parcel #1

BIA Range Unit Number:

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

Recon Number
2019 - 27

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
101.25	96.5	96.5	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	96.5	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	53.4	163	0.00
SOYBEANS	42.0	42	0.00
Total Base Acres:	95.4		

Owners: HANSEN, ANDREW
[REDACTED]

Minnesota
Cottonwood
Report ID: FSA-156EZ

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

FARM: 8806
Prepared: 9/16/21 3:52 PM
Crop Year: 2021
Page: 1 of 2

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Operator Name: HANSEN, ANDREW
Farm Identifier: 2019 DIV 5924
Recon Number: 2019 - 28

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 11013A

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
168.39	166.3	166.3	0.0	0.0	0.0	16.6	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	149.7	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	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	82.83	161	0.00	0
SOYBEANS	85.16	42	0.00	0
Total Base Acres:	147.99			

Tract Number: 11913 Description: SE4<N1740' 32-107-36 AMB; NE4<S710' 5-106-36 DAL
FSA Physical Location: Cottonwood, MN ANSI Physical Location: Cottonwood, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Tract does not contain a wetland
Recon Number: 2019 - 27

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
168.39	166.3	166.3	0.0	0.0	0.0	16.6	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	149.7	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	82.83	161	0.00
SOYBEANS	65.16	42	0.00
Total Base Acres:	147.99		

Owners: HANSEN, ANDREW

**Part of Parcel
#1 & #2 Combined**

Minnesota
Cottonwood
Report ID: FSA-156EZ

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

FARM: 8805
Prepared: 9/16/21 3:52 PM
Crop Year: 2021
Page: 2 of 2

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: 11914 Description S 710' OF S2NE4 5-106-36 DAL
FSA Physical Location: Cottonwood, MN ANSI Physical Location: Cottonwood, MN

BIA Range Unit Number:

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

Recon Number
2019- 27

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
41.06	41.06	41.06	0.0	0.0	0.0	1.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	40.06	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	22.17	163	0.00
SOYBEANS	17.44	42	0.00
Total Base Acres:	39.61		

Part of Parcel #2

Owners: HANSEN, ANDREW


Other Producers:

CRP-1 (07-06-20)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION	2. SIGN-UP NUMBER
		27 033	48
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER	4. ACRES FOR ENROLLMENT
		11115B	1.00
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)		6. TRACT NUMBER	7. CONTRACT PERIOD
COTTONWOOD COUNTY FARM SERVICE AGENCY 339 9TH ST WINDOM, MN56101-1658		11914	FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2029
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 831-1550 x2		8. SIGNUP TYPE: Continuous	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 270.47	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 270.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	11914	4	CP5A	1.00	\$ 120.00
(Item 9C is applicable only when the first year payment is prorated.)						

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)	
ANDREW HANSEN 516 S 7TH ST LA CRESCENT, MN55947-1208	33.34 %			4-21-2021	
BETH ANN WALTERS 110 FLEEMAN RD MANILA, AR72442-9162	33.33 %				
HANS HANSEN 3010 TRENTON DR ZEELAND, MI49464-6862	33.33 %				
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE			B. DATE (MM-DD-YYYY)

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3946(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.


To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Part of Parcel #2

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.

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 27 033		2. SIGN-UP NUMBER 46		
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11013B		4. ACRES FOR ENROLLMENT 16.60		
				5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) COTTONWOOD COUNTY FARM SERVICE AGENCY 339 9TH ST WINDOM, MN56101-1658		6. TRACT NUMBER 11913		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2014 TO: (MM-DD-YYYY) 09-30-2029
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 831-1550 x2				8. SIGNUP TYPE: Continuous				
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.								
9A. Rental Rate Per Acre		\$ 264.96		10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment		\$ 4,398.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	
9C. First Year Payment		\$		11913	3	CP21	E. Total Estimated Cost-Share \$ 1,660.00	
(Item 9C is applicable only when the first year payment is prorated.)								
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)								
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) ANDREW HANSEN 516 S 7TH ST LA CRESCENT, MN55947-1208		(2) SHARE 33.34 %	(3) SIGNATURE (By) 	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY) 4-21-2021		
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BETH ANN WALTERS 110 FLEEMAN RD MANILA, AR72442-9162		(2) SHARE 33.33 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)		
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) HANS HANSEN 3010 TRENTON DR ZEEBLAND, MI49464-6862		(2) SHARE 33.33 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)		
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)	
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.								
Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.								

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Part of Parcel #2

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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.

CROP RISK SERVICES

An **AIG** company

Administered by:
 Crop Risk Services
 132 S. Water Suite 500
 Decatur, IL 62523
 800 500 2836
 cropriskservices.com

Print Date: 12/3/2020

Page 1 of 5

Production Report Final

Policy Number: **MN-180-2704117-21**

Policyholder Information
 ANDREW HANSEN
 516 S 7TH STREET
 LA CRESCENT, MN 55947-

Agency Information
 COMPEER FINANCIAL - WORTHINGTON
 1791 DIAGONAL ROAD
 WORTHINGTON, MN 56187

State: **27 - MINNESOTA**

Reinsurance Year: **2021**

County	Crop	Prct/Typ	Struc	Plan	Level	Cov	Options	Prog	Price	Price	Acres
033- COTTONWOOD	CORN			RP	85		ADD EUTAYAYC		100%		0.00
033- COTTONWOOD	SBEAN			RP	85		ADD EUTAYAYC		100%		0.00

Phone: (608)769-1313

Cell:

Email: *updated*
 andrew.nansen@castorylink.com

TaxID: xxx-xx-6082

Person Type: INDIVIDUAL

Code: 90111-10

Phone: (866)577-1831

Email:

Agent: SUSAN DAVALAAR

Agent Phone:

Agent Email: susan.davelaar@compeer.com

Unit: 0001-0002 33-COTTONWOOD		Line(s): 1		Previous Year Line(s): 1		Options: BU TA							
Township Range (Section)		Year	Total Production	Acres	Yield	Yield YA	Yield YE	Yield TA	YE Out	Rec Type	Approved Yield: 205.00	14-TA Default Limit	
107N 036W (32), 106N 036W (5)											Prelim/Rate Yield: 190.00		
Farm Name		2010	12,924.0	75.10	172.0 A	172.0		198.0			Adjusted Yield: 190.00		
FSN		2011	14,792.0	97.00	152.0 A	152.0		175.0			Prior Yield: 206.00		
5924, 8806		2012	21,878.0	125.30	175.0 A	175.0		196.0			T-Yield: 184.00		
Tract		2013	18,187.0	97.00	187.0 A	187.0		206.0			Tyield Map Area:		
11913, 8999		2014	22,012.3	125.30	176.0 A	176.0		192.0			YC Opt Out <input type="checkbox"/>		
Field		2015	20,356.1	97.00	210.0 A	210.0		224.0			Plant Acres	Plant Date	
Share Name		2016	26,660.6	125.30	213.0 A	213.0		225.0			Late Acres	Late Date	
Risk Area:		2017	21,335.6	97.00	220.0 A	220.0		229.0			PP Acres	Area Class. ¹	
Processor # /Name # of Trees or Vines		2018	28,103.4	149.20	188.0 A	188.0		195.0	A		Share %	Acrg. Type ²	
Processor # /Name # of Trees or Vines		2020	31,020.7	149.70	207.0 A	207.0		209.0	A		Class #	Rec Type	
<input type="checkbox"/> New Producer <input type="checkbox"/> Added Land P/ T/ V		<input type="checkbox"/> New Breaking <input type="checkbox"/> Land Other County		<input type="checkbox"/> Insuring Landlord's/ <input type="checkbox"/> Tenant's Share		Remarks:							

CROP RISK SERVICES

An **AIG** company

Administered by:
 Crop Risk Services
 132 S. Water Suite 500
 Decatur, IL 62523
 800 500 2836
 cropriskservices.com

Print Date: 12/3/2020

Page 2 of 5

Production Report Final

Policy Number: **MN-180-2704117-21**
ANDREW HANSEN

Unit: 0001-0002 33-COTTONWOOD		Line(s): 1		Previous Year Line(s): 1		Options: BU TA							
Township Range (Section)		Year	Total Production	Acres	Yield	Yield YA	Yield YE	Yield TA	YE Out	Rec Type	Approved Yield: 53.00	14-TA Default Limit	
107N 036W (32), 106N 036W (5)											Prelim/Rate Yield: 50.00		
Farm Name		2010	3,448.0	72.00	48.0 A	48.0		53.0			Adjusted Yield: 50.00		
FSN		2011	5,876.0	125.30	47.0 A	47.0		52.0			Prior Yield: 53.00		
5924, 8806		2012	4,799.0	97.00	49.0 A	49.0		53.0			T-Yield: 52.00		
Tract		2013	5,463.0	125.30	44.0 A	44.0		48.0			Tyield Map Area:		
11913, 8999		2014	4,063.7	97.00	42.0 A	42.0		45.0			YC Opt Out <input type="checkbox"/>		
Field		2015	7,287.9	126.30	58.0 A	58.0		61.0			Plant Acres	Plant Date	
Share Name		2016	5,834.6	97.00	60.0 A	60.0		62.0			Late Acres	Late Date	
Risk Area:		2017	8,499.0	149.20	57.0 A	57.0		59.0			PP Acres	Area Class. ¹	
Processor # /Name # of Trees or Vines		2018	4,516.2	97.00	47.0 A*	47.0		48.0	M		Share %	Acrg. Type ²	
Processor # /Name # of Trees or Vines		2019	6,843.7	149.70	46.0 A*	46.0		47.0	M		Class #	Rec Type	
<input type="checkbox"/> New Producer <input type="checkbox"/> Added Land P/ T/ V		<input type="checkbox"/> New Breaking <input type="checkbox"/> Land Other County		<input type="checkbox"/> Insuring Landlord's/ <input type="checkbox"/> Tenant's Share		Remarks: *Data from Loss							

Record Type

- 0 - None
- A - Harvested Production: sold/commercial storage.
- B - Harvested Production: farm stored/measured by insured.
- C - Harvested Production: pick/daily sales records.
- D - Harvested Production: automated yield monitoring system.
- E - Harvested Production: farm stored/measured by authorized representative.
- F - Harvested Production: livestock feeding records.
- G - Harvested Production: field harvest records.
- H - Harvested Production: other.
- I - Unharvested and destroyed. (ARPI only)
- J - Unharvested and put to another use. (ARPI only)
- K - Unharvested and production appraised by AIP. (ARPI only)
- L - Unreported production. (ARPI only)
- M - Claim for indemnity.
- N - Appraisal (non-loss)
- O - UUF or third party damage.
- P - Unharvested with Harvest incomplete. (ARPI only)
- Q - Zero Production when no claim/appraisal/UUF/3rd party or production record.
- Z - Zero planted acres.

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.



Parcel #1

Summary

Parcel ID 010320401
 Property Address
 Sec/Twp/Rng 32-107-36
 Lot/Block N/A
 Plat
 Brief Tax Description SE 1/4 EX 5.5 ACRE TRACT
(Note: Note to be used on legal documents)
 Deeded Acres 154.50
 CER 79.59
 Class N/A
 Homestead NON HOMESTEAD
 Twp/City 1
 School District 2884

According to the Cottonwood County Assessors office the 2021 payable real estate taxes on this tract with the building site included were \$3,630 with a \$490 ag homestead credit. With the building site not included it would have been \$2,538 with a homestead credit.

Owner

Taxpayer
[Hansen/Andrew J/Dtl](#)
 516 South 7th St
 LA Crescent MN 55947

2021 Values for 2022 Taxes

	Market	Taxable
Land	\$1,156,400	\$1,156,400
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$1,156,400	\$1,156,400

No data available for the following modules: Land, Buildings, Extra Features, Sales, Valuation/Taxation, Current Taxes, Taxes Paid, Taxes Paid 2, Photos, Sketches.

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Version 2.3.146



Summary

Parcel ID 050050100
 Property Address 5-106-36
 Sec/Twp/Rng N/A
 Lot/Block N/A
 Plat
 Brief Tax Description 51/2 NE1/4 80.
(Note: Map to be used for original document)
 Deeded Acres 80.00
 CER 72.23
 Class AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 5
 School District 2884

Part of Parcel #2

Owner

Taxpayer
 Hansny/Andrew L/Et al
 516 South 7th St
 LA Crescent MN 55947

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	1.00	
1	008001	C-J Ditch	2a	2.30	
1	999700	Till + Road Acres	2a	77.70 acre	.00
1	999800	Neg Road Acres	2a	-1.00 acre	

2021 Values for 2022 Taxes

	Market	Taxable
Land	\$552,100	\$552,100
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$552,100	\$552,100

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2020 Payable 2021	\$581,200	5,357	49.10800	0.00	0.00	0.00	\$2,630
2019 Payable 2020	\$581,200	5,428	49.33500	0.00	0.00	0.00	\$2,678
2018 Payable 2019	\$581,200	5,322	48.39000	0.00	0.00	0.00	\$2,576
2017 Payable 2018	\$581,200	5,131	47.30400	0.00	0.00	3447.72	\$5,874
2016 Payable 2017	\$612,800	5,348	43.94800	0.00	0.00	0.00	\$2,350

Current Taxes

Gross Tax \$2,630.00
 Total Credit \$0.00
 Spec Asmt \$0.00
Net Tax Due \$2,630.00

Adjusted Tax \$0.00
 Adjusted S.A. \$0.00
 Adjusted Net Due \$2,630.00

Total Receipts \$1,315.00
 Remain Due \$1,315.00

Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
4/30/2021	HANSEN/EDNA M/TRUSTEE	38	\$1,315.00

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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.

Summary

Parcel ID 050050101
 Property Address
 Sec/Twp/Rng 5-106-36
 Lot/Block N/A
 Plat
 Brief Tax Description N1/2 NE1/4 77.49
1 Note: Has to be used for legal documents
 Deeded Acres 77.49
 CER 71.99
 Class AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 5
 School District 2884

Part of Parcel #2

Owner

Taxpayer
[Hansen/Andrew L/Eta](#)
 516 South 7th St
 LA Crescent MN 55947

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	1.00	
1	008001	C-J Ditch	2a	2.33	
1	999700	Till + Road Acres	2a	75.16 acre	.00
1	999800	Neg Road Acres	2a	-1.00 acre	

2021 Values for 2022 Taxes

	Market	Taxable
Land	\$534,500	\$534,500
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$534,500	\$534,500

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2020 Payable 2021	\$562,700	2,814	49.10800	0.00	0.00	0.00	\$1,382
2019 Payable 2020	\$562,700	2,814	49.33500	0.00	0.00	0.00	\$1,388
2018 Payable 2019	\$562,700	2,814	48.39000	0.00	0.00	0.00	\$1,362
2017 Payable 2018	\$562,700	2,814	47.30400	0.00	0.00	2702.24	\$4,034
2016 Payable 2017	\$593,700	2,969	43.94800	0.00	0.00	0.00	\$1,304

Current Taxes

Gross Tax \$1,382.00
 Total Credit \$0.00
 Spec Asmt \$0.00
 Net Tax Due \$1,382.00

 Adjusted Tax \$0.00
 Adjusted S.A. \$0.00
 Adjusted Net Due \$1,382.00

 Total Receipts \$691.00
 Remain Due \$691.00

Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
4/30/2021	HANSEN/EDNA M/TRUSTEE	38	\$691.00

11-19-2012
Size



0 0.12 0.25
miles

Client: Andy Hansen
Farm: Amboy twp
Field: 11-19-2012
Name: Drainage - Completed
Min: 4.00 in
Max: 12.00 in
Avg: 4.61 in

12.00 in
10.00 in
8.00 in
6.00 in
5.00 in
4.00 in



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.



NICKEL CONSTRUCTION — Mtn. Lake, MN

Existing Tile — 2019



Map Location
 State: MN
 County: Cottonwood
 Township: Amboy
 Section: 32Cn

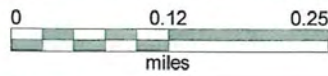
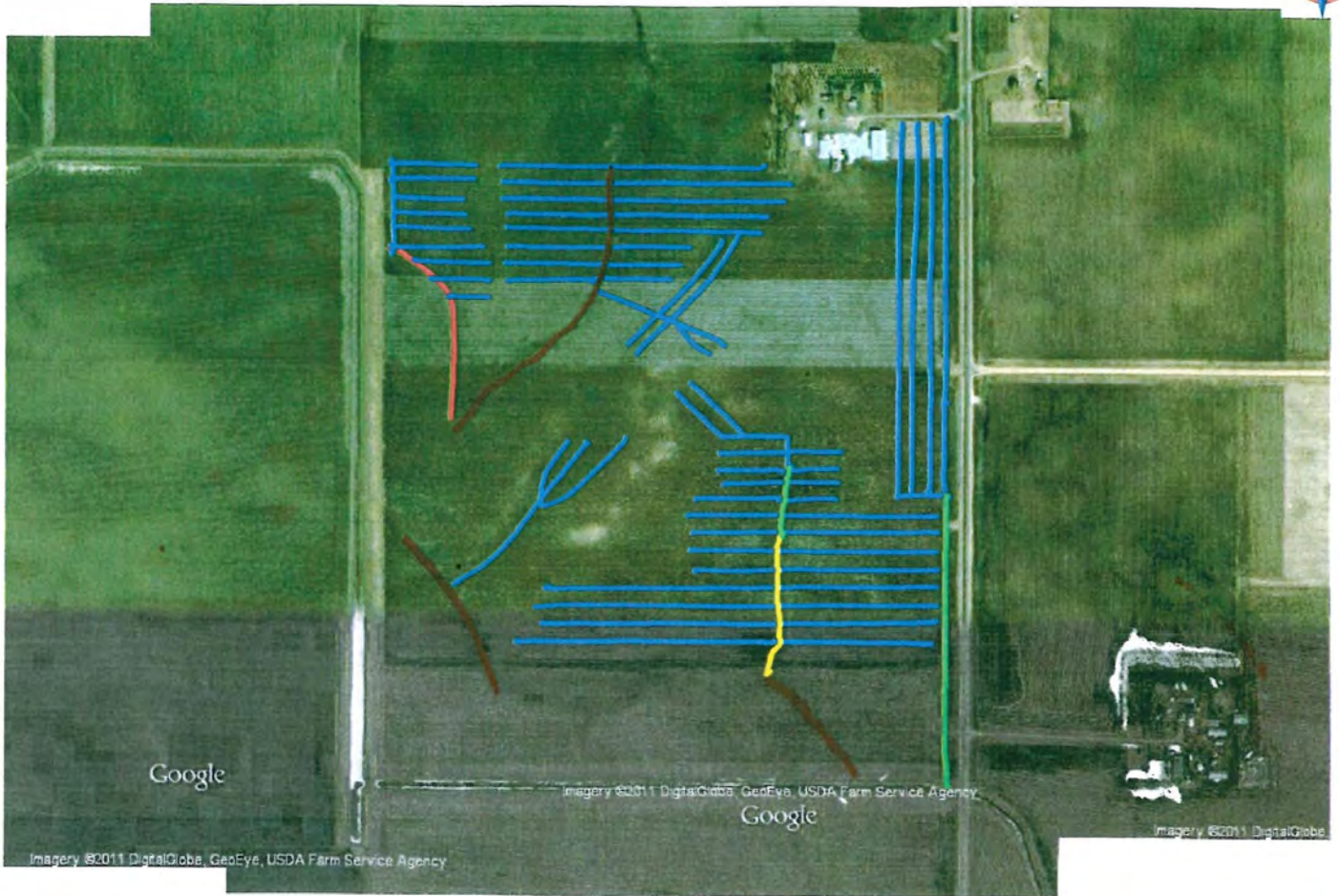
Key	
	4"
	5"
	6"
	7-8"
	10"
	12"
	14"
	15"
	16"
	18"
	Unknown
	Assumed Only



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

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NE 1/4 Sizes



Client: Hanson 2, Edna
Farm: Dale Sec. 5
Field: NE 1/4
Name: ehansen10-14-11

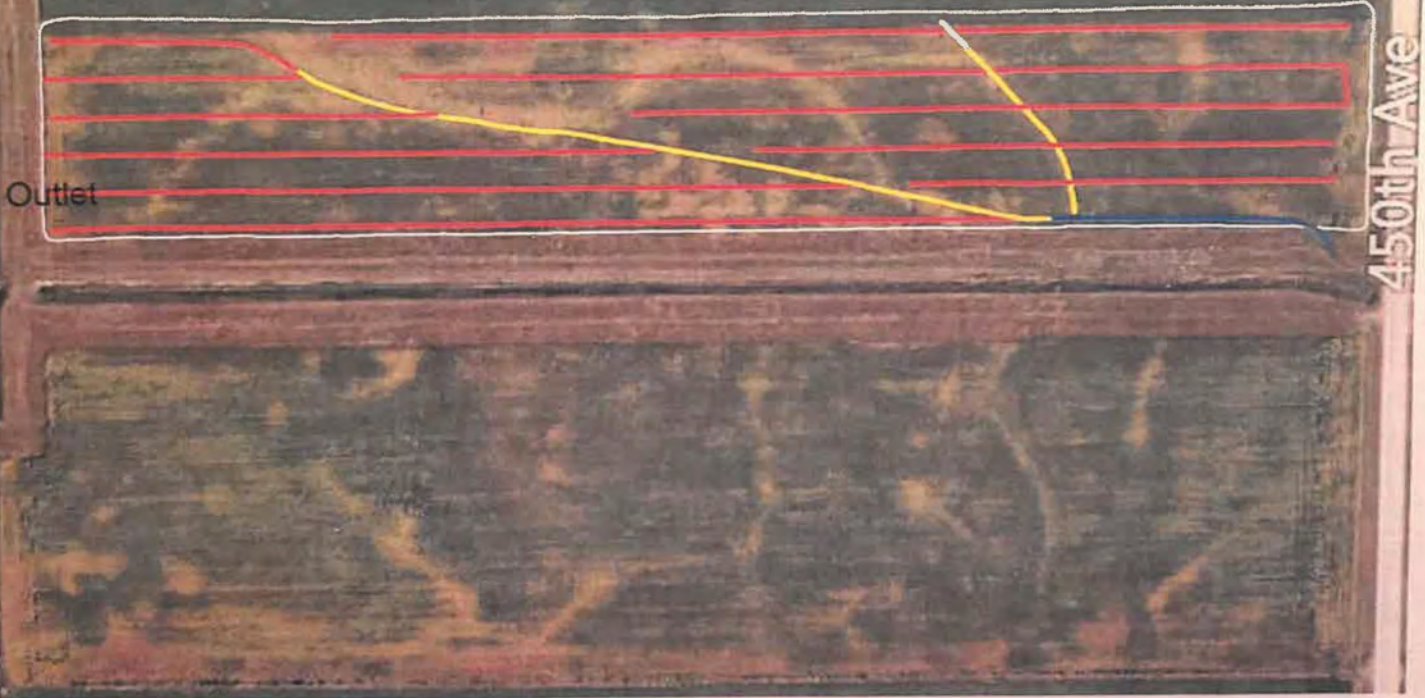
5	36591.85 ft	
6	1647.34 ft	
8	654.43 ft	
15	889.69 ft	



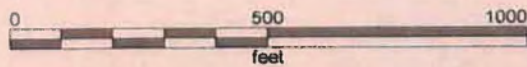
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ANDY HANSEN

4



11-15-13
DALE TOWNSHIP SECTION 5



**JEFFERS DRAY
LINE INC.**
 215 E. National Avenue
 P.O. Box 345
 Jefferson, MN 56148
 Chad Anderson, Owner
 Phone: 507-836-8881
 Fax: 507-836-8177
 Tires - Repair Systems - Water/Oil/Lube Change
 Lubrication - Commercial Hauling - Gravel/Blank

- 8.00 in
- 6.00 in
- 4.00 in

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