



DAN PIKE, AG LAND BROKER / AUCTIONEER

**PRIME AMBOY TOWNSHIP, COTTONWOOD COUNTY, MN.  
231.67+/- ACRE FARMLAND AUCTION  
WEDNESDAY, JULY 20, 2022 @ 10:00 A.M.**

**Sale will be held at the Windom Community Center at 1750 Cottonwood Lake Drive in Windom, MN.**

*Outstanding Southern Minnesota farmland!*



**OWNERS  
George & Cordella  
HANSEN  
Trusts**

SALE CONDUCTED BY



1362 Springfield Parkway  
Jackson, MN 56143  
507-847-3468

[www.danpikeauction.com](http://www.danpikeauction.com)

AMBOY TOWNSHIP



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

For more information go to  
[www.danpikeauction.com](http://www.danpikeauction.com)  
or call 507-847-3468.

**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.



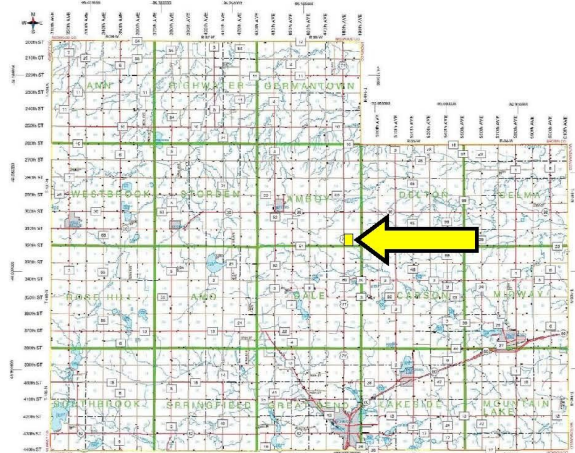
**PRIME AMBOY TOWNSHIP, COTTONWOOD COUNTY, MN.**

# 231.67+/- ACRE FARMLAND AUCTION

**Wednesday, July 20, 2022 @ 10:00 A.M.**

**SALE LOCATION:** Sale will be held at the Windom Community Center at 1750 Cottonwood Lake Drive in Windom, MN.

**Cottonwood County, Minnesota**



**PROPERTY LEGAL DESCRIPTION**

West Half, except the North Half of the Northwest Quarter & except the 8.33 acre building site tract in 36-107-36 Cottonwood County, Minnesota. Cottonwood County Parcel #010360301. Containing 231.67 total deeded acres.

**METHOD OF SALE**

The property will be offered as one unit of 231.67 acres more or less.

**PROPERTY INFORMATION**

**Deeded Acres:** 231.67+/-      **Cropland Acres:** 223.52+/-

**Crop Productivity Index Rating:** 94

**FSA INFORMATION**

**Corn Base:** 111.75+/- Acres      **PLC Yield:** 190 Bu.  
**Soybean Base:** 111.75 +/- Acres      **PLC Yield:** 42 Bu.

For more complete details and information, please visit our web page [www.danpikeauction.com](http://www.danpikeauction.com)

**AUCTION SALE TERMS**

The property will be offered as one unit of 231.67 acres more or less. The farm is being sold subject to a cropland lease for 2022 with the Seller's retaining all 2022 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 November 1, 2022 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 2023 and thereafter. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warrant or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

**AUCTIONEER'S NOTE**

We are very honored to have been asked to represent the Hansen Family 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 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 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.

No "Buyers Premium" will be charged - what you bid is what you will pay.

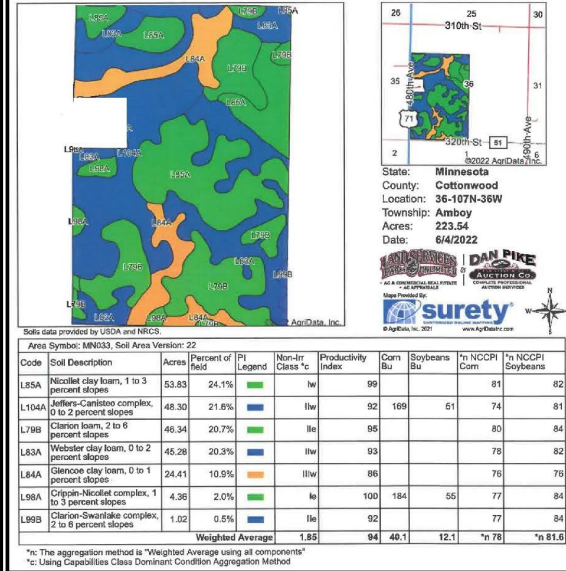
**SALE ARRANGED BY**



**Dan Pike - Ag Land Broker**  
 1362 Springfield Parkway  
 Jackson, MN 56143  
 507-847-3468  
**Scott Christopher 507-841-3125**  
**Kevin Kahler & Doug Wedel**  
[www.danpikeauction.com](http://www.danpikeauction.com)

**Closing Attorney for the Sellers**  
**Ron Schramel**  
 Schramel Law Firm  
 Windom, Minnesota  
 507-831-1301

**Soils Map**



\*N: The aggregation method is "Weighted Average using all components"  
 %: Using Capabilities Class Dominant Condition Aggregation Method

**For Additional Property Information**

Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the George Hansen Trust Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

**OWNER**

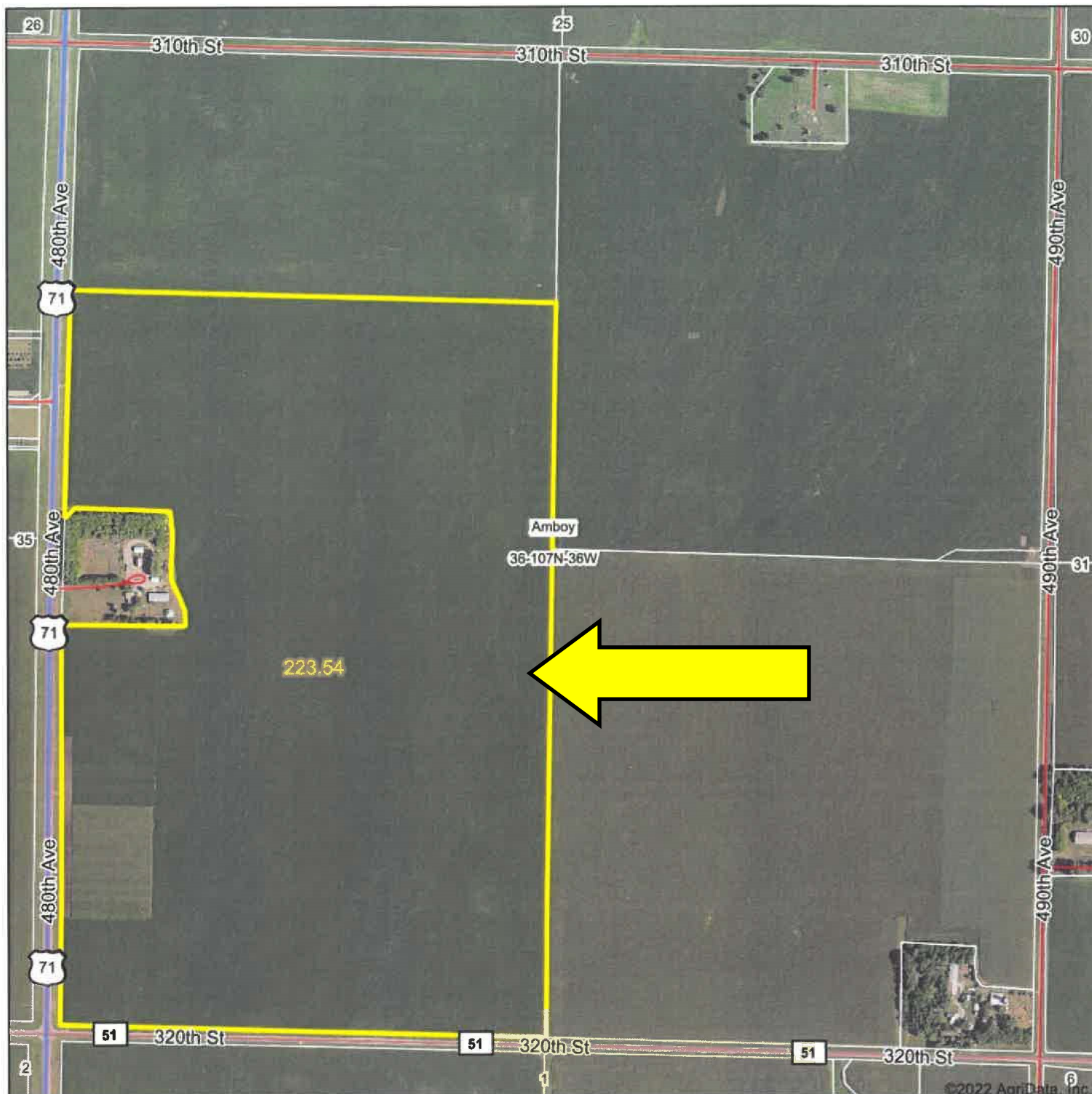
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# Aerial Map



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

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

Map Center: 44° 1' 42.93, -95° 6' 35.57



**36-107N-36W**  
**Cottonwood County**  
**Minnesota**



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

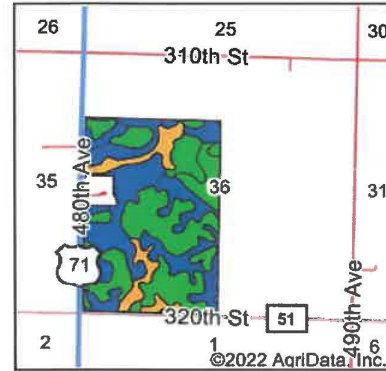
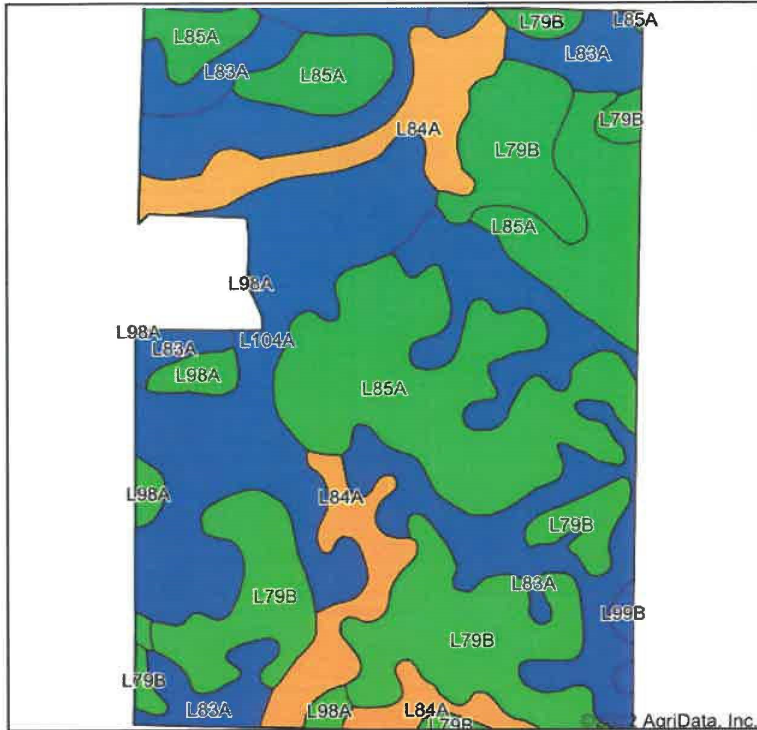
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Field borders provided by Farm Service Agency as of 5/21/2008.

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# Soils Map



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **36-107N-36W**  
 Township: **Amboy**  
 Acres: **223.54**  
 Date: **6/4/2022**



Soils data provided by USDA and NRCS.

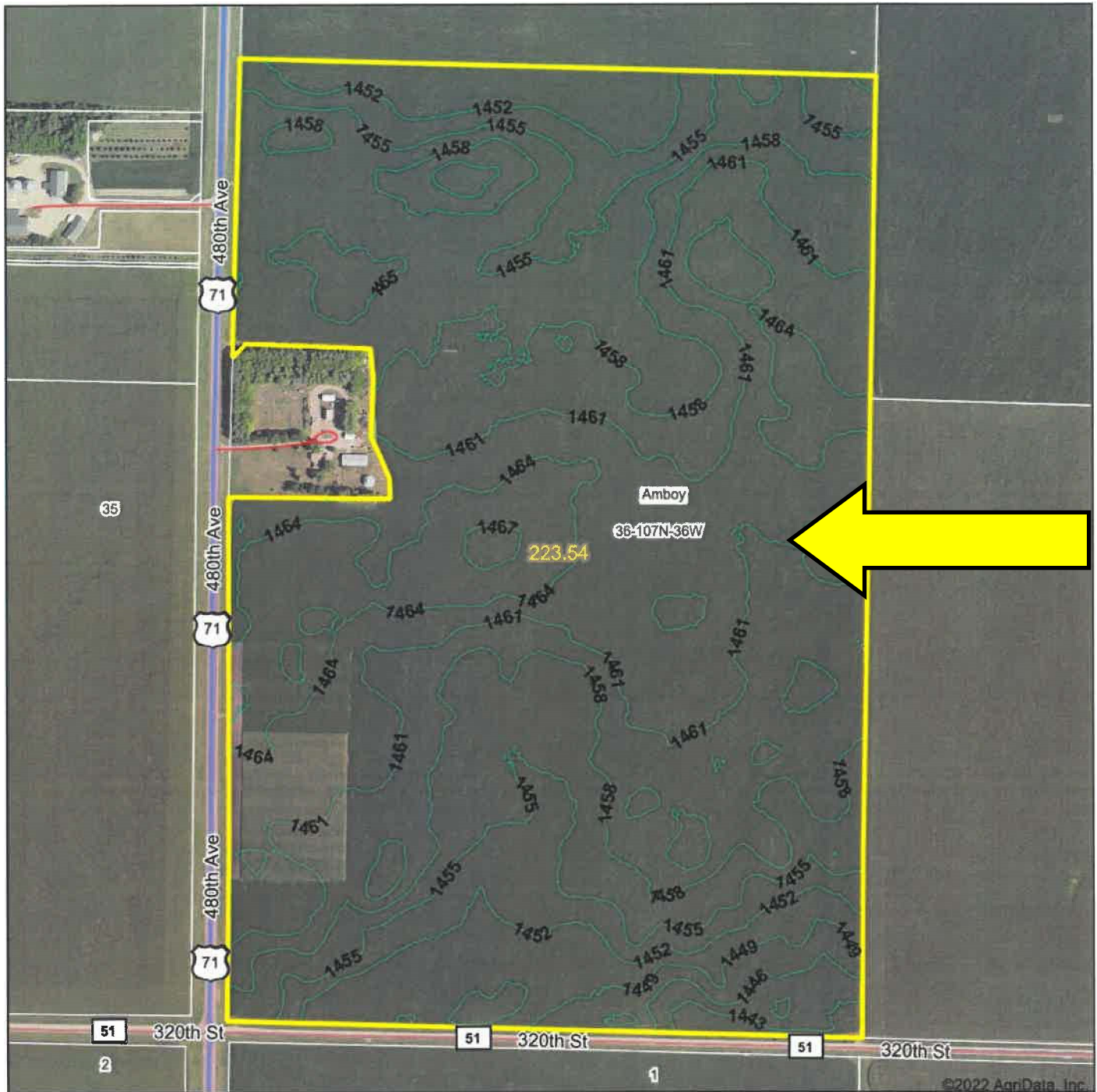
Area Symbol: MN033, Soil Area Version: 22											
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Com Bu	Soybeans Bu	*n NCCPI Com	*n NCCPI Soybeans	
L85A	Nicollet clay loam, 1 to 3 percent slopes	53.83	24.1%		lw	99			81	82	
L104A	Jeffers-Canisteo complex, 0 to 2 percent slopes	48.30	21.6%		llw	92	169	51	74	81	
L79B	Clarion loam, 2 to 6 percent slopes	46.34	20.7%		lle	95			80	84	
L83A	Webster clay loam, 0 to 2 percent slopes	45.28	20.3%		llw	93			78	82	
L84A	Glencoe clay loam, 0 to 1 percent slopes	24.41	10.9%		llw	86			76	76	
L98A	Crippin-Nicollet complex, 1 to 3 percent slopes	4.36	2.0%		le	100	184	55	77	84	
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	1.02	0.5%		lle	92			77	84	
<b>Weighted Average</b>						<b>1.85</b>	<b>94</b>	<b>40.1</b>	<b>12.1</b>	<b>*n 78</b>	<b>*n 81.6</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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# Topography Contours



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

**DAN PIKE AUCTION CO.**  
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 AUCTION SERVICES

Source: USGS 3 meter dem  
 Interval(ft): 3.0  
 Min: 1,441.1  
 Max: 1,467.6  
 Range: 26.5  
 Average: 1,458.3  
 Standard Deviation: 4.72 ft

0ft 631ft 1263ft



6/4/2022

**36-107N-36W**  
**Cottonwood County**  
**Minnesota**

Map Center: 44° 1' 42.93, -95° 6' 35.57

Maps Provided By:



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

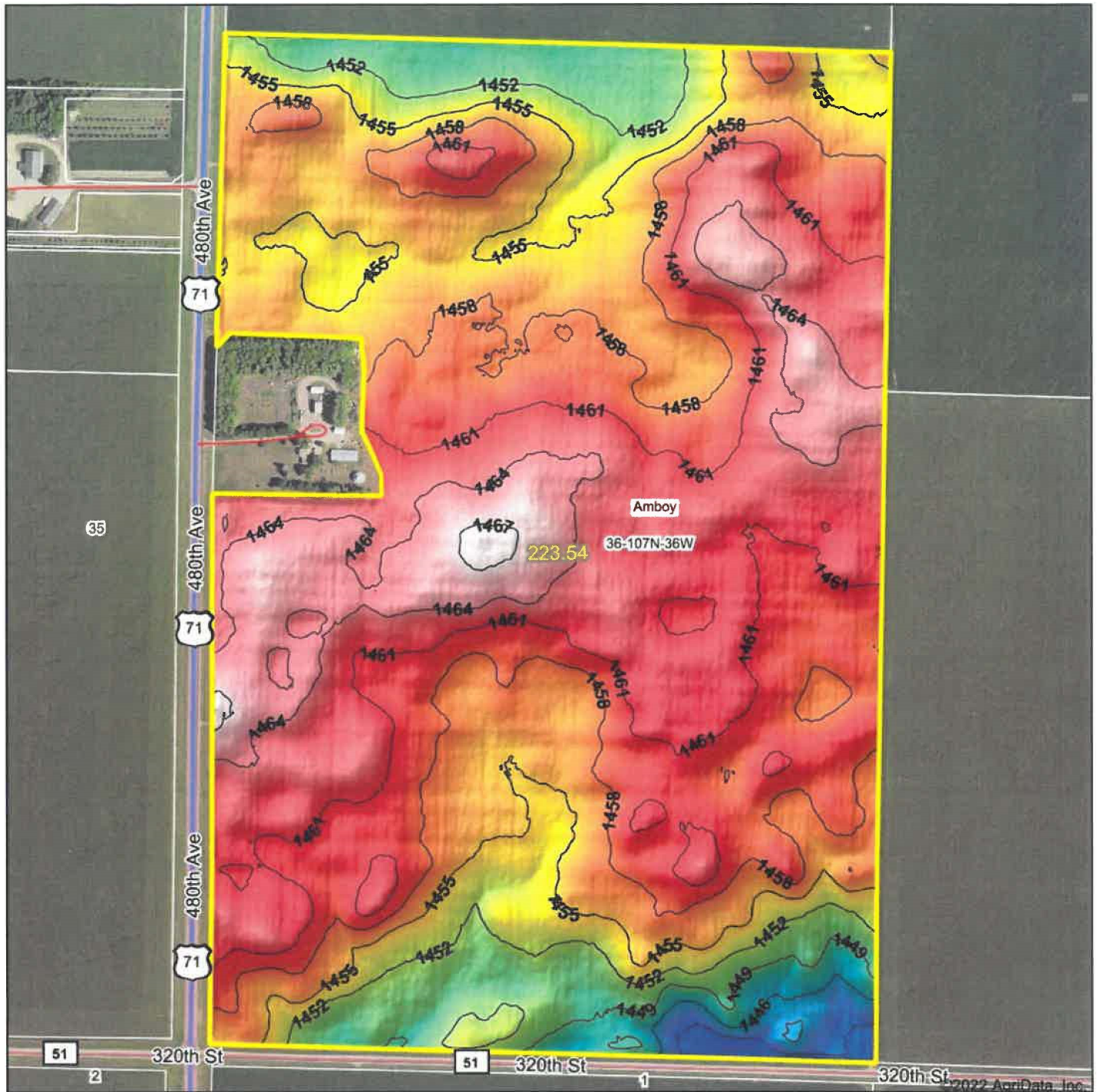
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# Topography Hillshade



Source: USGS 3 meter dem

0ft 601ft 1202ft

Interval(ft): 3

Min: 1,441.1

Max: 1,467.6

Range: 26.5

Average: 1,458.3

Standard Deviation: 4.72 ft



**36-107N-36W**  
**Cottonwood County**  
**Minnesota**

map center: 44° 1' 42.93, -95° 6' 35.57



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 AG APPRAISALS

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Minnesota  
Cottonwood

U.S. Department of Agriculture  
Farm Service Agency

Prepared: 6/7/22 10:40 AM  
Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 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.

Operator Name Farm Identifier

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
231.95	223.52	223.52	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	223.52	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	111.75	190	0.00	0
SOYBEANS	111.75	42	0.00	0
<b>Total Base Acres:</b>	223.5			

Tract Number: 840 Description SW4 S2NW4 S36 107-36 AMB  
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

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
231.95	223.52	223.52	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	223.52	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	111.75	190	0.00
SOYBEANS	111.75	42	0.00
<b>Total Base Acres:</b>	223.5		

Owners: GEORGE J HANSEN REVOCABLE LIVING TRUST CORDELLA B HANSEN REVOCABLE LIVING TRUST





# Cottonwood County, Minnesota

## Farm 6

## Tract 840

2022 Program Year

Map Created April 21, 2022

### 1073636



- 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

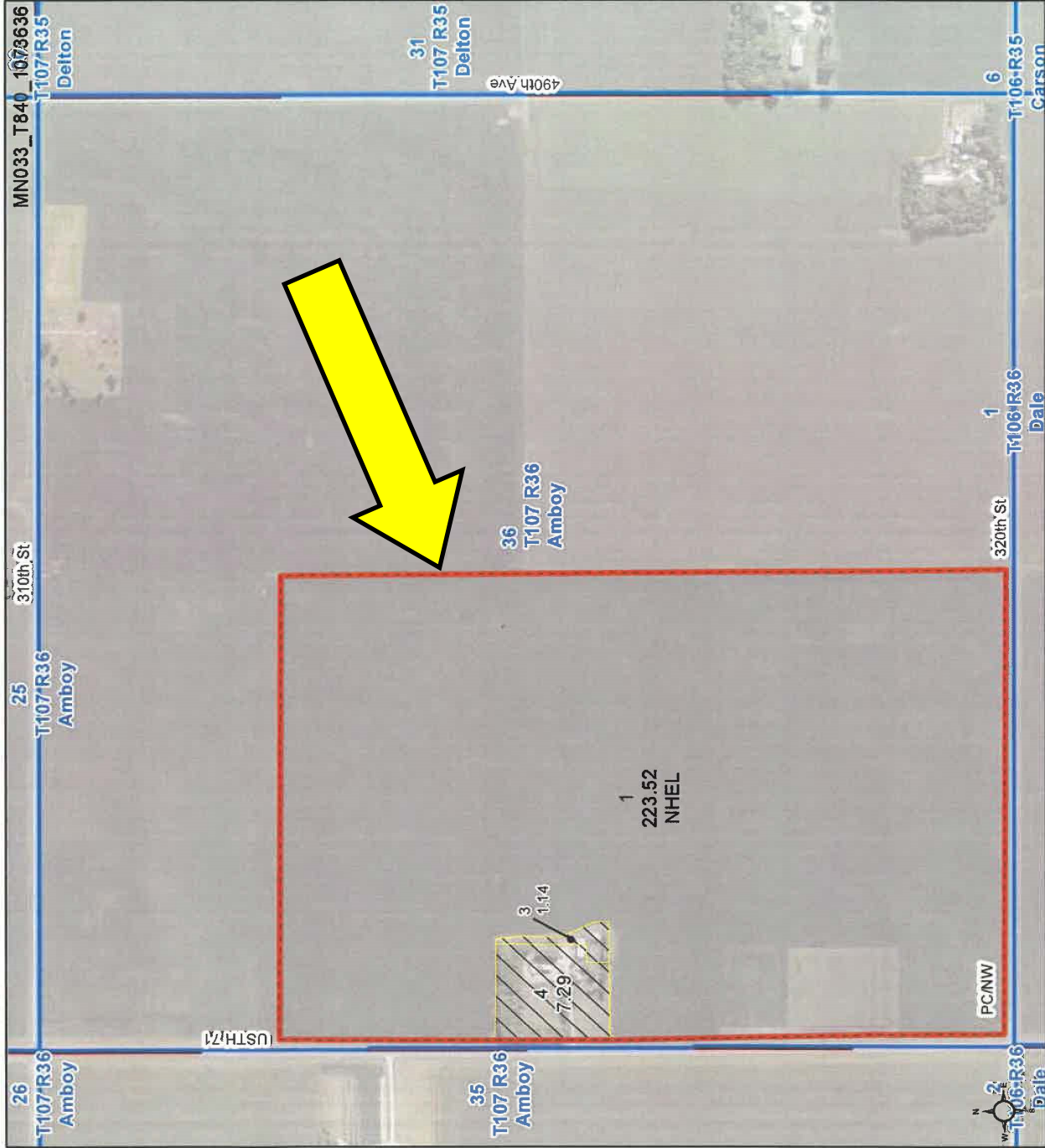
### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 223.52 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 2021 NAIP imagery.

**HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION**

<b>1. NAME OF USDA AGENCY OR PRODUCER REQUESTING DETERMINATION</b> <i>ASCS</i>		<b>2. DATE OF REQUEST</b> <i>3/3/87</i>	
<b>3. NAME AND ADDRESS OF PRODUCER</b> <i>George J. Hansen Jeffers, MN</i>		<b>4. FARM NO.</b> <i>6 (49) T 840 ✓</i>	<b>5. COUNTY</b> <i>Cottonwood</i>

	YES	NO
<b>6. Is a soil survey now available for making a highly erodible land determination?</b>	✓	
<b>7. Are highly erodible soil map units on this farm?</b>		✓
<b>8. a. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.</b>		
<b>b. Is an approved conservation plan being actively applied on all of these fields? If "no," list the fields (from the ASCS records) on which a plan is not being applied.</b>		
<b>9. a. List highly erodible fields that, according to ASCS records, have been converted for the production of agricultural commodities, were not used for this purpose in any crop year during 1981-1985, and were not enrolled in a USDA set-aside or diversion program.</b>		
<b>b. Is an approved conservation system being used on these fields? If "no," list the fields (from the ASCS records) on which a system is not being used.</b>		
<b>10. Are there other fields that (1) have highly erodible map units, (2) were not used to produce an agricultural commodity in any crop year after 1980, and (3) were not enrolled in a USDA set-aside or diversion program in any crop year during 1981-1985?</b>		✓
<b>11. CERTIFICATION</b> The conservation plan <input type="checkbox"/> and system(s) <input type="checkbox"/> were approved by the _____ Conservation District on _____, 19____, and conform with the technical requirements of the SCS field office technical guide for the _____ District.		
<b>12. Are hydric soils on this farm? If "yes," list the fields (from the ASCS records) in which they occur.</b>	✓	
<b>13. Are wetlands on this farm? If "yes," list the fields, outline the wetland areas within fields on the ASCS photograph(s), and mark with "w".</b>		✓
<b>14. Are converted wetlands on this farm that have been converted since December 23, 1985? If "yes," list the fields, outline converted wetlands on the ASCS photograph(s), and mark with "cw".</b>		✓
<b>15. Are converted wetlands covered by exemptions? If "yes," list those fields, outline the exempt converted wetlands on the ASCS photograph(s), and mark with "ecw". Note the exemptions for each area:</b>		
a. Field No. _____		
b. Exemption _____		
c. Field No. _____		
d. Exemption _____		

**16. The wetland determination was done in the office  field .**

**17. This determination was hand delivered  mailed  to the producer on 3/20/87 (DATE).**

Any producer who does not agree with this determination may request reconsideration from the person making the determination. This request is a prerequisite for any further appeal. The request must be in writing and must set forth reasons for the request. It must be received by SCS within 15 days after the producer receives the determination.

**18. REMARKS**

*NHE = not highly erodible field  
No wetlands located. Tiling in 1986 was on nonwetlands.*

**19. SIGNATURE OF SCS DISTRICT CONSERVATIONIST**

*Gay W. Moreau*

DATE *3/19/87*

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

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**Summary**

**Parcel ID** 010360301  
**Property Address**  
**Sec/Twp/Rng** 36-107-36  
**Lot/Block** N/A  
**Plat**  
**Brief Tax Description** W1/2 EX N1/2 NW1/4 & EX 8.33 AC TR 231.67  
(Note: Not to be used on legal documents)  
**Deeded Acres** 231.67  
**CER** 77.25  
**Class** AGRICULTURE  
**Homestead** NON HOMESTEAD  
**Twp/City** 1  
**School District** 2884

**Owner**

**Taxpayer**  
 Hansen/George & Cordella/Tstee  
 George Trust Cordella Trust  
 2080 Great Bend Blvd  
 Windom MN 56101

**Land**

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	7.61	
1	999700	Till + Road Acres	2a	231.67 acre	.00
1	999800	Neg Road Acres	2a	-7.61 acre	

**2022 Values for 2023 Taxes**

	Market	Taxable
<b>Land</b>	\$2,046,100	\$2,046,100
<b>Building</b>	\$4,400	\$4,400
<b>Machine</b>	\$0	\$0
<b>Exemptions</b>		
<b>Total Value</b>	<b>\$2,050,500</b>	<b>\$2,050,500</b>

**Valuation/Taxation**

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2021 Payable 2022	\$1,710,100	17,101	68.22600	1927.97	0.00	0.00	\$9,740
2020 Payable 2021	\$1,800,400	18,004	48.16700	0.00	0.00	0.00	\$8,672
2019 Payable 2020	\$1,801,100	18,011	48.26200	0.00	0.00	0.00	\$8,692
2018 Payable 2019	\$1,801,800	18,018	47.79300	0.00	0.00	0.00	\$8,612
2017 Payable 2018	\$1,802,500	18,025	47.84300	0.00	0.00	0.00	\$8,624

**Current Taxes**

**Gross Tax** \$11,667.97  
**Total Credit** \$1,927.97  
**Spec Asmt** \$0.00  
**Net Tax Due** \$9,740.00  
  
**Adjusted Tax** \$0.00  
**Adjusted S.A.** \$0.00  
**Adjusted Net Due** \$9,740.00  
  
**Total Receipts** \$4,870.00  
**Remain Due** \$4,870.00

**Taxes Paid**

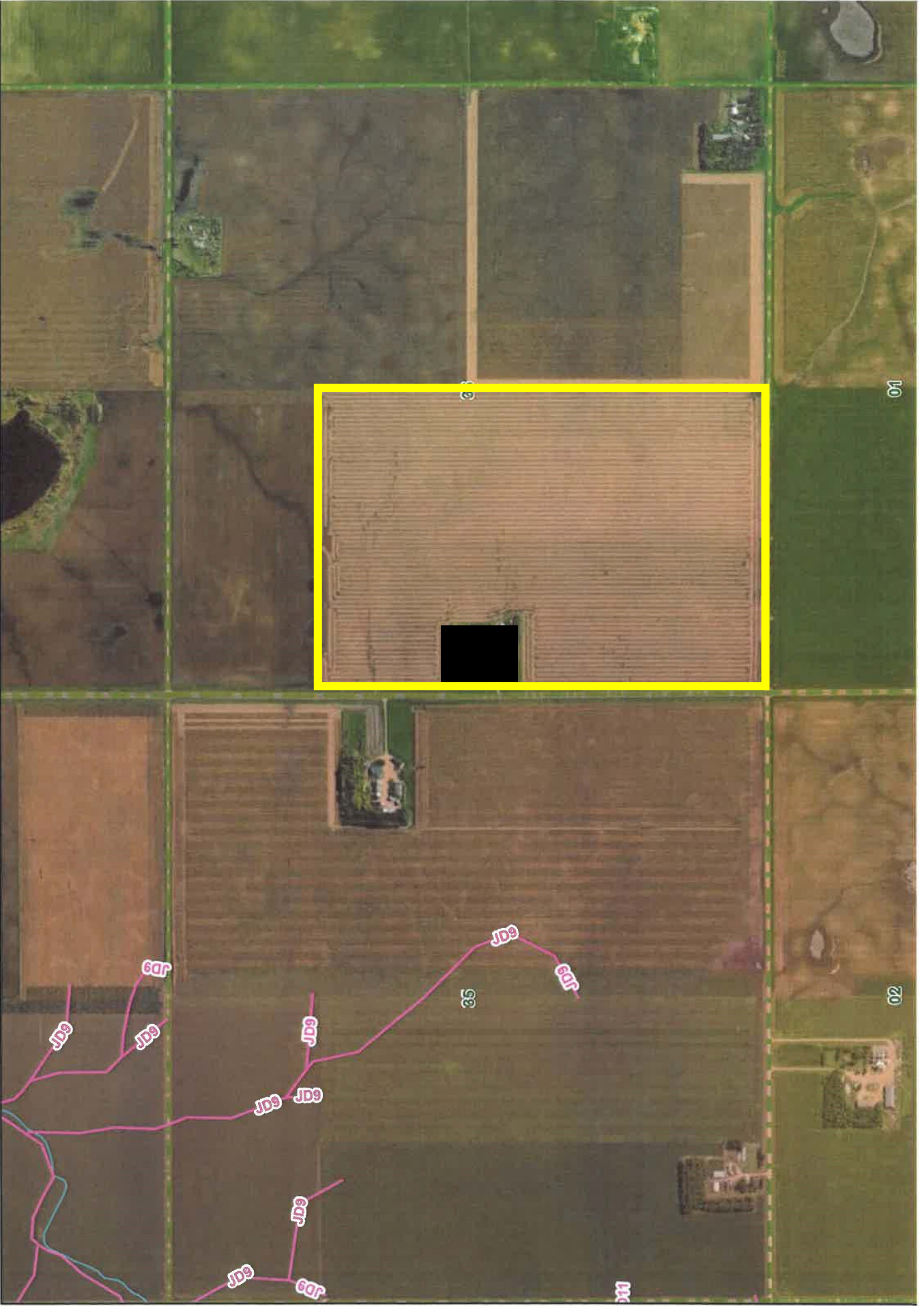
Batch Date	Paid By	Validation #	Total Amount
5/13/2022	HANSEN/GEORGE	236	\$4,870.00

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# Hansen Land Auction







**If additional information becomes available we will add it to this information booklet. Please check back on our web site prior to the auction for any updates. If an update is made it will be noted on the front cover of this booklet with an update date in “RED”. Thank you for your interest in the auction we look forward to seeing you on July 20, 2022 @ 10:00 A.M. at the sale.**