



DAN PIKE, AG LAND BROKER / AUCTIONEER

LIVE & ON-LINE WISCONSIN TOWNSHIP, JACKSON COUNTY, MN.
96.64+/- ACRE SURVEYED PRIME FARMLAND AUCTION
WEDNESDAY, MAY 31, 2023 @ 10:00 A.M.
Sale will be held at the Jackson American Legion Hall at 411 First Street Jackson, MN.

OWNER
FRANKS FAMILY FARM
OWNERS - DAVID, GARY & KENT FRANKS

Attorney for the Sellers: Patrick K. Costello
Costello, Carlson & Butzon, Law Firm
Lakefield, MN. Office Phone #507-662-6621

Sale
Conducted
By



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.

UPDATED WITH PROPERTY SURVEY 4/20/23

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

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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 indicated are also not guaranteed.

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96.64+/- ACRE SURVEYED PRIME FARMLAND AUCTION

WEDNESDAY, MAY 31, 2023 @ 10:00 A.M.



SALE LOCATION: Sale will be held at the Jackson American Legion Hall at 411 First Street in Jackson, MN.

Jackson County, Minnesota



PROPERTY LEGAL DESCRIPTION
That part of the Southwest Quarter lying south of the rail road right of way and excepting the 5.50 acre building site area Section Fourteen (14), Township One Hundred Two (102) North, Range Thirty-Four (34) West Jackson County, Minnesota. Part of Jackson County Parcel #20.014.0450. Property survey will be available at auction. Containing ?? acres more or less.

PROPERTY LOCATION
The farm is located from the junction of County roads #34 & #29 at Alpha Minnesota, one mile south on Co. #29 & 1/2 mile west on the north side of the road.

METHOD OF SALE
Property will be offered as one parcel of 96.64+/- acres.

PROPERTY INFORMATION
Deeded Acres: 96.64+/- Cropland Acres: 93.68+/- (Estimated by survey)
Crop Productivity Index Rating: 94.1

AUCTION SALE TERMS
The farm is being sold subject to a cropland lease for 2023 that will be assigned to the Buyer upon closing. The Buyer will receive 100% of the 2023 cropland lease payments for the property. The Buyer shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on or before June 30, 2023 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.

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 without public auction. Those parties bidding on-line will be required to sign transfer the earnest money and sign the purchase agreements the day of the auction. There will be NO "Buyers Premium" charged to those bidding on-line or in person.

AUCTIONEER'S NOTE
We are very honored to have been asked to represent the Franks Family with the sale of this prime farmland 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.
For more complete details and information, please visit our web page www.danpikeauction.com

Soils Map

Map Scale: 1" = 4000 Feet
Map Center: 47° 28' 55.81" N 91° 52' 47.1" W

14-102N-34W
Jackson County
Minnesota
442705

Soil Data Table:

Code	Soil Description	Area	% of Total Area	PT Legend	Moisture Class %	Productivity Index	% HCCP	% HCCP System	
1-107A	Camden-Carlson, OUTLETT, 7 TO 2 percent slopes	38.21	40.15	100	84	51	75	84	
1-124A	Wadena city silt, 1 to 2 percent slopes	17.41	18.05	100	84	58	81	81	
1-138	Cherokee silt, 1 to 2 percent slopes	10.71	11.44	100	84	60	71	85	
1-104C	Cherokee silt, 2 to 6 percent slopes	10.15	10.55	100	84	65	72	74	
1-107B	Camden-Carlson, 2 to 6 percent slopes	8.41	8.80	100	84	65	72	85	
1-103	Wadena city silt, 1 to 2 percent slopes	5.50	5.75	100	84	62	72	80	
1-122	Camden city silt, 1 to 2 percent slopes, substantially leveled	2.83	2.95	100	84	59	65	83	
Weighted Average:						5.10	64.3	78.54	78.88

SALE ARRANGED BY

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AND ASSOCIATED
AUCTION CO.
COMPLETE PROFESSIONAL
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Auctioneers
Dan Pike
Auctioneer/Real Estate Broker
CAI & GPPA
Jackson, MN.
507-847-3468 (O)
or 507-841-0965 (C)
Scott Christopher
507-841-3125 (C) - Jackson, MN.
Doug Wedel & Chris Kahler
Fairmont, MN.

Attorney for the Seller
Patrick K. Costello
Costello, Carlson & Batson Law Firm LLP
Lakefield, Minnesota
507-662-6621

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

FRANKS FAMILY FARM OWNERS
David, Gary & Kent Franks

AUCTION SALE TERMS

The farm is being sold subject to a cropland lease for 2023 that will be assigned to the Buyer upon closing. The Buyer will receive 100% of the 2023 cropland lease payments for the property. The Buyer shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on or before June 30, 2023 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 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 statues. 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.

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

Franks Family - Land Auction

METHOD OF SALE: The farm will be offered as one parcel of 96.64+/- acres times the bid amount.

LEGAL DESCRIPTION: That part of the Southwest Quarter lying south of the rail road right of way and excepting the 5.50 acre building site area Section Fourteen (14), Township One Hundred Two (102) North, Range Thirty-Four (34) West Jackson County, Minnesota. Part of Jackson County Parcel #20.014.0450. Property survey will be available at auction. Containing 96.64 acres more or less.

TAX PARCEL: Jackson County Parcel #20.014.0450

IMPROVEMENTS: Bare Farmland

2022 REAL ESTATE TAXES: \$ 2,242.00 Non-Homestead (This included that part of the Franks farm north of the rail road right of way that is NOT part of this sale. The \$2,242.00 tax amount was for 144.68 total combined acres or approximately \$15.50 per acre.

FSA INFORMATION:

Total Acres	=	96.64 +/- Acres
DCP Cropland	=	93.68 +/- Acres (Estimated from survey)
DCP Effective Cropland	=	93.68 +/- Acres (Estimated from survey)
CRP Acres	=	0.00 +/- Acres
Corn Base Acres	=	59.20 +/- Acres (Estimated from survey)
Corn PLC Yield	=	156 Bushels
Soybean Base Acres	=	34.43 +/- Acres (Estimated from survey)
Soybean PLC Yield	=	42 Bushels

CROP PRODUCTIVITY INDEX RATING: 94.1

PREDOMINANT SOILS: Canisteo-Glencoe Complex, Clarion Loam, Crippin Loam, Webster Clay Loam, Nicollet Clay Loam & Coland Clay Loam

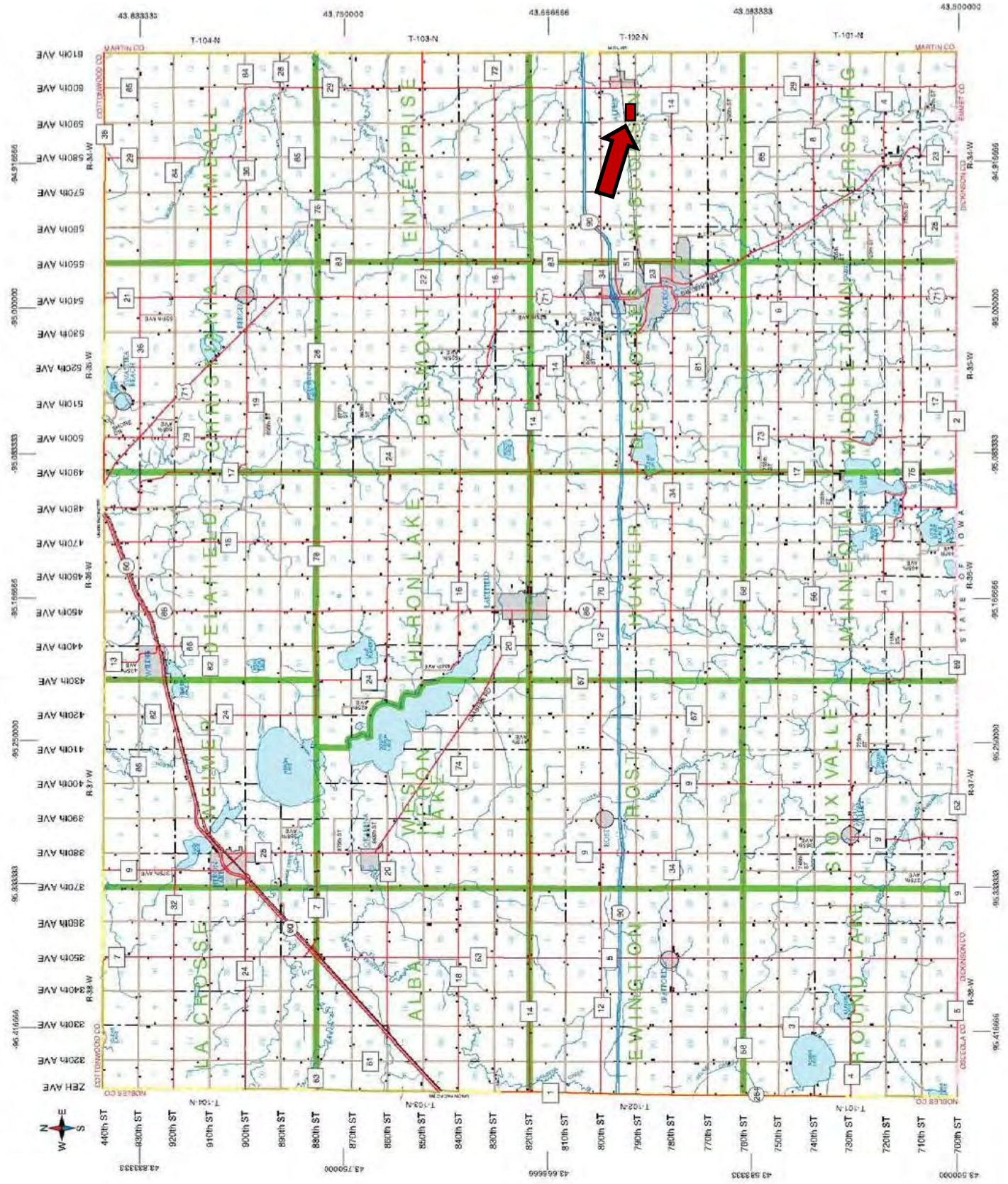
TOPOGRAPHY: Level to gently rolling. "See topography maps"

DRAINAGE: The information that is available is included in this information booklet see maps.

NRCS CLASSIFICATION: NHEL (Non-Highly Erodible)

LEASE STATUS: Farm is being sold subject to a 2023 cropland lease with the Buyers being assigned 100% of the 2023 lease payments and landlord's interests upon closing. Buyer receiving possession after closing when 2023 crops have been removed.

Jackson County, Minnesota



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

Aerial Map



Map Center: 43° 38' 18.81, -94° 53' 4.71

0ft 820ft 1640ft

LAND SERVICES AND FARM UNLIMITED | **DAN PIKE AUCTION CO.**
• AG & COMMERCIAL REAL ESTATE • AG APPRAISALS | COMPLETE PROFESSIONAL AUCTION SERVICES

Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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14-102N-34W
Jackson County
Minnesota

W N E S
4/4/2023

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

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Soils Map



Soils data provided by USDA and NRCS.

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State: **Minnesota**
 County: **Jackson**
 Location: **14-102N-34W**
 Township: **Wisconsin**
 Acres: **94.28**
 Date: **4/4/2023**



Maps Provided By:



Area Symbol: MN063, Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	39.73	42.1%		llw	91	72	81
L85A	Nicollet clay loam, 1 to 3 percent slopes	17.48	18.5%		lw	99	81	81
118	Crippin loam, 1 to 3 percent slopes	10.76	11.4%		le	100	71	86
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	10.18	10.8%		lle	95	72	72
102B	Clarion loam, 2 to 6 percent slopes	8.44	9.0%		lle	95	78	83
113	Webster clay loam, 0 to 2 percent slopes	5.01	5.3%		llw	93	78	82
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	2.68	2.8%		llw	83	70	83
Weighted Average					1.70	94.2	*n 74.4	*n 80.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

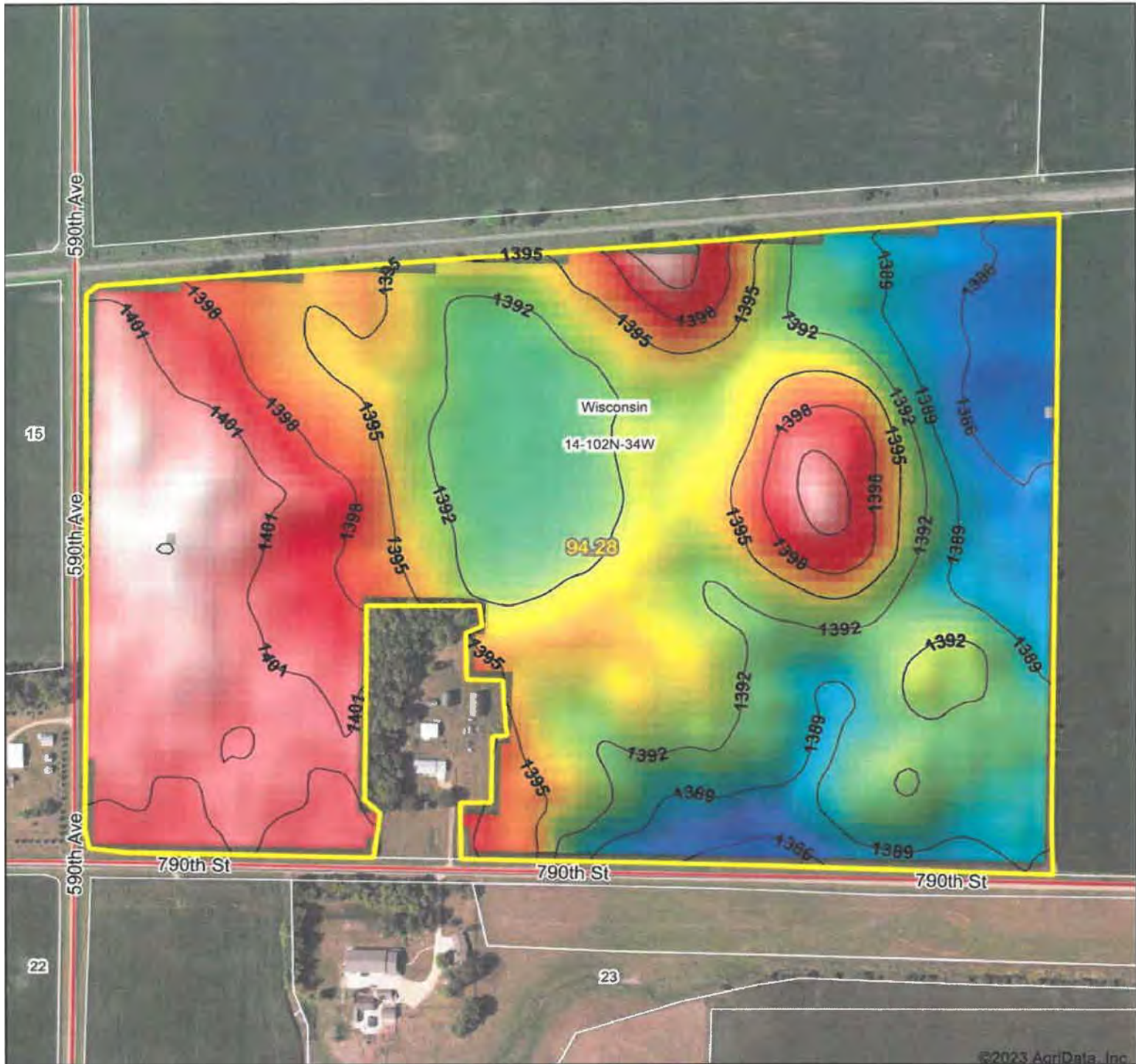
Soils data provided by USDA and NRCS.

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Topography Hillshade



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,383.8
 Max: 1,404.1
 Range: 20.3
 Average: 1,394.3
 Standard Deviation: 5.15 ft



14-102N-34W
 Jackson County
 Minnesota
 4/4/2023
 map center: 43° 38' 18.81, -94° 53' 4.71

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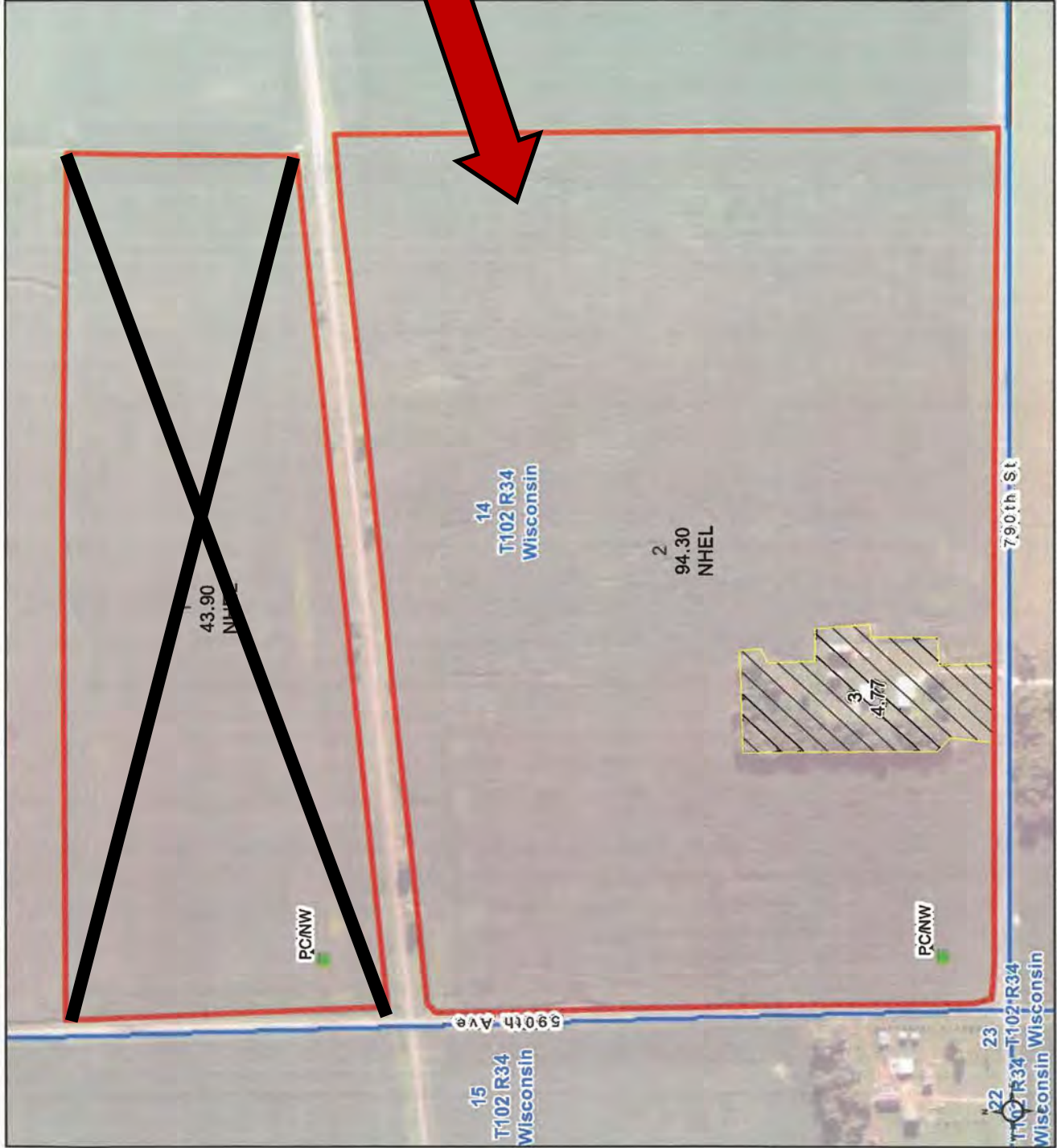
Field borders provided by Farm Service Agency as of 5/21/2008.

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Farm 6459
Tract 12147





2022 Program Year

Map Created October 18, 2021







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

-  Non-Cropland
-  Cropland
-  Tract Boundary
-  Minnesota_Transparency_Polygon_02142C

Wetland Determination Identifiers

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

Tract Cropland Total: 138.20 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.

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Elig ble

NOTE: This FSA 156 information includes that part of the Franks farm that is located north of the rail road right of way that is NOT part of this sale. The division of USDA FSA benefits will be at the discretion of the USDA FSA after the closing and transfer to the buyer.

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
142.97	138.20	138.20	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	138.20	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	87.40	0.00	156	
Soybeans	50.80	0.00	42	
TOTAL	138.20	0.00		

NOTES

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Tract Number : 12147
Description : SW4 14-102-34 Wisconsin
FSA Physical Location : MINNESOTA/JACKSON
ANSI Physical Location : MINNESOTA/JACKSON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : CAROL FRANKS
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
142.97	138.20	138.20	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 12147 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	138.20	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	87.40	0.00	156
Soybeans	50.80	0.00	42
TOTAL	138.20	0.00	

NOTES

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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.asc.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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

NOTE: This FSA 156 information includes that part of the Franks farm that is located north of the rail road right of way that is NOT part of this sale. The division of USDA FSA benefits will be at the discretion of the USDA FSA after the closing and transfer to the buyer.



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Summary

Parcel ID 200140450
 Property Address
 Sec/Twp/Rng 14-102-034
 Brief Tax Description Sect-14 Twp-102 Range-034 144.68 AC SW 1/4 EX RR & EX 5.50 AC IN SW 1/2 SW 1/4
(Note: Not to be used on legal documents)
 Deeded Acres 144.68
 Class 101 - (NON-HSTD) AGRICULTURAL; 101 - (HSTD) AGRICULTURAL
 District (2001) WISCONSIN/2895
 School District 2895
 Creation Date 01/02/2008

Owners

Primary Taxpayer
 Carol Franks Etal
 59192 790th St
 Alpha, MN 56111

NOTE: This Beacon Tax Information includes that part of the Franks farm that is located north of the rail road right of way that is NOT part of this sale. The division of the real estate tax & EMV will be at the discretion of Jackson County after the closing and transfer to the buyer.

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	79.7	0	0	0	35.210	AC
2	CER VALUE	79.7	0	0	0	105.640	AC
3	ROAD ACRES	0	0	0	0	0.960	AC
4	ROAD ACRES	0	0	0	0	2.870	AC
Total						144.680	

Valuation

	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$1,141,700	\$929,500	\$929,500	\$929,500	\$990,100
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,141,700	\$929,500	\$929,500	\$929,500	\$990,100

Value Notice

- [2020 Valuation Notice \(PDF\)](#)
- [2021 Valuation Notice \(PDF\)](#)
- [2022 Valuation Notice \(PDF\)](#)
- [2023 Valuation Notice \(PDF\)](#)

Taxation

	2022 Payable	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$929,500	\$929,500	\$929,500	\$990,100	\$1,069,300
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$929,500	\$929,500	\$929,500	\$990,100	\$1,069,300
Net Taxes Due	\$2,092.00	\$2,058.00	\$2,090.00	\$2,034.00	\$2,096.00
+ Special Assessments	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
= Total Taxes Due	\$2,242.00	\$2,208.00	\$2,240.00	\$2,184.00	\$2,246.00

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HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:		Request Date:	1/24/07	County:	Jackson
Agency or Person Requesting Determination:	Jackson County FSA	Tract No:	12147	FSA Farm No.:	6459

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	Yes
Are there highly erodible soil map units on this farm?	No

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust(Y/N)	Acres	Determination Date
1	N	N	43.9	6/7/1989
2	N	N	94.3	6/7/1989
-	-	-		
-	-	-		
-	-	-		

The Highly Erodible Land determination was completed in the Office .

Section II - Wetlands

Are there hydric soils on this farm?	Yes
--------------------------------------	-----

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label*	Occurrence Year (CW)**	Acres	Determination Date	Certification Date
1	PC/NW		43.9	6/7/1989	
2	PC/NW		94.3	6/7/1989	
-	-				
-	-				
-	-				
-	-				

The wetland determination was completed in the Office. It was mailed to the person on 6/7/1989.

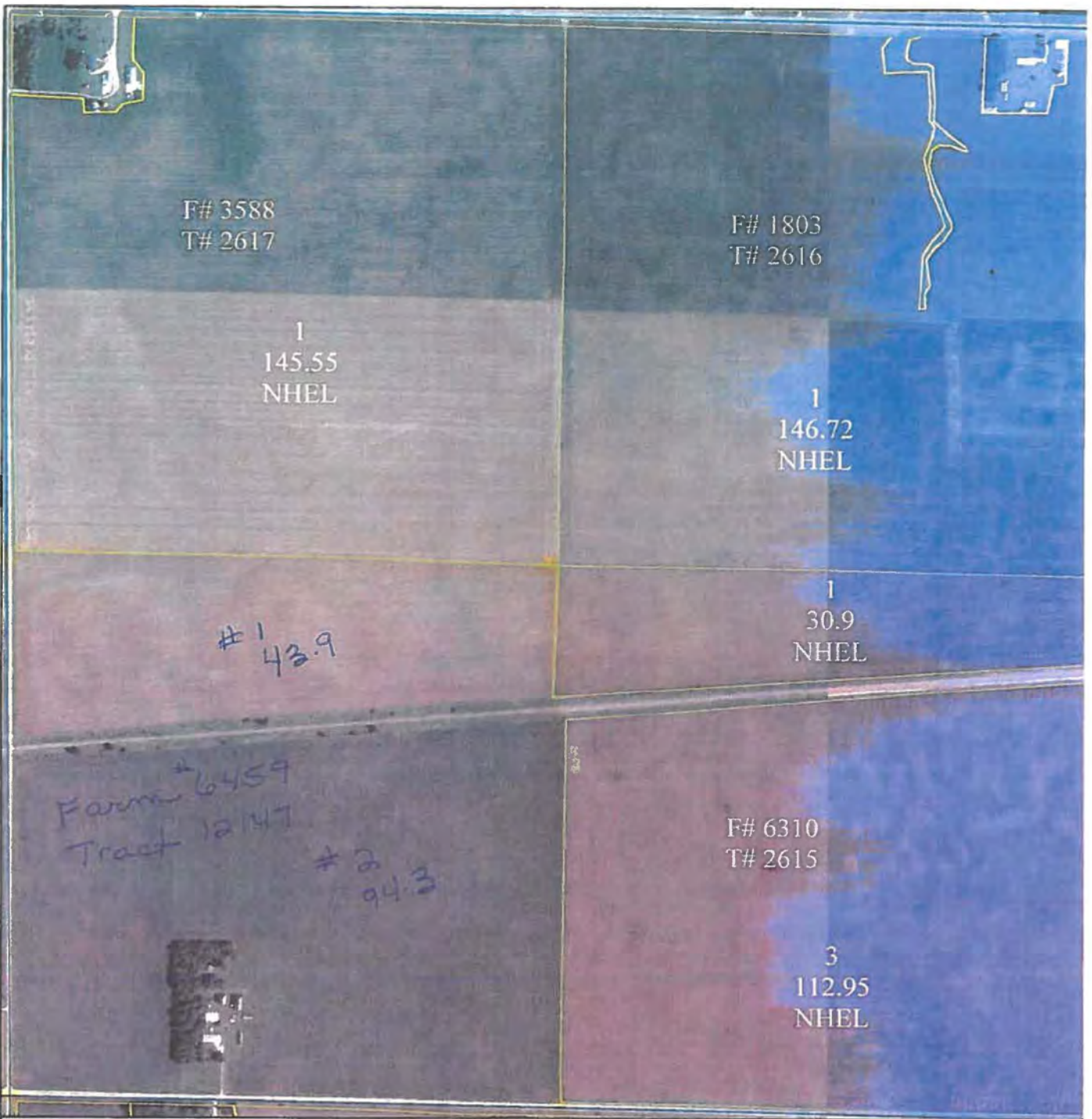
Remarks:	Tract transfer from Martin Co.
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I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
	3/7/2007

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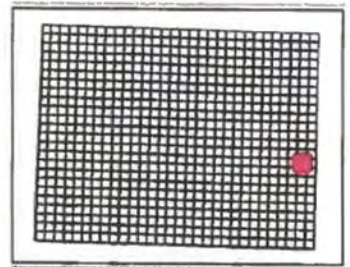
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USDA U.S. Dept. of Agriculture
 Farm Service Agency

Minnesota
Jackson County
 14-102-34

- Wetlands
- CLU Field Boundary
- Tract Boundary
- Section Lines



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May 01, 2006

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.
 Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.
 Land & Farm Services Unlimited, LLC. and Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.

**HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION**



6-26-89

3. County

Jackson

4. Name of USDA Agency or Person Requesting Determination

5. Farm No. and Tract No.

ASCS

64591814

2614

12147

SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
7. Are there highly erodible soil map units on this farm?	X			
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.			NONE	
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.				

10. This Highly Erodible Land determination was completed in the: Office Field

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

SECTION II - WETLAND

1. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
2. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.	X			
3. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.			NONE	
4. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.				
5. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.				

NON-EXEMPTED WETLANDS:

6. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.				
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7. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.

8. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.

9. This wetland determination was completed in the: Office Field

10. This determination was: Delivered Mailed To the Person on Date: 6-7-89

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

11. Remarks: NO HIGHLY ERODIBLE FIELD OR WETLAND.

12. Signature of SCS District Conservationist:

13. Date: 6-7-89

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



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

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

Auction Notes: