



DAN PIKE, AG LAND BROKER / AUCTIONEER

LIVE & ONLINE - 228.84 Acres +/- Bloom Township, Nobles County, MN.

FARMLAND AUCTION

Wednesday, December 2, 2020 @ 10:00 A.M.

(Snow/Blizzard backup date 12/4/20, at the same time.) Check our web site www.danpikeauction.com for updates.

Sale will be held at the Wilmont VFW Hall at 402 4th Avenue in Wilmont, MN.

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

LIVE ONLINE BIDDING



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

PROPERTY LOCATION

2 miles north & 1/4 mile east of the Calvary Cemetery just east of Wilmont, Minnesota.

PROPERTY LEGAL DESCRIPTION

East 68.84 acres of the Northwest Quarter (NW1/4) & Northeast Quarter (NE1/4) Section Thirty (30), Township One Hundred Four (104) North, Range Forty One (41) West Nobles County, Minnesota.

PROPERTY INFORMATION

Deeded Acres: 228.40 +/- Cropland Acres: 203.1 +/- Crop Productivity Index Rating: 95.10 (Estimated)

FSA INFORMATION

Corn Base 100.9 & PLC Yield 165 bu. & Soybean Base 46 & PLC Yield 46 bu. CRP 37.1 Acres



BEATRICE HOFFMAN FAMILY - OWNERS

Attorney for the Sellers: Ashley J.P. Schmit

Costello, Carlson, Butzon & Schmit Jackson, MN. 56101 Office Phone #507-847-4200

For more information go to www.danpikeauction.com or call 507-847-3468.

Auctioneers

Dan Pike

Auctioneer / Real Estate Land Broker
CAI & GPPA - Jackson, MN.

507-847-3468 (O) or 507-841-0965 (C)

Scott Christopher 507-841-3125 (C)

Kevin & Ryan Kahler, Doug Wedel - Dustyn Hartung

SALE
CONDUCTED BY



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

UPDATED - 11-25-20

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 & ONLINE - 228.84 Acres +/-
Bloom Township, Nobles County, MN.

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

FARMLAND AUCTION

LIVE ONLINE BIDDING



For more info log in bid online to www.danpikeauction.com

Wednesday, December 2, 2020 @ 10:00 A.M.

(Snow/Blitz, or d backup date 12/4/20, at the same time.) Check our web site www.danpikeauction.com for up dates.

SALE LOCATION: The auction will be held at the Wilmont VFW Hall at 402 4th Avenue, Wilmont, MN.

Soils Map

Code	Soil Description	Acres	Percent of Total	EC	Moist. Cap.	Per. Avail.	Clay	Organic	Drainage	Water Table	Water Table
USDA	Hardwood oak, 1 to 4 percent slope	67.00	29.28%	14	10	10	50	0.0	1	10	10
USDA	Hardwood oak, 5 to 12 percent slope	60.20	26.35%	14	10	10	50	0.0	1	10	10
USDA	Hardwood oak, 13 to 24 percent slope	58.48	25.58%	14	10	10	50	0.0	1	10	10
USDA	Hardwood oak, 25 to 36 percent slope	20.28	8.87%	14	10	10	50	0.0	1	10	10
USDA	Hardwood oak, 37 to 48 percent slope	14.28	6.24%	14	10	10	50	0.0	1	10	10
USDA	Hardwood oak, 49 to 60 percent slope	13.1	5.73%	14	10	10	50	0.0	1	10	10
USDA	Hardwood oak, 61 to 72 percent slope	4.01	1.75%	14	10	10	50	0.0	1	10	10
Weighted Average		60.1	26.3	14	10	10	50	0.0	1	10	10



T-104-N BLOOM PLAT R-41-W

PROPERTY LOCATION
 2 miles north & 1/4 mile east of the Calvary Cemetery just east of Wilmont, Minnesota.

PROPERTY LEGAL DESCRIPTION
 East 68.84 acres of the Northwest Quarter (NW1/4) & Northeast Quarter (NE1/4) Section Thirty (30), Township One Hundred Four (104) North, Range Forty One (41) West Nobles County, Minnesota.

PROPERTY INFORMATION
 228.84 - Deeded Acres +/- 203.1 - Cropland Acres +/-
 95.1 - Approximate Crop Productivity Index Rating
FSA Information: Corn Base - 100.9 Acres PLC Yield - 165 Bu.
 Soybean Base - 65.1 Acres PLC Yield - 46 Bu. CRP 37.1 +/- Acres

AUCTION SALE TERMS

The property will be offered in 3 tracts & in combination through our multi-paragraph bidding system. If the farm is sold in separate tracts to separate buyers the Seller's will provide a survey of the separate tracts and the actual number of deeded acres sold will be adjusted at closing to the surveyed number of acres in those tracts. 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 January 15, 2021 with the balance being due and payable in full at closing. Farm is being sold subject to a cropland lease for 2020 with the Sellers retaining the 2020 lease & CRP payments. The Buyer or Buyers will be assigned the future annual Energy Rent/Wind Rights & Turbine Rent/Wind Turbine Payment income as assigned to the prospective tracts. The Sellers will be retaining all of the Construction Payment for the wind turbine that is located on the South Half of the Northeast Quarter. The sale will NOT be contingent upon any buyer financing. The buyer is responsible for all real estate taxes that are due and payable in 2021 and thereafter. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warrant or guarantee that existing taxes lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the seller's approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

ONLINE BIDDING OPTION
 Due to the current COVID-19 regulations and rules regarding public gatherings it is encouraged that those interested parties that do not wish to attend the auction in person 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 board 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 transfer 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 Hoffman Family with the sale of this property. Please come prepared to purchase as the seller has chosen the auction method to market this property. If you are considering the purchase of 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 buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneer 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.

Aerial Map

Map Center: 47° 40' 58.46" -097° 40' 51.55" 08 6584 16720

30-104N-41W Nobles County Minnesota

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

SALE ARRANGED BY

DAN PIKE
 AND ASSOCIATES
AUCTION CO.
 COMPLETE PROFESSIONAL AUCTION SERVICES
 410 Spingfield Park way
 Jackson, MN 56143
 507-847-3468
www.danpikeauction.com

Auctioneers
 Dan Pike
 Auctioneer/Real Estate Broker
 CAI & CPGA - 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
 Ashley J.P. Schmit
 Costello, Carlson,
 Butzon & Schmit
 Law Firm
 Jackson, Minnesota
 507-847-4200

OWNERS
Beatrice Hoffman
Family

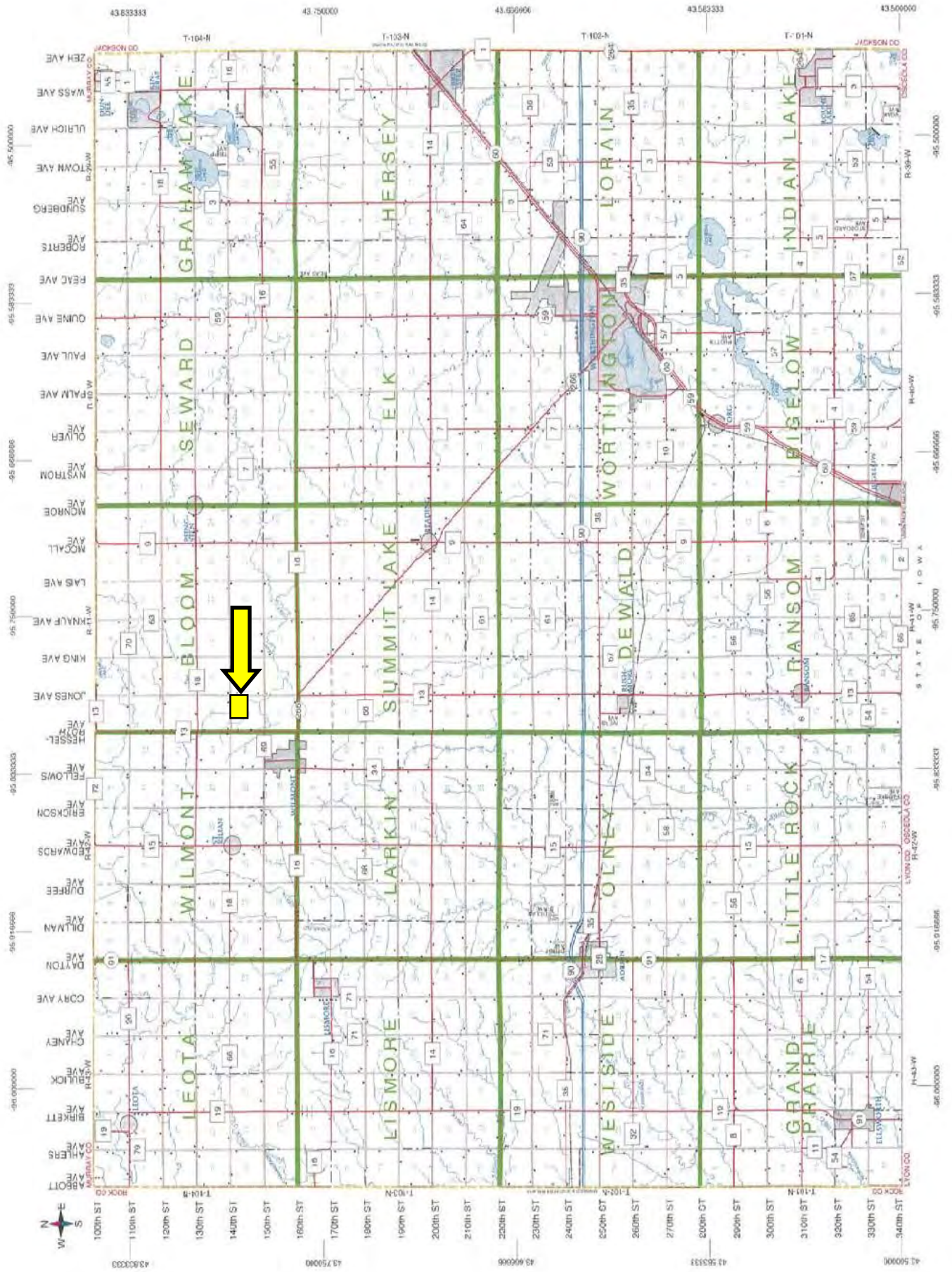
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Nobles County, Minnesota



Aerial Map



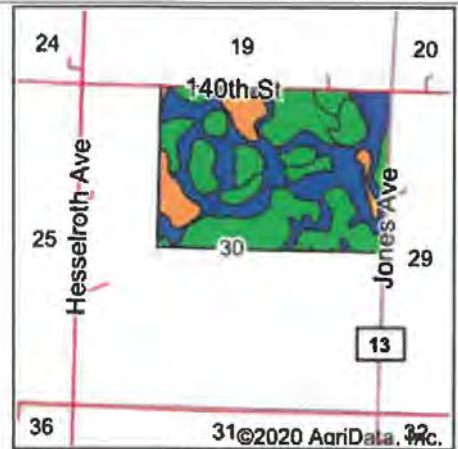
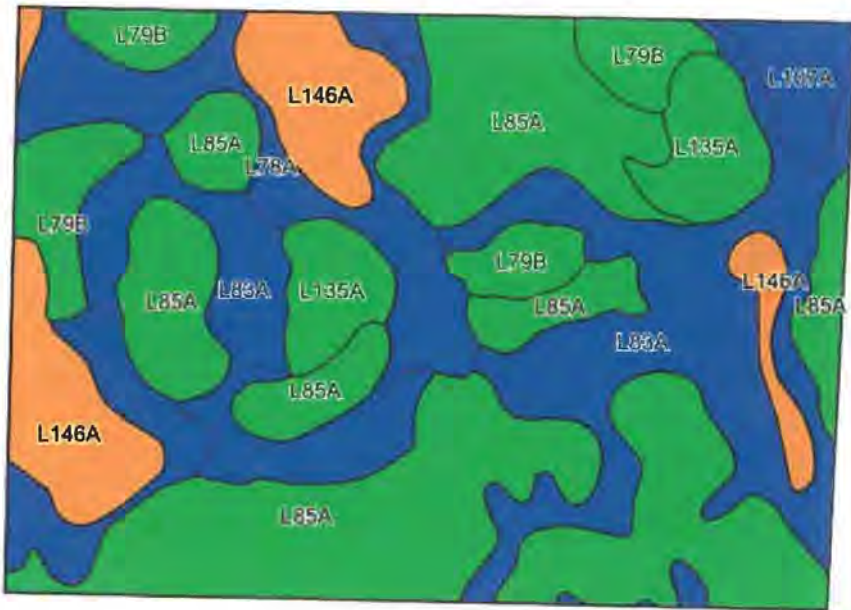
Field borders provided by Farm Service Agency as of 5/21/2008.

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

Soils Map



State: **Minnesota**
 County: **Nobles**
 Location: **30-104N-41W**
 Township: **Bloom**
 Acres: **228.83**
 Date: **10/8/2020**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: MN105, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
L85A	Nicollet clay loam, 1 to 3 percent slopes	88.91	38.9%		lw	99			81	82
L83A	Webster clay loam, 0 to 2 percent slopes	53.76	23.5%		llw	93			78	82
L78A	Canisteo clay loam, 0 to 2 percent slopes	26.72	11.7%		llw	93			71	81
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	23.83	10.4%		lllw	86			77	79
L79B	Clarion loam, 2 to 6 percent slopes	17.26	7.5%		lle	95			80	84
L135A	Okabena silty clay loam, 1 to 3 percent slopes	13.11	5.7%		lw	100	184	55	80	88
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	5.24	2.3%		llw	91			72	81
Weighted Average						95.1	10.5	3.2	*n 78.4	*n 82

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Topography Contours



©2020 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 1,676.1

Max: 1,697.6

Range: 21.5

Average: 1,683.9

Standard Deviation: 3.77 ft

0ft 607ft 1214ft



10/8/2020

30-104N-41W
Nobles County
Minnesota

Map Center: 43° 46' 58.49, -95° 48' 9.55

Maps Provided By:



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

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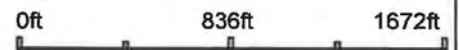
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30-104N-41W
Nobles County
Minnesota



10/7/2020

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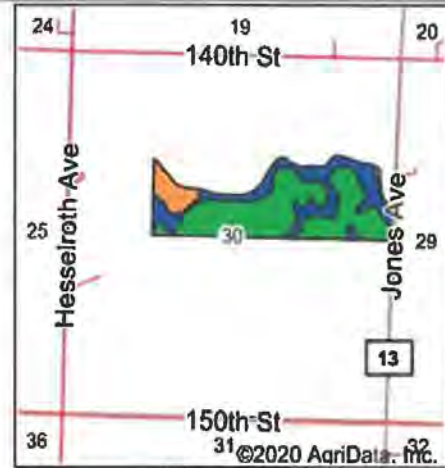
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Soils Map

Tract #1



State: **Minnesota**
 County: **Nobles**
 Location: **30-104N-41W**
 Township: **Bloom**
 Acres: **76.83**
 Date: **10/7/2020**



Soils data provided by USDA and NRCS.

©2020 AgriData, Inc.

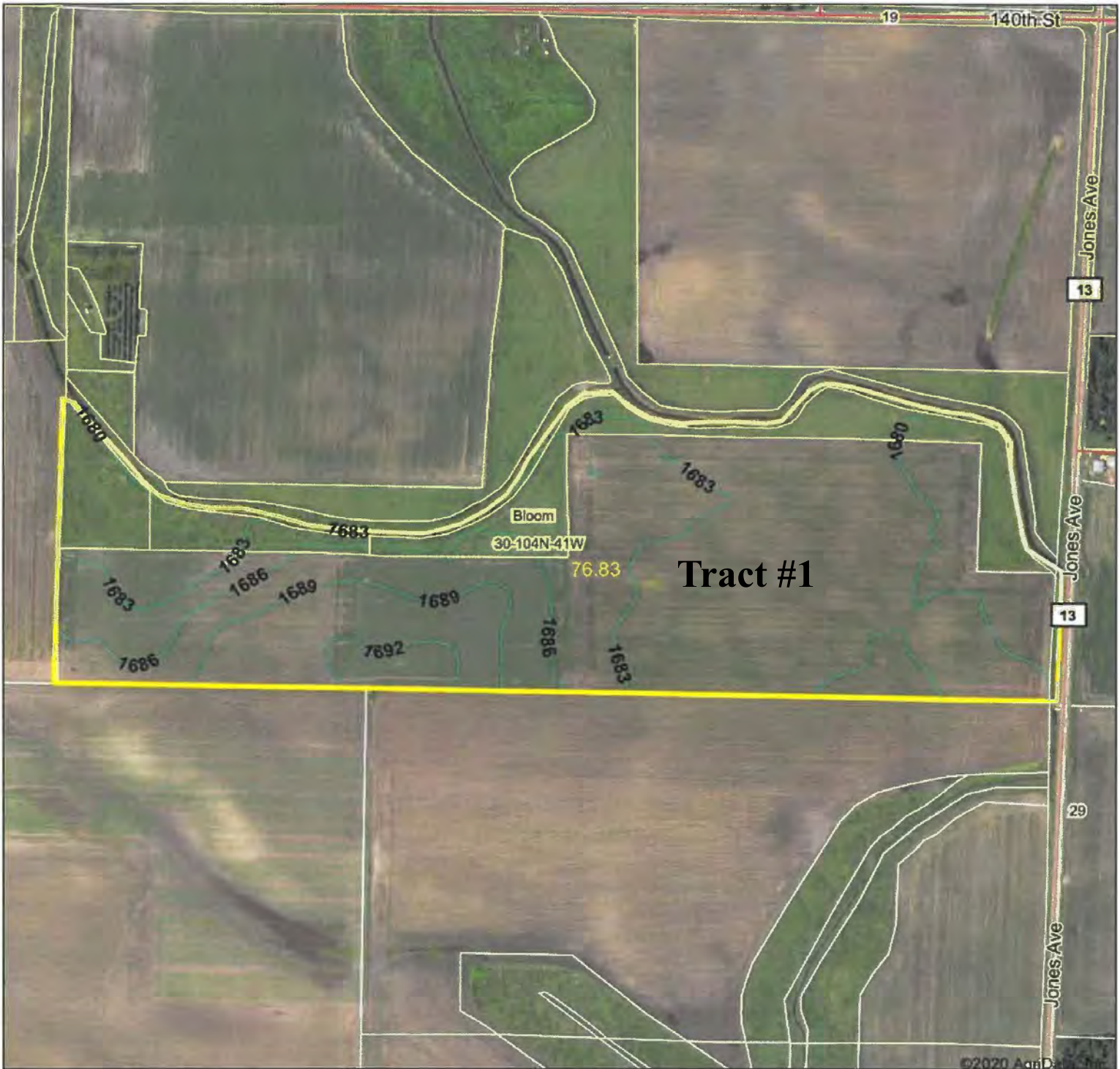
Area Symbol: MN105, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans
L85A	Nicollet clay loam, 1 to 3 percent slopes	46.35	60.3%		lw	99	81	82
L83A	Webster clay loam, 0 to 2 percent slopes	18.66	24.3%		llw	93	78	82
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	6.98	9.1%		lllw	86	77	79
L78A	Canisteo clay loam, 0 to 2 percent slopes	4.84	6.3%		llw	93	71	81
Weighted Average						96	*n 79.3	*n 81.7

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

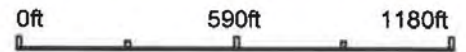


Tract #1

Bloom
30-104N-41W
76.83



Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 1,677.5
Max: 1,692.7
Range: 15.2
Average: 1.683.6



10/7/2020

30-104N-41W
Nobles County
Minnesota

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Aerial Map



LAND SERVICES
UNLIMITED
• AG & COMMERCIAL REAL ESTATE
• AG APPRAISALS

DAN PIKE
&
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

Map Center: 43° 46' 58.49, -95° 48' 9.55



30-104N-41W
Nobles County
Minnesota



10/7/2020

Maps Provided By:
surety
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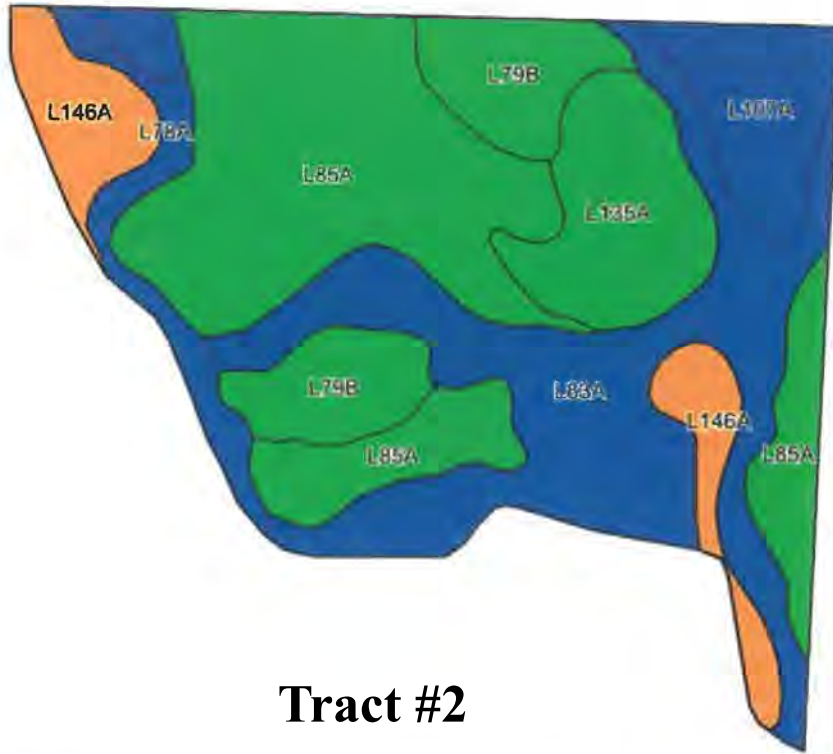
Field borders provided by Farm Service Agency as of 5/21/2008.

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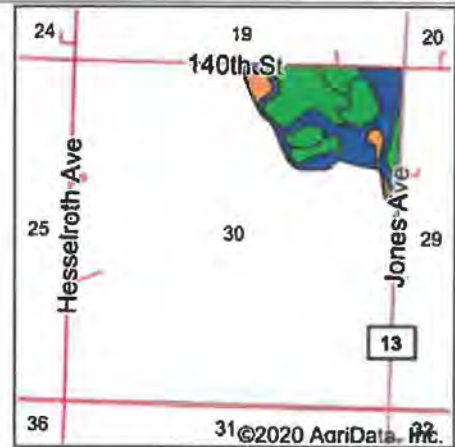
Soils Map



Tract #2

©2020 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Nobles**
 Location: **30-104N-41W**
 Township: **Bloom**
 Acres: **77.41**
 Date: **10/7/2020**



Maps Provided By:



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www.AgriDataInc.com



Area Symbol: MN105, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
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L83A	Webster clay loam, 0 to 2 percent slopes	21.46	27.7%		llw	93			78	82
L79B	Clarion loam, 2 to 6 percent slopes	7.76	10.0%		lle	95			80	84
L135A	Okabena silty clay loam, 1 to 3 percent slopes	7.22	9.3%		lw	100	184	55	80	88
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	6.29	8.1%		lllw	86			77	79
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	5.06	6.5%		llw	91			72	81
L78A	Canisteo clay loam, 0 to 2 percent slopes	3.65	4.7%		llw	93			71	81
Weighted Average						95.2	17.2	5.1	*n 78.6	*n 82.4

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

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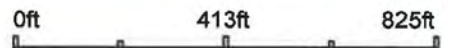
Topography Contours



©2020 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 1,676.1
 Max: 1,691.4
 Range: 15.3
 Average: 1,682.3
 Standard Deviation: 2.95 ft



30-104N-41W
Nobles County
Minnesota

Map Center: 43° 46' 58.49, -95° 48' 9.55



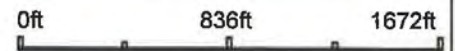
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Aerial Map



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30-104N-41W
Nobles County
Minnesota



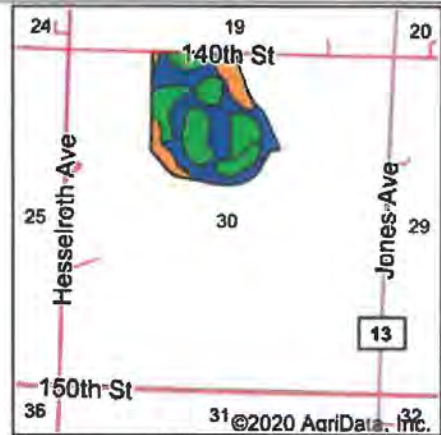
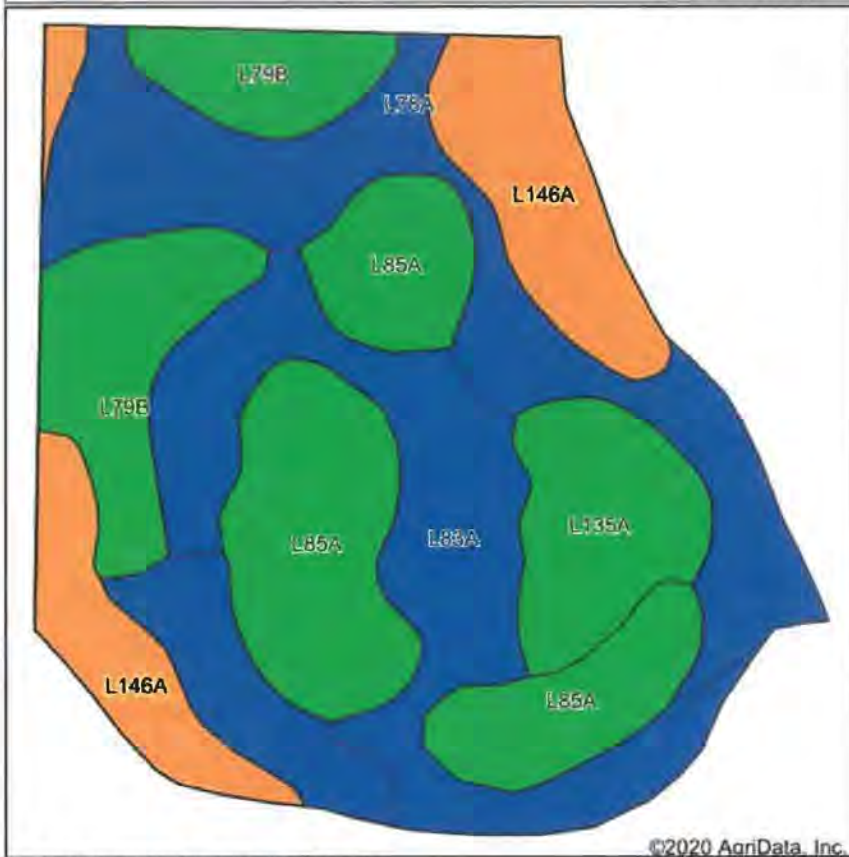
10/7/2020



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Soils Map



State: **Minnesota**
 County: **Nobles**
 Location: **30-104N-41W**
 Township: **Bloom**
 Acres: **74.6**
 Date: **10/7/2020**










• AG & COMMERCIAL REAL ESTATE
 • AC APPRAISAL

Maps Provided By:



© AgriData, Inc. 2020 www.AgriDataInc.com

Area Symbol: MN105, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
L78A	Canisteo clay loam, 0 to 2 percent slopes	18.43	24.7%		IIw	93			71	81
L85A	Nicollet clay loam, 1 to 3 percent slopes	15.74	21.1%		Iw	99			81	82
L83A	Webster clay loam, 0 to 2 percent slopes	14.20	19.0%		IIw	93			78	82
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	10.98	14.7%		IIIw	86			77	79
L79B	Clarion loam, 2 to 6 percent slopes	9.36	12.5%		Ile	95			80	84
L135A	Okabena silty clay loam, 1 to 3 percent slopes	5.89	7.9%		Iw	100	184	55	80	88
Weighted Average						94	14.5	4.3	*n 77.2	*n 82

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Tract #3

Topography Contours



Tract #3

Bloom
30-104N-41W
74.60



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 1,677.9

Max: 1,697.6

Range: 19.7

Average: 1,686.0

Standard Deviation: 3.61 ft



10/7/2020

30-104N-41W
Nobles County
Minnesota

Map Center: 43° 46' 58.49, -95° 48' 9.55

Maps Provided By:



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Tract 20560

2020 Program Year

Map Created May 04, 2020

1044130



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
- CRP
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 203.10 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.

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.

Minnesota
 Nobles
 Report ID: FSA-156EZ

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

FARM: 3682
 Prepared: 9/22/20 11:48 AM
 Crop Year: 2020
 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 [REDACTED] Farm Identifier [REDACTED]

Farms Associated with Operator:
 171, 3327, 6432, 9433

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): 11400A, 11399A, [REDACTED]

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Status	Number of Tracts
223.44	203.1	203.1	0.0	0.0	0.0	37.1	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	166.0	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	0.0	0	1.7
CORN	100.9	165	0.0
SOYBEANS	65.1	46	14.1
Total Base Acres:	166.0		

Tract Number: 20560 Description: E2 OF NW4, NE4 S30/BL
 FSA Physical Location: Nobles, MN ANSI Physical Location: Nobles, MN
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract contains a wetland or farmed wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
223.44	203.1	203.1	0.0	0.0	0.0	37.1	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	166.0	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	0.0	0	1.7
CORN	100.9	165	0.0
SOYBEANS	65.1	46	14.1

Administrative State: Minnesota
Administrative County: Nobles

INDIVIDUAL CONTRACT

Contract Number: 11400A Contract Status: Active Signup Name: SU50 MN Back Forty Pheasant Habitat SAFE

Physical State: MN Physical County: Nobles

Original CRP-1 Start Date: 10/01/2017 Original CRP-1 End Date: 09/30/2027 Effective Start Date: 08/12/2018 Effective End Date: 09/30/2027

Farm Number	Tract Number	CLU Number	CLU Acres	Program Year	Rental Rate	Acres Approved	Annual Payment	Approval Date	Cropland Acres	Marginal Pastureland Acres	Non-Cropland Acres	Wellhead Acres
3682	20560	0021	1.90	2018	\$ 204.88	1.90	\$ 389	07/17/2019	1.90	0.00	0.00	0.00

#22

Administrative State: Minnesota
Administrative County: Nobles

INDIVIDUAL CONTRACT

Contract Number: 11399A Contract Status: Active Signup Name: Continuous SU50

Physical State: MN Physical County: Nobles

Original CRP-1 Start Date: 10/01/2017 Original CRP-1 End Date: 09/30/2027 Effective Start Date: 08/12/2018 Effective End Date: 09/30/2027

Farm Number	Tract Number	CLU Number	CLU Acres	Program Year	Rental Rate	Acres Approved	Annual Payment	Approval Date	Cropland Acres	Marginal Pastureland Acres	Non-Cropland Acres	Wellhead Acres
3682	20560	0021	1.10	2018	\$ 245.76	2.10	\$ 516	07/17/2019	2.10	0.00	0.00	0.00
3682	20560	0019	1.00									

Administrative State: Minnesota
Administrative County: Nobles

INDIVIDUAL CONTRACT

Contract Number: 11216A Contract Status: Active Signup Name: Continuous SU48

Physical State: MN Physical County: Nobles

Original CRP-1 Start Date: 10/01/2016 Original CRP-1 End Date: 09/30/2026 Effective Start Date: 08/12/2018 Effective End Date: 09/30/2026

Farm Number	Tract Number	CLU Number	CLU Acres	Program Year	Rental Rate	Acres Approved	Annual Payment	Approval Date	Cropland Acres	Marginal Pastureland Acres	Non-Cropland Acres	Wellhead Acres
3682	20560	7	8.40	2017	\$ 288.65	33.10	\$ 9554	07/17/2019	33.10	0.00	0.00	0.00
3682	20560	12	2.40									
3682	20560	6	8.30									
3682	20560	3	14.00									

Certified

Conservation Service

SCS-CPA-028 (1-88)

1. Name and Address of Person

2. Date of Request

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

3. County

4. Name of USDA Agency or Person Requesting Determination

5. Farm No. and Tract No.

SECTION I - HIGHLY ERODIBLE LAND

8. 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?				
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1986.				
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 1981-1986; and were not enrolled in a USDA set-aside or diversion program.				
10. This Highly Erodible Land determination was completed in the: Office <input type="checkbox"/> Field <input checked="" type="checkbox"/>				

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

11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:				
12. 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, 1986, as long as they are not abandoned.				
13. 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.				17.8
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.				
15. 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:				
16. 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, 1986, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.				

17. The planned site preparation measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.

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

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

20. This determination was: Delivered Mailed To the Person on Date: _____

RECEIVED

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in block 20 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.

21. Remarks

22. Signature of SCS District Conservationist _____ 23. Date _____

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

ASCS Form

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.

Default Timeout is: 59
As of : 8/24/2020

Parcel Number: 02-0160-000
Payable Year: 2020

General Info	Tax Info	Current Receipts	Special Asmts	Unpaid Tax	History	Pay by Credit Card	Current Year Tax Stmt	Previous Year Tax Stmt
------------------------------	--------------------------	----------------------------------	-------------------------------	----------------------------	-------------------------	------------------------------------	---------------------------------------	--

Taxpayer/Owner Information
Taxpayer #2452
 HOFFMAN/GEORGE/ET AL
 508 4TH AVE
 WILMONT MN 56185-0101

General
MP #02-0160-500 Re/Mh: REAL ESTATE

Twp/City	School	WRSD	HRA	****	R/U
2	518	2	0		0

 Twp/City 2 - TOWN OF BLOOM
 School Dist 518 - WORTHINGTON

Description	Sect	Twp	Range	Lot	Block
	30	104	41	0	0

EAST 88.84 ACRES OF NW1/4
ACRES 68.84

Property Address

Escrow
0
Deeded Acres: 68.84

[Another Search](#) | [Back to ParcelList](#) |

Default Timeout is: 59
 As of : 8/24/2020

Parcel Number: 02-0160-000
 Payable Year: 2020

[General Info](#) | [Tax Info](#) | [Current Receipts](#) | [Special Asmts](#) | [Unpaid Tax](#) | [History](#)

General

Receipt #	612	Name	HOFFMAN/GEORGE/ET AL
Class #1	101 AGRICULTURE	MP#	02-0160-500
Homestead	1 FULL HOMESTEAD		
Cho-HS	700		
Class #2	101 AGRICULTURE	Homestead	NON HOMESTEAD
Class #3		Homestead	Homestead

Market/Tax

Estimated Market	438000	Rate (74.64800)	0.27569	Gross Tax	2,181.58
Taxable Market	438000	County	902.99	Std/HACA/Cr	531.58
New Improvements	0	Twp/City	217.23	Spec Asmt	0.00
		State	0.00	Net Tx Due	1,650.00
TC Total	2920	Sch Voter	220.45	Tax AB/Adds	0.00
TC Hstd	1460	Sch Other	277.99	S.A. AB/Adds	0.00
TC Non Hstd	1460	County Wide	3.80	Adjusted Net	1,650.00
TC H G Hstd	0	Tax Incr	0	Total Receipts	825.00
TC QTA	0	Watershed	27.54	Remaining Due	825.00
		HRA	0.00		
TC State	0	****			
Hstd Credit	0.00	R/U	0		
Ag Credit	249.90	City	0.00	MAY 15	825.00
Other Credit	0.00	Sch Ref-Info	0.00	NOVEMBER 16	825.00
		Extra C.W.	0.00		
QTA Tax Amt	0.00	Non Sch Ref	0		

[Another Search](#) | [Back to ParcelList](#)



NOBLES COUNTY
JOYCE JACOBS AUDITOR-TREASURER
 P.O. BOX 757
 WORTHINGTON, MN 56187
 507-295-5258
 www.co.nobles.mn.us

2020

PROPERTY TAX STATEMENT

PRCL# 02-0160-000 RCPT# 612

TC 2.190 2.920

TOWN OF BLOOM

Property ID Number: 02-0160-000
 Property Description: SECT-30 TWP-104 RANG-41
 EAST 68.84 ACRES OF NW1/4 ACRES
 68.84

GEORGE HOFFMAN ET AL 2452-T
 508 4TH AVE
 WILMONT MN 56185-0101 ACRES 68.84

Values and Classification			
Taxes Payable Year			
	2019	2020	
Step 1	Estimated Market Value:	438,000	438,000
	Homestead Exclusion:		
	Taxable Market Value:	438,000	438,000
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD AGRI NON-HSTD
Sent in March 2019			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		2,480.00
Sent in November 2019			
Step 3	Property Tax Statement		
	First half Taxes:		825.00
	Second half Taxes:		825.00
	Total Taxes Due in 2020		1,650.00

\$\$\$ REFUNDS!

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxes Payable Year:	2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund		.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund		.00
Property Tax and Credits		
3. Property taxes before credits	1,383.56	2,181.58
4. A. Agricultural and rural land tax credits	490.00	249.90
B. Other credits to reduce your property tax	71.56	281.68
5. Property taxes after credits	822.00	1,650.00
Property Tax by Jurisdiction		
6. County	477.82	902.99
7. City or Town	118.75	217.23
8. State General Tax	.00	.00
9. School District: 518		
A. Voter approved levies	45.45	220.45
B. Other local levies	163.13	277.99
10. Special Taxing Districts:		
A. SWRDC	1.98	3.80
B. HERON LAKE	14.87	27.54
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	822.00	1,650.00
Special Assessments on Your Property		
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	822.00	1,650.00

2nd Half 2020 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: NOBLES COUNTY AUDITOR-TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half 2020 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: NOBLES COUNTY AUDITOR-TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 02-0160-000 RCPT# 612
 AGRI HSTD

PRCL# 02-0160-000 RCPT# 612
 AGRI HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX	1,650.00
NOVEMBER 16, 2020	2ND HALF TAX	825.00	1ST HALF TAX	825.00
	PENALTY		PENALTY	
	TOTAL		TOTAL	

YOUR CANCELLED CHECK IS YOUR RECEIPT

TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL

GEORGE HOFFMAN ET AL
 508 4TH AVE
 WILMONT MN 56185-0101

2452-T

GEORGE HOFFMAN ET AL
 508 4TH AVE
 WILMONT MN 56185-0101

2452-T

MAIL TO: NOBLES COUNTY AUDITOR-TREAS.
 P.O. BOX 757
 WORTHINGTON, MN 56187

MAIL TO: NOBLES COUNTY AUDITOR-TREAS.
 P.O. BOX 757
 WORTHINGTON, MN 56187

Default Timeout is: 59
As of : 8/24/2020

Parcel Number: 02-0161-000
Payable Year: 2020

General Info	Tax Info	Current Receipts	Special Asmts	Unpaid Tax	History	Pay by Credit Card	Current Year Tax Stmt	Previous Year Tax Stmt
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Taxpayer/Owner Information
Taxpayer #2452
 HOFFMAN/GEORGE/ET AL
 508 4TH AVE
 WILMONT MN 56185-0101

General
MP #02-0160-500 Re/Mh: REAL ESTATE

Twp/City	School	WRSD	HRA	****	R/U
2	518	2	0		0

 Twp/City 2 - TOWN OF BLOOM
 School Dist 518 - WORTHINGTON

Description	Sect	Twp	Range	Lot	Block
	30	104	41	0	0

NE1/4
ACRES 160.00

Property Address

Escrow
0
Deeded Acres: 160.00

[Another Search](#) | [Back to ParcelList](#) |

Default Timeout is: 59
As of : 8/24/2020

Parcel Number: 02-0161-000
Payable Year: 2020

[General Info](#) | [Tax Info](#) | [Current Receipts](#) | [Special Asmts](#) | [Unpaid Tax](#) | [History](#)

General

Receipt # 614
Class #1 101 AGRICULTURE
Homestead 1 FULL HOMESTEAD
Cho-HS 701

Name HOFFMAN/GEORGE/ET AL
MP# 02-0160-500

Class #2 101 AGRICULTURE
Class #3

Homestead NON HOMESTEAD
Homestead

Market/Tax

Estimated Market	1089700	Rate (74.64800)	0.27569	Gross Tax	6,098.60
Taxable Market	1089700	County	2,702.48	Std/HACA/Cr	1,154.60
New Improvements	0	Twp/City	651.83	Spec Asmt	0.00
		State	0.00	Net Tx Due	4,944.00
TC Total	8173	Sch Voter	686.90		
TC Hstd	2724	Sch Other	808.89	Tax AB/Adds	0.00
TC Non Hstd	5449	County Wide	11.33	S.A. AB/Adds	0.00
TC H G Hstd	0	Tax Incr	0	Adjusted Net	4,944.00
TC QTA	0	Watershed	82.57		
		HRA	0.00	Total Receipts	2,472.00
TC State	0	****		Remaining Due	2,472.00
Hstd Credit	0.00	R/U	0		
Ag Credit	366.20				
Other Credit	0.00	City	0.00	MAY 15	2,472.00
		Sch Ref-Info	0.00	NOVEMBER 16	2,472.00
		Extra C.W.	0.00		
QTA Tax Amt	0.00	Non Sch Ref	0		

[Another Search](#) | [Back to ParcelList](#) |

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 P.O. BOX 757
 WORTHINGTON, MN 56187
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 www.co.nobles.mn.us

2020

PROPERTY TAX STATEMENT

PRCL# 02-0161-000

RCPT# 614

TC 5,449 8,173

TOWN OF BLOOM

Property ID Number: 02-0161-000
 Property Description: SECT-30 TWP-104 RANG-41
 NE1/4 ACRES 160.00

GEORGE HOFFMAN ET AL
 508 4TH AVE
 WILMONT MN 56185-0101

2452-T
 ACRES 160.00

		Values and Classification	
		2019	2020
Step 1		Estimated Market Value: 1,089,700 1,089,700	
Homestead Exclusion:			
Taxable Market Value:		1,089,700	1,089,700
New Improve/Expired Excls:			
Property Class:		AGRI HSTD	AGRI HSTD AGRI NON-HSTD
Sent in March 2019			
Step 2		Proposed Tax	
* Does Not Include Special Assessments		6,168.00	
Sent in November 2019			
Step 3		Property Tax Statement	
First half Taxes:		2,472.00	
Second half Taxes:		2,472.00	
Total Taxes Due in 2020		4,944.00	

\$\$\$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
 - Use these amounts on Form M1PR to see if you are eligible for a special refund
- Property Tax and Credits**
- Property taxes before credits 3,440.06
 - A. Agricultural and rural land tax credits .00
 - B. Other credits to reduce your property tax 178.06
 - Property taxes after credits 3,262.00
- Property Tax by Jurisdiction**
- County 1,894.83
 - City or Town 471.72
 - State General Tax .00
 - School District: 518
 - Voter approved levies 232.02
 - Other local levies 596.57
 - Special Taxing Districts:
 - SWRDC 7.85
 - HERON LAKE 59.01
 -
 -
 - Non-school voter approved referenda levies
 - Total property tax before special assessments 3,262.00
- Special Assessments on Your Property**
- -
 -
 -
 -
- 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS 3,262.00**

Taxes Payable Year:	2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund		.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund		.00
3. Property taxes before credits	3,440.06	6,098.60
4. A. Agricultural and rural land tax credits	.00	366.20
B. Other credits to reduce your property tax	178.06	788.40
5. Property taxes after credits	3,262.00	4,944.00
6. County	1,894.83	2,702.48
7. City or Town	471.72	651.83
8. State General Tax	.00	.00
9. School District: 518		
A. Voter approved levies	232.02	686.90
B. Other local levies	596.57	808.89
10. Special Taxing Districts:		
A. SWRDC	7.85	11.33
B. HERON LAKE	59.01	82.57
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	3,262.00	4,944.00
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	3,262.00	4,944.00

2nd Half Pay Stub 2020 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: NOBLES COUNTY AUDITOR-TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half Pay Stub 2020 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: NOBLES COUNTY AUDITOR-TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 02-0161-000 RCPT# 614
 AGRI HSTD

PRCL# 02-0161-000 RCPT# 614
 AGRI HSTD

AMOUNT DUE	AMOUNT DUE	TOTAL TAX
NOVEMBER 16, 2020	NOVEMBER 16, 2020	NOVEMBER 16, 2020
2ND HALF TAX 2,472.00	2ND HALF TAX 2,472.00	1ST HALF TAX 2,472.00
PENALTY	PENALTY	PENALTY
TOTAL	TOTAL	TOTAL

YOUR CANCELLED CHECK IS YOUR RECEIPT

TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL

GEORGE HOFFMAN ET AL
 508 4TH AVE
 WILMONT MN 56185-0101

2452-T

GEORGE HOFFMAN ET AL
 508 4TH AVE
 WILMONT MN 56185-0101

2452-T

MAIL TO: NOBLES COUNTY AUDITOR-TREAS.
 P.O. BOX 757
 WORTHINGTON, MN 56187

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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.

TILE EASEMENT AND AGREEMENT

THIS AGREEMENT made and entered into this 9th day of September, 1983, in Worthington, Minnesota, by and between ARNOLD B. HOFFMAN and BEATRICE HOFFMAN, owners of the Northeast Quarter (NE $\frac{1}{4}$) of Section 30, Township 104, Range 41 (also known as Bloom Township) Nobles County, Minnesota, hereinafter referred to as "Hoffmans," and DONALD B. SIEVE and JANET SIEVE, his wife, Contract for Deed purchasers of the Southeast Quarter (SE $\frac{1}{4}$) of Section 30, Bloom Township, Nobles County, Minnesota, hereinafter referred to as "Sieves".

WHEREAS, Hoffmans have tiled a portion of their farm as described herein, and the said field tile system discharges into a 12-inch main field drainage tile line located in Jack Creek as said creek passes through the easterly portion of the farm owned by Sieves;

WHEREAS, Hoffmans have contributed to the cost of this 12-inch main field drainage tile line;

NOW THEREFORE, in consideration of the covenants herein contained, the parties hereby agree as follows:

I.

Hoffmans have constructed at their own expense an 8-inch field drainage tile lateral line crossing onto Sieves' land at a point Five Hundred Five (505) feet West of the Northeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of Section 30, Bloom Township. Said tile line continues in a Southerly direction a distance of Four Hundred Twenty-five (425) feet more or less, and empties into the 12-inch main tile line running through Jack Creek as it passes through the easterly portion of the said Southeast Quarter (SE $\frac{1}{4}$) of Section 30 of Bloom Township on the lands of Sieve.

II.

Hoffmans contributed to the cost of constructing and installing the 12-inch field drainage tile main line. Sieves, therefore, grant to Hoffmans a perpetual easement for the purpose of locating and establishing the above-described 8-inch field drainage tile lateral line, connecting with the 12-inch main tile line.

III.

Hoffmans shall not extend the above described 8-inch field drainage tile lateral line beyond its present length and location, either upon their lands or upon the lands of Sieves; Hoffmans shall not attach any additional

field drainage tile lateral lines to this 8-inch tile lateral line, either upon their lands or upon Sieves' lands, nor shall they replace the 8-inch tile lateral line with a line larger than 8 inches in diameter.

IV.

Hoffmans shall have the right to enter upon the Sieves' lands in order to make necessary repairs and maintenance, or to clean out, the above described 8-inch lateral field drainage tile lateral line in order to keep the 8-inch lateral tile line in proper working condition. Hoffmans shall undertake such repairs, maintenance and cleaning at his own expense.

V.

Hoffmans shall have the right to enter upon the lands of Sieves in order to make necessary repairs and maintenance and for cleaning out the above described 12-inch main field drainage tile line in order to keep the 12-inch tile line in proper working condition. The expense of repairing, maintaining, and cleaning out this 12-inch main tile line shall be apportioned among Sieves, Hoffmans and other persons benefited by the line who are not parties to this Agreement, in an appropriate manner.

VI.

In the event Hoffmans enter upon the lands of Sieves for the purpose of making repairs and maintenance, or for cleaning out said 8-inch lateral or 12-inch main field drainage tile lines during the time when crops are being grown on said land, any damage caused to growing crops shall be paid by Hoffmans.

VII.

All amounts required to be paid by the parties to this Agreement shall be payable when due to the parties performing the labor and furnishing the materials.

VIII.

This Agreement shall run with the land, and inure to the benefit of and be binding upon the parties hereto, their heirs, administrators, executors and assigns forever.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above mentioned.

Arnold B. Hoffman
ARNOLD B. HOFFMAN

Beatrice Hoffman
BEATRICE HOFFMAN

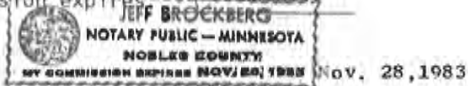
Donald B. Sieve
DONALD B. SIEVE

Janet Sieve
JANET SIEVE

STATE OF MINNESOTA)
)ss.
COUNTY OF NOBLES)

The foregoing instrument was acknowledged before me this 9th day of Sept., 1983, by Arnold B. Hoffman and Beatrice Hoffman, his wife.

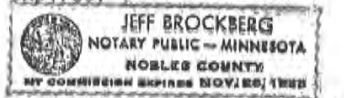
Jeff Brockberg
Notary Public, Nobles County, Minn.
My commission expires:



STATE OF MINNESOTA)
)ss.
COUNTY OF NOBLES)

The foregoing instrument was acknowledged before me this 9th day of Sept., 1983, by Donald B. Sieve.

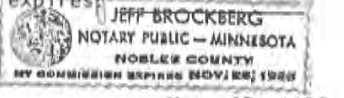
Jeff Brockberg
Notary Public, Nobles County, Minn.
My commission expires:



STATE OF MINNESOTA)
)ss.
COUNTY OF NOBLES)

The foregoing instrument was acknowledged before me this 9th day of Sept., 1983, by Janet Sieve.

Jeff Brockberg
Notary Public, Nobles County, Minn.
My commission expires:



THIS INSTRUMENT WAS DRAFTED BY:
Von Holtum Law Office
607 Tenth Street
Worthington, MN 56187

Loosbrock Construction

Copy
10/15/18

PO Box 98
Office: 507-926-5368
Fax: 507-926-5444

Charles Loosbrock

Wilmont, MN 56185
Home: 507-926-5284
Mobile Phone: 800-615-1280

Beatrice Hoffman
NE1/4 Section 30
Bloom Township
Nobles County
2006

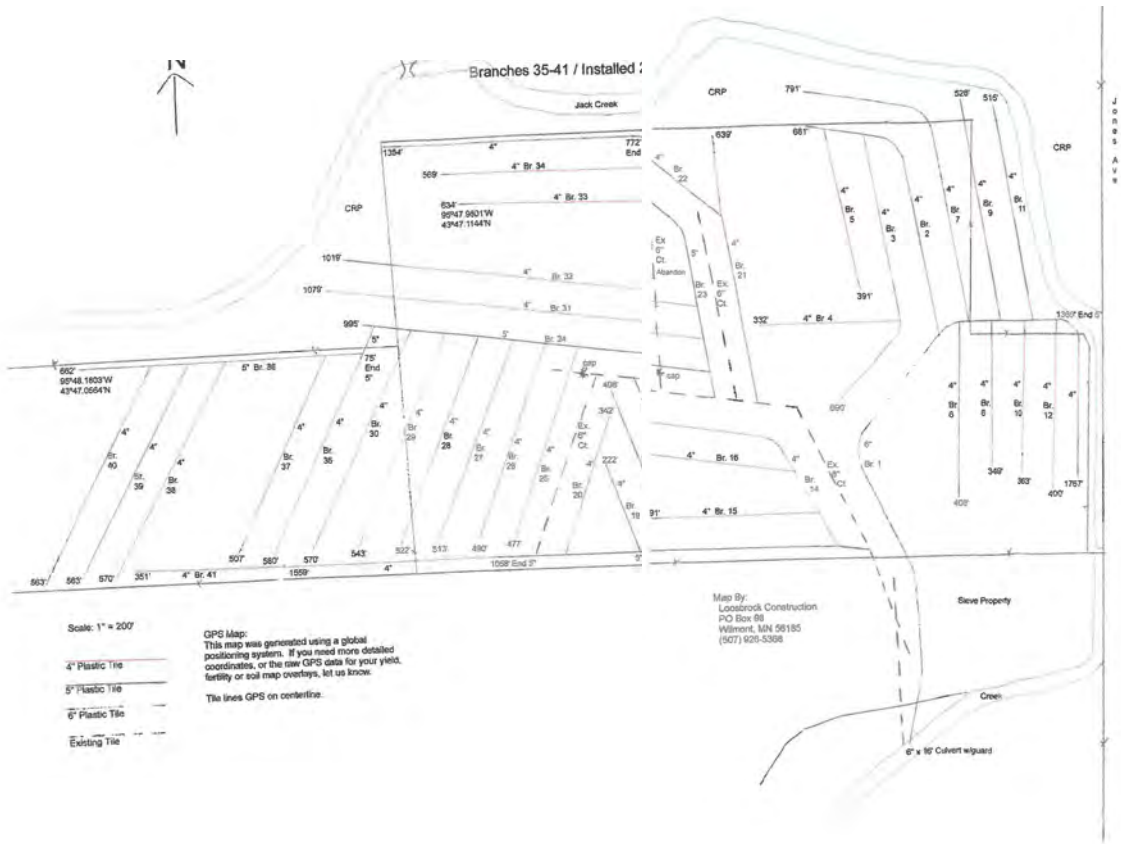
	4"	5"
Br. 35	505'	75'
36		662'
37	507'	
38	570'	
39	563'	
40	563'	
41	351'	
Totals:	3059'	737'

3059' - 4" Plastic Tile Installed @ 1.05	3211.95
737' - 5" Plastic Tile Installed @ 1.22	899.14
5 - Connections to New 4 or 5" Plastic @ 13.00	65.00
2 - Connections to Existing 4 or 5" Plastic @ 17.00	34.00

Total Due: \$ 4210.09

11/6/18
1018

We Thank You For The Job! If there are any questions, please call.



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.

Loosbrock Construction

PO Box 98
 Office: 307-926-5368
 Fax: 307-926-5114

Charles Loosbrock
 Wilmar, MN 56153
 Home: 307-926-5184
 Mobile: 909-900-1980

Page 2
 Hoffman
 30 - Bloom

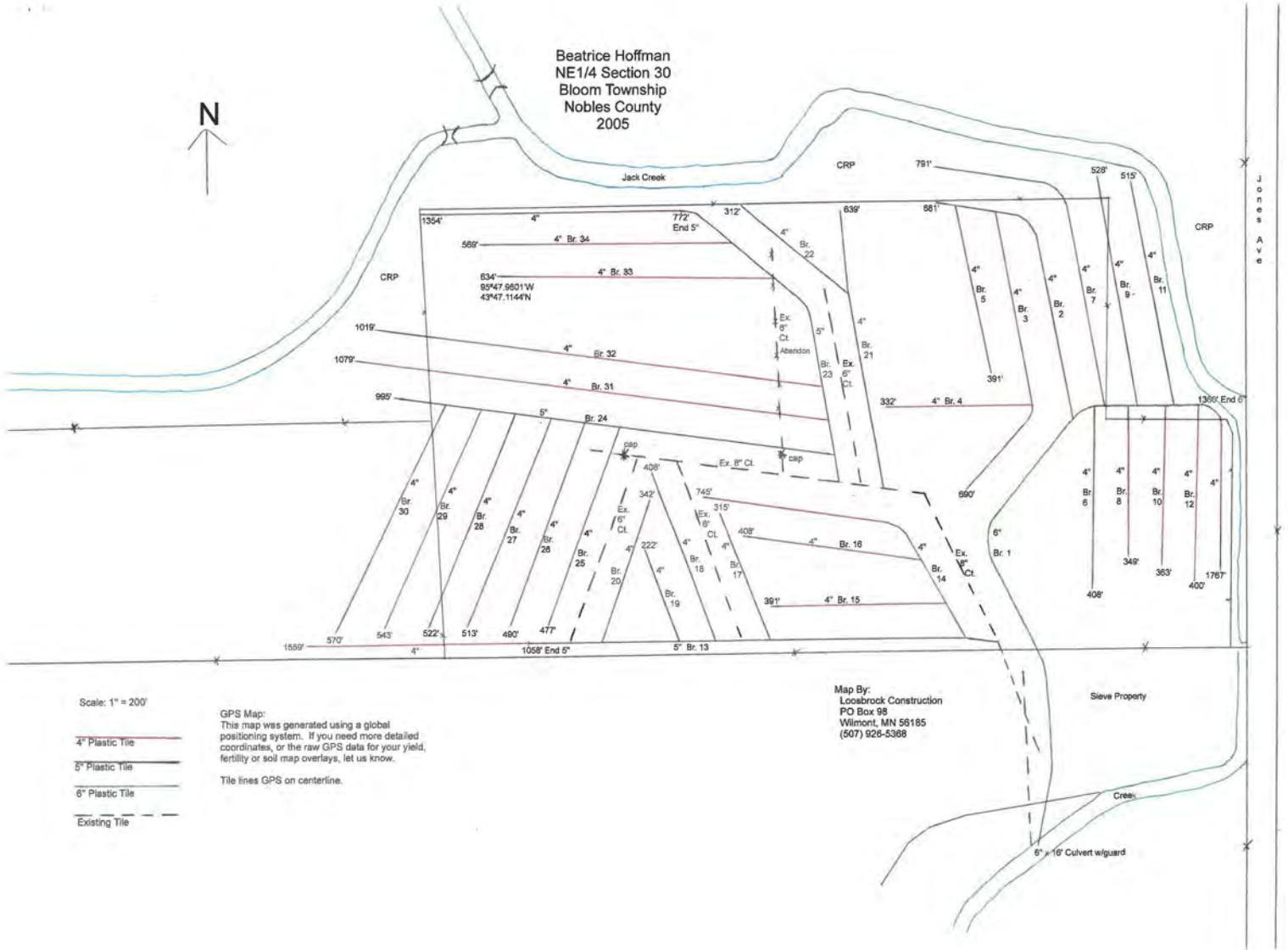
Beatrice Hoffman
 NE 1/4 Section 30
 Bloom Township
 Nobles County
 2005

	4"	5"	6"
Br. 1			1360'
2	402'		
3	681'		
4	690'		
5	332'		
6	791'		
7	408'		
8	791'		
9	148'		
10	528'		
11	368'		
12	513'		
13	469'		
14	381'	1058'	
15	745'		
16	391'		
17	408'		
18	315'		
19	408'		
20	222'		
21	342'		
22	639'		
23	312'		
24	582'	772'	
25	477'	991'	
26	490'		
27	313'		
28	322'		
29	543'		
30	370'		
31	1079'		
32	1019'		
33	634'		
34	569'		
Total	17136'	2825'	1360'

17136'	- 4" Plastic Tile Installed @ 1.00	17136.00
2825'	- 5" Plastic Tile Installed @ 1.15	3248.75
1360'	- 6" Plastic Tile Installed @ 1.40	1904.00
30	- Connections to New 4-6" Plastic @ 13.00	390.00
3	- Connections to Existing 8" Cement @ 25.00	75.00
1	- 6" x 16' Culvert w/guard @ 111.67	111.67
1	- 6" Cap @ 10.00	10.00
1	- 8" Cap @ 15.00	15.00
	Subtotal:	22890.42
21321'	- Early Pay Discount @ .10	- 2132.10
	Total Due:	\$ 20758.32

We Thank You For The Job! If there are any questions, please call.

Handwritten: 8/24/05
 6/11/10



Scale: 1" = 200'

- 4" Plastic Tile
- 5" Plastic Tile
- 6" Plastic Tile
- Existing Tile

GPS Map:
 This map was generated using a global positioning system. If you need more detailed coordinates, or the raw GPS data for your yield, fertility or soil map overlays, let us know.
 Tile lines GPS on centerline.

Map By:
 Loosbrock Construction
 PO Box 98
 Wilmar, MN 56185
 (507) 926-5368

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Loosbrock Construction

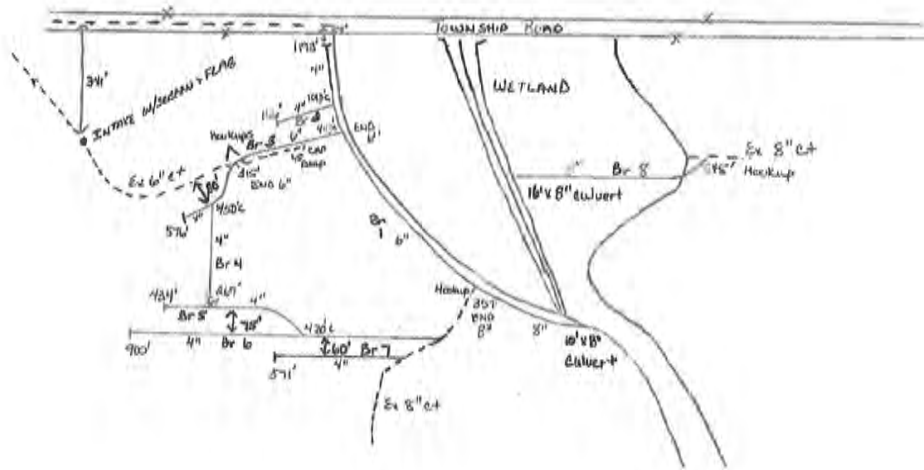
Box 98
 Wilbert, Minnesota 56165
 Business: 507-926-5266
 Home: 507-926-5284

Hoffman
 Section 30
 Bloom Township
 1994

	4"	6"	8"
Br. # 1	250'	586'	357'
2	166'		
3	261'	315'	
4	269'		
5	424'		
6	900'		
7	371'		545'
8			
Totals	2651'	901'	902'

2651' - 4" Plastic tile Installed @ .95	2544.95
901' - 6" Plastic tile Installed @ 1.36	1225.36
902' - 8" Plastic tile Installed @ 1.86	1677.72
4 - Connections to New 4" & 6" Plastic @ 13.00	52.00
2 - Connections to Ex. 8" Cement @ 25.00	50.00
1 - Cap Ex. 6" Cement @ 10.00	10.00
2 - Hookups to Ex. 6" Cement @ 35.00	70.00
10' - 8" Culvert w/guard @ 85.75	85.75
16' - 8" Culvert w/guard @ 133.75	133.75
1.5 - hrs. 580R Backhoe @ 55.00 (bury rock pile)	82.50
2 - Hookups to Ex. 8" Cement @ 45.00	90.00
1 - Install intake on Ex. 6" ct. tile w/screen & flag	60.00
2 - Man Hrs. Labor - locate & follow ex. tile @ 20.00	40.00
Subtotal:	6130.54
Discount if paid within 14 days - 9454' @ .05	-222.70
Total Due:	\$5907.84

We Thank You For The Job! If there are any questions, please call.



Hoffman
 Section 30
 Bloom Twp.
 1994

40 Scale

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1991

7-12-1991

BEATRICE Hoffman
NE 1/4 Section 30
Bloom Township

Dr. #	4 in.	5 in.	10 in.
1	240 ft.		1240 ft.
2	223		
3	417		
4	500		
5		118 ft.	
6		456	
7		266	
8		22	
9		539	
10	209		
11		177	
12	248	65	
13		46	
Total	1837 ft.	1659 ft.	1240 ft.

1837 ft. of 4 in. plastic tile installed @ 90¢ \$ 1,653
 1659 ft. of 5 in. plastic tile installed @ \$ 1.05 1,742
 1240 ft. of 10 in. plastic tile installed @ \$ 1.75 3,410
 14 in. of 12 in. culvert w/guard 150
 10 in. intake w/screen 65
 3 - 10 in. connections @ \$25 75
 10 - Connections @ \$13 130
 2 - 5 in. intakes @ \$40 80

Total \$ 7,305

7-25-91

We thank you for the job. If there are any questions, please call.

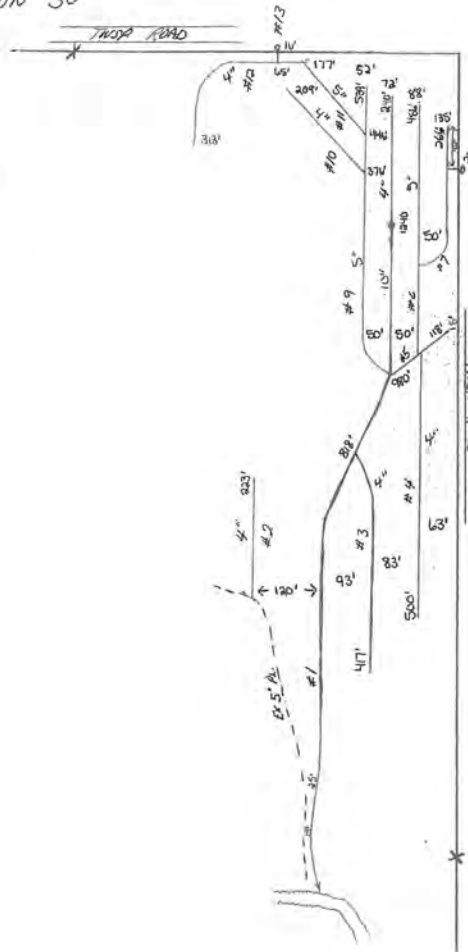
Chuck
26-5284

Loosbrock Construction

Box 141
Wilmont, Minnesota 56185
Business: 507-926-5368

Rocky
926-5380

HOFFMAN
NE 1/4 SECTION 30
BLOOM TWP.



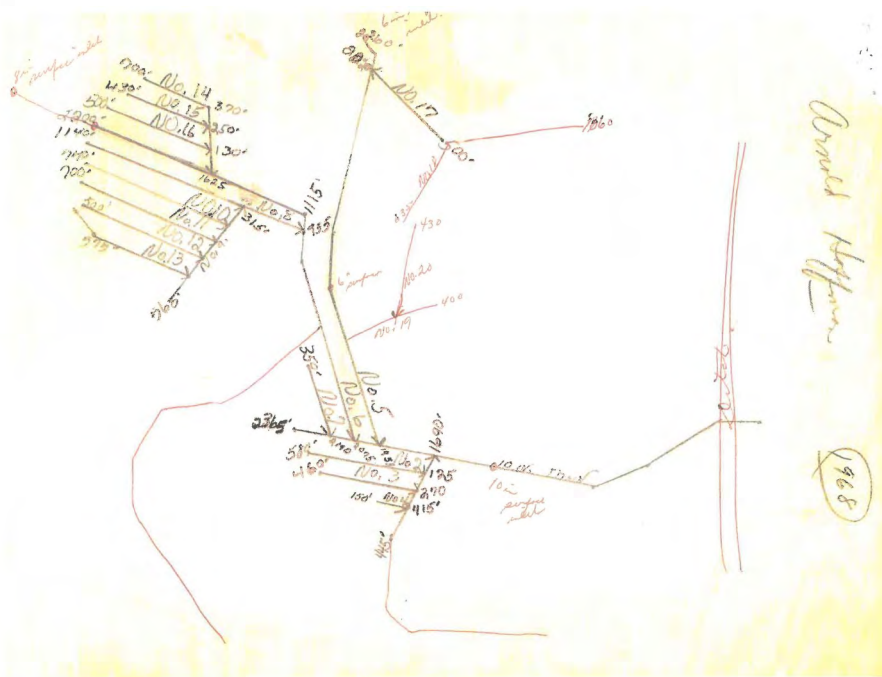
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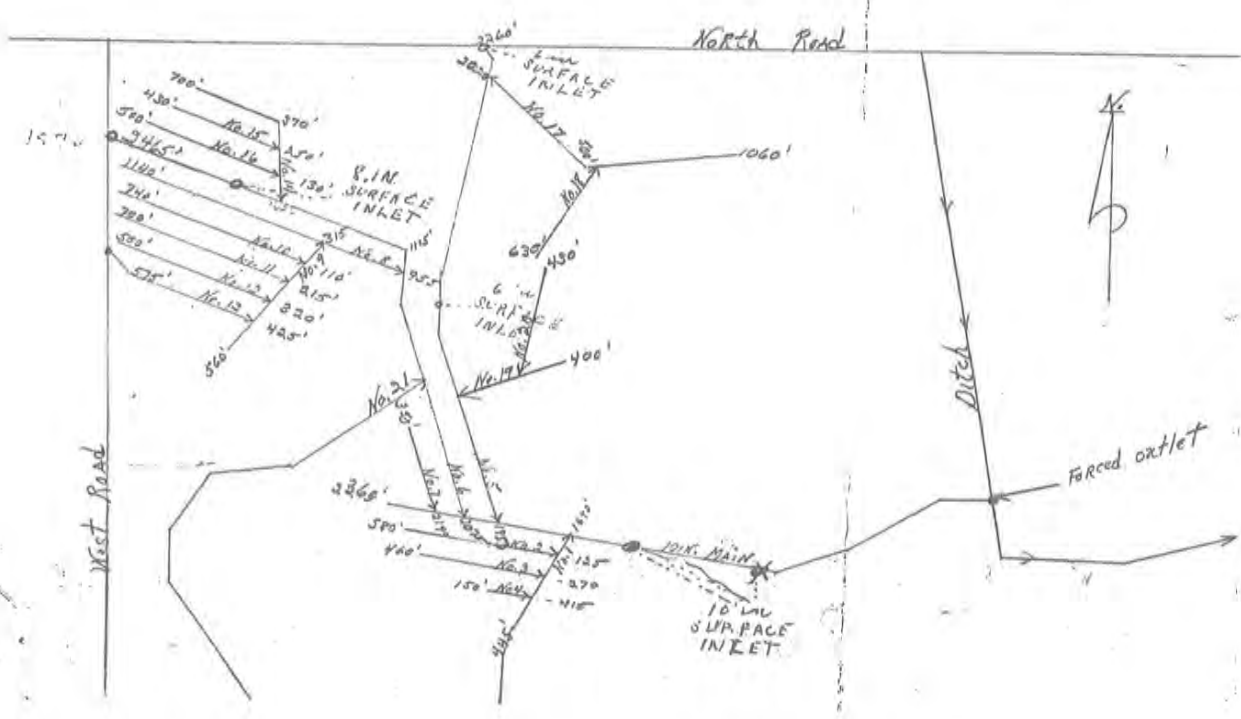
Arnold Hoffman
 Billing 1968

10, 8, 6, in. main		
19in. 2095 ft. 127 rds. NY DEP.	4-3	\$17.95 rd.
8 in. 100 ft. 6 rds.	4-0	\$17.40 rd.
6 in. 170 ft. 10 rds.	4-0	\$27.00 rd.
Branch #1 connect to main at Sta. 1890 goes SW	4-0	\$2.70 rd.
#2 connect to #1 at Sta. 125 goes W	4-0	\$2.70 rd.
#3 connect to #1 at Sta. 270 goes W	4-0	\$2.70 rd.
#4 connect to #1 at Sta. 415 goes W	4-0	\$2.70 rd.
#5 connect to 10 in. main at 1953 goes north to road	4-5	\$5.50 rd.
#6 connect to 10 in. main at Sta. 2975 goes N & SW	4-4	\$3.30 rd.
8 in. 3000	15	4-4
6 in. 300	16	4-0
#7 connect to main at Sta. 2190 goes SW	4-0	\$2.70 rd.
#8 connect to #6 at Sta. 955 goes NW	4-1	\$2.80 rd.
#9 connect to #8 at Sta. 315 goes SW	4-3	\$3.00 rd.
#10 connect to #9 at Sta. 110 goes SW	4-0	\$2.70 rd.
#11 connect to #9 at Sta. 215 goes SW	4-0	\$2.70 rd.
#12 connect to #9 at Sta. 425 goes SW	4-0	\$2.70 rd.
#13 connect to #9 at Sta. 425 goes SW	4-0	\$2.70 rd.
#14 connect to #6 at Sta. 1625 goes SW	4-0	\$2.70 rd.
#15 connect to #14 at Sta. 250 goes SW	4-0	\$2.70 rd.
#16 connect to #14 at Sta. 130 goes SW	4-0	\$2.70 rd.
#17 connect to #15 at Sta. 2020 goes SE	4-4	\$3.10 rd.
Backfill ditch 15155 ft. @ \$2.00 per hundred ft.		303.10
Stake and survey 15155 ft. @ \$1.50 per ft.		227.32
4-surface inlets with cover @ \$12.50 ea.		50.00
1-forced outlet		13.50
3-10 in. cemented 'Y' or corner connections @ \$4.85		14.55
3-8 in. cemented 'Y' or corner connections @ \$3.95		11.55
12-6 in. cemented 'Y' or corner connections @ \$2.85		34.20
Stake and survey for ditch		75.50
Digging for and hooking up sewer		18.00
Backhoe and labor and material - Total from next page -		329.95
TOTAL		\$3914.68
		3200.00



July 1970
 [Signature]

Tile Installation Record
 N.W. 1/4 Sec. 30 Blair Twp
 Survey & Design - W. Fred Loosbrock Stanton Minn.
 Arnold Hoffman July 1968



Arnold Hoffman
 1968

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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.

CONSERVATION PLAN MAP

Date: 8/18/2016

Customer(s): Beatrice Hoffman
District: NOBLES SOIL & WATER CONSERVATION DISTRICT
Approx Acres: 33.10
Legal Description: T104 R41 S30 Tract 20560 Farm 3682

Field Office: WORTHINGTON SERVICE CENTER
Agency: USDA-NRCS
Assisted By: Austin DeWitte
State and County: MN, Nobles County, Minnesota



Legend

- CRP BASEPLAN
- Townships
- Sections

1 inch = 931 feet
1:11,171



United States
Department of
Agriculture

Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, NRCS cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. NRCS makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.



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CRP-1 (10-22-15)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO CODE & ADMIN. LOCATION 27 105	2. SIGN-UP NUMBER 48
		3. CONTRACT NUMBER	4. ACRES FOR ENROLLMENT 33.10
CONSERVATION RESERVE PROGRAM CONTRACT		5. FARM NUMBER 0003682	6. TRACT NUMBER(S) 0020560
7A. COUNTY OFFICE ADDRESS (Include Zip Code) NOBLES COUNTY FARM SERVICE AGENCY 1567 N MCMILLAN ST SUITE 1 WORTHINGTON, MN 56187-2822		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2026
7B. TELEPHONE NUMBER (Include Area Code): (507) 376-6194 x2			

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 that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. 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 PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.**

10A. Rental Rate Per Acre	\$ 288.65	INITIAL	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 9,554		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$		0020560	0003	CP21	14.00	0
(Item 10C applicable only to continuous signup when the first year payment is prorated.)			0020560	0006	CP21	8.30	0
			0020560	0007	CP21	8.40	0

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

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): BEATRICE HOFFMAN PO BOX 127 WILMONT, MN 56185-0127	(2) SHARE 100.00%	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. 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 7 CFR Part 1410, 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.), and the Agricultural Act of 2014 (Pub. L. 113-79). 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.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). 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.**

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

Original - County Office Copy
 Owner's Copy
 Operator's Copy

CONTINUATION OF ITEM 11 – Identification of CRP Land

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated C/S	F. CONTRACT PERIOD (MM-DD-YYYY)	
					(1) FROM	(2) TO
0020560	0012	CP21	2.40	0		

- Original – County Office Copy
- Owner's Copy
- Operator's Copy

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This form is available electronically.

(See Page 2 for Privacy Act and Paperwork Reduction Act Statements.)

CRP-2C (10-22-15)		U.S. DEPARTMENT OF AGRICULTURE Farm Service Agency		1. Tract Number 0020560		2. Program Year 2017	
CONSERVATION RESERVE PROGRAM WORKSHEET (For Continuous Signup)				3A. Sign Up Number 48		3B. Effective Date (MM-DD-YYYY) 10-01-2016	
4A. Farm Number 0003682		4B. Name and Address of Producer (Zip Code) BEATRICE HOFFMAN PO BOX 127 WILMONT, MN 56185-0127		4D. County FSA Office Address (Zip Code) NOBLES COUNTY FARM SERVICE AGENCY 1567 N MCMILLAN ST SUITE 1 WORTHINGTON, MN 56187-2822			
		4C. Telephone Number (Include Area Code) (507) 926-5946		4E. County FSA Office Phone No. (Include Area Code) (507) 376-6194 x2			
5A. State & County Code Admin. Location 27105		5B. State & County Code Physical Location 27105		6. Contract Number		7. Acres for Enrollment 33.10	
8. Is Cost-Share Requested? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		9. Rental Rate Per Acre Offered INITIAL \$ 288.65		10. Signup Type (Check one): Continuous <input checked="" type="checkbox"/> CREP <input type="checkbox"/> FWP <input type="checkbox"/>			
11. Practices (See Page 3 for additional space)				12. HUC Number: 071000010603			
A. Field No.	B. Practices	C. Acres	D. Estimated Total C/S	E. Length	13. Land Eligibility Category by Acres: (Enter the amount eligible for each criteria.)		
0003	CP21	14.00	0.00	10	Marginal Pastureland	0.00	
0006	CP21	8.30	0.00	10	CREP Acres	0.00	
0007	CP21	8.40	0.00	10	Wellhead Protection Acres	0.00	
0012	CP21	2.40	0.00	10	Expiring CRP	33.10	
					Infeasible to Farm	0.00	
					Other Cropland	33.10	
					HEL EI ≥ 20	0.00	
14. Soil Map Data and Maximum Payment Rate Calculations:							
	A. Physical Location	B. Soil Survey ID No.	C. Map Unit Symbol	D. Acres	E. Soil Rental Rate	F. Total Rent	
(1) Primary	27105	MN105	L83A	12.59	x \$ 225	= \$ 2832.75	
(2) Secondary	27105	MN105	L85A	10.96	x \$ 266	= \$ 2915.36	
(3) Tertiary	27105	MN105	L78A	5.37	x \$ 225	= \$ 1208.25	
TOTALS				28.92		\$ 6956.36	
15. Weighted Average Soil Rental Rate (Col. 14F total divided by Col. 14D total) \$ 240.54				16. Total Incentive (if applicable) (Item 15 times 14D times applicable incentive percentage) \$ 1391.27			
17. Soil Map Data and Maximum Payment Rate Calculations. For infeasible to farm Acreage:							
	A. Physical Location	B. Soil Survey ID No.	C. Map Unit Symbol	D. Acres	E. Soil Rental Rate	F. Total Rent	
(1) Primary					x \$	= \$	
(2) Secondary					x \$	= \$	
(3) Tertiary					x \$	= \$	
TOTALS						\$	
18. Weighted Average Soil Rental Rate Plus Total Incentive (14F + 16 + 17F) divided by (14D + 17D) \$ 288.65				CONTRACT TOTALS			
				19. Weighted Average Maintenance Rate for Contract \$ 0.00		20. Maximum Payment Rate (Item 18 + Item 19) \$ 288.65	

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.

Items 21 through 24 (See Page 4 for additional space)											
21. Tract No.	22. Current Field No.	23. Current Crop or Land Use	24. Crop Land Use Summary								
			A.	B.	C.	D.	E.	F.	G.	H.	I.
			Offered Acres	Eligible Acres	2008	2009	2010	2011	2012	2013	
0020560	0003	CRP	14.00	14.00	CRP	CRP	CRP	CRP	CRP	CRP	
0020560	0006	CRP	8.30	8.30	CRP	CRP	CRP	CRP	CRP	CRP	
0020560	0007	CRP	8.40	8.40	CRP	CRP	CRP	CRP	CRP	CRP	
0020560	0012	CRP	2.40	2.40	CRP	CRP	CRP	CRP	CRP	CRP	
25. TOTAL ►			33.10								
26. PRODUCER'S CERTIFICATION:											
<p><i>By signing below I certify to all of the following: (1) I have been informed of the estimated cost of establishing the cover offered; (2) I have been informed that if I decline cost share assistance I will be ineligible for cost share assistance; (3) I have been informed that I may be required to pay for a measurement service on the acreage offered before such acreage may be enrolled in the CRP; (4) To the best of my knowledge and belief the acreage of crops and land listed herein, if applicable, are true and correct; and (5) The signing of this form gives USDA representatives authorization to enter and inspect crops and land uses and for other purposes on the above identified land.</i></p> <p><i>I understand that an inaccurate certification could result in a payment reduction or loss of program benefits.</i></p>											
26A. Signature (By)					26B. Title/Relationship of the Individual if Signing in a Representative Capacity				26C. DATE (MM-DD-YYYY)		

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.

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 7 CFR Part 1410, 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.), and the Agricultural Act of 2014 (Pub. L. 113-79). 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.*

*This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). 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***

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

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.

CONSERVATION PLAN SOILS MAP

Date: 8/18/2016

Customer(s): Beatrice Hoffman
District: NOBLES SOIL & WATER CONSERVATION DISTRICT
Approx Acres: 33.10
Legal Description: T104 R41 S30 Tract 20560 Farm 3682

Field Office: WORTHINGTON SERVICE CENTER
Agency: USDA-NRCS
Assisted By: Austin DeWitte
State and County: MN, Nobles County, Minnesota



Legend

- CRP BASEPLAN
- Townships
- Sections
- Nobles Co Soils

1 inch = 931 feet
1:11,171



United States Department of Agriculture

Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, NRCS cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. NRCS makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.

Soils Inventory Report

BEATRICE HOFFMAN

Tract	Land Unit	Map Unit Symbol	Map Unit Name	Acres	Percent
20560	3	L146A	Glencoe silty clay loam, 0 to 1 percent slopes	0.4	3%
20560	3	L78A	Canisteo clay loam, 0 to 2 percent slopes	0.4	3%
20560	3	L79B	Clarion loam, 2 to 6 percent slopes	0.5	4%
20560	3	L83A	Webster clay loam, 0 to 2 percent slopes	4.4	31%
20560	3	L85A	Nicollet clay loam, 1 to 3 percent slopes	8.4	60%
Total:				14.1	100%

20560	6	L146A	Glencoe silty clay loam, 0 to 1 percent slopes	0.3	4%
20560	6	L135A	Okabena silty clay loam, 1 to 3 percent slopes	1	12%
20560	6	L85A	Nicollet clay loam, 1 to 3 percent slopes	1.4	17%
20560	6	L83A	Webster clay loam, 0 to 2 percent slopes	1.7	20%
20560	6	L78A	Canisteo clay loam, 0 to 2 percent slopes	4	48%
Total:				8.4	100%

20560	7	L146A	Glencoe silty clay loam, 0 to 1 percent slopes	0.5	6%
20560	7	L78A	Canisteo clay loam, 0 to 2 percent slopes	0.6	7%
20560	7	L85A	Nicollet clay loam, 1 to 3 percent slopes	1.2	14%
20560	7	L83A	Webster clay loam, 0 to 2 percent slopes	6.1	73%
Total:				8.4	100%

20560	12	L85A	Nicollet clay loam, 1 to 3 percent slopes	0.1	4%
20560	12	L78A	Canisteo clay loam, 0 to 2 percent slopes	0.4	17%
20560	12	L83A	Webster clay loam, 0 to 2 percent slopes	0.5	21%
20560	12	L146A	Glencoe silty clay loam, 0 to 1 percent slopes	1.4	58%
Total:				2.4	100%

Total: 33.3 100%

file:///C:/Users/Austin.DeWitte/My%20Customer%20Files%20Toolkit/HOFFMAN_BE... 8/18/2016

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.

***This Ditch Maintenance Agreement will be recorded prior to the closing
and the property is being offered subject to it.***

DITCH MAINTENANCE AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 2020.

WHEREAS, GEORGE HOFFMAN and his spouse, JEAN HOFFMAN, PAMELA EINCK, an unremarried widow, STEVEN HOFFMAN, and his spouse, BRENDA HOFFMAN, VIRGIL HOFFMAN, a single person, ROBERT HOFFMAN, a single person, and DOROTHY HOFFMAN, an unremarried widow, (collectively identified as the “Hoffman Family” when grouped with the parties listed in the next paragraph) are the fee owners, and spouses of the fee owners, as identified above, of the following described real property (collectively, “affected properties”) located in Nobles County, Minnesota:

The Northwest Quarter (NW1/4) of Section Thirty (30), Township One Hundred Four (104) North, Range Forty-one (41), West of the Fifth Principal Meridian, EXCEPT the West Eighty (80) acres thereof.

WHEREAS, GEORGE HOFFMAN and his spouse, JEAN HOFFMAN, PAMELA EINCK, an unremarried widow, STEVEN HOFFMAN, and his spouse, BRENDA HOFFMAN, VIRGIL HOFFMAN, a single person, ROBERT HOFFMAN, a single person, and DOROTHY HOFFMAN, an unremarried widow, MICHAEL HOFFMAN, and his spouse, ERIN

HOFFMAN, and BRIAN HOFFMAN, a single person (collectively identified as the “Hoffman Family” when grouped with the parties listed in the previous paragraph) are the fee owners, and spouses of the fee owners, as identified above, of the following described real property located in Nobles County, Minnesota:

The Northeast Quarter (NE1/4) of Section Thirty (30), Township One Hundred Four (104) North, Range Forty-one (41), West of the Fifth Principal Meridian.

WHEREAS, VIRGIL HOFFMAN (“Virgil”) is the owner of the following described real property also located in Nobles County, Minnesota:

The West Eighty (80) acres of the Northwest Quarter (NW1/4) of Section Thirty (30), Township One Hundred Four (104) North, Range Forty-one (41), West of the Fifth Principal Meridian.

WHEREAS, there presently exist two drainage ditches that run through the North Half (N1/2) of the above-referenced Section Thirty (30), one running across the Northwest Quarter (NW1/4) and entering the Northeast Quarter (NE1/4) from the west (“Dog Leg Ditch”), and another entering the Northeast Quarter (NE1/4) from the north (“Main Ditch”). The Dog Leg Ditch joins into the Main Ditch on the Northeast Quarter (NE1/4) and the Main Ditch continues on and exits the Northeast Quarter (NE1/4) on its east boundary line (collectively identified as “the ditches”).

WHEREAS, the parties desire to agree upon the terms of maintenance for the ditches.

NOW, THEREFORE, the parties, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree to the following terms:

- 1. PURPOSE AND SCOPE.** The purpose of this ditch maintenance agreement is to provide for the terms of future maintenance of the ditches.

- 2. INITIATION OF MAINTENANCE PROJECT.** Any party may initiate a project to maintain either or both of the ditches. The initiating party(ies) shall provide written notice to the other party(ies) of their intent to complete the maintenance project at least thirty (30) days prior to commencement of the project. The notice shall include an estimate of the cost to complete the project, as well as a request for written responses to be submitted within five (5) business days to signify the other party's(ies') willingness to share in the cost of the project, as outlined below in Paragraph 3.
- 3. COST OF MAINTENANCE.** The parties shall share in all construction, maintenance and other costs of maintaining the ditches, including but not limited to dirt work and removal of dirt from the affected properties, in proportion to the number of deeded acres owned by each party in the affected properties. For example and illustrative purposes only, if the total number of deeded acres in the affected properties was 320 and each party owned 80 deeded acres, the cost of maintenance would be divided into four equal shares ($80 / 320 = 1/4$).

If one or more parties do not agree with the maintenance plans of the other parties, the other parties may proceed with the maintenance project and only those parties will share in the cost of maintenance for the project. Only the deeded acres of the initiating parties will be considered in the cost division. For example and illustrative purposes only, if the total number of deeded acres in the affected properties was 320 and each party owned 80 deeded acres, but only three parties participate in the project, the cost of maintenance would be divided into three equal shares ($80 / 240 = 1/3$).

4. **PARTY TERMS.** The term Grantor includes, means and binds Grantor's heirs, permittees, successors and assigns. The term Virgil includes, means and benefits Virgil's heirs, permittees, successors, and assigns.
5. **AGREEMENT RUNS WITH THE LAND.** This agreement shall run with the land and be binding upon the affected properties.
6. **OWNER REPRESENTATIONS.** The parties specifically covenant that (a) they hold the affected properties, as described above, in fee simple title, free and clear of all liens or encumbrances; (b) they have lawful authority to sign this agreement; and (c) they covenant to warrant and defend this agreement against claims of all persons.
7. **CROP LOSS.** The parties shall plan to do work on the ditches when there is no crop, however, if use of this easement causes crop loss, such loss shall be paid to the injured party as part of the cost of maintenance, as set forth above in Paragraph 2.

The parties hereto have executed this agreement effective the date and year first written above.

George Hoffman

Virgil Hoffman

Jean Hoffman, George Hoffman's Spouse

Robert Hoffman

Pamela Einck

Dorothy Hoffman

Steven Hoffman

Michael Hoffman

Brenda Hoffman, Steven Hoffman's Spouse

Erin Hoffman, Michael Hoffman's Spouse

Brian Hoffman

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____
2020, by George & Jean Hoffman, married to each other.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____
2020, by Pamela Einck.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____
2020, by Steven & Brenda Hoffman, married to each other.

Notary Public

STATE OF MINNESOTA)

) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____
2020, by Virgil Hoffman.

Notary Public

STATE OF MINNESOTA)

) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____
2020, by Robert Hoffman.

Notary Public

STATE OF MINNESOTA)

) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____,
2020, by Dorothy Hoffman by her attorney-in-fact, Michael Hoffman.

Notary Public

STATE OF MINNESOTA)

) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____,
2020, by Michael Hoffman and Erin Hoffman, married to each other.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____, 2020, by Brian Hoffman by his attorney-in-fact, Michael Hoffman.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Ashley J.P. Schmit #0395771
Costello, Carlson, Butzon & Schmit, LLP
Attorneys at Law
603 Second Street
Jackson, MN 56143

***This Drainage Easement Agreement will be recorded prior to the closing
and the property is being offered subject to it.***

DRAINAGE EASEMENT

THIS AGREEMENT is made this _____ day of _____, 2020.

WHEREAS, GEORGE HOFFMAN and his spouse, JEAN HOFFMAN, PAMELA EINCK, an unremarried widow, STEVEN HOFFMAN, and his spouse, BRENDA HOFFMAN, VIRGIL HOFFMAN, a single person, ROBERT HOFFMAN, a single person, and DOROTHY HOFFMAN, an unremarried widow, (collectively identified as “Grantor” when grouped with the second set of grantors listed below) are the fee owners, and spouses of the fee owners, as identified above, of the following described real property located in Nobles County, Minnesota:

The Northwest Quarter (NW1/4) of Section Thirty (30), Township One Hundred Four (104) North, Range Forty-one (41), West of the Fifth Principal Meridian, EXCEPT the West Eighty (80) acres thereof. (part of the “Burdened Property”)

WHEREAS, GEORGE HOFFMAN and his spouse, JEAN HOFFMAN, PAMELA EINCK, an unremarried widow, STEVEN HOFFMAN, and his spouse, BRENDA HOFFMAN, VIRGIL HOFFMAN, a single person, ROBERT HOFFMAN, a single person, and DOROTHY HOFFMAN, an unremarried widow, MICHAEL HOFFMAN, and his spouse, ERIN HOFFMAN, and BRIAN HOFFMAN, a single person (collectively identified as “Grantor” when

grouped with the first set of grantors listed above) are the fee owners, and spouses of the fee owners, as identified above, of the following described real property located in Nobles County, Minnesota:

The Northeast Quarter (NE1/4) of Section Thirty (30), Township One Hundred Four (104) North, Range Forty-one (41), West of the Fifth Principal Meridian. (part of the "Burdened Property")

WHEREAS, VIRGIL HOFFMAN ("Grantee") is the owner of the following described real property also located in Nobles County, Minnesota:

The West Eighty (80) acres of the Northwest Quarter (NW1/4) of Section Thirty (30), Township One Hundred Four (104) North, Range Forty-one (41), West of the Fifth Principal Meridian. (the "Benefited Property")

WHEREAS, there presently exists drainage tile crossing the Burdened Property from the Benefited Property.

WHEREAS, an easement for the purpose of constructing, maintaining and repairing drainage tile on the Burdened Property to afford drainage to the Benefited Property was previously granted to Grantee in that certain Warranty Deed, dated March 25, 1989, and recorded in the office of the Nobles County Recorder on June 12, 1989, as Document No. 237436.

WHEREAS, the parties desire to clarify the above-referenced easement with regard to the Burdened Property described above as the Northwest Quarter (NW1/4) less the West 80 acres thereof and expand said easement to include the Burdened Property described above as the Northeast Quarter (NE1/4).

NOW, THEREFORE, Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys to Grantee, their successors, permittees, licensees and assigns, for the benefit of the Benefited Property, a perpetual drainage easement

over, on, through, across, under and within the Burdened Property. This easement shall be subject to the following terms:

1. **EASEMENT PURPOSE AND SCOPE.** The purpose of this drainage easement is to allow Grantee to construct, maintain, reconstruct, repair, and improve a drainage system on the Burdened Property to drain the Benefited Property. This drainage easement includes, but is not limited to, the right to trench, construct and/or place appurtenant equipment and or drainage tile, in, over, upon, and across the Burdened Property, and the right to construct, retrench, inspect, repair, replace or maintain the drainage system on the Burdened Property, together with all rights and privileges necessary or convenient for the full enjoyment or use thereof.
2. **LOCATION OF EASEMENT.** The drainage system will be constructed by Grantee under and across the Burdened Property with outlet into the ditch that enters the Northeast Quarter (NE1/4) from the west and runs easterly/northeasterly to a point where it joins another ditch that enters the Northeast Quarter (NE1/4) from the north and runs southeasterly to exit the Northeast Quarter (NE1/4) on its east boundary line (the former to be known as the “Dog Leg Ditch” and the latter to be known as the “Main Ditch”).
3. **COST OF SYSTEM.** Grantee will pay all construction, maintenance and other costs of Grantee’s drainage system.
4. **EXCLUSIVE USE OF DRAINAGE SYSTEM.** The drainage system installed by Grantee will be subject to the exclusive use of Grantee, and no other party may hook any tile onto or otherwise use the drainage system without Grantee’s written permission.
5. **BENEFITS SUCCESSORS AND ASSIGNS.** This easement shall be for the benefit of Grantee, their heirs, permittees, licensees, successors and assigns. The term Grantor

includes, means and binds Grantor's heirs, permittees, successors and assigns. The term Grantee includes, means and benefits Grantee's heirs, permittees, successors, and assigns.

6. **EASEMENT RUNS WITH THE LAND.** This easement shall be a perpetual easement and shall run with the land and be binding upon the Burdened Property.
7. **GRANTOR'S REPRESENTATIONS.** Grantor specifically covenants with Grantee that (a) Grantor holds the Burdened Property in fee simple title, free and clear of all liens or encumbrances; (b) Grantor has lawful authority to convey this easement for the purposes stated herein; and (c) Grantor covenants to warrant and defend this easement against claims of all persons.
8. **CROP LOSS.** Grantee shall plan to do work on the drainage system when there is no crop planted. However, if use of this easement causes crop loss, Grantee shall pay such loss to the injured party.

The parties hereto have executed this agreement effective the date and year first written above.

GRANTOR

GRANTEE

George Hoffman

Virgil Hoffman

Jean Hoffman, George Hoffman's Spouse

Pamela Einck

Steven Hoffman

Brenda Hoffman, Steven Hoffman's Spouse

Virgil Hoffman

Robert Hoffman

Dorothy Hoffman

Michael Hoffman

Erin Hoffman, Michael Hoffman's Spouse

Brian Hoffman

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____
2020, by George & Jean Hoffman, married to each other.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____
2020, by Pamela Einck.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____
2020, by Steven & Brenda Hoffman, married to each other.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____
2020, by Virgil Hoffman.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____
2020, by Robert Hoffman.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____, 2020, by Dorothy Hoffman by her attorney-in-fact, Michael Hoffman.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____, 2020, by Michael Hoffman and Erin Hoffman, married to each other.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____, 2020, by Brian Hoffman by his attorney-in-fact, Michael Hoffman.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Ashley J.P. Schmit #0395771
Costello, Carlson, Butzon & Schmit, LLP
Attorneys at Law
603 Second Street
Jackson, MN 56143

***This Easement Grant Agreement will be recorded prior to the closing
and the property is being offered subject to it.***

EASEMENT GRANT

THIS EASEMENT GRANT, is made between VIRGIL HOFFMAN, a single person, and RICHARD SMITH AND LINDA SMITH, not individually but as trustees of the Richard Smith Living Trust, dated May 22, 2008, and any amendments thereto, and LINDA SMITH AND RICHARD SMITH, not individually but as trustees of the Linda Smith Living Trust, dated May 22, 2008, and any amendments thereto (hereinafter collectively referred to as “the grantors”), and GEORGE HOFFMAN, PAMELA EINCK, STEVEN HOFFMAN, VIRGIL HOFFMAN, ROBERT HOFFMAN, and DOROTHY HOFFMAN (hereinafter collectively referred to as “the grantees”).

The following recitals of fact are a material part of this instrument.

- A. The grantors are the owners of land described in Exhibit 1 attached hereto and hereafter referred to as the “Burdened Property”.
- B. The grantees are the owners of land described in Exhibit 2 attached hereto and hereafter referred to as the “Benefited Property”.
- C. The grantors wish to grant and the grantees wish to receive an easement over, under and across part of the Burdened Property for ingress and egress.
- D. There is presently an existing road that runs between the Burdened Property parcels owned by the grantors, which extends onto the Benefited Property. The portion of the existing road that is located on the Burdened Property shall hereafter be referred to as the “Easement Premises”.

Now, therefore, in consideration of One-Dollar and Other Good and Valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following grants, agreements, and covenants and restrictions are made:

1. GRANT OF EASEMENT. The grantors hereby grant to the grantees, their heirs and assigns, as an easement appurtenant to the Benefitted Property, a perpetual easement for ingress and egress over, under and across the easement premises.
2. USE OF EASEMENT PREMISES. Use of the easement premises is for ingress and egress purposes only and no vehicle shall be parked on the easement premises by the grantees nor shall the grantors park vehicles in such a manner as to interfere with the grantees' use of the easement premises. Exclusive use of the easement premises is not hereby granted. The right to use the easement premises, likewise for ingress or egress, is expressly reserved by the grantors. In addition, the grantors reserve the right to make the following uses of the easement premises: any subsurface use that does not unreasonably interfere with grantees' use of the easement premises.
3. WARRANTIES OF TITLE. Each Grantor warrants that they have good and indefeasible fee simple title to that portion of the easement premises located on their property, subject only to the following permitted title objections: NONE.
4. RUNNING OF BENEFITS AND BURDENS. All provisions of this instrument, including the benefits and burdens, run with the land and are binding upon and inure to the heirs, assigns, successors, tenants and personal representatives of the parties hereto.
5. TERMINATION OF COVENANT LIABILITY. Whenever a transfer of ownership of either parcel takes place, liability of the transferor for breach of covenant occurring thereafter automatically terminate, except that the grantors herein remain liable for breaches of covenants of title set forth in paragraph 4.
6. ATTORNEY'S FEES. Either party may enforce this instrument by appropriate action and should they prevail in such litigation, they shall recover as part of their costs a reasonable attorney's fee.
7. CONSTRUCTION. The rule of strict construction does not apply to this grant. This grant shall be given a reasonable construction so that the intention of the parties to confer a usable right of enjoyment on the grantees is carried out.
8. RELEASE OF EASEMENT. The grantees herein may terminate this instrument by recording a release in recordable form whereupon all rights, duties and liabilities hereby created shall terminate. For convenience such instrument may run to "the owner or owners and parties interested" in the Burdened Parcel.

IN WITNESS WHEREOF the grantors and the grantees have hereunto set their hands and seals this _____ day of _____ 2020.

GRANTORS

Richard Smith, Trustee

Linda Smith, Trustee

Virgil Hoffman

GRANTEES

George Hoffman

Pamela Einck

Steven Hoffman

Virgil Hoffman

Robert Hoffman

Dorothy Hoffman

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____
2020, by Richard Smith and Linda Smith, Trustees.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____
2020, by Virgil Hoffman.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____
2020, by George Hoffman.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____
2020, by Pamela Einck.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____
2020, by Steven Hoffman.

Notary Public

EXHIBIT 1
Burdened Property

Property owned by Virgil Hoffman:

The West Eighty (80) acres of the Northwest Quarter (NW1/4) of Section Thirty (30), Township One Hundred Four (104) North, Range Forty-one (41), West of the Fifth Principal Meridian, Nobles County, Minnesota.

Property owned by the Richard Smith Living Trust and the Linda Smith Living Trust:

The Southwest Quarter (SE1/4) and the West Eight (8) acres of the West Half of the Southeast Quarter (W1/2SE1/4) of Section Thirty (30), Township One Hundred Four (104) North, Range Forty-one (41), West of the Fifth Principal Meridian, Nobles County, Minnesota.

EXHIBIT 2
Benefited Property

The Northwest Quarter (NW1/4) of Section Thirty (30), Township One Hundred Four (104) North, Range Forty-one (41), West of the Fifth Principal Meridian, Nobles County, Minnesota, EXCEPT the West Eighty (80) acres thereof.



• AG & COMMERCIAL REAL ESTATE
• AG APPRAISALS



COMPLETE PROFESSIONAL
AUCTION SERVICES

Land & Farm Services Unlimited, LLC
& Dan Pike Auction Company, LLC
410 Springfield Parkway
Jackson, MN 56143
507-847-3468 or 888-847-3486 (Toll Free)

www.danpikeauction.com

Our Auction Services

PROFESSIONAL AUCTION SERVICES FOR THE FOLLOWING TYPES OF AUCTIONS INCLUDING:

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



What sets us apart?

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



Dan Pike Auction Company Quality Auction Equipment

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



What you need to consider to assure a successful auction:

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

Our Real Estate Services

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



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

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

Our Agricultural Appraisal Services

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

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

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