



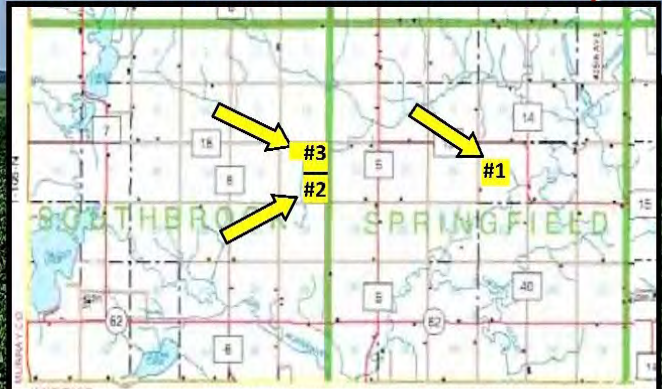
DAN PIKE, AG LAND BROKER / AUCTIONEER

LIVE & ON-LINE MULTI-PARCEL SPRINGFIELD & SOUTHBROOK TOWNSHIPS, COTTONWOOD COUNTY, MN.  
**501.51+/- ACRE FARMLAND AUCTION**  
Wednesday, September 15, 2021 @ 10:00 A.M.  
Sale will be held at the Windom Community Center at 1750 Cottonwood Lake Drive Windom, MN.



OWNERS

*The Don & Margaret  
Larsen Family*



1362 Springfield Parkway  
Jackson, MN 56143  
507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)

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

Attorney for the Sellers: Ashley J.P. Schmit - Focused Law Firm  
410 Springfield Parkway Jackson, MN. 56101 Office Phone #507-847-3239

**SALE CONDUCTED BY**

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

***Dan Pike & Scott Christopher***

Ag Land Broker - Auctioneer - Agricultural Appraiser

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

Email: [dan@danpikeauction.com](mailto:dan@danpikeauction.com) &

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

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

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LIVE ONLINE BIDDING



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Cottonwood County, Minnesota



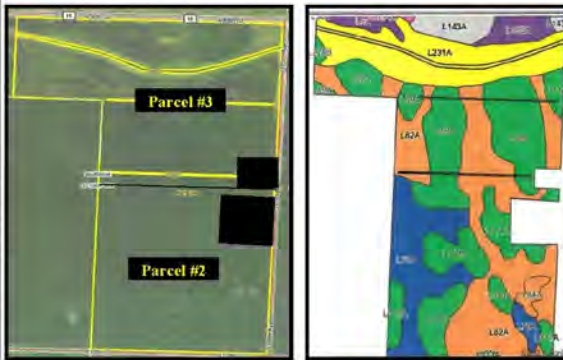
COTTONWOOD COUNTY MINNESOTA

PARCEL #1



Code	Soil Description	Acres	Percent of field	PI Legend	Non-ir. Class %	Productivity Index	Corn	Soybeans	% NDCPI Corn	% NDCPI Soybeans
L85A	Nicollet clay loam, 1 to 3 percent slopes	55.52	35.0%	III	hw	99			81	82
L76B	Clarion loam, 2 to 6 percent slopes	40.25	25.4%	III	hw	95			80	84
L85A	Wabasha clay loam, 0 to 2 percent slopes	27.83	17.4%	III	hw	93			78	82
L96B	Clarion-Swiftwater complex, 2 to 8 percent slopes	22.86	14.4%	III	hw	92			77	83
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.97	3.1%	III	hw	87			70	73
L5A	Dakota silt-loam-Dell complex, 1 to 4 percent slopes	2.90	1.8%	III	hw	96	177	53	87	85
L102D2	Omanau-Storden complex, 10 to 18 percent slopes, moderately eroded	2.38	1.5%	III	hw	75			68	69
L94A	Greenock clay loam, 0 to 1 percent slopes	2.09	1.3%	III	hw	85			75	76
Weighted Average							96.32	1	79.2	82.2

PARCELS - #2 & #3



Code	Soil Description	Acres	Percent of field	PI Legend	Non-ir. Class %	Productivity Index	Corn	Soybeans	% NDCPI Corn	% NDCPI Soybeans
L82A	Manna silt clay loam, 0 to 2 percent slopes	91.77	27.4%	III	hw	87			77	72
L94A	Quicken silt clay loam, 1 to 3 percent slopes	64.66	19.3%	III	hw	95			82	75
L231A	Mayer clay loam, heavy substratum, 0 to 2 percent slopes	54.70	16.3%	III	hw	80	147	44	66	63
L111A	Nicollet silt clay loam, 1 to 3 percent slopes	49.98	14.9%	III	hw	100	184	56	92	83
L83A	Wabasha clay loam, 0 to 2 percent slopes	36.70	10.9%	III	hw	93			75	62
L143A	Linder loam, 0 to 2 percent slopes	11.82	3.5%	III	hw	69	110	33	66	52
L105A	Mayer loam, 0 to 2 percent slopes	9.15	2.7%	III	hw	72			66	69
L6A	Blaisy clay loam, 0 to 2 percent slopes	5.23	1.5%	III	hw	70			66	65
L78A	Clarion clay loam, 0 to 2 percent slopes	4.10	1.2%	III	hw	93			71	61
L84A	Greenock clay loam, 0 to 1 percent slopes	3.84	1.1%	III	hw	85			76	76
L74A	Estherville sandy loam, 0 to 2 percent slopes	1.93	0.6%	III	hw	44	81	24	53	35
L228B	Clarion-Cheweyear complex, 2 to 5 percent slopes	1.26	0.4%	III	hw	95	175	52	83	76
L99B	Estherville-Hewick complex, 2 to 5 percent slopes	0.34	0.1%	III	hw	43	75	24	49	34
Weighted Average							88.2	96.4	76.6	72.9

**PROPERTY LEGAL DESCRIPTION**  
**PARCEL #1:** S1/2 NW1/4 & N1/2 SW1/4 15-105-37 Cottonwood County, MN. (160+/- acres)  
**PARCEL #2:** SE1/4 exc. a 12.03 acre tract 13-105-38 Cottonwood County, MN. (147.97+/- acres)  
**PARCEL #3:** NE1/4 exc. a 6.46 acre tract & NE1/4 NW1/4 13-105-38 Cottonwood County, MN. (193.54+/- acres)

**METHOD OF SALE**  
 Parcels will be offered separately & in combination through our multi-parcel bidding system.

**PROPERTY INFORMATION**  
 Deeded Acres: 501.51+/- Cropland Acres: 478.4+/-

**Crop Productivity Index Rating**  
 Parcel #1 - 95 and Parcels #2 & #3 - 88.2 (combined)

**ESA INFORMATION**  
 Corn Base: 244.3+/- Acres PLC Yield: 169 bu.  
 Soybean Base: 227.9+/- Acres PLC Yield: 45 bu.

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

**AUCTION SALE TERMS**  
 The property will be offered through our multi-parcel bidding system. The farm is being sold subject to a cropland lease for 2021 with the Seller's retaining all 2021 cropland lease payments. The Buyer or Buyers shall enter into a purchase agreement and make a 20% Non-Refundable down payment the day of the auction. The closing shall be held on November 15, 2021 with the balance being due and payable in full at closing. The sale will NOT be contingent upon any buyer financing. The buyer is responsible for all real estate taxes that are due and payable in 2022 and thereafter. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warrant or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

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

**AUCTIONEER'S NOTE**  
 We are very honored to have been asked to represent the Margaret Larsen Family with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. If you are considering the purchase of very good farmland to add to your investment portfolio this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and the sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction. Remember that the auction begins at 10:00 A.M. sharp, so don't be late.

**For Additional Property Information**  
 Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Larsen Family Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

SALE ARRANGED BY

**DAN PIKE AUCTION CO.**  
 COMPLETE PROFESSIONAL AUCTION SERVICES  
 410 Springfield Parkway  
 Jackson, MN 56143  
 507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)

**Auctioneers**  
**Dan Pike**  
 Auctioneer/Real Estate Broker  
 CAI & GPPA - Jackson, MN.  
 507-847-3468 (O) or 507-841-0965 (C)  
**Scott Christopher**  
 507-841-3125 (C) - Jackson, MN.  
**Kevin & Ryan Kahler**  
 Doug Wedel &  
 Dustyn Hartung  
 Fairmont & Sherburn, MN.

**Closing Attorney**  
**for the Sellers**  
**Ashley J.P. Schmit**  
 Focused Law Firm  
 410 Springfield Parkway  
 Jackson, Minnesota  
 507-847-3239

**OWNER**  
**The Don & Margaret Larsen Family**

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## Parcel #1

The South Half of the Northwest Quarter (S1/2 NW1/4, and the North Half of the Southwest Quarter (N1/2 SW1/4), of Section 15, Township 105, Range 37, West of the 5th P.M., Cottonwood County, Minnesota.

## Parcel #2

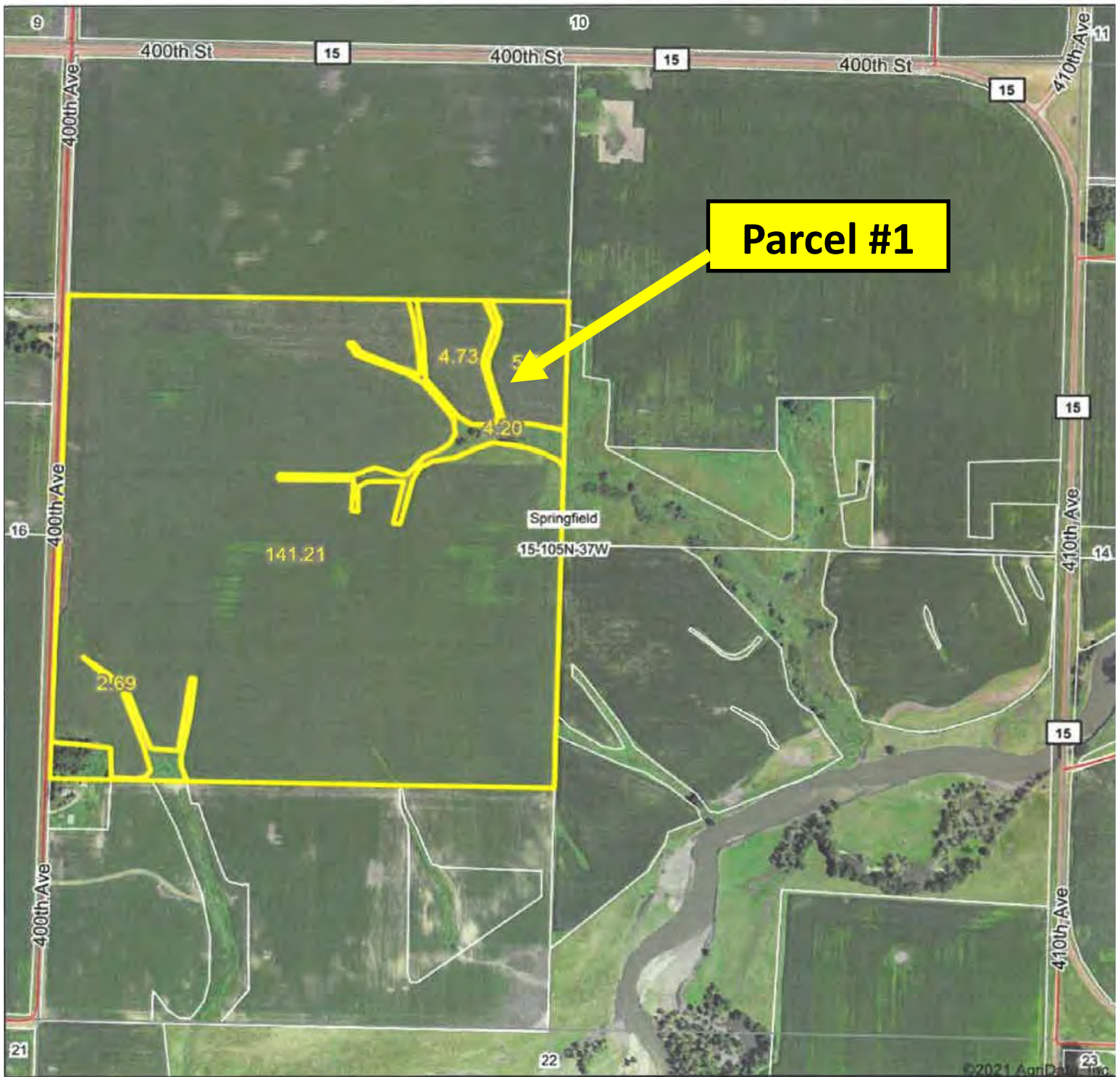
The SE ¼ of Section 13, Township 105 North, Range 38 West excepting therefrom the NE ¼ of the NE ¼ of the SE ¼ of Section 13, described as follows: Commencing at the Northeast corner of the Southeast quarter of said Section 13, thence south 01 degree 20 minutes 17 seconds west, bearing based on Cottonwood County Coordinate System, along the east side of said Southeast quarter and along the centerline of the township road, as exists, a distance of 194.54 feet to the point of beginning; thence continuing south 01 degree 20 minutes 17 seconds, along said east line and said centerline, a distance of 643.65 feet; thence north 89 degrees 49 minutes 15 seconds west a distance of 771.72 feet; thence north 00 degrees 43 minutes 24 seconds west a distance of 693.71 feet; thence south 86 degrees 13 minutes 03 seconds east a distance of 797.24 feet to the point of beginning. The tract contains 12.03 acres and is subject to existing township road easement and other easements of record if any.

**All located in Cottonwood County, Minnesota.**

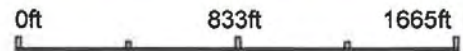
## Parcel #3

The NE ¼ of the NW ¼ and the NE ¼ all in Section 13, Township 105 North, Range 38 West of the 5<sup>th</sup> P.M. in Cottonwood county, Minnesota excepting therefrom the following described parcel: That part of the Southeast quarter of the Northeast quarter (SE ¼ of the NE ¼) of Section 13, Township 105 North, Range 38 West, Cottonwood County described as follows: Beginning at the East Quarter corner of said Section 13; Thence on an assumed bearing North 0°00' East, along the East line of said Section a distance of 487.00 feet to an iron monument; thence south 88°59'36" West a distance of 578.00 feet to an iron monument; thence south 0°00' West a distance of 487.00 feet to an iron monument located on the East-West Quarter Line of said Section; thence North 88°59'36" East, along said East-West Quarter Line, a distance of 578.00 feet to the point of beginning, containing 6.46 acres, subject to easements now of record in said county and state.

# Aerial Map



Map Center: 43° 53' 56.04, -95° 16' 13.85



**15-105N-37W**  
**Cottonwood County**  
**Minnesota**



7/20/2021



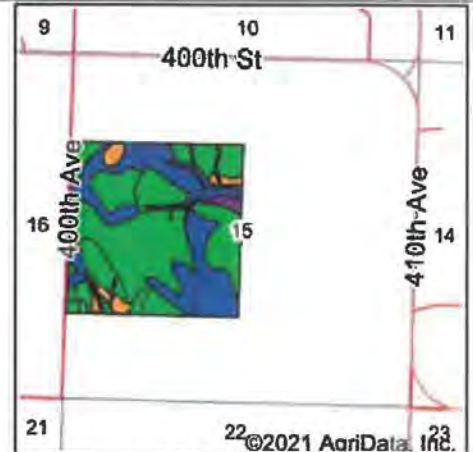
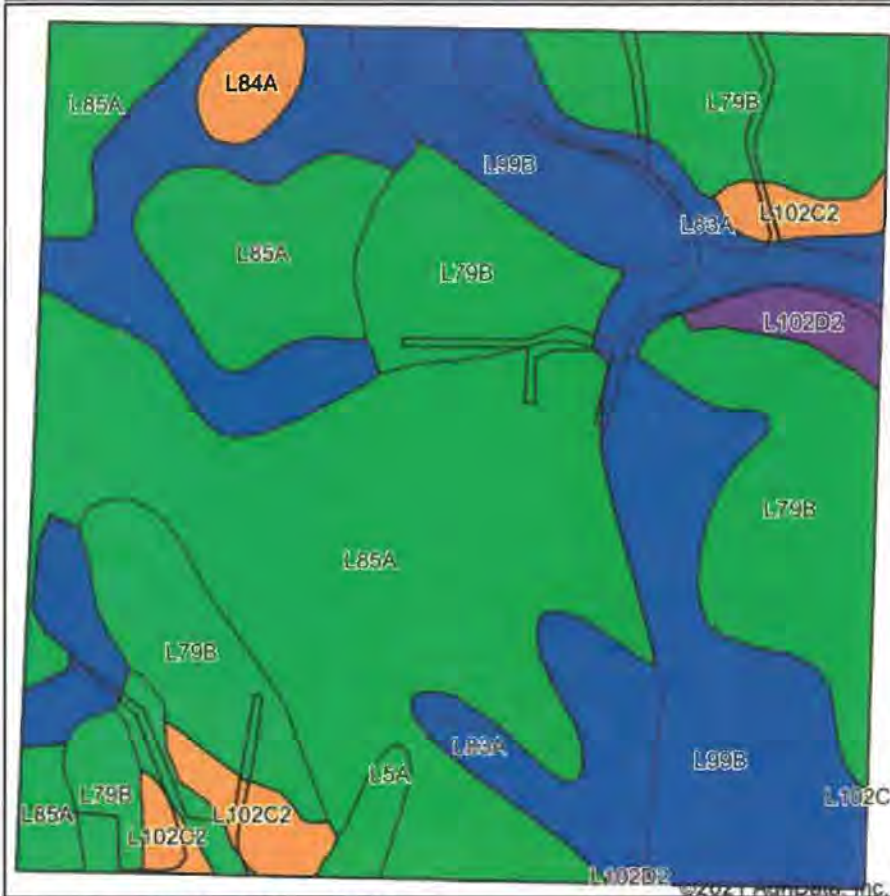
Field borders provided by Farm Service Agency as of 5/21/2008.

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# Parcel #1

## Soils Map



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **15-105N-37W**  
 Township: **Springfield**  
 Acres: **158.6**  
 Date: **7/20/2021**







Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
L85A	Nicollet clay loam, 1 to 3 percent slopes	55.52	35.0%		lw	99			81	82
L79B	Clarion loam, 2 to 6 percent slopes	40.25	25.4%		lle	95			80	84
L83A	Webster clay loam, 0 to 2 percent slopes	27.63	17.4%		llw	93			78	82
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	22.86	14.4%		lle	92			77	83
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.97	3.1%		llle	87			70	73
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	2.90	1.8%		llw	96	177	53	87	85
L102D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	2.38	1.5%		lVe	76			68	69
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.09	1.3%		lllw	86			76	76
<b>Weighted Average</b>						<b>95</b>	<b>3.2</b>	<b>1</b>	<b>*n 79.2</b>	<b>*n 82.2</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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# Parcel #1

## Topography Contours



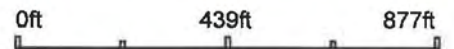
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem  
Interval(ft): 3.0  
Min: 1,418.0  
Max: 1,464.4  
Range: 46.4  
Average: 1,450.7  
Standard Deviation: 8.37 ft



7/20/2021

15-105N-37W  
Cottonwood County  
Minnesota

Map Center: 43° 53' 56.04, -95° 16' 13.85

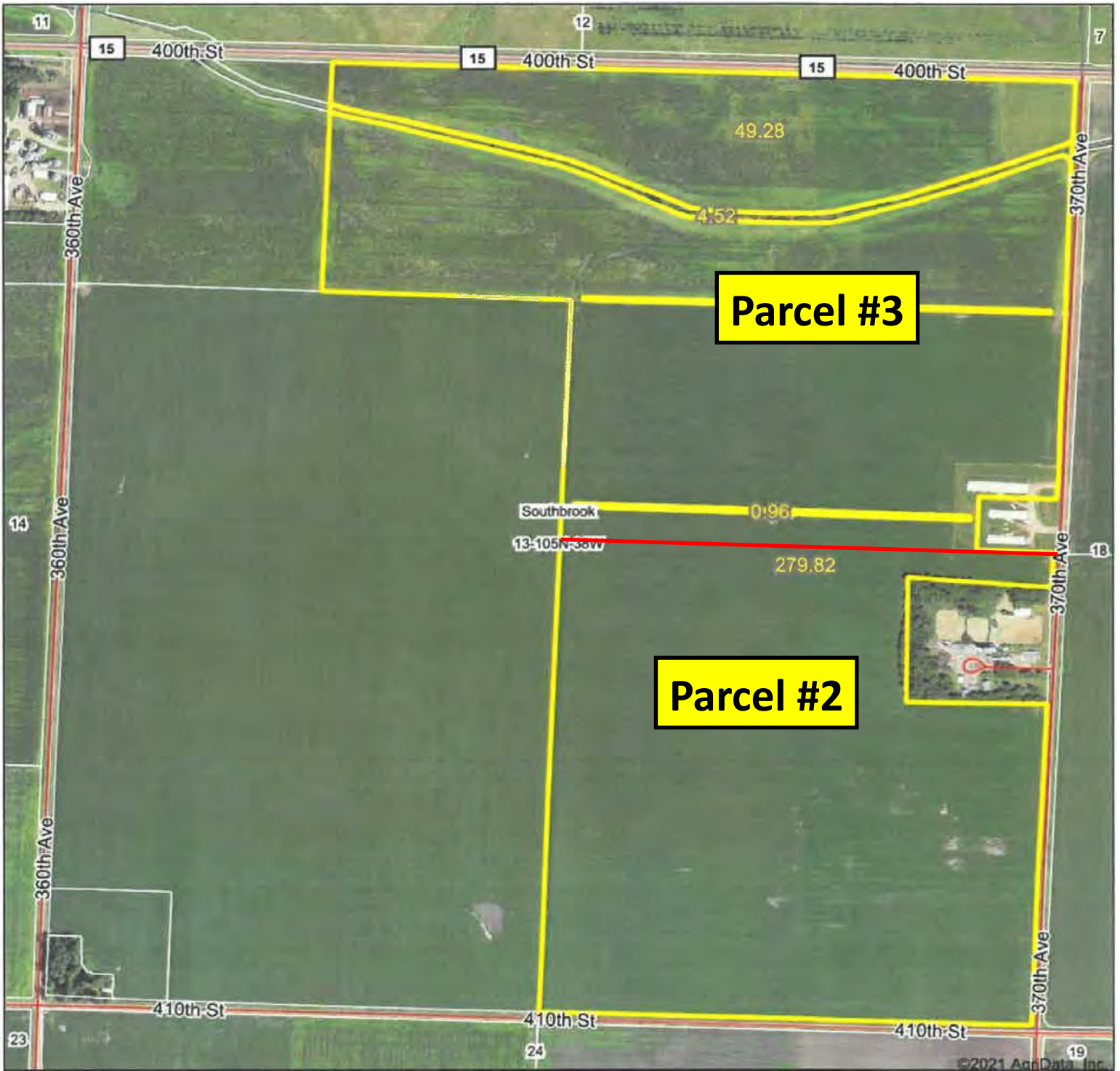
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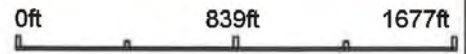


**Parcel #3**

**Parcel #2**



Map Center: 43° 53' 55.04, -95° 21' 3.05



**13-105N-38W  
Cottonwood County  
Minnesota**



7/20/2021

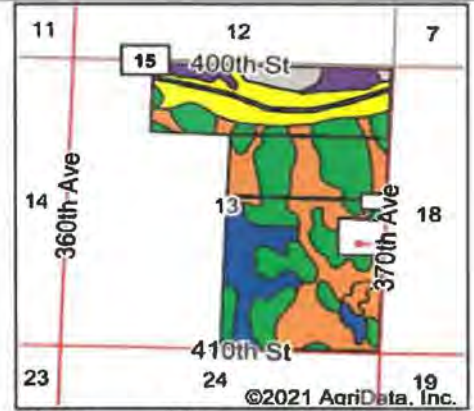
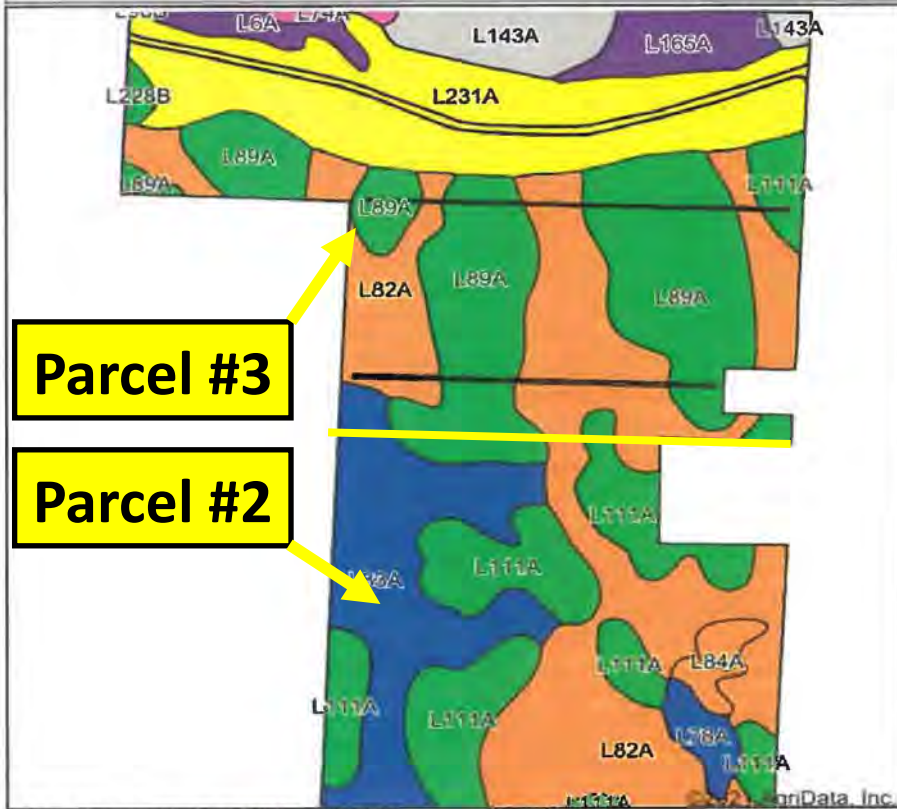


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# Soils Map



**Parcel #3**

**Parcel #2**

State: **Minnesota**  
 County: **Cottonwood**  
 Location: **13-105N-38W**  
 Township: **Southbrook**  
 Acres: **335.39**  
 Date: **7/20/2021**



Maps Provided By: **surety**  
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Soils data provided by USDA and NRCS.

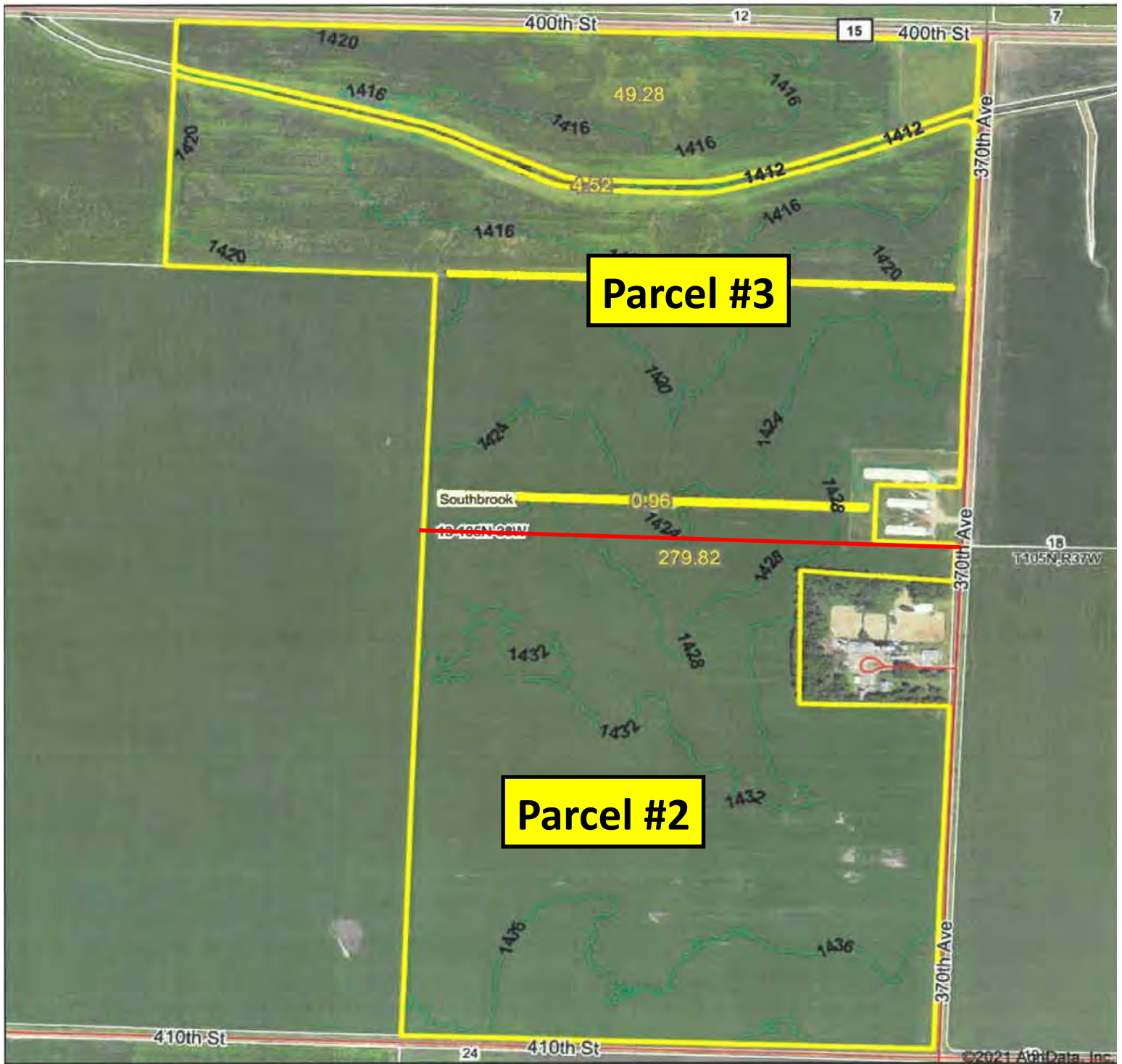
Area Symbol: MN033, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
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L89A	Guckeen silty clay loam, 1 to 3 percent slopes	64.66	19.3%		llw	95			82	75
L231A	Mayer clay loam, loamy substratum, 0 to 2 percent slopes	54.70	16.3%		llw	80	147	44	68	63
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	49.89	14.9%		le	100	184	55	82	83
L83A	Webster clay loam, 0 to 2 percent slopes	36.70	10.9%		llw	93			78	82
L143A	Linder loam, 0 to 2 percent slopes	11.82	3.5%		lls	60	110	33	69	52
L165A	Mayer loam, 0 to 2 percent slopes	9.16	2.7%		llw	72			69	68
L6A	Biscay clay loam, 0 to 2 percent slopes	5.23	1.6%		llw	70			69	66
L78A	Canisteo clay loam, 0 to 2 percent slopes	4.10	1.2%		llw	93			71	81
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.84	1.1%		lllw	86			76	76
L74A	Estherville sandy loam, 0 to 2 percent slopes	1.93	0.6%		llls	44	81	24	53	35
L228B	Clarion-Ocheyedan complex, 2 to 5 percent slopes	1.25	0.4%		lle	95	175	52	83	79
L96B	Estherville-Hawick complex, 2 to 6 percent slopes	0.34	0.1%		llls	43	79	24	49	34
<b>Weighted Average</b>						<b>88.2</b>	<b>56.4</b>	<b>16.9</b>	<b>*n 76.5</b>	<b>*n 72.9</b>

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



# Topography Contours



Source: USGS 3 meter dem

Interval(ft): 4.0

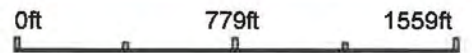
Min: 1,409.5

Max: 1,440.5

Range: 31.0

Average: 1,425.4

Standard Deviation: 7.91 ft



7/20/2021

13-105N-38W  
Cottonwood County  
Minnesota

Map Center: 43° 53' 55.04, -95° 21' 3.05



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

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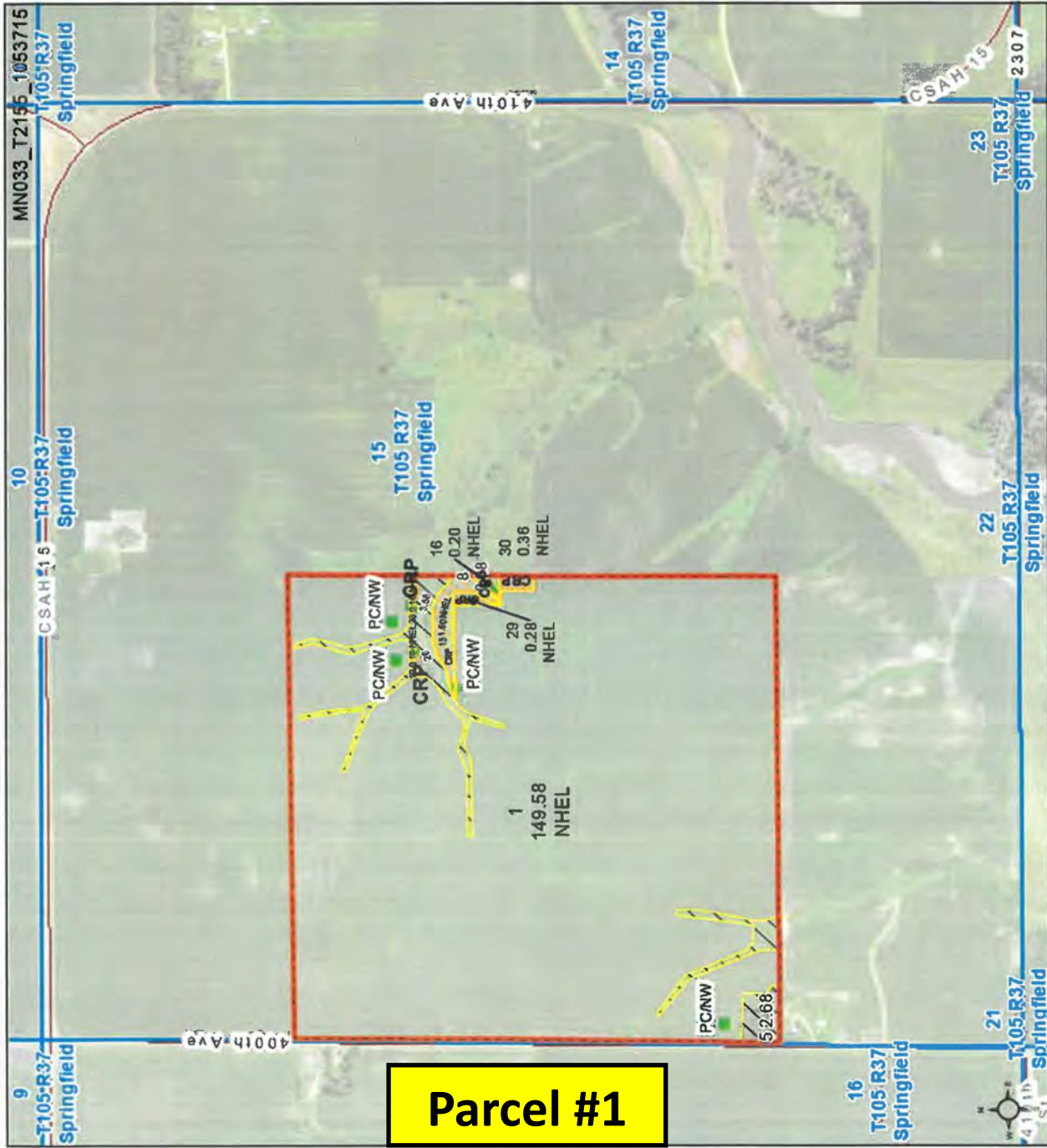


Unless otherwise noted:  
 Shares are 100% operator  
 Crops are non-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, Non-Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = process  
 Alfalfa, Mixed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

**Common Land Unit**  
 / Non-Cropland  
 Cropland  
 CRP  
 Tract Boundary  
 Minnesota\_Transparency\_Polygon\_02142019

**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▼ Limited Restrictions  
 ■ Exempt from Conservation  
 ■ Compliance Provisions

Tract Cropland Total: 152.28 acres



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland Identifiers do not represent the size, shape, or specific determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2015 NAIP imagery.



**Parcel #1**

<b>CRP-1</b> (12-02-19)		<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation		<b>1. ST. &amp; CO. CODE &amp; ADMIN. LOCATION</b> 27 033		<b>2. SIGN-UP NUMBER</b> 54	
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>				<b>3. CONTRACT NUMBER</b> 115602		<b>4. ACRES FOR ENROLLMENT</b> 2.70	
<b>5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)</b> COTTONWOOD COUNTY FARM SERVICE AGENCY 339 9TH ST WINDOM, MN 56101-1658				<b>6. TRACT NUMBER</b> 2155		<b>7. CONTRACT PERIOD</b> FROM: (MM-DD-YYYY) 10-01-2020 TO: (MM-DD-YYYY) 09-30-2030	
<b>5B. COUNTY FSA OFFICE PHONE NUMBER</b> (Include Area Code): (507) 831-1550 x2				<b>8. SIGNUP TYPE:</b> General			
<p><i>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.</i></p>							
<b>9A. Rental Rate Per Acre</b> \$ 156.00		<b>10. Identification of CRP Land (See Page 2 for additional space)</b>					
<b>9B. Annual Contract Payment</b> \$ 421.00		<b>A. Tract No.</b>	<b>B. Field No.</b>	<b>C. Practice No.</b>	<b>D. Acres</b>	<b>E. Total Estimated Cost-Share</b>	
<b>9C. First Year Payment</b> \$		2155	0010	CP25	0.10	\$ 15.00	
<i>(Item 9C is applicable only when the first year payment is prorated.)</i>		2155	0013	CP25	1.60	\$ 232.00	
2155		0016	CP25	0.20	\$ 29.00		
<b>11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>							
<b>A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b> MARGARET LARSEN 275 13TH ST WINDOM, MN 56101-1478		<b>(2) SHARE</b> 100.00 %	<b>(3) SIGNATURE (By)</b> <i>Margaret Larsen</i>	<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>		<b>(5) DATE (MM-DD-YYYY)</b> 02/25/2020	
<b>B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b>		<b>(2) SHARE</b> %	<b>(3) SIGNATURE (By)</b>	<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>		<b>(5) DATE (MM-DD-YYYY)</b>	
<b>C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b>		<b>(2) SHARE</b> %	<b>(3) SIGNATURE (By)</b>	<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>		<b>(5) DATE (MM-DD-YYYY)</b>	
<b>12. CCC USE ONLY</b>		<b>A. SIGNATURE OF CCC REPRESENTATIVE</b> <i>[Signature]</i>				<b>B. DATE (MM-DD-YYYY)</b> 09-29-2020	

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

**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 7 U.S.C. 9091(2)(c)(B). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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

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

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ocr.usda.gov/complaint\\_filing\\_cust.html](http://www.ocr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 832-9962. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



**RECEIVED**

FEB 25 2020

Cottonwood County FSA

Date Printed: 02/25/2020

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.



# Parcel #1

CRP-1 (12-02-19)

## CONTINUATION OF ITEM 10 – Identification of CRP Land

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated C/S
2155	0028	CP25	0.16	\$ 23.00
2155	0029	CP25	0.28	\$ 41.00
2155	0030	CP25	0.36	\$ 52.00

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Farm 4256  
Tract 7768

2021 Program Year

Map Created April 05, 2021

1053813

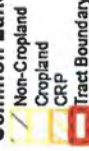


Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain

Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunnflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain

Peas = process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

Common Land Unit

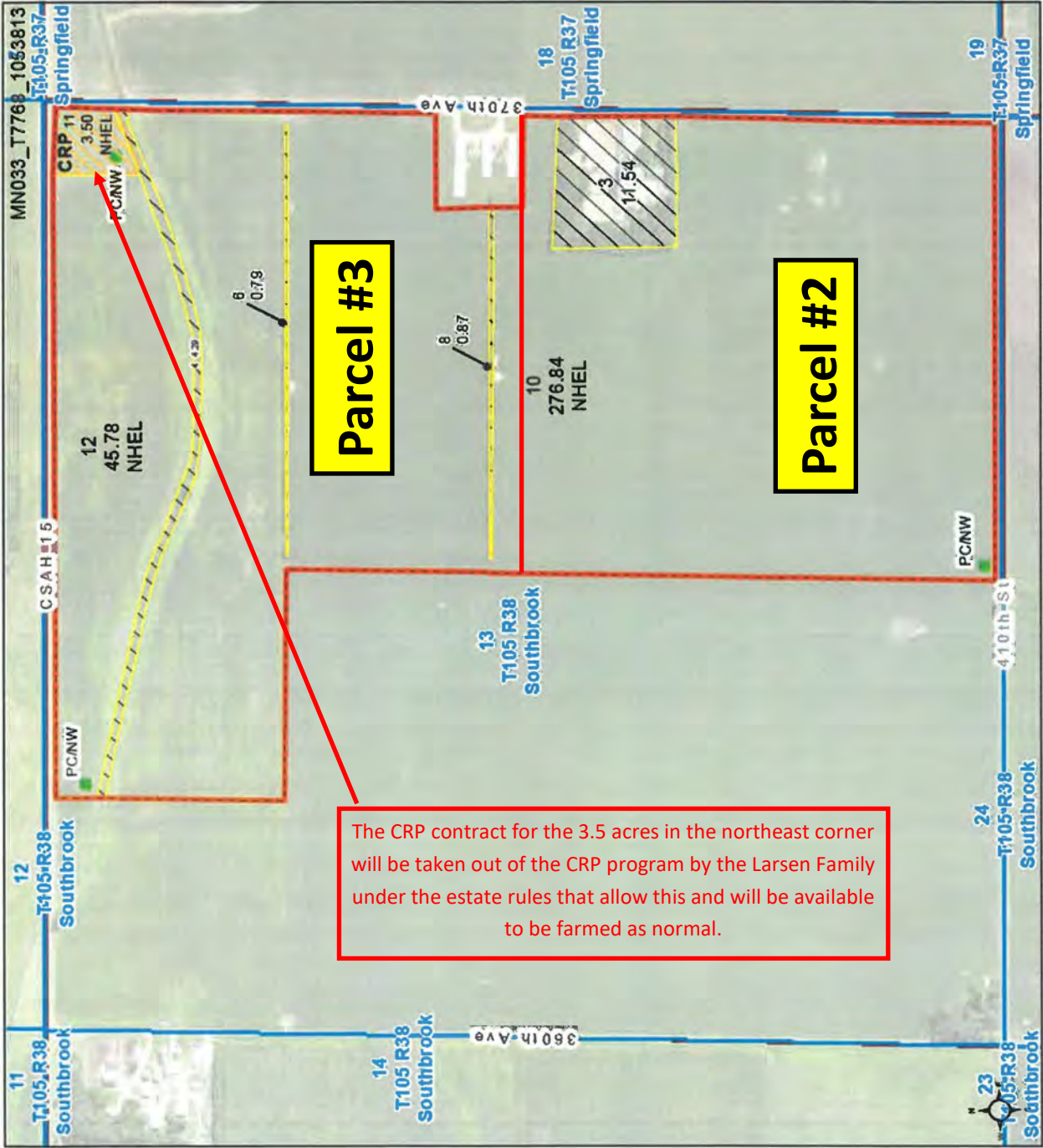


Minnesota\_Transparency\_Polygon\_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 326.12 acres



The CRP contract for the 3.5 acres in the northeast corner will be taken out of the CRP program by the Larsen Family under the estate rules that allow this and will be available to be farmed as normal.

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<b>CRP-1</b> U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>		1. ST. & CO. CODE & ADMIN. LOCATION 27 033		2. SIGN-UP NUMBER 53	
		3. CONTRACT NUMBER 11503		4. ACRES FOR ENROLLMENT 3.50	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) COTTONWOOD COUNTY FARM SERVICE AGENCY 339 9TH ST WINDOM, MN 56201-1658		6. TRACT NUMBER 7768		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2020 09-30-2030	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 831-1550 x2		B. SIGNUP TYPE: Continuous			
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.					
9A. Rental Rate Per Acre \$ 166.00		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 581.00		A. Tract No. 7768	B. Field No. 0011	C. Practice No. CP23A	D. Acres 3.50
9C. First Year Payment \$					E. Total Estimated Cost-Share \$ 385.00
(Item 9C is applicable only when the first year payment is prorated.)					
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) MARGARET LARSEN 275 13TH ST WINDOM, MN 56201-1478		(2) SHARE 100.00 %	(3) SIGNATURE (By) <i>Margaret Larsen</i>	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 04-01-2020
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>			B. DATE (MM-DD-YYYY) 09-21-2020

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The CRP contract for the 3.5 acres in the northeast corner will be taken out of the CRP program by the Larsen Family under the estate rules that allow this and will be available to be farmed as normal.



Minnesota  
 Cottonwood  
 Report ID: FSA-156EZ

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

FARM: 4256  
 Prepared: 7/21/21 7:53 AM  
 Crop Year: 2021  
 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: 99-C OF 3950 & 3951

Farms Associated with Operator: [REDACTED]

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 11562, 11563

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
502.23	478.4	478.4	0.0	0.0	0.0	6.2	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	472.2	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	HIP
CORN	244.3	169	0.00	0
SOYBEANS	227.9	45	5.50	0
<b>Total Base Acres:</b>	<b>472.2</b>			

Tract Number: 2155 Description: S2NW4 N2SW4 S15 105-37 SPR  
 FSA Physical Location: Cottonwood, MN ANSI Physical Location: Cottonwood, MN  
 BIA Range Unit Number:  
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields  
 Wetland Status: Tract does not contain a wetland  
 WL Violations: None

**Parcel #1**

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
158.62	152.28	152.28	0.0	0.0	0.0	2.7	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	149.58	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	77.6	169	0.00
SOYBEANS	71.98	45	2.12
<b>Total Base Acres:</b>	<b>149.58</b>		

Owners: MARGARET LARSEN LIVING TR

DONALD J & MARGARET I LARSEN LIVING TRUST



Minnesota  
Cottonwood

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

**FARM: 4256**  
Prepared: 7/21/21 7:53 AM  
Crop Year: 2021  
Page: 2 of 2

Report ID: FSA-156EZ

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

Other Producers: None

Tract Number: 7768      Description E2; NE4NW4 S13 105-38 SOU  
FSA Physical Location : Cottonwood, MN      ANSI Physical Location: Cottonwood, MN  
BIA Range Unit Number:  
HEL Status: NHEL: no agricultural commodity planted on undetermined fields  
Wetland Status: Tract does not contain a wetland  
WL Violations: None

**Parcel #2 & #3  
Combined**

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
343.61	326.12	326.12	0.0	0.0	0.0	3.5	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	322.62	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	166.7	169	0.00				
SOYBEANS	155.92	45	3.38				
<b>Total Base Acres:</b>	<b>322.62</b>						

Owners: MARGARET LARSEN LIVING TR

Other Producers: None

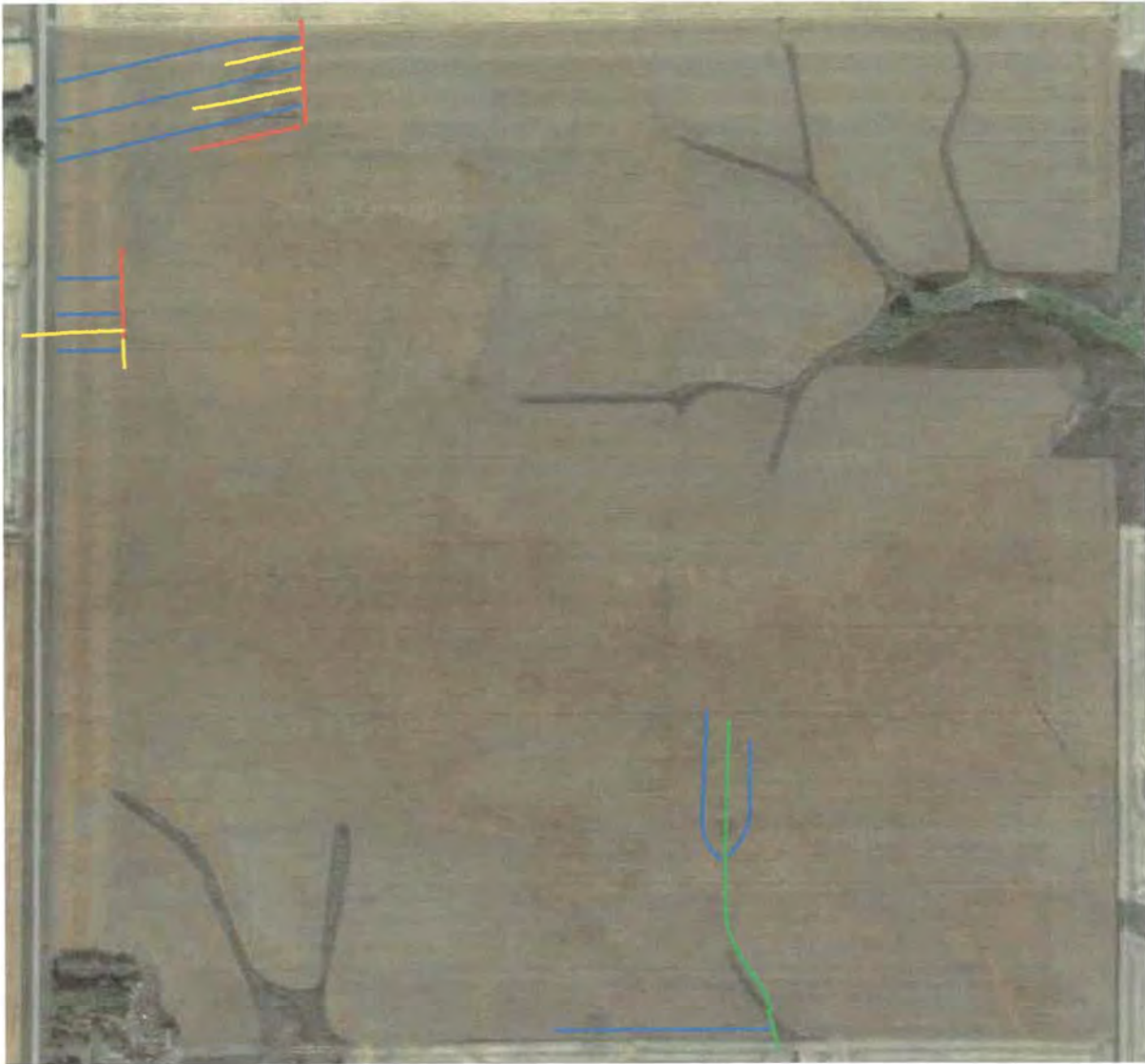


Heron Lake, MN  
 Ryan Haberman • 507.822.0250  
 Bryan Freking • 507.360.9386

- GPS grade control
- GPS mapping
- Tile Repair
- No job too small

**Parcel #1**

160 ACRES IN W 1/2



**Client:** LARSON, DONALD  
**Farm:** SEC 15 SPRINGFIELD TWP  
**Field:** 160 ACRES IN W 1/2  
**Name:** FALL 2014  
**Date:** 1/13/2015



<span style="color: blue;">■</span>	4" TILE	3501.67 ft
<span style="color: green;">■</span>	5" TILE	885.60 ft
<span style="color: yellow;">■</span>	6" CEMENT	772.87 ft
<span style="color: red;">■</span>	8" CEMENT	780.77 ft

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.

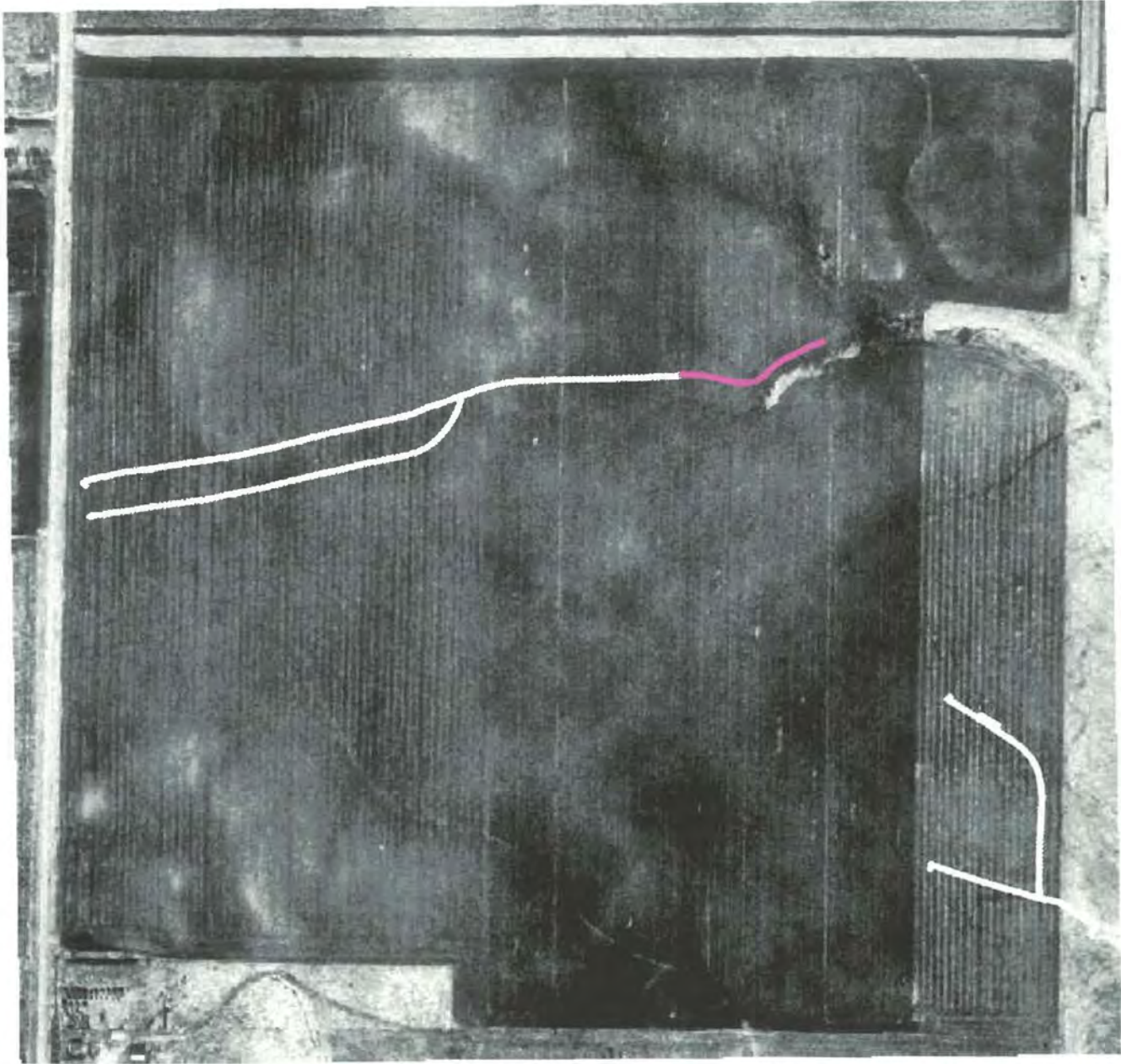
Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.

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



Stenzel Farm Drainage  
Heron Lake, Mn 56137  
507-793-2420

**Parcel #1**



0 185ft

1  
N

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**Dataset Name**

5 (3,810.40 ft)

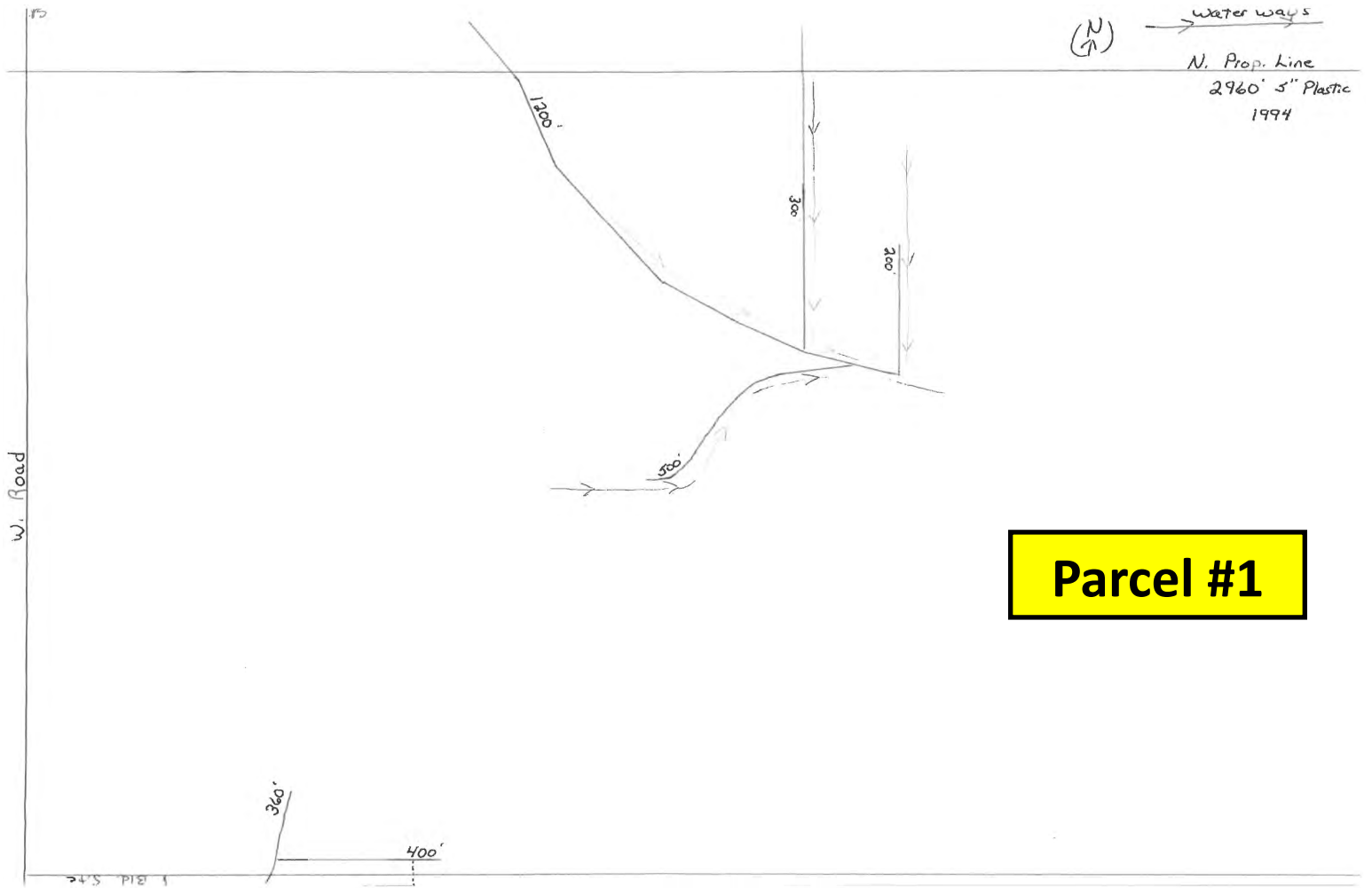
Grower : Don Larson  
Farm : Don Larson  
Field : Springfield 15 NW SW 1/4's  
Year : 2002  
Operation : Site Verification  
Crop / Product : Tile  
Op. Instance : TILING  
Area : 0.139 ac  
Start Date : 11/6/2002  
End Date : 11/6/2002  
Working Time : 0.016 hr  
Avg. Productivity : 10.50 ac/hr  
GPS Count : 57

**Parcel #1**

**Dataset Name**

■ 5A (403.25 ft)





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②

**TILE DRAINAGE SYSTEMS**

NAME Donald J. Sarsen DATE 3-19-68  
 S.C. DISTRICT Walking-Water Conservat.  
 T. 5<sup>2</sup> of Southbrook Top SEC. 13  
 ACP NO. \_\_\_\_\_ SCS NO. \_\_\_\_\_

**LOCATION MAP**

SHOW SECTION CORNER OR CENTER

THIS PRACTICE MEETS SPECIFICATIONS WITH THE FOLLOWING EXCEPTIONS: \_\_\_\_\_

\_\_\_\_\_, FEET ARE ELIGIBLE FOR A.C.P. COST SHARING.

DATE 9-18-68 SIGNATURE Donald J. Sarsen  
 Revised 6-7-61 3-L-45794

MN-507 3/66

**PERFORMANCE CHECK**  
 Tile Drainage

Name Donald J. Sarsen County \_\_\_\_\_  
 Twp. Southbrook Section 13  
 Date staked 9-12-68 by Delbert Johnson  
 Designed by Delbert Johnson Land Eligible    
 Wet ac. 4 @ 3/4 in. Design cap. 13 ac.  
 See Eng. notes  See Eng. plan   
 Date checked \_\_\_\_\_ by \_\_\_\_\_  
 Contractor Delbert Johnson  
 Date tile installed 9-14-68  
 Make of mach. Badger type \_\_\_\_\_  
 Tile mfg. Fort Dodge Certified    
 Concrete  Clay   
 Total length of systems 3120 ft.  
 Outlet pipe \_\_\_\_\_ ft. of dia. \_\_\_\_\_ in. of \_\_\_\_\_  
 Outlet clearance \_\_\_\_\_  
 Outlet adequate    
 Ft. certified 3120 Date 9-18-68  
 Certified by CW Brown  
 USDA-SCS-LINCOLN, NEBR. 1968 5, L-22, B

**DESIGN INFORMATION**

DRAINAGE AREA 5 Ac AREA USED IN D  
 OUTLET 6" CAPACITY 13 Ac.  
 OUTLET TUBE \_\_\_\_\_ FT. OF \_\_\_\_\_

LINE	<u>B. A</u>				
SIZE	<u>6"</u>				
LGTH.	<u>720'</u>				
COEF.	<u>3/8</u>				
MIN. GRD.	<u>0.10%</u>				
MAX. DEPTH	<u>4.00</u>				
MIN. DEPTH	<u>2.88</u>				
TRCH. WIDTH					
TILE QUAL.					

\_\_\_\_\_, FEET LATERALS \_\_\_\_\_

GRAND TOTAL \_\_\_\_\_ FEET

TYPE OF JUNCTIONS \_\_\_\_\_

NOTE: SEE ATTACHED FIELD NOTES FOR LAYOUT CHECKING

COMPUTATIONS CHECKED BY \_\_\_\_\_  
Man made 0.10% adequate for more than needed) CWB  
 USDA-SCS-LINCOLN, NEBR. 1968

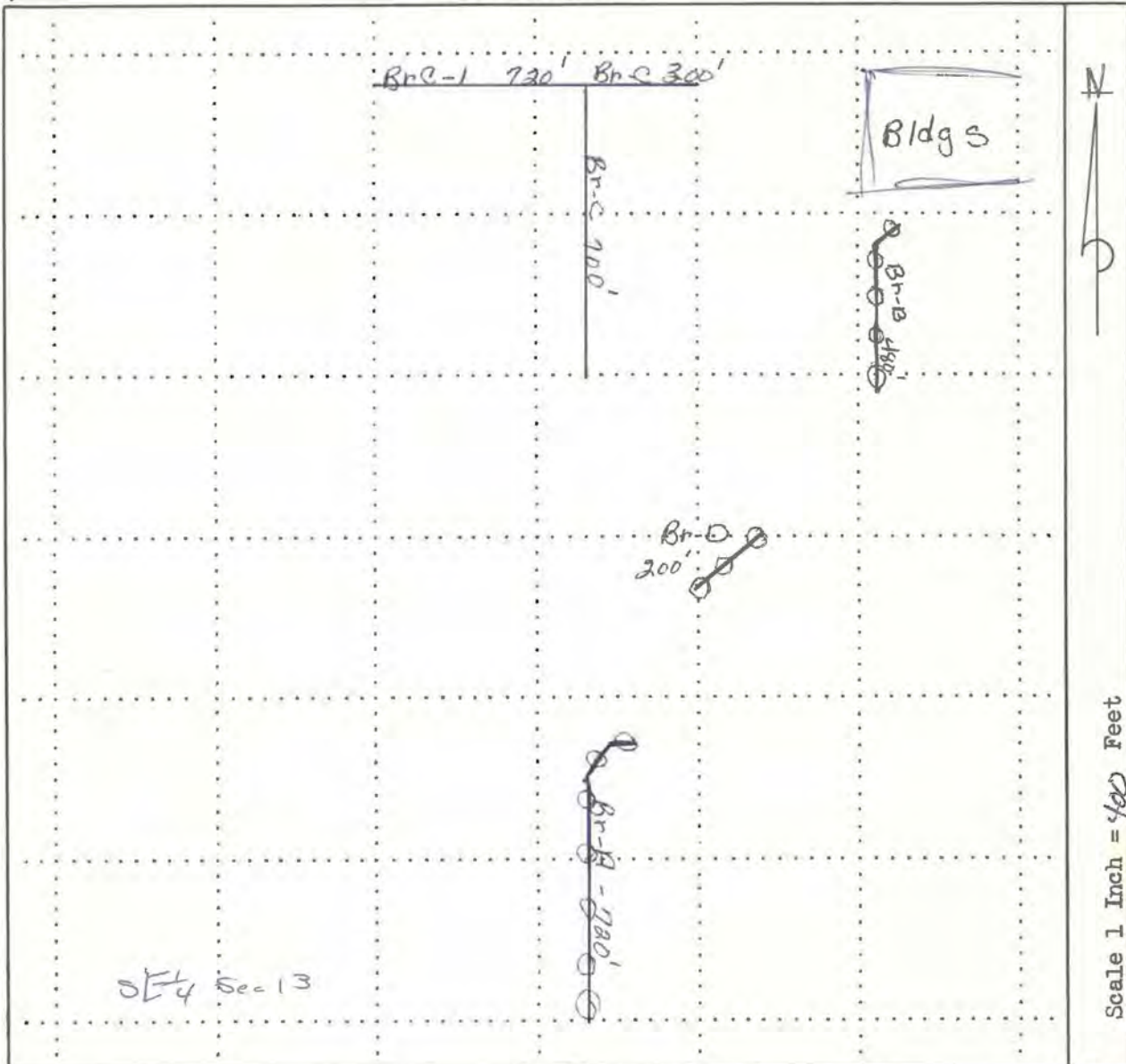
**Parcel #2 & #3 Combined**

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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 INSTALLATION RECORD  
Location Plan

U.S. Department of Agriculture  
Soil Conservation Service



Scale 1 Inch = 400 Feet

-Legend-		Job Name <u>Donald Larsen</u>	
Farm Boundary	-----	Sec <u>SE 1/4</u> - <u>13</u> Township <u>Southbrook</u>	County <u>Cottonwood</u> State <u>Minnesota</u>
Permanent Fence	----- x ----- x	ACP No. _____	Design By _____
Existing Tile Line	--- o --- o	Date Installed <u>9-14-68</u>	Contractor <u>Delbert Johnson</u>
New Tile Installed	--- o --- o	Type of Machine <u>Badger</u>	Tile Manufacturer(s) <u>Fort Dodge Brick &amp; Tile</u>
Existing Deep Ditch	====	Staked By <u>Delbert Johnson</u>	
Existing Shallow Ditch	-----<		
-Amount of Tile Installed-			
<u>3120</u> Feet of	<u>6</u> inch tile		
_____ Feet of	_____ inch tile		
_____ Feet of	_____ inch tile		
_____ Feet of	_____ inch tile		

I certify that the information given above is correct and that all tile installed meet the specifications given on the reverse side and applicable specifications in Minnesota Specifications for Conservation Practices No. 207, except as is noted on the drawing or on reverse side under remarks.

**Parcel #2 & #3 Combined**

By: Delbert Johnson 9-14-68  
(Signature of Contractor & date)  
(Over)

*Surveyed & Tiled by  
Robert J. Jones  
Huron Lake, Michigan*

TILE CUT SHEET

DATE 9-14-68

3120 ft

FARM *From [unclear]  
Huron Lake, Michigan*

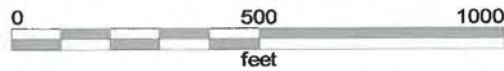
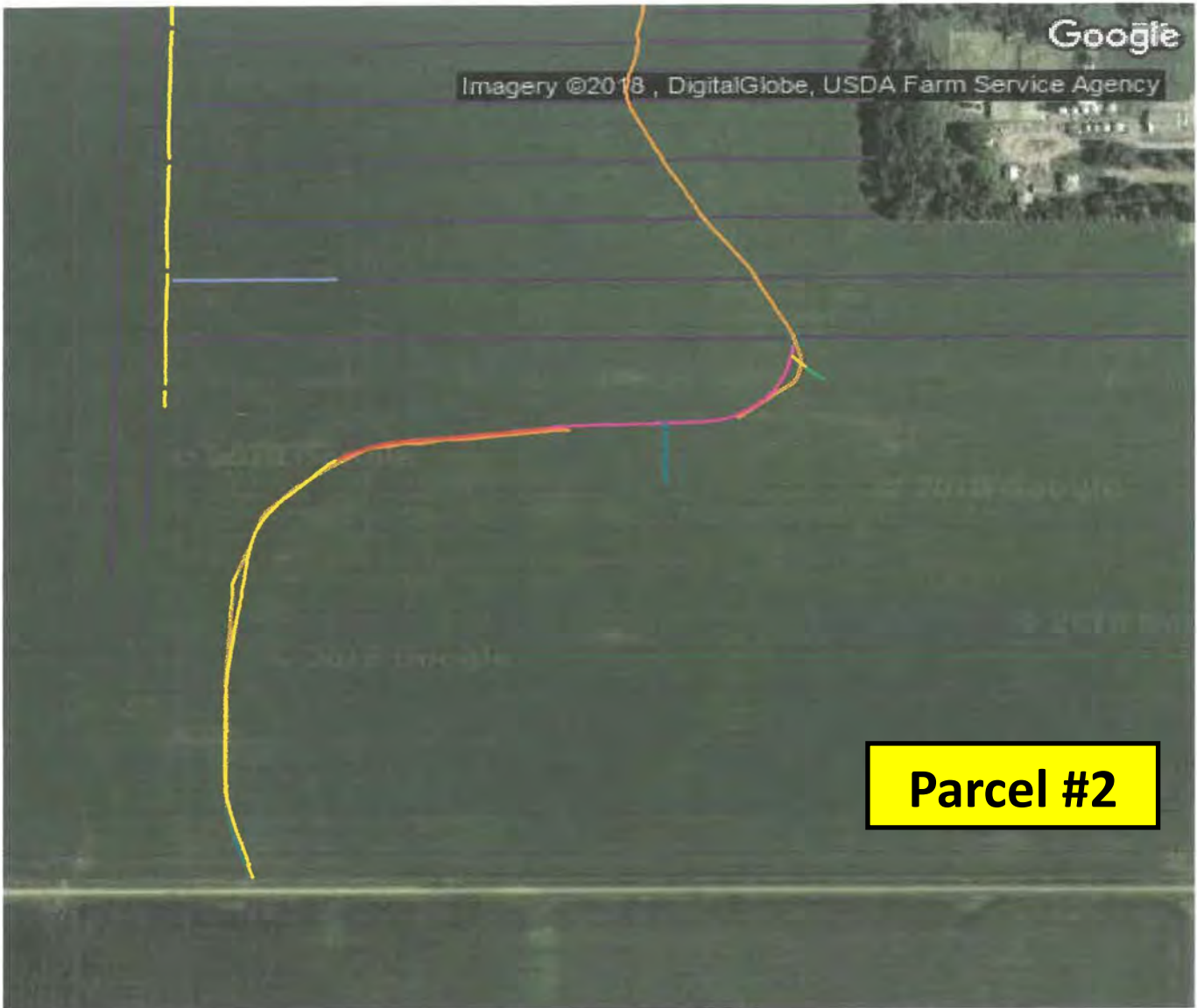
CONTRACTOR *Robert J. Jones*

Station	Cut	Grade	Remarks	TILE SIZE	Station	Cut	Grade	Remarks	TILE SIZE
"Br-A"					7+00	3.76	0.60%		
0+00	3.12	—			8+00	3.68	—		
0+80	3.22	—			9+00	3.72	—		
1+20	3.16	—			10+00	3.94	0.10%		
2+80	3.21	0.10%			"Br-C-1"				
3+80	3.80	—			0+00	4.07	—		
4+80	3.86	—			1+00	3.79	1.00%		
5+80	4.00	—			2+00	4.49	—		
6+80	3.72	0.58%			3+00	5.21	—		
7+20	3.76	—			4+00	4.63	0.20%		
"Br-B"					5+00	4.39	—		
0+00	4.02	—			6+00	4.15	—		
1+00	4.30	—			7+00	4.43	0.10%		
2+00	4.45	0.58%			7+20	4.54	—		
3+00	3.76	—			Br-D				
4+00	3.66	—			0+00	3.93	—		
4+80	3.60	—			1+00	3.70	0.30%		
"Br-C"					2+00	3.87	—		
0+00	4.72	—							
1+00	4.51	1.30%							
2+00	4.18	—							
3+00	4.07	—							
4+00	4.14	0.60%							
5+00	3.76	—							
6+00	3.73	—							

**Parcel #2 & #3 Combined**



E 1/2



**Client:** LARSON, DONALD  
**Farm:** SEC 13 SOUTHBROOK TWP  
**Field:** E 1/2  
**Name:** SPRING 2018  
**Date:** 6/21/2018



- 4" TILE
- 5" TILE
- 6" CEMENT
- 6" CLAY
- 6" TILE
- 8" CEMENT
- 8" CLAY
- 8" TILE
- 10" CLAY
- RED 10" TILE
- PINK 12" TILE

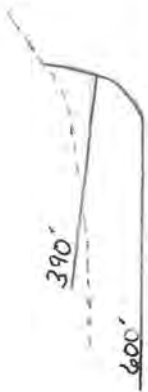
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Don Larsen  
990 ft. 5" Plastic  
1994

**Parcel #2**



→ N

E. Road



TILE AGREEMENT

THIS TILE AGREEMENT dated this 17 day of April, 1995 by and between Louis Remmers and Leola Remmers, husband and wife, hereinafter referred to as First Parties; and Donald Larson and Margaret Larson, husband and wife, hereinafter referred to as Second Parties;

WHEREAS, First Parties are the owners of a Tract I located in the County of Cottonwood, State of Minnesota and legally described as follows, to-wit:

Tract I: The Northwest Quarter (NW 1/4) of Section 24, Township 105 North, Range 38 West of the 3th P.M.

and, Second Parties are the owners of Tract II located in the County of Cottonwood, State of Minnesota and legally described as follows, to-wit:

Tract II: The East Half (E 1/2) of Section 13, Township 105 North, Range 38 West of the 5th P.M.

WHEREAS, First Parties have constructed a 10-inch drainage tile over and across the tract of real property owned by Second Parties that is approximately located as follows:

Said 10-inch drainage tile line commences in Tract I and then crosses onto the Southwest Quarter (SW 1/4) of Section 13, Township 105 North, Range 38 West of the 5th P.M. at a point approximately 100 feet West of the Southeast corner of said tract and then runs Northerly across said tract for approximately 265 feet where said tile line turns to run Northeasterly to a point on the East line of said tract that is approximately 300 feet North of the Southeast corner of said tract and there crosses into Tract II and continues Northeasterly in Tract II for approximately 200 feet and there turns to run Northerly in an approximate straight line to an open ditch located along the Northerly boundary line of Tract II where said tile line empties into said ditch.

WHEREAS, the parties desire to provide for the rights, obligations and responsibilities of each party with respect to said 10-inch drainage tile line.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, First Parties and Second Parties agree as follows:

- 1. First Parties shall pay all costs of the future maintenance, cleaning, repair, and replacement, if necessary, of said 10-inch drainage tile line.
2. Second Parties hereby grant, bargain and convey to First Parties a permanent easement to enter upon Tract II and for the purpose of inspecting said 10-inch drainage tile line and for cleaning, repairing, replacing and for doing such other work as is necessary to keep said tile line open and functioning properly as contemplated and as originally constructed.
3. It is agreed that neither First Parties, nor Second Parties, nor their respective heirs, assigns and successors in interest shall use said 10-inch drainage tile line as an outlet for sewage unless the same has been treated in a manner approved by U.S. Soil Conservation Service for treating sewage so that the same is free from pollution and fit for consumption by livestock.
4. It is specifically agreed that Second Parties may connect lateral drainage tile lines onto said 10-inch drainage tile line to drain the West Half (W 1/2) of Tract II, but no other portion of Tract II may be drained into said 10-inch drainage tile line.

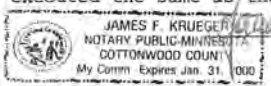
- 5. Each party shall be responsible for all costs incurred to install any lateral tile lines that each respective party may connect onto said 10-inch drainage tile line and for all costs for the future maintenance and repairs, and replacement if necessary, of said lateral tile lines.
6. It is specifically agreed that all covenants and agreements herein contained shall run with the land herein described and shall be binding upon the Parties hereto, and their respective heirs, assigns and successors in interest.

Louis Remmers
Louis Remmers
Leola Remmers

Donald Larson
Donald Larson
Margaret Larson

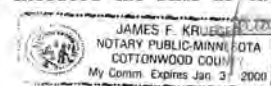
STATE OF MINNESOTA )
) ss.
COUNTY OF NOBLES )

On this 17 day of April, 1995, before me, a notary public, within and for said County and State, personally appeared Louis Remmers and Leola Remmers, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.



STATE OF MINNESOTA )
) ss.
COUNTY OF NOBLES )

On this 17 day of April, 1995, before me, a notary public, within and for said County and State, personally appeared Donald J. Larson and Margaret Larson, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.



THIS INSTRUMENT WAS DRAFTED BY:
MORK, H. DARLING, HAGEMANN AND KOHLER
ATTORNEYS AT LAW
912 Second Avenue, P.O. Box 607
Worthington, MN 56187-0607
Telephone: (507)372-2974

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**Summary**

Parcel ID 160150201  
 Property Address 40784 400TH AVE  
 56137  
 Sec/Twp/Rng 15-105-37  
 Lot/Block N/A  
 Plat  
 Brief Tax Description N1/2 SW1/4 & S1/2 NW1/4 160.  
*(Note: Not to be used on legal documents)*  
 Deeded Acres 160.00  
 CER 78.49  
 Class AGRICULTURE  
 Homestead NON HOMESTEAD  
 Twp/City 16  
 School District 177

**Owner**

Taxpayer  
Larsen/Margaret/Trustee  
 Margaret Larsen Trust  
 % Carol Rosenbrook  
 26884 SD Hwy 17  
 Sioux Falls SD 57106

**Land**

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	2.00	
1	008013	Pasture	2a	2.20 acre	
1	008031	Waste	2a	1.50 acre	
1	008050	Xtra B Site	2a	1.30 acre	
1	999700	Till + Road Acres	2a	155.00 acre	.00
1	999800	Neg Road Acres	2a	-2.00 acre	

**Sales**

Buyer	Seller	Transaction	Sale Descr	Multi Parcel	Purchase Price	Adj Sale Price	Sale Date	Auditor Date
DONALD & MARGARET	METROPOLITAN LIFE	WARRANTY DEED	Good Sale	Single Parcel	\$160,000	\$0		4/30/1990

**2021 Values for 2022 Taxes**

	Market	Taxable
Land	\$1,206,700	\$1,206,700
Building	\$100	\$100
Machine	\$0	\$0
Exemptions		
<b>Total Value</b>	<b>\$1,206,800</b>	<b>\$1,206,800</b>

**Valuation/Taxation**

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2020 Payable 2021	\$1,269,700	12,697	75.29400	1463.50	0.00	0.00	\$8,096
2019 Payable 2020	\$1,268,800	12,688	75.36900	1332.31	0.00	0.00	\$8,230
2018 Payable 2019	\$1,268,100	12,681	73.45900	1011.74	0.00	0.00	\$8,304
2017 Payable 2018	\$1,268,100	12,681	62.37700	503.13	0.00	0.00	\$7,406
2016 Payable 2017	\$1,334,400	13,344	60.23500	0.00	0.00	0.00	\$8,038

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# Parcel #1

## Current Taxes

Gross Tax	\$9,559.50
Total Credit	\$1,463.50
Spec Asmt	\$0.00
Net Tax Due	\$8,096.00

Adjusted Tax	\$0.00
Adjusted S.A.	\$0.00
Adjusted Net Due	\$8,096.00

Total Receipts	\$4,048.00
Remain Due	\$4,048.00

## Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
5/13/2021	LARSEN/MARGARET/TRUSTEE	233	\$4,048.00

No data available for the following modules: Buildings, Taxes Paid 2, Photos, Sketches.

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# Parcel #2 & #3 Combined

### Summary

Parcel ID 150130100  
 Property Address  
 Sec/Twp/Rng 13-105-38  
 Lot/Block N/A  
 Plat  
 Brief Tax Description NE1/4 NW1/4; S1/2 NE1/4 EX SE1/4 SE1/4 NE1/4; W1/2 SE1/4 190.  
(Note: (Not to be used on official documents)  
 Deeded Acres 190.00  
 CER 75.44  
 Class AGRICULTURE  
 Homestead NON HOMESTEAD  
 Twp/City 15  
 School District 330

### Owner

Taxpayer  
Larsen/Margaret/Trustee  
 Margaret Larsen Trust  
 % Carol Rosenbrook  
 26884 SD Hwy 17  
 Sioux Falls SD 57106

### Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	3.00	
1	008031	Waste	2a	1.00 acre	
1	999700	Till + Road Acres	2a	189.00 acre	.00
1	999800	Neg Road Acres	2a	-3.00 acre	

### 2021 Values for 2022 Taxes

	Market	Taxable
Land	\$1,414,300	\$1,414,300
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
<b>Total Value</b>	<b>\$1,414,300</b>	<b>\$1,414,300</b>

### Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2020 Payable 2021	\$1,488,700	14,887		457.46	0.00	0.00	\$7,426
2019 Payable 2020	\$1,488,700	14,887	0.00000	404.48	0.00	0.00	\$7,484
2018 Payable 2019	\$1,488,700	14,887	0.00000	319.48	0.00	0.00	\$7,444
2017 Payable 2018	\$1,488,700	14,887	0.00000	254.27	0.00	0.00	\$7,250
2016 Payable 2017	\$1,566,900	15,669	0.00000	0.00	0.00	0.00	\$7,666

### Current Taxes

Gross Tax	\$7,883.46
Total Credit	\$457.46
Spec Asmt	\$0.00
Net Tax Due	\$7,426.00
Adjusted Tax	\$0.00
Adjusted S.A.	\$0.00
Adjusted Net Due	\$7,426.00
Total Receipts	\$3,713.00
Remain Due	\$3,713.00

### Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
5/13/2021	LARSEN/MARGARET/TRUSTEE	233	\$3,713.00

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# Parcel #2 & #3 Combined

### Summary

Parcel ID 150130101  
 Property Address  
 Sec/Twp/Rng 13-105-38  
 Lot/Block N/A  
 Plat  
 Brief Tax Description N1/2 NE1/4 80.  
(Note: Not to be used in legal description)  
 Deeded Acres 80.00  
 CER 58.72  
 Class AGRICULTURE  
 Homestead NON HOMESTEAD  
 Twp/City 15  
 School District 330

### Owner

Taxpayer  
Larsen, Margaret, Trustee  
 Margaret Larsen Trust  
 % Carol Rosenbrook  
 26884 SD Hwy 17  
 Sioux Falls SD 57106

### Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	4.00	
1	008031	Waste	2a	3.50 acre	
1	999700	Till + Road Acres	2a	76.50 acre	.00
1	999800	Neg Road Acres	2a	-4.00 acre	

### 2021 Values for 2022 Taxes

	Market	Taxable
Land	\$341,300	\$341,300
Building	\$0	\$0
Machline	\$0	\$0
Exemptions		
<b>Total Value</b>	<b>\$341,300</b>	<b>\$341,300</b>

### Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2020 Payable 2021	\$359,100	3,591	52.96000	110.85	0.00	0.00	\$1,792
2019 Payable 2020	\$359,100	3,591	0.00000	97.57	0.00	0.00	\$1,806
2018 Payable 2019	\$359,100	3,591	0.00000	77.07	0.00	0.00	\$1,796
2017 Payable 2018	\$359,100	3,591	0.00000	61.34	0.00	0.00	\$1,750
2016 Payable 2017	\$377,900	3,779	0.00000	0.00	0.00	0.00	\$1,848

### Current Taxes

Gross Tax	\$1,902.35
Total Credit	\$110.35
Spec Asmt	\$0.00
<b>Net Tax Due</b>	<b>\$1,792.00</b>
Adjusted Tax	\$0.00
Adjusted S.A.	\$0.00
<b>Adjusted Net Due</b>	<b>\$1,792.00</b>
Total Receipts	\$896.00
<b>Remain Due</b>	<b>\$896.00</b>

### Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
5/13/2021	LARSEN/MARGARET/TRUSTEE	233	\$896.00

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# Parcel #2 & #3 Combined

**Summary**

Parcel ID 150130102  
 Property Address  
 Sec/Twp/Rng 13-105-38  
 Lot/Block N/A  
 Plat  
 Brief Tax Description SE1/4 SE1/4 NE1/4 EX S487' OF E578' 3.54  
(Note: Not to be used in legal documents)  
 Deeded Acres 3.54  
 CER 75.59  
 Class AGRICULTURE  
 Homestead NON HOMESTEAD  
 Twp/City 15  
 School District 330

**Owner**

Taxpayer  
Larsen/Margaret/Trustee  
 Margaret Larsen Trust  
 % Carol Rosenbrook  
 26884 SD Hwy 17  
 Sioux Falls SD 57106

**Land**

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	.13	
1	999700	Till + Road Acres	2a	3.54 acre	.00
1	999800	Neg Road Acres	2a	-.13 acre	

**2021 Values for 2022 Taxes**

	Market	Taxable
Land	\$27,300	\$27,300
Building	\$0	\$0
Machine	\$0	\$0
<b>Exemptions</b>		
<b>Total Value</b>	<b>\$27,300</b>	<b>\$27,300</b>

**Valuation/Taxation**

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2020 Payable 2021	\$28,700	287	52.96000	8.82	0.00	0.00	\$144
2019 Payable 2020	\$28,700	287	0.00000	7.79	0.00	0.00	\$144
2018 Payable 2019	\$28,700	287	0.00000	6.16	0.00	0.00	\$144
2017 Payable 2018	\$28,700	287	0.00000	4.90	0.00	0.00	\$140
2016 Payable 2017	\$30,200	302	0.00000	0.00	0.00	0.00	\$148

**Current Taxes**

Gross Tax \$152.82  
 Total Credit \$8.82  
 Spec Asmt \$0.00  
 Net Tax Due \$144.00  
  
 Adjusted Tax \$0.00  
 Adjusted S.A. \$0.00  
 Adjusted Net Due \$144.00  
  
 Total Receipts \$72.00  
 Remain Due \$72.00

**Taxes Paid**

Batch Date	Paid By	Validation #	Total Amount
5/13/2021	LARSEN/MARGARET/TRUSTEE	293	\$72.00

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# Parcel #2 & #3 Combined

### Summary

Parcel ID 150130401  
 Property Address  
 Sec/Twp/Rng 13-105-38  
 Lot/Block N/A  
 Plat  
 Brief Tax Description E1/2 SE1/4 EX 12.03 AC TR 67.97  
(Note: Not to be used on legal document(s))  
 Deeded Acres 67.97  
 CER 77.14  
 Class AGRICULTURE  
 Homestead NON HOMESTEAD  
 Twp/City 15  
 School District 177

### Owner

Taxpayer  
Larsen/Margaret/Trustee  
 Margaret Larsen Trust  
 % Carol Rosenbrook  
 26884 SD Hwy 17  
 Sioux Falls SD 57106

### Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	2.51	
1	999700	Till + Road Acres	2a	67.97 acre	.00
1	999800	Neg Road Acres	2a	-2.51 acre	

### 2021 Values for 2022 Taxes

	Market	Taxable
Land	\$529,100	\$529,100
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
<b>Total Value</b>	<b>\$529,100</b>	<b>\$529,100</b>

### Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2020 Payable 2021	\$556,900	5,569	72.61300	641.90	0.00	0.00	\$3,402
2019 Payable 2020	\$556,900	5,569	72.63500	584.77	0.00	0.00	\$3,460
2018 Payable 2019	\$556,900	5,569	71.48500	444.32	0.00	0.00	\$3,536
2017 Payable 2018	\$556,900	5,569	60.37200	220.96	0.00	0.00	\$3,142
2016 Payable 2017	\$586,200	5,862	57.12400	0.00	0.00	0.00	\$3,348

### Current Taxes

Gross Tax \$4,043.90  
 Total Credit \$641.90  
 Spec Asmt \$0.00  
 Net Tax Due \$3,402.00  
  
 Adjusted Tax \$0.00  
 Adjusted S.A. \$0.00  
 Adjusted Net Due \$3,402.00  
  
 Total Receipts \$1,701.00  
 Remain Due \$1,701.00

### Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
5/13/2021	LARSEN/MARGARET/TRUSTEE	233	\$1,701.00

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