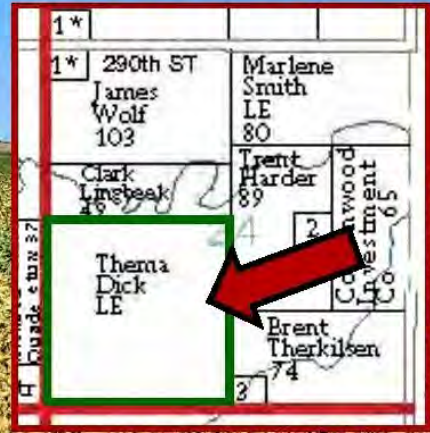




DAN PIKE, AG LAND BROKER / AUCTIONEER

**LIVE & ON-LINE MULTI-PARCEL AMBOY TOWNSHIP COTTONWOOD COUNTY, MN.**  
**152.85+/- ACRE FARMLAND AUCTION**  
**Tuesday, October 19, 2021 @ 10:00 A.M.**

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



**OWNERS**  
**DICK FAMILY**  
*Judy Fruehling, Connie Janssen,  
 Mark Dick, Brenda Hershberger,  
 Kevin Dick & Melanie Teachout*



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: Ronald Schramel - Schramel Law Firm  
 Windom, MN. 56101 Office Phone #507-831-1301

**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 & ON-LINE MULTI-PARCEL AMBOY TOWNSHIP, COTTONWOOD COUNTY, MN.

152.85+/- Acre

Tuesday, October 19, 2021

# FARMLAND AUCTION

at 10:00 A.M.

LIVE ONLINE BIDDING



For more viewing to bid online go to  
www.danpikeauction.com

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

Cottonwood County, Minnesota



**PROPERTY LEGAL DESCRIPTIONS**

**PARCEL #1:** W1/2 of the SW1/4 excepting a 2+/- acre tract in the SW corner 24-107-36 Cottonwood County, MN. (75.35+/- acres)  
**PARCEL #2:** E1/2 SW1/4 ex. a 2.50 acre tract 24-107-36 Cottonwood County, MN. (77.50+/- acres)  
**PARCEL #3:** Parcels #1 & #2 Combined (152.85+/- acres)

**METHOD OF SALE**

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

**ESA PROPERTY INFORMATION**

Cropland Acres: 148.19+/- Cropland Acres: 144.44+/-

**Crop Productivity Index Rating**

95.1 (Parcel #1 & #2 combined)

**ESA INFORMATION (Combined)**

Corn Base: 73.1+/- Acres PLC Yield: 156 bu  
 Soybean Base: 68.4+/- Acres PLC Yield: 42 bu

For more complete details and information, please visit our web page

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

**AUCTION SALE TERMS**

The property will be offered 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 22, 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 seller's approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

**ONLINE BIDDING OPTION**

Interested parties that can not attend the auction in person can use our online bidding platform through [www.danpikeauction.com](http://www.danpikeauction.com) to participate in the auction. Those registering for online bidding must register 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 web-cast public auction. Those parties bidding on-line will be required to pay for the auctioneer's fee and sign the purchase agreement 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 Dick 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.



2012 Soil, Indexed by USNR, Inc. 1/2012  
 Area Symbol: MNR53, Soil Area Variable: 31

Code	Soil Description	Acres	Percent of Total	PLC Legend	Moist Class %	Productivity Index	Code	Soil Value	% NCCN	% NCCN	
69A	Clayton loam, 2 to 3 percent slopes	60.26	39.4%	III	III	95	80	84			
69B	Princeton clay loam, 1 to 3 percent slopes	18.83	12.3%	III	III	84	81	82			
69A1	Victoria clay loam, 0 to 2 percent slopes	26.68	17.4%	III	III	91	75	80			
6A	Clay, Outwash-Duff complex, 1 to 4 percent slopes	16.89	11.0%	III	III	64	59	65			
69A2	Jeffers-Gambel complex, 0 to 2 percent slopes	2.64	1.7%	III	III	87	100	91	74	81	
210A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	1.81	1.2%	III	III	91	74	81			
154B	Be View-Ridgeman complex, 10 to 45 percent slopes	0.50	0.3%	III	III	21	27	20			
102C2	Clayton-Seward complex, 0 to 10 percent slopes, inc. stony slopes	0.25	0.2%	III	III	87	74	81			
69B1	Clayton-Seward complex, 2 to 6 percent slopes	0.17	0.1%	III	III	92	77	84			
Weights Average							95.1	15	4.4	79.7	82.7

**For Additional Property Information**

Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com), and check the information brochure under the Dick 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**  
 AND ASSOCIATES  
**AUCTION CO.**  
 COMPLETE PROFESSIONAL  
 AUCTION SERVICES  
 1362 Springfield Parkway  
 Jackson, MN 56143  
 507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)

**Auctioneers**  
 Dan Pike  
 Auctioneer/Real Estate Broker  
 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**  
 Ronald Schramel  
 Schramel Law  
 Firm  
 Windom, MN. 56101  
 #507-831-1301

**OWNERS**  
**DICK FAMILY**  
 Judy Fruehling, Connie Janssen,  
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 Kevin Dick & Melanie Teachout





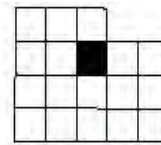


T-107-N

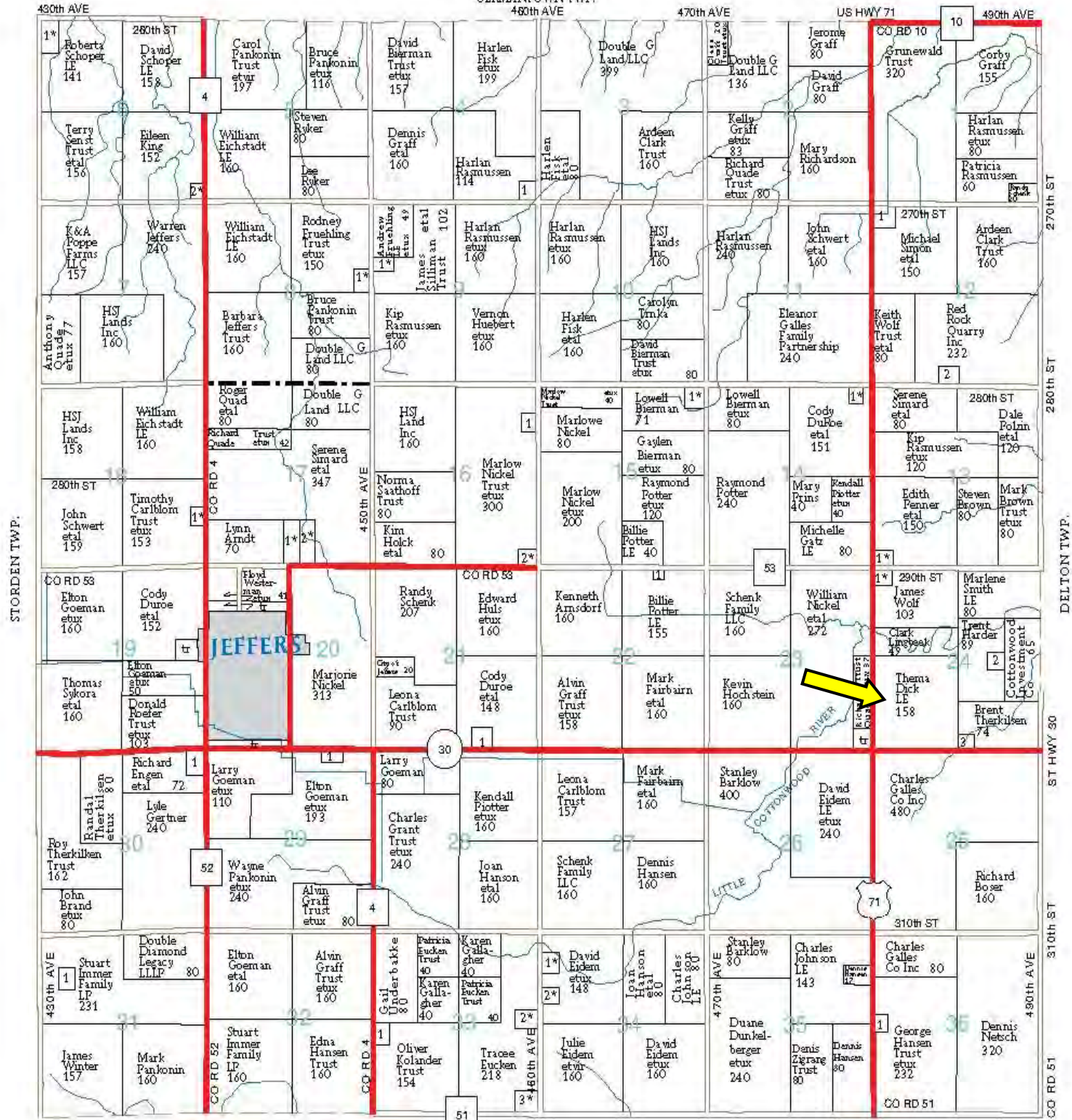
# AMBOY PLAT

(Landowners)

R-36-W



GERMANTOWN TWP.



DALE TWP.

# **AUCTION SALE TERMS**

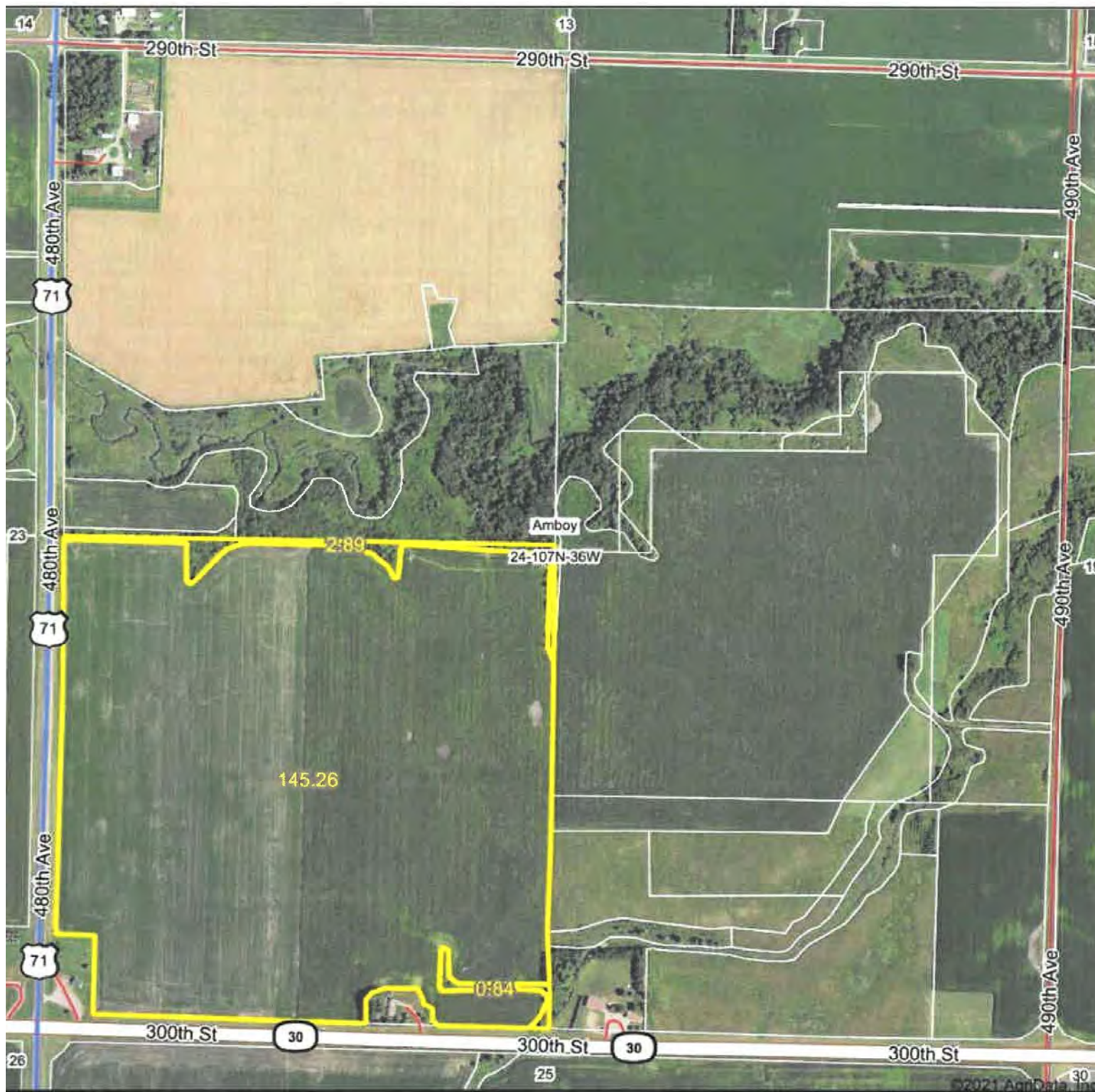
The property will be offered through our multi-parcel bidding system. The farm is being sold subject to a cropland lease for 2021 with the Seller's retaining all 2021 cropland lease payments. The Buyer or Buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on November 22, 2021 with the balance being due and payable in full at closing. The sale will NOT be contingent upon any buyer financing. The buyer is responsible for all real estate taxes that are due and payable in 2022 and thereafter. Property is being sold "AS IS", Property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statues. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

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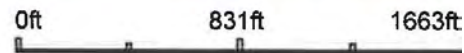
# Aerial Map



©2021 AgriData, Inc



Map Center: 44° 3' 27.09, -95° 6' 36.08



**24-107N-36W**  
**Cottonwood County**  
**Minnesota**



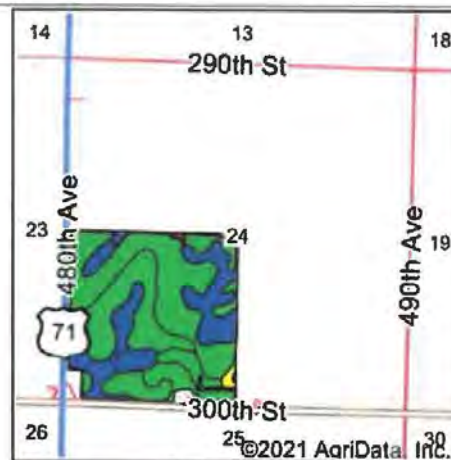
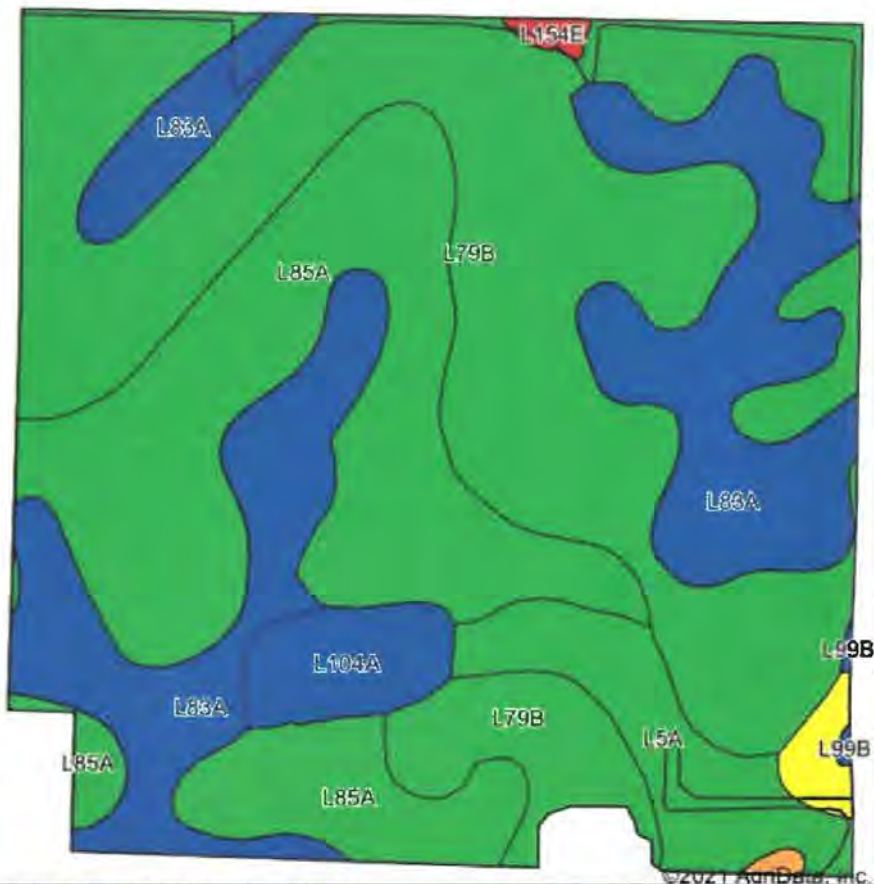
9/6/2021



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# Soils Map



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **24-107N-36W**  
 Township: **Amboy**  
 Acres: **148.99**  
 Date: **9/6/2021**



Maps Provided By:



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
L79B	Clarion loam, 2 to 6 percent slopes	60.35	40.5%		Ile	95			80	84
L85A	Nicollet clay loam, 1 to 3 percent slopes	38.43	25.8%		Iw	99			81	82
L83A	Webster clay loam, 0 to 2 percent slopes	35.09	23.6%		IIw	93			78	82
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	8.25	5.5%		IIw	96	177	53	87	85
L104A	Jeffers-Canisteo complex, 0 to 2 percent slopes	4.54	3.0%		IIw	92	169	51	74	81
L219A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	1.41	0.9%		IIw	83			70	83
L154E	Belview-Ridgeton complex, 15 to 45 percent slopes	0.50	0.3%		Vle	22			27	20
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.25	0.2%		IIIe	87			70	73
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	0.17	0.1%		Ile	92			77	83
<b>Weighted Average</b>						<b>95.1</b>	<b>15</b>	<b>4.5</b>	<b>*n 79.7</b>	<b>*n 82.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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# Topography Contours



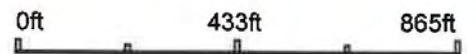
Maps Provided By:



© AgriData, Inc. 2021 www.AgrDataInc.com

Field boundaries provided by Farm Service Agency as of 5/24/2020

Source: USGS 3 meter dem  
 Interval(ft): 3.0  
 Min: 1,405.6  
 Max: 1,449.1  
 Range: 43.5  
 Average: 1,433.4  
 Standard Deviation: 5.45 ft



9/6/2021

**24-107N-36W**  
**Cottonwood County**  
**Minnesota**

Map Center: 44° 3' 27.09, -95° 6' 36.08

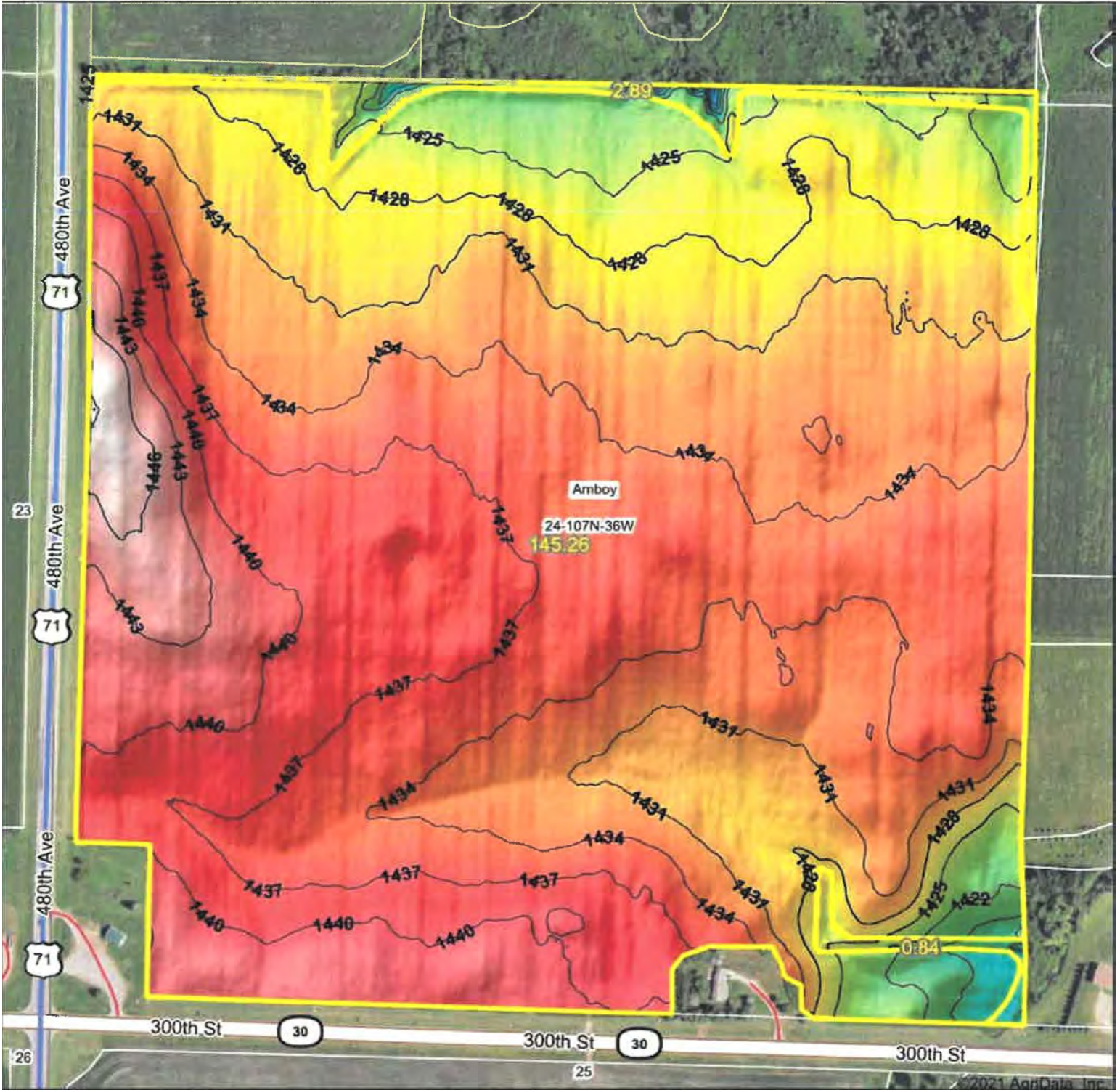
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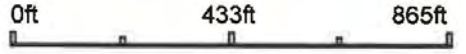


# Topography Hillshade



Land Services Unlimited, LLC  
 DAN PIKE AUCTION CO.  
 SURETY

Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,405.6  
 Max: 1,449.1  
 Range: 43.5  
 Average: 1,433.4  
 Standard Deviation: 5.45 ft



24-107N-36W  
 Cottonwood County  
 Minnesota

map center: 44° 3' 27.09, -95° 6' 36.08

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United States  
Department of  
Agriculture

# Cottonwood County, Minnesota

## Farm 7215 Tract 10149

### 2021 Program Year

Map Created April 05, 2021

## 1073624



Unless otherwise noted:

- Shares are 100% operator
- Crops are non-irrigated
- Corn = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS, HRW = Grain

Sunflower = Oil, Non-Oil = Grain

Oats and Barley = Spring for grain

Rye = for grain

Peas = process

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry Edible

NAG = for GZ

Canola = Spring for seed

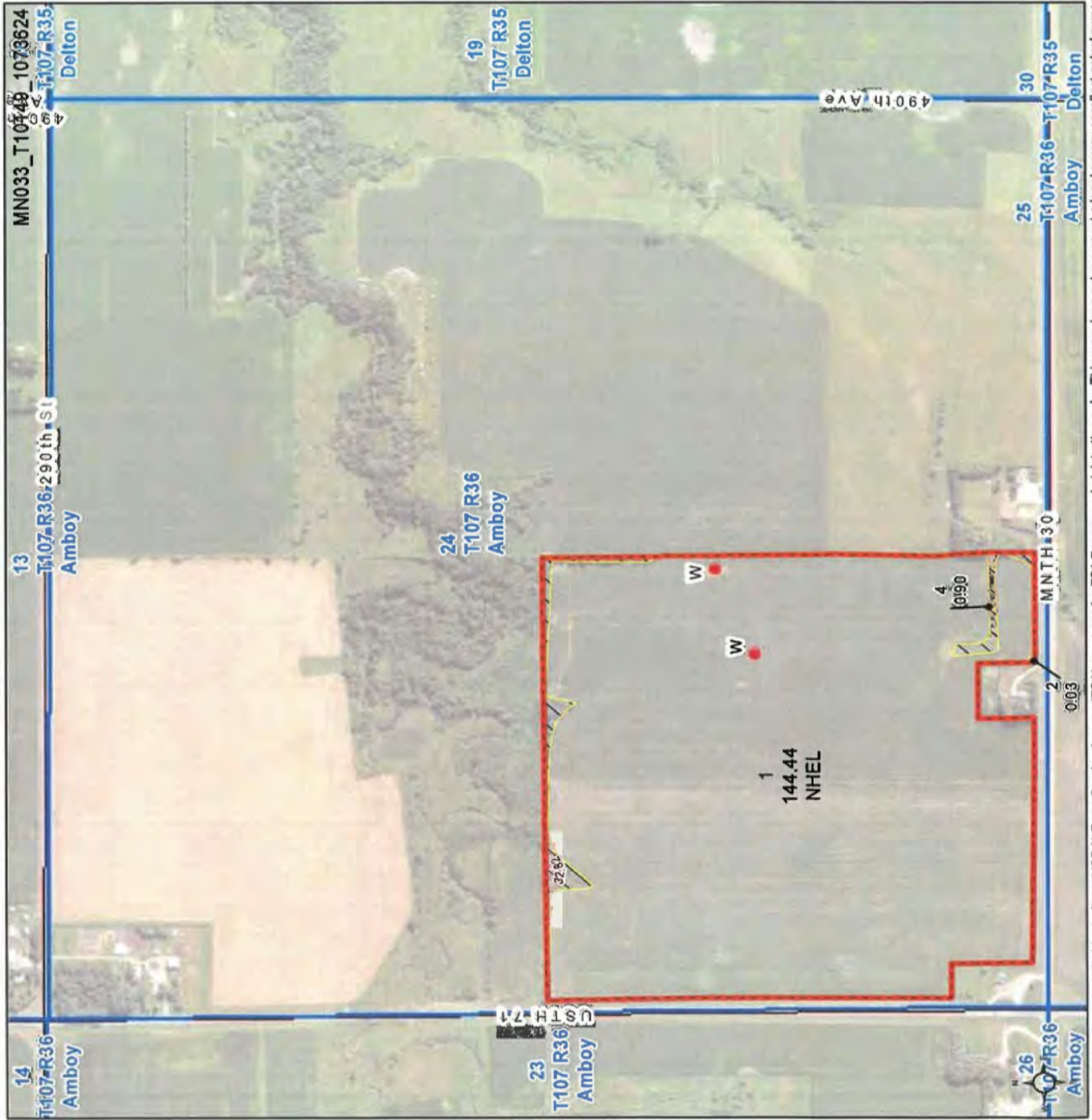
### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- Minnesota\_Transparency\_Polygon\_02142019

### Wetland Determination Identifiers

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

Tract Cropland Total: 144.44 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-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

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Minnesota  
Cottonwood  
Report ID: FSA-156EZ

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

FARM: 7215  
Prepared: 9/8/21 4:20 PM  
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 [REDACTED] Recon Number 2013 - 35

Farms Associated with Operator: [REDACTED]

ARC/PLC GI/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
148.19	144.44	144.44	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod				
0.0	0.0	144.44	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	73.1	156	0.00	0
SOYBEANS	68.4	42	0.00	0
<b>Total Base Acres:</b>	<b>141.5</b>			

Tract Number: 10149 Description SW4 LESS BLDGSITE S24 107-36 AMB  
FSA Physical Location : Cottonwood, MN ANSI Physical Location: Cottonwood, MN

BIA Range Unit Number:

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

Recon Number 2013 - 135

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
148.19	144.44	144.44	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod		
0.0	0.0	144.44	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	73.1	156	0.00
SOYBEANS	68.4	42	0.00
<b>Total Base Acres:</b>	<b>141.5</b>		

Owners: JANSSEN, CONNIE  
CAAUWE, DEBRA

FRUEHLING, JUDY H  
DICK, MARK H





Summary

Parcel ID 010240501  
 Property Address  
 Sec/Twp/Rng 24-107-36  
 Lot/Block N/A  
 Plat  
 Brief Tax Description SW1/4 EXTRACTS 155.50  
*(Note: Not to be used on legal documents)*  
 Deeded Acres 152.85  
 CER 77.37  
 Class AGRICULTURE  
 Homestead NON HOMESTEAD  
 Twp/City 1  
 School District 2884

Owner

Taxpayer  
 Fruehling/Judy H/Etal  
 27467 450th Ave  
 Jeffers MN 56145

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	5.37	
1	008031	Waste	2a	1.09 acre	
1	999700	Till + Road Acres	2a	151.76 acre	.00
1	999800	Neg Road Acres	2a	-5.37 acre	

2021 Values for 2022 Taxes

	Market	Taxable
Land	\$1,115,300	\$1,115,300
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
<b>Total Value</b>	<b>\$1,115,300</b>	<b>\$1,115,300</b>

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2020 Payable 2021	\$1,174,000	5,870	48.16700	490.00	0.00	0.00	\$2,338
2019 Payable 2020	\$1,174,000	11,740	48.26200	0.00	0.00	0.00	\$5,666
2018 Payable 2019	\$1,174,000	11,740	47.79300	0.00	0.00	0.00	\$5,610
2017 Payable 2018	\$1,174,000	11,740	47.84300	0.00	0.00	0.00	\$5,616
2016 Payable 2017	\$1,236,100	6,181	44.55300	490.00	0.00	0.00	\$2,264

Current Taxes

Gross Tax \$2,828.00  
 Total Credit \$490.00  
 Spec Asmt \$0.00  
 Net Tax Due \$2,338.00  
  
 Adjusted Tax \$0.00  
 Adjusted S.A. \$0.00  
 Adjusted Net Due \$2,338.00  
  
 Total Receipts \$1,169.00  
 Remain Due \$1,169.00

Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
3/25/2021	DICK KORFE/THELMA A/LE	88	\$1,169.00



# PIN 01.024.0501



09/10/2021