



DAN PIKE, AG LAND BROKER / AUCTIONEER

LIVE & ONLINE 194.37+/- ACRE CHRISTIANIA TOWNSHIP JACKSON COUNTY, MN.
LAND AUCTION
WEDNESDAY, NOVEMBER 10, 2021 @ 10:00 A.M.

(Inclement weather/Blizzard backup date 11/11/21 at the same time. Check our web site www.danpikeauction.com for updates.)

SALE LOCATION: The auction will be held at the Jackson American Legion Hall at 411 First Street in Jackson, Minnesota.
Watch for auction signs.

PROPERTY LEGAL DESCRIPTION: The Southwest Quarter except 440' x 558' in West Half and SW1/4 NW1/4 Section Twenty Five (25), Township One Hundred Four (104) North (Christiania Township), Range Thirty-Five (35) West Jackson County, Minnesota. Jackson County Parcel #03.025.0300.

PROPERTY INFORMATION

Deeded Acres: 194.37+/- **Productivity Index Rating:** 90.6 Estimated by Agra Data Mapping
Check our web site www.danpikeauction.com for more detailed information.

SOGGE FAMILY - OWNER

Attorney for the Sellers

Brad Anderson - Anderson Law Firm - Jackson, MN. Office Phone #507-847-2052



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 & Chris Kahler
Doug Wedel - Dustyn Hartung

SALE
CONDUCTED
BY



Jackson Office Address

410 Springfield Parkway
Jackson, MN 56143

507-847-3468
www.danpikeauction.com

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.

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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.

194.37 Acres +/- Christiania Township, Jackson County, MN.

FARMLAND AUCTION

Wednesday, November 10, 2021 @ 10:00 A.M.

(Inclement weather/Blizzard backup date 11/11/21 at the same time. Check our web site www.danpikeauction.com for updates.)

SALE LOCATION

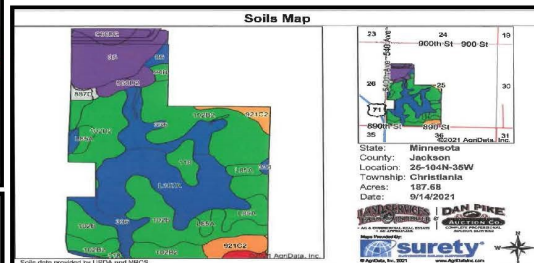
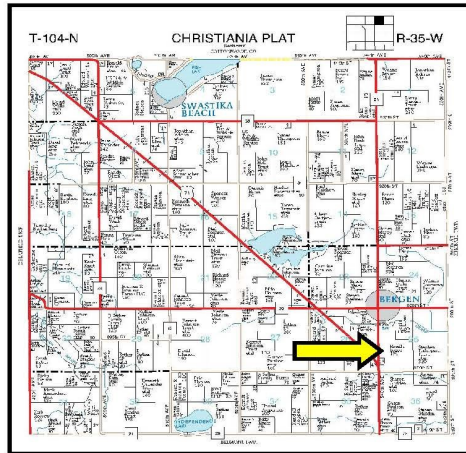
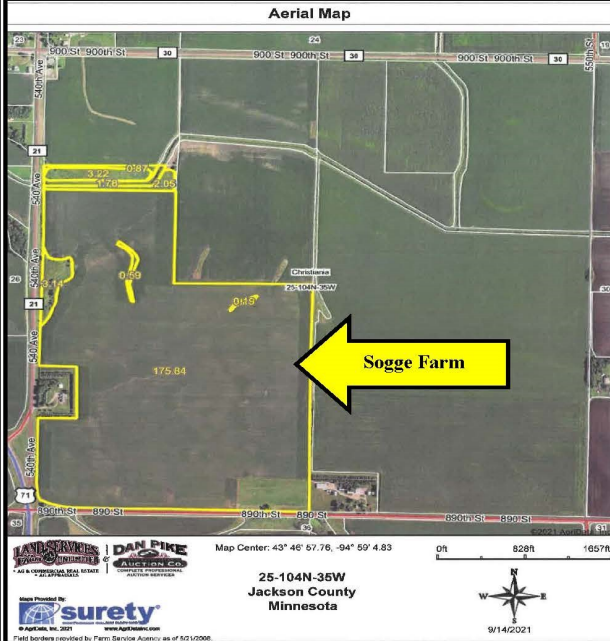
The auction will be held at the Jackson American Legion Hall at 411 First Street Jackson, Minnesota. Watch for auction signs.

LIVE ONLINE BIDDING



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

JACKSON COUNTY MINNESOTA



PROPERTY LEGAL DESCRIPTION

The Southwest Quarter except 440' x 558' in West Half and SW1/4 NW1/4 Section Twenty Five (25), Township One Hundred Four (104) North (Christiania Township), Range Thirty-Five (35) West Jackson County, Minnesota. Jackson County Parcel #03.025.0300

PROPERTY INFORMATION

Deeded Acres: 194.37 +/- Cropland Acres: 175.84 +/-

Crop Productivity Index Rating: 90.6

FSAI INFORMATION

Corn Base: 89.6 +/- Acres PLC Yield: 150 bu.

Soybean Base: 86.2 +/- Acres PLC Yield: 50 bu. RIM Easement: 6.4 acres

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

www.danpikeauction.com

AUCTION SALE TERMS

The property will be offered in One (1) tract. The farm is being sold subject to a 2021 cropland lease. The seller shall retain all of the 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 December 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 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.hibid.com to participate in the auction. Please register for online bidding at least 24 hours ahead of the auction. 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.

For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information brochure under the Sogge Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

SALE ARRANGED BY



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

Auctioneers

Dan Pike
Auctioneer/Real Estate Broker
CJ1 & GPPA - Jackson, MN.
507-847-3468 (O) or 507-841-0965 (C)
Scott Christopher
507-841-3125 (C) - Jackson, MN.
Dusty Hartung,
Doug Wedel
Kevin & Chris Kahler

Closing Attorney for the Sellers

Brad Anderson
Anderson
Law Firm
Jackson, Minnesota
507-847-2052

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Class	Productivity Index	Bromegrass satellite hay	Corn	Grain	Soybeans	Spring wheat	% NCCPR Corn	% NCCPR Soybeans	
102R2	Chisago loam, 3 to 6 percent slopes, moderately eroded	48.78	28.0%	III	96	65						74	74	
L1071	Chisago siltstone, 0 to 2 percent slopes	32.20	17.2%	III	91							72	81	
102R1	Chisago siltstone, 2 to 8 percent slopes	20.21	10.6%	III	96							80	84	
800	Chis clay loam, 7 to 8 percent slopes	20.96	11.2%	III	94							77	79	
85	Blue earth loam, 0 to 2 percent slopes	10.23	5.3%	III	77							67	74	
106A	Neutral clay loam, 0 to 2 percent slopes	0.83	0.4%	III	96							81	82	
821C2	Chis clay loam, 8 to 10 percent slopes, moderately eroded	0.40	0.2%	III	87							73	73	
800R2	Chis clay loam, 7 to 8 percent slopes, moderately eroded	7.66	4.1%	III	76							68	69	
118	Chis clay loam, 1 to 3 percent slopes	4.93	2.6%	III	100							72	87	
103A	Chis clay loam, 0 to 2 percent slopes, frequently eroded	1.02	0.5%	III	20							25	17	
887D	Chis clay loam, 2 to 8 percent slopes	1.60	0.8%	III	60		4.1	130	60	38	30	67	87	
86	Chis clay loam, 0 to 2 percent slopes	1.56	0.8%	III	63							71	81	
84E	Terr loam, 2 to 8 percent slopes	1.27	0.7%	III	69							88	84	
887C	Chis clay loam, 8 to 12 percent slopes	0.08	0.0%	III	84		4.9	160	77	48	50	72	74	
Weighted Average							80.5	-	1.3	0.6	0.4	0.5	73.6	77.3

AUCTIONEER'S NOTE

After much consideration the Sogge family has decided to offer their farm at public auction rather than to market it privately giving all the interested parties an equal opportunity to purchase the farm. This is a good farm that would make a nice addition to most any farming operation. We are very honored to have been asked to represent the Sogge 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 good quality 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. The auction begins at 10:00 A.M. sharp, so don't be late.

OWNER

SOGGE FAMILY

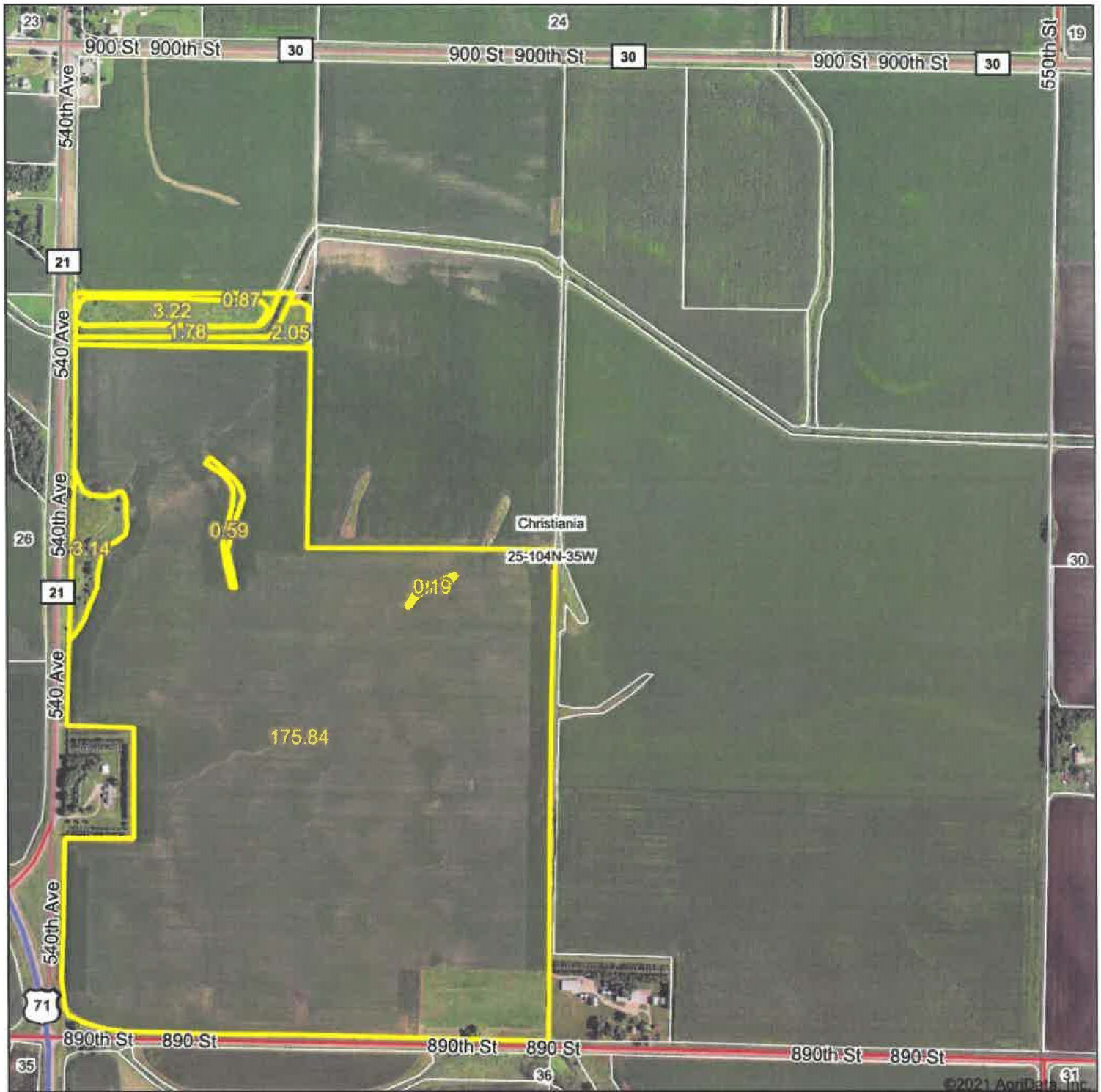
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Aerial Map



©2021 AgriData, Inc.



Map Center: 43° 46' 57.76, -94° 59' 4.83



25-104N-35W
Jackson County
Minnesota



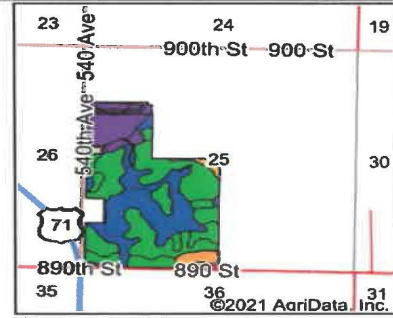
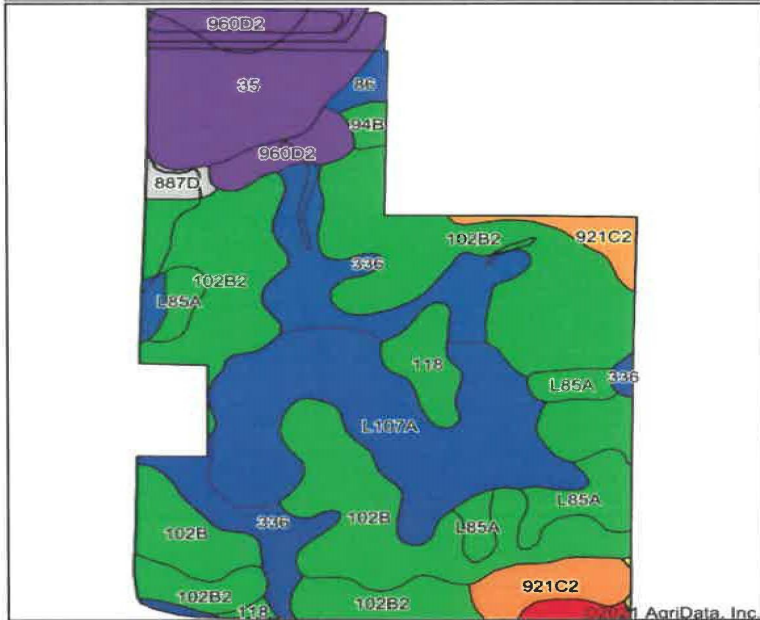
9/14/2021



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

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Soils Map



State: **Minnesota**
 County: **Jackson**
 Location: **25-104N-35W**
 Township: **Christiania**
 Acres: **187.68**
 Date: **9/14/2021**



Soils data provided by USDA and NRCS.

Area Symbol: MN063, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Brome grass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Corn	*n NCCPI Soybeans
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	48.75	26.0%		Ile	95						74	74
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	32.20	17.2%		Ilw	91						72	81
102B	Clarion loam, 2 to 6 percent slopes	29.21	15.6%		Ile	95						80	84
336	Delft clay loam, 0 to 2 percent slopes	20.95	11.2%		Ilw	94						77	79
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	19.23	10.2%		Illw	77						67	74
L85A	Nicollet clay loam, 1 to 3 percent slopes	9.83	5.2%		Iw	99						81	82
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	8.46	4.5%		Ille	87						70	73
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	7.69	4.1%		Ive	76						68	69
118	Crippin loam, 1 to 3 percent slopes	4.93	2.6%		Ie	100						72	87
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	1.82	1.0%		Vw	20						25	17
887D	Clarion-Swanlake loams, 12 to 18 percent slopes	1.69	0.9%		Ive	69	4.1	130	60	38	39	67	67
86	Canisteo clay loam, 0 to 2 percent slopes	1.56	0.8%		Ilw	93						71	81
94B	Terril loam, 2 to 6 percent slopes	1.27	0.7%		Ile	99						88	84
887C	Clarion-Swanlake loams, 6 to 12 percent slopes	0.09	0.0%		Ille	84	4.9	160	77	46	50	72	74
Weighted Average						90.6	*-	1.2	0.6	0.4	0.4	*n 73.6	*n 77.3

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Topography Contours



© AgriData, Inc. 2021 www.AgrDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 1,352.0
Max: 1,403.9
Range: 51.9
Average: 1,388.1
Standard Deviation: 14.01 ft



9/14/2021

25-104N-35W
Jackson County
Minnesota

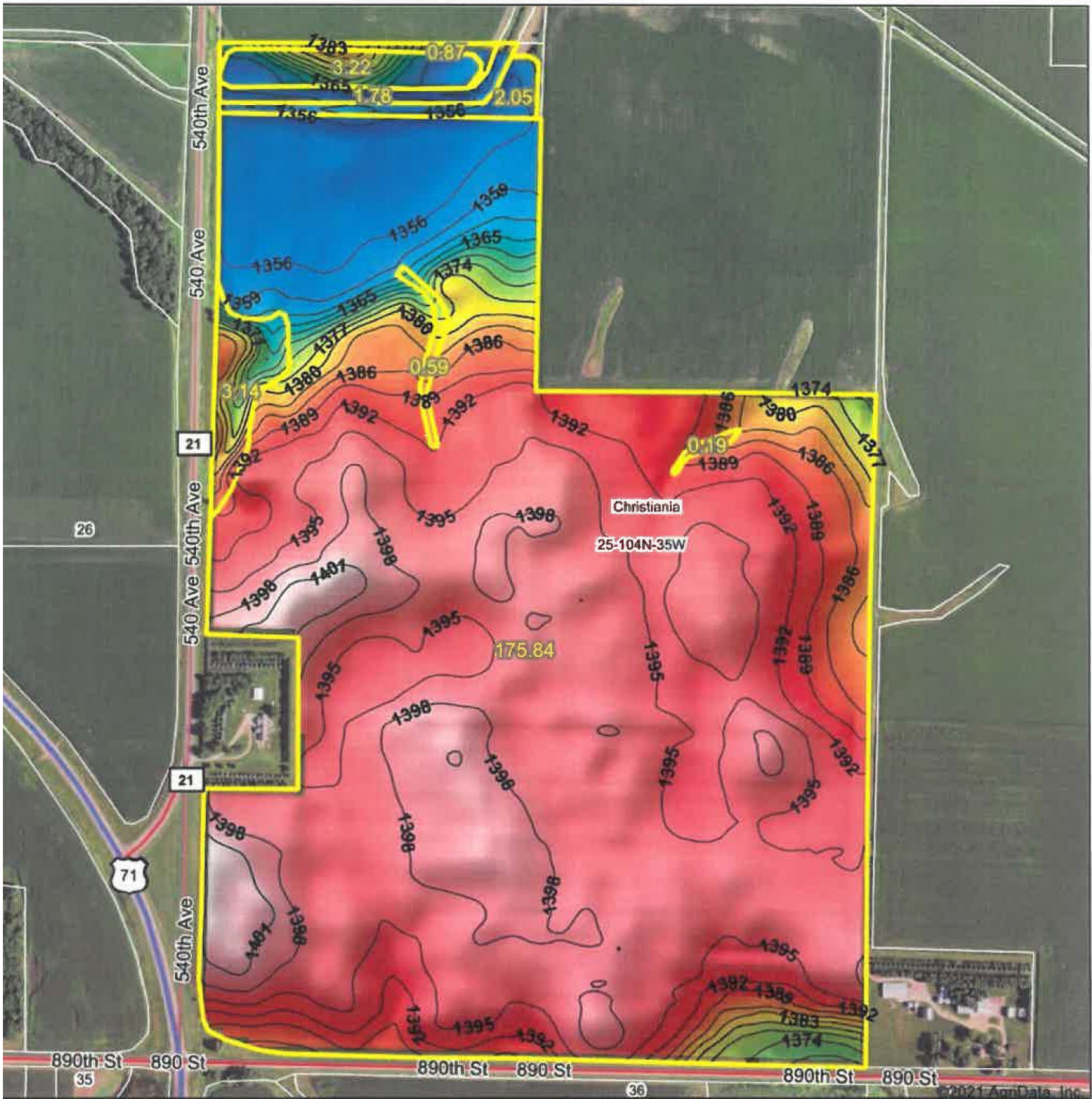
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Topography Hillshade



Source: USGS 10 meter dem

0ft 609ft 1217ft

Interval(ft): 3

Min: 1,352.0

Max: 1,403.9

Range: 51.9

Average: 1,388.1

Standard Deviation: 14.01 ft



9/14/2021

25-104N-35W
Jackson County
Minnesota

map center: 43° 46' 57.76, -94° 59' 4.83

LAND SERVICES UNLIMITED & **DAN PIKE AUCTION CO.**
 AG & COMMERCIAL REAL ESTATE • AG APPRAISAL
 COMPLETE PROFESSIONAL AUCTION SERVICES
 Maps Provided By: **surety**
 CUSTOMERS ONLINE MAPPING
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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, ICS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

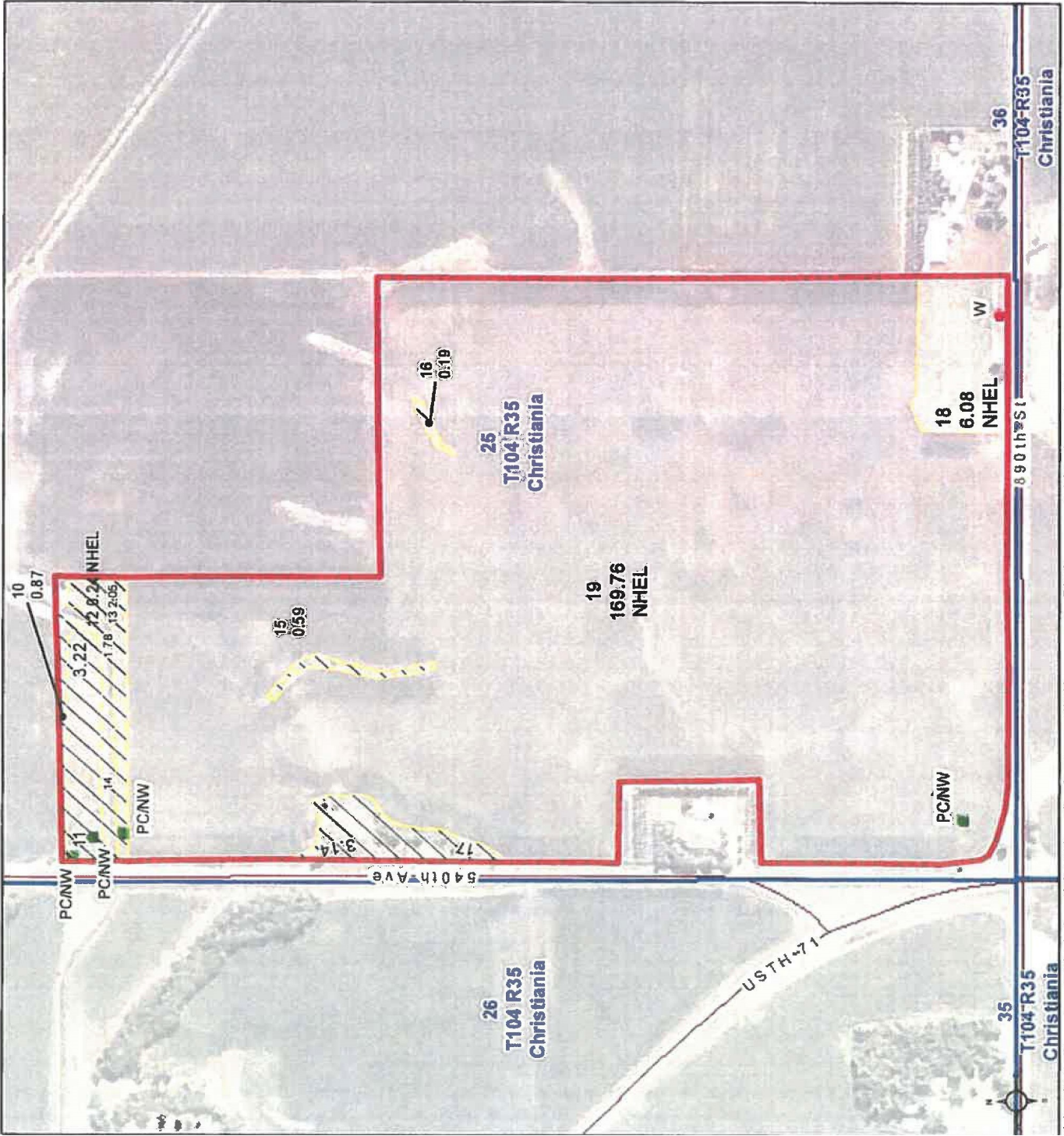
Common Land Unit

- ✓ Non-Cropland
- Cropland
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 176.08 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.

Minnesota
Jackson

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

FARM: 5438
Prepared: 9/20/21 7:38 AM
Crop Year: 2021
Page: 1 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.

Operator Name Farm Identifier

Farms Associated with Operator:

91, 116, 124, 125, 196, 269, 8159

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
187.92	176.08	176.08	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	176.08	0.0	0.0	0.0				

ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	89.6	150	0.00
SOYBEANS	86.2	50	0.00
Total Base Acres:	175.8		

Tract Number: 11217 Description SWNW/SW/25/CHRI

FSA Physical Location : Jackson, MN

ANSI Physical Location: Jackson, MN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
187.92	176.08	176.08	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	176.08	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	89.6	150	0.00
SOYBEANS	86.2	50	0.00
Total Base Acres:	175.8		

RIM EASEMENT - 6.4 acres

Owners: KNUTSON, SHIRLEY R
DENTON, VIVIAN M

KLEVEN, IRENE C
KOCAK, LINDA

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Summary

Parcel ID 030250300
Property Address
Sec/Twp/Rng 25-104-035
Brief Tax Description Sect-25 Twp-104 Range-035 194.37 AC SW 1/4 NW 1/4 & SW 1/4 EX 440' X 558' IN W 1/2
(Note: Not to be used on legal documents)
Deeded Acres 194.37
Class 101 - (NON-HSTD) AGRICULTURAL
District (301) CHRISTIANIA/177
School District 0177
Creation Date 07/10/1989

Owners

Primary Taxpayer
 Rosella Sogge Etal
 867 S Hampton St
 Fairmont, MN 56031

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	75.49	0	0	0	179.720	AC
2	RIM 2A	0	0	0	0	6.400	AC
3	DITCH EXEMPT	0	0	0	0	4.000	AC
4	ROAD ACRES	0	0	0	0	4.250	AC
Total						194.370	

Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$1,102,200	\$1,102,200	\$1,102,200	\$1,173,900	\$1,224,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,102,200	\$1,102,200	\$1,102,200	\$1,173,900	\$1,224,000

Value Notice

- [2021 Valuation Notice \(PDF\)](#)
- [2020 Valuation Notice \(PDF\)](#)
- [2019 Valuation Notice \(PDF\)](#)

Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$1,102,200	\$1,102,200	\$1,173,900	\$1,224,000	\$1,365,700
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,102,200	\$1,102,200	\$1,173,900	\$1,224,000	\$1,365,700
Net Taxes Due	\$6,456.75	\$6,562.75	\$6,924.75	\$6,314.75	\$7,486.75
+ Special Assessments	\$471.25	\$471.25	\$471.25	\$471.25	\$471.25
= Total Taxes Due	\$6,928.00	\$7,034.00	\$7,396.00	\$6,786.00	\$7,958.00

	2021 Payable
Unpaid Tax	\$3,228.37
+ Unpaid Spec Asmt	\$235.63
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$3,464.00

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Paulson Farm Drainage

DAVE PAULSON JACKSON, MINNESOTA 56143 PHONE 847-3253

LOCATION PLAN OF DRAINAGE SYSTEM

LEGEND

Permanent Fence X X X X Spacing _____

Existing Drain Line ... O O O O

Proposed Tile Line ... O O O O

MATERIAL NEEDS

1025 FT. 5" Plastic Tubing

28 FT. 6" Plastic Tubing

13 FT. PUC. OUTLET

OWNER Edmer Sogge

TOWNSHIP _____ **DATE** Nov. 28

SECTION _____ **TOWN** Winston

COUNTY Jackson **STATE** Mn.

Signed Paulson

Paulson Farm Drainage

Dave Paulson Phone 507-847-3253
809 Third Street, Box E, Jackson, Minnesota 56143

Customer Edmer Sogge

Address _____

City, State, Zip Code _____

Date Nov. 16, 1978

1025 ft. 5" tubing @ 74¢	758.50
28 ft. 6" plastic @ 50¢	14.00
1 outlet pipe @ 24.00	24.00
2 hrs backhoe @ 26.00	52.00
4% tax	14.64
	<u>\$863.14</u>

Thank you!

Paid
MBP
11-16-78

FORM MN 501 (Rev) Mar. 1961

TILE INSTALLATION RECORD

Location Plan

Lateral	Station	Cut	Grade	
Lateral A	0	2.70	0.20%	
	0+80	3.30		
	1	4.03		
	1+50	4.28		
	0	3.10	0.20	
	1	3.45		
	1+50	4.60		
	2+50	4.60		
Lateral B	0	3.89	0.20	
	1	3.77		
	2	3.83		
	1+40	3.83	1.80	
	2+50	4.26		
	Lateral C	0	3.17	0.10%
		1	3.77	
		2	3.98	
3		3.62		
4		3.57		
5		3.47		
6		3.89		
7		3.77	1.80	
Lateral D	0	3.89	0.20	
	1	3.77		
	2	3.83		
	1+40	3.83	1.80	
	2+50	4.26		

Scale 1 Inch = 400 Feet

Legend

Farm Boundary _____

Permanent Fence X X X X

Existing Tile Line ... O O O O

New Tile Installed ... O O O O

Existing Deep Ditch _____

Existing Shallow Ditch _____

Amount of Tile Installed

Feet of	inch tile
1350	6 inch tile
Feet of	inch tile
Feet of	inch tile
Feet of	inch tile

Job Name Edmer Sogge

Sec. 25 Township Phillips

County Jackson State Missouri

ACP No. 1

Design By Nels Hauge

Date Installed Oct 1978

Contractor Dave Paulson

Type of Machine Paurowe

Tile Manufacturer(s) _____

Staked By _____

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.

By: _____ (Signature of Contractor & date)

10-18-1973

Edmer Sogge
Tile cuts

Lateral A			Lateral B		
station	cut	grade	station	cut	grade
0	2.90	0.05%	0	3.09	0.10%
1	3.09		1	3.14	
2	2.98		2	2.85	
3	3.02		3	3.07	
4	3.15	0.10	4	3.00	
5	3.20		5	3.15	
6	3.87	1.00	6	3.79	2.00
7	4.08	2.40	7	4.00	
8	4.00		7+50	3.93	

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.