



DAN PIKE, AG LAND BROKER / AUCTIONEER

**LIVE & ON-LINE AMBOY TOWNSHIP, COTTONWOOD COUNTY, MN.
70+/- ACRE FARMLAND AUCTION**

TUESDAY, JUNE 6, 2023 @ 10:30 A.M.

Sale will be held at the Jeffers Community Center at 108 East Whited Street Jeffers, MN.

OWNER
LYNN J. ARNDT ESTATE
TERRY KRAHN - PR

**Attorney for the Sellers: Ron Schramel -
Schramel Law Firm
Windom, MN. 56101 Office Phone #507-831-1301**



1362 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

For those wishing to bid online go
to www.danpikeauction.hibid.com
For more information go to www.danpikeauction.com
or call 507-847-3468.

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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LIVE & ON-LINE AMBOY TOWNSHIP, COTTONWOOD COUNTY, MN.

70+/- ACRE FARMLAND AUCTION

TUESDAY, JUNE 6, 2023 @ 10:30 A.M.

LIVE ONLINE BIDDING



For more visiting to bid on-line go to
www.danpikeauction.com

SALE LOCATION: Sale will be held at the Jeffers Community Center at 108 East Whitel Street Jeffers, MN.

Cottonwood County, Minnesota



PROPERTY LEGAL DESCRIPTION

The South Half of the Southwest Quarter (S1/2 SW1/4) excepting the East 10 acres Section Seventeen (17), Township One Hundred Seven (107) North, Range Thirty-Six (36) West Cottonwood County, Minnesota. Cottonwood County Parcel #01.017.0400. Containing 70.00 acres more or less.

PROPERTY LOCATION

The farm is located on the northwest corner of Jeffers, MN. From the junction of Highway 30 & Co. #4 at Jeffers, one mile north on Co. #4 on the east side of the road.

METHOD OF SALE

Property will be offered as one parcel of 70+/- acres.

PROPERTY INFORMATION

Deeded Acres: 70+/- Crop land Acres: 65.73+/-

Crop Productivity Index Rating: 95.1

FSA INFORMATION

Corn Base: 33.70 +/- Acres PLC Yield: 154 bu.

Soybean Base: 30.80 +/- Acres PLC Yield: 42 bu.

For more complete details and information, please visit our web page www.danpikeauction.com

AUCTION SALE TERMS

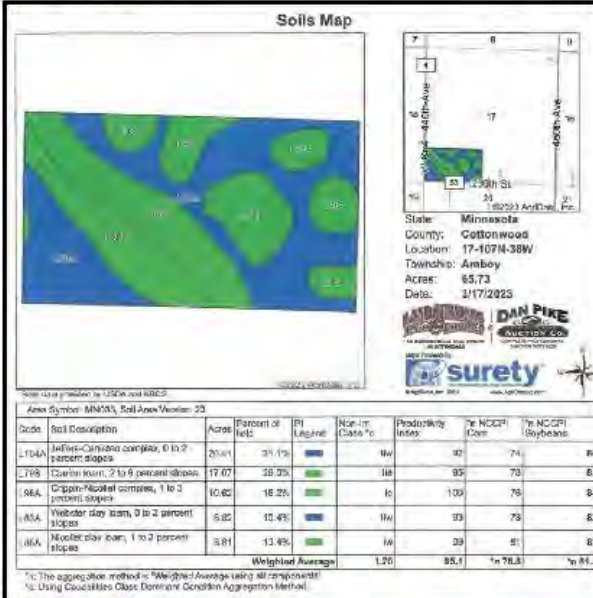
The farm is being sold subject to a cropland lease for 2023 with the Seller's retaining all 2023 cropland lease payments. The Buyer shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on or before September 29, 2023 with the balance being due and payable in full at closing. The sale will NOT be contingent upon any buyer financing. The Seller shall pay all 2023 real estate taxes and the buyer is responsible for all real estate taxes that are due and payable in 2024 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 seller does 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 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-part bid bidding process prior to bidding. Please call at least 24 hours ahead of sale if bidding online if you have questions regarding it. For those that wish to participate, but don't have access to an internet connection and would rather bid by phone that can be arranged as well by calling the Dan Pike Auction company at least 24 hours ahead of the auction to register and make arrangements. This property will be offered via both Live & On-line webcast public auction. Those parties bidding on-line will be required to wire transfer the earnest money and sign the purchase agreements the day of the auction. There will be NO "Buyer's Premium" charged to those bidding online or in person.

AUCTIONEER'S NOTE

We are very honored to have been asked to represent the Estate of Lynn J. Arndt with the sale of this property. Please come prepared to purchase as the seller has chosen the auction method to market this property. If you are considering the purchase of 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 seller & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneer and the sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction. Remember that the auction begins at 10:30 A.M. sharp, so don't be late.



For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information brochure under the Arndt Estate Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-841-3468.

SALE ARRANGED BY



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

Attorney for the Seller
Ron Schramel
Schramel Law Firm
Windom, Minnesota
507-831-1301

OWNER
LYNN J. ARNDT ESTATE
Terry Krahn - PR

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Lynn J. Arndt Estate - Land Auction

- **METHOD OF SALE:** The farm will be offered as one parcel of 70+/- acres times the bid amount.
- **LEGAL DESCRIPTION:** **The South Half of the Southwest Quarter (S1/2 SW1/4) excepting the East 10 acres Section Seventeen (17), Township One Hundred Seven (107) North, Range Thirty-Six (36) West Cottonwood County, Minnesota.**
- **TAX PARCEL:** Cottonwood County Parcel #01.017.0400.
- **IMPROVEMENTS:** Bare Farmland
- **2022 REAL ESTATE TAXES:** \$ 2,890.00 Non-Homestead
- **FSA INFORMATION:**

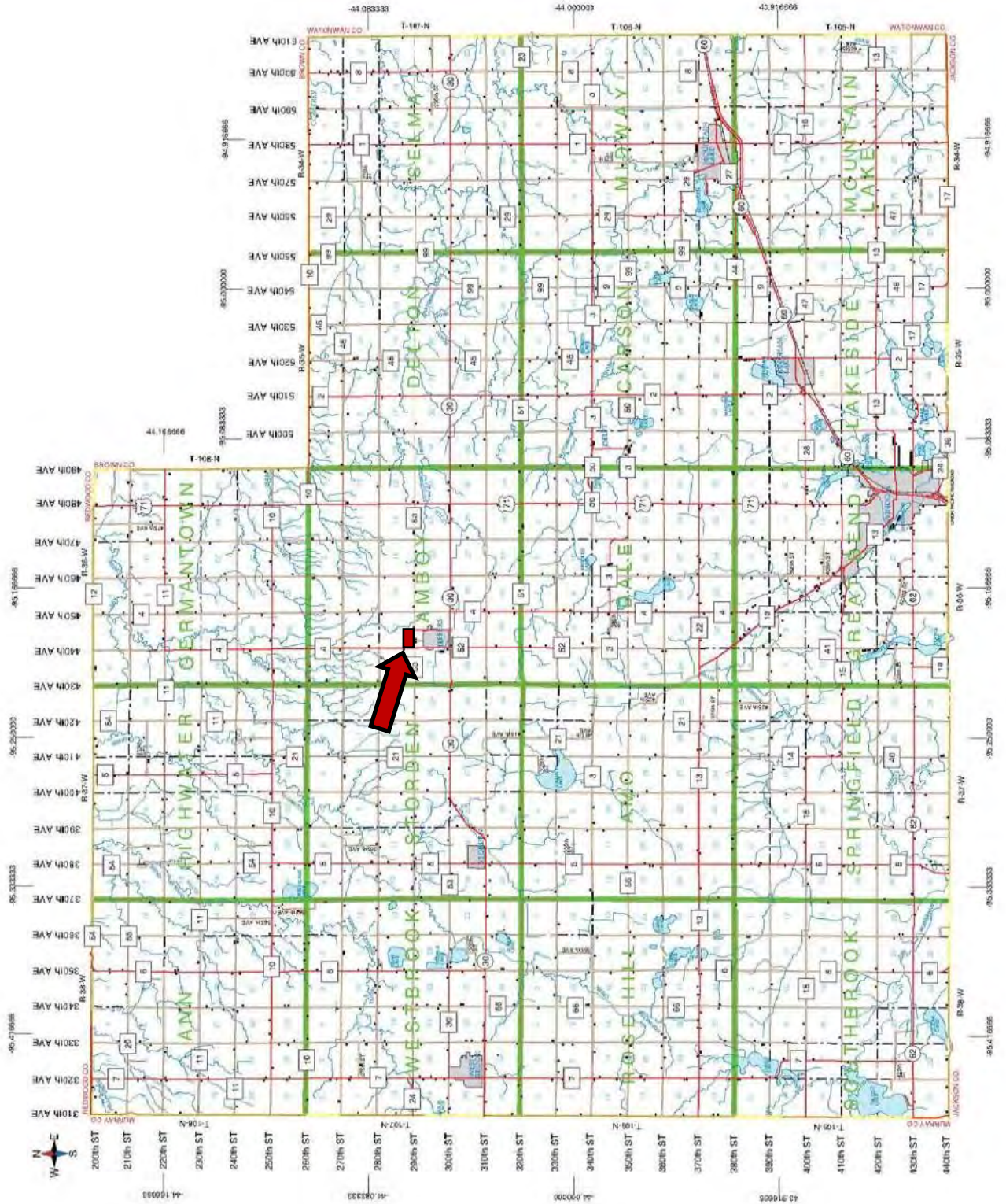
Total Acres	=	70.00 +/- Acres
DCP Cropland	=	65.73 +/- Acres
DCP Effective Cropland	=	65.73 +/- Acres
CRP Acres	=	0.00 +/- Acres
Corn Base Acres	=	33.70 +/- Acres
Corn PLC Yield	=	154 Bushels
Soybean Base Acres	=	30.80 +/- Acres
Soybean PLC Yield	=	42 Bushels
Total Base Acres	=	64.50 +/- Acres
- **CROP PRODUCTIVITY INDEX RATING:** 95.1
- **PREDOMINANT SOILS:** Jeffers- Canisteo Complex, Clarion Loam, Crippin – Nicollet Complex, Webster Clay Loam & Nicollet Clay Loam
- **TOPOGRAPHY:** Level to gently rolling. “See topography maps”
- **DRAINAGE:** The information that is available is included in this information booklet see maps.
- **NRCS CLASSIFICATION:** NHEL (Non-Highly Erodible)
- **LEASE STATUS:** Farm is being sold subject to a 2023 cropland lease with the Seller retaining the 2023 lease payments and Buyer receiving possession after closing when 2023 crops have been removed.

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Cottonwood County, Minnesota



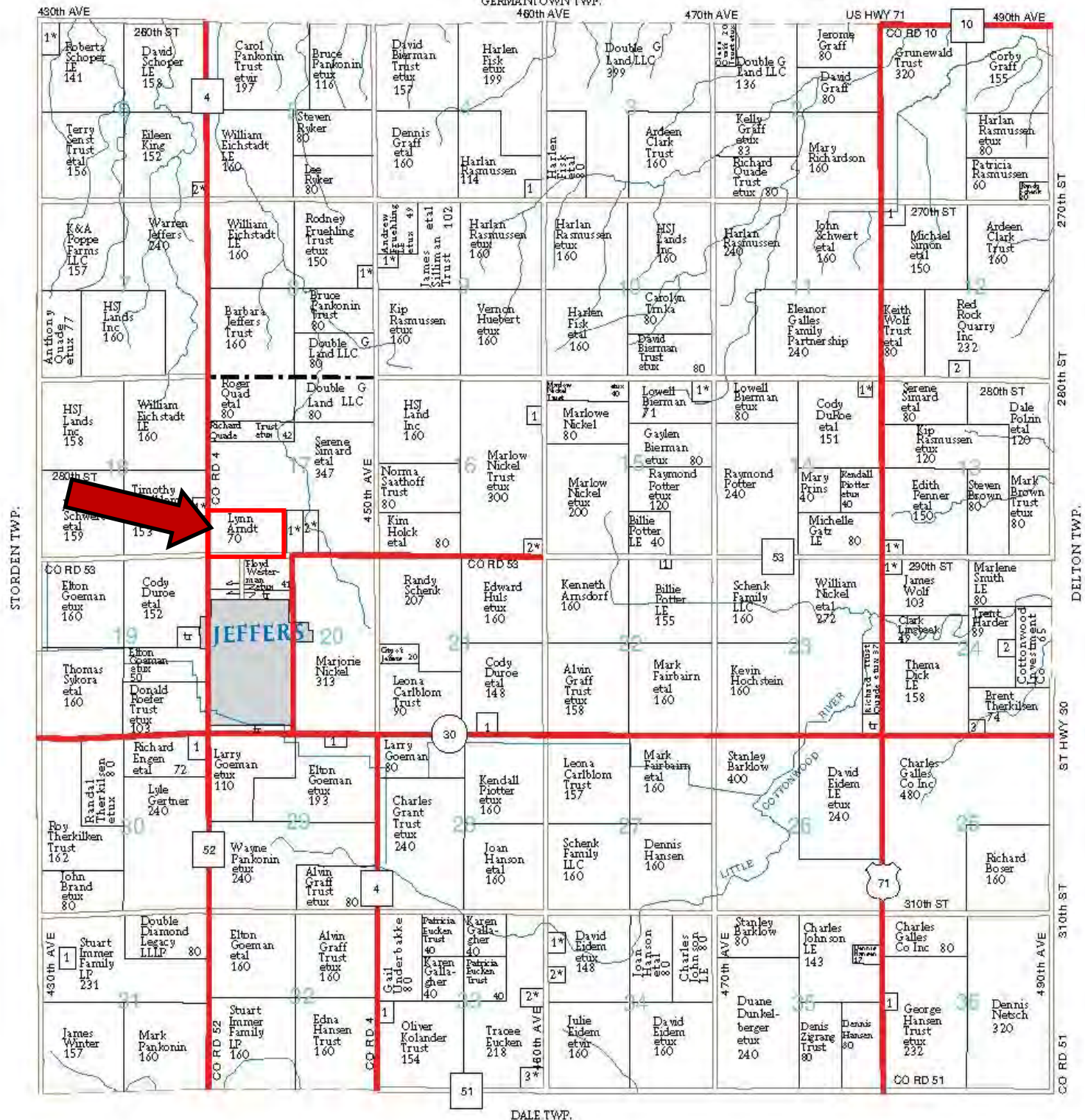
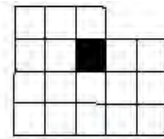
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T-107-N

AMBOY PLAT

(Landowners)

R-36-W



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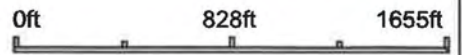
Land & Farm Services Unlimited, LLC. and Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.

Aerial Map



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Map Center: 44° 4' 19.56, -95° 11' 25.36



17-107N-36W
Cottonwood County
Minnesota



3/17/2023

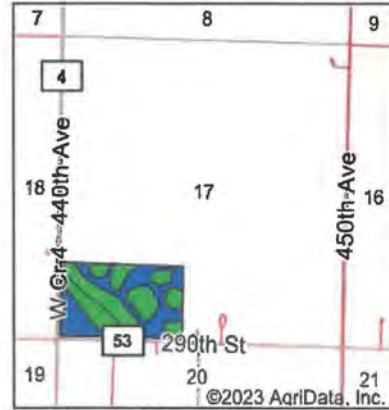
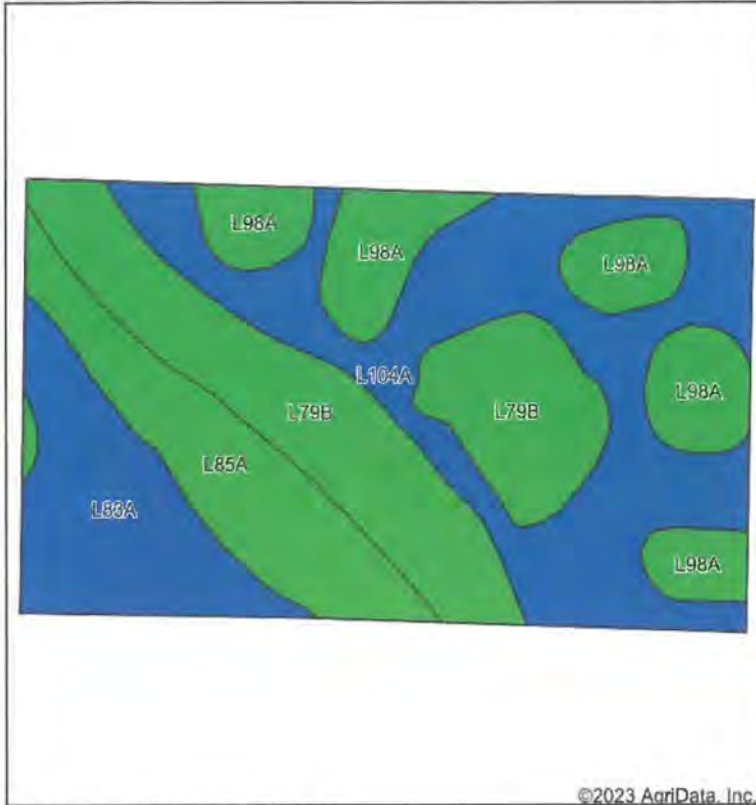


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Field borders provided by Farm Service Agency as of 5/21/2008.

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Soils Map



State: **Minnesota**
 County: **Cottonwood**
 Location: **17-107N-36W**
 Township: **Amboy**
 Acres: **65.73**
 Date: **3/17/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: MN033, Soil Area Version: 23								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans
L104A	Jeffers-Canisteo complex, 0 to 2 percent slopes	20.41	31.1%		Ilw	92	74	80
L79B	Clarion loam, 2 to 6 percent slopes	17.07	26.0%		Ile	95	78	83
L98A	Crippin-Nicollet complex, 1 to 3 percent slopes	10.62	16.2%		le	100	76	84
L83A	Webster clay loam, 0 to 2 percent slopes	8.82	13.4%		Ilw	93	78	82
L85A	Nicollet clay loam, 1 to 3 percent slopes	8.81	13.4%		lw	99	81	81
Weighted Average						1.70	*n 76.8	*n 81.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Topography Contours



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

DAN PIKE
AUCTION CO.
 COMPLETE PROFESSIONAL
 AUCTION SERVICES

Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,453.1

Max: 1,486.1

Range: 33.0

Average: 1,470.3

Standard Deviation: 10.33 ft

0ft 410ft 821ft



3/17/2023

17-107N-36W
Cottonwood County
Minnesota

Map Center: 44° 4' 19.56, -95° 11' 25.36

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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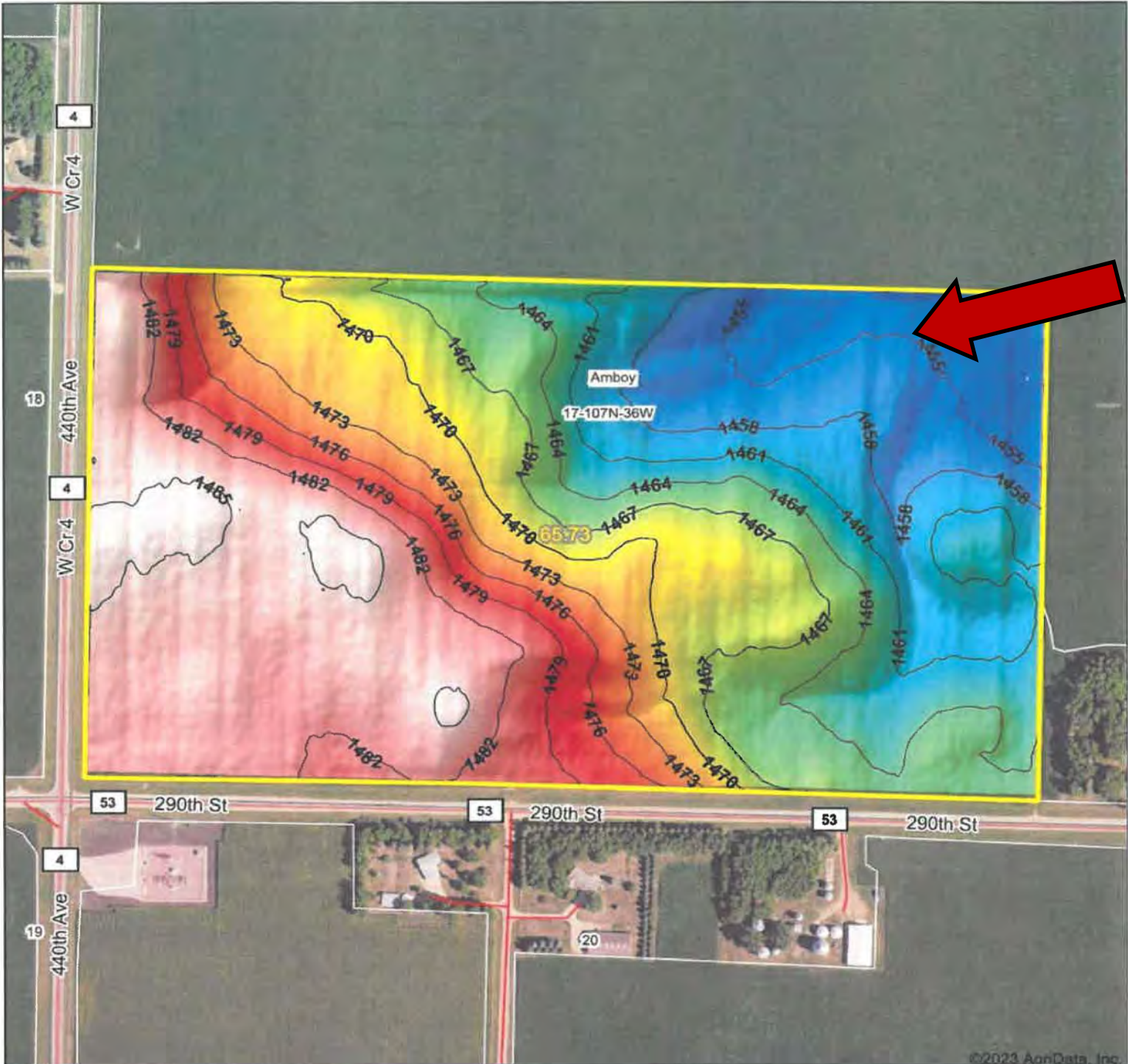
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Topography Hillshade



Low Elevation High

Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,453.1
Max: 1,486.1
Range: 33.0
Average: 1,470.3
Standard Deviation: 10.33 ft

0ft 380ft 760ft

17-107N-36W
Cottonwood County
Minnesota
3/17/2023
map center: 44° 4' 19.56, -95° 11' 25.36

LAND SERVICES FARM UNLIMITED
AG & COMMERCIAL REAL ESTATE
AG APPRAISALS

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

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United States
Department of
Agriculture

Cottonwood County, Minnesota

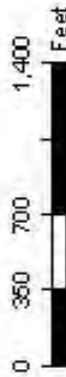
Farm 6585

Tract 9638

2023 Program Year

Map Created April 04, 2023

1073617



Unless otherwise noted:

Shades are 100% operator

Crops are non-irrigated

Color = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS, HRW = Grain

Sunflower = Oil, NonOil = Grain

Oats and Barley = Spring for grain

Rye = for grain

Peas = process

Alfalfa, Mixed Forage, GM, GS = for forage

Beans = Dry, Edible

WAG = for G2

Canola = Spring for seed

Common Land Unit

Cropland

Tract Boundary

Wetland Determination Identifiers

● Restricted Use

▲ Limited Restrictions

■ Exempt from Conservation

■ Compliance Provisions

Tract Cropland Total: 66.73 acres



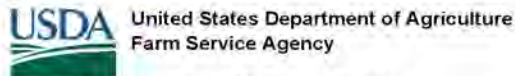
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MINNESOTA
COTTONWOOD



FARM : 6585
Prepared : 4/7/23 8:57 AM CST
Crop Year : 2023

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name :
CRP Contract Number(s) : None
Recon ID : 27-033-2012-7
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
65.73	65.73	65.73	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	65.73	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	33.70	0.00	154	0
Soybeans	30.80	0.00	42	0
TOTAL	64.50	0.00		

NOTES

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Tract Number : 9638
Description : S2SW4 less E 10 ac S17 107-36 AMB
FSA Physical Location : MINNESOTA/COTTONWOOD
ANSI Physical Location : MINNESOTA/COTTONWOOD
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : LYNN JOY ARNDT
Other Producers : None
Recon ID : 27-033-2012-6

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
65.73	65.73	65.73	0.00	0.00	0.00	0.00	0.0

MINNESOTA
 COTTONWOOD
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 6585

Prepared : 4/7/23 8:57 AM CST

Crop Year : 2023

Abbreviated 156 Farm Record

Tract 9638 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	65.73	0.00	0.00	0.00	0.00	0.00

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Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	33.70	0.00	154
Soybeans	30.80	0.00	42
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NOTES

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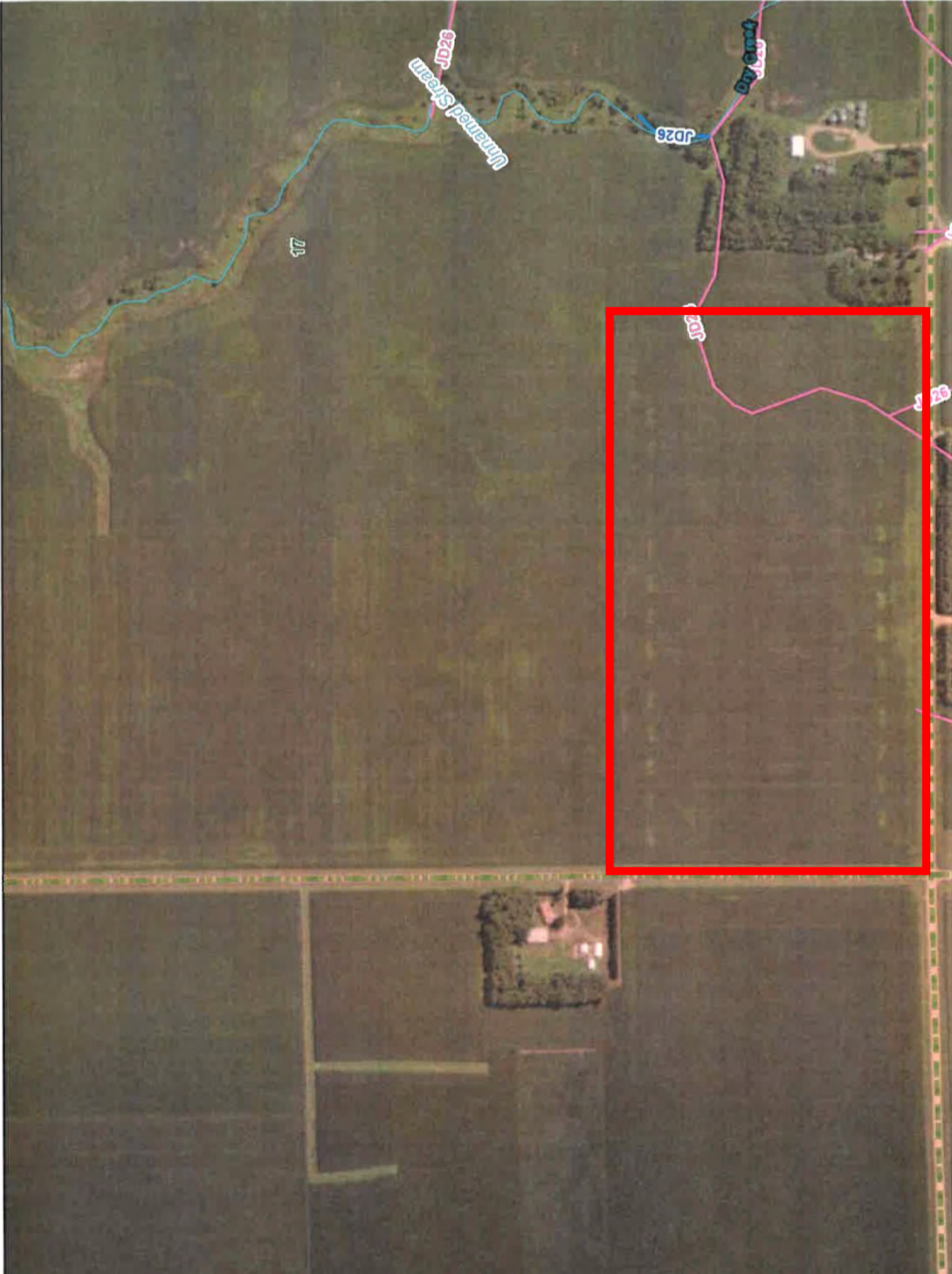
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Cottonwood County Ditch Map



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Summary

Parcel ID 010170400
 Property Address
 Sec/Twp/Rng 17-107-36
 Lot/Block N/A
 Plat
 Brief Tax Description S1/2 SW1/4 EX E10 ACRES 70.
 (Note: Not to be used on legal documents)
 Deeded Acres 70.00
 CER 77.48
 Class AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 1
 School District 2884

Owner

Taxpayer
Arndt/Lynn J
 211 N County Road 4
 Jeffers MN 56145-4703

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	4.12	
1	999700	Till + Road Acres	2a	70.00 acre	.00
1	999800	Neg Road Acres	2a	-4.12 acre	

2022 Values for 2023 Taxes

	Market	Taxable
Land	\$608,800	\$608,800
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$608,800	\$608,800

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2021 Payable 2022	\$507,400	5,074	68.22600	572.04	0.00	0.00	\$2,890
2020 Payable 2021	\$534,000	5,340	48.16700	0.00	0.00	0.00	\$2,572
2019 Payable 2020	\$534,000	5,340	48.26200	0.00	0.00	0.00	\$2,578
2018 Payable 2019	\$534,000	5,340	47.79300	0.00	0.00	162.00	\$2,714
2017 Payable 2018	\$534,000	5,340	47.84300	0.00	0.00	162.00	\$2,716

Current Taxes

Gross Tax \$3,462.04
 Total Credit \$572.04
 Spec Asmt \$0.00
 Net Tax Due \$2,890.00

 Adjusted Tax \$0.00
 Adjusted S.A. \$0.00
 Adjusted Net Due \$2,890.00

 Total Receipts \$2,890.00
 Remain Due \$0.00

Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
5/09/2022	ARNDT/LYNN J	178	\$2,890.00

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



United States
Department of
Agriculture

Soil
Conservation
Service

RR 2 Box 123
Windom, MN 56101
507-831-1153



DATE: Dec. 20, 1997

FARM NO:

JEFFERS MW. 56145

The SCS has completed an SCS-CPA-26 or highly erodible land and wetland determination on your farm. One or more of the following apply.

- You have neither highly erodible land and/or a wetland.
- NHE: You do not have a highly erodible field. No action required by January 1, 1990.
- HE: You have a highly erodible field requiring a conservation plan by January 1, 1990 to retain USDA eligibility. Contact the SCS to develop your plan.
- Land brought into production is highly erodible. A conservation plan must be developed prior to your final certification. Contact the SCS office.
- Land brought into production (or planned for conversion) is neither highly erodible or a wetland.
- W: You have land that is a wetland. You may not improve, tile, drain, or alter this wetland in order to grow an agricultural commodity. Cropping on dry years is permissible.
- CW: You have a wetland that was converted after December 23, 1985. To retain USDA eligibility you cannot plant an agricultural commodity on this site.
- Any future tiling on this cropland will not cause loss of USDA eligibility.
- You have the right to appeal any wetland or highly erodible determination to the SCS. Appeals about commencement dates and maintenance of existing systems should be filed with ASCS. All appeals should be made within 15 days.
- You have highly erodible land that may qualify for retirement under the Conservation Reserve Program. Contact the SCS office.
- Other:

Gary D. Moreau

Gary D. Moreau
District Conservationist



The Soil Conservation Service
is an agency of the
Department of Agriculture

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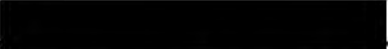
HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

1. NAME OF USDA AGENCY OR PRODUCER REQUESTING DETERMINATION 2. DATE OF REQUEST

ASCS

6-22-87

3. NAME AND ADDRESS OF PRODUCER 4. FARM NO. 5. COUNTY



JEFFERS MN.

COTTONWOOD

6. Is a soil survey now available for making a highly erodible land determination? YES NO

X

7. Are highly erodible soil map units on this farm? YES NO

X

8. a. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985. NONE

b. Is an approved conservation plan being actively applied on all of these fields? If "no," list the fields (from the ASCS records) on which a plan is not being applied.

9. a. List highly erodible fields that, according to ASCS records, have been converted for the production of agricultural commodities, were not used for this purpose in any crop year during 1981-1985, and were not enrolled in a USDA set-aside or diversion program.

b. Is an approved conservation system being used on these fields? If "no," list the fields (from the ASCS records) on which a system is not being used.

10. Are there other fields that (1) have highly erodible map units, (2) were not used to produce an agricultural commodity in any crop year after 1980, and (3) were not enrolled in a USDA set-aside or diversion program in any crop year during 1981-1985? X

X

11. CERTIFICATION The conservation plan and system(s) were approved by the _____ Conservation District on _____, 19____, and conform with the technical requirements of the SCS field office technical guide for the _____ District.

12. Are hydric soils on this farm? If "yes," list the fields (from the ASCS records) in which they occur. YES NO

ALL FIELDS

X

13. Are wetlands on this farm? If "yes," list the fields, outline the wetland areas within fields on the ASCS photograph(s), and mark with "w". T1671 FLD#1 ^{5.2} ~~5.2~~ ^{LO} ~~LO~~ UNCLASIFIED ~~SRAC~~

X

14. Are converted wetlands on this farm that have been converted since December 23, 1985? If "yes," list the fields, outline converted wetlands on the ASCS photograph(s), and mark with "cw". X

X

15. Are converted wetlands covered by exemptions? If "yes," list those fields, outline the exempt converted wetlands on the ASCS photograph(s), and mark with "ecw". Note the exemptions for each area:

a. Field No. _____ c. Field No. _____
b. Exemption _____ d. Exemption _____

16. The wetland determination was done in the office field .

17. This determination was hand delivered mailed to the producer on 11/5/88 (DATE)

Any producer who does not agree with this determination may request reconsideration from the person making the determination. This request is a prerequisite for any further appeal. The request must be in writing and must set forth reasons for the request. It must be received by SCS within 15 days after the producer receives the determination.

18. REMARKS

19. SIGNATURE OF SCS DISTRICT CONSERVATIONIST

Gary W. Moreau

DATE 11/5/88

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



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

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

Auction Notes: