



DAN PIKE, AG LAND BROKER / AUCTIONEER

74+/- ACRE DELAFIELD TOWNSHIP JACKSON COUNTY, MN.

FARMLAND AUCTION

THURSDAY, SEPTEMBER 28, 2023 @ 10:00 A.M.

Sale will be held at the American Legion Hall at 413 Main Street in Lakefield, MN.

SALE CONDUCTED BY



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

OWNER
HAZEL (HOHENSTEIN)
NEWMAN TRUST

Attorney for the Sellers

Ronald Schramel - Schramel Law Office
Windom, MN. 507-831-1301

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

UPDATED DRAINAGE AGREEMENT INFORMATION AS OF 9/27/23

SALE CONDUCTED BY

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

Dan Pike & Scott Christopher

Ag Land Broker - Auctioneer - Agricultural Appraiser

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

Email: dan@danpikeauction.com &

Web Site: www.danpikeauction.com or www.landfarmservices.com

Serving Real Estate & Auction clients since 1975.

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

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

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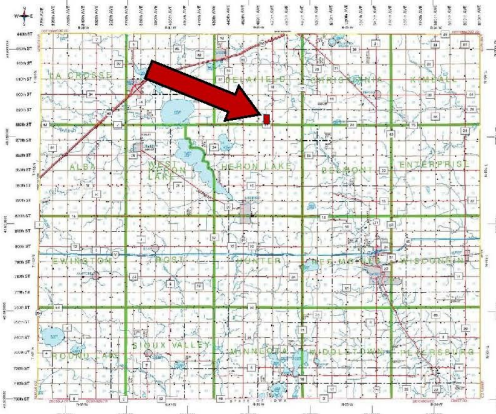
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Jackson County, Minnesota



PROPERTY LEGAL DESCRIPTION

The West 74 acres of the Southeast Quarter (W. 74 Acres SE1/4) 34-104-364 Jackson County Minnesota. Parcel #04.034.0400 Containing 74+/- acres.

PROPERTY LOCATION

The farm is located from the junction of Highway #36 & Co. Road #78 (880th Street) north of Lakefield, MN, then 1-1/2 miles east on Co. #78 (880th Street on the north side of the road. Watch for auction signs.

METHOD OF SALE

The property will be offered in one parcel of 74+/- acres.

PROPERTY & FSA INFORMATION

Total Acres: 74+/- Cropland Acres: 72.11+/-
Corn Base: 35.73 Corn Yield: 159
Soybean Base: 26.90 Soybean Yield: 39

Crop Productivity Index Rating: 92.6 Estimated 2022 REAL ESTATE TAX: \$ 3,038.00

AUCTION SALE TERMS

The property will be offered as 1 parcel. The Buyer shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The property is being sold subject to a 2023 cropland lease with the Seller's retaining all of the 2023 cropland lease payments. The Buyer will be granted possession of the property subject to the 2023 cropland lease. The closing shall be held on November 1, 2023 with the balance being due and payable in full at closing. The sale will NOT be contingent upon any buyer financing. The Seller will pay all the real estate taxes due and payable in 2023 with the Buyer responsible for all real estate taxes and assessments 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 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.

AUCTIONEER'S NOTE

We are very honored to have been asked to represent the Hazel (Hohenstein) Newman Trust 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 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.

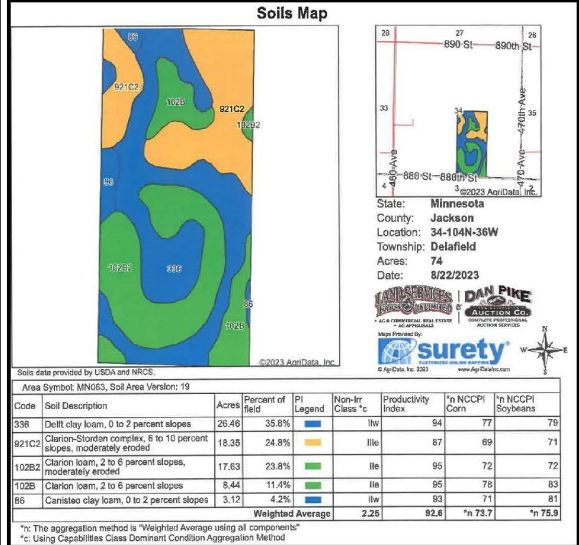
No "Buyers Premium" will be charged - what you bid is what you will pay.

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

SALE ARRANGED & CONDUCTED BY



Dan Pike - Ag Land Broker
1362 Springfield Parkway
Jackson, MN 56143
507-847-3468
Scott Christopher 507-841-3125
Doug Wedel & Ryan Kahler
www.danpikeauction.com



For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information booklet under the Hazel (Hohenstein) Newman Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.
For those wishing to bid online go to www.danpikeauction.hibid.com

OWNER

Hazel (Hohenstein) Newman Trust

Cheryl Stone & Caren Abdelaal - Co-Trustees

ATTORNEY FOR SELLER

Ronald Schramel
Schramel Law Office
Windom, MN. 507-831-1301

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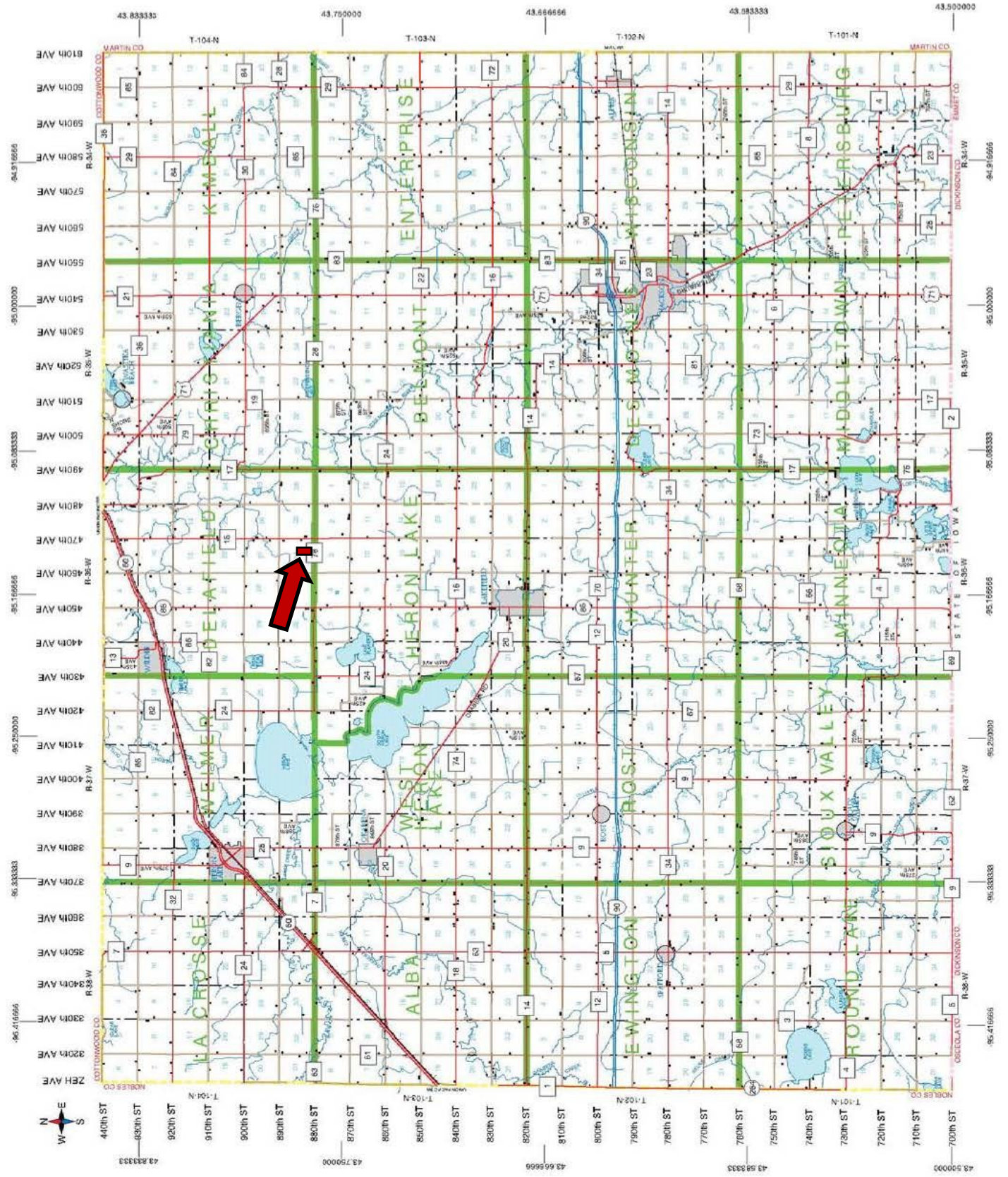
No "Buyers Premium" will be charged - what you bid is what you will pay.

Hazel (Hohenstein) Newman - Land Auction

- **METHOD OF SALE:** The farm will be offered as one parcel of 74+/- acres times the bid amount.
- **LEGAL DESCRIPTION:** The West 74 acres of the Southeast Quarter (W. 74 Acres SE1/4) 34-104-364 Jackson County Minnesota.
- **TAX PARCEL:** Jackson County Parcel #04.034.0400
- **IMPROVEMENTS:** Bare Farmland
- **2022 REAL ESTATE TAXES:** \$ 3,038 Non-Homestead
- **FSA INFORMATION:**

Total Acres	=	74.00 +/- Acres
DCP Cropland	=	72.11 +/- Acres (Estimated from survey)
DCP Effective Cropland	=	72.11 +/- Acres (Estimated from survey)
CRP Acres	=	0.00 +/- Acres
Corn Base Acres	=	35.73 +/- Acres (Estimated from survey)
Corn PLC Yield	=	159 Bushels
Soybean Base Acres	=	26.90 +/- Acres (Estimated from survey)
Soybean PLC Yield	=	39 Bushels
- **CROP PRODUCTIVITY INDEX RATING:** 92.6
- **PREDOMINANT SOILS:** Delf Clay Loam; Clarion-Storden Complex; Clarion Loam & Canisteo
- **TOPOGRAPGHY** “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’s retaining 100% of the 2023 lease payments. Buyer receiving possession after closing subject to the 2023 cropland lease with the tenant have all rights and interest to the 2023 crop.

Jackson County, Minnesota



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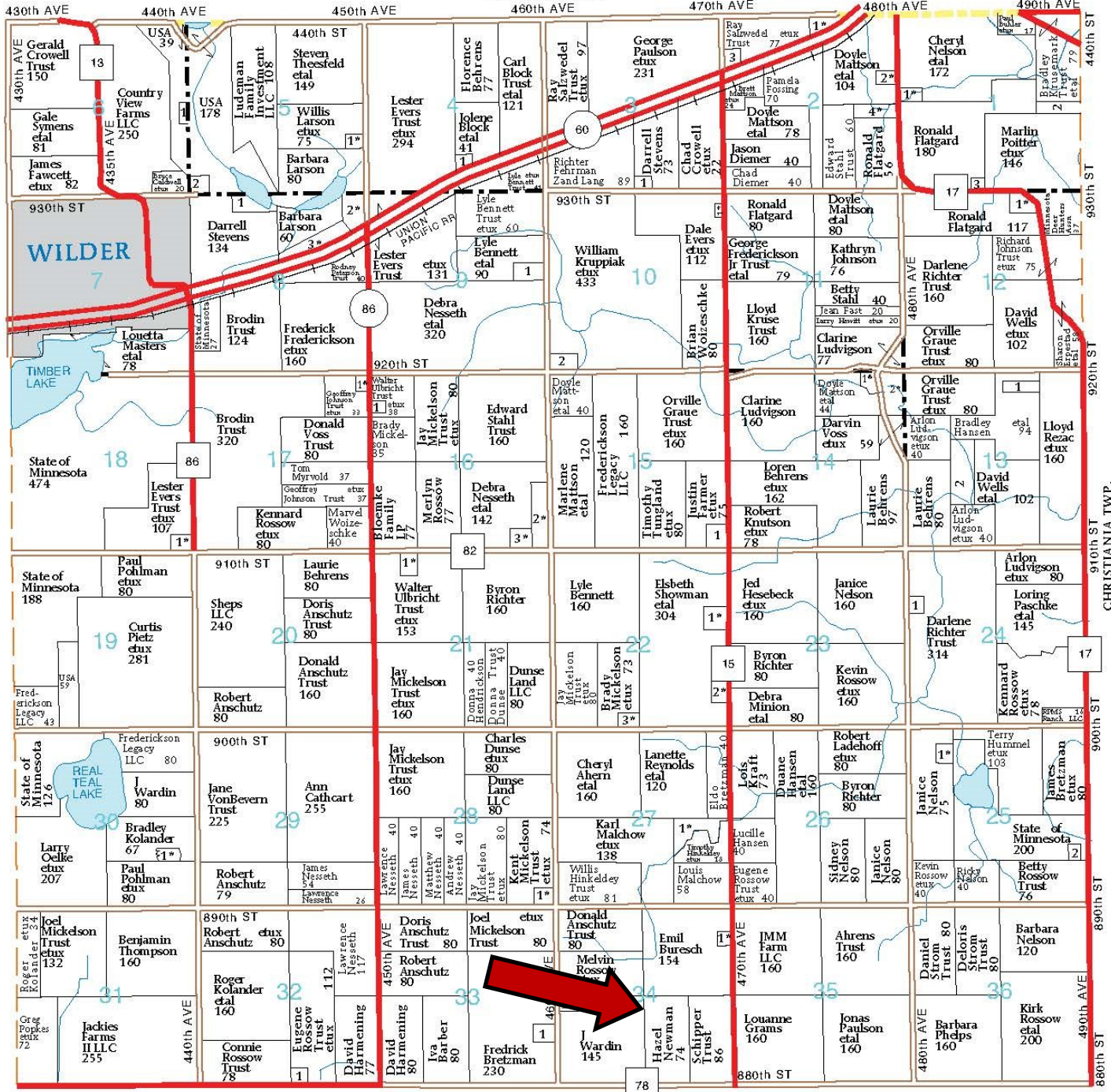
T-104-N

DELAFIELD PLAT

(Landowners)

R-36-W

COTTONWOOD CO.



HERON LAKE TWP.

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Aerial Map



LAND SERVICES
OF THE FARM UNLIMITED
 - AG & COMMERCIAL REAL ESTATE
 - AG APPRAISALS

DAN PIKE
AUCTION CO.
 COMPLETE PROFESSIONAL
 AUCTION SERVICES

Boundary Center: 43° 45' 53.73, -95° 8' 34.53

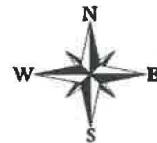
0ft 821ft 1642ft

Maps Provided By:



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34-104N-36W
Jackson County
Minnesota



8/22/2023

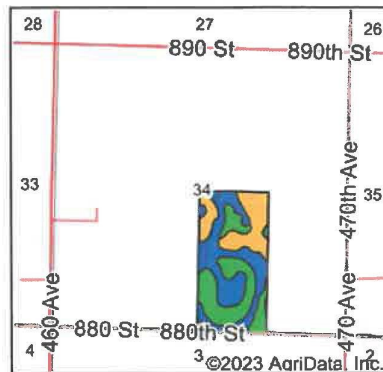
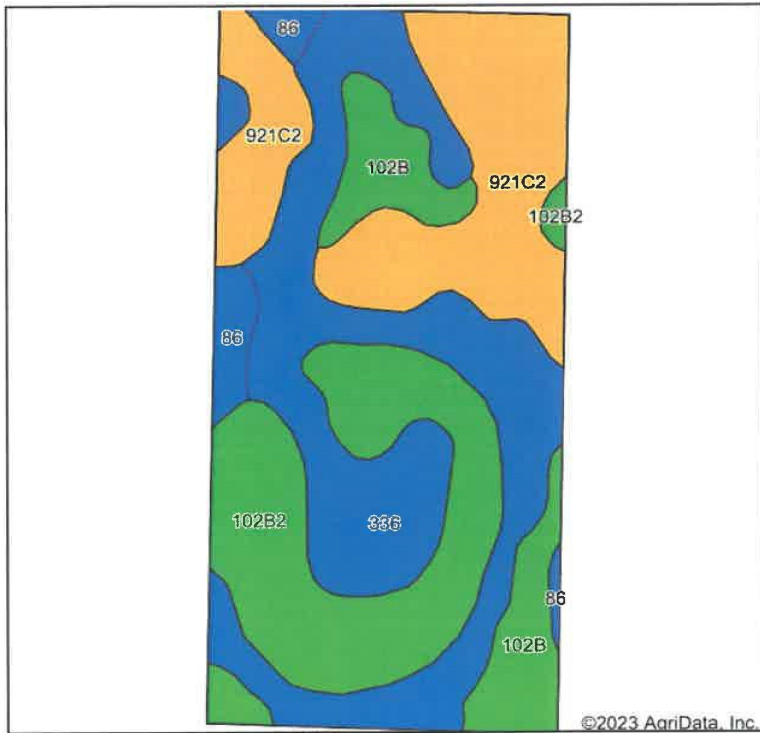
Field borders provided by Farm Service Agency as of 5/21/2008.

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Soils Map



State: **Minnesota**
 County: **Jackson**
 Location: **34-104N-36W**
 Township: **Delafield**
 Acres: **74**
 Date: **8/22/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN063, Soil Area Version: 19									
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans	
336	Delft clay loam, 0 to 2 percent slopes	26.46	35.8%		llw	94	77	79	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	18.35	24.8%		llle	87	69	71	
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	17.63	23.8%		lle	95	72	72	
102B	Clarion loam, 2 to 6 percent slopes	8.44	11.4%		lle	95	78	83	
86	Canisteo clay loam, 0 to 2 percent slopes	3.12	4.2%		llw	93	71	81	
Weighted Average						2.25	92.6	*n 73.7	*n 75.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPS

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

Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 1,434.6
Max: 1,476.0
Range: 41.4
Average: 1,450.6
Standard Deviation: 7.28 ft

0ft 452ft 905ft



8/22/2023

34-104N-36W
Jackson County
Minnesota

Boundary Center: 43° 45' 53.73, -95° 8' 34.53

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Topography Hillshade



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,434.6
 Max: 1,476.0
 Range: 41.4
 Average: 1,450.6
 Standard Deviation: 7.28 ft



AG & COMMERCIAL REAL ESTATE • AG APPRAISALS
 Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Jackson County, MN

Summary

Parcel ID 040340400
Property Address
Sec/Twp/Rng 34-104-036
Brief Tax Description Sect-34 Twp-104 Range-036 74.00 AC W 74 ACRES IN SE 1/4
(Note: Not to be used on legal documents)
Deeded Acres 74.00
Class 101 - (NON-HSTD) AGRICULTURAL
District (401) DELAFIELD/177
School District 0177
Creation Date 07/10/1989

Owners

Primary Taxpayer
 Hazel M Newman
 3500 W 50th St Apt 204
 Minneapolis, MN 55410

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	75	0	0	0	72.600	AC
2	ROAD ACRES	0	0	0	0	1.000	AC
3	2A WASTE	0	0	0	0	0.400	AC
Total						74.000	

Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$760,700	\$511,000	\$416,000	\$416,000	\$416,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$760,700	\$511,000	\$416,000	\$416,000	\$416,000

Value Notice

[2020 Valuation Notice \(PDF\)](#)
[2021 Valuation Notice \(PDF\)](#)
[2022 Valuation Notice \(PDF\)](#)
[2023 Valuation Notice \(PDF\)](#)

Taxation

	2023 Payable	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$511,000	\$416,000	\$416,000	\$416,000	\$443,100
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$511,000	\$416,000	\$416,000	\$416,000	\$443,100
Net Taxes Due	\$2,667.00	\$2,577.00	\$2,587.00	\$2,637.00	\$2,769.00
+ Special Assessments	\$371.00	\$371.00	\$371.00	\$371.00	\$371.00
= Total Taxes Due	\$3,038.00	\$2,948.00	\$2,958.00	\$3,008.00	\$3,140.00

IF YOU OWE BACK TAXES, PENALTIES, OR INTEREST, PLEASE CALL THE AUDITOR/TREASURERS OFFICE FOR A PAYMENT AMOUNT.

Tax Statements

[2020 Tax Statement \(PDF\)](#)
[2021 Tax Statement \(PDF\)](#)
[2022 Tax Statement \(PDF\)](#)
[2023 Tax Statement \(PDF\)](#)

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Jackson County, Minnesota

Farm 9038 Tract 14740

2023 Program Year

Map Created January 11, 2023



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

Wetland Determination Identifiers

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



Tract Cropland Total: 72.11 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 2021 NAIP imagery.

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MINNESOTA
 JACKSON
 Form: FSA-156EZ



FARM : 9038
 Prepared : 8/24/23 2:59 PM CST
 Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : DENNIS DABERKOW
 CRP Contract Number(s) : None
 Recon ID : 27-063-2023-90
 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
72.41	72.11	72.11	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	72.11	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	35.73	0.00	159	
Soybeans	26.90	0.00	39	
TOTAL	62.63	0.00		

NOTES

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Tract Number : 14740

Description : W74AC SE4 34-104-36 DELAFIELD
 FSA Physical Location : MINNESOTA/JACKSON
 ANSI Physical Location : MINNESOTA/JACKSON
 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 : HAZEL NEWMAN
 Other Producers : None
 Recon ID : 27-063-2023-89

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
72.41	72.11	72.11	0.00	0.00	0.00	0.00	0.0

MINNESOTA
 JACKSON
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 9038

Prepared : 8/24/23 2:59 PM CST

Crop Year : 2023

Abbreviated 156 Farm Record

Tract 14740 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	72.11	0.00	0.00	0.00	0.00	0.00

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NOTES

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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.ascr.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) 632-9992. 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

HIGHLY ERODIBLE LAND (HEL) DETERMINATION

1. Name:	Dennis Daberkow	3. Location County:	Jackson, MN
2. Address:	86501 State Highway 86 Lakefield, MN 56150	4. Admin County:	Jackson, MN
5. Request Form:	AD-1026	6. Farm Number:	9038
7. Request Date:	12 7 2022	8. Tract Number:	14740

9. Are there HEL soil map units on this Tract? Yes No

If a field is not listed, no determination was made at this time. Contact the Farm Service Agency for previously determined HEL status of fields not listed below. In order to be eligible for most USDA program benefits, a person must be implementing a conservation plan or using an approved conservation system on all HFI fields. Fields that are not highly erodible (NHEL) do not require implementation of an approved conservation system.

Field(s)	HEL/NHEL	Sodbust (Y/N)	Field Acreage
8	NHEL	No	72.11

10. The HEL determination was completed in: Office Field

11. Remarks: This Highly Erodible Land determination was conducted offsite using the soil survey. If PHFL soil map units were present, they may have been evaluated using elevation data.

The above HEL determination is correct and conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

12. Signature Designated Conservationist

13. Date


 Karen Boysen

Tuesday, February 28, 2023

HIGHLY ERODIBLE LAND (HEL) DETERMINATION

Non-Discrimination Statement

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.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at How to File a Program Discrimination Complaint 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) 632-9992. 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.

USDA is an equal opportunity provider, employer, and lender.



HEL Determination Map

2/28/2023
by: Linda.Pribyl
Jackson County



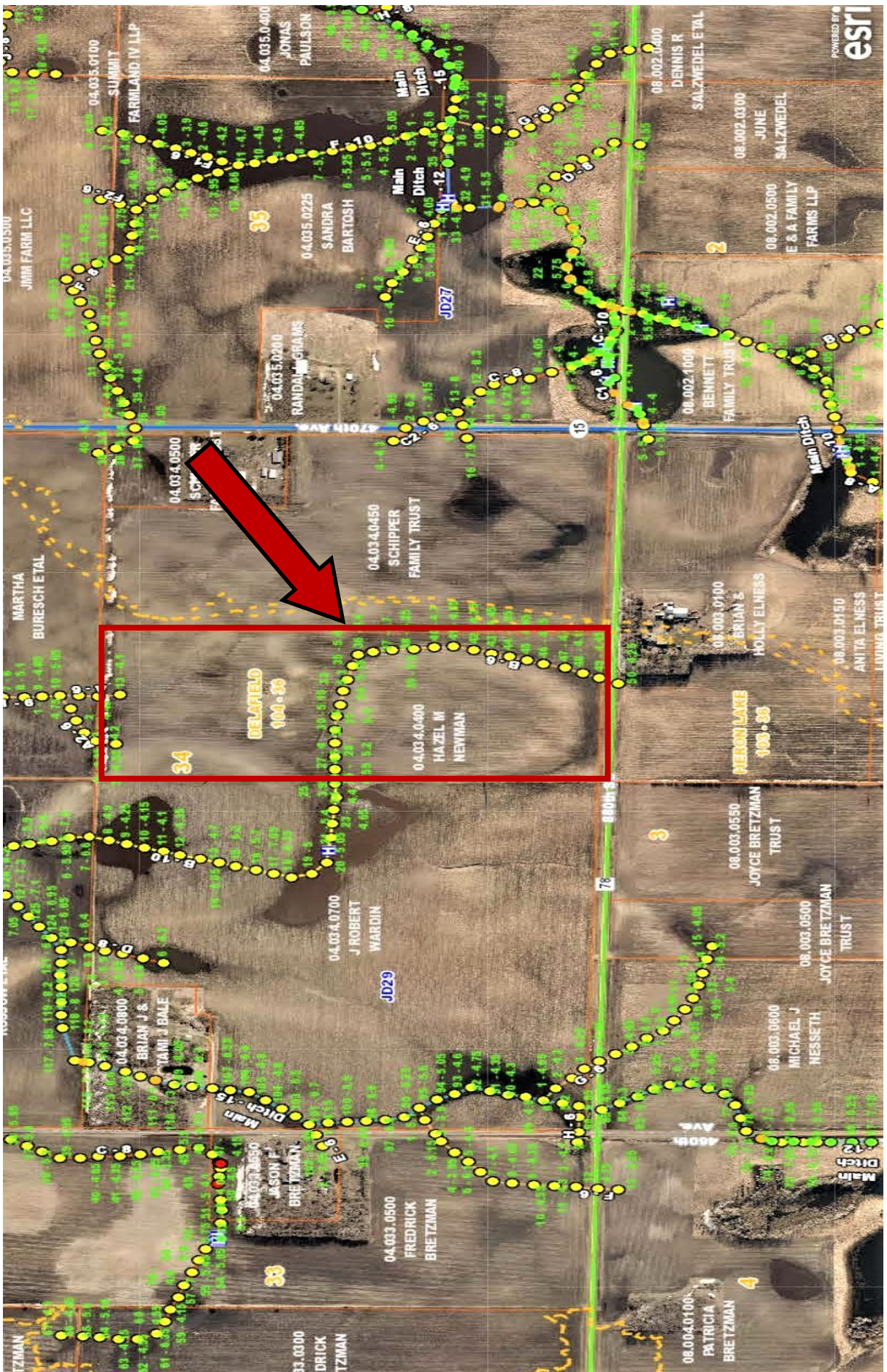
- Field Determination
- PHEL
- NHEL
- Townships
- Sections

1 inch = 345 feet · 1:4,144

0 330 660



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 Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.



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

STATE OF MINNESOTA)
) SS
COUNTY OF JACKSON)

P. C. Verdick, being first duly sworn, deposes and says that he is a son of Leo Verdick and Louise Verdick, both deceased; that he is also a brother of Alfred J. Verdick and Louis L. Verdick; that his parents always referred to Alfred J. Verdick as Alfonzo J. Verdick and referred to Louis L. Verdick as Lucius Verdick; that the Alfonzo J. Verdick and the Alfred J. Verdick appearing in the chain of title to the hereinafter described real estate is one and the same person, and the Lucius Verdick and the Louis L. Verdick appearing in the chain of title to said real estate is one and the same person.
The real estate is described as follows, to-wit:

The Southeast Quarter (SE $\frac{1}{4}$) of Section No. Twenty-six (26), Township No. One Hundred Two (102), North, Range No. Thirty-four (34), West of the Fifth Principal Meridian;
The Northwest Quarter (NW $\frac{1}{4}$) of Section No. Thirty-six (36), Township No. One Hundred Two (102), North, Range No. Thirty-four (34), West of the Fifth Principal Meridian;
The West Half of the Northeast Quarter (NW $\frac{1}{2}$) and the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{2}$) of Section No. Twenty-seven (27), Township No. One Hundred Two (102), North, Range No. Thirty-four (34), West of the Fifth Principal Meridian;

all of said real estate being in Jackson County, Minnesota.

Affiant further States that this affidavit is made for the purpose of indentifying Alfonzo J. Verdick and Alfred J. Verdick as one and the same person, and to identify Lucius Verdick and Louis L. Verdick as one and the same person.

P. C. Verdick

Subscribed and sworn to before me
this 27th day of November, 1953.

Donna Keutzer
Notary Public, Jack
My Commission Expires

1953 Drainage Easement Agreement Information

EASEMENT AND AGREEMENT

This memorandum of agreement made and entered into this 7th day of November, 1953, by and between the parties hereto all of whom own land in Township 104, North Range 36, West of the 5th P. M. Jackson County, Minnesota, more particularly hereinafter described in said agreement. Fred M. Behrens and Minnie H. Behrens, husband and wife, as parties of the first part and owners of the SE $\frac{1}{4}$ of Section Twenty-eight (28), Arnold Pohlman and Helen Pohlman, husband and wife, as parties of the second part are the owners of NE $\frac{1}{4}$ of Section Thirty-three (33), Carl Simon and Mary A. Simon, husband and wife, as parties of the third part are the owners of the NW $\frac{1}{4}$ of Section Thirty-four (34), and Herb Malchow and Mabel Malchow, husband and wife, as parties of the fourth part are the owners of SW $\frac{1}{4}$ of Section Thirty-four (34), and Henry J. Hohenstein and Bertha Hohenstein, husband and wife, as parties of the fifth part, and the owners of E $\frac{1}{2}$ of Section Thirty-four (34), Adeline Malchow, a widow, as party of the sixth part is the owner of SE $\frac{1}{4}$ of Section Twenty-seven (27), and Harold Malchow, a bachelor, as party of the seventh part is the owner of SW $\frac{1}{4}$ of Section Twenty-seven (27), all in Township, County and State hereinbefore mentioned. All of the parties hereto do hereby for good and valuable consideration and the usual covenants and agreements between the parties herein contained do hereby now covenant and agree that an open ditch is to be constructed over, across and through and for the benefit of the tracts of land herein described in accordance with a plat thereof which is hereto attached and made a part of this agreement and according to a survey, plans and specifications prepared by W. W. Child, County Surveyor, which said specifications and plans are made a part hereof by reference.

It is mutually agreed by and between all of the parties hereto that each does hereby grant an easement for the construction of said ditch and that said ditch shall be constructed promptly by all of the parties hereto and it is agreed and understood that at the present time and costs thereof cannot be exactly determined but as soon as said open ditch has been constructed and all work in connection therewith completed and the amount thereof determined each of the first five parties agree to pay a one-fifth (1/5) part thereof and that the parties -1- of the sixth and seventh part are to pay no part of the costs of construction or of the costs of repair hereafter but that they do hereby grant an easement for said ditch without charge therefore.

It is further agreed that said ditch shall at all times be kept in a good state of repair and that for that purpose the parties hereto or any of them shall at all times have the right to inspect said ditch and shall have the right to enter upon the lands along the ditch for the purpose of making improvements or repairs thereto and in the event that repairs or improvements are made then each of the first five parties agreed that they will contribute equally towards and for such repairs and improvements. It is also further agreed that any three of the parties hereto may order such repairs and improvements to be made and that in such event whatever the expenses thereof shall be the first five parties agree to bear their one-fifth (1/5) share thereto.

It is mutually agreed by and between all of the parties hereto that this agreement and easement shall be binding upon the heirs, executors, administrators and assigns of the parties hereto,
IN TESTIMONY WHEREOF, the parties of this agreement have here unto placed their hands and seals the day and year first above mentioned.

IN THE PRESENCE OF

B. W. Rye AS TO
F. M.
W. H. Sperry Behrens

W. H. Sperry

F. M. Behrens
as to all the rest

F. M. Behrens
Minnie H Behrens
Arnold Pohlman
Helen Pohlman
Carl Simon
Mary A. Simon
Herb Malchow
Mabel Malchow
Henry Hohenstein
Mrs. Henry Hohenstein

1953 Drainage Easement Agreement Information

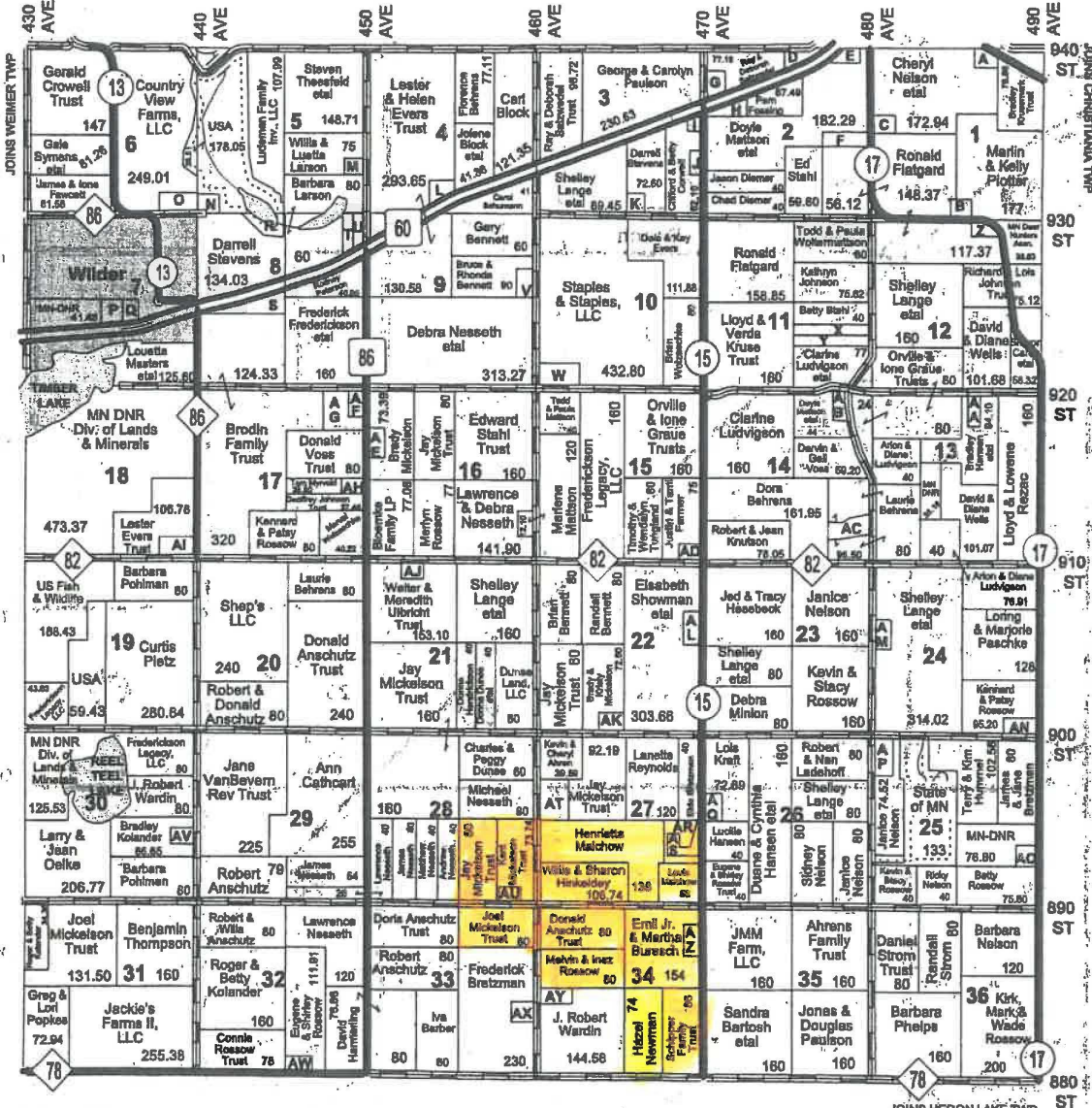
DELAFIELD TWP

T 104 N

LAND OWNER

R 36 W

JOINS COTTONWOOD COUNTY, MN



Small Tracts

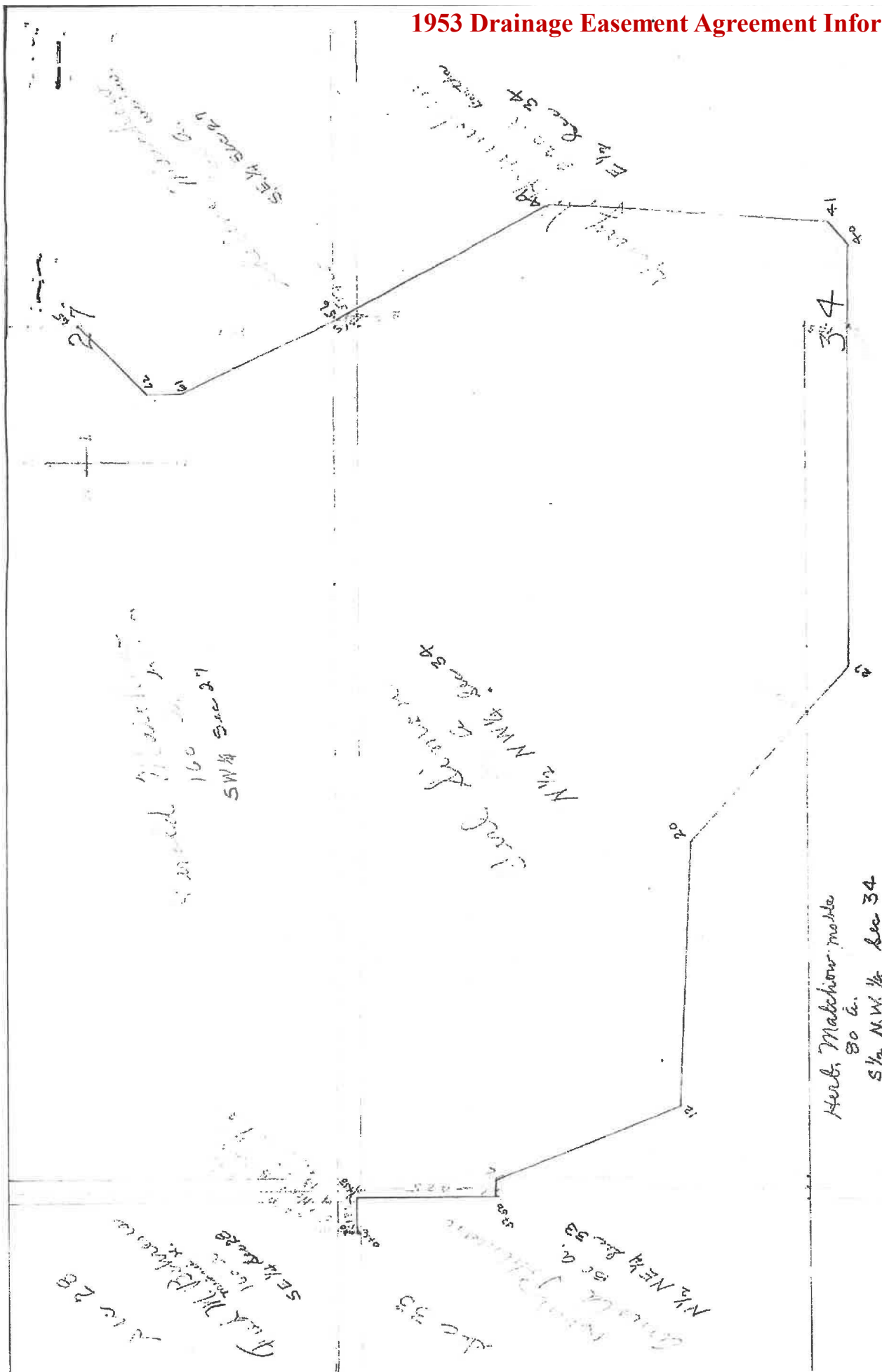
- Section 1 A Paul & Nancy Buhler - 16.77
- B Keri Koch - 11.63
- C Mark & Tamara Hall - 10.47
- Section 2 D Robert & Debra Behrends - 6.30
- E Linda Paplow Trust - 5
- F Michael & Jean Foley - 12.97
- G Donovan Olson Trust - 12.98
- H Brett & Amanda Mattson - 23.76
- Section 3 I Jennifer Nauman - 5
- J Chad & Tammy Crowell - 20.88
- K Brandon Ambrose - 11
- Section 4 L Max Swenson - 6.28
- Section 5 M Bradley & Lynette Anderson - 5
- N David L. Korhouse - 9
- Section 6 O Bruce & Bonnie Caldwell - 20.36
- Section 7 P US Bank NA - 12.12
- Q Otto & Peggy Ober - 9.80
- Section 8 R USA - 14.75
- S State of MN-DNR - 26.87
- T Arlo & Violet Bretzman - 17.29
- U Willis & Luetta Larson - 14.81

- Section 9 V Jody Milby - 10
- Section 10 W John Veener - 7.20
- Section 11 X Jean Fast - 19.74
- Y Bernice Hewett et al - 17.26
- Section 12 Z Paul & Kristen Porath - 5
- Section 13 AA Michael Altman - 5.88
- Section 14 AB Doyle & Deborah Mattson - 12
- AC Larry & Linda Stuckenbrocker - 19.01
- Section 15 AD Delafield Twp - 5
- Section 16 AE Randy Vancura - 6.61
- Section 17 AF Rex & Sandra Pounds - 6.71
- AG Geoffrey Johnson Trust - 33.29
- AH Geoffrey Johnson Trust - 5.50
- Section 18 AI Jody & Amy Rossow - 11.50
- Section 21 AJ Loren & Shelly Burmeister - 6.80
- Section 22 AK Larry & Tammy Welch - 7.40
- AL Clifford & Betty Crowell - 11.20
- Section 24 AM Shelley Lange - 5.98
- AN RPMS Ranch, LLC - 16.35
- Section 25 AO Jahu Jones - 7.40
- AP Rhonda Nelson - 10

- Section 26 AQ Matthew & Pennie Bezdicak - 7.31
- Section 27 AR Willis & Sharon Hinkelsdy - 26.27
- AS Robert & Bridget Bass - 26.38
- AT Brandon & Michelle Brodin - 26.38
- Section 28 AU Dylan Mathias - 6.26
- Section 30 AV Timothy & Vicki Ollerich - 13.35
- Section 32 AW Kevin Rossow - 8.09
- Section 33 AX Jason Bretzman - 10
- Section 34 AY Brian & Tami Bale - 15.42
- AZ Vern Carey Trust - 6

R 32 W				R 33 W				R 34 W			
LORONG		SPRING		CHRISTIANA		DELAFIELD		COTTONWOOD		HERON LAKE	
SEA		WEST HIRON LAKE		IRON LAKE		JANNEY		SANDY		SANDY	
SANDY		SANDY		SANDY		SANDY		SANDY		SANDY	
SANDY		SANDY		SANDY		SANDY		SANDY		SANDY	

1953 Drainage Easement Agreement Information



1953 Drainage Easement Agreement Information





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: