



DAN PIKE, AG LAND BROKER / AUCTIONEER

**OUTSTANDING - SPRINGFIELD TOWNSHIP, COTTONWOOD COUNTY, MN.
320.04+/- ACRE FARMLAND & ACREAGE AUCTION
WEDNESDAY, SEPTEMBER 14, 2022 @ 10:00 A.M.**
Sale will be held at the Windom Community Center at 1750 Cottonwood Lake Drive in Windom, MN.

BUILDING SITE OPEN HOUSE INSPECTION: Tuesday, August 30, 2022 from 5 to 7 P.M.



SALE CONDUCTED BY



1362 Springfield Parkway
Jackson, MN 56143
507-847-3468

www.danpikeauction.com

OWNERS

DAVID & DONNA HANSON - TRUSTS

Jayne L. Miranowski - Trustee

Attorney for the Sellers: Paul Muske - Muske Law Firm Windom, MN. 56101 Office 507-831-5575

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.

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.

OUTSTANDING - SPRINGFIELD TOWNSHIP, COTTONWOOD COUNTY, MN.

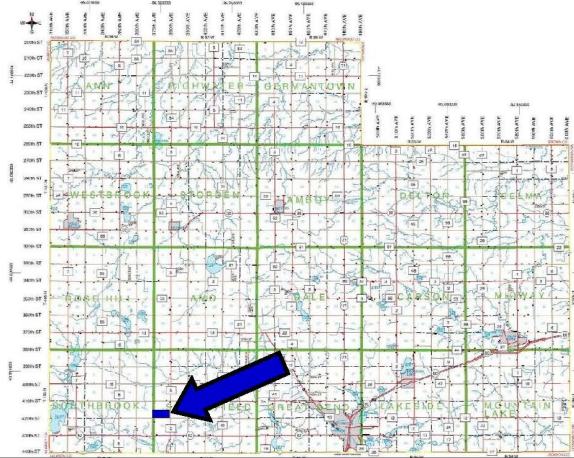
320.04+/- ACRE FARMLAND & ACREAGE AUCTION



Wednesday, September 14, 2022 @ 10:00 A.M.

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

Cottonwood County, Minnesota



BEAUTIFUL ACREAGE

ADDRESS: 37948 420th Street Heron Lake, MN.

ACREAGE OPEN HOUSE INSPECTION: Tuesday, August 30, 2022 from 5 to 7 P.M.

This is a very well maintained 9.88 acre acreage with an excellent location just off a good hard surface road. It features a move in ready home with attached double car garage and central A/C. The home has been updated and is very nice. There are several very useable outbuildings consisting of a large barn, machinery storage buildings and grain bins. If you are in the market for an acreage make sure to take a look at this one as they don't come any nicer.

PROPERTY LEGAL DESCRIPTION
 South Half (S1/2) 19-105-37 Cottonwood County, Minnesota.
 Cottonwood County Parcel #'s 16.019.0200 & 16.019.0210. Containing 320.04+/- deeded acres.

PROPERTY ADDRESS & LOCATION
 37948 420th Street Heron Lake, MN.
 Located from Windom, Minnesota 9 miles west on highway #62 to Co. road #5 then 1 mile north or 11 miles south of Storden, MN

METHOD OF SALE
 The property will be offered in separate parcels & in combination via our multi-parcel bidding program.
 Parcel #1 - SW1/4 19-105-37, Containing 160.04+/- acres.
 Parcel #2 - SE1/4, except building site area 19-105-37, Containing 150.12+/- acres.
 Parcel #3 - Combination of Parcels #1 & #2
 Parcel #4 - The building site area in the southwest corner of SE1/4 19-105-37, Containing 9.88 acres.

PROPERTY INFORMATION (Combined)
 Deeded Acres: 320.04+/- Cropland Acres: 303.17+/-

FSA INFORMATION (Combined)
 Corn Base: 151.6+/- Acres PLC Yield: 170 bu.
 Soybean Base: 151.6+/- Acres PLC Yield: 45 bu.

Crop Productivity Index Rating: 95.1

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

AUCTION SALE TERMS

The property will be offered via our multi-parcel bidding program. The farm is being sold subject to a cropland lease for 2022 with the Seller's retaining all 2022 cropland lease payments. The Buyer or Buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on November 15, 2022 with the balance being due and payable in full at closing. Possession after all 2022 crops have been removed. 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 2023 and thereafter. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warrant or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

AUCTIONEER'S NOTE

This is an outstanding farm with a very well kept nice acreage! It may be one of the best farms to be offered for sale this year in southern Minnesota. You will want to take a look at this property. We are very honored to have been asked to represent the Hanson 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 or looking for a very well kept nice acreage 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.

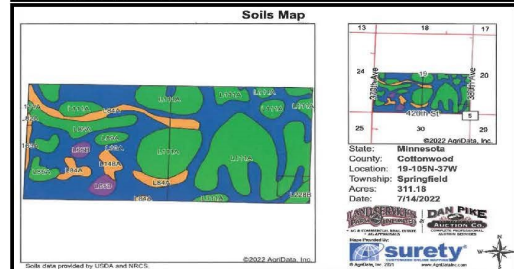
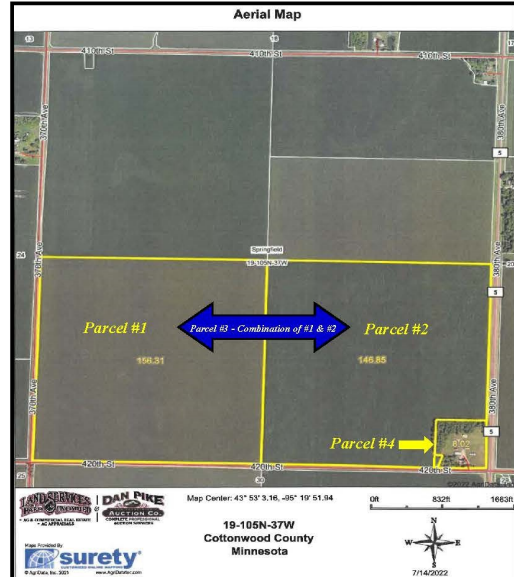
No "Buyers Premium" will be charged - what you bid is what you will pay.

SALE ARRANGED BY



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

Closing Attorney for the Sellers
Paul Muske
 Muske Law Firm
 Windom, Minnesota
 507-831-5575



Code	Soil Description	Acres	Percent of field	FR Legend	Non-irrig. Class %	Productivity Index	Corn Bu.	Soybeans Bu.	% NCDPI Corn	% NCDPI Soybeans	
L83A	Webster clay loam, 0 to 2 percent slopes	132.53	42.6%	III	III	93	100	184	55	82	82
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	119.56	38.4%	III	III	100	100	164	55	82	82
L84A	Greenwood clay loam, 0 to 1 percent slopes	20.80	6.7%	III	III	90	100	129	39	72	67
L82A	Nicollet clay loam, 1 to 3 percent slopes	19.44	6.2%	III	III	90	100	164	49	70	67
L85B	Augusta Lake fine sandy loam, 1 to 6 percent slopes	6.48	2.1%	III	III	90	100	129	39	72	67
L148A	Lorenson sandy loam, 1 to 3 percent slopes	3.70	1.2%	III	III	90	100	164	49	70	67
L85A	Cookson silty clay loam, 1 to 3 percent slopes	3.36	1.1%	III	III	90	100	164	49	70	67
L222B	Cannon chert-sandstone slopes, 2 to 5 percent slopes	3.12	1.0%	III	III	95	175	53	83	74	74
L163A	Chickney silty clay loam, 0 to 1 percent slopes	1.50	0.5%	III	III	90	100	164	49	70	67
L82A	Marine silty clay loam, 0 to 2 percent slopes	0.53	0.2%	III	III	87	100	164	49	70	67
Weighted Average							85.1	77.1	23.1	78.0	81.1

For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information booklet under the David & Donna Hanson Trust Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

OWNER

David & Donna Hanson Trusts

David & Donna Hanson Trusts - Land Auction

- **METHOD OF SALE:**

The property will be offered in separate parcels & in combination via our multi-parcel bidding program.

Parcel #1 - SW1/4 19-105-37. Containing 160.04+/- acres.

Parcel #2 - SE1/4, except building site area 19-105-37. Containing 150.12+/- acres.

Parcel #3: Combination of Parcels #1 & #2

Parcel #4 - The building site area in the southwest corner of SE1/4 19-105-37. Containing 9.88 acres.

- **LEGAL DESCRIPTION:** South Half (S1/2) 19-105-37 Cottonwood County, Minnesota.

- **TAX PARCEL #:** 16.019.0200 & 16.019.0210

- **IMPROVEMENTS:** Parcel #4 is a 9.88 acreage with nice home & outbuildings.

- **2022 REAL ESTATE TAXES & ASSESSEMENTS:**

PARCEL #1	\$ 5,120.00 Net Real Estate Tax Due in 2022 – Home Stead Credit
	\$ <u>00.00</u> Special Assessment
	\$ 5,120.00 Total 2022 Real Estate Tax & Assessments

PARCEL #2 & #4	\$ 3,638.00 Net Real Estate Tax Due in 2022 – Home Stead Credit
	\$ <u>30.00</u> Special Assessment
	\$ 3,668.00 Total 2022 Real Estate Tax & Assessments

- **FSA INFORMATION:** (Combined Parcels #1 & #2)

Total Acres	=	320.04 +/- Acres
FSA Tillable	=	303.17 +/- Acres
CRP Acres	=	0.00 +/- Acres
Corn Base Acres	=	151.6 +/- Acres
Corn PLC Yield	=	170 Bushels
Soybean Base Acres	=	151.6 +/- Acres
Soybean PLC Yield	=	45 Bushels – CRP Reduction .77
Total Base Acres	=	303.20 +/- Acres

Special Note: The tillable acres & data for Parcel #2 will change slightly due to the fact that there is a small amount of the tillable area included in Parcel #4 the building site. The final determination will be at the sole discretion of the FSA upon closing.

- **PREDOMINANT SOILS:** Webster Clay Loam; Nicollet Silty Clay Loam; Nicollet Clay Loam; Glencoe Clay Loam; Augusta Lake Fine Sandy Loam; Lowlein Sandy Loam; Guckeen Silty Clay Loam; Okaboji Silty Clay Loam & Marna Silty Clay Loam (Combined)

- **CROP PRODUCTIVITY INDEX RATING:** Parcel #1 - 93.1 and Parcel #2 - 97

- **TOPOGRAPHY:** Level to gently rolling. "See topography maps"

- **DRAINAGE:** CD #29 and private tile. The information that is available is included in this information booklet see maps.

- **NRCS CLASSIFICATION:** NHEL (Non-Highly Erodible)

- **LEASE STATUS:** The 2022 crop is the property of the current tenant. The new buyer may enter the farm for fall tillage purposes once the 2022 crop has been removed. New buyer will have possession of the property upon closing, but subject to the 2022 cropland lease and the tenant rights to remove their 2022 crop. Seller retains all rights to 2022 cropland lease income.

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Aerial Map



Parcel #3 - Combination of #1 & #2

Parcel #1

Parcel #2

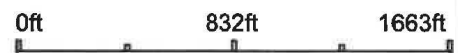
Parcel #4

156.31

146.85

8.02

Map Center: 43° 53' 3.16, -95° 19' 51.94



19-105N-37W
Cottonwood County
Minnesota



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

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

Maps Provided By:

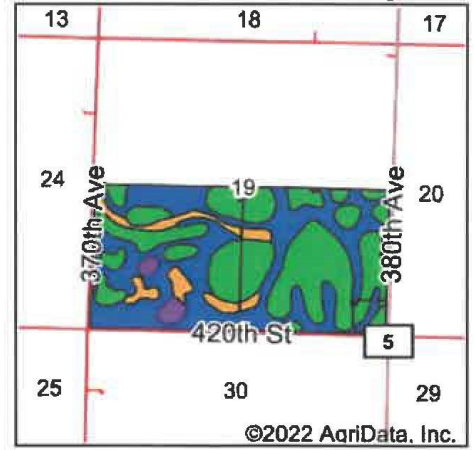
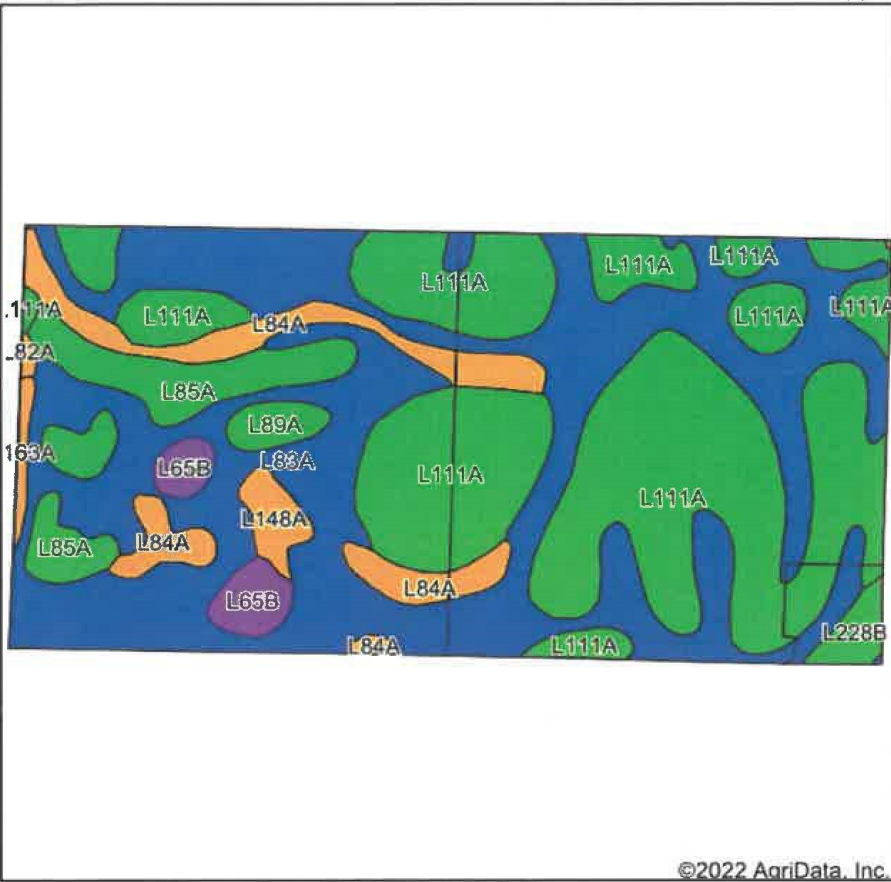
surety
CUSTOMIZED ONLINE MAPPING

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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: **19-105N-37W**
 Township: **Springfield**
 Acres: **311.18**
 Date: **7/14/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: MN033, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn Bu	Soybeans Bu	*n NCCPI Corn	*n NCCPI Soybeans	
L83A	Webster clay loam, 0 to 2 percent slopes	132.53	42.6%		llw	93			78	82	
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	119.56	38.4%		le	100	184	55	82	83	
L84A	Glencoe clay loam, 0 to 1 percent slopes	20.88	6.7%		llw	86			76	76	
L85A	Nicollet clay loam, 1 to 3 percent slopes	19.44	6.2%		lw	99			81	82	
L65B	Augusta Lake fine sandy loam, 1 to 6 percent slopes	6.48	2.1%		llle	70	129	39	72	57	
L148A	Lowlein sandy loam, 1 to 3 percent slopes	3.75	1.2%		le	89	164	49	76	69	
L89A	Guckeen silty clay loam, 1 to 3 percent slopes	3.36	1.1%		llw	95			82	75	
L228B	Clarion-Ocheyedan complex, 2 to 5 percent slopes	3.12	1.0%		lle	95	175	52	83	79	
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	1.53	0.5%		llw	86			74	74	
L82A	Marna silty clay loam, 0 to 2 percent slopes	0.53	0.2%		llw	87			77	72	
Weighted Average						1.63	95.1	77.1	23.1	*n 79.5	*n 81.1

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

Topography Contours



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Maps Provided By:



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

Source: USGS 3 meter dem
 Interval(ft): 4.0
 Min: 1,447.6
 Max: 1,466.6
 Range: 19.0
 Average: 1,457.2
 Standard Deviation: 3.38 ft

0ft 840ft 1681ft



7/14/2022

19-105N-37W
 Cottonwood County
 Minnesota

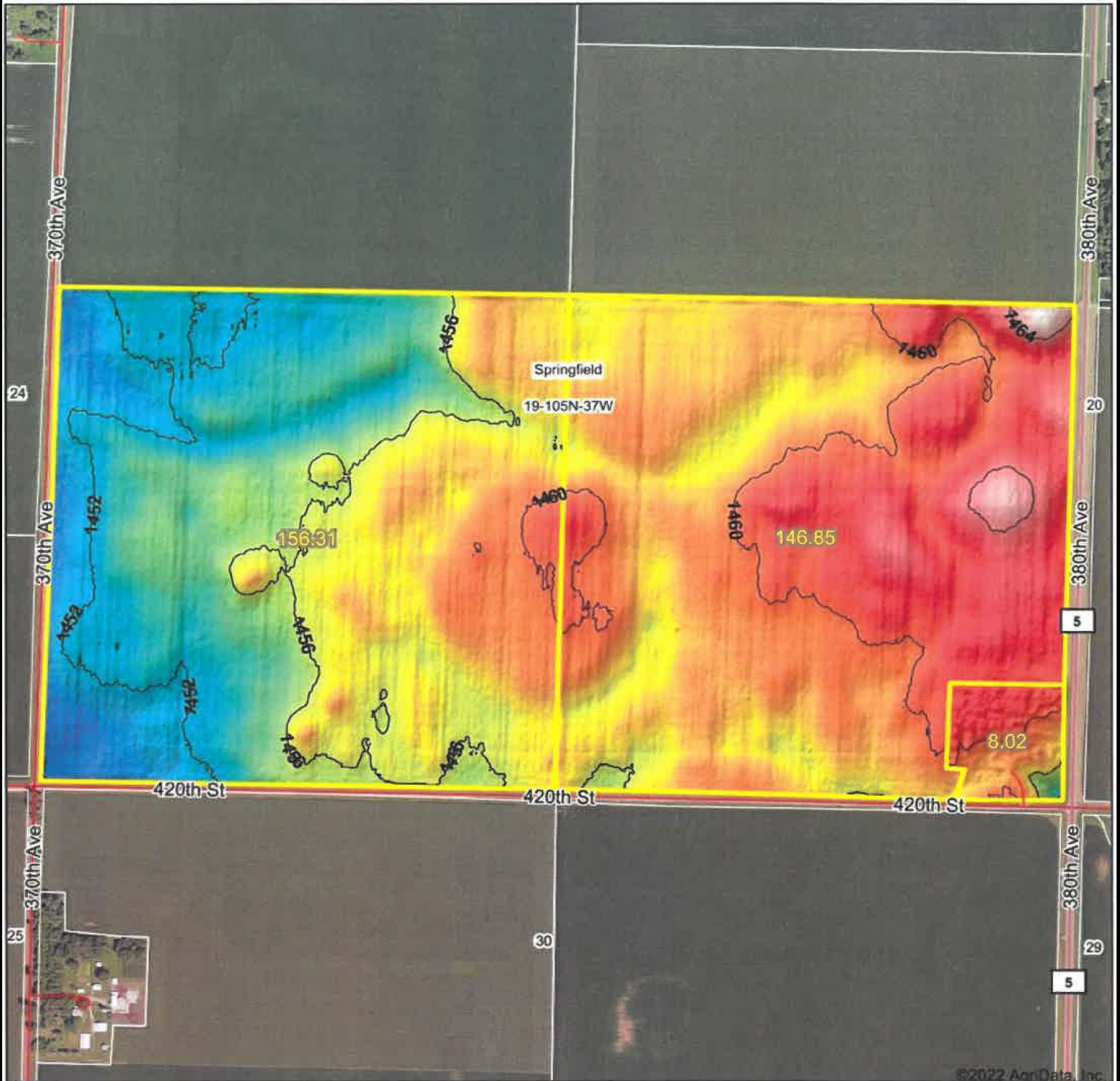
Map Center: 43° 53' 3.16, -95° 19' 51.94

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Topography Hillshade



©2022 AgriData, Inc.



Source: USGS 3 meter dem



Interval(ft): 4

Min: 1,447.6

Max: 1,466.6

Range: 19.0

Average: 1,457.2

Standard Deviation: 3.38 ft



7/14/2022

19-105N-37W
Cottonwood County
Minnesota

map center: 43° 53' 3.16, -95° 19' 51.94



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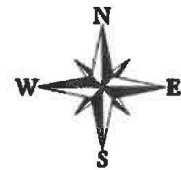
Aerial Map



Map Center: 43° 53' 3.16, -95° 19' 51.95



19-105N-37W
Cottonwood County
Minnesota



7/22/2022



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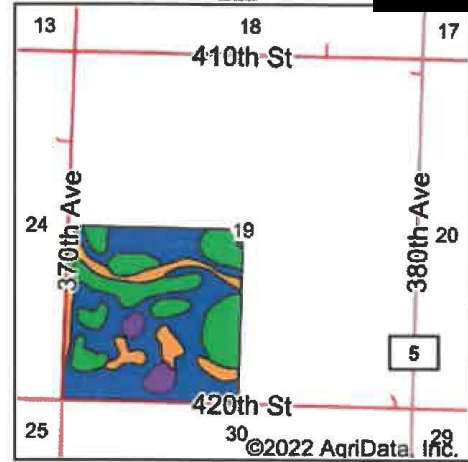
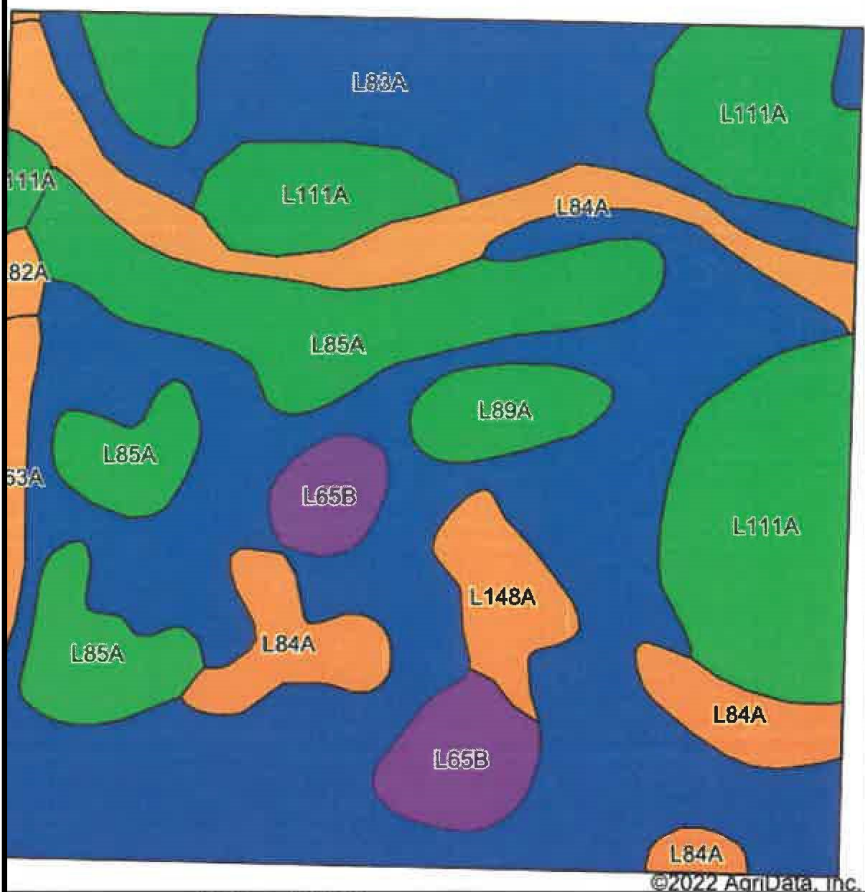
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Soils Map

Parcel #1



State: **Minnesota**
 County: **Cottonwood**
 Location: **19-105N-37W**
 Township: **Springfield**
 Acres: **160.04**
 Date: **7/22/2022**



Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn Bu	Soybeans Bu	*n NCCPI Corn	*n NCCPI Soybeans	
8A	Webster clay loam, 0 to 2 percent slopes	78.57	49.1%		llw	93			78	82	
11A	Nicollet silty clay loam, 1 to 3 percent slopes	28.08	17.5%		le	100	184	55	82	83	
85A	Nicollet clay loam, 1 to 3 percent slopes	19.44	12.1%		lw	99			81	82	
84A	Glencoe clay loam, 0 to 1 percent slopes	16.96	10.6%		lllw	86			76	76	
65B	Augusta Lake fine sandy loam, 1 to 6 percent slopes	6.48	4.0%		llle	70	129	39	72	57	
148A	Lowlein sandy loam, 1 to 3 percent slopes	3.75	2.3%		le	89	164	49	76	69	
9A	Guckeen silty clay loam, 1 to 3 percent slopes	3.36	2.1%		llw	95			82	75	
63A	Okoboji silty clay loam, 0 to 1 percent slopes	2.61	1.6%		lllw	86			74	74	
82A	Marna silty clay loam, 0 to 2 percent slopes	0.79	0.5%		llw	87			77	72	
Weighted Average						1.84	93.1	41.3	12.4	*n 78.6	*n 79.9

Note: The aggregation method is "Weighted Average using all components"

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Topography Contours

Parcel #1



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

Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 1,446.9
Max: 1,461.5
Range: 14.6
Average: 1,454.7
Standard Deviation: 2.72 ft



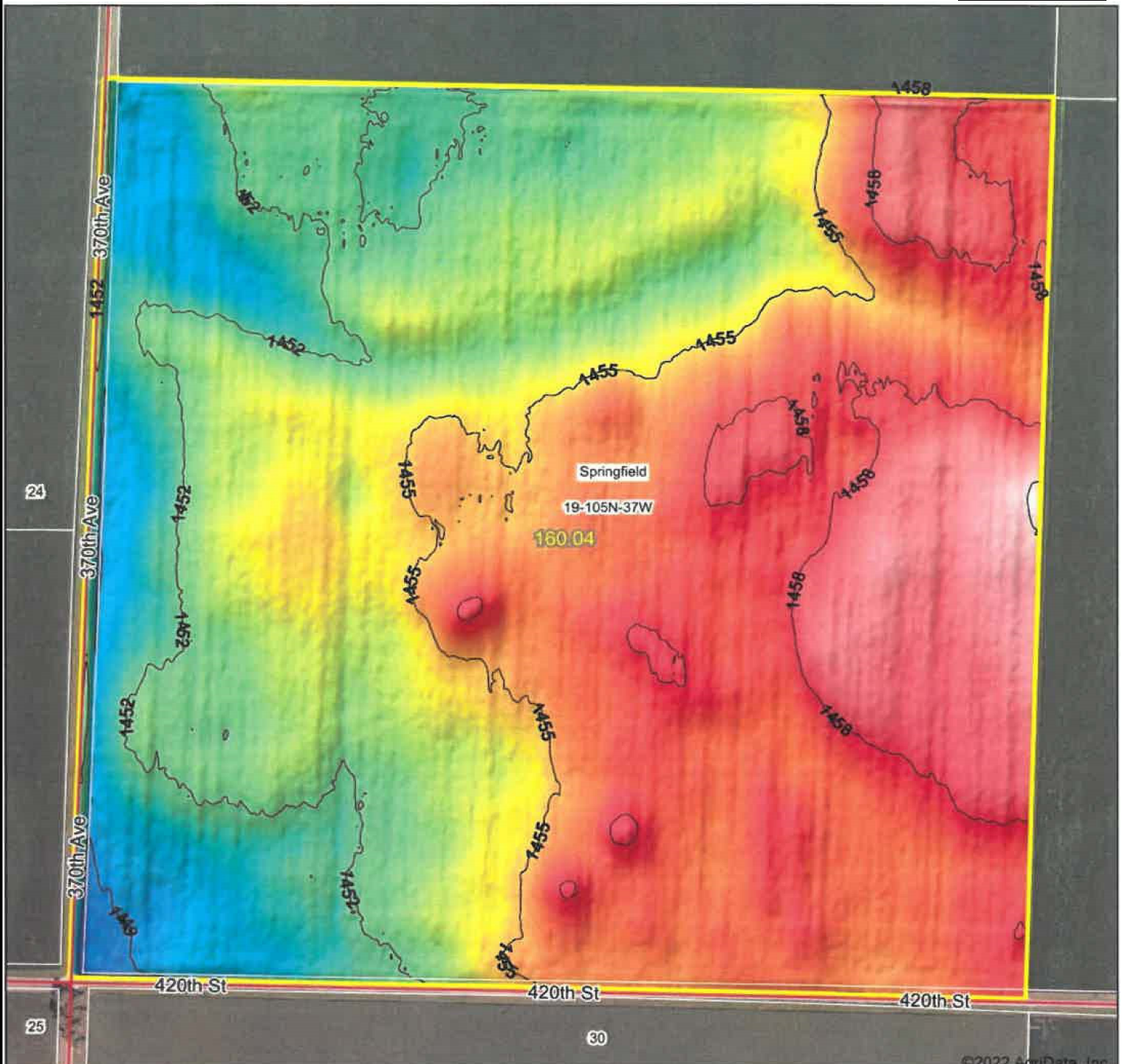
19-105N-37W
Cottonwood County
Minnesota

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Topography Hillshade

Parcel #1



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Source: USGS 3 meter dem



Interval(ft): 3

Min: 1,446.9

Max: 1,461.5

Range: 14.6

Average: 1,454.7

Standard Deviation: 2.72 ft



7/22/2022

19-105N-37W
Cottonwood County
Minnesota

map center: 43° 53' 3.16, -95° 19' 51.95



Maps Provided By:



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Aerial Map



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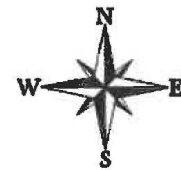
LAND SERVICES AND FARM UNLIMITED
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AG APPRAISALS

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

Map Center: 43° 53' 3.16, -95° 19' 51.94



19-105N-37W
Cottonwood County
Minnesota



7/22/2022

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

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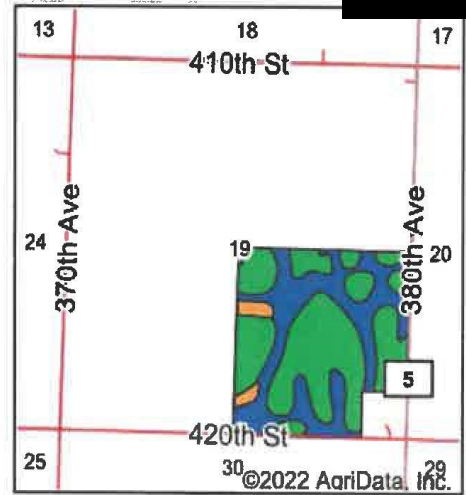
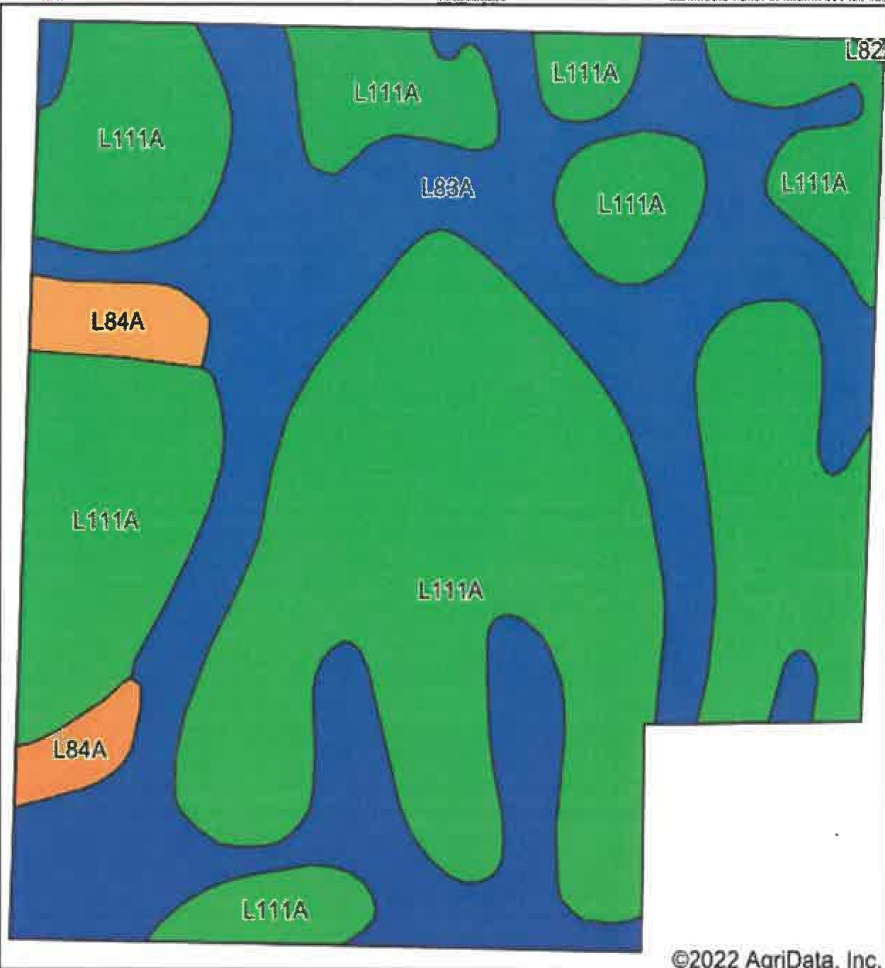
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Soils Map

Parcel #2



State: **Minnesota**
 County: **Cottonwood**
 Location: **19-105N-37W**
 Township: **Springfield**
 Acres: **150.12**
 Date: **7/22/2022**

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

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 COMPLETE PROFESSIONAL AUCTION SERVICES

Maps Provided By:



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L111A	Nicollet silty clay loam, 1 to 3 percent slopes	90.88	60.5%		le	100	184	55	82	83	
L83A	Webster clay loam, 0 to 2 percent slopes	54.61	36.4%		llw	93			78	82	
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.52	3.0%		llw	86			76	76	
L82A	Marna silty clay loam, 0 to 2 percent slopes	0.11	0.1%		llw	87			77	72	
Weighted Average						1.42	97	111.4	33.3	*n 80.4	*n 82.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.

Topography Contours

Parcel #2



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 MAPPING

© AgriData, Inc. 2021 www.AgriDataInc.com

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

Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 1,455.0
Max: 1,466.7
Range: 11.7
Average: 1,459.6
Standard Deviation: 2 ft

0ft 471ft 943ft



7/22/2022

19-105N-37W
Cottonwood County
Minnesota

Map Center: 43° 53' 3.16, -95° 19' 51.94

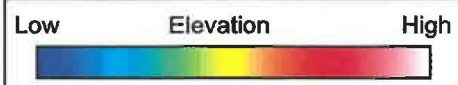
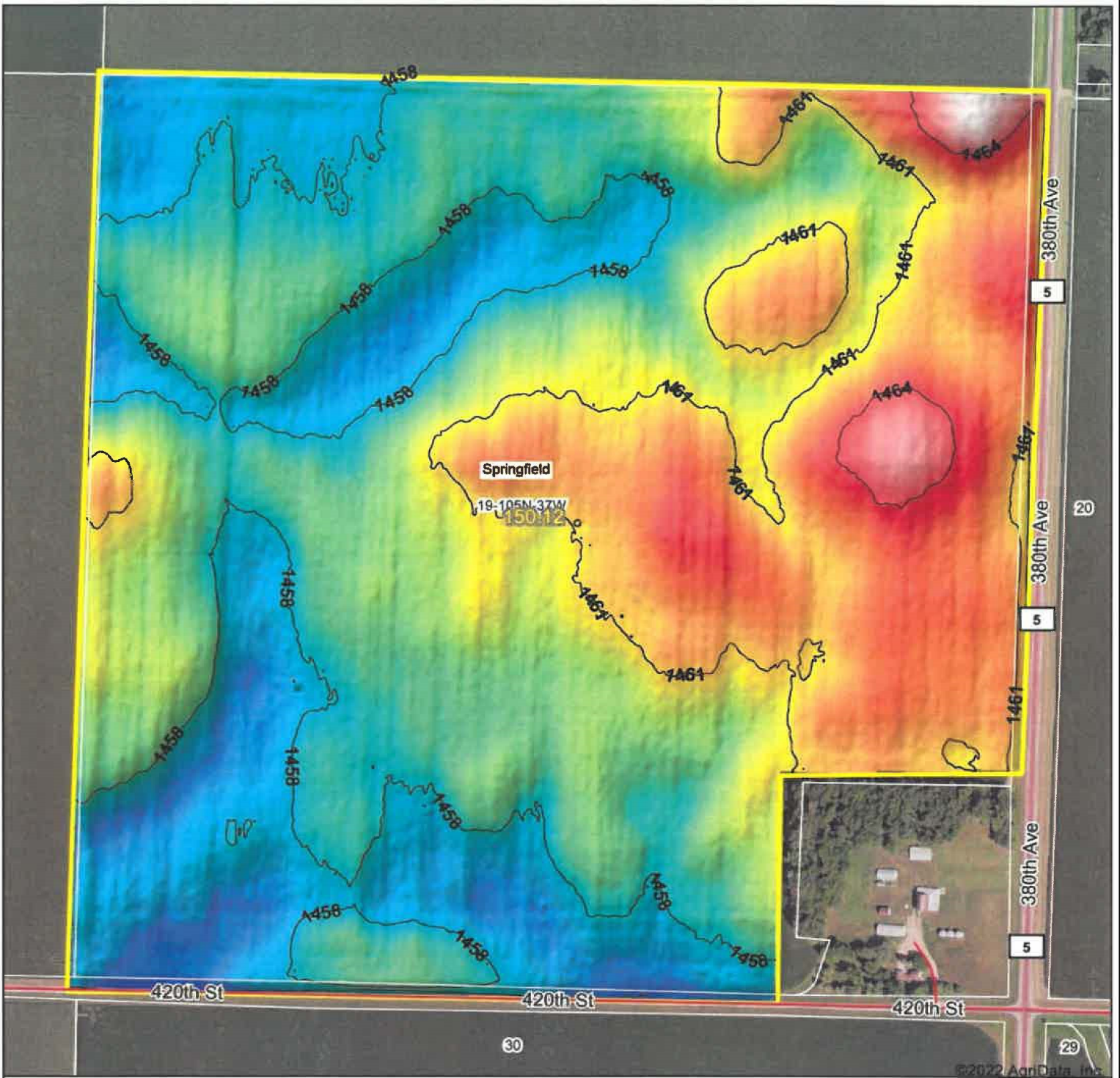
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Topography Hillshade

Parcel #2



Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,455.0
Max: 1,466.7
Range: 11.7
Average: 1,459.6
Standard Deviation: 2 ft



19-105N-37W
Cottonwood County
Minnesota

map center: 43° 53' 3.16, -95° 19' 51.94

LAND SERVICES FARM & RANCH
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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Field borders provided by Farm Service Agency as of 5/21/2008.

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Aerial Map



Parcel #4

Springfield
19-105N-37W

9.88

420th St

420th St

420th St

380th Ave

380th Ave

380th Ave

30

20

29

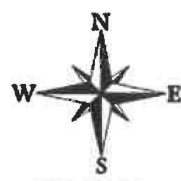
©2022 AgriData, Inc.



Map Center: 43° 52' 43.28, -95° 19' 24.27



19-105N-37W
Cottonwood County
Minnesota



7/22/2022



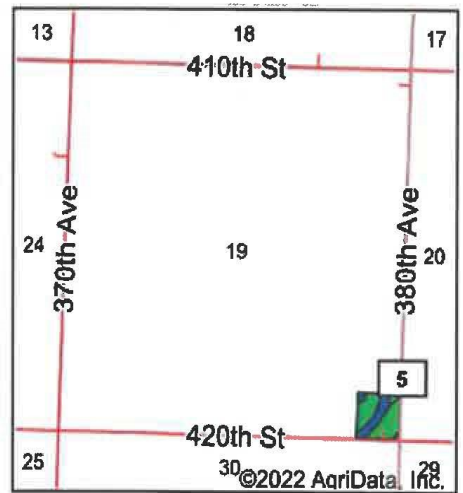
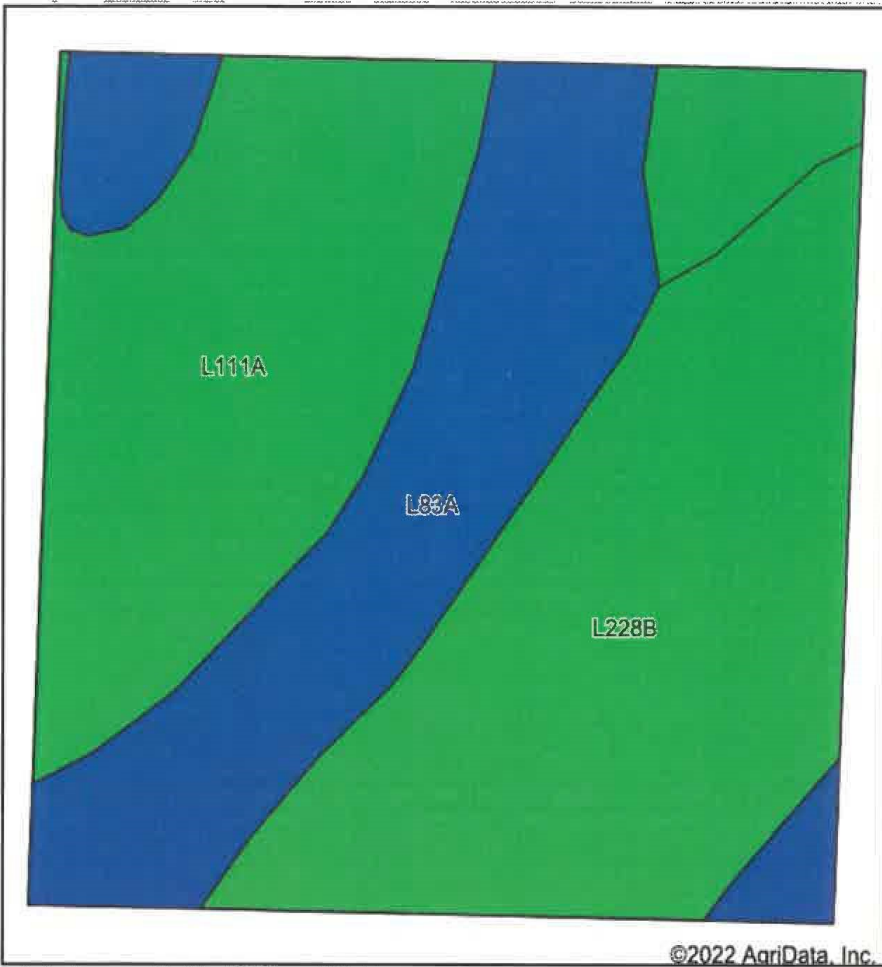
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Field borders provided by Farm Service Agency as of 5/21/2008.

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Soils Map

Parcel #4



State: **Minnesota**
 County: **Cottonwood**
 Location: **19-105N-37W**
 Township: **Springfield**
 Acres: **9.88**
 Date: **7/22/2022**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn Bu	Soybeans Bu	*n NCCPI Corn	*n NCCPI Soybeans
L228B	Clarion-Ocheyedan complex, 2 to 5 percent slopes	3.71	37.6%		lle	95	175	52	83	79
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	3.31	33.5%		le	100	184	55	82	83
L83A	Webster clay loam, 0 to 2 percent slopes	2.86	28.9%		llw	93			78	82
Weighted Average					1.66	96.1	127.4	38	*n 81.2	*n 81.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Topography Contours

Parcel #4



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 MAPPING

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

Source: USGS 3 meter dem
 Interval(ft): 2.0
 Min: 1,451.6
 Max: 1,462.3
 Range: 10.7
 Average: 1,459.3
 Standard Deviation: 2.07 ft

0ft 179ft 358ft



7/22/2022

19-105N-37W
Cottonwood County
Minnesota

Map Center: 43° 52' 43.28, -95° 19' 24.27

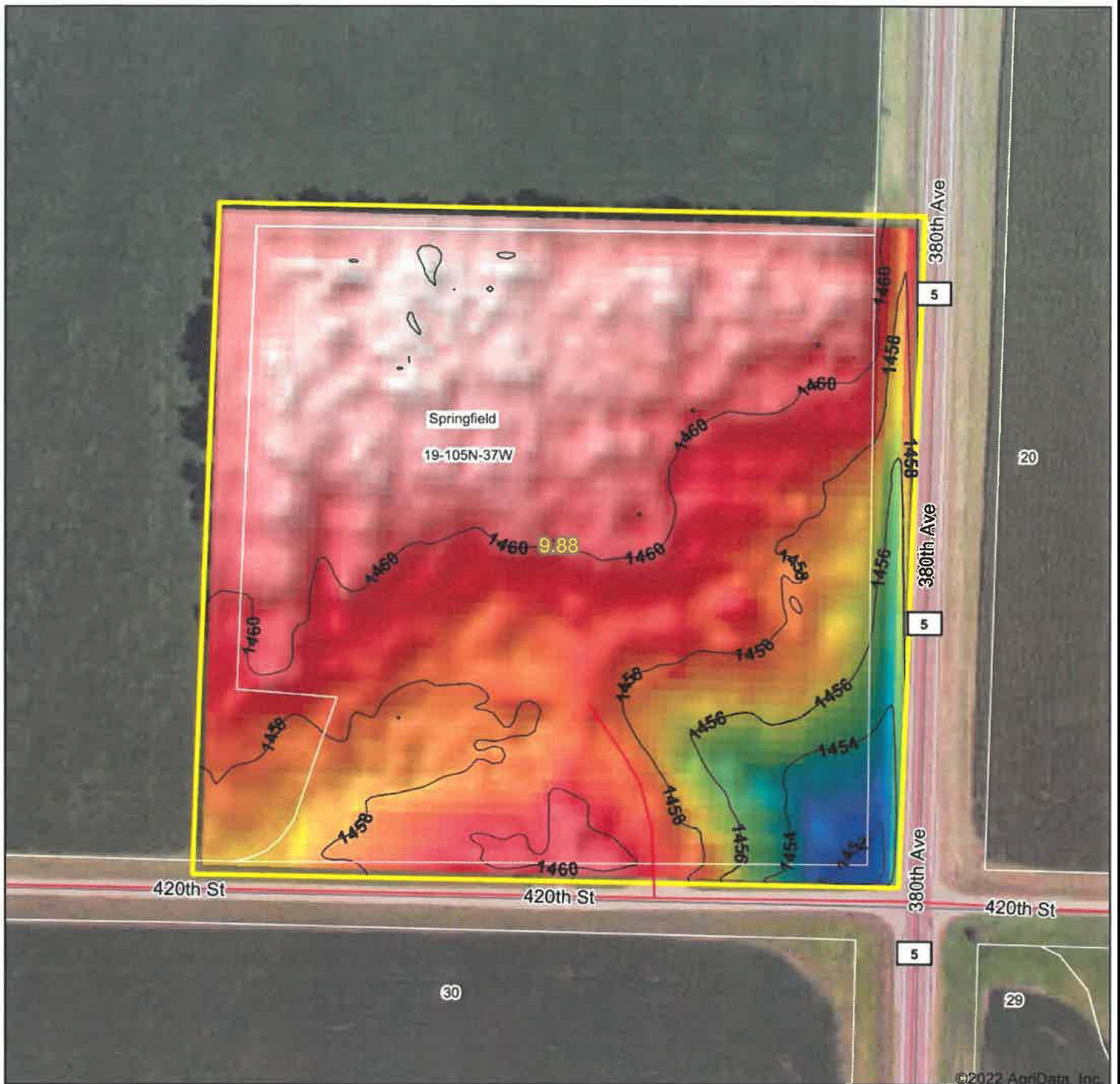
All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

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Topography Hillshade

Parcel #4



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

Source: USGS 3 meter dem
Interval(ft): 2
Min: 1,451.6
Max: 1,462.3
Range: 10.7
Average: 1,459.3
Standard Deviation: 2.07 ft

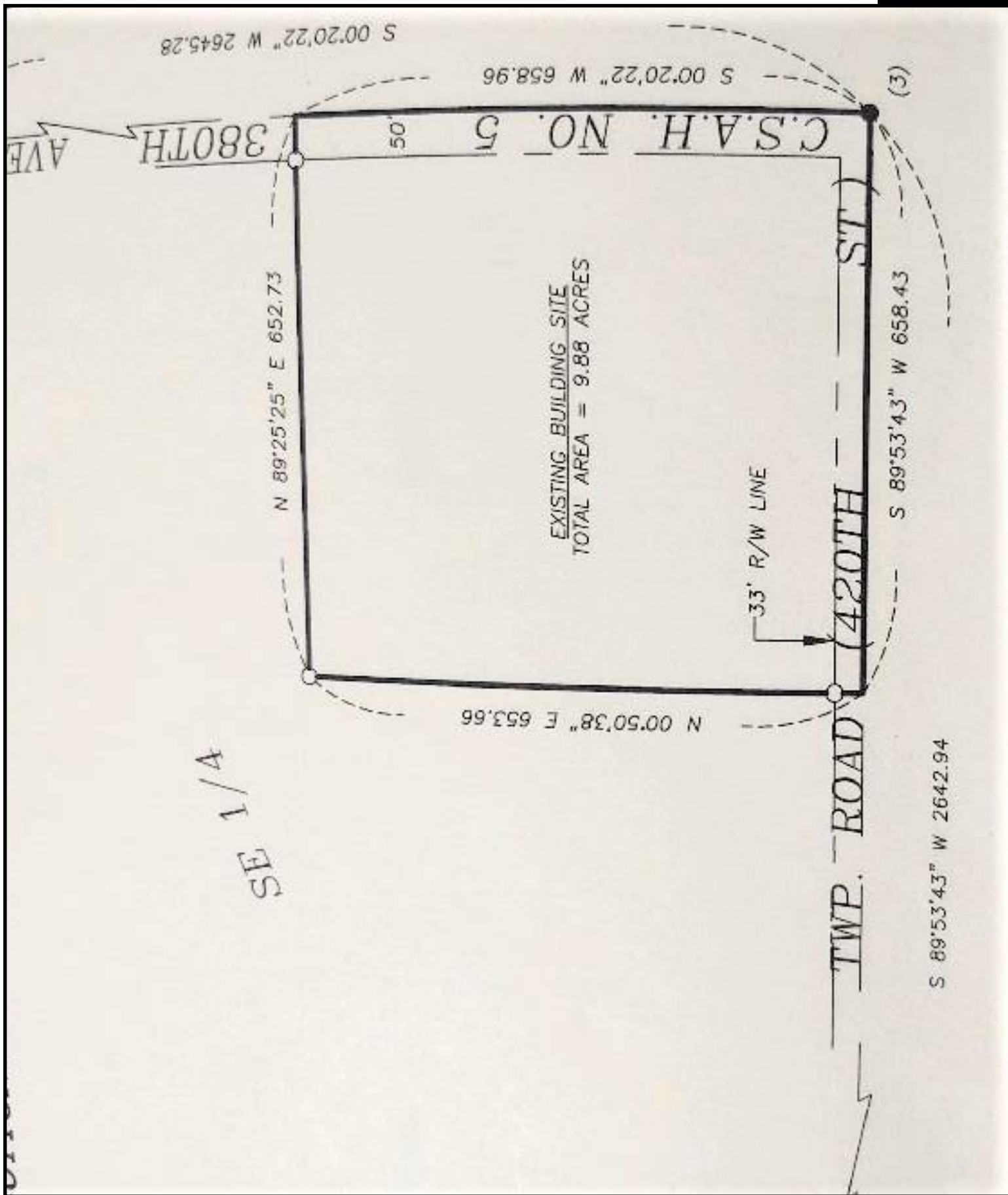


7/22/2022

19-105N-37W
Cottonwood County
Minnesota

map center:43° 52' 43.28, -95° 19' 24.27

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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.

Summary

Parcel ID 160190200
Property Address 37948 420TH ST
 56137
Sec/Twp/Rng 19-105-37
Lot/Block N/A
Plat
Brief Tax Description SE1/4 160.
 (Note: Not to be used on legal documents)
Deeded Acres 160.00
CER 78.82
Class AGRICULTURE
Homestead FULL HOMESTEAD
Twp/City 16
School District 330



Owner

Taxpayer
[Hanson/Donna M/Trustee](#)
 Donna M Hanson Trust
 37948 420th St
 Heron Lake MN 56137

Land

Record #	Item	Description	Type	Units	Depth
1	001640	Springfield 1st Acre	2a	1.00 acre	
1	008000	Public Road	2a	5.60	
1	008050	Xtra B Site	2a	5.64 acre	
1	999700	Till + Road Acres	2a	153.36 acre	.00
1	999800	Neg Road Acres	2a	-5.60 acre	

Buildings

for Cover
 of Structure
 Interior Walls
 for Cover
 undation
 framing
 Heating System
 Heating Fuel
 r Conditioning
 chitecture
 rooms
 rooms
 ll Bath

ASPH - IN
 GABLE
 PLASTER
 CARPET
 ROCK 7'
 WOOD
 FWA DUCTED
 OIL
 CENTRAL
 1.25 STORY
 Floor# 1--4, Floor# 2--2,
 Floor# 1--1, Floor# 2--1,
 Floor# 1--1,

Item	Type	Year Built	File	Size
AC	CENTRAL		HEXT	1144
DECK/PATIO	CPT		HQTA	128
DRIVEWAY	CONC	1955	MISC	360
GAR ADDONS	CONC FLOOR	1955	HEXT	496
GAR TYPE	AGW		HQTA	496
HOUSE TYPE	ONE	1920	HQTA	150
HOUSE TYPE	ONE	1955	HQTA	192
HOUSE TYPE	ONE	1920	HQTA	240
HOUSE TYPE	OQB	1920	HQTA	562

Gar Features

Record #	Group #	Item	Type	Year Built	Eff Year Built	Height	Length	Width	Units
		AG ADD ONS	CONC F.15		1948	0	60	20	1200
		AG ADD ONS	CONC F.15		1948	0	40	20	800
		AG ADD ONS	CONC 4"		1960	0	56	34	1904
		AG ADD ONS	CONC A.20		1958	0	48	26	1248
		AG ADD ONS	CONC 4"		1956	0	32	24	768
		BARNS	ORD LEAN		1948	0	40	20	800
		BARNS	ORD BARN		1948	0	40	40	1600
		BARNS	ORD LEAN		1948	0	60	20	1200
		GRAN&CRIB	GRANARY		1900	0	24	20	480
		MACH SHEDS	NEWER TYPE		1956	0	72	32	2304
		OLD STYLE	M HOG HSE		1958	0	48	26	1248
		POLE BARN	POLE 8-10		1960	0	56	34	1904
		STEEL BINS	STEEL BIN		1960	16	0	18	1
		WOOD GRAIN	DELFT BIN		1900	0	16	10	160

2 Values for 2023 Taxes

	Market	Taxable
and	\$1,539,500	\$1,539,500
uilding	\$65,300	\$65,300
achine	\$0	\$0
emptions		
otal Value	\$1,604,800	\$1,575,597

ation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
021 Payable 2022	\$1,345,100	6,823	58.07300	706.46	0.00	30.00	\$3,668
020 Payable 2021	\$1,410,100	7,151	55.64100	694.35	0.00	46.84	\$3,732
019 Payable 2020	\$1,394,800	7,043	55.71700	670.14	0.00	72.08	\$3,702
018 Payable 2019	\$1,385,000	6,988	54.12600	631.96	0.00	72.08	\$3,536
017 Payable 2018	\$1,388,500	7,004	52.41800	603.33	0.00	46.84	\$3,114

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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.

Current Taxes

Gross Tax \$4,344.46
Total Credit \$706.46
Spec Asmt \$30.00
Net Tax Due \$3,668.00

Adjusted Tax \$0.00
Adjusted S.A. \$0.00
Adjusted Net Due \$3,668.00

Total Receipts \$3,668.00
Remain Due \$0.00

Taxes Paid

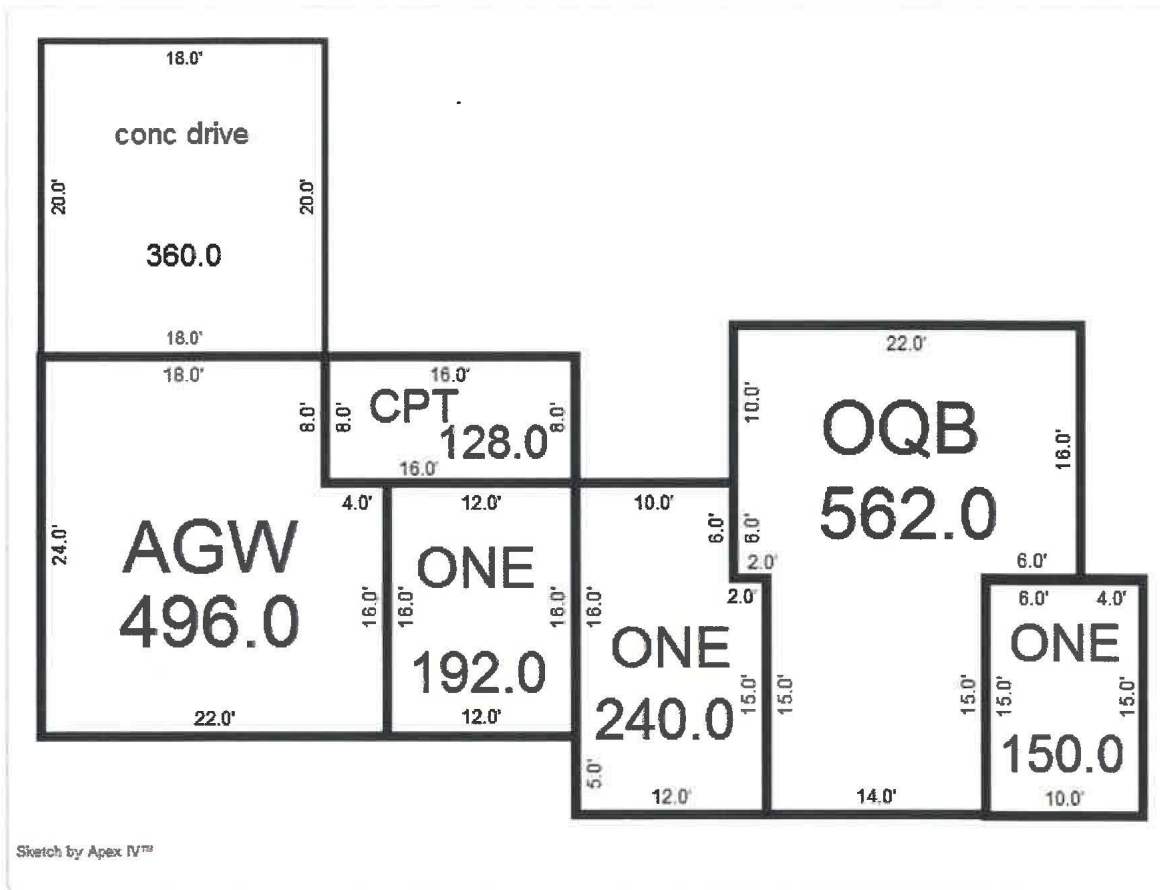
Batch Date
4/13/2022

Paid By
DONNA HANSON

Validation #
6

Total Amount
\$3,638.00

Sketches



No data available for the following modules: Sales, Taxes Paid 2.

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 Schneider
GEOSPATIAL

Last Data Upload: 7/13/2022, 6:54:43 PM

Version 2.3.206

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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.

Summary

Parcel ID 160190210
Property Address
Sec/Twp/Rng 19-105-37
Lot/Block N/A
Plat
Brief Tax Description SW1/4 FRL 160.04
(Note: Not to be used on legal documents)
Deeded Acres 160.04
CER 77.51
Class AGRICULTURE
Homestead FULL HOMESTEAD
Twp/City 16
School District 330

Owner

Taxpayer
[Hanson/Donna M/Trustee](#)
 David J Hanson Trust
 37948 420th St
 Heron Lake MN 56137

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	4.00	
1	999700	Till + Road Acres	2a	160.04 acre	.00
1	999800	Neg Road Acres	2a	-4.00 acre	

2022 Values for 2023 Taxes

	Market	Taxable
Land	\$1,498,800	\$1,498,800
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$1,498,800	\$1,498,800

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2021 Payable 2022	\$1,249,000	9,368		320.44	0.00	0.00	\$5,120
2020 Payable 2021	\$1,314,700	10,297	0.00000	316.41	0.00	25.26	\$5,438
2019 Payable 2020	\$1,314,700	10,377	0.00000	281.94	0.00	63.12	\$5,562
2018 Payable 2019	\$1,314,700	10,262	0.00000	220.22	0.00	63.12	\$5,398
2017 Payable 2018	\$1,314,700	10,082	0.00000	172.20	0.00	25.26	\$5,138

Current Taxes

Gross Tax \$5,440.44
Total Credit \$320.44
Spec Asmt \$0.00
Net Tax Due \$5,120.00

Adjusted Tax \$0.00
Adjusted S.A. \$0.00
Adjusted Net Due \$5,120.00

Total Receipts \$5,120.00
Remain Due \$0.00

Taxes Paid

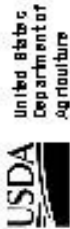
Batch Date	Paid By	Validation #	Total Amount
4/21/2022	HANSON/DONNA M/TRUSTEE	30	\$5,120.00

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

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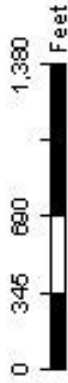
Cottonwood County, Minnesota

Farm 1054 Tract 8629

2022 Program Year

Map Created April 21, 2022

1053719



- Unless otherwise noted:
 Straws are 100% o penator
 Crops are no-irrigated
 Corn = 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, G.M., GS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- 8 Restricted Use
- * Limited Restrictions
-) Exempt from Conservation Compliance Provisions

Tract Cropland Total: 156.31 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 Incentive Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USFSA 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 termination of the area. Refer to your original de minimis (P-A-026) and a finished map(s) for exact boundaries and de minimis or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

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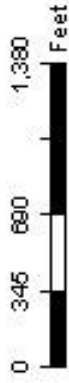
Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

Farm 1054
Tract 8628

2022 Program Year

Map Created April 21, 2022

1053719



- Unless otherwise noted:
 Straw = 100% O per/for
 Cropland = non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRW, HRW = Grain
 Sunflower = Oil, NonOil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage/GM, G.M., GS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

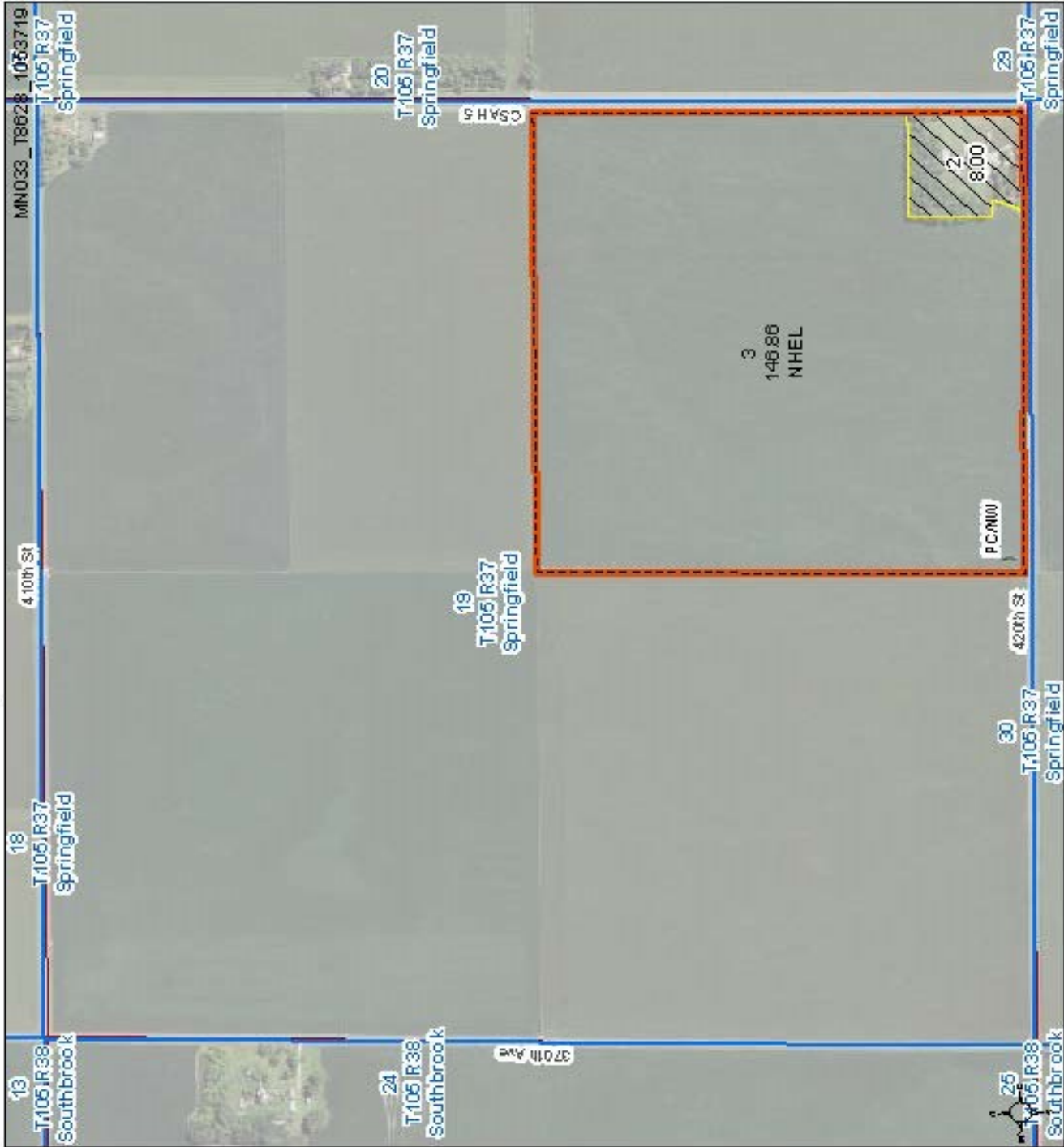
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 146.86 acres



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Minnesota
Cottonwood

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

Prepared: 7/18/22 10:12 AM
Crop Year: 2022
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:

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
311.17	303.17	303.17	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	303.17	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	151.6	170	0.00	0
SOYBEANS	151.6	45	0.00	0
Total Base Acres:	303.2			

Tract Number: 8628 Description SE4 S19 105-37 SPR

FSA Physical Location : Cottonwood, MN ANSI Physical Location: Cottonwood, MN

BIA Range Unit Number:

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

Recon Number

Wetland Status: Tract does not contain a wetland

2007- 209

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
154.86	146.86	146.86	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	146.86	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	73.44	170	0.00
SOYBEANS	73.44	45	0.00
Total Base Acres:	146.88		

Owners: DONNA M HANSON REVOCABLE TRUST

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Minnesota
Cottonwood

U.S. Department of Agriculture
Farm Service Agency

Prepared: 7/18/22 10:12 AM

Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 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.

Other Producers:

Tract Number: 8629 Description SW4 S19 105-37 SPR

FSA Physical Location : Cottonwood, MN ANSI Physical Location: Cottonwood, MN

BIA Range Unit Number:

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

Recon Number

Wetland Status: Tract does not contain a wetland

2007 - 209

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
156.31	156.31	156.31	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	156.31	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	78.16	170	0.00
SOYBEANS	78.16	45	0.00
Total Base Acres:	156.32		

Owners: DAVID J HANSON IRREVOCABLE TRUST

Other Producers:



United States
Department of
Agriculture

Soil
Conservation
Service

RR 2 Box 123
Windom, MN 56101

ASCS

(507) 831-1153

DATE: 4/23/90

FARM NO: [REDACTED]

1054 T2176 ✓

T8628

T8629

The SCS has completed a determination of highly erodible lands and wetlands on your farm. Wetlands were determined by using ASCS aerial slides flown between 1981-1987. No field checks have been made so some areas may be misidentified. It is possible that tile exists in some of these areas. Contact our office if you can provide additional information.

- NHEL: This field is not highly erodible.
- HEL: This field is a highly erodible field.
- NW: This field does not contain wetlands.
- W: This area 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.
- FW: This is a farmable wetland. Maintenance of existing tile and cropping is permitted under the Food Security Act.
- PC: This field contains a wetland converted prior to December 23, 1985. Cropping, tile maintenance, and other tile improvements are allowed.
- 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. All appeals should be made in writing within 45 days.
- Other:

Gary D. Moreau
Gary D. Moreau
District Conservationist



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

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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**HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION**

4. Name of USDA Agency or Person Requesting Determination

5. Farm No. and Tract No.

SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. Are there highly erodible soil map units on this farm?	<input type="checkbox"/>	<input type="checkbox"/>		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.			-	-
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, 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.			-	-

10. This Highly Erodible Land determination was completed in the: Office Field

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

SECTION II - WETLAND

11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:				
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.			-	-
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.			-	-
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.			-	-
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.			-	-

NON-EXEMPTED WETLANDS:

16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.			-	-
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17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.

19. This wetland determination was completed in the: Office Field

20. This determination was: Delivered Mailed To the Person on Date: 4/23/10

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks

22. Signature of SCS District Conservationist [Signature] 23. Date 4/23/10

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

ASCS Copy

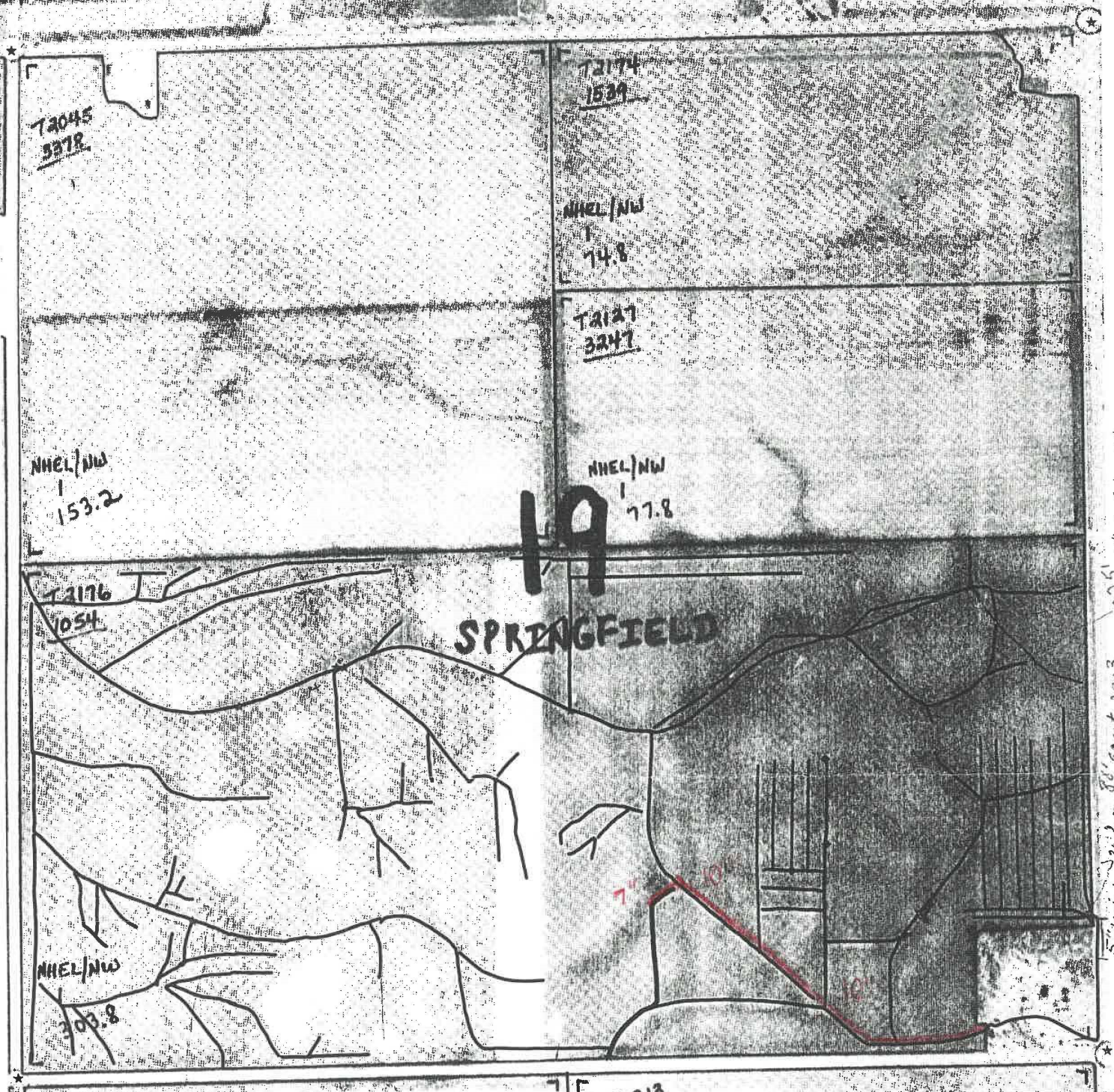
All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

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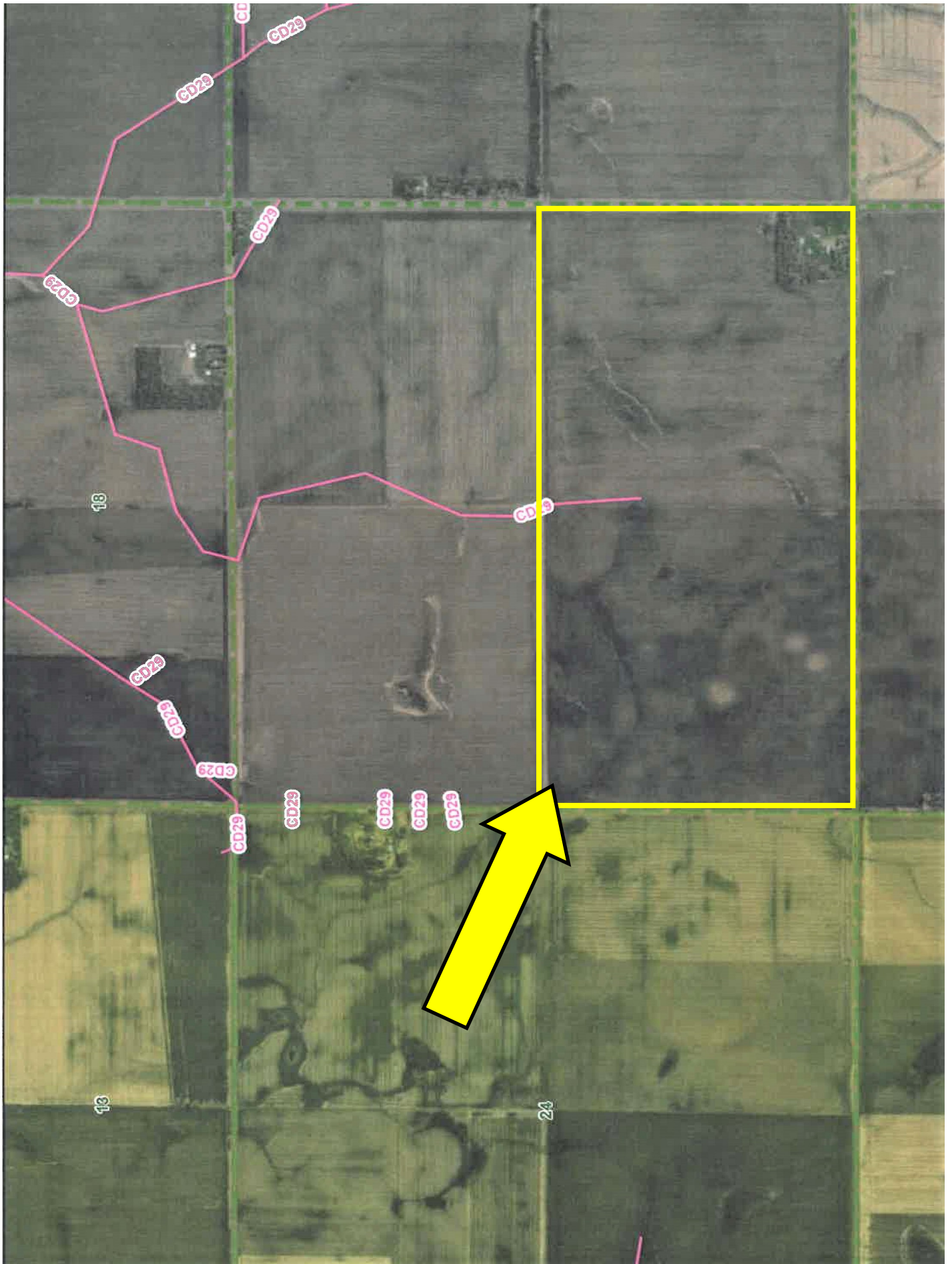
Donna Hanson
Tile as of Dec 03

COUNTY Cottonwood SCALE 1 Dec 1994 YR. U-10
WARNING: Contact NRCS before draining, dredging, filling, or leveling any wet areas or wetland coded fields or improving, modifying or maintaining and existing drainage system



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Hanson Farmland Auction



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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.