



DAN PIKE, AG LAND BROKER / AUCTIONEER

LIVE & ON-LINE VERY GOOD 240 ACRES +/- VESTA TOWNSHIP, REDWOOD COUNTY, MN.

FARMLAND AUCTION

LIVE & ONLINE BIDDING



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

Tuesday, June 15, 2021 @ 11:00 A.M.

Sale will be held at the Vesta Community Center at 100 East Front Street in Vesta, MN.

Since we will be inside the for the sale Covid-19 rules will apply. Social distancing rules will apply. Those attending are asked to wear masks.

PROPERTY LOCATION

From Vesta, Minnesota 2 miles south on County Road #10.

PROPERTY LEGAL DESCRIPTION

Southeast Quarter (SE1/4) & East Half Southwest Quarter (E1/2 SW1/4)
Section Twenty Eight (28), Township One Hundred Twelve (112) North, Range Thirty Eight (38) West
Redwood County, Minnesota.

PROPERTY INFORMATION

Deeded Acres: 240 +/- Cropland Acres: 230.23 +/- Crop Productivity Index Rating: 90.5 (Estimated)

FSA INFORMATION

Corn Base: 115.15 +/- Acres with PLC Yield: 174 bu.

Soybean Base: 114.65 +/- Acres with PLC Yield: 40 bu.



HAROLD FRANTA TRUST - OWNERS

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

Attorney for the Sellers: Ashley J.P. Schmit
Costello, Carlson, Butzon & Schmit Jackson, MN. 56101 Office Phone #507-847-4200

Auctioneers

Dan Pike

Auctioneer / Real Estate Land Broker
CAI & GPPA - Jackson, MN.

507-847-3468 (O) or 507-841-0965 (C)

Scott Christopher 507-841-3125 (C)

Kevin & Ryan Kahler, Doug Wedel - Dustyn Hartung

**SALE
CONDUCTED BY**



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

UPDATED AS OF 6-14-21

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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FARMLAND AUCTION

Tuesday, June 15, 2021 @ 11:00 A.M.

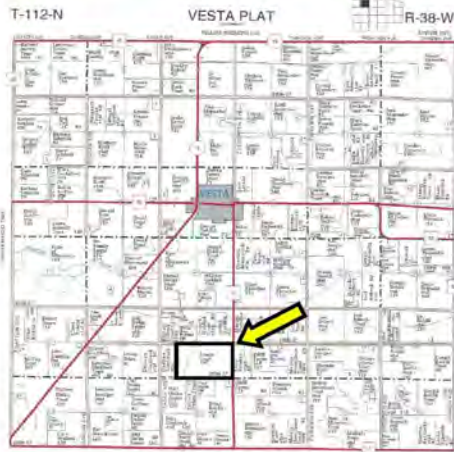
SALE LOCATION: The auction will be held at the Vesta Community Center at 160 East Front Street Vesta, MN.

LIVE ONLINE BIDDING

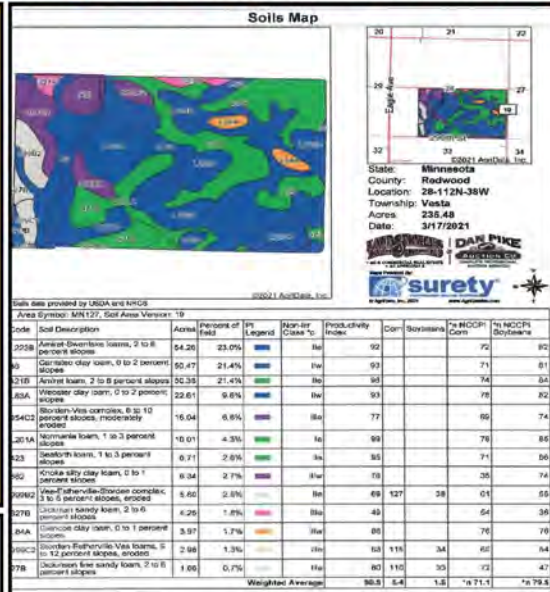


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REDWOOD COUNTY MINNESOTA



REDWOOD COUNTY MINNESOTA



PROPERTY LOCATION
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Southeast Quarter (SE1/4) & East Half Southwest Quarter (E1/2 SW1/4) Section Twenty Eight (28), Township One Hundred Twelve (112) North, Range Thirty Eight (38) West Redwood County, Minnesota.

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AUCTION SALE TERMS
The property will be offered in 2 tracts & in combination through our multi-parcel bidding system. If the farm is sold in separate parcels to separate buyers the Seller's will have the boundary line between the two parcels marked by a registered land surveyor. The farm is being sold subject to a cropland lease for 2021 with the Seller's retaining all 2021 cropland lease payments. The Buyer or Buyers shall enter into a purchase agreement and make a 20% Non Refundable down payment the day of the auction. The closing shall be held on November 1, 2021 with the balance being due and payable in full at closing. The sale will NOT be contingent upon any buyer financing. The buyer is responsible for all real estate taxes that are due and payable in 2022 and thereafter. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warrant or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase at 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
Due to the current COVID 19 regulations and rules regarding public gatherings it is encouraged that those interested parties that do not wish to attend the auction in person 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-parcel bidding process prior to bidding. Please call at least 24 hours ahead of sale if bidding online if you have questions regarding it. For those that wish to participate, but don't have access to an internet connection and would rather bid by phone that can be arranged as well by calling the Dan Pike Auction company at least 24 hours ahead of the auction to register and make arrangements. This property will be offered via both Live & On-line webcast public auction. Those parties bidding on line will be required to wire transfer the earnest money and sign the purchase agreements the day of the auction. There will be NO "Buyers Premium" charged to those bidding on line or in person.

AUCTIONEER'S NOTE
We are very honored to have been asked to represent the Harold Franta 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 very good farmland to add to your investment portfolio this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and the sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction. Remember that the auction begins at 11:00 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 Franta Trust Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

SALE ARRANGED BY



www.danpikeauction.com

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.
Kevin & Ryan Kahler
Doug Wedel &
Dustin Hartung
Fairmont & Sherburn, MN.

Closing Attorney for the Sellers
Ashley J.P. Schmit
Costello, Carlson,
Butzon & Schmit
Law Firm
Jackson, Minnesota
507-847-4200



OWNER

Harold Franta Trust
Carol Sage - Trustee

UPDATED AS 6-14-21

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Aerial Map



Map Center: 44° 28' 44.2, -95° 25' 17.35

0ft 836ft 1671ft



28-112N-38W
Redwood County
Minnesota



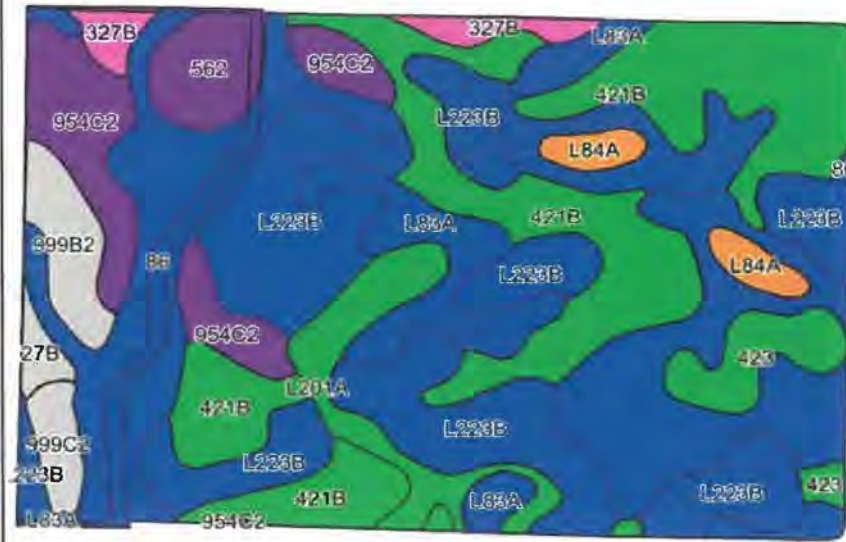
Field borders provided by Farm Service Agency as of 5/21/2008.

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.

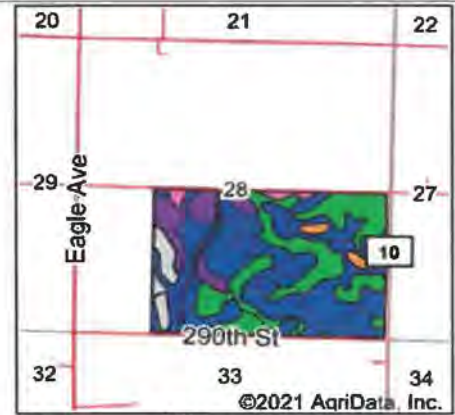
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Soils Map



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State: **Minnesota**
 County: **Redwood**
 Location: **28-112N-38W**
 Township: **Vesta**
 Acres: **235.48**
 Date: **3/17/2021**

LAND SERVICES
 FARM & RANCH
 • AG & COMMERCIAL REAL ESTATE
 • AG APPRAISAL

DAN PIKE
 AUCTION CO.
 COMPLETE PROFESSIONAL
 AUCTION SERVICES

Maps Provided By:

surety
 CUSTOMER SERVICE: 800.848.8888
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Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 19										
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	54.26	23.0%		Ile	92			72	82
86	Canisteo clay loam, 0 to 2 percent slopes	50.47	21.4%		Ilw	93			71	81
421B	Amiret loam, 2 to 6 percent slopes	50.38	21.4%		Ile	98			74	84
L83A	Webster clay loam, 0 to 2 percent slopes	22.61	9.6%		Ilw	93			78	82
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	16.04	6.8%		Ille	77			69	74
L201A	Normania loam, 1 to 3 percent slopes	10.01	4.3%		Ie	99			78	85
423	Seaforth loam, 1 to 3 percent slopes	6.71	2.8%		Ils	95			71	86
562	Knoke silty clay loam, 0 to 1 percent slopes	6.34	2.7%		Illw	78			35	74
999B2	Ves-Estherville-Storden complex, 3 to 6 percent slopes, eroded	5.80	2.5%		Ile	69	127	38	61	55
327B	Dickman sandy loam, 2 to 6 percent slopes	4.25	1.8%		Ille	49			54	36
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.97	1.7%		Illw	86			76	76
999C2	Storden-Estherville-Ves loams, 6 to 12 percent slopes, eroded	2.98	1.3%		Ille	63	115	34	60	54
27B	Dickinson fine sandy loam, 2 to 6 percent slopes	1.66	0.7%		Ille	60	110	33	72	47
Weighted Average						90.5	5.4	1.6	*n 71.1	*n 79.5

Soils data provided by USDA and NRCS.

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Topography Contours



Maps Provided By:



© AgriData, Inc. 2021

www.AgridataInc.com

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

Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 1,042.6

Max: 1,075.9

Range: 33.3

Average: 1,062.5

Standard Deviation: 6.43 ft

0ft 628ft 1255ft



3/17/2021

28-112N-38W
Redwood County
Minnesota

Map Center: 44° 28' 44.2, -95° 25' 17.35

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Farm 2003 **Tract 2808**

2020 Program Year

Map Created April 27, 2020



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- / Non-Cropland
- Cropland
- Tract Boundary
- Minnesota Transparency Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 230.23 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. The map depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

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Minnesota
Redwood

Report ID: FSA-156EZ

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

FARM: 2003
Prepared: 3/24/21 1:37 PM
Crop Year: 2021
Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name ROHLIK, STANLEY FRANCES Farm Identifier

Farms Associated with Operator:
384, 385, 1866, 10542

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
240.05	230.23	230.23	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	230.23	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	115.15	174	0.00
SOYBEANS	114.65	40	0.00
Total Base Acres:	229.8		

Tract Number: 2808 Description SE4 E2SW4 28 VES 112 38

FSA Physical Location : Redwood, MN ANSI Physical Location: Redwood, MN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
240.05	230.23	230.23	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	230.23	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	115.15	174	0.00
SOYBEANS	114.65	40	0.00
Total Base Acres:	229.8		

Owners: HAROLD FRANTA TRUST

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Parcel Summary

Parcel ID 72-028-3040
 Property Address
 Sec/Twp/Rng 28-112-38
 Lot/Block N/A
 Plat
 Brief Tax Description E1/2 SW1/4 & SE1/4, 240.A
 (Note: Not to be used on legal document)
 Deeded Acres 240.00
 CER 66.81
 Class AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City VESTA
 School District Wabasso

Owner Information

Taxpayer
 Sage/Leonard & Carol
 Joint Living Trust Etal
 11387 North Shore Dr
 Spicer MN 56288

Joint Owner
 Jeffers/Kay

Current Valuation

	Market	Taxable
Land	\$1,503,000	\$1,503,000
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Exclusions		\$0
Total Value	\$1,503,000	\$1,503,000

Valuation

	2020 Payable 2021	2019 Payable 2020
+ Estimated Building Value	\$0	\$0
+ Estimated Land Value	\$1,503,000	\$1,503,000
+ Estimated Machinery Value	\$0	\$0
= Total Estimated Market Value	\$1,503,000	\$1,503,000

Current Year Taxes

Taxation History

	2018 Payable 2019	2017 Payable 2018	2016 Payable 2017
+ Total Estimated Market Value	\$1,503,000.00	\$1,549,500.00	\$1,565,100.00
+ Excluded Value	\$0.00	\$0.00	\$0.00
+ Homestead Exclusion	\$0.00	\$0.00	\$0.00
= Taxable Market Value	\$1,503,000.00	\$1,549,500.00	\$1,565,100.00
= Gross Taxes Due	\$0.00	\$8,142.64	\$8,235.24
= Other Credits	\$504.41	\$464.54	\$0.00
= Special Assessments	\$0.00	\$61.90	\$154.76
= Tax Abatement/ADS(-)	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$7,870.00	\$7,740.00	\$8,390.00

Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
5/04/2020	FRANTA/HAROLD/RT	10	\$4,013.00
10/13/2020	HAROLD FRANTA REVOCABLE TR	20	\$4,013.00

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& Dan Pike Auction Company, LLC
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www.danpikeauction.com

Our Auction Services

PROFESSIONAL AUCTION SERVICES FOR THE FOLLOWING TYPES OF AUCTIONS INCLUDING:

- Farm Equipment
- Real Estate
- Inventory Reduction
- Business Liquidation
- Construction Equipment
- Trucks & Trucking Equipment
- Commercial Business & Equipment
- Other Types Of Auctions
- Private Purchase & Sale Of Assets



What sets us apart?

- Experienced staff of auctioneers with over 100 years of combined auction experience.
- Experienced support & clerking staff using computerized clerking technology to settle out sales.
- Experienced auction management staff to handle all of the details that go into a successful auction.



Dan Pike Auction Company Quality Auction Equipment

1. Office headquarters to handle all of the pre-sale details that go into a successful auction.
2. Fully enclosed and self contained modern mobile office clerking and support trailers.
3. Computerized clerking systems.
4. Sound systems that can handle any type of sound requirements for any auction.
5. Enclosed auction pickup toppers for handling the auctions in the most professional manner possible.
6. Sale racks and other auction equipment.
7. Computerized world wide internet web page access.



What you need to consider to assure a successful auction:

1. By contacting Dan Pike Auction Company about your auction, you are taking the first step to a very successful sale. They can offer you one of the most professional auction services available in the upper Midwest. Dan and his staff are happy to show you, at no obligation, how they can market your personal or real property and how an auction can work for you.
2. The listing of your auction is one of the most important steps for having a successful auction. Dan Pike Auction Company is very careful to see that all of the pertinent information regarding your items or property is correctly listed, so it is properly advertised.
3. It has been proven time and again that a good well planned advertising program is a key factor in a successful auction. Dan Pike and the auction staff have the every day working experience to see that your advertising is done correctly and affectively. They will make use of newspaper, internet, radio, TV and specific direct mail mailing lists to make sure all the bases are covered for your sale. They do all of the work and you can rest assured they are doing it with your best interests at heart.
4. Whether your sale is large or small, one very important part of the auction is preparing the items to be sold. This will involve many different tasks, the Dan Pike Auction Company will be happy to assist you with this important phase.
5. Something any auctioneer or auction company will agree upon is that the main objective of any auction is to market your items for the highest price possible. Something you should consider in selecting an auction company is that you will never get a second chance to hold an auction of your property. Therefore, it is vital that you do it right, by choosing a company that has the proven track record for successful auctions. That company is the Dan Pike Auction Company.

Our Real Estate Services

PROFESSIONAL REAL ESTATE SERVICES FOR THE FOLLOWING TYPES OF PROPERTIES & TRANSACTIONS INCLUDING:



- FARMLAND
- ACREAGES
- COMMERCIAL
- INDUSTRIAL
- RECREATIONAL
- 1031 EXCHANGES

We work consistently with out-of-state sellers and buyers. We offer the sale of our client's properties by Private Treaty (listing), Sealed Bid Auction, Public Auctions, Multi-parcel and other marketing systems. We offer market evaluations on all types of real property.

Our Agricultural Appraisal Services

Land and Farm Services Unlimited, LLC and Dan Pike Auction Company, LLC has Certified General Real Property Appraisal services available. We have been active with appraising all types of Agricultural property since 1981.

We also do most types of Personal Property appraisals including farm equipment, construction equipment, fertilizer equipment, truck equipment, industrial equipment, business equipment and inventory.

We are licensed to service both Minnesota and Iowa. Our clients include Financial Institutions, Attorneys, Private Individuals & Groups, Governmental Agencies and Trustees.