

127.55+/- ACRES LAMBERTON TOWNSHIP, REDWOOD COUNTY, MN.

**PATTERN
TILED**

FARMLAND AUCTION

WEDNESDAY, NOVEMBER 12, 2025 @ 10:00 A.M.

In case of very inclement weather (Blizzard) sale backup date is 11/13/25. Check website for details.

OWNER

*Chad Anderson Estate
& Chantel Anderson*

Tina Meier - Estate Personal Representative

Sale will be held at the

Lamberton Community Center

at 101 Second Avenue Lamberton, MN.

SALE CONDUCTED BY



AUCTIONEERS

Dan Pike 507-841-0965
Scott Christopher 507-841-3125

Attorney for the Sellers

Paul Muske - Muske, Suhrhoff & Pidde
Springfield, Minnesota 507-723-6221

For More Information: Contact the Dan Pike Auction Company at

1362 Springfield Parkway Jackson, MN 56143 or www.danpikeauction.com or call 507-841-0965.

UPDATE INFORMATION AS OF 11/6/2025 - Tile information

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

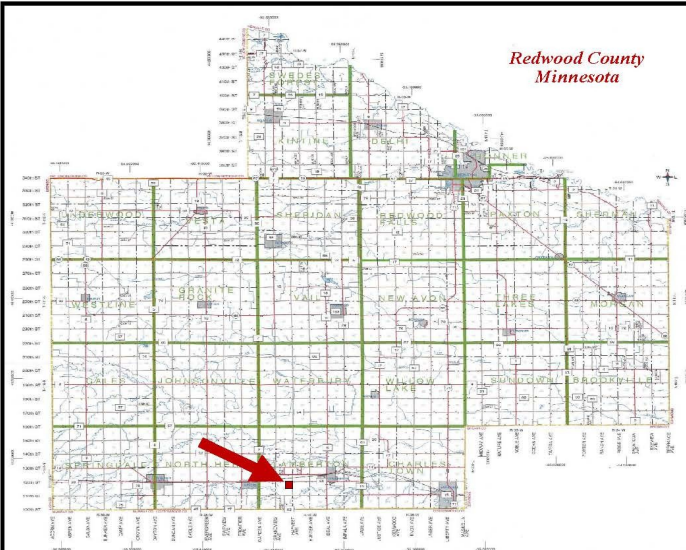
127.55+/- ACRES LAMBERTON TOWNSHIP, REDWOOD COUNTY, MN.

**PATTERN
TILED**

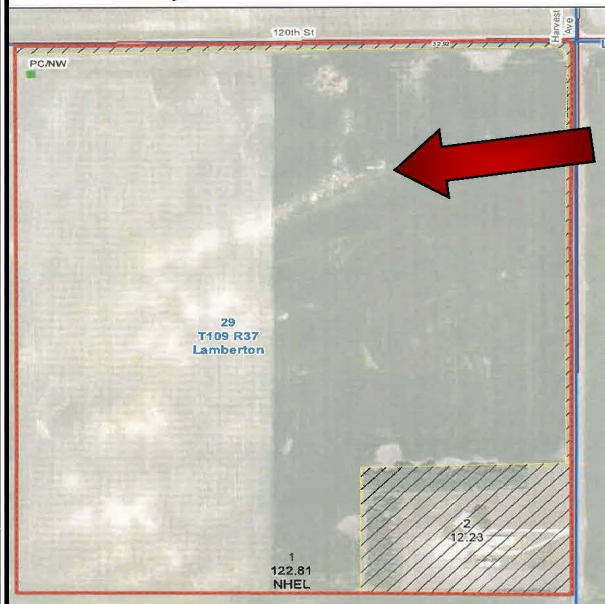
FARMLAND AUCTION

WEDNESDAY, NOVEMBER 12, 2025 @ 10:00 A.M.

In case of very inclement weather (Blizzard) sale backup date is 11/13/25. Check website for details.
Sale will be held at the Lamberton Community Center at 101 Second Avenue East Lamberton, MN.



Redwood County, Minnesota



PROPERTY LEGAL DESCRIPTION

The East 140 acres of the Northeast Quarter (NE1/4) except 12.45 acres 29-109-37 in Redwood County, MN. Containing 127.55+/- acres.
Redwood County, Minnesota Parcel #58.029.1060

METHOD OF SALE

Property will be offered as one parcel of 127.55 acres +/-

PROPERTY FSA INFORMATION

Total Deeded Acres: 127.55+/-
Cropland Acres: 122.8+/-
FSA Corn Base: 70.0 Acres
FSA PLC Corn Yield: 152 bu.
FSA Soybean Base: 52.1 Acres
FSA PLV Yield: 44 bu.

Crop Productivity Index Rating: 85.2 Estimated by Agri-Data Surety Mapping

AUCTION SALE TERMS

The Buyer shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on December 18, 2025 with the balance being due and payable in full at closing. Possession shall be transferred for the 2026 crop year. 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 2026 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

We are very honored to have been asked to represent the Chad Anderson Estate & Chantel Anderson with the sale of this highly pattern tiled productive farm. Please come prepared to purchase as the sellers have chosen the public auction method to market this property. If you are considering the purchase of 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 10:00 A.M. sharp, so don't be late.

For more complete details and information, please visit our web page www.danpikeauction.com
No "Buyers Premium" will be charged - What you bid is what you will pay.

SALE ARRANGED BY



COMPLETE PROFESSIONAL
AUCTION SERVICES
1362 Springfield Parkway
Jackson, MN 56143
507-847-3468

www.danpikeauction.com

Auctioneers

Dan Pike

Auctioneer/Real Estate Broker
Jackson, MN.
507-847-3468 (O)
or 507-841-0965 (C)

Scott Christopher

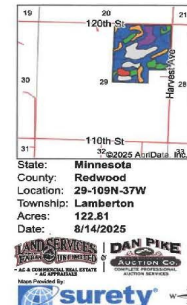
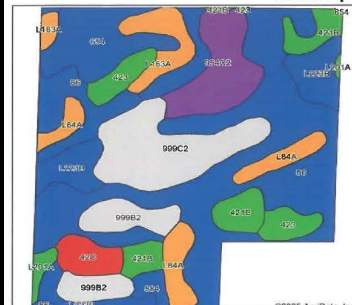
Jackson, MN.
507-841-3125 (C)

Attorney

for the Seller

Paul Muske
Muske, Suhrhoff
& Pidde
Springfield, Minnesota
507-723-6221

Soils Map



Code	Soil Description	Acres	Percent of Field	PI Legend	Non-Irr Class C	Productivity Index	n NCCPI Corn	n NCCPI Soybeans
86	Canisteo clay loam, 0 to 2 percent slopes	42.65	34.7%	Illw	Illw	93	71	81
999C2	Storden-Eastherville-Ves loams, 6 to 12 percent slopes, eroded	13.22	10.8%	Illw	Illw	63	59	53
664	Revere clay loam	11.93	9.7%	Illw	Illw	91	61	73
1223B	Amaret-Swanlake loams, 2 to 6 percent slopes	9.91	8.1%	Illw	Illw	92	71	81
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	8.66	7.1%	Illw	Illw	77	67	72
421B	Amaret loam, 2 to 6 percent slopes	7.04	5.7%	Illw	Illw	98	73	83
184A	Glencoe clay loam, 0 to 1 percent slopes	7.04	5.7%	Illw	Illw	86	76	76
999B2	Ves-Eastherville-Storden complex, 3 to 6 percent slopes, eroded	6.66	5.4%	Illw	Illw	69	59	53
1163A	Dikobaj silty clay loam, 0 to 1 percent slopes	5.01	4.1%	Illw	Illw	86	74	74
423	Seaford loam, 1 to 3 percent slopes	4.92	4.0%	Illw	Illw	95	69	84
42C	Hawick gravelly sandy loam, 6 to 12 percent slopes	3.14	2.6%	Illw	Illw	32	34	21
864	Webster-Deft complex, 0 to 2 percent slopes	1.48	1.2%	Illw	Illw	94	77	81
1201A	Normania loam, 1 to 3 percent slopes	1.14	0.9%	Illw	Illw	69	76	83
Weighted Average						2.32	85.2	73.2

*n NCCPI Corn is a weighted average of all components

For Additional Property Information

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

OWNER

**Chad Anderson Estate
& Chantel Anderson**
Tina Meier - Estate Personal Representative

AUCTION SALE GENERAL TERMS

The Buyer shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on December 18, 2025 with the balance being due and payable in full at closing. Possession shall be transferred for the 2026 crop year. 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 2026 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 warranty 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 statues. 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.

ONLINE BIDDING OPTION

Interested parties that cannot attend the auction in person can use our online bidding platform through www.hibid.com to participate in the auction. Please register for online bidding **at least 24 hours prior** to 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 Chad Anderson Estate & Chantel Anderson with the sale of this highly pattern tiled productive farm. Please come prepared to purchase as the sellers have chosen the public auction method to market this property. If you are considering the purchase of 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 10:00 A.M. sharp, so don't be late.

***No “Buyers Premium” will be charged
What you bid is what you will pay.***

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 indicted 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.

AUCTION METHOD & TERMS OF SALE

1. All bidding is open and public. Beneficiaries have the same right to bid on the property just as any other bidder at this public auction. Registered bidders may be bidding in the room, through the auctioneer's online website, or for those with inadequate technology, by phone with the assistance of the auction staff.
2. By registering to bid and obtaining a bidder's number, you are agreeing to abide by the auction method and the terms and conditions of sale at this auction.
3. Dan Pike Auction Company LLC, its auctioneer, and its representatives are agents of the Seller.
4. This property will be offered as a 1 tract of 127.55+/- acres.
5. All bidding will be on a "dollars per acre" basis. The final total purchase price will be calculated by multiplying the per acre bid amount times the number of acres per the auction brochure.
6. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. In addition, YOUR BIDDING IS NOT CONDITIONAL UPON ANY BUYER OR LENDER INSPECTION, so be certain you have completed your due diligence on the property prior to bidding.
7. Minimum bid increments are at the discretion of the auctioneer throughout the auction.
8. The successful bidder(s) will be required to execute a Real Estate Sales Agreement at the conclusion of the auction.
9. The successful bidder(s) will provide a 20% down payment at the close of the auction upon signing a Real Estate Sales Agreement. As a successful online buyer, within 24 hours of contract signing, your 20% down payment will need to either be wire transferred from your bank to the Seller's attorney/closing agents trust account or given by physical check to Seller's attorney/closing agent.
10. The sale is subject to final confirmation and acceptance of the final bid prices by the Seller(s).
11. Closing will take place on or before December 18, 2025, or as soon thereafter as applicable closing documents are completed.
13. The Seller(s) will provide a deed and an updated abstract or Seller's title insurance policy at the discretion of the seller upon full payment of the purchase price at the time of closing.
14. Full possession of the farmland will be granted at closing, subject to expiration of the existing Farm Lease. Buyer(s) will have full farming rights for the 2026 crop year.
15. ANNOUNCEMENTS MADE BY THE AUCTIONEER TAKE PRECEDENCE OVER THIS PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.
16. Seller shall pay real estate taxes and special assessments due and payable in 2025, and the Buyer(s) will be responsible for all real estate tax payments and special assessments thereafter.
17. Any mineral rights owned by the Seller(s) will be transferred to the Buyer(s) at closing.
18. Your bidding at this auction is based solely upon your inspection and due diligence. All real estate and any improvements are sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis without any warranties or representations as to fitness for a particular use, access, water quantity or quality, physical or environmental condition. Neither the Seller(s) nor the Auction Company are warranting any specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits. Please refer to the auction brochure and the Purchase Agreement, each of which is available for your review prior to the start of the auction, for any applicable disclaimers and disclosures. It is the responsibility of each bidder to become familiar with this information.
19. Bid Assistants in the room will be directing their bids to auctioneer, while the auction Clerk will be doing the same for online bids. At any time during the auction there may be occasion where in-room bids are received and accepted prior to an online bid, thereby creating a rejection of the online bid, and vice versa. Since we have an auction that includes in-person and online bidders, all bidders should be aware that the Auctioneer will determine the order of bid acceptance.
20. For online bidders, we will not accept any max bids that are placed through the bidding platform, as in-room bidders do not have that option.
21. Online bidders should use the "Request a Break" phone number of 507-841-1217 to request a break, if needed; while in-room bidders should address a break request to one of the bid assistants in the room.
22. As bidding slows, the auctioneer will wind up bidding with a fair warning that if no other bids are received the auction will be concluded at the auctioneer's discretion.
23. All real estate is sold subject to all other terms and conditions set forth in the Real Estate Sales Agreement.

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.

Chad Anderson Estate & Chantel Anderson - Land Auction

- **METHOD OF SALE:** Property will be offered as One parcel of 127.55+/- acres.
- **LEGAL DESCRIPTIONS:**
The East 140 acres of the Northeast Quarter (NE1/4) except 12.45 acres
29-109-37 in Redwood County, MN. Containing 127.55+/- acres.
- **TAX PARCEL:** Redwood County, Minnesota Parcel #58.029.1060
- **IMPROVEMENTS:** Bare Farmland
- **2024 REAL ESTATE TAXES:** Parcel #1 - \$2,152.00 with non-homestead credit
- **FSA INFORMATION:**

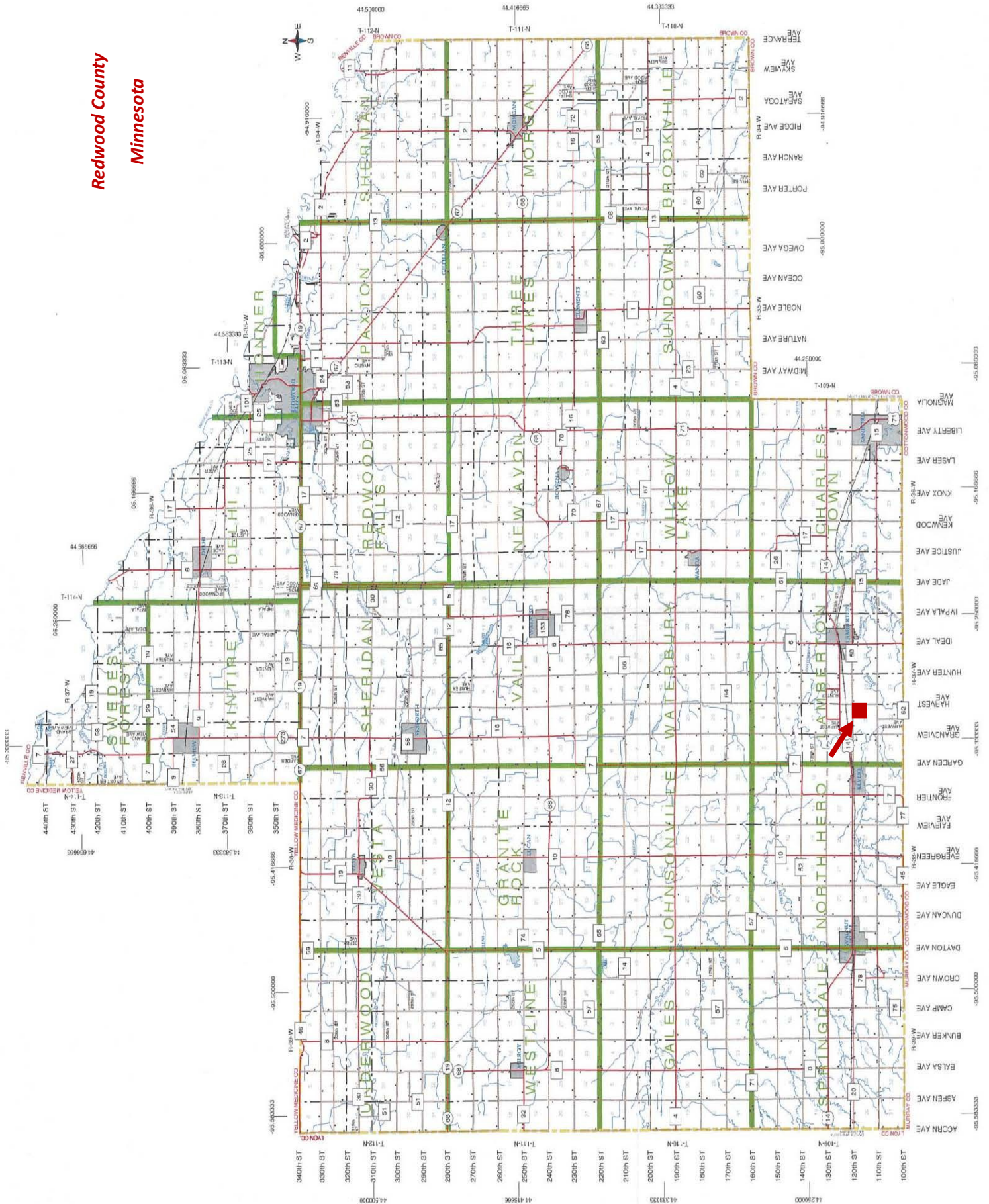
<u>Total Deeded Acres:</u>	127.55+/-
<u>Cropland Acres:</u>	122.80+/-
<u>FSA Corn Base:</u>	70.00 Acres
<u>FSA PLC Corn Yield:</u>	152 bu.
<u>FSA Soybean Base:</u>	52.10 Acres
<u>FSA PLV Yield:</u>	44 bu.
- **CROP PRODUCTIVITY INDEX RATING:**
Parcel #1 – 85.2 Estimated from Agri-Data Surety mapping
- **TOPOGRAPHY:** Level to gently rolling.
- **DRAINAGE:** This farm has recently been pattern tiled. See included tile map for details.
- **LEASE STATUS:** Buyer receiving possession for the 2026 crop year upon closing, subject to the 2025 cropland lease.

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.

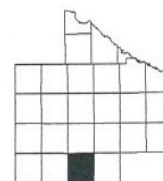
Land & Farm Services Unlimited, LLC. and Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.

**Redwood County
Minnesota**



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.

R-37-W



HUNTER AVE



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



Redwood County, Minnesota

Farm 11265 Tract 113

2025 Program Year

Map Created April 30, 2025



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: 122.81 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 (NRCSS). This map displays the 2023 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.

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.

MINNESOTA
REDWOOD

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11265

Prepared : 9/9/25 11:02 AM CST

Crop Year : 2025

Operator Name : ISAAC THOR ANDERSON
CRP Contract Number(s) : None
Recon ID : 27-127-2021-93
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
137.96	122.81	122.81	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	122.81	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	0.70	0.00	42	
Com	70.00	0.00	152	
Soybeans	52.10	0.00	44	
TOTAL	122.80	0.00		

NOTES

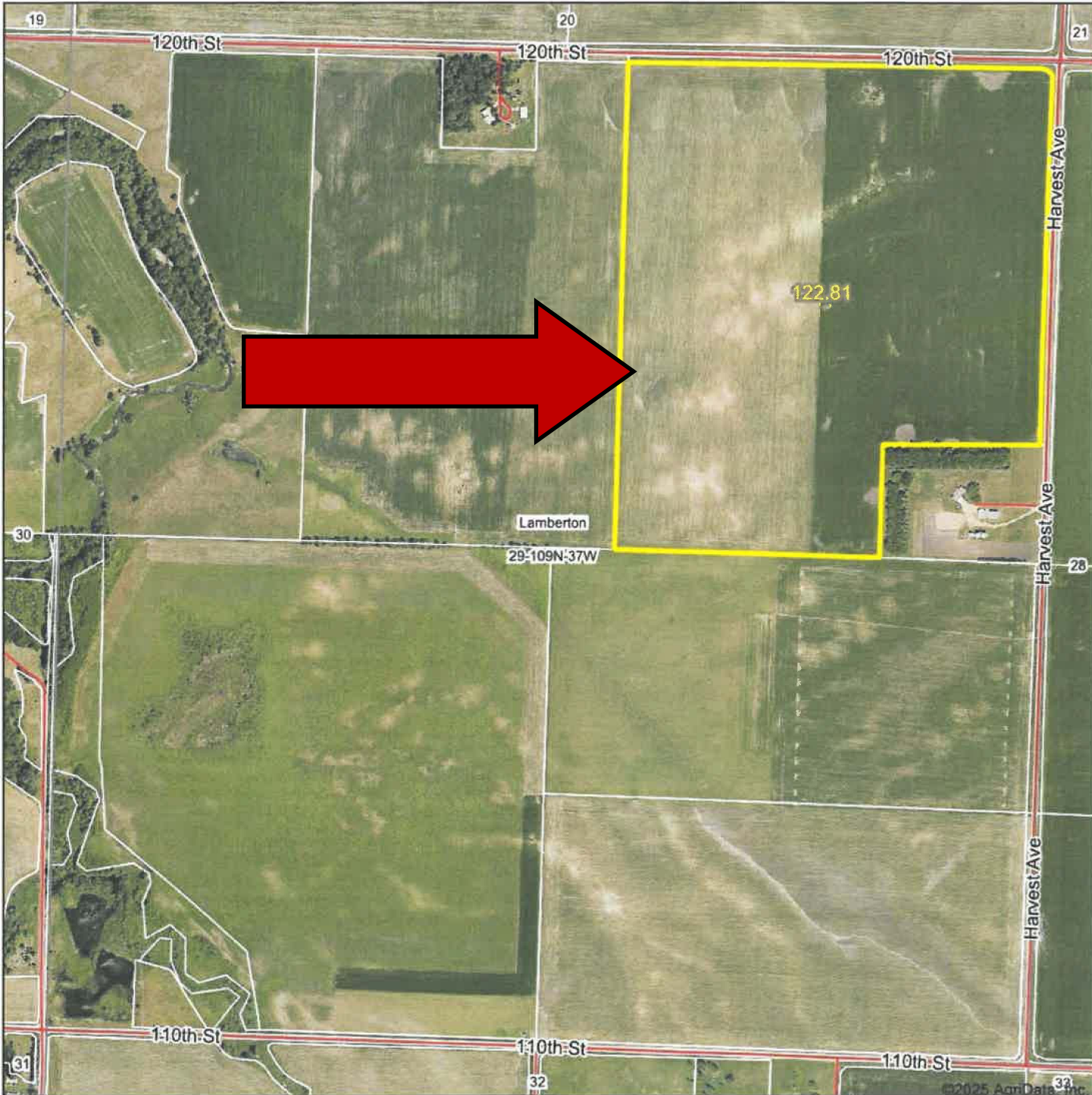
Tract Number : 113

Description : NE4 29 LAM 109 37
FSA Physical Location : MINNESOTA/REDWOOD
ANSI Physical Location : MINNESOTA/REDWOOD
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 : CHAD ARVID ANDERSON, CHANTEL MARIE ANDERSON
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
137.96	122.81	122.81	0.00	0.00	0.00	0.00	0.0

Aerial Map



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

DAN PIKE
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

Boundary Center: 44° 13' 15.71, -95° 18' 53.89

0ft 831ft 1661ft



8/14/2025

29-109N-37W
Redwood County
Minnesota

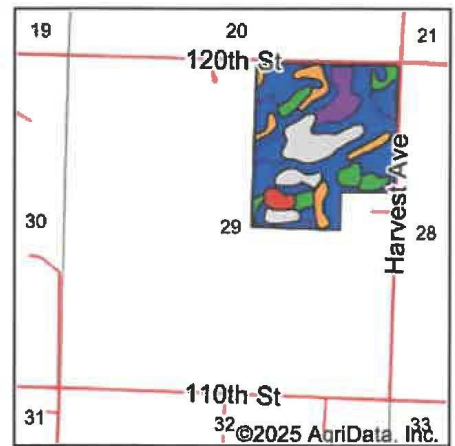
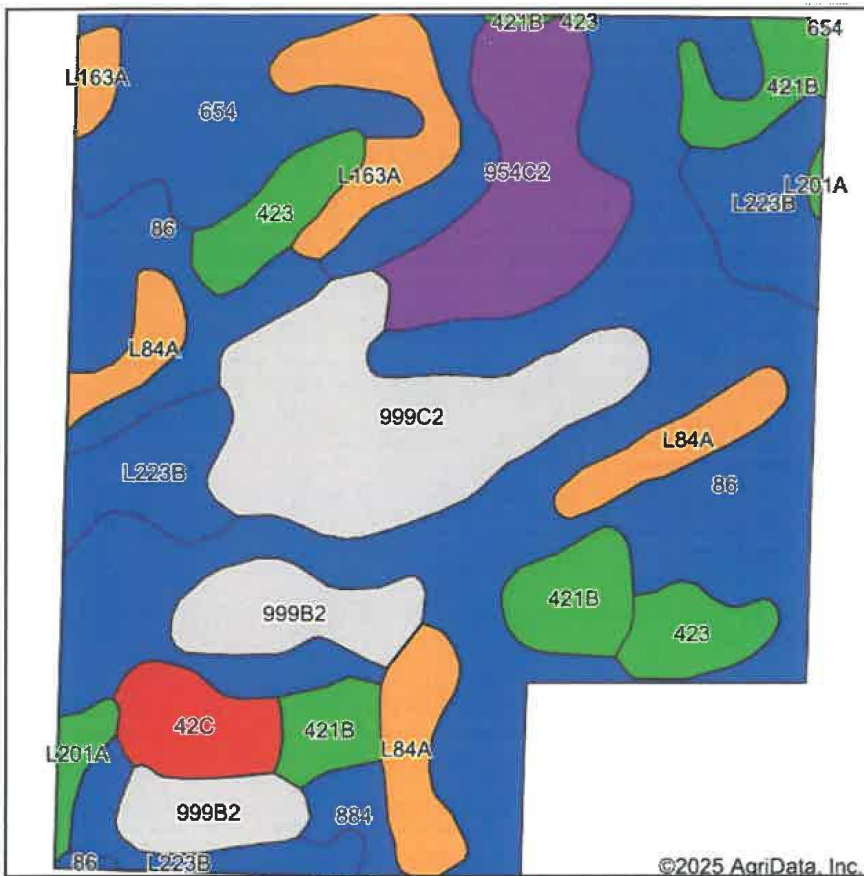
Maps Provided By:

© AgriData, Inc. 2023 www.AgriDataInc.com

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.
Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicted 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.

Soils Map



State: **Minnesota**
 County: **Redwood**
 Location: **29-109N-37W**
 Township: **Lamberton**
 Acres: **122.81**
 Date: **8/14/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans
86	Canisteo clay loam, 0 to 2 percent slopes	42.66	34.7%		IIw	93	71	81
999C2	Storden-Estherville-Ves loams, 6 to 12 percent slopes, eroded	13.22	10.8%		IIIe	63	59	53
654	Revere clay loam	11.93	9.7%		IIw	91	61	73
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	9.91	8.1%		Ile	92	71	81
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	8.66	7.1%		IIIe	77	67	72
421B	Amiret loam, 2 to 6 percent slopes	7.04	5.7%		Ile	98	73	83
L84A	Glencoe clay loam, 0 to 1 percent slopes	7.04	5.7%		IIIw	86	76	76
999B2	Ves-Estherville-Storden complex, 3 to 6 percent slopes, eroded	6.68	5.4%		Ile	69	59	53
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	5.01	4.1%		IIIw	86	74	74
423	Seaforth loam, 1 to 3 percent slopes	4.92	4.0%		IIIs	95	69	84
42C	Hawick gravelly sandy loam, 6 to 12 percent slopes	3.14	2.6%		IVs	32	34	21
884	Webster-Delft complex, 0 to 2 percent slopes	1.46	1.2%		IIw	94	77	81
L201A	Normania loam, 1 to 3 percent slopes	1.14	0.9%		Ie	99	76	83
Weighted Average					2.32	85.2	*n 67.4	*n 73.2

*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.

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.

Topography Contours



Maps Provided By:



© AgriData, Inc. 2023

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: 1,139.7

Max: 1,161.3

Range: 21.6

Average: 1,145.9

Standard Deviation: 4.04 ft

0ft 447ft 894ft



8/14/2025

29-109N-37W
Redwood County
Minnesota

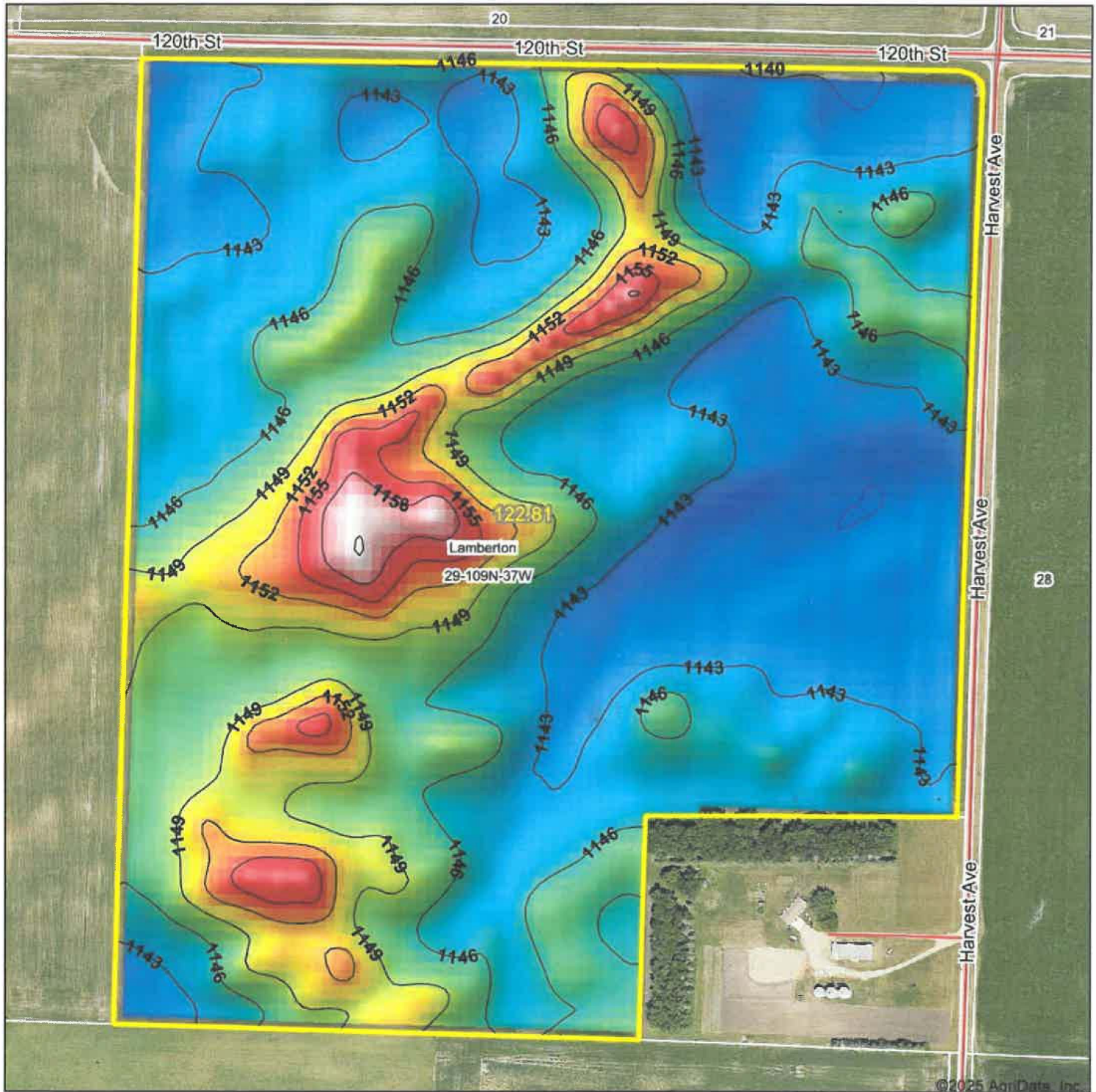
Boundary Center: 44° 13' 15.71, -95° 18' 53.89

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.

Topography Hillshade



Low Elevation High



LAND SERVICES
FARM & RANCH
UNLIMITED & **DAN PIKE**
AUCTION CO.
• AG & COMMERCIAL REAL ESTATE
• AG APPRAISALS
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,139.7

Max: 1,161.3

Range: 21.6

Average: 1,145.9

Standard Deviation: 4.04 ft

0ft 417ft 833ft



8/14/2025

29-109N-37W
Redwood County
Minnesota

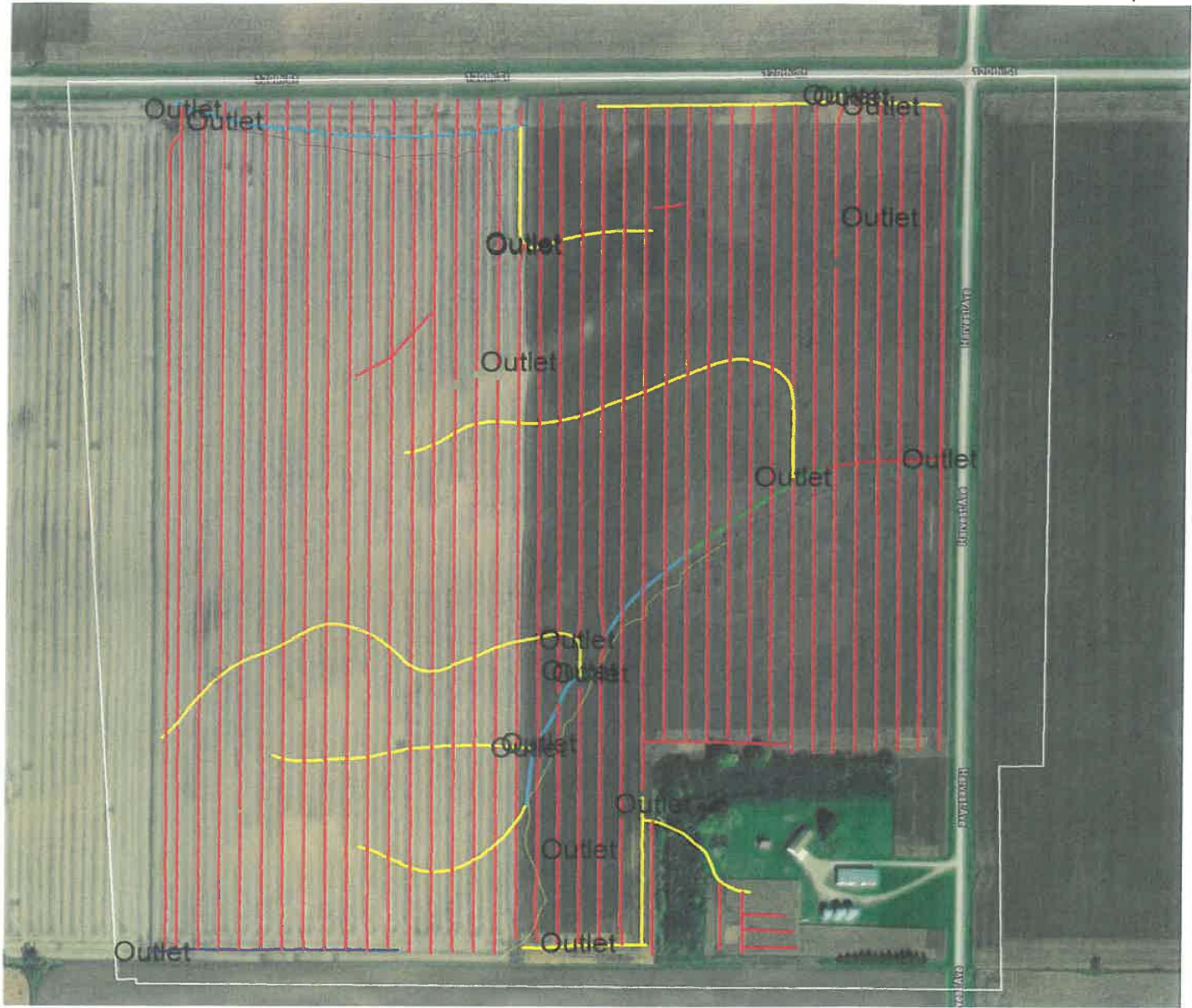
Boundary Center: 44° 13' 15.71, -95° 18' 53.89

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.

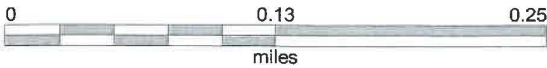
Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.

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

CHAD ANDERSON



MBERTON SEC 29
/22/23



**JEFFERS DRAY
LINE INC.**
115 E. Whitred Street
PO Box 145
Jeffers, MN 56145
Chad Anderson, Owner
Phone: 507-628-4651
Cell: 507-830-0197

Tile - Septic Systems - Water/Sewer Lines
Excavation - Directional Boring - Gravel/Rock

- 04:41:13pm
- 09:03:23pm
- 09:05:13pm
- 09:07:58pm
- 09:13:06pm
- 11:01:00

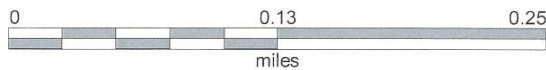
All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.
Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicted are also not guaranteed.
Land & Farm Services Unlimited, LLC. and Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.

CHAD ANDERSON

Bored 6" main (PVC)
across road



LAMBERTON SEC 29
12/22/23



JEFFERS DRAY LINE INC.
115 E. White Street
PO Box 145
Jeffers, MN 56145
Chad Anderson, Owner
Phone: 507-628-4651
Cell: 507-830-0197

Tile - Septic Systems - Water/Sewer Lines
Excavation - Directional Boring - Gravel/Rock

- 04:41:13pm
- 09:03:23pm
- 09:05:13pm
- 09:07:58pm
- 09:13:06pm
- 11:01:23pm

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.

October 27, 2022

Section 28-Lamberton township-East 1/2 of NW quarter. James Imker agrees to allow Bradley Stark and Chad Anderson to run main along north side of said property with right to come in and fix if there is a problem in future. Bradley and Chad Anderson will pay for damages to crop if it needs fixing during crop season. Bradley and Chad Anderson will use perforated tile on said piece. James Imker can never hook into this main line.

This agreement passes on to future owners.

James Imker 

Bradley Stark



Chad Anderson



MINNESOTA NOTARIAL CERTIFICATE
(WITNESSING OR ATTESTING SIGNATURE)

Section 28-Lamberton Township-East 1/2 of NW quarter

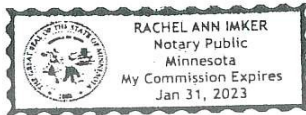
State of Minnesota

County of Redwood

Signed or attested before me on October 28, 2022 [date] by

James Imker, Bradley Stark, and Chad Anderson [name(s) of person(s)].

[Seal, if any]



Rachel Ann Imker

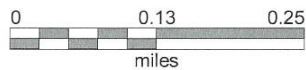
[Signature of notarial officer]

Notary Public - Witness

[Title (and Rank)]

My Commission Expires: January 31, 2023

15' MAIN



15" Tile 1239.44 ft

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 indicted 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.

Arden Imker Group Main Project

The following people are entering an agreement on a new 18" and 24" main line project. The project cost is determined by number of acres each party has a right to tile or have access into the new main. Any future maintenance/repairs costs shall be split according to acres.

Arden Imker 217 Acres

Jim Imker 80 Acres

Tom Halter 180 Acres

Highwater Ethanol 123 Acres

Chad Anderson 72 Acres

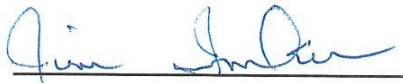
Brad Stark 160 Acres



Arden Imker



Tom Halter



Jim Imker



Highwater Ethanol



Chad Anderson



Brad Stark

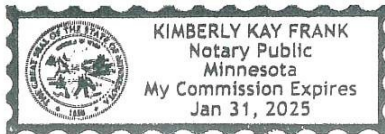
Date: 7/15/2022

MINNESOTA NOTARIAL CERTIFICATE
(WITNESSING OR ATTESTING SIGNATURE)
Arden Imker Group Main Tile Project 2022

State of Minnesota
County of Redwood

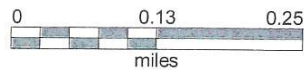
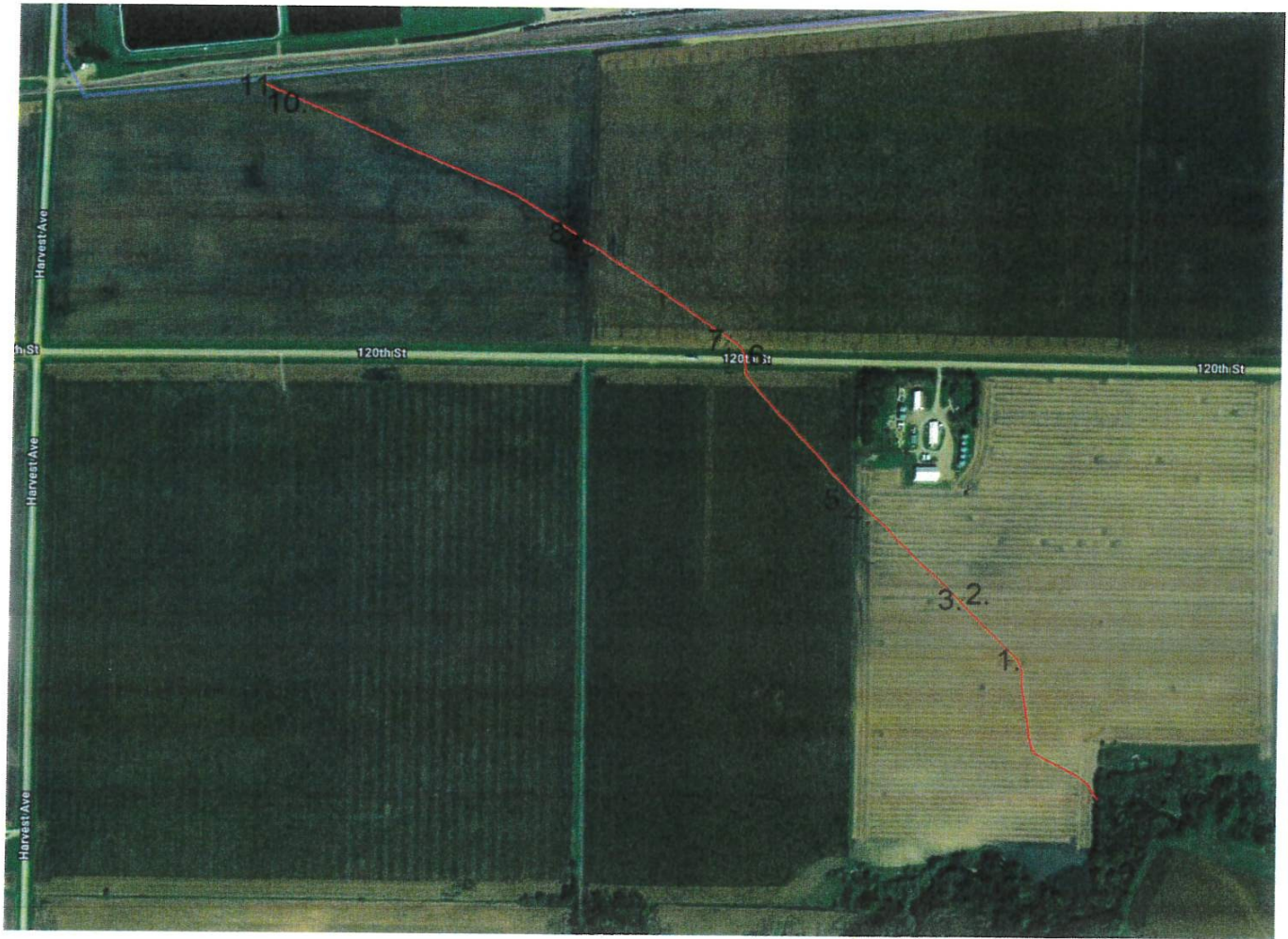
Signed or attested before me on July 18, 2022 [date] by
Arden Imker, Jim Imker, Tom Halter, Brian Kletscher – Highwater Ethanol, Chad
Anderson, Brad Stark, [name(s) of person(s)].

[Seal, if any]



Kimberly Frank
[Signature of notarial officer]
Notary Public - witness
[Title (and Rank)]
My Commission Expires: Jan. 31, 2025

24" MAIN



LAMBERTON TOWNSHIP SECTION 21 & 28
AUGUST 2022

**JEFFERS DRAY
LINE INC.**

115 E. Whitted Street
PO Box 145
Jeffers, MN 56145

Chad Anderson, Owner
Phone: 507-628-4651
Cell: 507-830-0197

Tile - Septic Systems - Water/Sewer Lines
Excavation - Directional Boring - Gravel/Rock

Main

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.

1. 6" cement. Tied in west side and capped east side. Poor condition.
2. Tied old 14" in to new 24"
3. 6" cement. Tied in west side and capped east side.
4. 5" cement with intake on grass road. Tied I west side and capped east side.
5. 6" cement. Tied in west side and capped east side.
6. Tied old 14" and new 24" together north side of road.
7. 6" cement. Tied in west side and capped east side.
8. 6" cement. Tied in west side and capped east side. 8" intake
9. 6" cement. Tied in west side and capped east side.
10. 6" cement. Tied in west side and capped east side.
11. 8" plastic, 15" intake new line, 12" intake, Tied 12" and 18" together.

Redwood County, MN

Parcel Summary

Parcel ID 58-029-1060
Property Address
Sec/Twp/Rng 29-109-37
Lot/Block N/A
Plat
Brief Tax Description E 140.A NE1/4 EX 12.45A TR, 127.55A
(Note: Not to be used on legal documents)
Deeded Acres 127.55
CER 59.56
Class AGRICULTURE
Homestead NON HOMESTEAD
Twp/City LAMBERTON
School District Red Rock Central

Owner Information

Taxpayer
[Anderson/Chad & Chantel](#)
24069 100 St
Lamberton MN 56152

Joint Owner
[Anderson/Chantel](#)

Lamberton MN 56152

Sales Information

Buyer	Seller	Transaction	Sale Descr	Multi Parcel	Purchase Price	Adj Sale Price	Sale Date	Auditor Date	eCRV
MATZKE/RALPH D	MATZKE/LINDA L	WARRANTY DEED	RELATIVE SALE - RELATED BUSINESS	Single Parcel	\$420,915	\$420,915	8/2020	9/01/2020	.
ANDERSON/CHAD & CH	MATZKE/RALPH D	WARRANTY DEED	Good Sale	Single Parcel	\$850,000	\$850,000	8/2020	9/01/2020	.

Current Valuation

	Market	Taxable
Land	\$1,168,300	\$1,168,300
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Exclusions		\$0
Total Value	\$1,168,300	\$1,168,300

Valuation Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
Payable 2025	\$1,298,100	6,491	49.04800	1032.38	0.00	0.00	\$2,152
Payable 2024	\$1,298,100	6,491	42.99600	950.73	0.00	0.00	\$1,840
Payable 2023	\$826,800	4,134	60.04400	945.37	0.00	0.00	\$1,536
Payable 2022	\$706,700	3,534	68.19000	888.42	0.00	0.00	\$1,522
Payable 2021	\$706,700	7,067	48.23900	0.00	0.00	0.00	\$3,410

Current Year Taxes

Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
5/12/2025	ANDERSON/CHAD & CHANTEL	27	\$2,152.00

TriMin LandShark



[Click here to search for Parcel in TriMin LandShark](#)

No data available for the following modules: Land Information, Building Information, Other Improvements.

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.

JEAN PRICE
REDWOOD CO. AUD./TREAS.
BOX 130
REDWOOD FALLS, MN 56283
507-637-4013
www.redwoodcounty-mn.us

2025
PROPERTY TAX
STATEMENT

PRCL# 58-029-1060

RCPT# 2569

Property ID Number: 58-029-1060
Property Description: 127.55 ACRES
SECT-29 TWP-109 RANG-37 E 140.A NE1/4 EX 12.45A TR, 127.55A

TOWN OF LAMBERTON

17112-T

CHAD & CHANTEL ANDERSON
24069 100 ST
LAMBERTON MN 56152

pad
56-25
CR# 136414

TC		6,491	6,491
Values and Classification			
Taxes Payable Year		2024	2025
Step 1	Estimated Market Value:	1,298,100	1,298,100
	Homestead Exclusion		
	Taxable Market Value:	1,298,100	1,298,100
	New Improve/Expired Excl:		
	Property Classification:	AGRI HSTD	AGRI HSTD
Sent in March 2024			
Step 2	Proposed Tax		
	*Does Not include Special Assessments		
Sent in November 2024			2,146.00
Property Tax Statement			
Step 3	First Half Taxes:		1,076.00
	Second Half Taxes:		1,076.00
	Total Taxes Due in 2025		2,152.00

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.
Read the back of this statement to find out how to apply.

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE

2. Use this amount on Form M1PR to see if you are eligible for a property tax refund.....
Property Tax and Credits

3. Property Taxes before credits
4. A. Agricultural market value credits to reduce your property tax
B. Other credits to reduce your property tax

5. Property taxes after credits

Property Tax by Jurisdiction

6. County A.
B.

7. City or Town

8. State General Tax

9. School District 2884 A. VOTER APPROVED LEVIES

B. OTHER LOCAL LEVIES

10. Special Taxing Districts: A. REGIONAL DEVELOPMENT

B.

C.

D.

11. Non-school voter approved referenda levies

12. Total property tax before assessments

Special Assessments on Your Property

13. A.

B.

PRINCIPAL C.

INTEREST D.

TOTAL .00 E.

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

Taxes Payable Year		2024	2025
			.00
			.00
		2,790.73	3,184.38
		490.00	490.00
		460.73	542.38
		1,840.00	2,152.00
		1,376.17	1,583.63
		208.38	249.81
		.00	.00
		141.03	163.61
		109.49	148.97
		4.93	5.98
		1,840.00	2,152.00
		1,840.00	2,152.00

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 indicted 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.

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: