DAN PIKE, LLC
AND ASSOCIATES
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

DAN PIKE, AG LAND BROKER / AUCTIONEER

Lucille H. Ferguson Estate
Carol Larson - Trustee

SALE CONDUCTED BY

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

Dan Pike & Scott Christopher

Ag Land Broker - Auctioneer - Agricultural Appraiser
410 Springfield Parkway Jackson, Minnesota 56143 507-847-3468
Email: dan@danpikeauction.com &
Web Site: www.danpikeauction.com or www.landfarmservices.com

Serving Real Estate & Auction clients since 1975.

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.
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Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

LIVE & ON-LINE 202.10 Acres +/- La Crosse Township, Jackson County, MN.

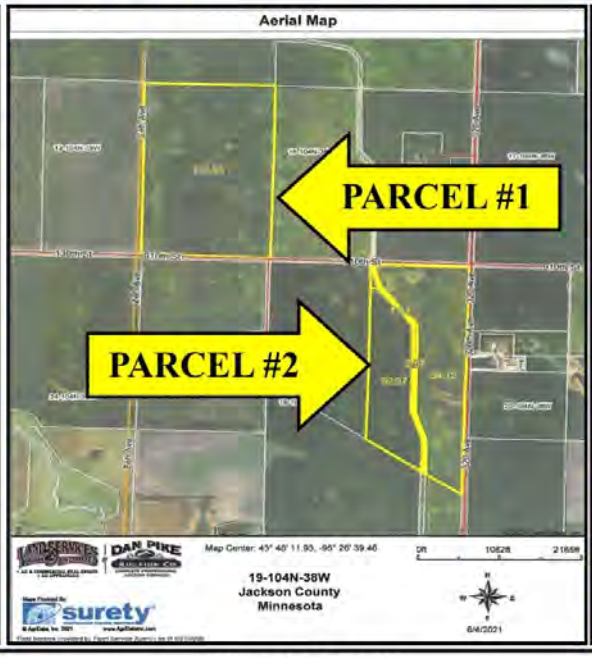
FARMLAND AUCTION

LIVE ONLINE BIDDING
HiBid
For those wishing to bid online go to www.danpikeauction.hibid.com

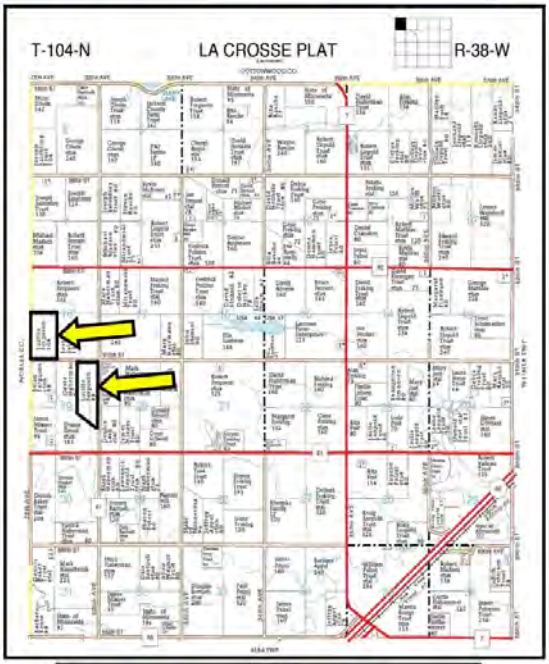
Tuesday, July 20, 2021 @ 10:00 A.M.

SALE LOCATION: **The auction will be held at the Heron Lake Community Center at 312 10th street Heron Lake, Minnesota. Watch for auction signs.**

JACKSON COUNTY MINNESOTA



LA CROSSE TOWNSHIP



PROPERTY LOCATION

From the junction of Highway #60 & Jackson County Road #7 (350th Avenue) southwest of Heron Lake, Minnesota 3 miles north on #7 to 910th Street, then 3 miles west on 910th Street.

PROPERTY LEGAL DESCRIPTIONS

PARCEL #1: The Fractional SW1/4 Section 18, Township 104N, Range 38W Jackson County, Minnesota. Jackson County Parcel #11.018.0700.

PARCEL #2: That part of the E1/2 of the NE1/4 & the NE1/4 of the SE1/4 of Section 19, Township 104N, Range 38W, Jackson County, Minnesota, lying North of the right-of-way of the Southern Minnesota Branch of the Chicago, Milwaukee & St. Paul Railway Company AND All that part of the abandoned railroad right-of-way of the Chicago, Milwaukee, St. Paul & Pacific Rail Company located & lying in the SE1/4 of the NE1/4 & the NE1/4 of the SE1/4 in Section 19, Township 104N, Range 38W Jackson County, Minnesota. Jackson County Parcel #11.019.0300.

COMBINED PROPERTY INFORMATION

Deeded Acres: 202.10+/- Acres Cropland Acres: 189.44 +/- Acres

Crop Productivity Index Rating: 70.5 Estimated by Agra Data Mapping

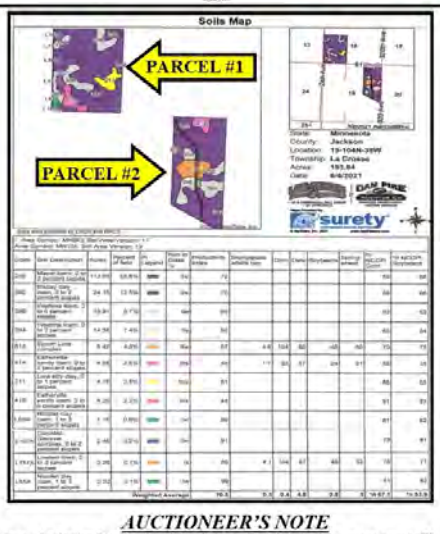
More detailed information on our web site www.danpikeauction.com

ONLINE BIDDING OPTION

Those interested parties that are unable to attend the auction in person can use our online bidding platform through www.danpikeauction.hibid.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.

AUCTION SALE TERMS

The property will be offered in Two (2) tracts. The farms are being sold subject to a 2021 cropland leases. The Seller shall retain all of the 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 Monday, 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 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 seller's approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.



AUCTIONEER'S NOTE

This is very nice laying farmland and has been well maintained for many years. We are very honored to have been asked to represent Lucille H. Ferguson 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 good quality 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 the sale will be held at the Heron Lake Community Center. The auction begins at 10:00 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 Ferguson Estate Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

SALE ARRANGED BY

DAN PIKE AND ASSOCIATES AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES
410 Springfield Parkway
Jackson, MN 56143
507-847-3468
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.
Dustyn Hartung,
Doug Wedel
Kevin & Chris Kahler

Closing Attorney for the Sellers
Brandon Edmundson
Edmundson Law Firm
717 South State Street
Suit 100
Fairmont, MN. 56031
507-238-4717

OWNER
Lucille H. Ferguson Estate
Carol Larson - Trustee

AUCTION SALE TERMS

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Aerial Map

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

&

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

Map Center: 43° 48' 42.33, -95° 26' 38.2

0ft 826ft 1652ft

18-104N-38W
Jackson County
Minnesota

N
W E
S

5/28/2021

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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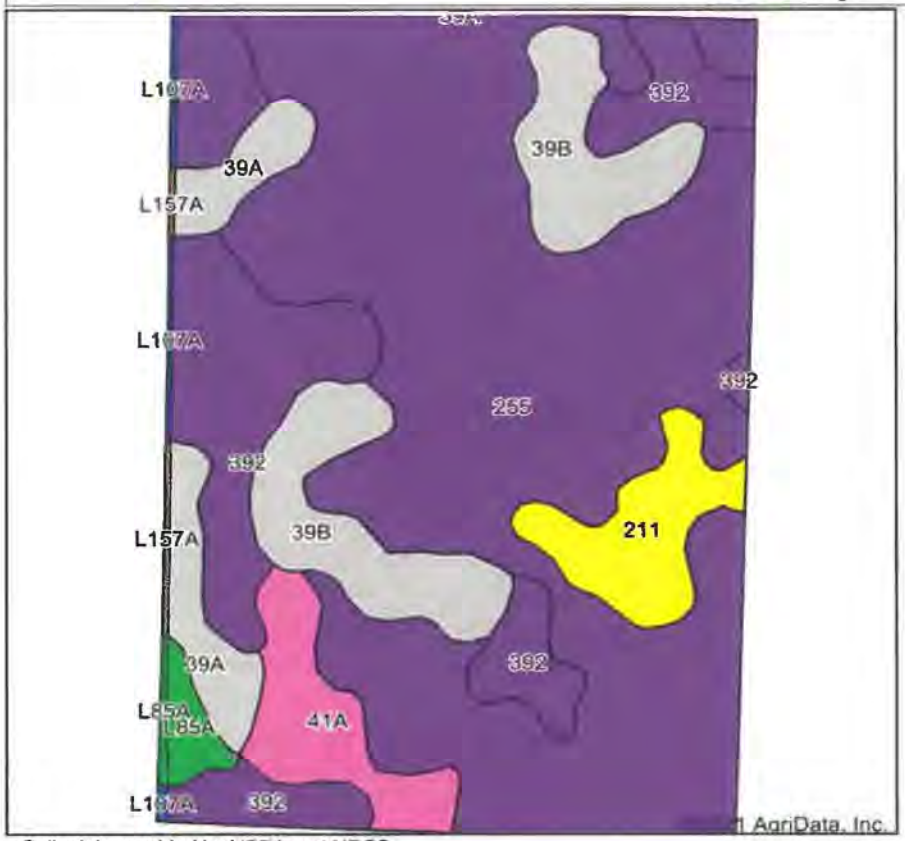
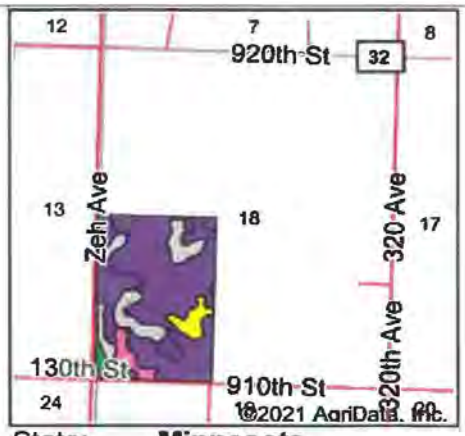
Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Jackson**
Location: **18-104N-38W**
Township: **La Crosse**
Acres: **102.95**
Date: **5/28/2021**

Land Services Unlimited & Land & Farm Services Unlimited — AG & COMMERCIAL REAL ESTATE • AG APPRAISALS
Dan Pike Auction Co. — Complete Professional Auction Services

Maps Provided By: surety — © AgriData, Inc. 2021 — www.AgriDataInc.com

Area Symbol: MN063, Soil Area Version: 17
Area Symbol: MN105, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Corn	*n NCCPI Soybeans
255	Mayer loam, 0 to 2 percent slopes	57.14	55.5%		IIw	72						69	68
392	Biscay clay loam, 0 to 2 percent slopes	18.17	17.6%		IIw	70						69	66
39B	Wadena loam, 2 to 6 percent slopes	10.98	10.7%		IIe	65						63	52
39A	Wadena loam, 0 to 2 percent slopes	4.92	4.8%		IIs	66						63	54
41A	Estherville sandy loam, 0 to 2 percent slopes	4.88	4.7%		IIIs	44	1.7	83	47	24	31	55	35
211	Lura silty clay, 0 to 1 percent slopes	4.76	4.6%		IIIw	81						55	55
L85A	Nicollet clay loam, 1 to 3 percent slopes	1.16	1.1%		Iw	99						81	82
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	0.46	0.4%		IIw	91						72	81
L157A	Lowlein loam, 0 to 2 percent slopes	0.26	0.3%		Is	89	4.1	164	87	49	52	76	71
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.22	0.2%		Iw	99						81	82
					Weighted Average	**70.2**	**0.1**	**4.3**	**2.4**	**1.3**	**1.6**	***n 67**	***n 63.4**

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Topography Contours

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

&

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

Maps Provided By:
surety
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source:	USGS 10 meter dem
Interval(ft):	3.0
Min:	1,435.4
Max:	1,444.3
Range:	8.9
Average:	1,439.3
Standard Deviation:	1.54 ft

0ft 418ft 837ft

5/28/2021

18-104N-38W
Jackson County
Minnesota

Map Center: 43° 48' 42.33, -95° 26' 38.2

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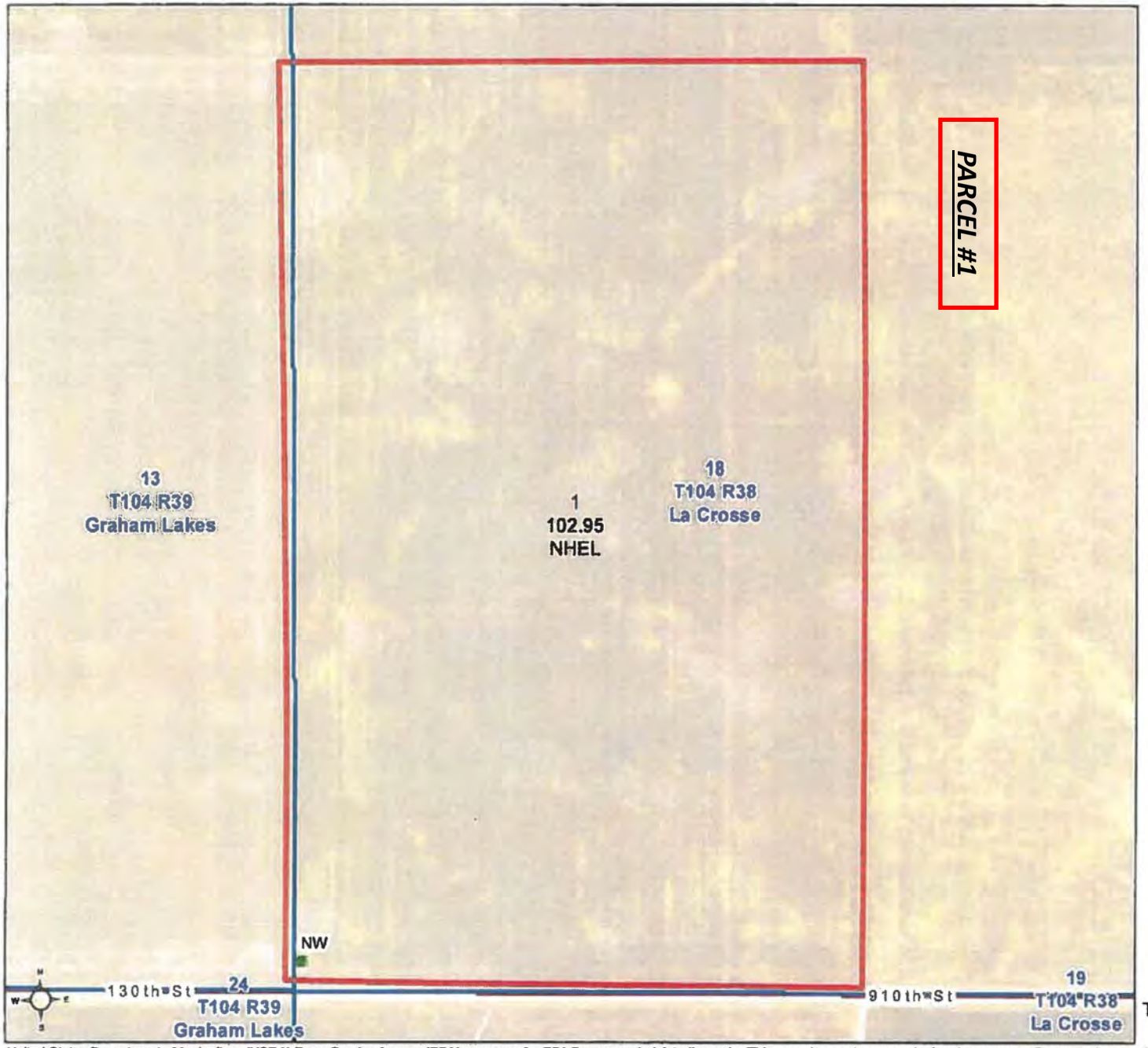
USDA United States Department of Agriculture

Jackson County, Minnesota



Farm 3353

Tract 105

2021 Program Year

Map Created April 19, 2021

0 180 360 720 Feet

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
Cropland
Tract Boundary
Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 102.95 acres

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FARM: 3353

Minnesota | U.S. Department of Agriculture | Prepared: 6/9/21 4:03 PM

Jackson | Farm Service Agency | Crop Year: 2021

Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | 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

Farm Identifier
S1032/3352,3353,3354

Farms Associated with Operator:
964, 6853, 8213, 8728

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
	135.32	135.32	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		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	117.52	162	0.00
SOYBEANS	15.96	49	0.00
Total Base Acres:	133.6		

Tract Number: 105 Description W2SW/18/LC

FSA Physical Location : Jackson, MN ANSI Physical Location: Jackson, MN

PARCEL #1

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
102.95	102.95	102.95	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	102.95	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	89.49	162	0.00
SOYBEANS	12.16	49	0.00
Total Base Acres:	101.65		

Owners: FERGUSON, LUCILLE H

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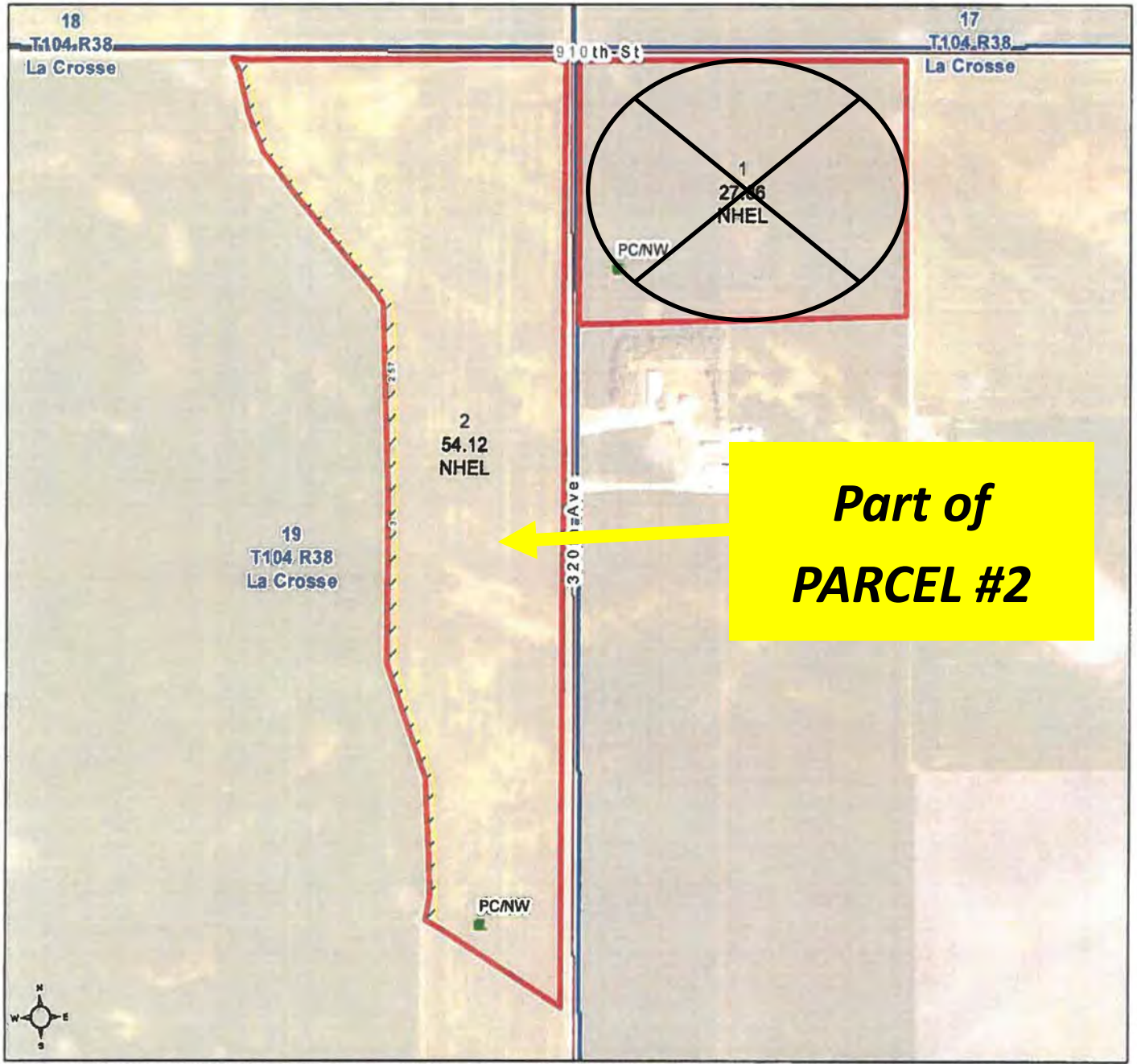
Jackson County, Minnesota



Farm 3354
Tract 12322

2021 Program Year

Map Created April 19, 2021

0 235 470 940 Feet

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: 81.98 acres

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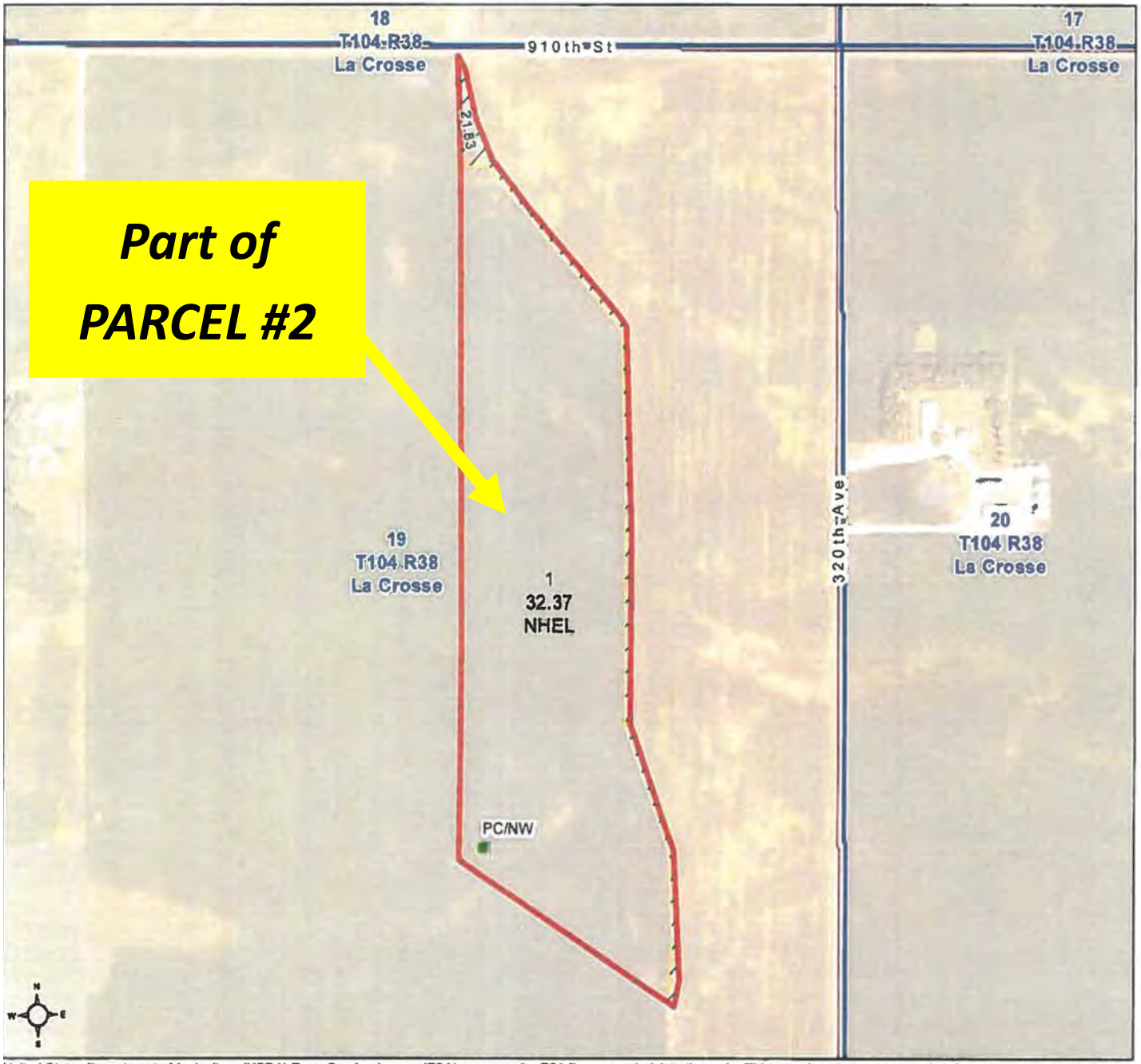
USDA United States Department of Agriculture

Jackson County, Minnesota



Farm 3353

Tract 10146

2021 Program Year

Map Created April 19, 2021

0 212.5 425 850 Feet

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: 32.37 acres

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PART OF PARCEL #2

Minnesota
Jackson
Report ID: FSA-156EZ

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

FARM: 3354
Prepared: 6/9/21 4:03 PM
Crop Year: 2021
Page: 2 of 4

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: None

Tract Number: 12322 Description NWNW/20, E2E2NE/19/LC 104 38

FSA Physical Location : Jackson, MN ANSI Physical Location: Jackson, MN

BIA Range Unit Number:

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

Recon Number
2008 - 27

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
84.55	81.98	81.98	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	81.98	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	46.76	158	0.00
SOYBEANS	35.13	44	0.00
Total Base Acres:	81.89		

Owners: FERGUSON, LUCILLE H ROBERT B FERGUSON SR TEST FAMILY SHARE TRUST
Other Producers: None

This FSA 156 form includes 27.86+/- tillable acres in Section 20 that are <u>not</u> part of the sale and will be separated off after the closing by the FSA.

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PART OF PARCEL #2

FARM: 3353

Minnesota | U.S. Department of Agriculture | Prepared: 6/9/21 4:03 PM
Jackson | Farm Service Agency | Crop Year: 2021
Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | Page: 2 of 2

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Other Producers: None

Tract Number: 10146 **Description** W2E2NE/19 LC

FSA Physical Location : Jackson, MN **ANSI Physical Location:** Jackson, MN

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
34.2	32.37	32.37	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	32.37	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	28.13	162	0.00
SOYBEANS	3.82	49	0.00
Total Base Acres:	31.95		

Owners: FERGUSON, LUCILLE H
Other Producers: None

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Beacon™ Jackson County, MN

PARCEL #1

Summary

Parcel ID	110180700
Property Address	
Sec/Twp/Rng	18-104-038
Brief Tax Description	Sect-18 Twp-104 Range-038 103.50 AC SW 1/4 (Note: Not to be used on legal documents)
Deeded Acres	103.50
Class	105 - (HSTD) ACTIVELY FARMING
District	(1102) LACROSSE/330/WATERSD
School District	0330
Creation Date	07/10/1989

Owners

Primary Taxpayer
Lucille H Ferguson
1011 Sixth Ave
Heron Lake, MN 56137

Valuation

		2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+	Estimated Building Value	$0	$0	$0	$0	$0
+	Estimated Land Value	$507,800	$507,800	$540,900	$584,200	$608,900
+	Estimated Machinery Value	$0	$0	$0	$0	$0
=	Estimated Market Value	**$507,800**	**$507,800**	**$540,900**	**$584,200**	**$608,900**

Value Notice

2021 Valuation Notice (PDF)
2020 Valuation Notice (PDF)
2019 Valuation Notice (PDF)

Taxation

		2020 Payable	2019 Payable	2018 Payable	2017 Payable	2016 Payable
	Estimated Market Value	$507,800	$540,900	$584,200	$608,900	$608,900
-	Excluded Value	$0	$0	$0	$0	$0
-	Homestead Exclusion	$0	$0	$0	$0	$0
=	Taxable Market Value	**$507,800**	**$540,900**	**$584,200**	**$608,900**	**$608,900**
	Net Taxes Due	$1,328.00	$1,350.00	$1,376.00	$1,492.00	$1,466.00
+	Special Assessments	$0.00	$0.00	$0.00	$0.00	$0.00
=	Total Taxes Due	**$1,328.00**	**$1,350.00**	**$1,376.00**	**$1,492.00**	**$1,466.00**

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

Tax Statements

2021 Tax Statement (PDF)
2020 Tax Statement (PDF)
2019 Tax Statement (PDF)

Taxes Unpaid

		2021 Payable
	Unpaid Tax	$659.00
+	Unpaid Spec Asmt	$0.00
+	Unpaid Fees	$0.00
+	Unpaid Penalty	$0.00
+	Unpaid Interest	$0.00
=	Unpaid Total	**$659.00**

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Beacon™ Jackson County, MN

PARCEL #2

Summary

Parcel ID	110190300
Property Address	
Sec/Twp/Rng	19-104-038
Brief Tax Description	Sect-19 Twp-104 Range-038 98.60 AC E 1/2 NE 1/4 & PT NE 1/4 SE 1/4 (Note: Not to be used on legal documents)
Deeded Acres	98.60
Class	105 - (HSTD) ACTIVELY FARMING
District	(1102) LACROSSE/330/WATERSD
School District	0330
Creation Date	07/10/1989

Owners

Primary Taxpayer
Lucille H Ferguson
1011 Sixth Ave
Heron Lake, MN 56137

Valuation

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Building Value	$0	$0	$0	$0	$0
+ Estimated Land Value	$446,300	$446,300	$475,100	$512,500	$534,200
+ Estimated Machinery Value	$0	$0	$0	$0	$0
= Estimated Market Value	$446,300	$446,300	$475,100	$512,500	$534,200

Value Notice

2021 Valuation Notice (PDF)
2020 Valuation Notice (PDF)
2019 Valuation Notice (PDF)

Taxation

	2020 Payable	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	$446,300	$475,100	$512,500	$534,200	$534,200
- Excluded Value	$0	$0	$0	$0	$0
- Homestead Exclusion	$0	$0	$0	$0	$0
= Taxable Market Value	**$446,300**	**$475,100**	**$512,500**	**$534,200**	**$534,200**
Net Taxes Due	$1,554.00	$1,832.00	$2,130.00	$2,240.00	$1,986.00
+ Special Assessments	$0.00	$0.00	$0.00	$0.00	$0.00
= Total Taxes Due	**$1,554.00**	**$1,832.00**	**$2,130.00**	**$2,240.00**	**$1,986.00**

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

Tax Statements

2021 Tax Statement (PDF)
2020 Tax Statement (PDF)
2019 Tax Statement (PDF)

Taxes Unpaid

	2021 Payable
Unpaid Tax	$745.00
+ Unpaid Spec Asmt	$0.00
+ Unpaid Fees	$0.00
+ Unpaid Penalty	$0.00
+ Unpaid Interest	$0.00
= Unpaid Total	$745.00

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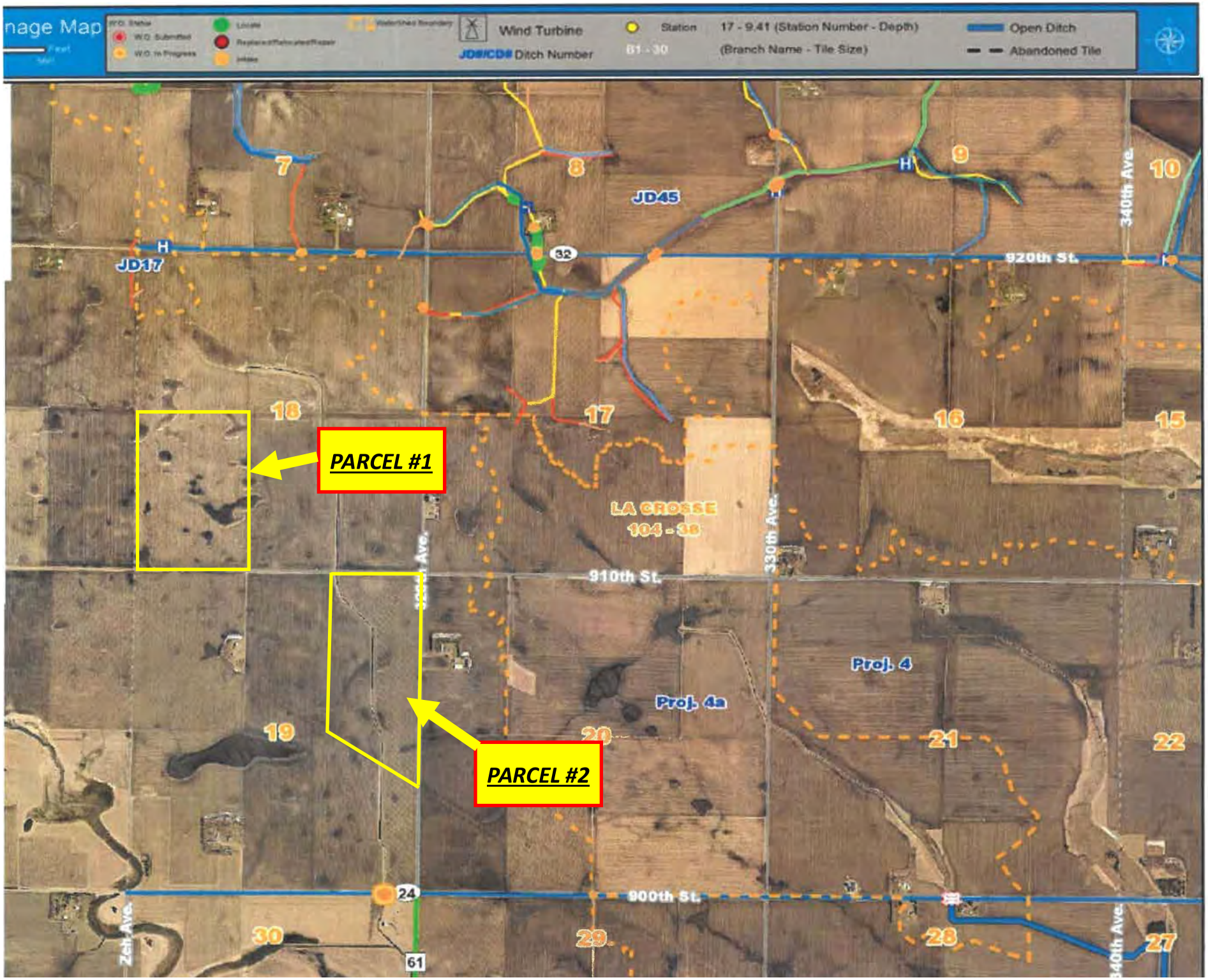

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