



DAN PIKE, AG LAND BROKER / AUCTIONEER

**141.17+/- ACRES ROSENDALE TOWNSHIP WATONWAN COUNTY, MN.  
LIVE & ON-LINE MULTI - PARCEL  
LAND AUCTION  
FRIDAY, SEPTEMBER 10, 2021 @ 10:30 A.M.  
Sale will be held at the American Legion at 620 First Avenue South St. James, MN.**

**JORGENSEN FAMILY - OWNER**

PROPERTY LOCATION: From the junction of Highway 60 & County road #27 on the south edge of St. James, Minnesota, approximately 4-1/2 miles east on #60 to 770th Avenue. Farm is located on the south east corner of that intersection.

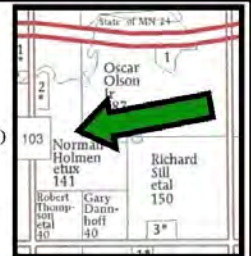
PROPERTY LEGAL DESCRIPTION: PT of the N1/2 SW1/4 & PT of the W1/2 NW1/4 exc. building site 23-106-31 Watonwan County, Minnesota. Watonwan County Parcel #100230310

PARCEL #1: PT N1/2 SW1/4 23-106N-31W (80 Acres +/-) PARCEL #2: PT W1/2 NW1/4 exc. building site 23-106N-31W (61.17 Acres +/-) PARCEL #3: Combination of #1 & #2 (141.17 Acres +/-)

PROPERTY INFORMATION

Deeded Acres: 141.17+/- Cropland: 125.8+/- CRP: 4.61 Crop Productivity Index Rating: 85.1 Estimated by Agra Data Mapping

LIVE ONLINE BIDDING OPTION: For those wishing to bid online go to [www.danpikeauction.hibid.com](http://www.danpikeauction.hibid.com)



SALE  
CONDUCTED  
BY



**Jackson  
Office Address**  
1362 Springfield Parkway  
Jackson, MN 56143  
507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)

**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 - Darwin Hall

**Attorney  
for the Sellers**  
Ashley J.P. Schmit  
Focused Law  
Firm, PLLC  
410 Springfield  
Parkway Jackson,  
MN, 56143  
Office Phone  
#507-847-3239

**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](mailto:dan@danpikeauction.com) &**

**Web Site: [www.danpikeauction.com](http://www.danpikeauction.com) or [www.landfarmservices.com](http://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 141.17+/- ACRES ROSENDALE TOWNSHIP, WATONWAN COUNTY, MN.**

# FARMLAND AUCTION

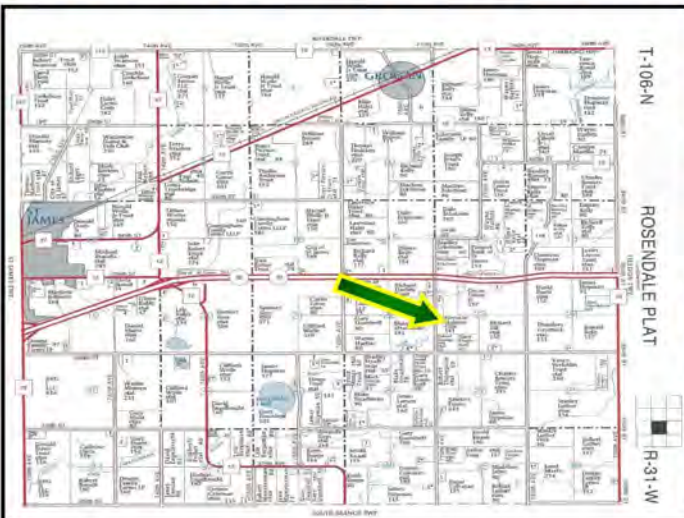
**Friday, September 10, 2021 @ 10:30 A.M.**

**SALE LOCATION: The auction will be held at the American Legion at 620 First Avenue South St. James, MN.**

**LIVE ONLINE BIDDING**



For those wishing to bid online go to [www.danpikeauction.hibid.com](http://www.danpikeauction.hibid.com)



**PROPERTY LOCATION**  
From the junction of Highway 60 & County road #27 on the south edge of St. James, Minnesota, approximately 4-1/2 miles east on #60 to 770th Avenue. Farm is located on the south east corner of that intersection.

**PROPERTY LEGAL DESCRIPTION**  
PT of the N1/2 SW1/4 & PT of the W1/2 NW1/4 exc. building site 23-106-31 Watonwan County, Minnesota. Watonwan County Tax Parcel #100230310

**METHOD OF SALE**  
PARCEL #1: PT N1/2 SW1/4 23-106N-31W (80 Acres +/-)  
PARCEL #2: PT W1/2 NW1/4 exc. building site 23-106N-31W (61.17 Acres +/-)  
PARCEL #3: Combination of #1 & #2 (141.17 Acres +/-)

**PROPERTY INFORMATION**  
Deeded Acres: 141.17 +/-    Cropland: 125.8 +/-    CRP Enrolled Land: 4.61  
Crop Productivity Index Rating: 85.1 Estimated by Agra Data Mapping

**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 December 30, 2021 with the remaining balance due, being split into two payments an additional 30% on 12/30/21 and the remaining balance of 50% payable on 1/3/22. 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. Buyer agrees to keep the property in compliance with the present CRP contract and assume liability for said contract. 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 statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the seller's approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

**ONLINE BIDDING OPTION**  
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**AUCTIONEER'S NOTE**  
We are very honored to have been asked to represent the Jorgenson 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 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 10:30 A.M. sharp, so don't be late.

**For Additional Property Information**  
Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Jorgenson Family Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

**SALE ARRANGED BY**

**DAN PIKE AUCTION CO.**  
AND ASSOCIATES  
COMPLETE PROFESSIONAL AUCTION SERVICES  
410 Springfield Parkway  
Jackson, MN 56143  
507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)

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**Scott Christopher**  
507-841-3125 (C) - Jackson, MN.

**Kevin & Ryan Kahler**  
**Doug Wedel & Dustyn Hartung**  
Darwin Hall

**Closing Attorney for the Sellers**  
**Ashley J.P. Schmit**  
**Focused Law Firm, PLLC**  
Jackson, Minnesota  
507-847-3239

**Soils Map**

Code	Soil Description	Area	Percent of Total	PT Legend	Non-irrigated Class	Productivity Index	Biomegrass status	Biomegrass status four	Com. Date	State	Spring	NOCCN Cont.	NOCCN	NOCCN								
1018	Thomson silty loam, 0 to 2 percent slopes	32.18	22.8%	Green	1a	96						76	91									
209	Madison clay loam, 0 to 2 percent slopes	20.41	14.5%	Yellow	1a	83	6.1	3.0	184	78	45	47	61	74								
836	Dank clay loam, 0 to 2 percent slopes	17.67	12.5%	Blue	1a	94						77	79									
140	Spicer silty clay loam, 0 to 2 percent slopes	11.44	8.1%	Blue	1a	91						70	88									
1981	Madison silty clay loam, 0 to 2 percent slopes	10.36	7.3%	Red	1a	20						68	48									
1029	Coronet silty clay loam, 0 to 2 percent slopes	9.20	6.5%	Green	1a	86						80	84									
L1034	Chadron silty clay loam, 0 to 2 percent slopes	7.00	5.0%	Orange	1b	88						74	74									
187	Coronet silty clay loam, 1 to 2 percent slopes	6.21	4.4%	Blue	1a	100						77	81									
1833	Coronet clay loam, 0 to 2 percent slopes	6.88	4.9%	Yellow	1a	93						70	83									
806	Franklin silty clay loam, 0 to 2 percent slopes	4.23	3.0%	Blue	1a	80	4.0	3.8	110	80	37	48	63	44								
130	Madison silty clay loam, 0 to 2 percent slopes	3.33	2.3%	Blue	1a	94						77	80									
9002C	Claremont silty clay loam, 0 to 2 percent slopes	3.52	2.5%	Yellow	1a	81	5.7	4.4	100	81	45	45	68	54								
9012C	Claremont silty clay loam, 0 to 2 percent slopes	3.48	2.5%	Orange	1a	97						70	70									
181	Claremont silty clay loam, 0 to 2 percent slopes	2.98	2.1%	Blue	1a	87	6.6	2.7	133	80	37	37	76	43								
L044	Glencoe silty clay loam, 0 to 1 percent slopes	2.84	2.0%	Blue	1a	86						76	78									
Wetland Acreage														15.1	1.1	0.8	34.1	11	3.8	10.7	7.1	13.7

**OWNER**  
**JORGENSEN FAMILY**

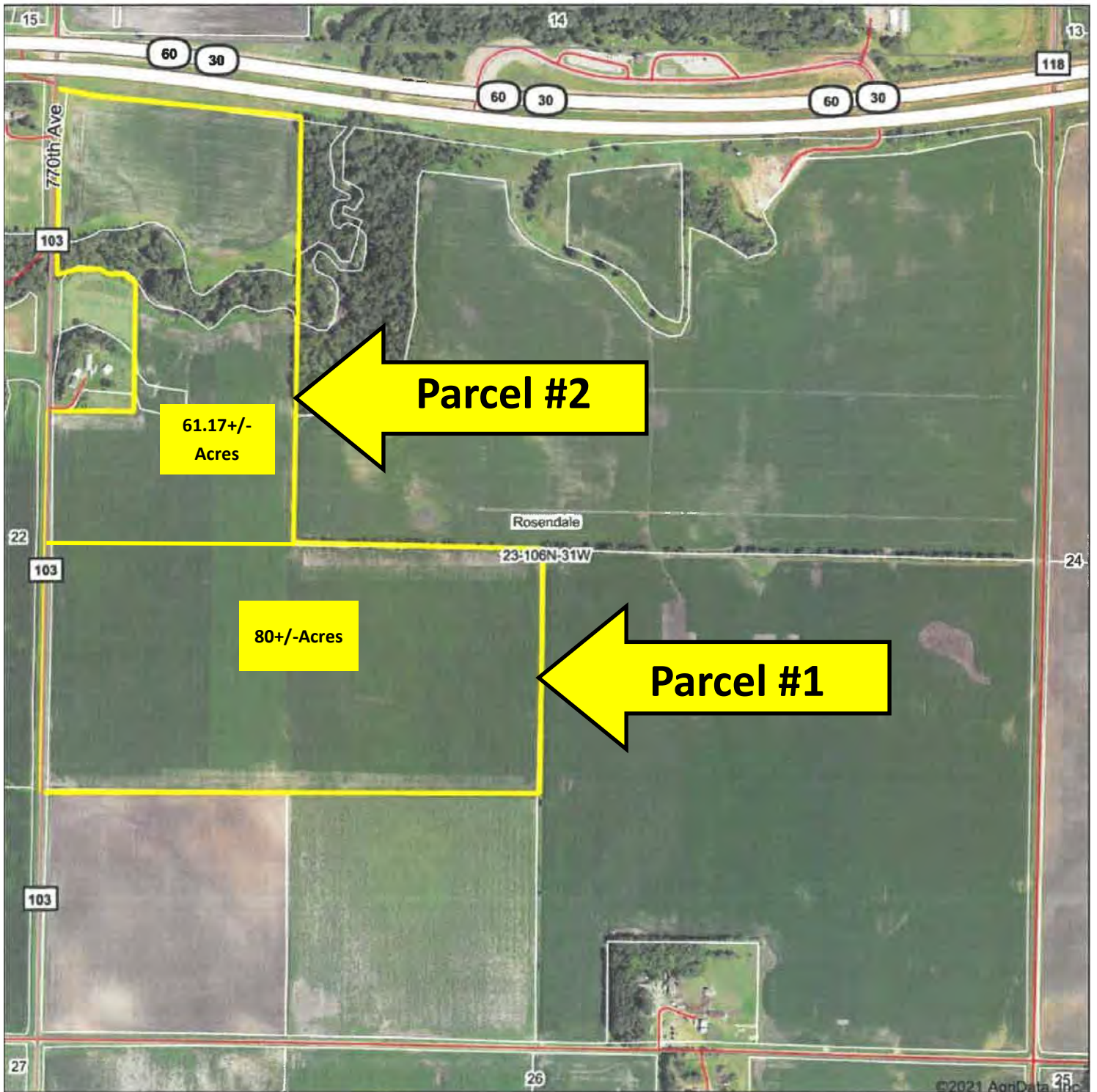
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# Aerial Map



Map Center: 43° 58' 16.9, -94° 31' 9.04

0ft 822ft 1644ft

**23-106N-31W**  
**Watonwan County**  
**Minnesota**

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7/16/2021

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

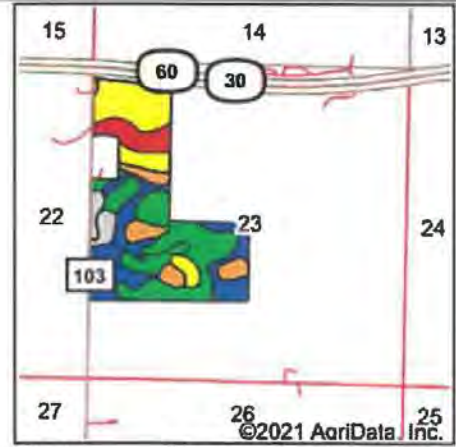
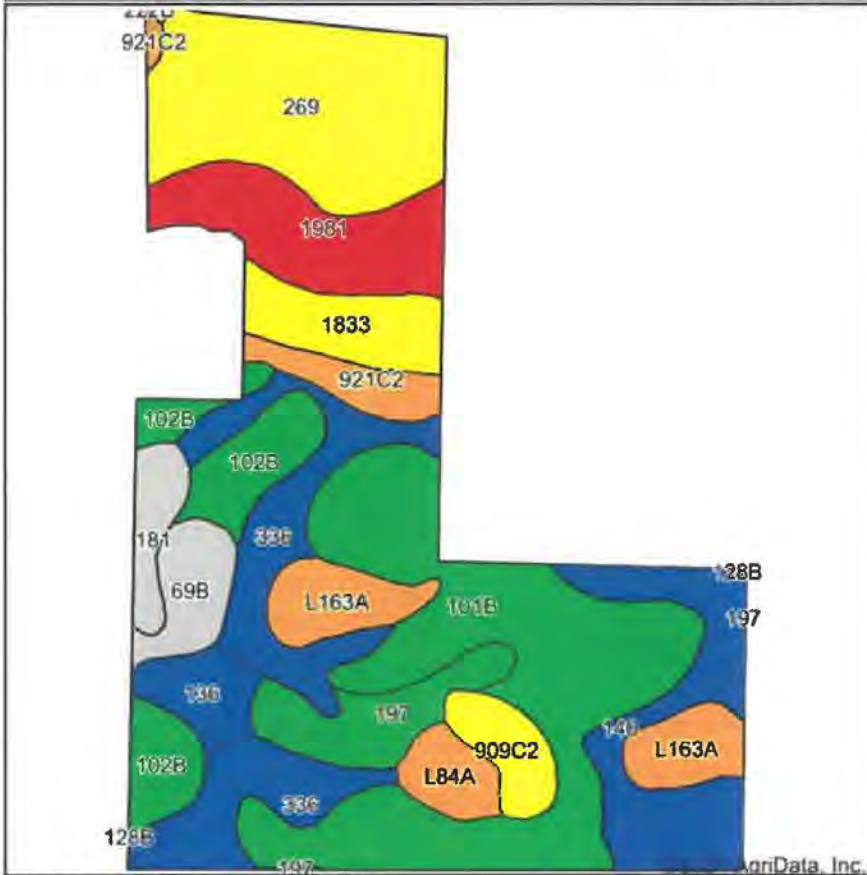
DAN PIKE AUCTION CO.  
COMPLETE PROFESSIONAL AUCTION SERVICES

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

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# Soils Map



State: **Minnesota**  
 County: **Watonwan**  
 Location: **23-106N-31W**  
 Township: **Rosendale**  
 Acres: **141.17**  
 Date: **7/16/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Corn	*n NCCPI Soybeans
101B	Truman silt loam, 2 to 6 percent slopes	32.18	22.8%		lle	99							79	91
269	Millington clay loam, occasionally flooded	20.41	14.5%		llw	83	5.1	3.9	164	78	46	47	51	74
336	Delft clay loam, 0 to 2 percent slopes	17.07	12.1%		llw	94							77	79
140	Spicer silty clay loam, 0 to 2 percent slopes	11.44	8.1%		llw	91							70	88
1981	Hanlon-Kalmarville complex, 0 to 4 percent slopes	10.36	7.3%		Vw	20							66	48
102B	Clarion loam, 2 to 6 percent slopes	9.20	6.5%		lle	95							80	84

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Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Corn	*n NCCPI Soybeans
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	7.68	5.4%		Illw	86							74	74
197	Kingston silty clay loam, 1 to 3 percent slopes	6.21	4.4%		Iw	100							77	91
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	5.88	4.2%		Ilw	83							70	83
69B	Fedji loamy fine sand, 1 to 6 percent slopes	4.23	3.0%		Ills	60	4.9	3.8	119	80	33	48	63	44
136	Madelia silty clay loam, 0 to 2 percent slopes	3.59	2.5%		Ilw	94							77	92
909C2	Bold-Truman silt loams, 5 to 12 percent slopes, eroded	3.52	2.5%		Ille	81	5.7	4.4	160	81	45	49	66	64
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.48	2.5%		Ille	87							70	73
181	Litchfield loamy fine sand	2.98	2.1%		Ills	67	3.5	2.7	133	60	37	37	75	45
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.94	2.1%		Illw	86							76	76
<b>Weighted Average</b>						<b>85.1</b>	<b>1.1</b>	<b>0.8</b>	<b>34.1</b>	<b>17</b>	<b>9.5</b>	<b>10.2</b>	<b>*n 71.1</b>	<b>*n 78.2</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

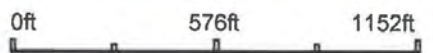
# Topography Contours



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Source: USGS 10 meter dem  
 Interval(ft): 3.0  
 Min: 1,021.9  
 Max: 1,072.8  
 Range: 50.9  
 Average: 1,050.1  
 Standard Deviation: 14.53 ft



**23-106N-31W**  
**Watonwan County**  
**Minnesota**

7/16/2021  
 Map Center: 43° 58' 16.9, -94° 31' 9.04



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

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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° 58' 16.9, -94° 31' 9.15

0ft 824ft 1648ft

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**23-106N-31W**  
**Watonwan County**  
**Minnesota**



7/14/2021

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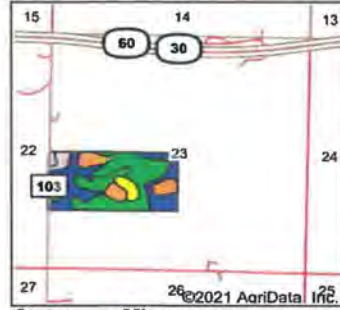
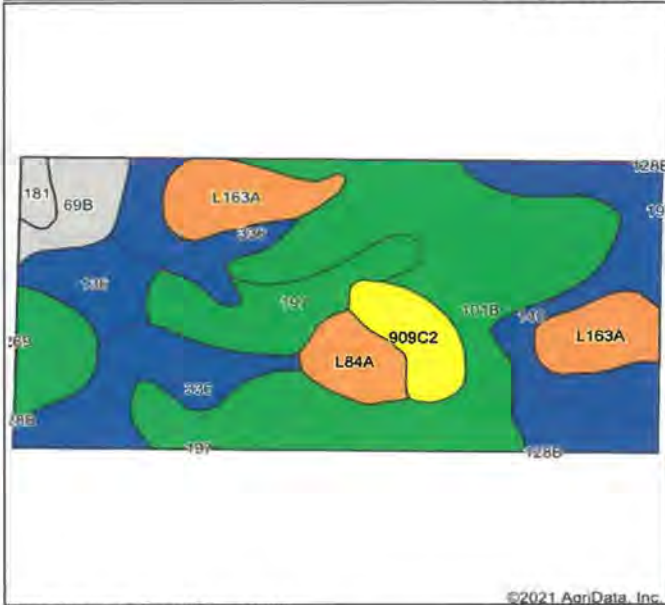
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## Soils Map



State: **Minnesota**  
 County: **Watonwan**  
 Location: **23-106N-31W**  
 Township: **Rosendale**  
 Acres: **80**  
 Date: **7/14/2021**

Parcel #1

Land Services Unlimited, LLC  
 Dan Pike Auction Co  
 Surety

Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 17														
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Corn	*n NCCPI Soybeans
101B	Truman silt loam, 2 to 6 percent slopes	26.43	33.0%	<span style="color: green;">■</span>	Ile	99							79	91
140	Spicer silty clay loam, 0 to 2 percent slopes	11.43	14.3%	<span style="color: blue;">■</span>	IIw	91							70	88
336	Delft clay loam, 0 to 2 percent slopes	10.86	13.6%	<span style="color: blue;">■</span>	IIw	94							77	79
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	7.58	9.5%	<span style="color: orange;">■</span>	IIIw	86							74	74
197	Kingston silty clay loam, 1 to 3 percent slopes	6.15	7.7%	<span style="color: green;">■</span>	Iw	100							77	91
136	Madelia silty clay loam, 0 to 2 percent slopes	3.62	4.5%	<span style="color: blue;">■</span>	IIw	94							77	92
909C2	Bold-Truman silt loams, 5 to 12 percent slopes, eroded	3.52	4.4%	<span style="color: yellow;">■</span>	IIIle	81	5.7	4.4	160	81	45	49	66	84
102B	Clarion loam, 2 to 6 percent slopes	3.41	4.3%	<span style="color: green;">■</span>	Ile	95							80	84
69B	Fedji loamy fine sand, 1 to 6 percent slopes	3.03	3.8%	<span style="color: grey;">■</span>	IIIls	60	4.9	3.8	119	80	33	48	63	44
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.94	3.7%	<span style="color: orange;">■</span>	IIIw	86							76	76
181	Litchfield loamy fine sand	0.94	1.2%	<span style="color: grey;">■</span>	IIIls	67	3.5	2.7	133	60	37	37	75	45
128B	Grogan silt loam, 2 to 6 percent slopes	0.09	0.1%	<span style="color: green;">■</span>	Ile	96	6.7	5.1	190	92	53	55	76	71
<b>Weighted Average</b>						<b>92.5</b>	<b>0.5</b>	<b>0.4</b>	<b>13.3</b>	<b>7.4</b>	<b>3.7</b>	<b>4.5</b>	<b>*n 75.4</b>	<b>*n 83</b>

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# Topography Contours



© 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: 1,041.3  
 Max: 1,072.8  
 Range: 31.5  
 Average: 1,059.6  
 Standard Deviation: 8.5 ft

0ft 433ft 866ft



7/14/2021

Map Center: 43° 58' 16.9, -94° 31' 9.15

23-106N-31W  
 Watonwan County  
 Minnesota

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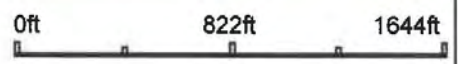
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# Aerial Map



Map Center: 43° 58' 16.9, -94° 31' 9.03



**23-106N-31W**  
**Watonwan County**  
**Minnesota**



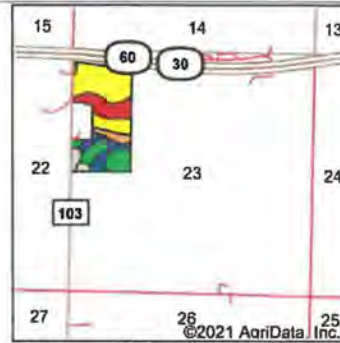
7/20/2021



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

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## Soils Map



State: **Minnesota**  
 County: **Watonwan**  
 Location: **23-106N-31W**  
 Township: **Rosendale**  
 Acres: **61.17**  
 Date: **7/20/2021**

**Parcel #2**



• AG & COMMERCIAL REAL ESTATE  
• AG APPRAISERS



COMPLETE PROFESSIONAL  
AUCTION SERVICES

Maps Provided By: 


© AgriData, Inc. 2021 [www.AgriDataInc.com](http://www.AgriDataInc.com)

Soils data provided by USDA and NRCS.

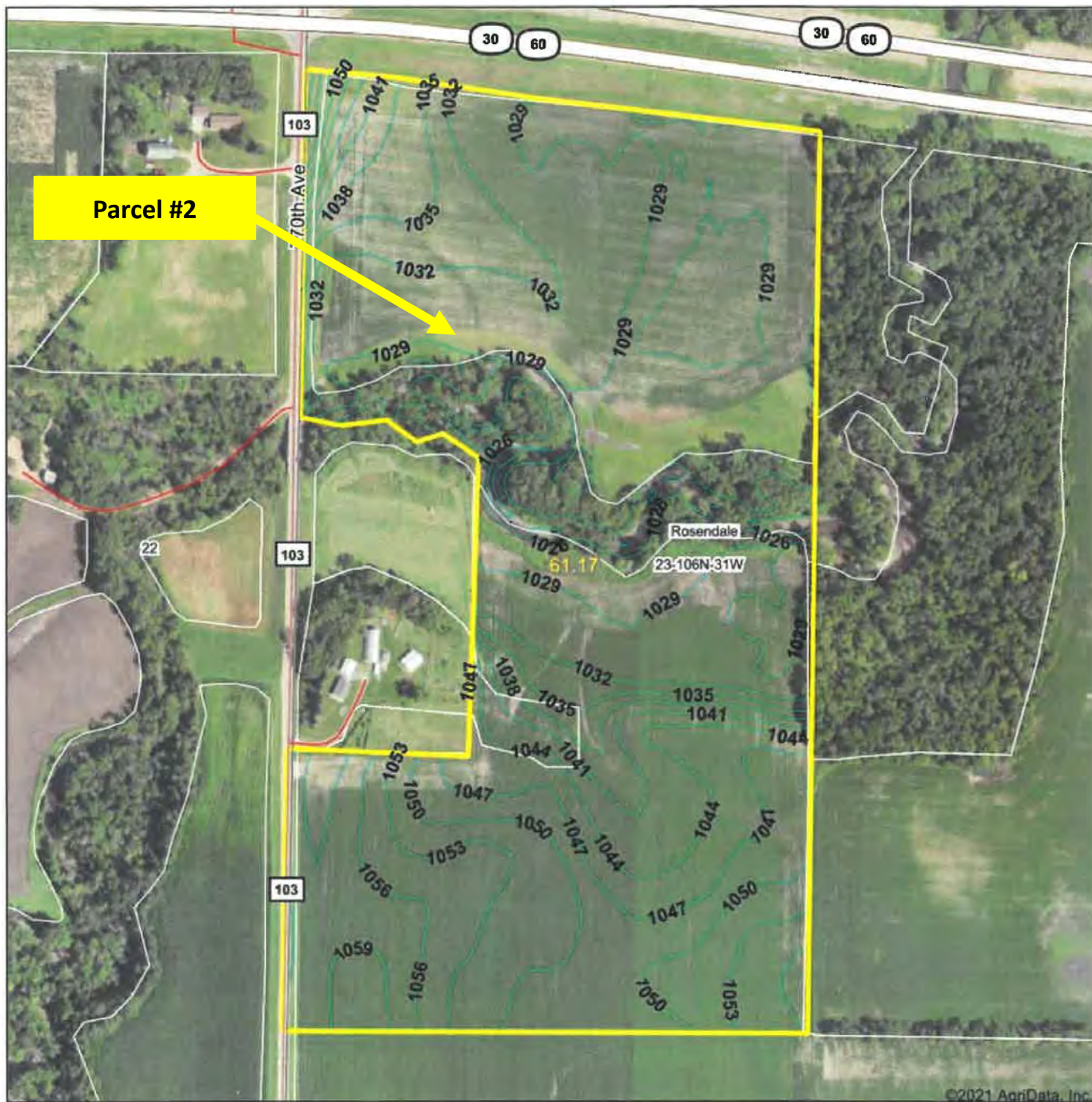
Area Symbol: MN165, Soil Area Version: 17														
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Corn	*n NCCPI Soybeans
269	Millington clay loam, occasionally flooded	20.51	33.5%		llw	83	5.1	3.9	164	78	46	47	51	74
1981	Hanlon-Kalmarville complex, 0 to 4 percent slopes	9.75	15.9%		Vw	20							66	48
336	Delft clay loam, 0 to 2 percent slopes	6.22	10.2%		llw	94							77	79
102B	Clarion loam, 2 to 6 percent slopes	5.90	9.6%		lle	95							80	84
101B	Truman silt loam, 2 to 6 percent slopes	5.87	9.6%		lle	99							79	91
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	5.84	9.5%		llw	83							70	83
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.48	5.7%		llle	87							70	73
181	Litchfield loamy fine sand	2.14	3.5%		llls	67	3.5	2.7	133	60	37	37	75	45
69B	Fedji loamy fine sand, 1 to 6 percent slopes	1.37	2.2%		llls	60	4.9	3.8	119	80	33	48	63	44
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	0.09	0.1%		lllw	86							74	74
<b>Weighted Average</b>						<b>75.9</b>	<b>1.9</b>	<b>1.5</b>	<b>62.3</b>	<b>30</b>	<b>17.5</b>	<b>18.1</b>	<b>*n 65.6</b>	<b>*n 72.1</b>

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.

# Topography Contours



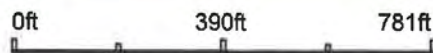
©2021 AgriData, Inc.



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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: 1,021.9  
 Max: 1,060.7  
 Range: 38.8  
 Average: 1,037.6  
 Standard Deviation: 10.76 ft



7/20/2021

**23-106N-31W**  
**Watonwan County**  
**Minnesota**

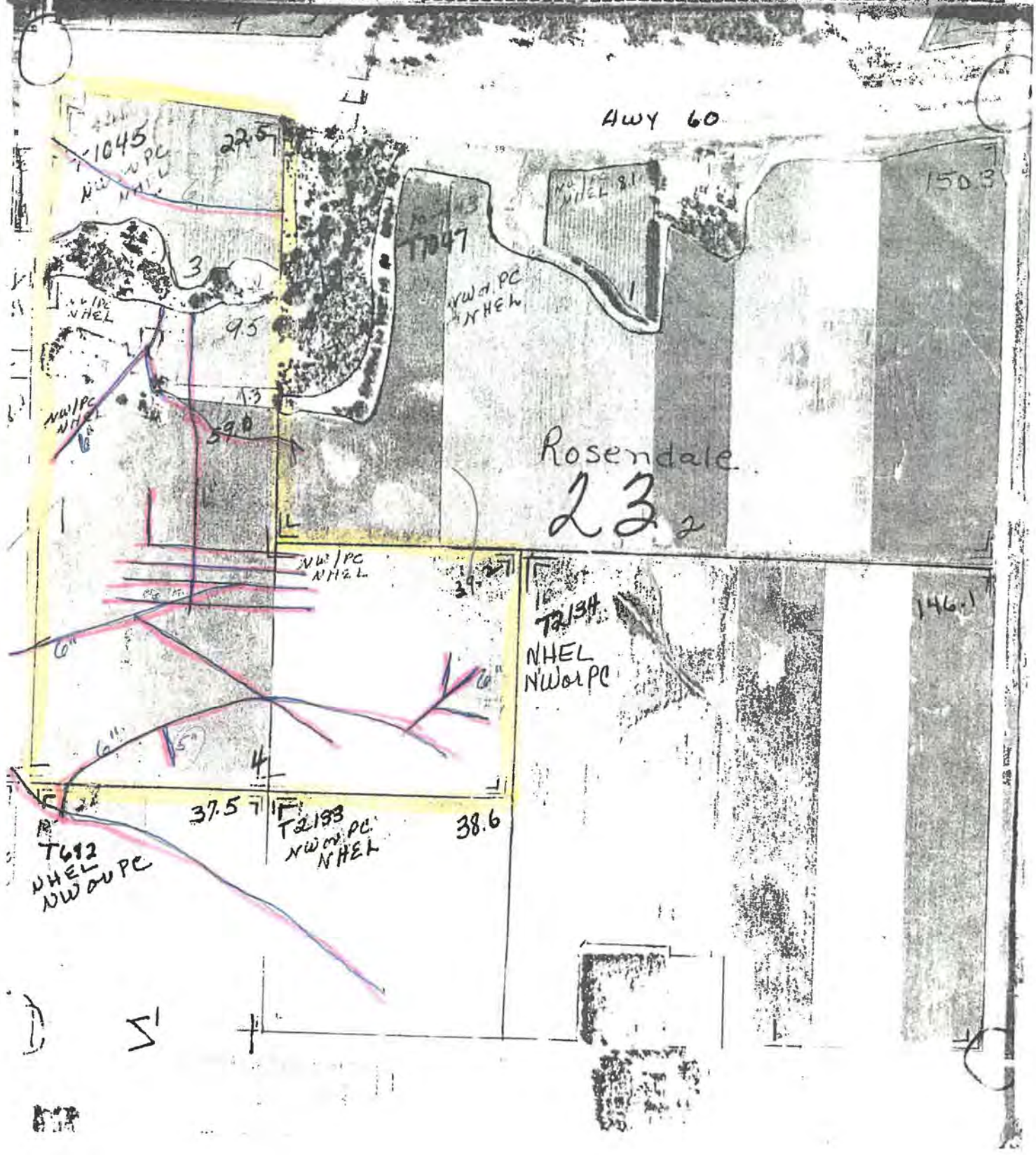
Map Center: 43° 58' 16.9, -94° 31' 9.03

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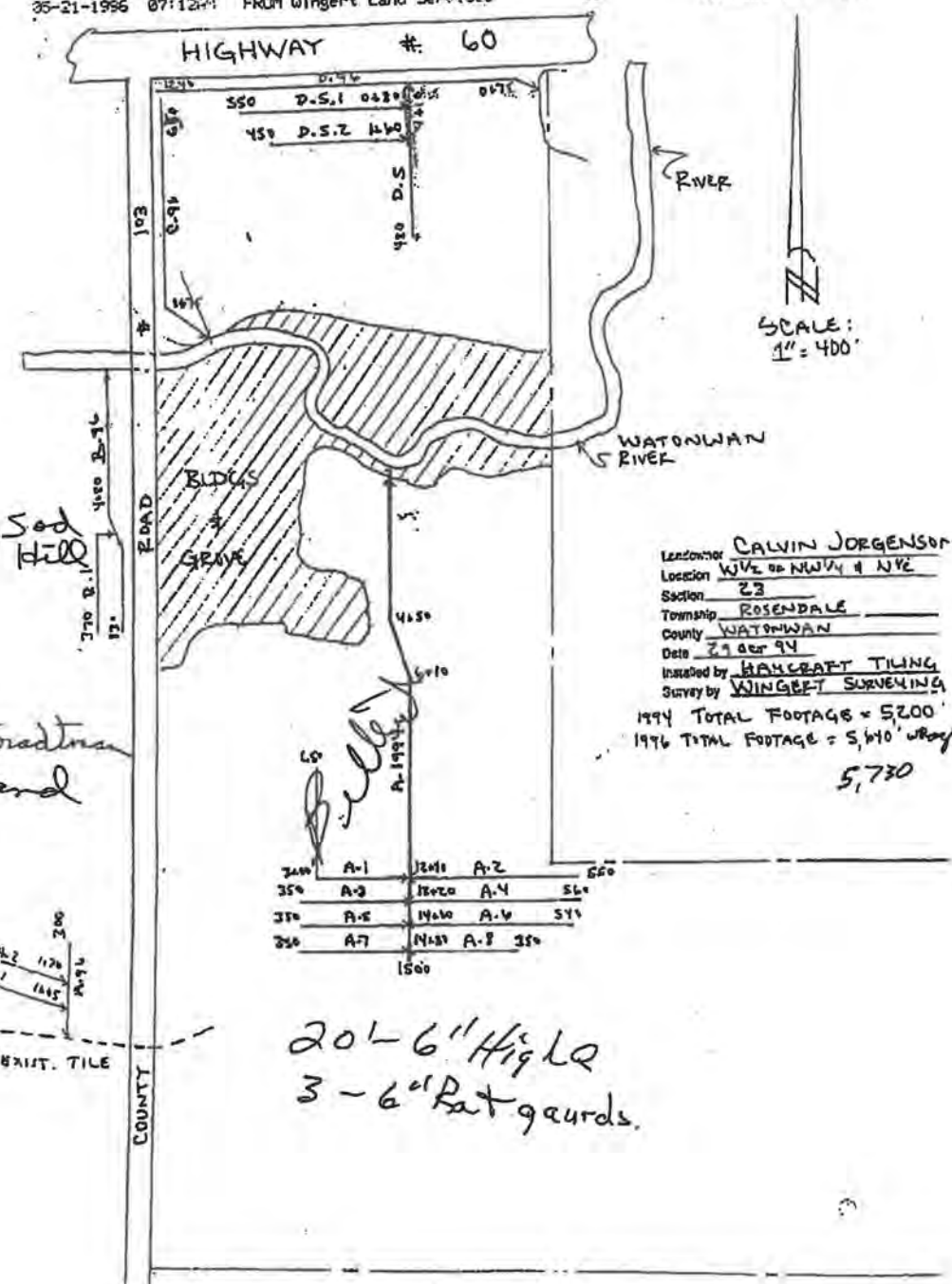
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TRACT NUMBER | WT = MULTIPLE TRACT NUMBER | HEL = HIGHLY ERODIBLE LAND | NW = MINIMAL EFFECT WETLAND (EXEMPT)  
 W = WETLAND | CW = CONVERTED WETLAND | NHEL = NON-HIGHLY FRODIBLE | MWC, MWN, MWR = SPECIAL COND. (SEE 303)  
 P = PAVED WETLAND | NA = NON-AGRICULTURAL | PC = PRIOR CONVERTED WETLAND | NC = NON-CROPLAND | PHOTO NO.  
 W = WETLAND | AW = ARTIFICIAL WETLAND | ECW = EXEMPT (COMMENCED) CONVERTED WETLAND  
 COUNTY | NOT TO BE REPRODUCED | CROP  
 SCALE | NOV 1992 | YR.



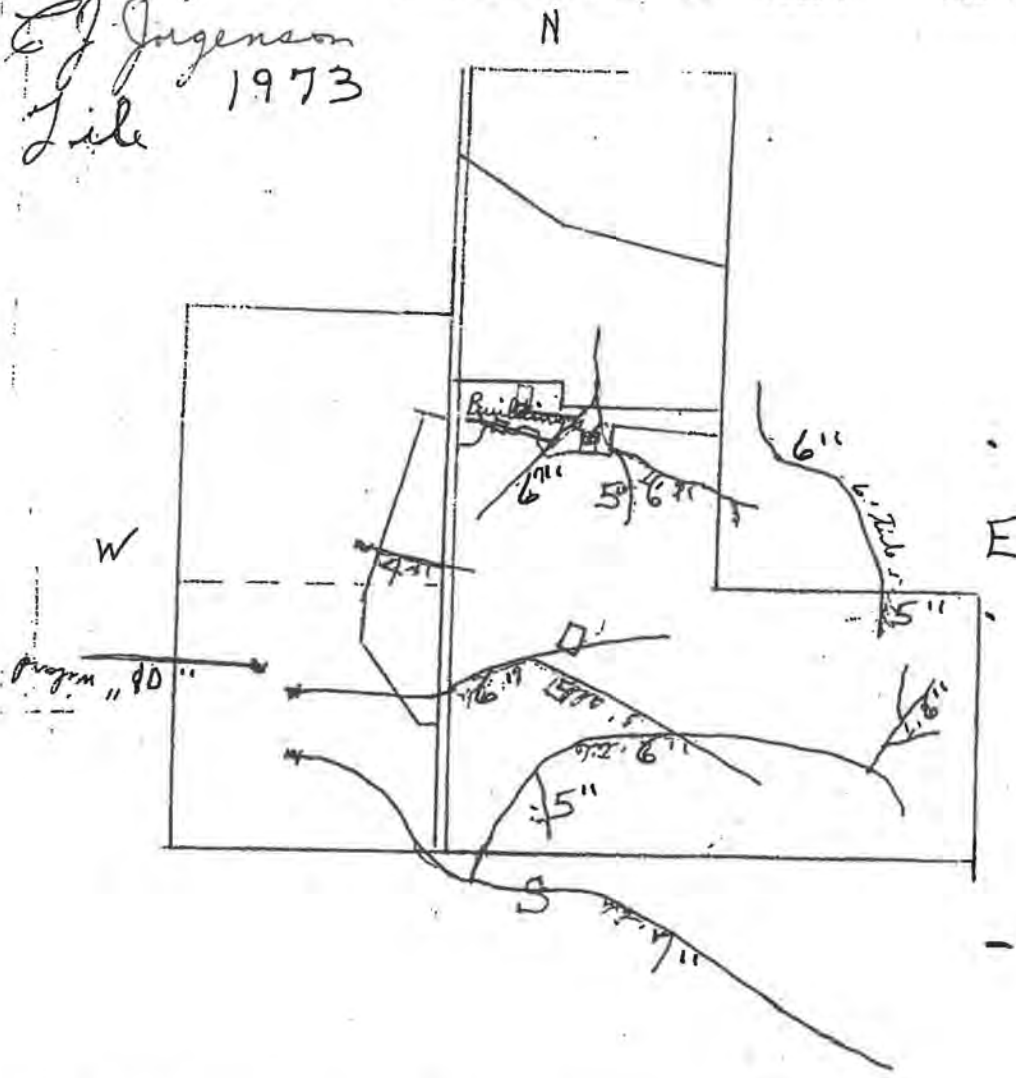
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Lessor CALVIN JORGENSEN  
 Location W 1/2 of NW 1/4 of N 1/2  
 Section 23  
 Township ROSENDALE  
 County WATONWAN  
 Date 29 Oct 94  
 Insured by HANCAFT TILING  
 Survey by WINGERT SURVEYING  
 1994 TOTAL FOOTAGE = 5,200'  
 1976 TOTAL FOOTAGE = 5,610' w/way  
 5,730

SCALE:  
1" = 400'

E. J. Jorgenson  
1973  
Tide





1998

TILE AGREEMENT

This Agreement is made this \_\_\_\_ day of March, 1998, by and between Calvin Jorgenson and Elaine Jorgenson, husband and wife, hereinafter referred to as "Jorgenson"; Oscar B. Olson, Jr. and Patricia A. Olson, husband and wife, hereinafter referred to as "Olson"; Mark Stradtman, a single person, by Angeline Stradtman, his Attorney-in-Fact, hereinafter referred to as "Stradtman"; Carl G. Dannhoff, a single person, and Gary A. Dannhoff, a single person, hereinafter referred to as "Dannhoff"; Milton Thompson and Beverly Thompson, husband and wife, hereinafter referred to as "Thompson."

WHEREAS, Jorgenson is the owner of real estate legally described as follows:

West Half of Northwest Quarter (W 1/2 of NW 1/4) and North Half of Southwest Quarter (N 1/2 of SW 1/4), Section Twenty-three (23), Township One Hundred Six (106), Range Thirty-one (31), Watonwan County, Minnesota;

and,

WHEREAS, Olson is the owner of real estate legally described as follows:

Southeast Quarter of Northwest Quarter (SE 1/4 of NW 1/4) of Section Twenty-three (23), Township One Hundred Six (106), Range Thirty-one (31), Watonwan County, Minnesota;

and,

WHEREAS, Stradtman is the owner of real estate legally described as follows:

West Half of Southeast Quarter (W 1/2 of SE 1/4), and Southeast Quarter of Southeast Quarter (SE 1/4 of SE 1/4), Section Twenty-two (22); and Southeast Quarter of Northeast Quarter (SE 1/4 of NE 1/4) and Northeast Quarter of Southeast Quarter (NE 1/4 of SE 1/4), ALSO DESCRIBED AS Lots One (1) and Two (2), Section Twenty-two (22); all in Township One Hundred Six (106), Range Thirty-one (31), Watonwan County, Minnesota;

and,

WHEREAS, Dannhoff is the owner of real estate legally described as follows:

Southeast Quarter of Southwest Quarter (SE 1/4 of SW 1/4) of Section Twenty-three (23), Township One Hundred Six (106), Range Thirty-one (31), Watonwan County, Minnesota;

and,

WHEREAS, Thompson is the owner of real estate legally described as follows:

Southwest Quarter of Southwest Quarter (SW 1/4 of SW 1/4) of Section Twenty-three (23), Township One Hundred Six (106), Range Thirty-one (31), Watonwan County, Minnesota;

and,

WHEREAS, an existing tile drainage system provides drainage for Jorgensons', Thompsons' and Dannhoffs' properties, which tile lines drain to the South Fork of the Watonwan River, as shown on the tile map attached hereto as Exhibit "A"; and,

WHEREAS, the parties hereto wish to record the existing tile map and desire to enter into a written agreement concerning the continued use, maintenance, repair and replacement of said existing tile drainage system.

NOW, THEREFORE, in exchange for One and no/100 (\$1.00) Dollar and other good and valuable consideration, and the mutual covenants and agreements herein, it is agreed by the parties herein as follows:

1. That the existing drainage system consists of various tile lines laid out and established along the courses as shown on the tile map attached hereto as Exhibit "A".

2. That the parties hereto do hereby grant unto each other the continued and perpetual right to use said drainage system.

3. That the parties hereto are each responsible for the costs of installation, maintenance, repair and/or replacement of any lateral tile lines located or to be located on their respective properties, which lateral tile lines connect to the existing main tile lines.

4. That Jorgenson shall be responsible for the costs of inspection, maintenance, repair and/or replacement of said main tile lines which drain from his property to the South Fork of the Watonwan River.

5. That Jorgenson, Thompson and Dannhoff shall be equally responsible for the costs of inspection, maintenance, repair and/or replacement of the 7-inch main tile line which drains from their properties to the South Fork of the Watonwan River.

6. That any party hereto may go onto any other party's property for the purposes of inspection, maintenance, repair and/or replacement of said existing tile lines.

-3-

7. That if any party desires to go onto any other party's property, said party shall give notice to the other party of his intent and shall go onto said property for the purposes of inspection, maintenance, repair and/or replacement at a time and in a manner that will cause minimal damage to the property of the other party and any crops growing thereon.

8. That each party hereto mutually indemnifies the other parties hereto that if it is necessary to exercise the rights granted in this Agreement and if any damage is done to real estate or crops by any other party, that the party causing said damage shall indemnify and pay to the damaged party the expenses of the damaged crops and repair to the real estate and anything related thereto.

9. That only the properties herein described shall drain through said drainage system herein described, and as shown on the tile map attached hereto as Exhibit "A", and no party to this Agreement or their successors in interest shall permit any other land to drain into said existing tile lines, except with the written consent of all parties to this Agreement.

10. That this Agreement is governed and bound by the laws of the State of Minnesota, and that this Agreement shall bind all parties hereto, their successors, heirs and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their

hands the day and year first written above.

Calvin Jorgenson

Elsine Jorgenson  
JORGENSEN

Oscar B. Olson, Jr.

Patricia A. Olson  
OLSON

Mark Stradtman, by  
Angeline Stradtman, his  
Attorney-in-Fact  
STRADTMAN

Carl G. Dannhoff

Gary A. Dannhoff  
DANNHOFF

Hilton Thompson

Beverly Thompson  
THOMPSON

STATE OF MINNESOTA )  
                          ) ss.  
COUNTY OF WATONWAN )

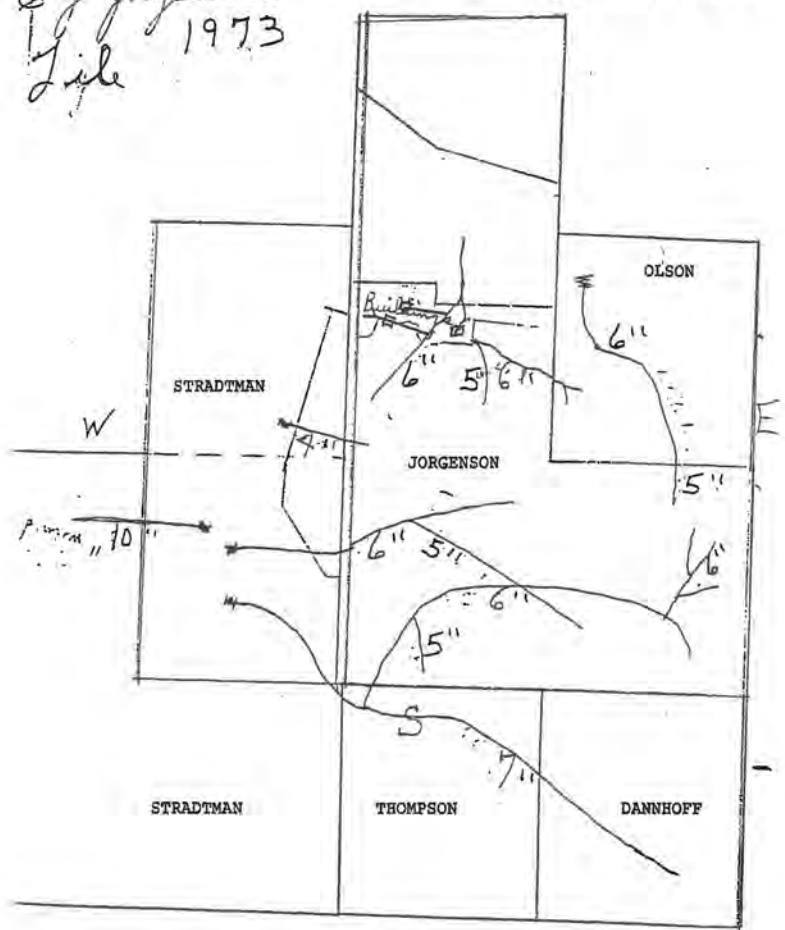
On this \_\_\_\_\_ day of \_\_\_\_\_, 1998, before me, a  
notary public within and for said County and State, personally  
appeared Calvin Jorgenson and Elaine Jorgenson, husband and wife,  
to me known to be the same persons described in and who executed

-5-

EXHIBIT "A"

Vern Arnold  
R.R. 1 Box 71  
Lewisville  
Minn. 56060

*E. J. Jorgenson*  
*Life* 1973



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# Watwan County, Minnesota

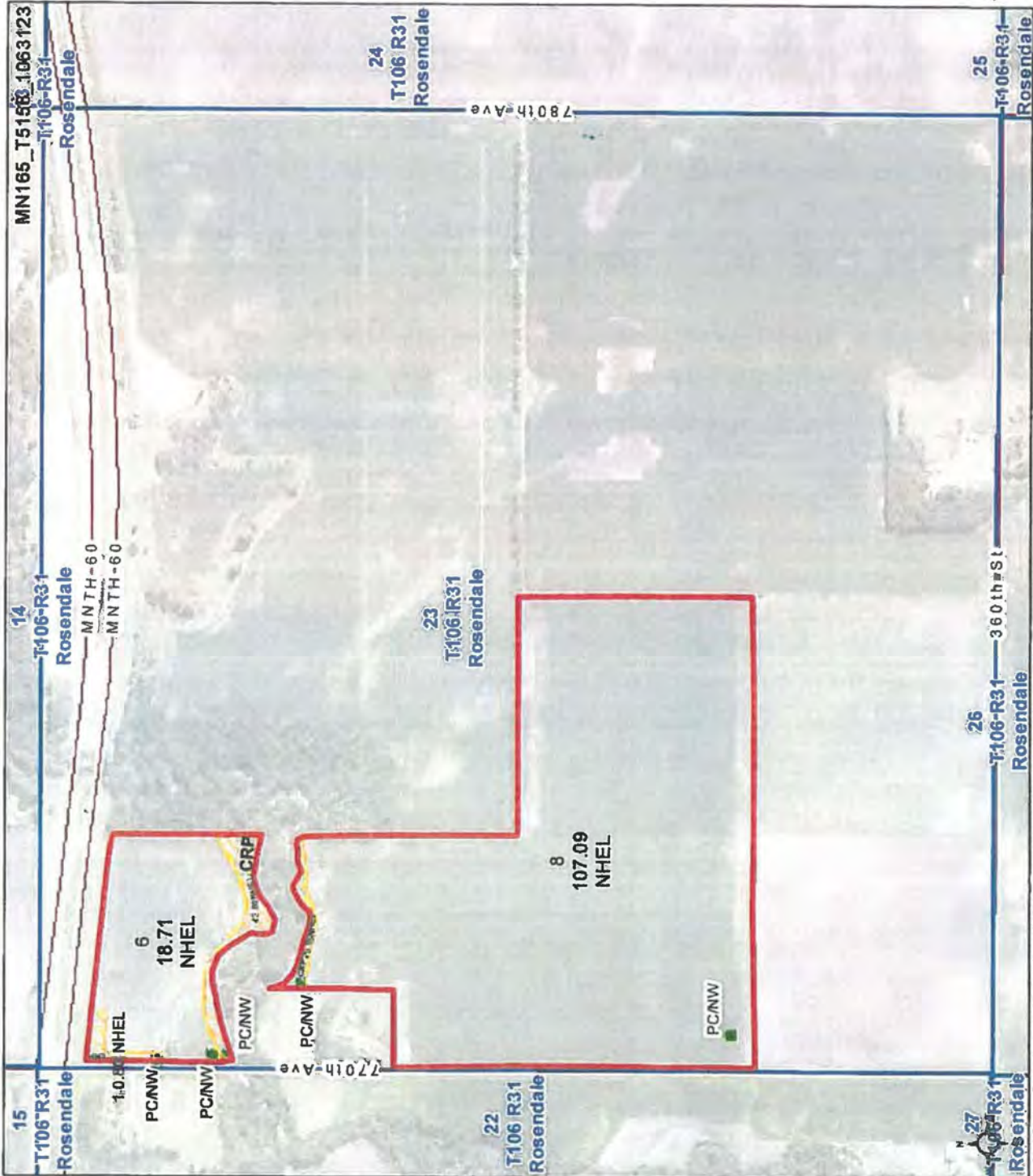
## Farm 5464

## Tract 5158

### 2021 Program Year

Map Created March 30, 2021

### 1063123



- 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
- CRP
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 130.41 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. This 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  
 Watonwan

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

FARM: 5464  
 Prepared: 7/15/21 1:13 PM  
 Crop Year: 2021  
 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 ARNDT, VERN W Farm Identifier Split 4633 Recon Number 2009 - 149

Farms Associated with Operator:  
 None

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 11254A

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
130.41	130.41	130.41	0.0	0.0	0.0	4.61	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	125.8	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	71.0	168	0.00	0
SOYBEANS	54.8	46	3.70	0
<b>Total Base Acres:</b>	<b>125.8</b>			

Tract Number: 5158 Description W2 NW4 less Bldg Site; S2 SW4 23-106-31 Rosendale  
 FSA Physical Location : Watonwan, MN ANSI Physical Location: Watonwan, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields Recon Number 2009 - 148  
 Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
130.41	130.41	130.41	0.0	0.0	0.0	4.61	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	125.8	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	71.0	168	0.00
SOYBEANS	54.8	46	3.70
<b>Total Base Acres:</b>	<b>125.8</b>		

Owners: JORGENSON, SHARLEEN JORGENSON, KEITH  
 JORGENSON, LESLIE HOLMEN, CORRINE

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<b>CRP-1</b> U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	1. ST. & CO CODE & ADMIN. LOCATION  27 165	2. SIGN-UP NUMBER  50
	3. CONTRACT NUMBER 11254A	4. ACRES FOR ENROLLMENT 4.61
7A. COUNTY OFFICE ADDRESS (Include Zip Code) WATONWAN COUNTY FARM SERVICE AGENCY 823 1ST AVE S STE 1 SAINT JAMES, MN 56081-2163	5. FARM NUMBER 5464	6. TRACT NUMBER(S) 5158
7B. TELEPHONE NUMBER (Include Area Code): (507) 375-3191 x2	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2017 TO: (MM-DD-YYYY) 09-30-2032

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1: CRP-1 Appendix and any addendum thereto; CRP-2: CRP-2C; or CRP-2G.

10A. Rental Rate Per Acre	\$ 260.93	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 1,203	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$	5158	0004	CP21	2.86	\$ 286
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		5158	0001	CP23A	0.80	\$ 88
		5158	0002	CP21	0.95	\$ 95

**12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)**

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): DWIGHT JORGENSEN 1035 SUMTER AVE N GOLDEN VALLEY, MN 55427-4536	(2) SHARE 20.00%	(3) SIGNATURE <i>Dwight E. Jorgensen</i>	(4) DATE (MM-DD-YYYY) 12-3-17
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): LESLIE JORGENSEN 141 JEANNE DR AVONDALE, LA 70094-2822	(2) SHARE 20.00%	(3) SIGNATURE <i>Leslie C. Jorgensen</i>	(4) DATE (MM-DD-YYYY) 12-11-17
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): SHARLEEN JORGENSEN PO BOX 455 KERKHOVEN, MN 56252-0455	(2) SHARE 15.00%	(3) SIGNATURE <i>Sharleen Jorgensen</i>	(4) DATE (MM-DD-YYYY) 11-27-17

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) 12-21-17
------------------	----------------------------------------------------------	----------------------------------

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.

Original - County Office Copy     
  Owner's Copy     
  Operator's Copy  
**Second Part Review**  
 TN  
 12-21-20

U.S.D.A.  
Soil Conservation Service

SCS-CPA-026  
(June 91)

1. Name and Address of Person  
Vern W Arndt  
RR1 Box 71  
Lewisville MN 56060-9717

2. Date of Request  
2/15/95  
3. County  
Watonwan

**HIGHLY ERODIBLE LAND AND WETLAND  
CONSERVATION DETERMINATION**

4. Name of USDA Agency or Person Requesting Determination  
CFSA

5. Farm No. and Tract No.  
1072 T-1045 73985 74526

**SECTION I - HIGHLY ERODIBLE LAND**

	FIELD NO.(s)	TOTAL ACRES
6. Is soil survey now available for making a highly erodible land determination? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
7. Are there highly erodible soil map units on this farm? Yes <input checked="" type="checkbox"/> No <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.	1	5.1
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 <input checked="" type="checkbox"/> Field <input type="checkbox"/>		

**SECTION II - WETLAND**

	FIELD NO.(s)	TOTAL ACRES
11. Are there hydric soils on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands and Farmed Wetlands Pasture may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.	2,3 + NC	28.0
13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area reverts to wetland as a result of abandonment.		
14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.		
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.		
16. Mitigation Wetlands (MIW). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.		
17. Restoration with Violation (RVW-year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.		
18. Restoration without Violation (RSW). A restored wetland converted between December 23, 1985 and November 28, 1990, on which an agricultural commodity has not been planted.		
19. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.		
20. Good Faith Wetlands (GFW+year). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.		
21. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.		
22. Converted Wetland (CW+year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.		
23. Converted Wetland Non-Agricultural use (CWNA). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.		
24. Converted Wetland Technical Error (CWTE). Wetlands that were converted as a result of incorrect determination by SCS.		
25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.		
26. 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 22 for information on CW+year.		
27. The wetland determination was completed in the office <input checked="" type="checkbox"/> field <input type="checkbox"/> and was delivered <input type="checkbox"/> mailed <input checked="" type="checkbox"/> to the person on 2/15/95		
28. Remarks.		

New breaking is NHEL

29. I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.

30. Signature of SCS District Conservationist

Terence T. Kelly

31. Date

2/15/95

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

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.

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.