



DAN PIKE, AG LAND BROKER / AUCTIONEER

280+/- ACRES MIDDLETOWN & WISCONSIN TOWNSHIPS JACKSON COUNTY, MN.
MULTI-PARCEL FARMLAND AUCTION
FRIDAY, SEPTEMBER 17, 2021 @ 10:00 A.M.

Sale will be held at the Jackson American Legion Hall
 at 411 First Street in Jackson, MN.

ONLINE BIDDING
www.danpikeauction.hibid.com

OWNERS
FISHER FAMILY
*Linda & John Givan - Brenda & David Gervais
 and Sandra & Bruce Gervais*



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

Attorney for the Sellers
Ashley J.P. Schmit
 Focused Law Firm
 Jackson, MN.
 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 &

Web Site: www.danpikeauction.com or www.landfarmservices.com

Serving Real Estate & Auction clients since 1975.

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

280+/- Acres Middletown & Wisconsin Townships, Jackson County, MN.
**LIVE & ONLINE MULTI-PARCEL
 FARMLAND AUCTION**

Friday, September 17, 2021 @ 10:00 A.M.

SALE LOCATION

The auction will be held at the Jackson American Legion Hall
 at 411 First Street in Jackson, MN. Watch for auction signs.

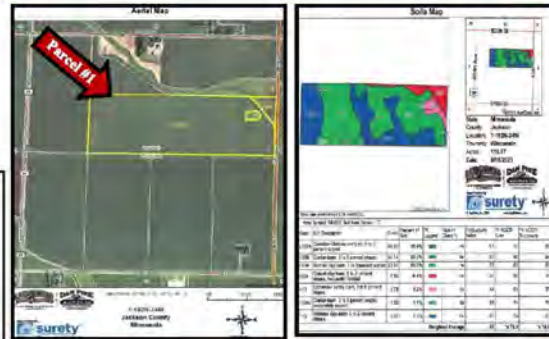
LIVE ONLINE BIDDING



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



Parcel #1
 S1/2 NE1/4 & SE1/4 NW1/4 1-102-34 Jackson County, MN.



Parcel #2
 E1/2 SE1/4 22-101-35 Jackson County, MN.



Parcel #3
 E1/2 NE1/4 23-101-35 Jackson County, MN.



PROPERTY LOCATIONS
 Parcel #1: From Alpha, MN. 1 mile north, 1 mile east & 1/2 mile north.
 Parcel #2: From Jackson, MN. 5-1/2 miles south on Highway #71 & 1 mile west.
 Parcel #3: From Jackson, MN. 5 miles south on Highway 71.

PROPERTY LEGAL DESCRIPTIONS
 Parcel #1: S1/2 NE1/4 & SE1/4 NW1/4 1-102-34 Jackson County, MN.
 Parcel #2: E1/2 SE1/4 22-101-35 Jackson County, MN.
 Parcel #3: E1/2 NE1/4 23-101-35 Jackson County, MN.

PROPERTY INFORMATION
 Parcel #1: Deeded Acres: 120+/- Tillable Acres: 114.78+/- Crop Productivity Index Rating: 88
 Parcel #2: Deeded Acres: 80+/- Tillable Acres: 78.40+/- Crop Productivity Index Rating: 84.9
 Parcel #3: Deeded Acres: 80+/- Tillable Acres: 72.57+/- Crop Productivity Index Rating: 79.5

METHOD OF SALE
 Property will be offered as three tracts via live & online public auction. Those unable to attend in person can participate & bid by going to www.danpikeauction.hibid.com

AUCTION SALE TERMS
 The buyer shall enter into a purchase agreement and make a 10% Non-Refundable down-payment the day of the auction. The property is being sold subject to a cropland lease for 2021 with the Sellers retaining all of the 2021 cropland lease payments. Parcels #2 & #3 are also being offered subject to a 15 day right of first refusal to match the auction bid amount & terms to the present tenant. Should the tenant exercise their rights under the right of first refusal the earnest money funds paid at the auction by the high bidder would be returned to them and the purchase agreement terminated and canceled. The closing shall be held on December 1, 2021 with the balance being due and payable in full at closing. The sale will NOT be contingent upon any buyer financing. The buyer is responsible for all real estate taxes that are due and payable in 2022 and thereafter. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warrant or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase 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 can not 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. 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 Fisher 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 good quality farmland 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 Additional Property Information
 Go to our web site at www.danpikeauction.com and check the information brochure under the Fisher Land Auction 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
 1362 Springfield Parkway
 Jackson, MN 56143
 507-847-3468
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Kevin & Ryan, Chris Kahler
 Doug Wedel &
 Dustyn Hartung
 Fairmont & Sherburn, MN.

**Closing Attorney
 for the Sellers**
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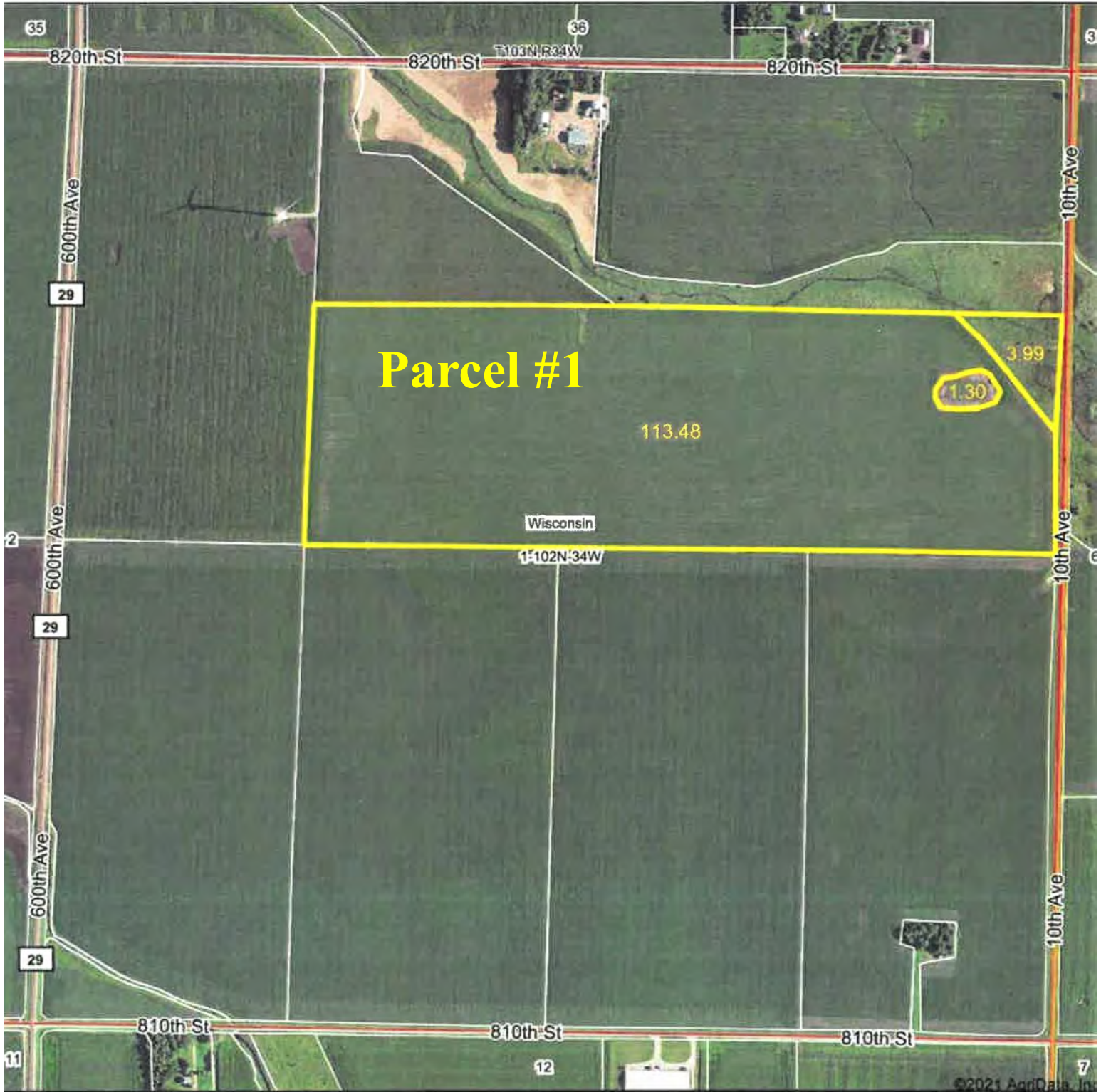
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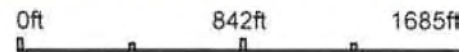
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Aerial Map



Map Center: 43° 40' 3.13, -94° 51' 53.13



1-102N-34W
Jackson County
Minnesota



8/16/2021



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Soils Map

Parcel #1



State: **Minnesota**
 County: **Jackson**
 Location: **1-102N-34W**
 Township: **Wisconsin**
 Acres: **118.77**
 Date: **8/16/2021**



Map Provided By:



Soils data provided by USDA and NRCS.

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www.AgriDataInc.com

Area Symbol: MN063, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	41.99	35.4%		llw	91	72	81
102B	Clarion loam, 2 to 6 percent slopes	40.14	33.8%		lle	95	80	84
L85A	Nicollet clay loam, 1 to 3 percent slopes	23.61	19.9%		lw	99	81	82
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	7.59	6.4%		Vw	20	25	17
41B	Estherville sandy loam, 2 to 6 percent slopes	3.75	3.2%		llls	44	51	37
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	1.32	1.1%		lle	95	74	74
113	Webster clay loam, 0 to 2 percent slopes	0.37	0.3%		llw	93	78	82
Weighted Average						88	*n 72.9	*n 76.7

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Jackson County, Minnesota

Farm 4412 Tract 9968

2021 Program Year

Map Created April 19, 2021



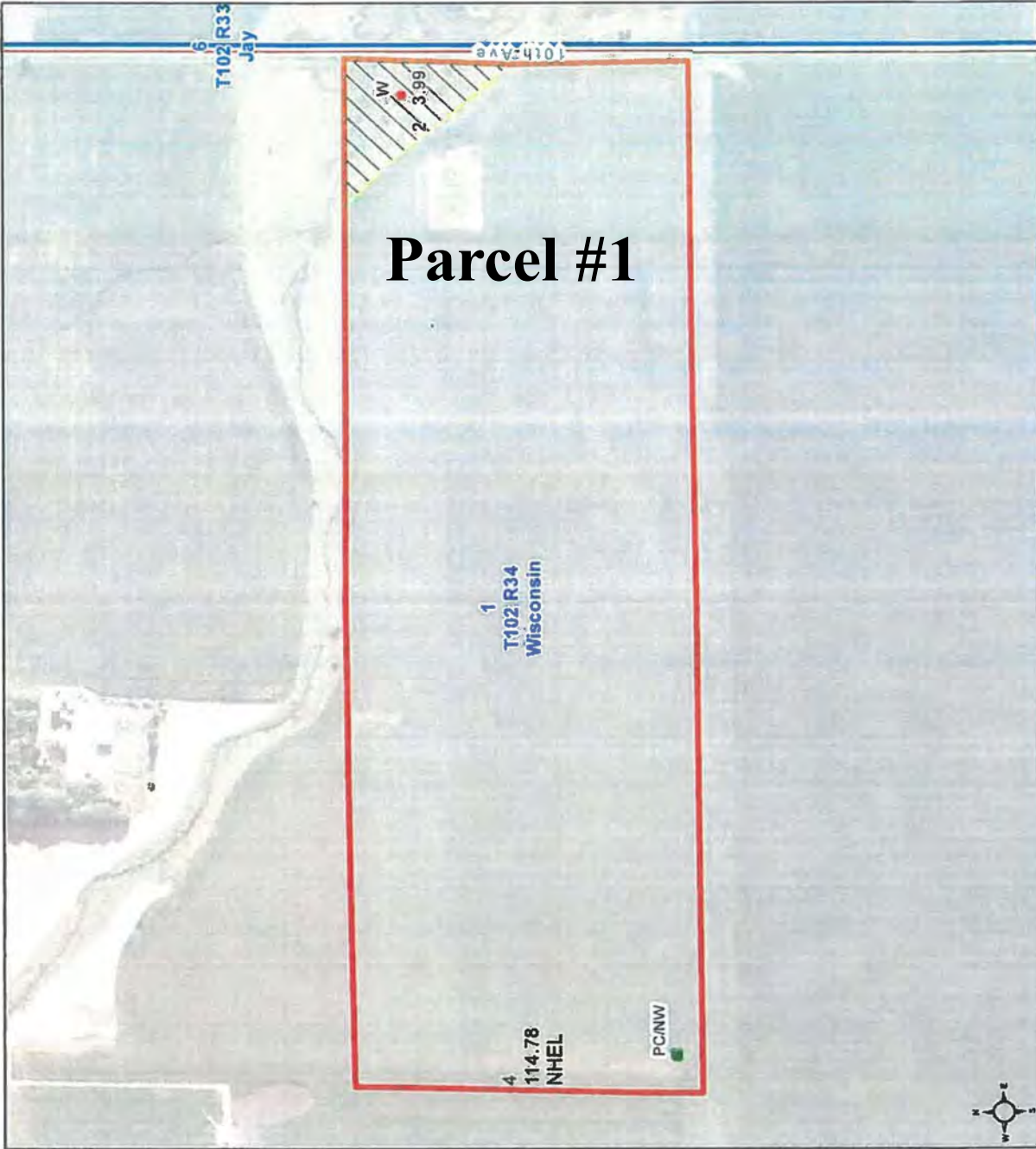
- Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, KGS = 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: 114.78 acres

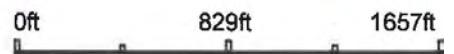


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Aerial Map



Map Center: 43° 32' 13.69, -95° 1' 29.31



22-101N-35W
Jackson County
Minnesota



8/16/2021



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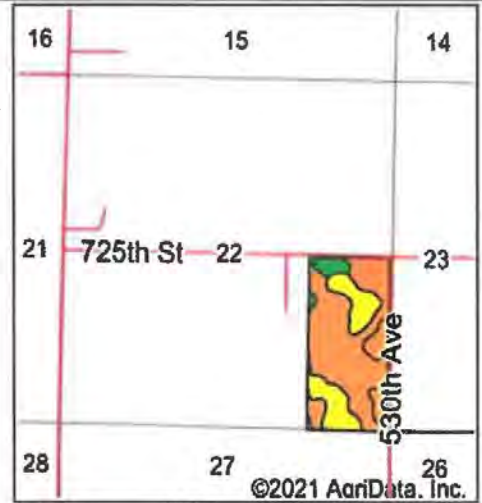
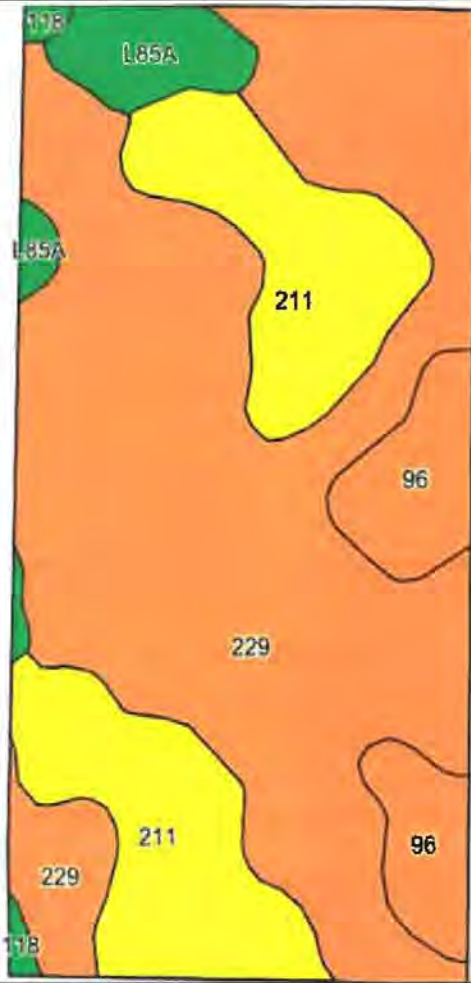
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Soils Map

Parcel #2



State: **Minnesota**
 County: **Jackson**
 Location: **22-101N-35W**
 Township: **Middletown**
 Acres: **78.36**
 Date: **8/16/2021**



Maps Provided By:



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Soils data provided by USDA and NRCS.

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Area Symbol: MN063, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans
229	Waldorf silty clay loam, 0 to 2 percent slopes	49.41	63.1%		IIw	85	65	68
211	Lura silty clay, 0 to 1 percent slopes	18.04	23.0%		IIIw	81	55	55
96	Collinwood silty clay loam, 1 to 3 percent slopes	6.70	8.6%		IIw	86	70	68
L85A	Nicollet clay loam, 1 to 3 percent slopes	3.68	4.7%		Iw	99	81	82
118	Crippin loam, 1 to 3 percent slopes	0.53	0.7%		Ie	100	72	87
Weighted Average						84.9	*n 63.9	*n 65.8

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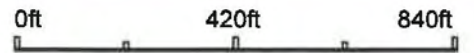
Topography Contours



Parcel #2



Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 1,378.9
 Max: 1,386.4
 Range: 7.5
 Average: 1,381.7
 Standard Deviation: 1.38 ft



8/16/2021

22-101N-35W
Jackson County
Minnesota

Map Center: 43° 32' 13.69, -95° 1' 29.31

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

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Jackson County, Minnesota

Farm 4412 Tract 10865

2021 Program Year

Map Created April 19, 2021



- 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 OZ
 Canola = Spring for seed

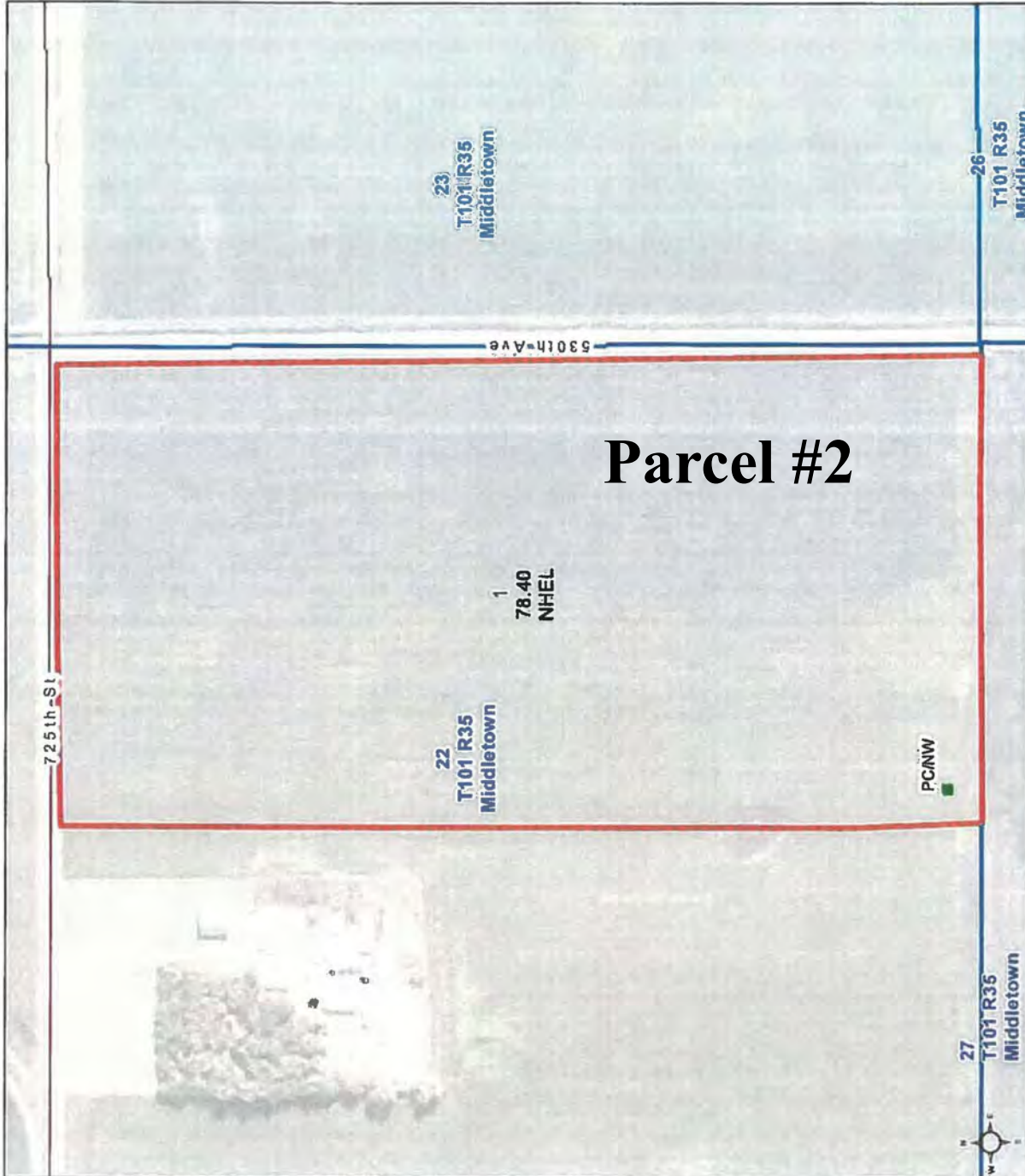
Common Land Unit

- Cropland
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 78.40 acres



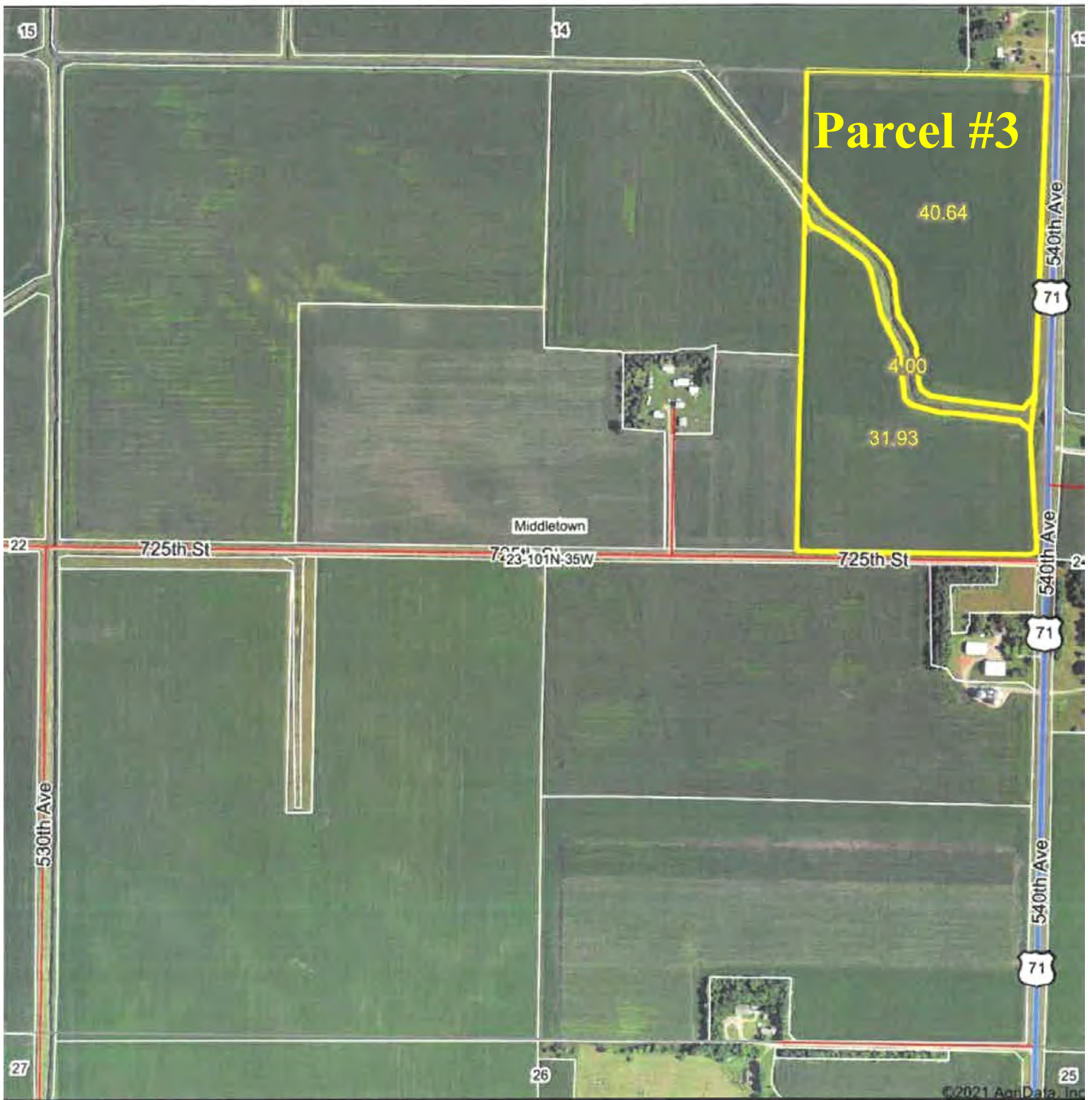
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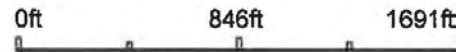
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Aerial Map



Map Center: 43° 32' 13.91, -95° 0' 16.56



23-101N-35W
Jackson County
Minnesota



8/16/2021

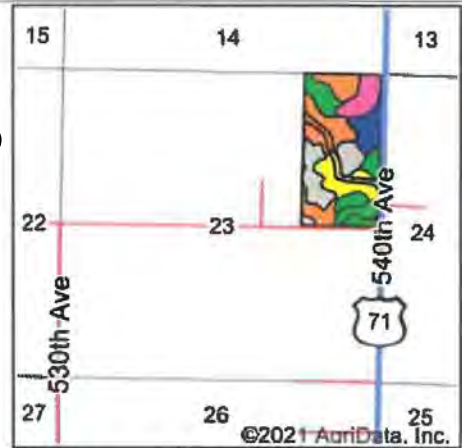
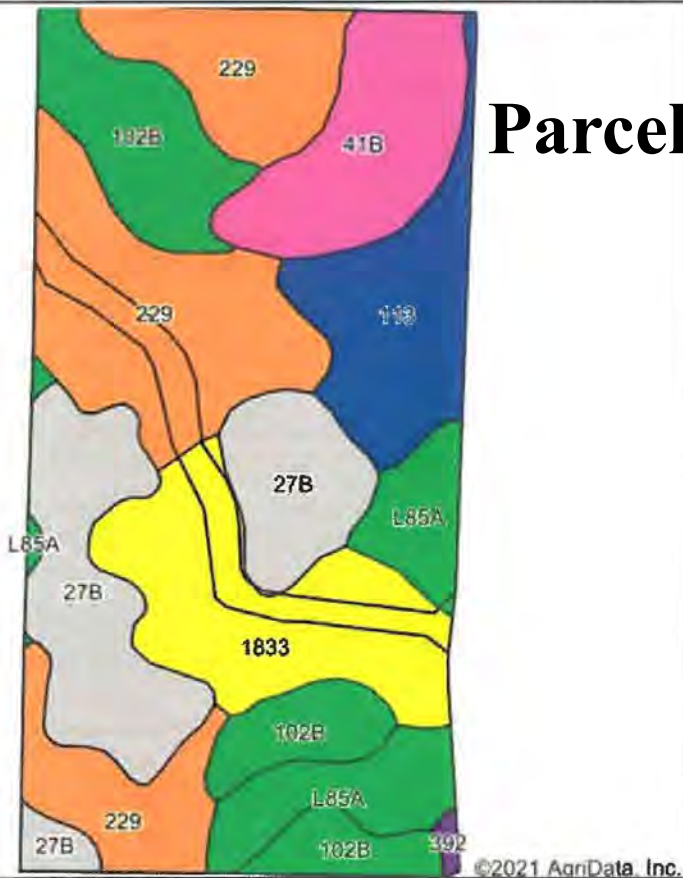


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Soils Map

Parcel #3



State: **Minnesota**
 County: **Jackson**
 Location: **23-101N-35W**
 Township: **Middletown**
 Acres: **76.57**
 Date: **8/16/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: MN063, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Brome grass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Corn	*n NCCPI Soybeans
229	Waldorf silty clay loam, 0 to 2 percent slopes	20.72	27.1%		llw	85						65	68
27B	Dickinson sandy loam, 1 to 6 percent slopes	13.49	17.6%		llle	60	4.1	113	80	33	52	72	51
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	10.55	13.8%		llw	83						70	83
102B	Clarion loam, 2 to 6 percent slopes	10.17	13.3%		lle	95						80	84
41B	Estherville sandy loam, 2 to 6 percent slopes	7.53	9.8%		llls	44						51	37
113	Webster clay loam, 0 to 2 percent slopes	7.22	9.4%		llw	93						78	82
L85A	Nicollet clay loam, 1 to 3 percent slopes	6.65	8.7%		lw	99						81	82
392	Biscay clay loam, 0 to 2 percent slopes	0.24	0.3%		llw	70						69	66
Weighted Average						79.5	0.7	19.9	14.1	5.8	9.2	*n 70.2	*n 68.7

Soils data provided by USDA and NRCS.

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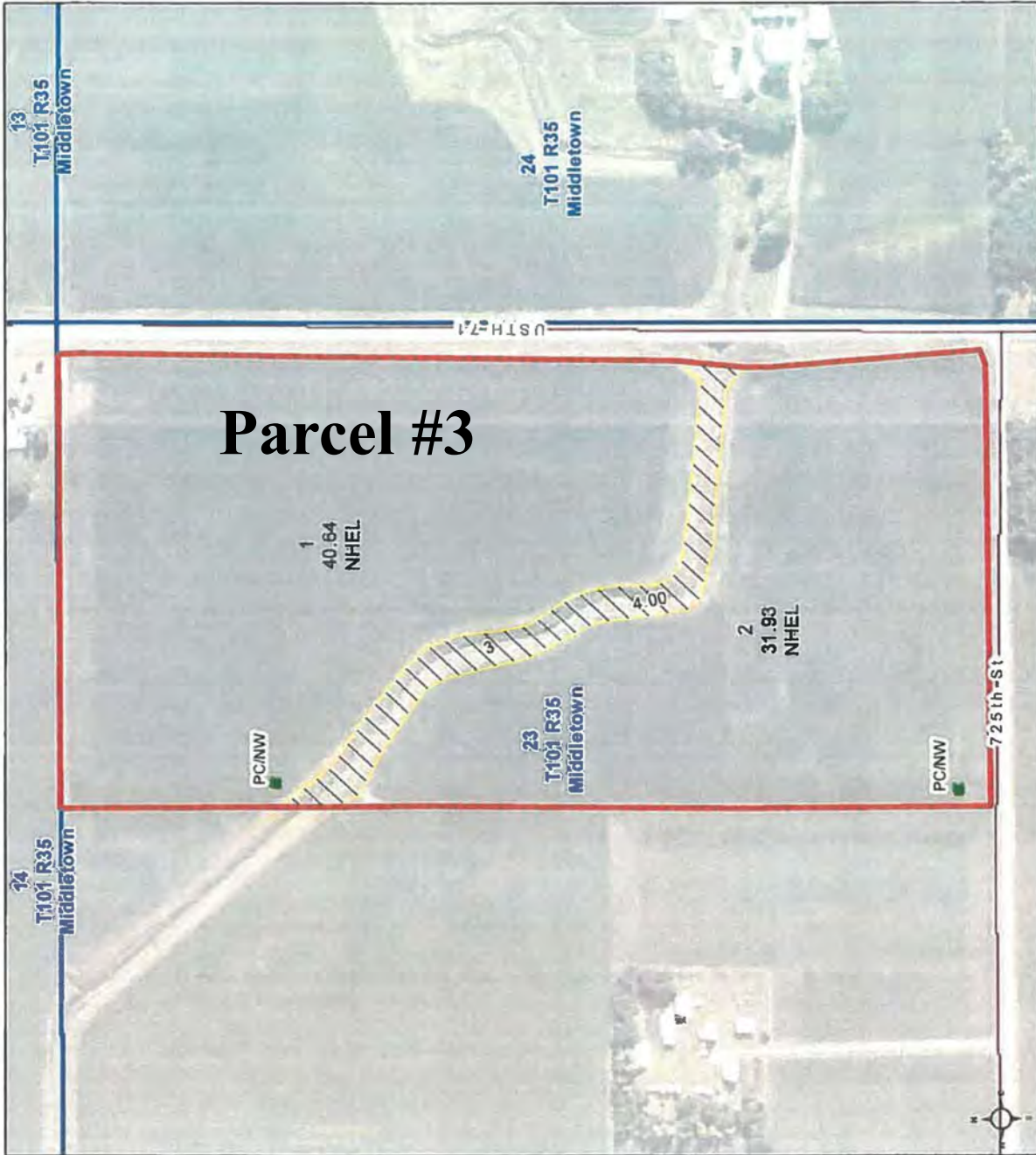
United States Department of Agriculture

Jackson County, Minnesota

Farm 4412
Tract 2381

2021 Program Year

Map Created April 19, 2021



Parcel #3



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
 MAG = 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: 72.57 acres

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Minnesota
 Jackson
 Report ID: FSA-156EZ

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

FARM: 4412
 Prepared: 8/19/21 8:07 AM
 Crop Year: 2021
 Page: 1 of 3

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: MULDER, RON
 Farm Identifier: C 4408,4411/4412

Farms Associated with Operator:
 125, 7055, 7491, 7658, 7755, 8322

ARC/PLC G/IF Eligibility: Eligible

COMBINED PARCELS #1 - #3

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
273.74	265.75	265.75	0.0	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	265.75	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
CORN	148.6	169	0.00
SOYBEANS	115.8	46	0.00
Total Base Acres:	264.4		

Tract Number: 2381 Description: E2NE 101-35-23-MIDD
 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

PARCEL #3

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
76.57	72.57	72.57	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	72.57	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	35.5	169	0.00
SOYBEANS	37.0	46	0.00
Total Base Acres:	72.5		

Owners: GERVAIS, SANDRA K
 GIVAN, LINDA D
 GERVAIS, BRENDA A

Minnesota
 Jackson
 Report ID: FSA-156EZ

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

FARM: 4412
 Prepared: 8/19/21 8:07 AM
 Crop Year: 2021
 Page: 2 of 3

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: 9968 Description SENW,S2NE 1-102-34-WISC
 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 contains a wetland or farmed wetland
 WL Violations: None

PARCEL #1

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
118.77	114.78	114.78	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	114.78	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	63.0	169	0.00
SOYBEANS	50.5	46	0.00
Total Base Acres:	113.5		

Owners: GERVAIS, SANDRA K GERVAIS, BRENDA A
 GIVAN, LINDA D
 Other Producers: None

Tract Number: 10865 Description E2SE 22-101-35-MIDD
 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

PARCEL #2

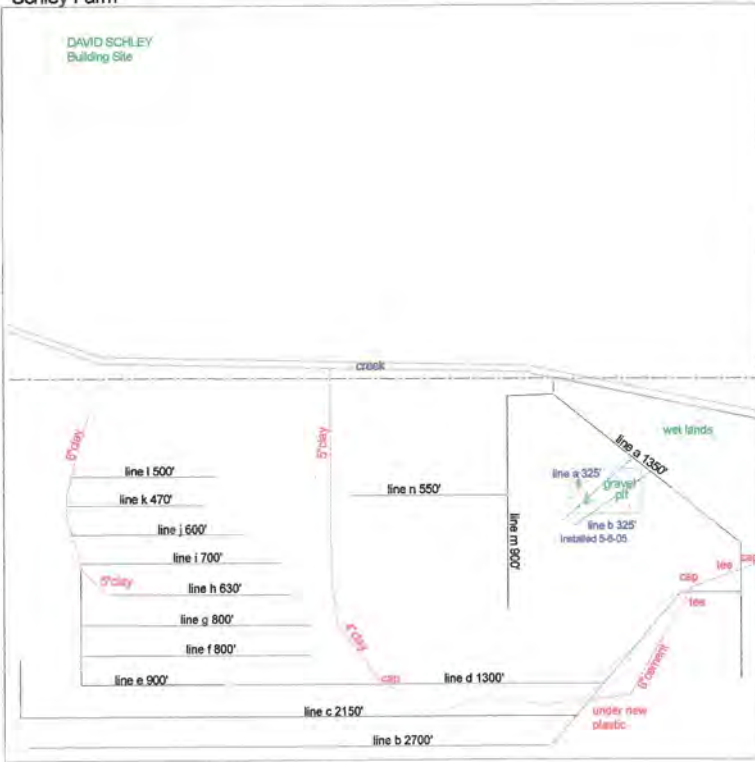
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
78.4	78.4	78.4	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	78.4	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	50.1	169	0.00
SOYBEANS	28.3	46	0.00
Total Base Acres:	78.4		

Svoboda Excavating, Inc.
 315 South Hwy Jackson, MN 56143
 (507)847-2050 (507)847-4955 FAX

↑ NORTH
 ——— New Tile
 - - - Existing Tile
 - - - Fence Line

Customer: Lyle Fisher
 Township: Wisconsin
 Section: 1 Date: 12-2-02
 Schley Farm



PARCEL #1

SVOBODA EXCAVATING, INC.
 Walt Svoboda Jackson, MN 56143 Phone 847-2050

Customer Lyle Fisher 5-6-05
North of Maple

STA.	DEPTH	GRADE	TILE	JCT.	STA.	DEPTH	GRADE	TILE	JCT.
A = 6" plastic									
0	3.45								
1	4.60	1.10							
2	4.00	1.10							
3	4.10	3.00							
125	4.00	6.6							
B = 6" plastic									
0	3.30								
1	4.20	2.00							
2	4.05	1.40		P.I.					
3	3.95	1.40							
125	4.00	1.00							

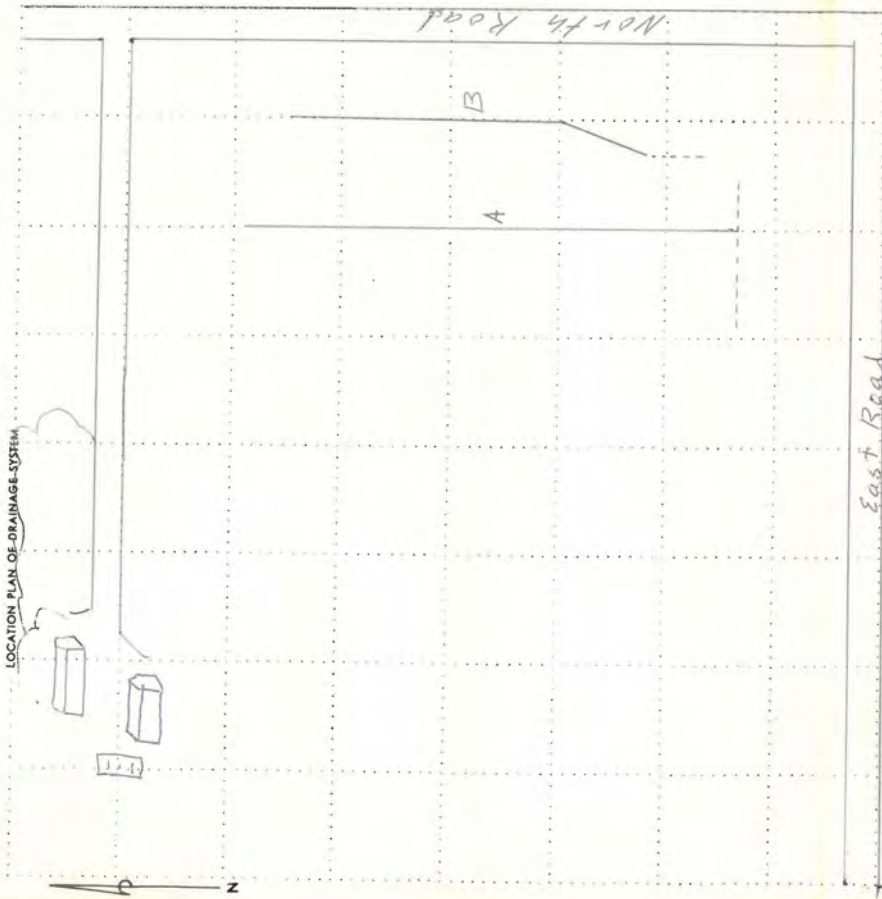
All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.
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Svoboda Excavating

WALT SVOBODA JACKSON, MINNESOTA 56143 PHONE 847-2050

CONTRACTOR

LOCATION PLAN OF DRAINAGE SYSTEM



— LEGEND —

Permanent Fence * * * * * Spacing _____
 Existing Drain Line ... - - - - -
 Proposed Tile Line ... - - - - -

MATERIAL NEEDS
 1550' 5"

OWNER Lyle Fisher DATE 5-8-84
 TOWNSHIP _____ TOWN _____ SCALE _____
 SECTION _____ COUNTY _____ STATE _____
 Signed _____

PARCEL #2

SVOBODA EXCAVATING

WALT SVOBODA JACKSON, MN 56143 PH. 847-2050
 CONTRACTOR Lyle Fisher

STA.	DEPTH	GRADE	TILE	JCT.	STA.	DEPTH	GRADE	TILE	JCT.
		A=	5"	plastic					
0	4.62								
1	5.16	.30							
2	5.25								
3	5.02								
4	4.98								
5	4.37								
6	4.39								
7	3.86								
8	3.85								
9	3.84								
		B=	5"	plastic end					
0	3.81								
1	4.00	.20							
2	4.25								
3	4.08								
4	4.35	.30							
5	3.97								
6	3.85								
450	3.85								

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Svoboda Excavating

PARCEL #2

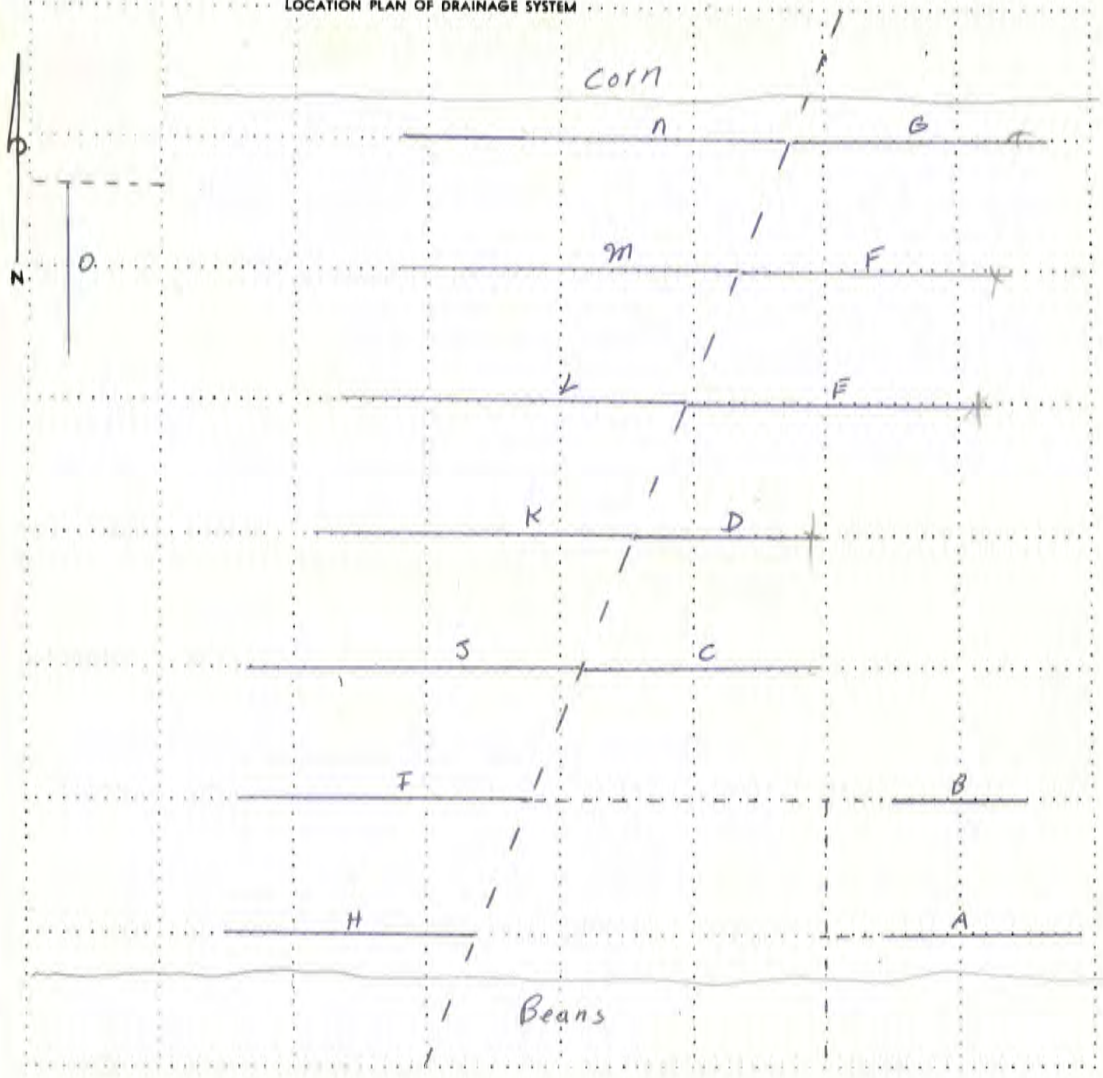
WALT SVOBODA

JACKSON, MINNESOTA 56143

PHONE 847-2050

CONTRACTOR _____

LOCATION PLAN OF DRAINAGE SYSTEM



— LEGEND —

- Permanent Fence Spacing 100'
- Existing Drain Line ...
- Proposed Tile Line ...

MATERIAL NEEDS

6015' 5"

OWNER Lyle Fisher
 TOWNSHIP MiddleTown DATE 7-31-85
 SECTION 22 TOWN _____
 COUNTY _____ STATE _____
 Signed _____

SCALE 1/2" = 100'

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Svoboda Excavating

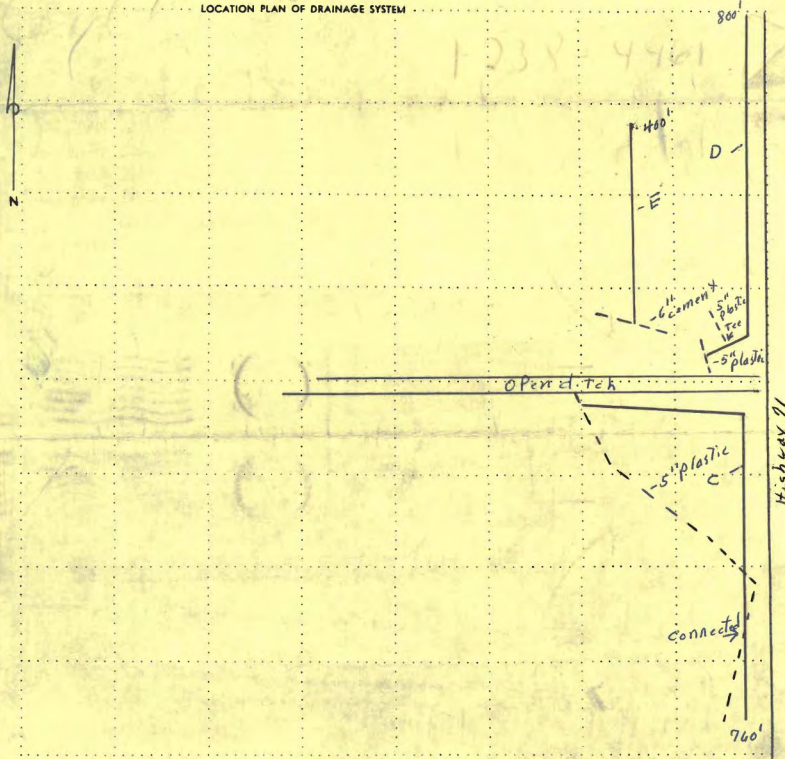
WALT SVOBODA

JACKSON, MINNESOTA 56143

PHONE 847-2050

CONTRACTOR _____

LOCATION PLAN OF DRAINAGE SYSTEM



— LEGEND —

- Permanent Fence X X X X Spacing _____
- Existing Drain Line - - - - -
- Proposed Tile Line _____

MATERIAL NEEDS
1960' 5" Tile

OWNER Lyle Fisher
 TOWNSHIP Middle Town DATE 10-23-92
 SECTION 23 TOWN _____ SCALE _____
 COUNTY _____ STATE _____
 Signed _____

PARCEL #3

SVOBODA EXCAVATING

WALT SVOBODA

JACKSON, MN 56143

PH. 847-2050

CONTRACTOR _____

Lyle Fisher

STA.	DEPTH	GRADE	TILE	JCT.	STA.	DEPTH	GRADE	TILE	JCT.
			C = 5" plastic					F = 6" cement	
0	5.04				0	3.83			
1	4.49	.60			1	4.05	.60		
+70	4.00				2	4.05	1.3		
2	3.94	↓			3	4.09	1.8		
3	3.94	↓			4	4.00	2.9		
4	3.99	2.0							
5	4.00	4.7							
6	4.24	2.2							
7	3.94	↓							
+60	4.04	↓							
			D = 5" plastic						
0	4.69								
+40	4.15								
1	4.09	5.0							
2	4.09	1.3							
3	3.99	↓							
4	4.19	↓							
5	4.09	2.6							
6	4.59	.60							
7	4.34	↓							
8	3.99	↓							

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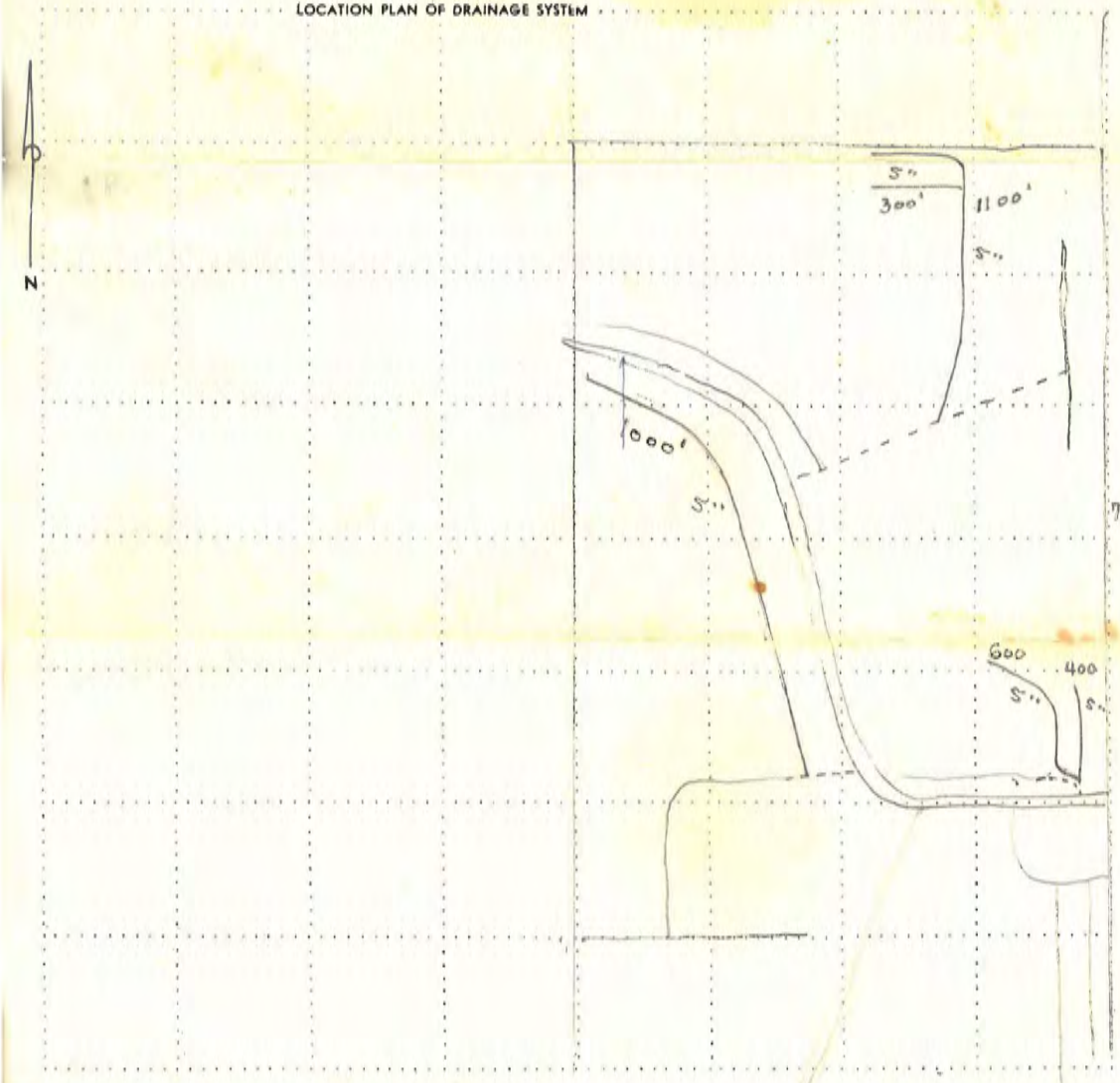
Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

Paulson Farm Drainage

DAVE PAULSON - - - JACKSON, MINNESOTA 56143 - - - PHONE 847-3253

CONTRACTOR Hunt Farm
tilling Nov 14, 1982

LOCATION PLAN OF DRAINAGE SYSTEM



— LEGEND —

- Permanent Fence X X X X Spacing _____
- Existing Drain Line ... -----
- Proposed Tile Line ... _____

MATERIAL NEEDS

OWNER ARLIS LUCHT 3400 FE. 5"

TOWNSHIP _____ DATE _____

SECTION _____ TOWN _____ SCALE _____

COUNTY _____ STATE _____

Signed _____

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Highway Farm Svoboda Excavating

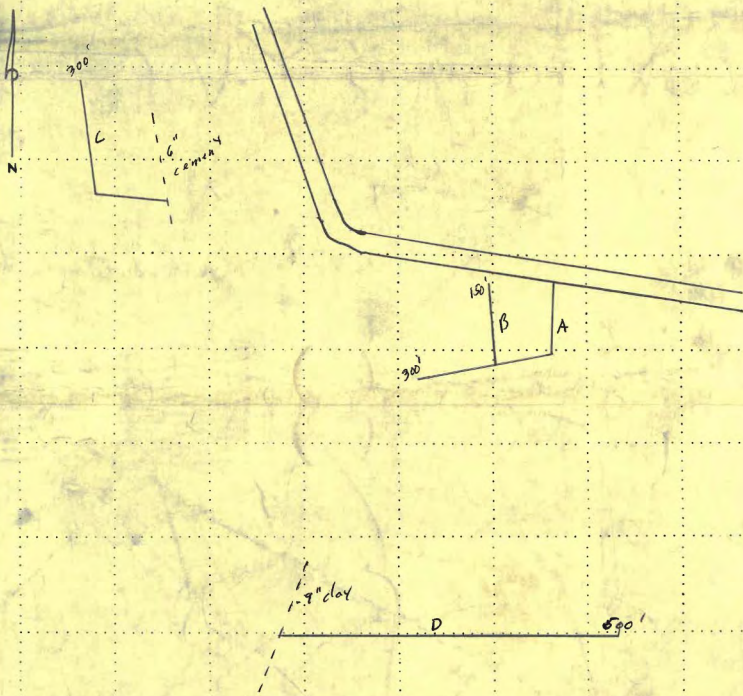
WALT SVOBODA

JACKSON, MINNESOTA 56143

PHONE 847-2050

CONTRACTOR _____

LOCATION PLAN OF DRAINAGE SYSTEM



— LEGEND —

- Permanent Fence X X X X Spacing _____
- Existing Drain Line - - - - -
- Proposed Tile Line _____

MATERIAL NEEDS

1150' 5"

OWNER Lyle Fisher
 TOWNSHIP MiddleTown DATE 4-7-92
 SECTION 23 TOWN _____ SCALE _____
 COUNTY _____ STATE _____
 Signed _____

PARCEL #3

SVOBODA EXCAVATING

WALT SVOBODA

JACKSON, MN 56143

PH. 847-2050

CONTRACTOR Lyle Fisher

STA.	DEPTH	GRADE	TILE	JCT.	STA.	DEPTH	GRADE	TILE	JCT.
			A =	open outlet					
0	3.90								
+40				P.I.					
1	4.05	.30							
+20				B/O					
2	4.05	1.0							
			B						
0	4.09								
1	3.60	.25							
+50	4.20	.60							
			C =	6" cement					
0	3.65								
1	3.75	2.0							
2	3.90	.50							
3	4.20	↓							
			D =	9" clay					
0	4.10								
1	4.10	.70							
2	4.40	↓							
3	4.70	↓							
4	4.40	↓							
5	3.85	↓							

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Arlice Lucht
section 23 middletown
Till cuts

4-21-17

Main 'A'

station	cut	grade
0	8.50	0.20%
1	3.87	↓
2	3.90	↓
bus. 2+75	4.76	1.30
3	4.97	↓
turn S. 3+50	3.99	0.60
4	4.29	↓
5	4.08	↓
turn S.W. 6	4.15	0.70
7	4.44	↓
8	3.99	↓
8+75	4.56	0.20
turn N. 10	3.60	↓

Lateral 'B'

station	cut	grade
0	4.76	0.20
1	3.52	1.80
2	4.05	4.20
2+50	4.00	↓

Lateral 'C'

station	cut	grade
0	7.00	0.50%
branch NW 1	5.88	↓
branch N.W. 2	6.88	2.60
3	5.60	↓
4	4.43	0.10
5	5.21	↓
6	5.76	↓
7	5.43	↓
8	4.73	↓
8+30	4.30	↓

Lateral 'F'

station	cut	grade
0	6.88	0
1	5.69	↓
2	5.22	↓
3	5.35	↓
4	5.55	↓
5	4.74	↓
6	4.05	↓
7	3.45	↓
8	3.77	↓

Lateral 'D'

station	cut	grade
0	3.59	0.15
1	4.05	↓
2	4.20	↓
3	4.11	↓
4	4.03	↓
5	4.01	↓

Lateral 'G'

station	cut	grade
0	5.88	0
1	5.01	↓
2	4.40	↓
3	4.32	↓
4	3.95	↓
5	4.10	↓
6	3.94	↓
7	3.57	↓

Lateral 'E'

station	cut	grade
0	5.20	2.70
1	4.47	↓
1+50	3.80	↓

Arlice Lucht. 4-29-19

Lateral 'G'

station	cut	grade
0	2.90	1.00%
1	3.90	↓
2	4.23	↓

Lateral 'H'

station	cut	grade
0	3.40	0.50
1	4.01	1.70
2	4.63	↓
3	4.20	↓
3+50	3.96	↓

Lateral 'K'

station	cut	grade
0	4.76	0
1	4.66	↓
2	3.84	↓
2+75	4.08	↓

Lateral 'J'

station	cut	grade
0	5.60	0.40
branch E 0+50	4.76	↓
1	4.31	1.80
2	4.69	↓
3	4.65	↓
4	4.12	2.40
5	4.49	↓

PARCEL #3

PARCEL #1

Summary

Parcel ID 200010150
Property Address
Sec/Twp/Rng 01-102-034
Brief Tax Description Sect-01 Twp-102 Range-034 120.00 AC S 1/2 NE 1/4 & SE 1/4 NW 1/4
(Note: Not to be used on legal documents)
Deeded Acres 120.00
Class 101 - (NON-HSTD) AGRICULTURAL
District (2001) WISCONSIN/2895
School District 2895
Creation Date 07/10/1989

Owners

Primary Taxpayer
 Sandra K Gervais Etal
 715 N Thorington
 Algona, IA 50511

Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$768,800	\$772,800	\$772,800	\$822,700	\$887,600
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$768,800	\$772,800	\$772,800	\$822,700	\$887,600

Value Notice

- [2021 Valuation Notice \(PDF\)](#)
- [2020 Valuation Notice \(PDF\)](#)
- [2019 Valuation Notice \(PDF\)](#)

Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$772,800	\$772,800	\$822,700	\$887,600	\$955,400
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$772,800	\$772,800	\$822,700	\$887,600	\$955,400
Net Taxes Due	\$3,638.00	\$3,686.00	\$4,052.00	\$4,156.00	\$4,724.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$3,638.00	\$3,686.00	\$4,052.00	\$4,156.00	\$4,724.00

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	\$1,819.00
+ Unpaid Spec Asmt	\$0.00
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$1,819.00

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PARCEL #2

Summary

Parcel ID 120220200
 Property Address
 Sec/Twp/Rng 22-101-035
 Brief Tax Description Sect-22 Twp-101 Range-035 80.00 AC E 1/2 SE 1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 80.00
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (1201) MIDDLETOWN/2895
 School District 2895
 Creation Date 07/10/1989

Owners

Primary Taxpayer
 Sandra K Gervais Etal
 715 N Thorington
 Algona, IA 50511

Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$451,300	\$451,300	\$451,300	\$480,800	\$519,200
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$451,300	\$451,300	\$451,300	\$480,800	\$519,200

Value Notice

- [2021 Valuation Notice \(PDF\)](#)
- [2020 Valuation Notice \(PDF\)](#)
- [2019 Valuation Notice \(PDF\)](#)

Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$451,300	\$451,300	\$480,800	\$519,200	\$547,300
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$451,300	\$451,300	\$480,800	\$519,200	\$547,300
Net Taxes Due	\$2,446.50	\$2,496.50	\$2,470.50	\$2,520.50	\$2,770.50
+ Special Assessments	\$297.50	\$297.50	\$297.50	\$297.50	\$297.50
= Total Taxes Due	\$2,744.00	\$2,794.00	\$2,768.00	\$2,818.00	\$3,068.00

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

Unpaid Tax	2021 Payable
	\$1,223.25
+ Unpaid Spec.Asmt	\$148.75
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$1,372.00

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PARCEL #3

Summary

Parcel ID 120230100
 Property Address
 Sec/Twp/Rng 23-101-035
 Brief Tax Description Sect-23 Twp-101 Range-035 80.00 AC E 1/2 NE 1/4
(Note: Not to be used on legal documents)
 Deeded Acres 80.00
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (1201) MIDDLETOWN/2895
 School District 2895
 Creation Date 07/10/1989

Owners

Primary Taxpayer
 Sandra K Gervais Etal
 715 N Thorington
 Algona, IA 50511

Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$390,800	\$390,800	\$390,800	\$416,300	\$449,600
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$390,800	\$390,800	\$390,800	\$416,300	\$449,600

Value Notice

- [2021 Valuation Notice \(PDF\)](#)
- [2020 Valuation Notice \(PDF\)](#)
- [2019 Valuation Notice \(PDF\)](#)

Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$390,800	\$390,800	\$416,300	\$449,600	\$474,000
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$390,800	\$390,800	\$416,300	\$449,600	\$474,000
Net Taxes Due	\$2,120.00	\$2,162.00	\$2,140.00	\$2,182.00	\$2,398.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,120.00	\$2,162.00	\$2,140.00	\$2,182.00	\$2,398.00

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 \(PDF\)](#)

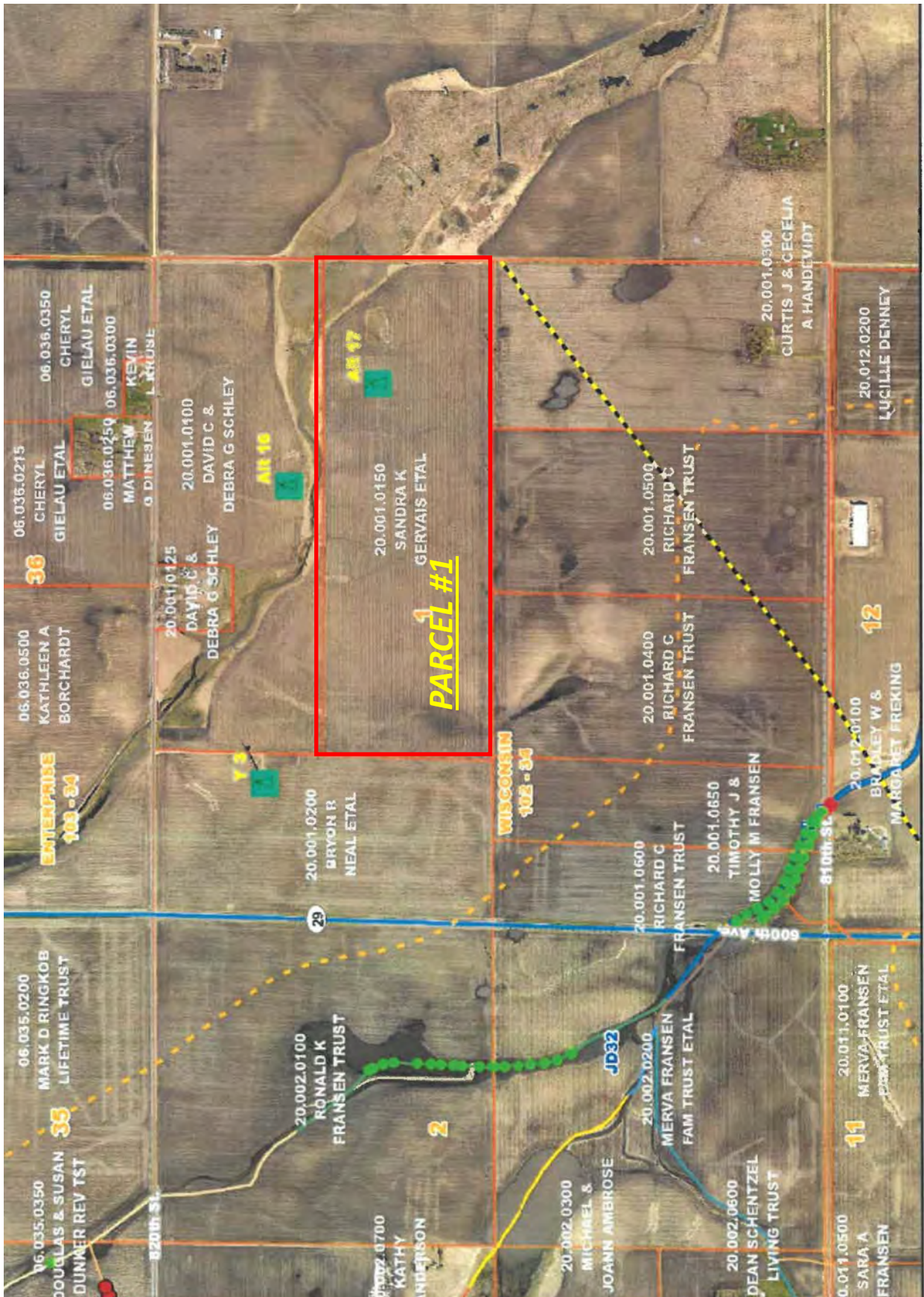
Taxes Unpaid

	2021 Payable
Unpaid Tax	\$1,060.00
+ Unpaid Spec Asmt	\$0.00
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$1,060.00

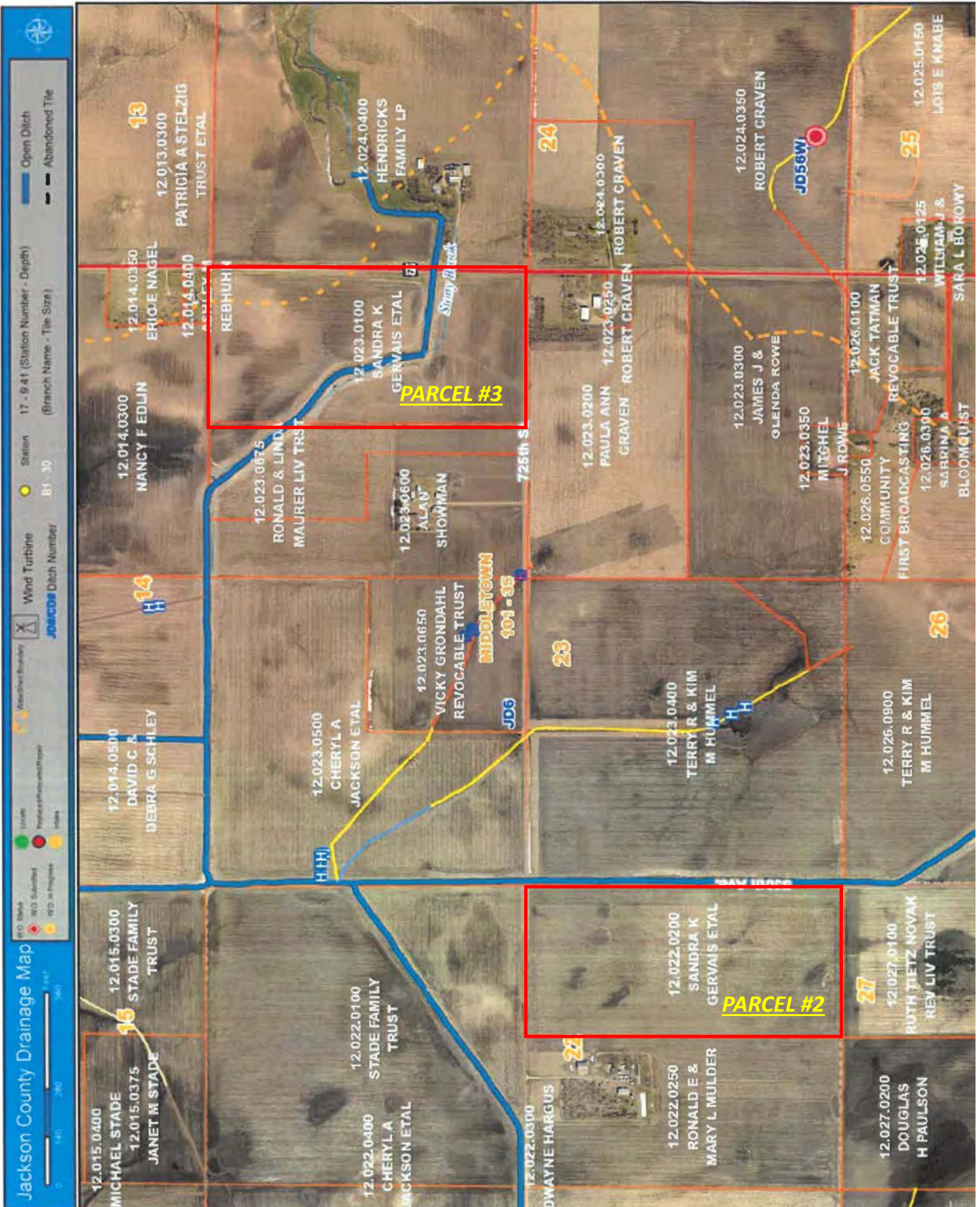
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