

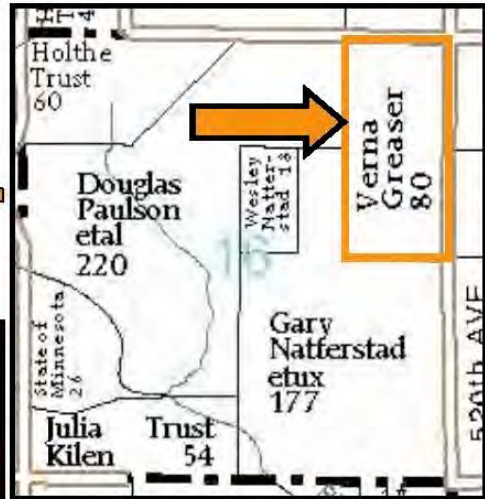


DAN PIKE, AG LAND BROKER / AUCTIONEER

**80+/- ACRES BELMONT TOWNSHIP JACKSON COUNTY, MN.
FARMLAND AUCTION**

WEDNESDAY, OCTOBER 20, 2021 @ 10:00 A.M.

SALE LOCATION: The auction will be held at the farm which is located from the junction of Interstate 90 & Highway #71 at Jackson, Minnesota, 6-1/2 miles north on #71 to 860 Street then 2 miles west on 860th Street. Watch for auction signs.



OWNER
Verna F. Greaser
Leon Greaser - POA



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.

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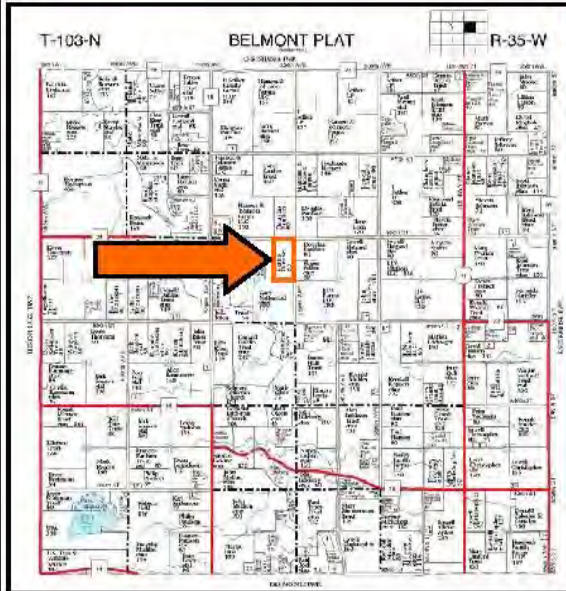
Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

80+/- Acres Belmont Township, Jackson County, MN.

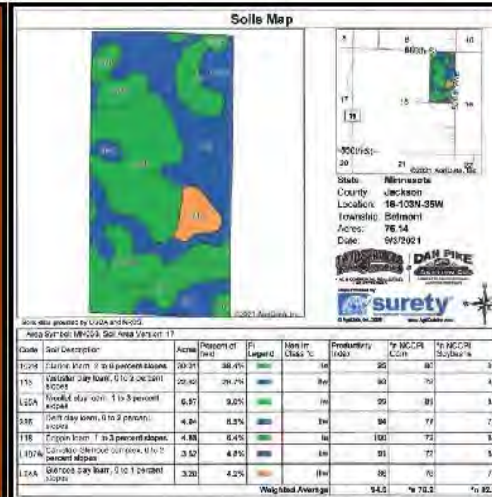
FARMLAND AUCTION

Wednesday, October 20, 2021 @ 10:00 A.M.

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BELMONT TOWNSHIP



JACKSON COUNTY



PROPERTY LOCATIONS

From the junction of Interstate 90 & Highway #71 at Jackson, Minnesota, 6-1/2 miles north on #71 to 860 Street then 2 miles west on 860th Street. Watch for auction signs.

PROPERTY LEGAL DESCRIPTIONS

E1/2 of the NE1/4 Section 16, Township 103N (Belmont), Range 35W Jackson County, Minnesota. Jackson County Parcel #02.016.0100.

PROPERTY INFORMATION

Deeded Acres: 80+/- Tillable Acres: 76.14+/-
CPI Rating: 94.5

AUCTION SALE TERMS

The buyer shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The property is being sold subject to a cropland lease for 2021 with the Sellers retaining all of the 2021 cropland lease payments. The closing shall be held on November 22, 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 "ASIS". 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 MIN statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

AUCTIONEER'S NOTE

We are very honored to have been asked to represent Verna Greaser with the sale of this outstanding 80 acre tract of farmland. Please come prepared to purchase as the seller has 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 Greaser Land Auction or call Dan Pike at the Dan Pike Auction Company at 507-847-3468. Those unable to attend in person can participate & bid by making arrangements with the Dan Pike Auction Company at least 24 hours ahead of the auction.

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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Auctioneers
Dan Pike
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CAI & GPA - Jackson, MN
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Scott Christopher
507-841-3125 (C) - Jackson, MN
Kevin & Ryan Kahler
Doug Wedel &
Dustyn Hartung
Fairmont & Sherburn, MN

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

OWNER
VERNA F. GREASER
Leon Greaser - POA

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BIDDING OPTION

Interested parties that can not attend the auction in person can make arrangements to bid by phone by pre-registering at **least 24 hours** prior to the auction and arranging to bid by phone. Those parties bidding by phone 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 by phone or in person.

Aerial Map



Map Center: 43° 43' 28.96, -95° 2' 41.05

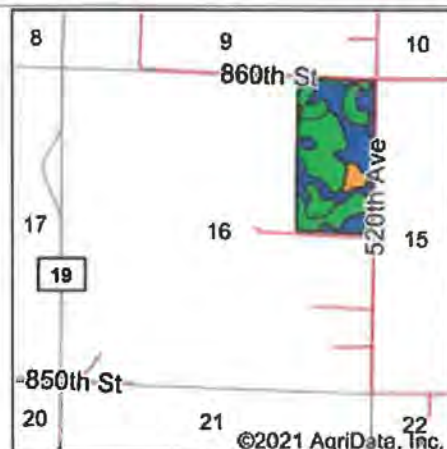
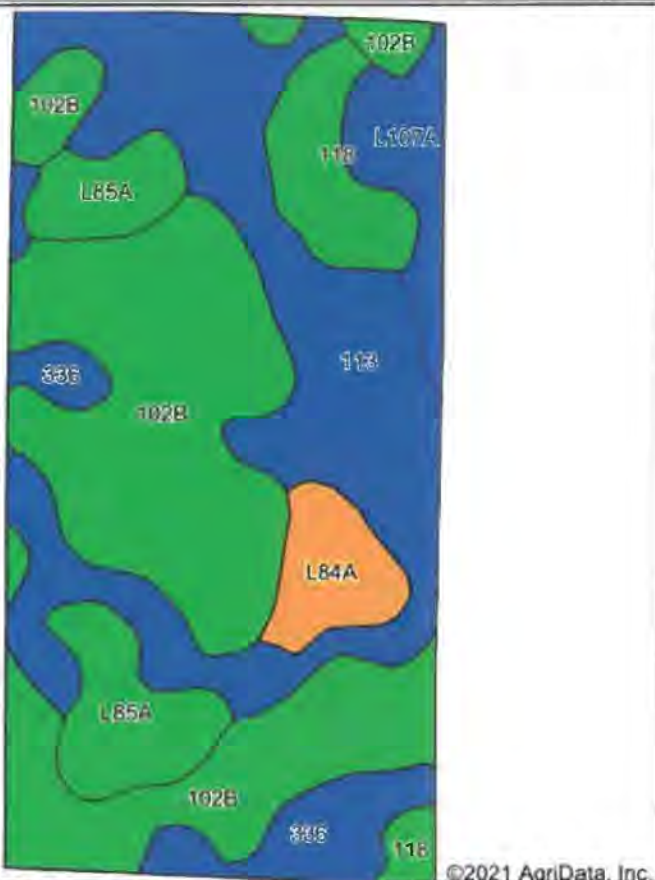


16-103N-35W
Jackson County
Minnesota



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Soils Map



State: **Minnesota**
 County: **Jackson**
 Location: **16-103N-35W**
 Township: **Belmont**
 Acres: **76.14**
 Date: **9/3/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

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
102B	Clarion loam, 2 to 6 percent slopes	30.01	39.4%		lle	95	80	84
113	Webster clay loam, 0 to 2 percent slopes	22.62	29.7%		llw	93	78	82
L85A	Nicollet clay loam, 1 to 3 percent slopes	6.87	9.0%		lw	99	81	82
336	Delft clay loam, 0 to 2 percent slopes	4.94	6.5%		llw	94	77	79
118	Crippin loam, 1 to 3 percent slopes	4.88	6.4%		le	100	72	87
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	3.62	4.8%		llw	91	72	81
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.20	4.2%		llw	86	76	76
Weighted Average						94.5	*n 78.2	*n 82.6

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

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Topography Contours



©2021 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 3.0

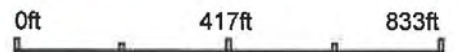
Min: 1,441.4

Max: 1,456.6

Range: 15.2

Average: 1,449.7

Standard Deviation: 3.25 ft



9/3/2021

16-103N-35W
Jackson County
Minnesota

Map Center: 43° 43' 28.96, -95° 2' 41.05

Maps Provided By:



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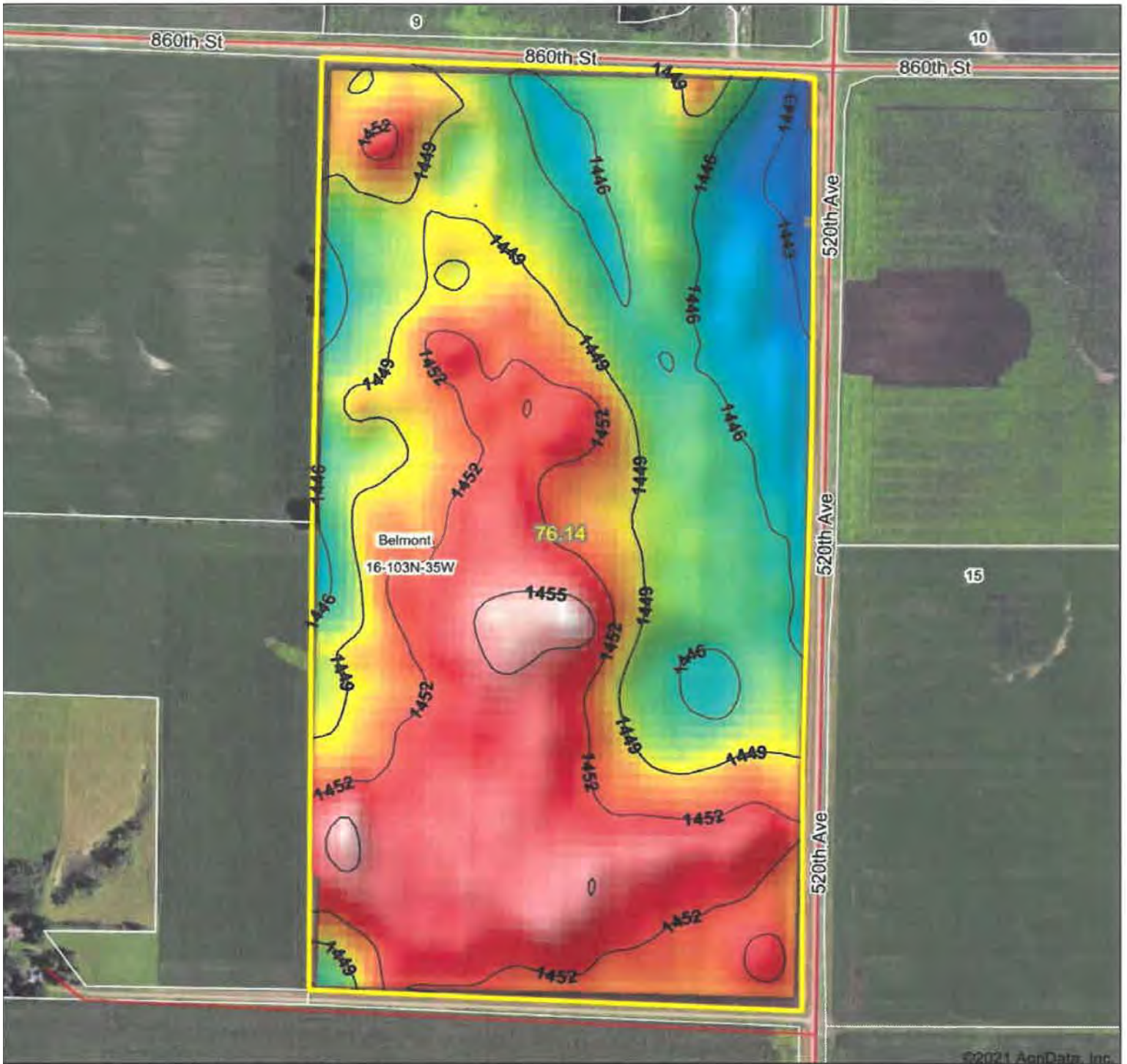
Field borders provided by Farm Service Agency as of 5/21/2008.

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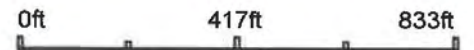
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Topography Hillshade



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,441.4
 Max: 1,456.6
 Range: 15.2
 Average: 1,449.7
 Standard Deviation: 3.25 ft



9/3/2021

16-103N-35W
Jackson County
Minnesota

map center: 43° 43' 28.96, -95° 2' 41.05

LAND SERVICES UNLIMITED & **DAN PIKE AUCTION CO.**
 AG & COMMERCIAL REAL ESTATE • AG APPRAISALS
 COMPLETE PROFESSIONAL AUCTION SERVICES

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

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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
 MAG = for GZ
 Canola = Spring for seed

Common Land Unit
 Cropland
 Tract Boundary
 Minnesota_Transparency_Polygon_0214201

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

Tract Cropland Total: 76.14 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

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Minnesota
Jackson

U.S. Department of Agriculture
Farm Service Agency

FARM: 7288
Prepared: 9/8/21 9:44 AM
Crop Year: 2021
Page: 1 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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: HARTZLER, DOUG ALAN
Farm Identifier: S4579/7288,7289
Recon Number: 2012 - 55
Farms Associated with Operator: 1830, 1834, 5740, 6532, 8628

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
76.14	76.14	76.14	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	76.14	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

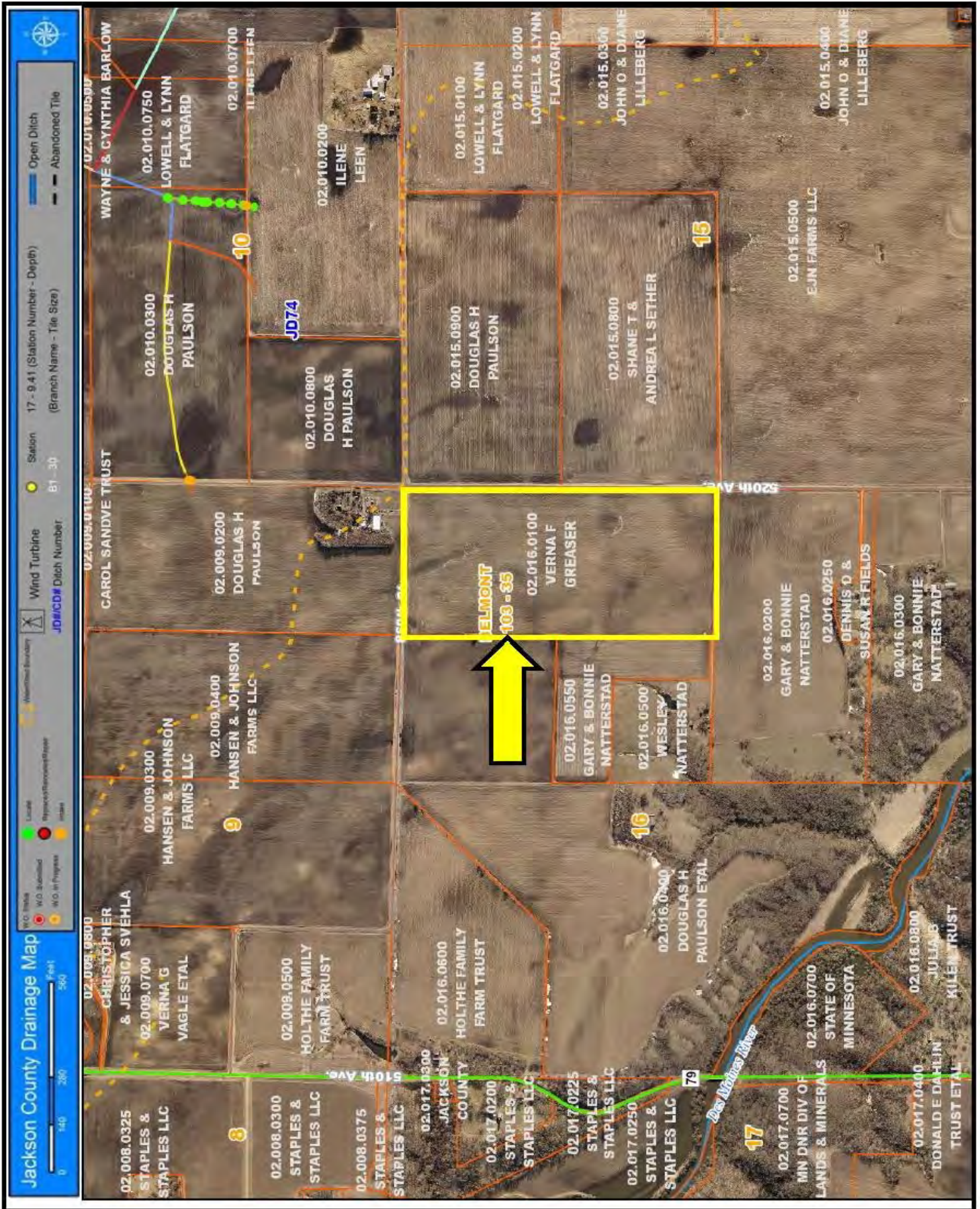
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	51.1	143	0.00
SOYBEANS	24.0	45	0.00
Total Base Acres:	75.1		

Tract Number: 10942 Description: E2NE/16/BELMONT
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
76.14	76.14	76.14	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	76.14	0.0	0.0	0.0		

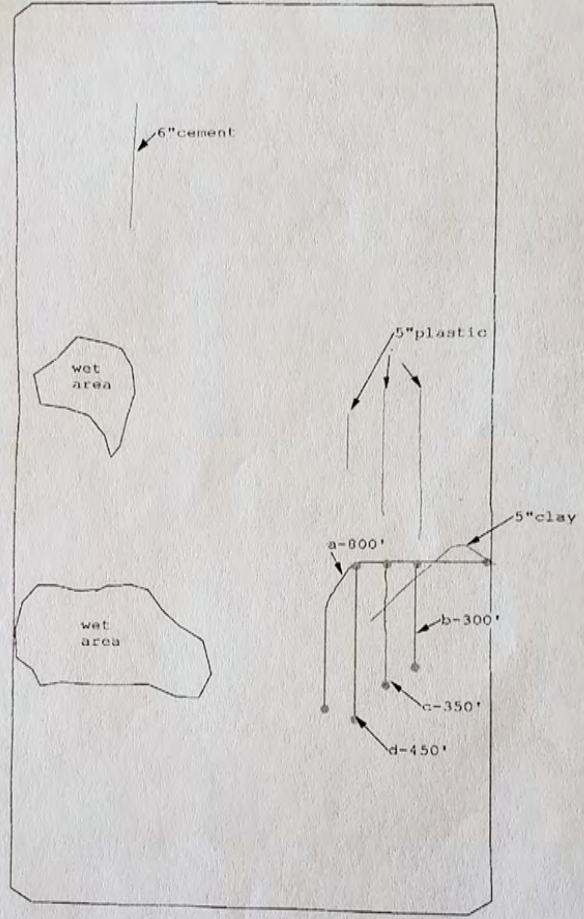
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	51.1	143	0.00
SOYBEANS	24.0	45	0.00
Total Base Acres:	75.1		

Owners: GREASER, VERNA F



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North



Customer: Verna Greaser		
Location: E1/2 NE1/4 Sec. 16 Belmont twp.		
Scale: 350 feet	Spacing: 80'	Date: 5-5-11
Svoboda Excavating Inc.		

——— 5 in: 1898 ft
 = = = Exist: 1709 ft

Summary

Parcel ID 020160100
 Property Address
 Sec/Twp/Rng 16-103-035
 Brief Tax Description Sect-16 Twp-103 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 (201) BELMONT/2895
 School District 2895
 Creation Date 07/10/1989

Owners

Primary Taxpayer
 Verna F Greaser
 C/O Leon Greaser
 2732 N Northshore Court
 Wichita, KS 67205

Land

Seq	Code	CER	Dlm 1	Dlm 2	Dlm 3	Units	UT
1	CER VALUE	86.42	0	0	0	76.500	AC
2	ROAD ACRES	0	0	0	0	3.500	AC
Total						80.000	

Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$565,700	\$565,700	\$565,700	\$602,600	\$650,800
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$565,700	\$565,700	\$565,700	\$602,600	\$650,800

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	\$565,700	\$565,700	\$602,600	\$650,800	\$663,700
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$565,700	\$565,700	\$602,600	\$650,800	\$663,700
Net Taxes Due	\$3,082.00	\$3,148.00	\$3,066.00	\$3,132.00	\$3,348.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$3,082.00	\$3,148.00	\$3,066.00	\$3,132.00	\$3,348.00

Taxes Unpaid

	2021 Payable
Unpaid Tax	\$1,541.00
+ Unpaid Spec Asmt	\$0.00
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$1,541.00

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
303338	5/17/2021	2021	\$0.00	\$0.00	\$0.00	(\$1,541.00)
295579	1/29/2021	2020	\$0.00	\$0.00	\$157.40	(\$1,731.40)
286137	5/18/2020	2020	\$0.00	\$0.00	\$0.00	(\$1,574.00)
3492	2/11/2020	2019	\$0.00	\$0.00	\$425.15	(\$3,491.15)
3082	2/1/2019	2018	\$0.00	\$0.00	\$405.07	(\$3,537.07)
3083	2/1/2019	2017	\$0.00	\$0.00	\$441.10	(\$2,183.50)
229212	5/8/2017	2017	\$0.00	\$0.00	\$0.00	(\$1,674.00)
222416	11/4/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,696.00)
215913	5/15/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,696.00)
204410	10/27/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,674.00)
192942	5/4/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,674.00)