



DAN PIKE, AG LAND BROKER / AUCTIONEER

FARMLAND FOR SALE - Private Treaty Sale

Rumbaugh Trust - Damm

87.5 Acres Farmland more or less

Alba Township

Jackson County, MN.

Offered Exclusively By

Land & Farm Services Unlimited, LLC &

Dan Pike Auction Company, LLC

Ag Land Broker - Auctioneer - Agricultural Appraiser

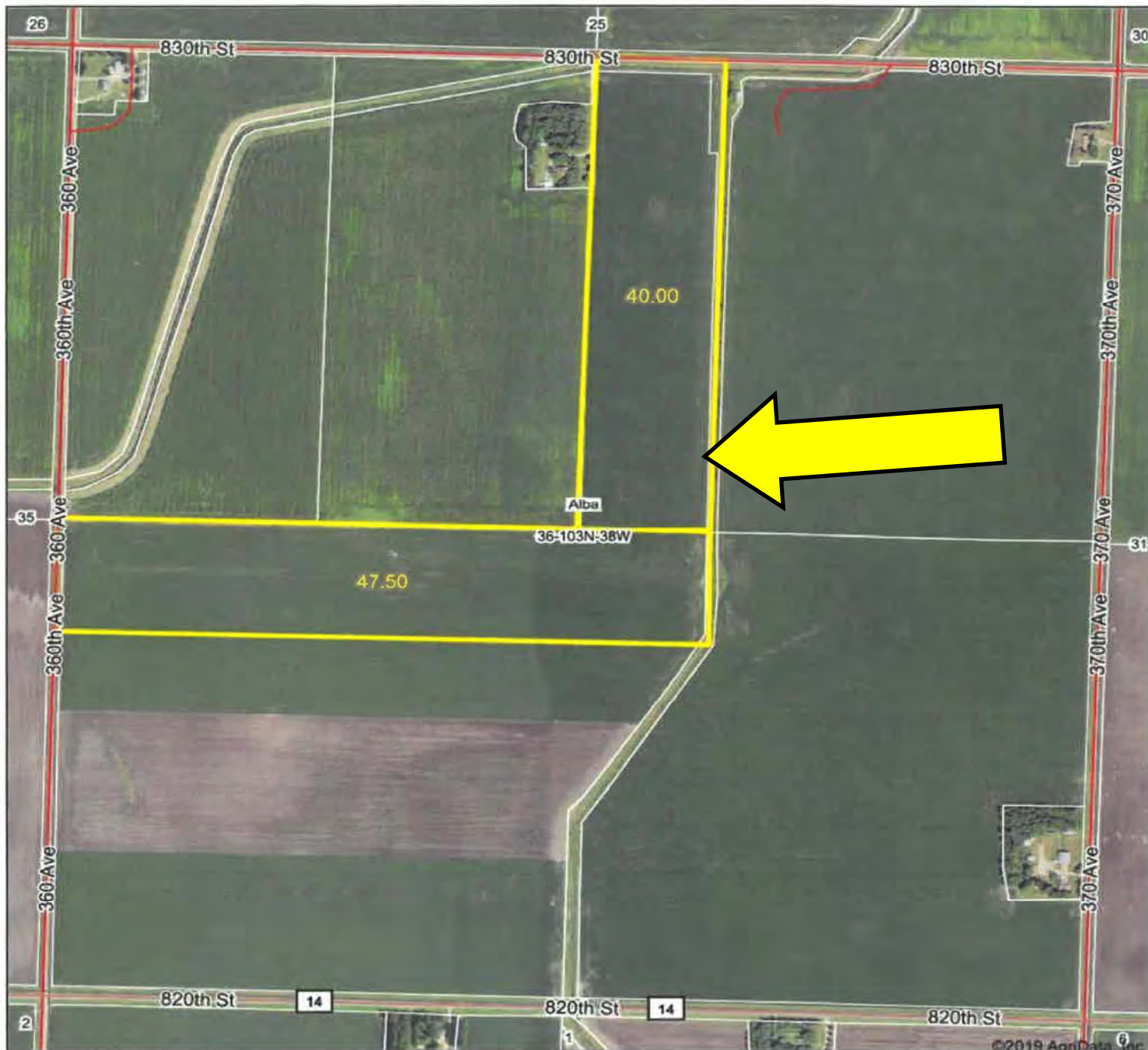
410 Springfield Parkway Jackson, Minnesota 56143 507-847-3468

Email: dan@danpikeauction.com &

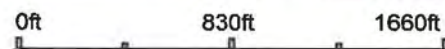
Web Site: www.danpikeauction.com or www.landfarmservices.com

Serving Real Estate & Auction clients since 1975.

Aerial Map



Map Center: 43° 40' 53.54, -95° 20' 43.6



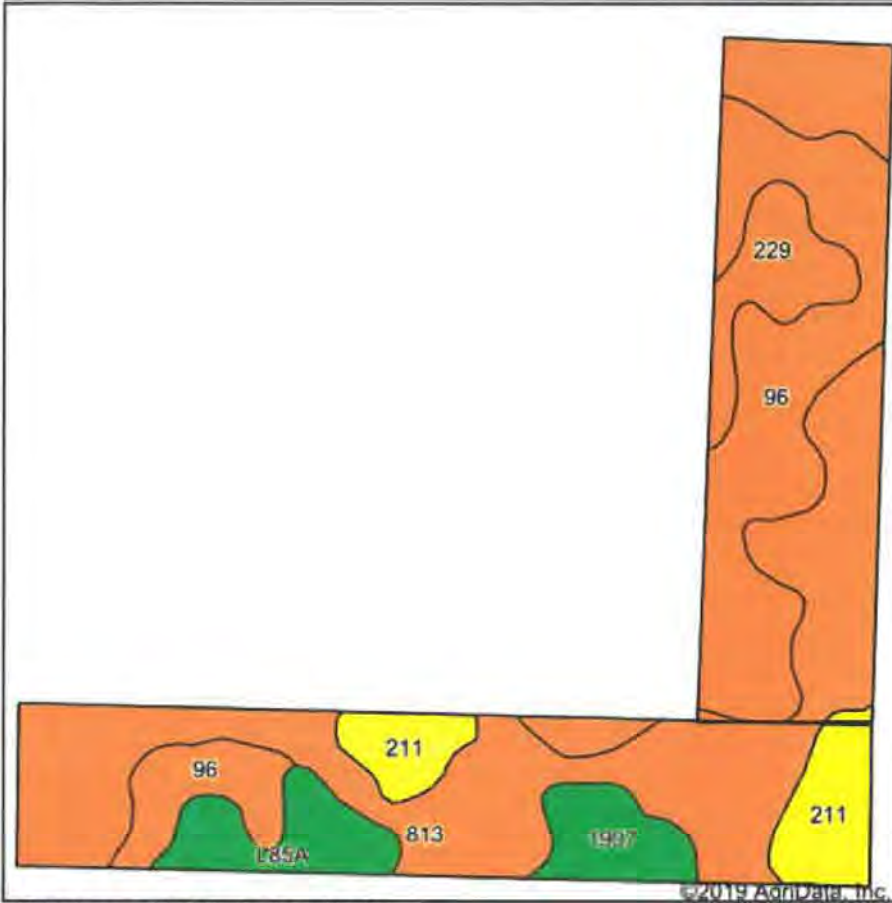
36-103N-38W
Jackson County
Minnesota



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

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



State: **Minnesota**
 County: **Jackson**
 Location: **36-103N-38W**
 Township: **Alba**
 Acres: **87.5**
 Date: **3/4/2020**



Maps Provided By:



Soils data provided by USDA and NRCS.

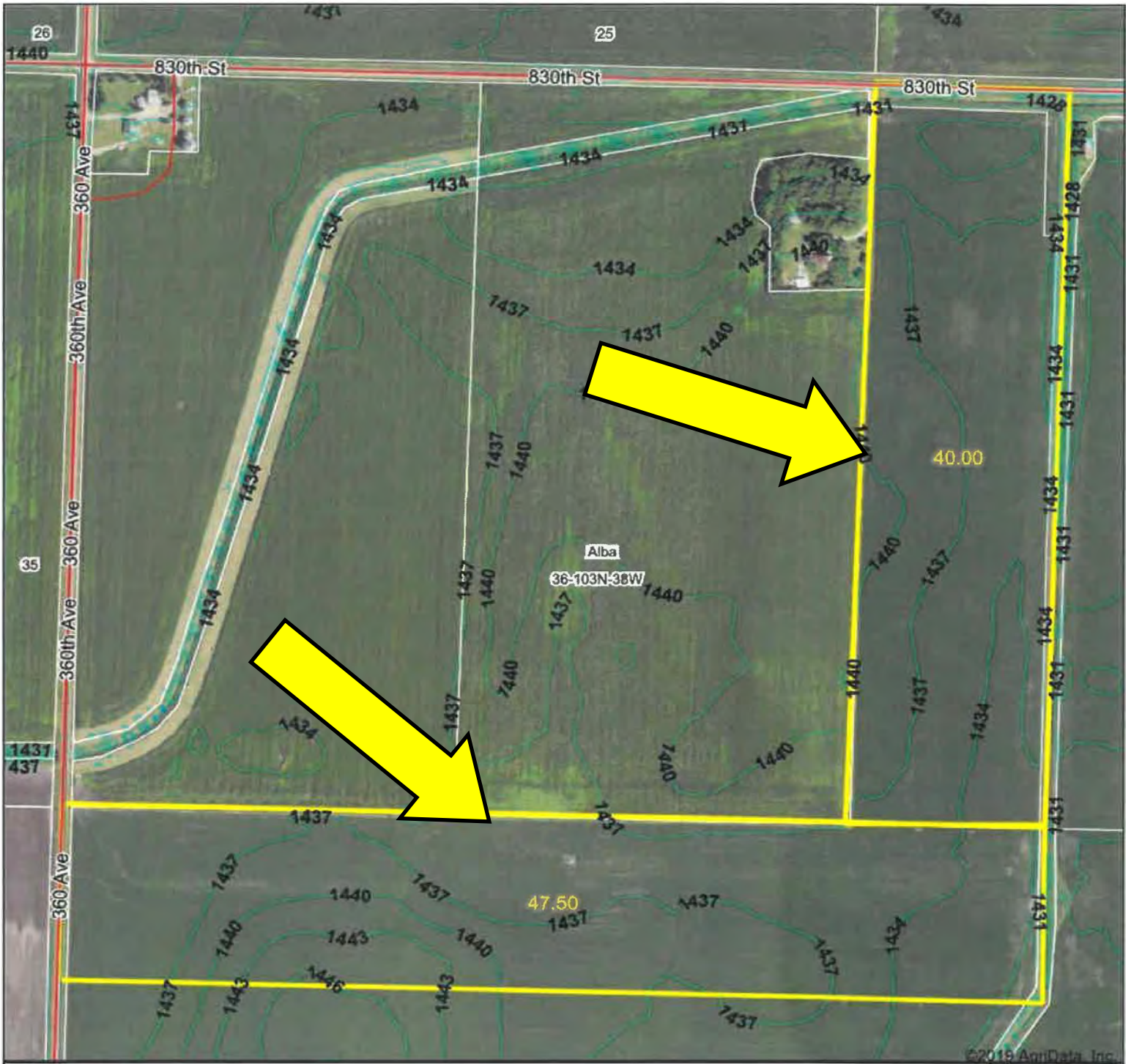
Area Symbol: MN063, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Corn	*n NCCPI Soybeans
813	Spicer-Lura complex	39.94	45.6%		Ilw	87	4.9	164	80	48	50	70	72
96	Collinwood silty clay loam, 1 to 3 percent slopes	25.54	29.2%		Ilw	86						70	67
211	Lura silty clay, 0 to 1 percent slopes	7.58	8.7%		Illw	81						59	55
229	Waldorf silty clay loam, 0 to 2 percent slopes	5.19	5.9%		Ilw	85						65	67
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.09	5.8%		Iw	99						82	78
1907	Lakefield silty clay loam	4.16	4.8%		I	100	5.6	189	90	55	58	72	79
Weighted Average						87.4	2.5	83.8	40.8	24.5	25.6	*n 69.5	*n 69.5

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

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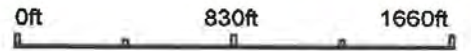
Topography Contours



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Source: USGS 10 meter dem
 Interval: 3.0
 Min: 1,425.5
 Max: 1,446.0
 Range: 20.5
 Average: 1,436.3
 Standard Deviation: 3.51



3/4/2020

36-103N-38W
Jackson County
Minnesota

Map Center: 43° 40' 53.54, -95° 20' 43.6



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Summary

Parcel ID 010360250
 Property Address
 Sec/Twp/Rng 36-103-038
 Brief Tax Description Sect-36 Twp-103 Range-038 38.00 AC NORTHERLY 38 AC SW 1/4
(Notice #01 for issuance on legal documents)
 Deeded Acres 38.00
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (101) ALBA/330/WTSD
 School District 0330
 Creation Date 01/17/2011

Owners

Primary Taxpayer
[Mary Rumbaugh Revocable Trust](#)
 C/O Ann Devall
 2232 165th St
 Spirit Lake, IA 51360

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	74.37	0	0	0	37.530	AC
2	ROAD ACRES	0	0	0	0	0.470	AC
Total						38.000	

Valuation

	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$251,700	\$268,100	\$289,500	\$307,900	\$307,900
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$251,700	\$268,100	\$289,500	\$307,900	\$307,900

Value Notice

[CLICK HERE to view 2019 Value Notice](#)
[CLICK HERE to view 2018 Value Notice](#)
[CLICK HERE to view 2017 Value Notice](#)

Taxation

	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$268,100	\$289,500	\$307,900	\$307,900
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$268,100	\$289,500	\$307,900	\$307,900
Net Taxes Due	\$1,405.66	\$1,423.66	\$1,562.00	\$1,532.00
+ Special Assessments	\$76.34	\$76.34	\$0.00	\$0.00
= Total Taxes Due	\$1,482.00	\$1,500.00	\$1,562.00	\$1,532.00

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

Tax Statements

[CLICK HERE to view 2019 Tax Statement](#)
[CLICK HERE to view 2018 Tax Statement](#)
[CLICK HERE to view 2017 Tax Statement](#)

Taxes Unpaid

No taxes are due at this time.

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
274212	10/23/2019	2019	\$0.00	\$0.00	\$0.00	(\$741.00)
260871	3/25/2019	2019	\$0.00	\$0.00	\$0.00	(\$741.00)
258856	11/15/2018	2018	\$0.00	\$0.00	\$0.00	(\$750.00)
249869	5/14/2018	2018	\$0.00	\$0.00	\$0.00	(\$750.00)
240557	11/13/2017	2017	\$0.00	\$0.00	\$0.00	(\$781.00)
230512	5/10/2017	2017	\$0.00	\$0.00	\$0.00	(\$781.00)
223008	11/9/2016	2016	\$0.00	\$0.00	\$0.00	(\$766.00)
212839	5/11/2016	2016	\$0.00	\$0.00	\$0.00	(\$766.00)
207710	11/16/2015	2015	\$0.00	\$0.00	\$0.00	(\$10.00)
204988	11/5/2015	2015	\$0.00	\$0.00	\$0.00	(\$752.00)
193052	5/4/2015	2015	\$0.00	\$0.00	\$0.00	(\$762.00)

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Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
187561	11/7/2014	2014	\$0.00	\$0.00	\$0.00	(\$746.00)
174771	4/24/2014	2014	\$0.00	\$0.00	\$0.00	(\$746.00)
169719	11/4/2013	2013	\$0.00	\$0.00	\$0.00	(\$699.00)
159288	5/8/2013	2013	\$0.00	\$0.00	\$0.00	(\$699.00)
151649	10/24/2012	2012	\$0.00	\$0.00	\$0.00	(\$647.00)
139943	5/2/2012	2012	\$0.00	\$0.00	\$0.00	(\$647.00)

No data available for the following modules: Buildings, Sub Area Square Footage, Extra Features, Sales, Sketches.

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Summary

Parcel ID 010360150
 Property Address
 Sec/Twp/Rng 36-103-038
 Brief Tax Description Sect-36 Twp-103 Range-038 40.00 AC NE 1/4 LYING WESTERLY OF CENTER OF CO DITCH 3
(Name may be used on legal documents)
 Deeded Acres 40.00
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (101) ALBA/330/WTSD
 School District 0330
 Creation Date 03/24/2011

Owners**Primary Taxpayer**

[Mary Kumbaugh Revocable Trust](#)
 C/O Ann Devall
 2232 165th St
 Spirit Lake, IA 51360

and

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	74.43	0	0	0	34.500	AC
2	DITCH EXEMPT	0	0	0	0	5.000	AC
3	ROAD ACRES	0	0	0	0	0.500	AC
Total						40.000	

Valuation

	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$231,500	\$246,600	\$266,300	\$283,300	\$283,300
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$231,500	\$246,600	\$266,300	\$283,300	\$283,300

Value Notice

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[CLICK HERE to view 2017 Value Notice](#)

Taxation

	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$246,600	\$266,300	\$283,300	\$283,300
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$246,600	\$266,300	\$283,300	\$283,300
Net Taxes Due	\$1,292.16	\$1,310.16	\$1,438.86	\$1,408.30
+ Special Assessments	\$67.84	\$67.84	\$37.14	\$185.70
= Total Taxes Due	\$1,360.00	\$1,378.00	\$1,476.00	\$1,594.00

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Tax Statements

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[CLICK HERE to view 2017 Tax Statement](#)

Taxes Unpaid

No taxes are due at this time.

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
274213	10/23/2019	2019	\$0.00	\$0.00	\$0.00	(\$680.00)
260872	3/25/2019	2019	\$0.00	\$0.00	\$0.00	(\$680.00)
258857	11/15/2018	2018	\$0.00	\$0.00	\$0.00	(\$689.00)
249870	5/14/2018	2018	\$0.00	\$0.00	\$0.00	(\$689.00)
240558	11/13/2017	2017	\$0.00	\$0.00	\$0.00	(\$738.00)
230513	5/10/2017	2017	\$0.00	\$0.00	\$0.00	(\$738.00)
223009	11/9/2016	2016	\$0.00	\$0.00	\$0.00	(\$797.00)
212840	5/11/2016	2016	\$0.00	\$0.00	\$0.00	(\$797.00)
204989	11/5/2015	2015	\$0.00	\$0.00	\$0.00	(\$776.00)
193053	5/4/2015	2015	\$0.00	\$0.00	\$0.00	(\$776.00)

https://beacon.schneidercorp.com/Application.aspx?AppID=332&LayerID=3724&PageTyp... 3/2/2020

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Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
187562	11/7/2014	2014	\$0.00	\$0.00	\$0.00	(\$706.00)
174772	4/24/2014	2014	\$0.00	\$0.00	\$0.00	(\$706.00)
170151	11/7/2013	2013	\$0.00	\$0.00	\$0.00	(\$20.00)
169720	11/4/2013	2013	\$0.00	\$0.00	\$0.00	(\$644.00)
159289	5/8/2013	2013	\$0.00	\$0.00	\$0.00	(\$664.00)
151650	10/24/2012	2012	\$0.00	\$0.00	\$0.00	(\$622.00)
139944	5/2/2012	2012	\$0.00	\$0.00	\$0.00	(\$622.00)

No data available for the following modules: Buildings, Sub Area Square Footage, Extra Features, Sales, Sketches.

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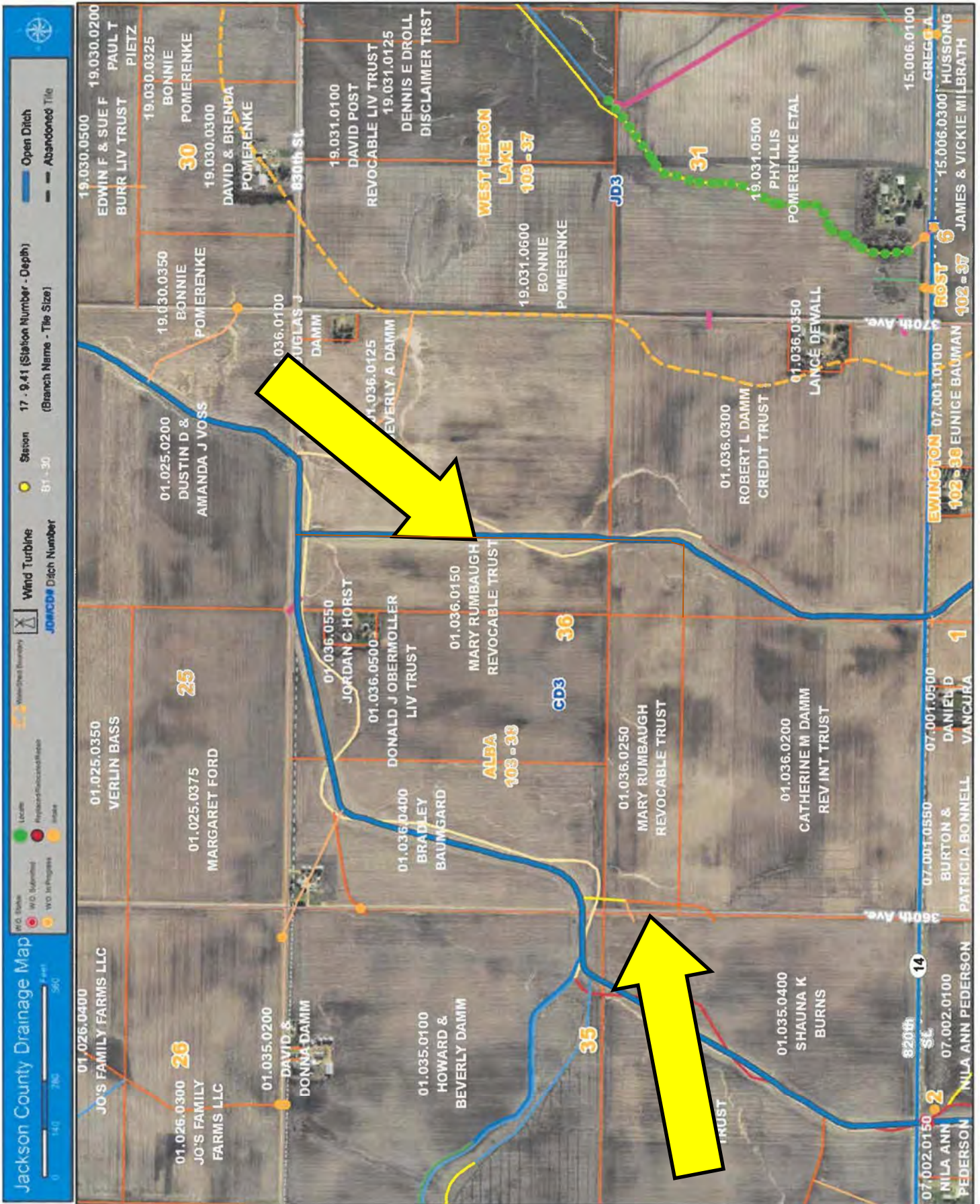


Version 2.342

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 & Dan Pike Auction Company, LLC
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 Jackson, MN 56143
 507-847-3468 or 888-847-3486 (Toll Free)
www.danpikeauction.com

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- Construction Equipment
- Trucks & Trucking Equipment
- Commercial Business & Equipment
- Other Types Of Auctions
- Private Purchase & Sale Of Assets



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- Experienced auction management staff to handle all of the details that go into a successful auction.



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1. Office headquarters to handle all of the pre-sale details that go into a successful auction.
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3. Computerized clerking systems.
4. Sound systems that can handle any type of sound requirements for any auction.
5. Enclosed auction pickup toppers for handling the auctions in the most professional manner possible.
6. Sale racks and other auction equipment.
7. Computerized world wide internet web page access.



What you need to consider to assure a successful auction:

1. By contacting Dan Pike Auction Company about your auction, you are taking the first step to a very successful sale. They can offer you one of the most professional auction services available in the upper Midwest. Dan and his staff are happy to show you, at no obligation, how they can market your personal or real property and how an auction can work for you.
2. The listing of your auction is one of the most important steps for having a successful auction. Dan Pike Auction Company is very careful to see that all of the pertinent information regarding your items or property is correctly listed, so it is properly advertised.
3. It has been proven time and again that a good well planned advertising program is a key factor in a successful auction. Dan Pike and the auction staff have the every day working experience to see that your advertising is done correctly and affectively. They will make use of newspaper, internet, radio, TV and specific direct mail mailing lists to make sure all the bases are covered for your sale. They do all of the work and you can rest assured they are doing it with your best interests at heart.
4. Whether your sale is large or small, one very important part of the auction is preparing the items to be sold. This will involve many different tasks, the Dan Pike Auction Company will be happy to assist you with this important phase.
5. Something any auctioneer or auction company will agree upon is that the main objective of any auction is to market your items for the highest price possible. Something you should consider in selecting an auction company is that you will never get a second chance to hold an auction of your property. Therefore, it is vital that you do it right, by choosing a company that has the proven track record for successful auctions. That company is the Dan Pike Auction Company.

Our Real Estate Services

PROFESSIONAL REAL ESTATE SERVICES FOR THE FOLLOWING TYPES OF PROPERTIES & TRANSACTIONS INCLUDING:



- FARMLAND
- ACREAGES
- COMMERCIAL
- INDUSTRIAL
- RECREATIONAL
- 1031 EXCHANGES

We work consistently with out-of-state sellers and buyers. We offer the sale of our client's properties by Private Treaty (listing), Sealed Bid Auction, Public Auctions, Multi-parcel and other marketing systems. We offer market evaluations on all types of real property.

Our Agricultural Appraisal Services

Land and Farm Services Unlimited, LLC and Dan Pike Auction Company, LLC has Certified General Real Property Appraisal services available. We have been active with appraising all types of Agricultural property since 1981.

We also do most types of Personal Property appraisals including farm equipment, construction equipment, fertilizer equipment, truck equipment, industrial equipment, business equipment and inventory.

We are licensed to service both Minnesota and Iowa. Our clients include Financial Institutions, Attorneys, Private Individuals & Groups, Governmental Agencies and Trustees.