



DAN PIKE, AG LAND BROKER / AUCTIONEER

FARMLAND FOR SALE - Private Treaty Sale



PROPERTY LOCATION

From the I-90 & Highway #60 exit at Worthington, Minnesota 5-1/2 miles east to the Brewster exit #50, then 1/2 mile south to 790th Street, then 2-1/2 miles east on 790th Street OR from the I-90 exit at Lakefield, Minnesota 1/2 mile north on Highway #86 to County Road #12, then 10 miles west on #12 to County Road #5, then 1 mile south to 790th Street, then 1 mile west. Watch for signs.

PROPERTY LEGAL DESCRIPTION

SE1/4 except 546' x 445' & 14.37 acres in E1/2 SE1/4 16-102-38 Jackson County, MN. Jackson County Parcel #07.016.0450, containing 140.05 acres more or less.

PROPERTY INFORMATION

Deeded Acres: 140.05+/- Cropland Acres: 135.1 +/-

Crop Productivity Index Rating: 92.3
(Estimated based on Surety Agra Data)

FSA INFORMATION

Corn Base: 67.5 Acres CORN PLC Yield: 155 bushels

Soybean Base: 66.25 Acres SOYBEAN PLC Yield: 45 bushels

RACINE FAMILY- OWNERS

Priced to sell! Call today to make an your offer.

Possession for the 2021 crop year

To make an offer or for more information go to www.danpikeauction.com or call 507-847-3468.

OFFERED BY



Daniel J. Pike

Land Broker - Auctioneer - Appraiser

Scott Christopher

Real Estate Sales Person - Auctioneer - Appraiser

410 Springfield Parkway Jackson, MN 56143
507-847-3468 (Office)

www.danpikeauction.com

Offered Exclusively By

Land & Farm Services Unlimited, LLC &

Dan Pike Auction Company, LLC

Ag Land Broker - Auctioneer - Agricultural Appraiser

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Email: dan@danpikeauction.com &

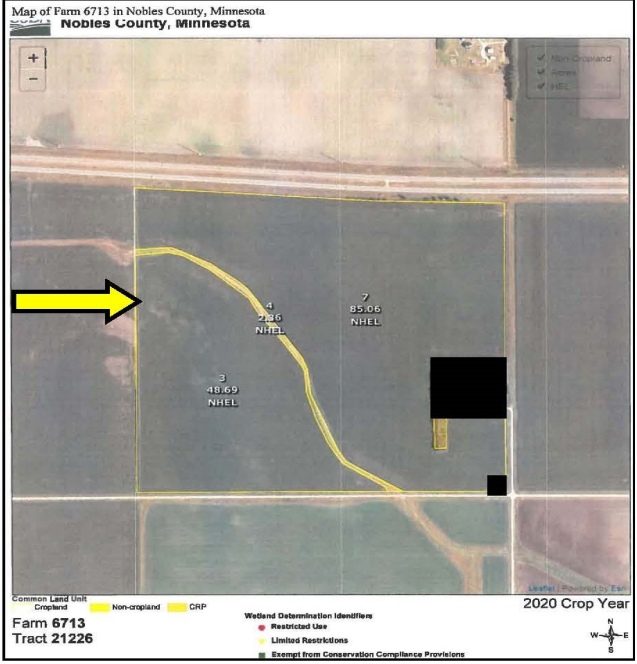
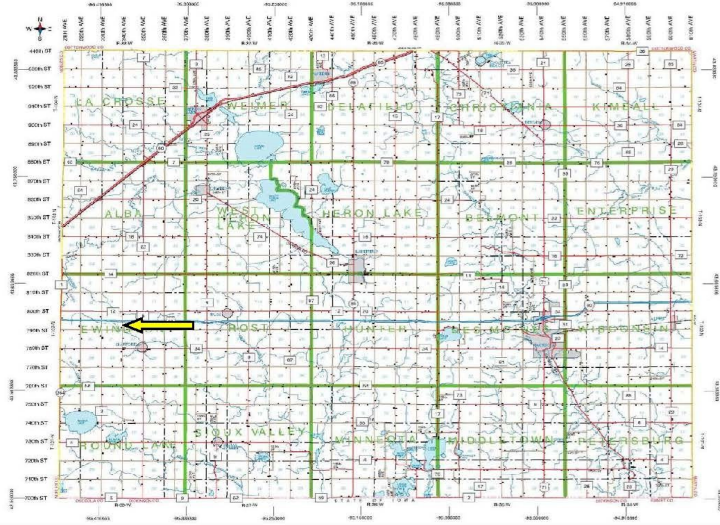
Web Site: www.danpikeauction.com or www.landfarmservices.com

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**JUST LISTED - PRIME 140.05 Acres +/-
EWINGTON TOWNSHIP, JACKSON COUNTY, MN.**

FARMLAND FOR SALE

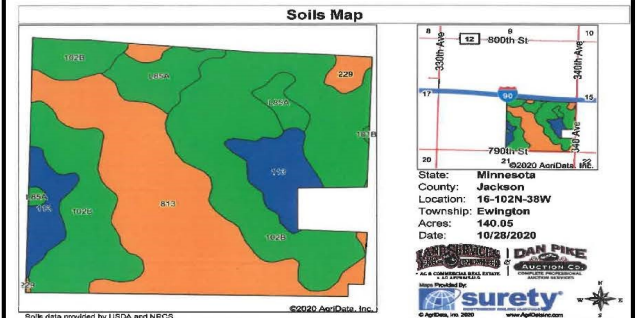
Jackson County, Minnesota



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Soils data provided by USDA and NRCS. ©2020 AerDate, Inc.

Area Symbol	MND03, Soil Area Version: 17	Code	Soil Description	Acres	Percent of Field	PI Legend	Productivity Index	Bronegras alfalfa hay	Corn	Oats	Soybeans	Spring wheat	% NCCPI Corn	% NCCPI Soybeans	
1028	Clifton loam 2 to 8 percent slopes	87.83	48.3%	III	95								80	84	
813	Spicer-Laura complex	44.36	31.7%	IIw	87	4.9	164	80	48	50	70				
113	Webster clay loam, 0 to 2 percent slopes	14.06	10.0%	IIw	83								78	82	
185A	Nicollet clay loam, 1 to 3 percent slopes	10.50	7.5%	IIw	98									81	82
229	Wabash silt clay loam, 0 to 2 percent slopes	3.33	2.4%	IIw	85									66	68
101B	Truman silt loam, 2 to 8 percent slopes	0.17	0.1%	III	99									79	91
Weighted Average					92.3		1.6	61.9	28.3	18.2	15.8		*n 78.3	*n 80.4	

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Map of Farm 6713 in Nobles County, Minnesota
Nobles County, Minnesota



Common Land Unit
 Cropland Non-cropland CRP

Farm 6713
Tract 21226

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

2020 Crop Year



Tract 1 of 1

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10/29/2020

RP

Minnesota
 Nobles
 Report ID: FSA-156EZ

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

FARM: 6713
 Prepared: 10/29/20 10:38 AM
 Crop Year: 2020
 Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: SCHMITZ, DUANE
 Farm Identifier: 2007 TRANSFER/JACKSON COUNTY

Farms Associated with Operator:
 1430, 2213

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
141.94	133.75	133.75	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod				
0.0	0.0	133.75	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	67.5	155	0.00
SOYBEANS	66.25	45	0.00
Total Base Acres:	133.75		

Tract Number: 21226 Description SE4 S16/EWINGTON/JACKSON
 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
141.94	133.75	133.75	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod		
0.0	0.0	133.75	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	67.5	155	0.00
SOYBEANS	66.25	45	0.00
Total Base Acres:	133.75		

Owner: [REDACTED]



Summary

Parcel ID 070160450
 Property Address 16-102-038
 Sec/Twp/Rng Sect-16 Twp-102 Range-038 140.05 AC SE 1/4 EX 546' X 445' ALSO EX 14.37 AC IN E 1/2 SE 1/4
 Brief Tax Description (Note: Not to be used on legal documents)
 Deeded Acres 140.05
 Class 105 - (HSTD) ACTIVELY FARMING
 District (707) EWINGTON/2907(513)
 School District 2907
 Creation Date 12/15/2008

Owners

Primary Taxpayer
 Jean Racine
 1111 Collegeway
 Worthington, MN 56187

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	81.21	0	0	0	136.390	AC
2	ROAD ACRES	0	0	0	0	3.660	AC
Total						140.050	

Valuation

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$968,100	\$1,019,100	\$1,085,500	\$1,172,400	\$1,221,900
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$968,100	\$1,019,100	\$1,085,500	\$1,172,400	\$1,221,900

Value Notice

[CLICK HERE to view 2020 Value Notice\(PDF\)](#)

Value Notice (Historical)

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

Taxation

	2020 Payable	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$1,019,100	\$1,085,500	\$1,172,400	\$1,221,900	\$1,220,900
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,019,100	\$1,085,500	\$1,172,400	\$1,221,900	\$1,220,900
Net Taxes Due	\$1,950.00	\$1,896.00	\$1,924.00	\$1,984.00	\$2,124.00
+ Special Assessments	\$180.00	\$180.00	\$180.00	\$180.00	\$180.00
= Total Taxes Due	\$2,130.00	\$2,076.00	\$2,104.00	\$2,164.00	\$2,304.00

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

Tax Statements

[CLICK HERE to view 2020 Tax Statement\(PDF\)](#)

Tax Statements (Historical)

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

https://beacon.schneidercorp.com/Application.aspx?AppID=332&LayerID=3724&PageT... 10/27/2020

Taxes Unpaid

	2020 Payable
Unpaid Tax	\$975.00
+ Unpaid Spec Asmt	\$90.00
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
<hr/>	
= Unpaid Total	\$1,065.00

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
285854	5/15/2020	2020	\$0.00	\$0.00	\$0.00	(\$1,065.00)
275001	11/7/2019	2019	\$0.00	\$0.00	\$0.00	(\$1,038.00)
263619	5/3/2019	2019	\$0.00	\$0.00	\$0.00	(\$1,038.00)
256764	10/19/2018	2018	\$0.00	\$0.00	\$0.00	(\$1,052.00)
245971	5/1/2018	2018	\$0.00	\$0.00	\$0.00	(\$1,052.00)
239254	10/19/2017	2017	\$0.00	\$0.00	\$0.00	(\$1,082.00)
229185	5/8/2017	2017	\$0.00	\$0.00	\$0.00	(\$1,082.00)
219335	10/11/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,152.00)
210217	4/28/2016	2016	\$0.00	\$0.00	\$0.00	(\$1,152.00)
202886	10/13/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,083.00)
192585	4/27/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,083.00)

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

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Last Data Upload: 10/26/2020 6:33:21 PM

Version 2.3.92

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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.

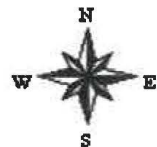
Aerial Map



Map Center: 43° 38' 15.7, -95° 24' 18.64



16-102N-38W
Jackson County
Minnesota



10/28/2020

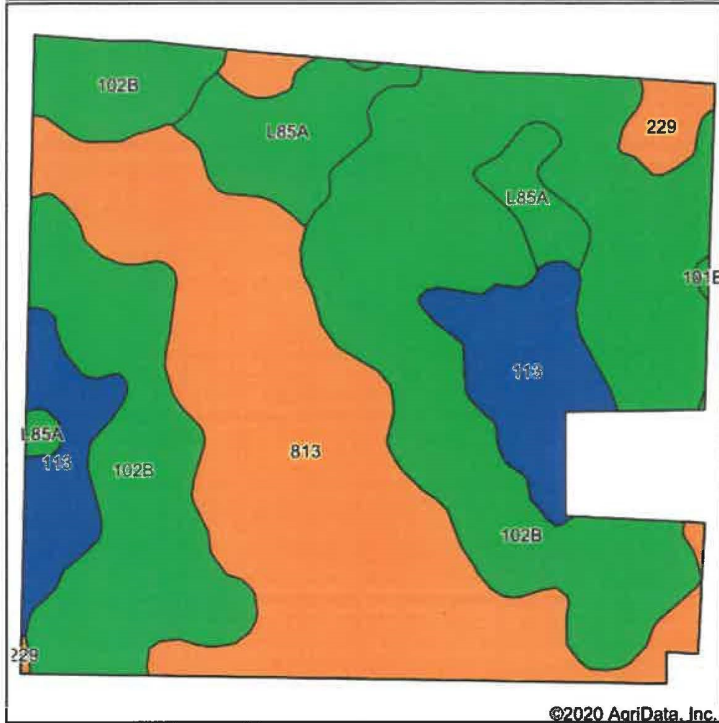
Field borders provided by Farm Service Agency as of 5/21/2008.

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Soils Map



State: **Minnesota**
 County: **Jackson**
 Location: **16-102N-38W**
 Township: **Ewington**
 Acres: **140.05**
 Date: **10/28/2020**



Area Symbol: MN063, Soil Area Version: 17

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
102B	Clarion loam, 2 to 6 percent slopes	67.63	48.3%		Ile	95						80	84
813	Spicer-Lura complex	44.36	31.7%		IIw	87	4.9	164	80	48	50	70	75
113	Webster clay loam, 0 to 2 percent slopes	14.06	10.0%		IIw	93						78	82
L85A	Nicollet clay loam, 1 to 3 percent slopes	10.50	7.5%		Iw	99						81	82
229	Waldorf silty clay loam, 0 to 2 percent slopes	3.33	2.4%		IIw	85						65	68
101B	Truman silt loam, 2 to 6 percent slopes	0.17	0.1%		Ile	99						79	91
Weighted Average						92.3	1.6	51.9	25.3	15.2	15.8	*n 76.3	*n 80.4

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

Topography Contours



©2020 AgriData, Inc.



Maps Provided By:



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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: 1,474.1
 Max: 1,493.8
 Range: 19.7
 Average: 1,481.3
 Standard Deviation: 3.94 ft



10/28/2020

16-102N-38W
Jackson County
Minnesota

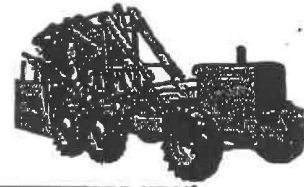
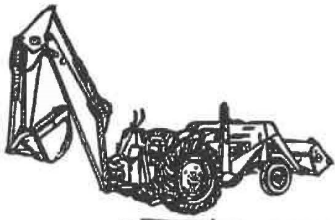
Map Center: 43° 38' 15.7, -95° 24' 18.64

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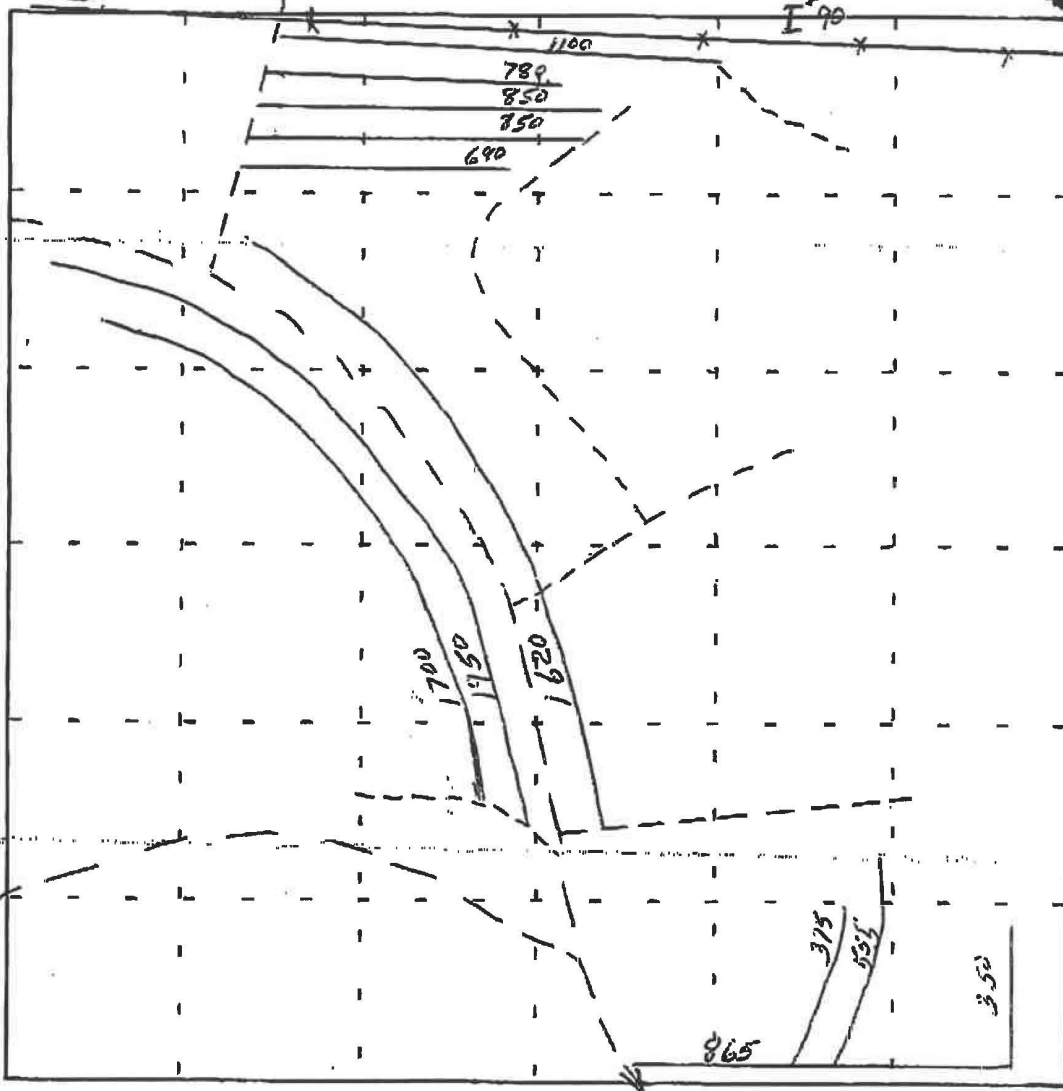
LING TILE and DRAINAGE

C. GARY LING

ROUND LAKE, MINNESOTA 56187



Date _____

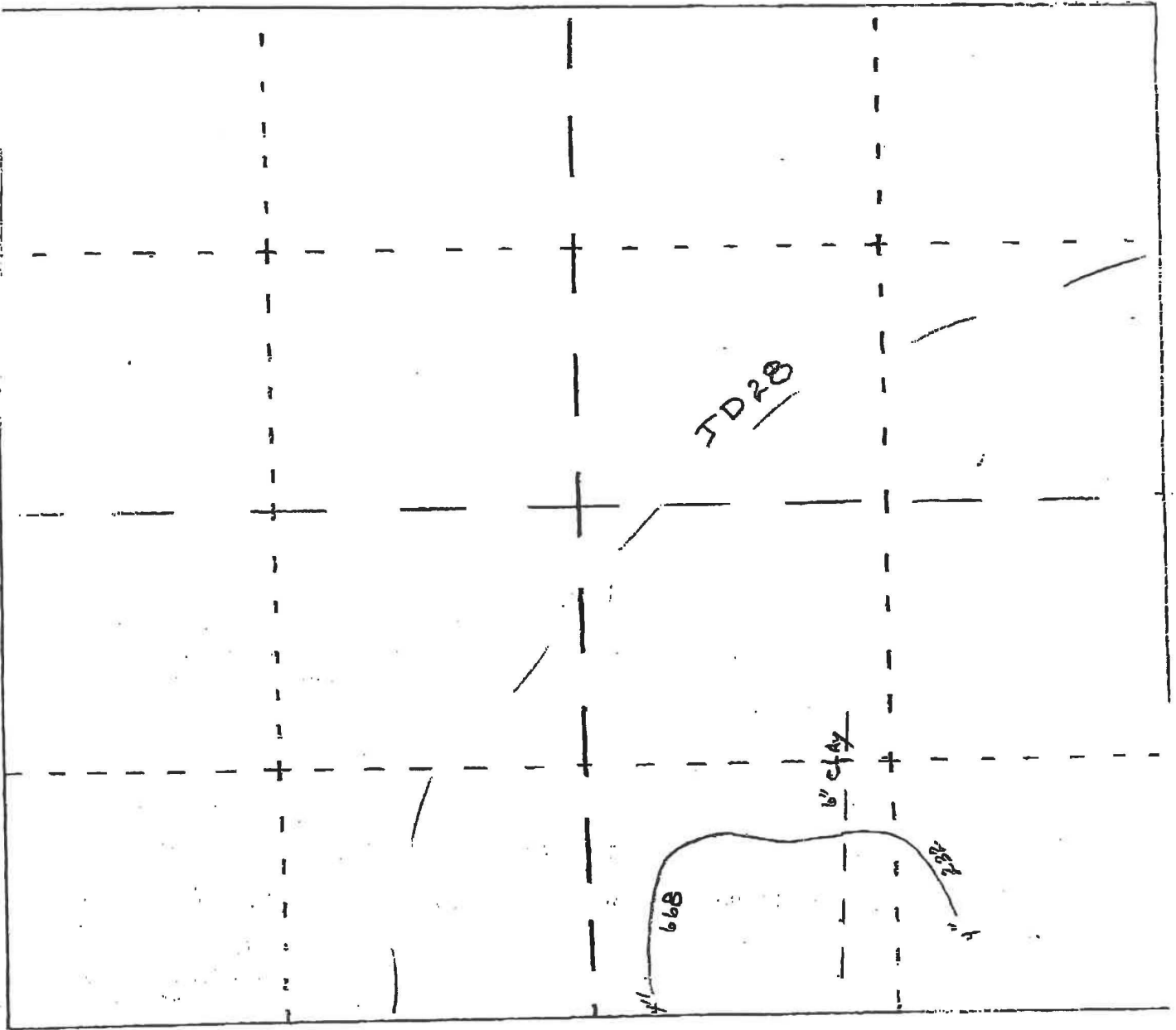


Tile Size	6	8	10	12		Job Name	M. Racine
Trucked						Sec.	16 Township
Left						County	_____ State
Total	11685						

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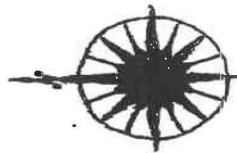
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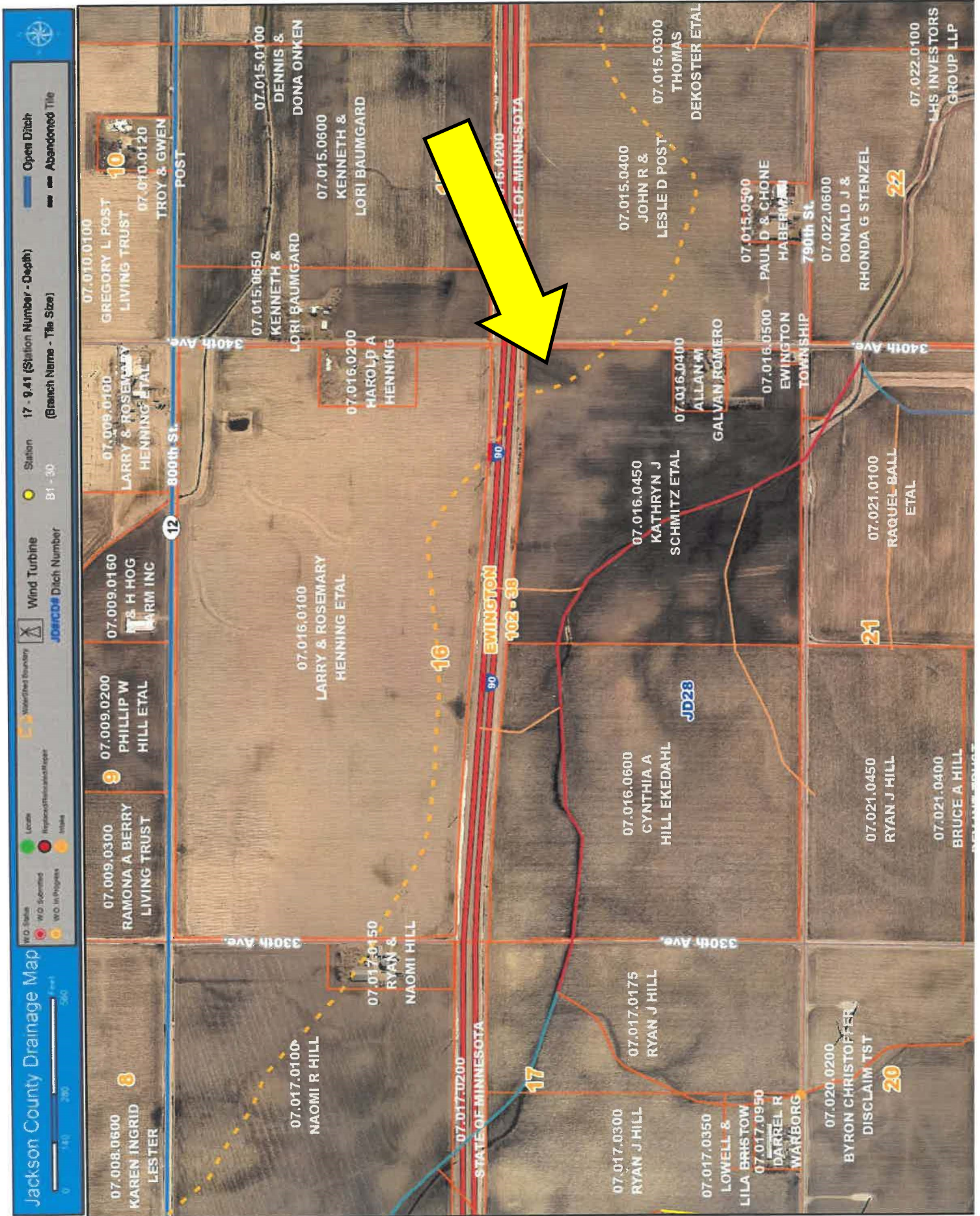


JEAN RACINE

100	Jackson
100	Ewington
10 Sec	11-24-06
SEA	

ders _____
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 | Main _____
 indoned _____
 : Lines _____
 ephone _____





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



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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.

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