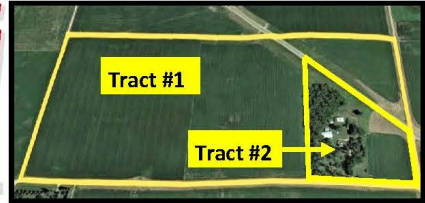




**DAN PIKE, AG LAND BROKER / AUCTIONEER**

**80 +/- ACRE CHRISTIANA TOWNSHIP JACKSON COUNTY, MN.  
FARMLAND & BUILDING SITE AUCTION  
FRIDAY, APRIL 16, 2021 @ 5:30 P.M.  
Sale will be held at the farm at 50914 920th Street Windom, MN.**



**PROPERTY LOCATION:** From the junction of Highway #71 & #60 in Windom, Minnesota approximately 2-3/8 miles south on Highway #71 to 510th Avenue, then 1/6 miles south to 920th Street, then 1/8 mile west. Watch for auction signs.

**PROPERTY LEGAL DESCRIPTION**  
South Half of the Southeast Quarter (S1/2 SE1/4) Section One (8), Township One Hundred Three (104) North (Christiana), Range Thirty-Five (35) West Jackson County, Minnesota. Jackson County Parcel # 03.008.0300.

**PROPERTY INFORMATION**  
Deeded Acres: 80+/- Tillable Acres: 63.18 +/- Crop Productivity Index Rating: 95.1

**BUILDING SITE OPEN HOUSE INSPECTION:** Thursday, April 1, from 5:00 to 6:00 P.M. or by appointment.

**METHOD OF SALE:** Multi-Parcel - Property will be offered as Farmland, Building Site & in Combination.



**FRANCIS D. & LAVONNE J. FETT ESTATES**  
Clarice Gregg - Personal Representative

SALE  
CONDUCTED  
BY



**Jackson  
Office Address**  
410 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 & Chris Kahler  
Doug Wedel - Dustyn Hartung

**Attorney  
for the Sellers**  
**Ron Schramel  
Schramel  
Law Firm**  
Windom, MN.  
Office Phone  
#507-831-1301

**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.**

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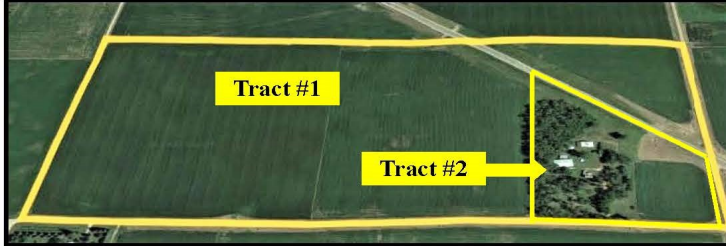
80 Acres +/- Christiania Township, Jackson County, MN.

# FARMLAND & BUILDING SITE AUCTION

Friday, April 16, 2021 @ 5:30 P.M.

## SALE LOCATION

The auction will be held at the farm at 50914 920th Street Windom, Minnesota.



### PROPERTY LOCATION

From the junction of Highway #71 & #60 in Windom, Minnesota approximately 2-3/8 miles south on Highway #71 to 510th Avenue, then 1/6 miles south to 920th Street, then 1/8 mile west. Watch for auction signs.

### PROPERTY LEGAL DESCRIPTIONS

South Half of the Southeast Quarter (S1/2 SE1/4) Section One (8), Township One Hundred Three (104) North (Christiania), Range Thirty-Five (35) West Jackson County, Minnesota. Jackson County Parcel # 03.008.0300.

### PROPERTY INFORMATION

Deeded Acres: 80+/- Tillable Acres: 63.18 +/- Crop Productivity Index Rating: 95.1

### BUILDING SITE OPEN HOUSE INSPECTION

Thursday, April 1, from 5:00 to 6:00 P.M. or by appointment.

### METHOD OF SALE

The property will be offered as two separate tracts and as one unit combining the two tracts. Tract #1 consisting of the farmland containing approximately 67 acres more or less and Tract #2 consisting of the building site area with approximately 12 to 13 acres more or less. Tract #3 will combine Tracts #1 & #2 as one unit. If the property is sold to two different buyers as Tracts #1 & #2 the seller will provide a survey of the property for determining the actual deeded acres for the tracts. Property to be sold in whichever manner generates the highest value.

### AUCTION SALE TERMS

The buyer or buyers 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 buyer being assigned the landlords interest and all 2021 cropland lease payment income at the time of the closing. The closing shall be held on May 21, 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 2021 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.

### AUCTIONEER'S NOTE

We are very honored to have been asked to represent the Heirs of the Fett Estates 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 or a building site 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 5:30 P.M. sharp, so don't be late.

Code	Soil Description	Acres	Percent of field	PI	Legend	Non-Irr Class 'c	Productivity Index	% NCCPI Com	% NCCPI Soybeans
102B	Carion loam, 2 to 6 percent slopes	28.83	40.6%	100	100	100	95	80	84
102B2	Carion loam, 2 to 6 percent slopes, moderately eroded	18.86	26.6%	100	100	100	95	74	74
336	Dall clay loam, 0 to 2 percent slopes	16.02	25.4%	100	100	100	94	77	79
188A	Nicollet clay loam, 1 to 3 percent slopes	3.83	5.4%	100	100	100	99	81	82
118	Crippin loam, 1 to 3 percent slopes	1.47	2.1%	100	100	100	100	72	87
Weighted Average							95.1	77.8	80

### For Additional Property Information

Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Fett Estate Land Auction sale bill area 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  
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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**  
**Ron Schramel**  
**Schramel**  
**Law Firm**  
Windom, Minnesota  
507-831-1301

**OWNERS**  
**FRANCIS D. FETT**  
&  
**LAVONNE J. FETT**  
**ESTATES**  
Clarice Gregg - Personal Representative

## **METHOD OF SALE**

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## **BUILDING SITE OPEN HOUSE INSPECTION**

Thursday, April 1, from 5:00 to 6:00 P.M. or by appointment.

# Aerial Map



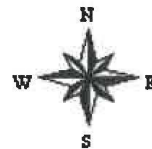
©2021 AgriData, Inc.



Map Center: 43° 49' 12.69, -95° 3' 29.13



**8-104N-35W**  
**Jackson County**  
**Minnesota**



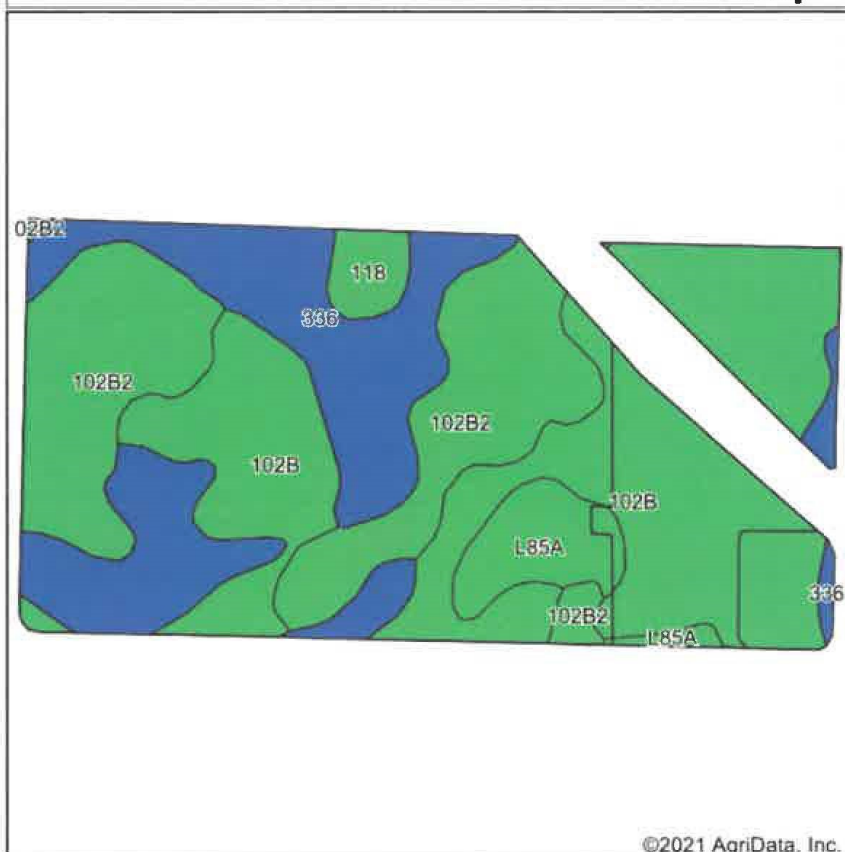
2/2/2021



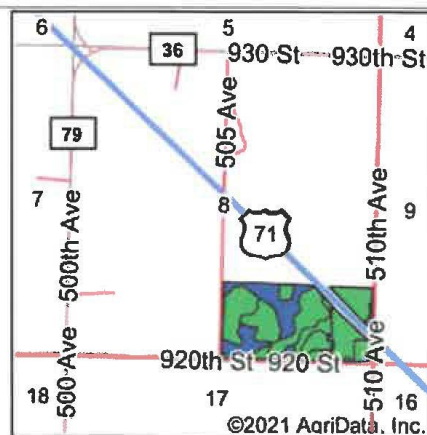
Field borders provided by Farm Service Agency as of 5/21/2008.

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# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Jackson**  
 Location: **8-104N-35W**  
 Township: **Christiana**  
 Acres: **71.01**  
 Date: **2/2/2021**



Maps Provided By:



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	28.83	40.6%		Ile	95	80	84
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	18.86	26.6%		Ile	95	74	74
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118	Crippin loam, 1 to 3 percent slopes	1.47	2.1%		Ie	100	72	87
<b>Weighted Average</b>						<b>95.1</b>	<b>*n 77.5</b>	<b>*n 80</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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# Topography Contours



Maps Provided By:



© 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: 1,440.8  
 Max: 1,477.3  
 Range: 36.5  
 Average: 1,456.5  
 Standard Deviation: 11.15 ft



2/2/2021

**8-104N-35W**  
**Jackson County**  
**Minnesota**

Map Center: 43° 49' 12.69, -95° 3' 29.13

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United States Department of Agriculture

# Jackson County, Minnesota

## Farm 198

## Tract 359

2020 Program Year

Map Created June 09, 2020



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 forag  
 Beans = Dry Edible  
 NAG = for GZ  
 Canola = Spring for seed

### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- Minnesota\_Transparency\_Polygon\_021421

### Wetland Determination Identifiers

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

Tract Cropland Total: 63.20 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  
 Report ID: FSA-156EZ

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

FARM: 198  
 Prepared: 3/9/21 1:48 PM  
 Crop Year: 2021  
 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 Farm Identifier  
 HOLMEN, GARETH

Farms Associated with Operator:  
 5699, 6313, 6314, 7768, 8334

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
70.48	63.2	63.2	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	63.2	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	45.2	167	0.00
SOYBEANS	18.0	46	0.00
<b>Total Base Acres:</b>	<b>63.2</b>		

Tract Number: 359 Description B10 S2SE/8/CHRI

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
70.48	63.2	63.2	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	63.2	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	45.2	167	0.00
SOYBEANS	18.0	46	0.00
<b>Total Base Acres:</b>	<b>63.2</b>		

Owners: FETT, LAVONNE

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**Summary**

**Parcel ID** 030080300  
**Property Address** 50914 920TH ST  
 WINDOM  
**Sec/Twp/Rng** 08-104-035  
**Brief Tax Description** Sect-08 Twp-104 Range-035 80.00 AC S 1/2 SE 1/4  
 (Note: Not to be used on legal documents)  
**Deeded Acres** 80.00  
**Class** 101 - (NON-HSTD) AGRICULTURAL; 204 - (NON-HSTD) RES ON AG  
**District** (301) CHRISTIANIA/177  
**School District** 0177  
**Creation Date** 07/10/1989

**Owners**

**Primary Taxpayer**  
 Francis D & Lavonne J Fett  
 1261 5th Ave Apt 2  
 Windom, MN 56101

**Land**

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	83.86	0	0	0	64.000	AC
2	ADDITIONAL SITE CER	82.83	0	0	0	5.000	AC
3	ROAD ACRES	0	0	0	0	10.000	AC
4	NON-AG CER VALUE	82.83	0	0	0	1.000	AC
5	RURL.WAT/SPTIC RRRW	0	0	0	0	1.000	UT
<b>Total</b>						<b>80.000</b>	

**Buildings**

**Building 1**  
**Year Built** 1930  
**Architecture** 1 1/2 STOR  
**Heated Sq Ft** 0  
**Finished Basement Sq Ft**  
**Construction Quality** D 4.5  
**Condition** N/A  
**Foundation Type** STONE  
**Frame Type** WOOD FRAME  
**Size/Shape** N/A  
**Exterior Walls** WOOD  
**Windows** N/A  
**Roof Structure** GABLE  
**Roof Cover** ASP SHINGL  
**Interior Walls** PLASTER  
**Floor Cover** HARDWOOD  
**Heat** STOVE  
**Air Conditioning** NONE  
**Bedrooms** 4  
**Bathrooms** 1  
**Kitchen** N/A  
**1st Floor Area Sq Ft** 0  
**Celling** N/A  
**Stories** 0

**Sub Area Square Footage**

SubArea	Act Area	%	Adj Area	Heated	Prime	RCNLD
OHB 1930 1.5STY/BMT	684	0	0	0	0	0
OWB 1930 1 STY/BMT	192	0	0	0	0	0
ONE 1930 1 STORY	90	0	0	0	0	0
<b>Total for Bldg 1</b>	<b>966</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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**Extra Features**

Seq	Code	Description	Dim 1	Dim 2	Units	UT
1	MACHSD	MACHINE SHED	72	45	3,240.000	SF
2	GRAINB	GRAIN BINS	0	23	1.000	UT
3	OLBARN	LOFT BARN	35	48	1,680.000	SF
4	00LEAN	LEAN-TO ADDITION	35	15	525.000	SF
5	OLDSHD	MISC SHED	46	30	1.000	SF
6	WDCRIB	WOOD CRIB	20	12	240.000	SF
7	OLDGAR	GARAGE	16	10	160.000	SF
8	OLDSHD	MISC SHED	6	5	30.000	SF
9	OLDSHD	MISC SHED	6	7	42.000	SF

**Valuation**

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Building Value	\$35,100	\$34,600	\$36,000	\$33,000	\$36,500
+ Estimated Land Value	\$483,200	\$483,200	\$511,600	\$530,400	\$590,500
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$518,300	\$517,800	\$547,600	\$563,400	\$627,000

**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	\$517,800	\$547,600	\$563,400	\$627,000	\$622,700
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$517,800	\$547,600	\$563,400	\$627,000	\$622,700
Net Taxes Due	\$3,253.00	\$3,399.00	\$3,029.00	\$3,561.00	\$3,653.00
+ Special Assessments	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
= Total Taxes Due	\$3,278.00	\$3,424.00	\$3,054.00	\$3,586.00	\$3,678.00

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](#)

**Taxes Unpaid**

No taxes are due at this time.

**Taxes Paid**

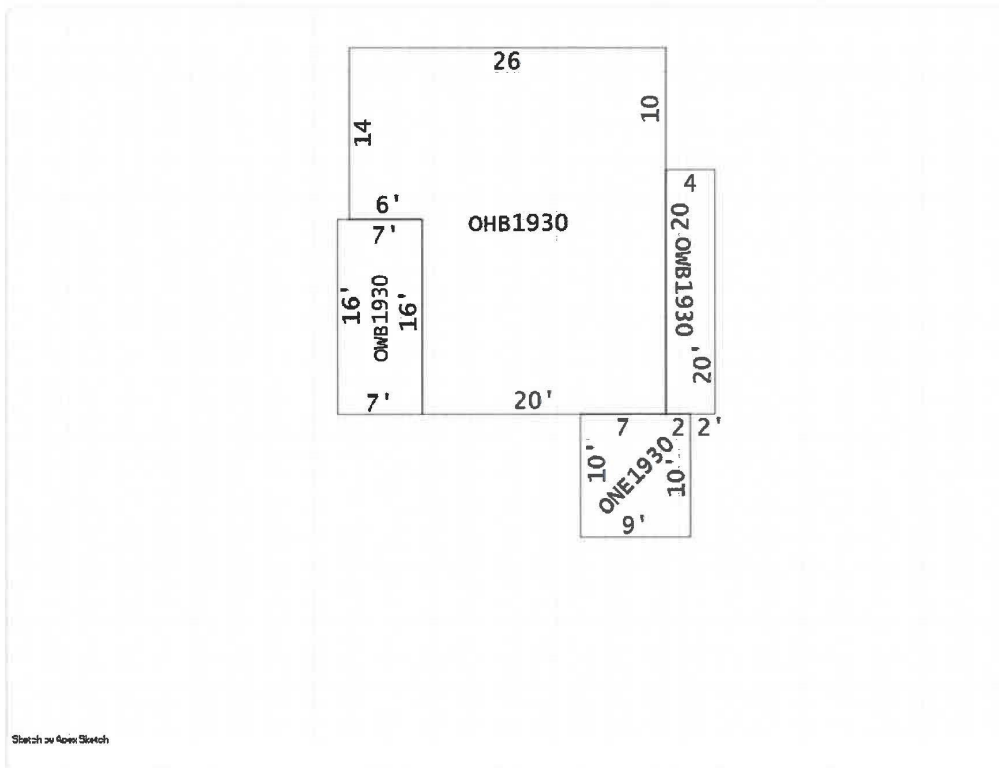
Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
0	N/A	2020	\$0.00	\$0.00	\$0.00	(\$3,278.00)
262813	5/1/2019	2019	\$0.00	\$0.00	\$0.00	(\$3,424.00)
244156	4/11/2018	2018	\$0.00	\$0.00	\$0.00	(\$3,054.00)
229060	5/8/2017	2017	\$0.00	\$0.00	\$0.00	(\$3,586.00)
209379	4/13/2016	2016	\$0.00	\$0.00	\$0.00	(\$3,678.00)
191474	4/6/2015	2015	\$0.00	\$0.00	\$0.00	(\$3,492.00)

**Sketches**

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No data available for the following modules: Sales.

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[GDPR Privacy Notice](#)

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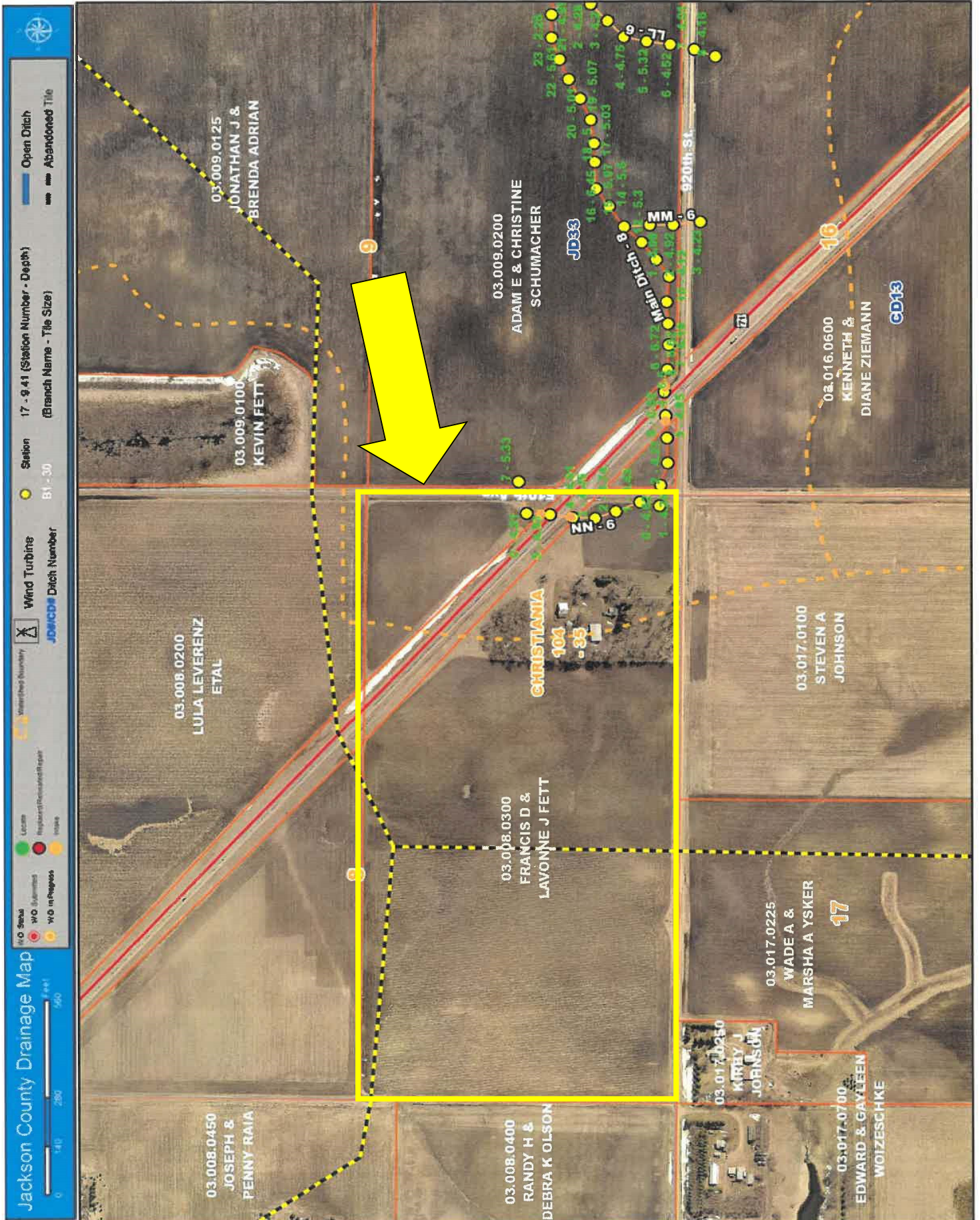
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 Schneider  
 GEOSPATIAL

Version 2.3.104

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[www.danpikeauction.com](http://www.danpikeauction.com)

## Our Auction Services

PROFESSIONAL AUCTION SERVICES FOR THE FOLLOWING TYPES OF AUCTIONS INCLUDING:

- Farm Equipment
- Real Estate
- Inventory Reduction
- Business Liquidation
- Construction Equipment
- Trucks & Trucking Equipment
- Commercial Business & Equipment
- Other Types Of Auctions
- Private Purchase & Sale Of Assets



### What sets us apart?

- Experienced staff of auctioneers with over 100 years of combined auction experience.
- Experienced support & clerking staff using computerized clerking technology to settle out sales.
- Experienced auction management staff to handle all of the details that go into a successful auction.



### Dan Pike Auction Company Quality Auction Equipment

1. Office headquarters to handle all of the pre-sale details that go into a successful auction.
2. Fully enclosed and self contained modern mobile office clerking and support trailers.
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.