



DAN PIKE, AG LAND BROKER / AUCTIONEER

80+/- ACRE EWINGTON TOWNSHIP JACKSON COUNTY, MN.
LAND AUCTION
TUESDAY, JUNE 22, 2021 @ 10:00 A.M.

SALE LOCATION: The auction will be held On-Site at the farm located from the junction of Highway #60 & County Road #1 at Brewster, Minnesota approximately 1-3/4 miles south on #1 to Jackson County #14 (S20th Street), then east on #14 3 miles to 340th Avenue, then 1 miles south on 340th Avenue to 810th Street, then 3/4 miles east OR from Okabena, Minnesota 4 miles south on County Road #9 to County Road #14, then 3 miles west on #14 to County Road #63, then 1 miles south on #63 to 810th Street, then 1/4 mile west.
Watch for auction signs.

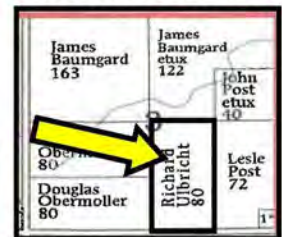
PROPERTY LEGAL DESCRIPTION: The West Half of the Southeast Quarter (W1/2 SE1/4) Section Three (3), Township One Hundred Two (102) North (Ewington Township), Range Thirty-Eight (38) West Jackson County, Minnesota. Jackson County Parcel #07.003.0200.

PROPERTY INFORMATION

Deeded Acres: 80+/- **Cropland Acres:** 78.95+/- **Crop Productivity Index Rating:** 86.2 *Estimated by Agra Data Mapping*

Check or web site www.danpikeauction.com for more detailed information.

EWINGTON TOWNSHIP



RICHARD ULBRICHT - OWNER

Attorney for the Sellers: Ashley J.P. Schmit of Costello, Carlson, Butzon & Schmit Law Firm
Jackson, MN. 56101 Office Phone #507-847-4200

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 & Chris Kahler
Doug Wedel - Dustyn Hartung

SALE
CONDUCTED
BY



Jackson Office Address

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

www.danpikeauction.com

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.

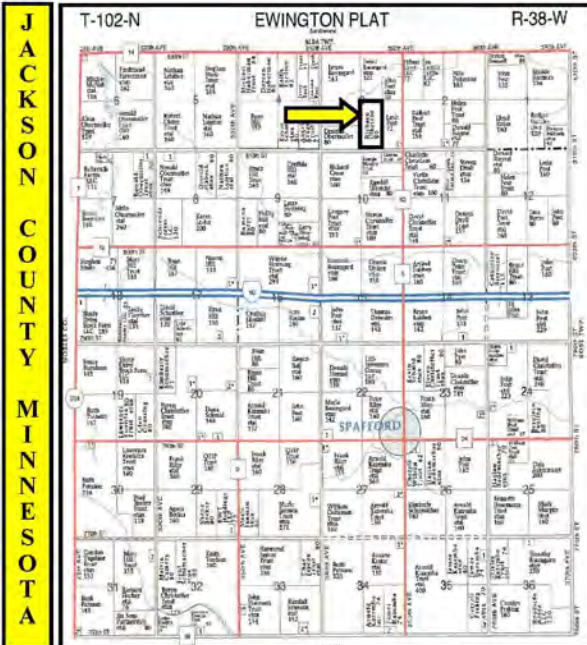
Land & Farm Services Unlimited, LLC, and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

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

FARMLAND AUCTION

Tuesday, June 22, 2021 @ 10:00 A.M.

SALE LOCATION: The auction will be held On-Site at the farm located from the junction of Highway #60 & County Road #1 at Brewster, Minnesota approximately 1-3/4 miles south on #1 to Jackson County #14 (820th Street), then east on #14 3 miles to 340th Avenue, then 1 miles south on 340th Avenue to 810th Street, then 3/4 miles east OR from Okabena, Minnesota 4 miles south on County Road #9 to County Road #14, then 3 miles west on #14 to County Road #63, then 1 miles south on #63 to 810th Street, then 1/4 mile west. Watch for auction signs.



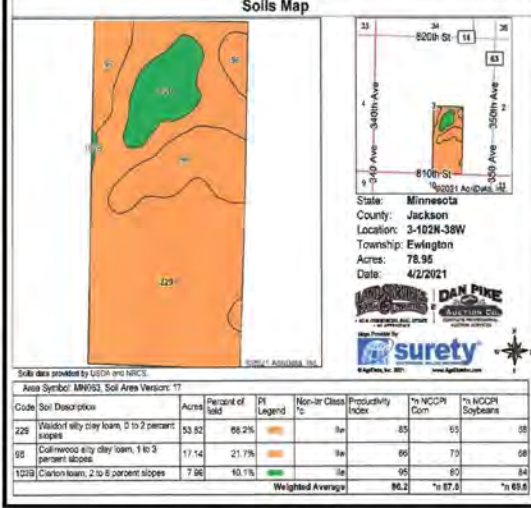
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PROPERTY INFORMATION
Deeded Acres: 80+/- Acres **Cropland Acres:** 78.95 +/- Acres
Crop Productivity Index Rating: 86.2 Estimated by Agra Data Mapping

More detailed information on our web site www.danpikeauction.com

AUCTION SALE TERMS
 The property will be offered in One (1) tract. The farm is being sold subject to a 2021 cropland lease. The seller shall retain all of the 2021 cropland lease payments. The Buyer or Buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on Monday, November 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 seller's approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

SPECIAL NOTE REGARDING PENDING DRAINAGE ASSESSMENT
 The Seller will pay 100% of the pending drainage assessment of approximately \$73,355.43 that is to be placed on the property in 2021.



AUCTIONEER'S NOTE
 This is a very good farm and we are very honored to have been asked to represent Richard Ulbricht 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 to add to your investment portfolio 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 the sale will be held 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 Ulbricht 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
 410 Springfield Parkway
 Jackson, MN 56143
 507-847-3468
www.danpikeauction.com

Auctioneers
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Scott Christopher
 507-841-3125 (C) - Jackson, MN.

Dustyn Hartung,
Doug Wedel
Kevin & Chris Kahler

Closing Attorney for the Sellers
Ashley J.P. Schmit
 Costello, Carlson, Butzon & Schmit
 Law Firm
 Jackson, Minnesota
 507-847-4200

OWNER

Richard Ulbricht

AUCTION **SALE TERMS**

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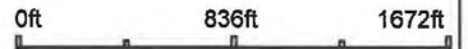
SPECIAL NOTE REGARDING PENDING **DRAINAGE ASSESSMENT**

The Seller will pay 100% of the pending drainage assessment of approximately \$73,355.43 that is to be placed on the property in 2021.

Aerial Map



Map Center: 43° 40' 0.44, -95° 23' 7.78



3-102N-38W
Jackson County
Minnesota

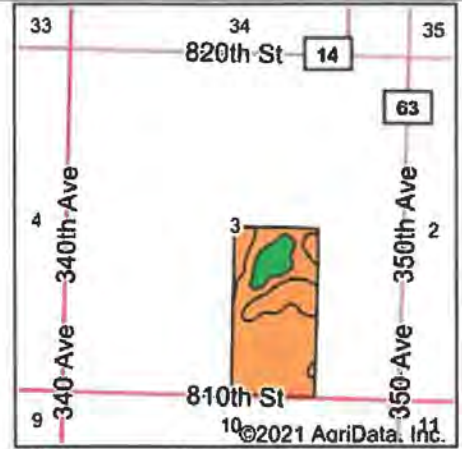


4/2/2021

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

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Soils Map



State: **Minnesota**
 County: **Jackson**
 Location: **3-102N-38W**
 Township: **Ewington**
 Acres: **78.95**
 Date: **4/2/2021**



Maps 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
229	Waldorf silty clay loam, 0 to 2 percent slopes	53.82	68.2%		IIw	85	65	68
96	Collinwood silty clay loam, 1 to 3 percent slopes	17.14	21.7%		IIw	86	70	68
102B	Clarion loam, 2 to 6 percent slopes	7.99	10.1%		Ile	95	80	84
Weighted Average						86.2	*n 67.6	*n 69.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Topography Contours



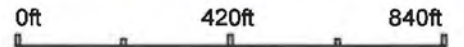
Maps Provided By:



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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: 1,453.1
 Max: 1,463.9
 Range: 10.8
 Average: 1,460.6
 Standard Deviation: 2.43 ft



4/2/2021

3-102N-38W
Jackson County
Minnesota

Map Center: 43° 40' 0.44, -95° 23' 7.78

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Farm 8516
Tract 13737

2020 Program Year
 Map Created June 09, 2020

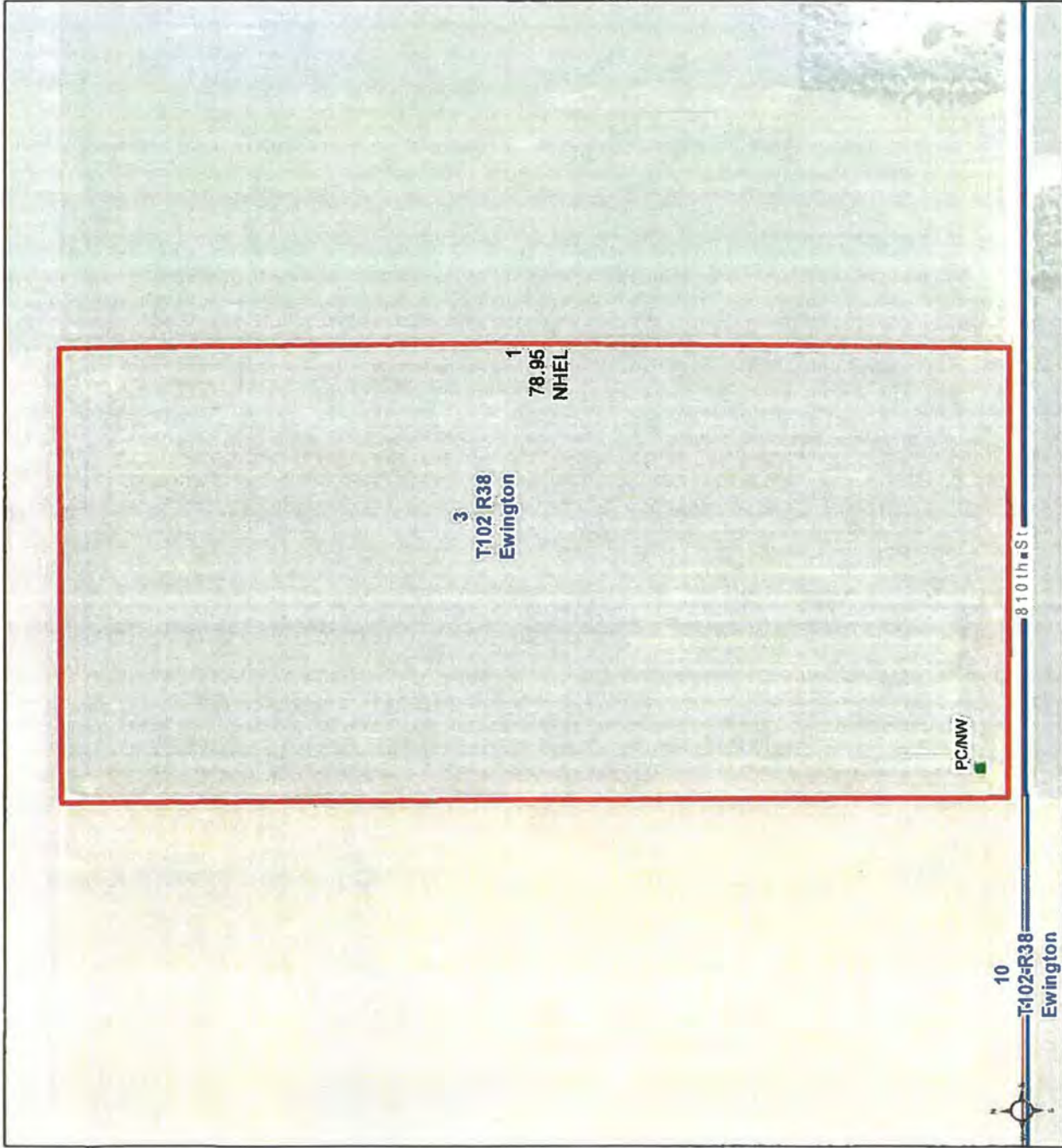


Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit


Wetland Determination Identifiers


Tract Cropland Total: 78.95 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 2018 NAIP imagery.

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FARM: 8516

Minnesota
Jackson
Report ID: FSA-156EZ

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

Prepared: 4/9/21 11:18 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: HABERMAN, LARRY W
Farm Identifier:
Recon Number: 2020 - 20

Farms Associated with Operator:
None

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
78.95	78.95	78.95	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	78.95	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	39.4	154	0.00
SOYBEANS	39.4	39	0.00
Total Base Acres:	78.8		

Tract Number: 13737 Description: W2SE4/3/Ewington

FSA Physical Location: Jackson, MN ANSI Physical Location: Jackson, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number
2018 - 75

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
78.95	78.95	78.95	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	78.95	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	39.4	154	0.00
SOYBEANS	39.4	39	0.00
Total Base Acres:	78.8		

Owners: ULBRICHT, RICHARD J

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Summary

Parcel ID 070030200
 Property Address
 Sec/Twp/Rng 03-102-038
 Brief Tax Description Sect-03 Twp-102 Range-038 80.00 AC W 1/2 SE 1/4
(Note: Not to be used on legal documents)
 Deeded Acres 80.00
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (703) EWINGTON/330/WTSD
 School District 0330
 Creation Date 07/10/1989

Owners

Primary Taxpayer
 Richard Ulbricht
 33433 Douglas Dr
 Ocean Park, WA 98640

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	77.33	0	0	0	79.000	AC
2	ROAD ACRES	0	0	0	0	1.000	AC
Total						80.000	

Valuation

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$533,900	\$562,000	\$598,700	\$646,600	\$673,900
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$533,900	\$562,000	\$598,700	\$646,600	\$673,900

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	\$562,000	\$598,700	\$646,600	\$673,900	\$673,900
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$562,000	\$598,700	\$646,600	\$673,900	\$673,900
Net Taxes Due	\$2,832.54	\$1,442.54	\$1,576.54	\$1,655.20	\$1,574.00
+ Special Assessments	\$125.46	\$125.46	\$125.46	\$10.80	\$54.00
= Total Taxes Due	\$2,958.00	\$1,568.00	\$1,702.00	\$1,666.00	\$1,628.00

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](#)

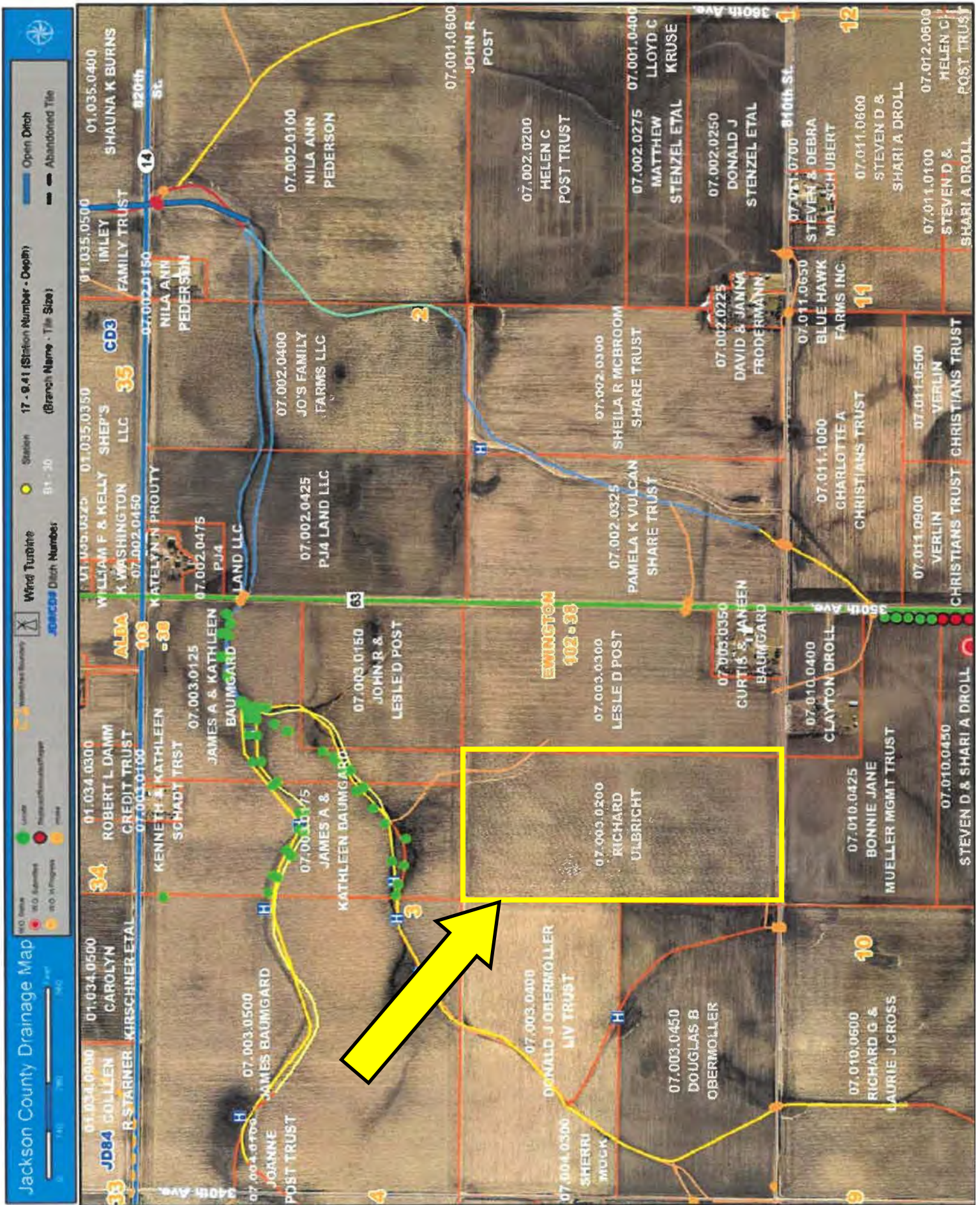
[CLICK HERE to view 2018 Tax Statement](#)

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

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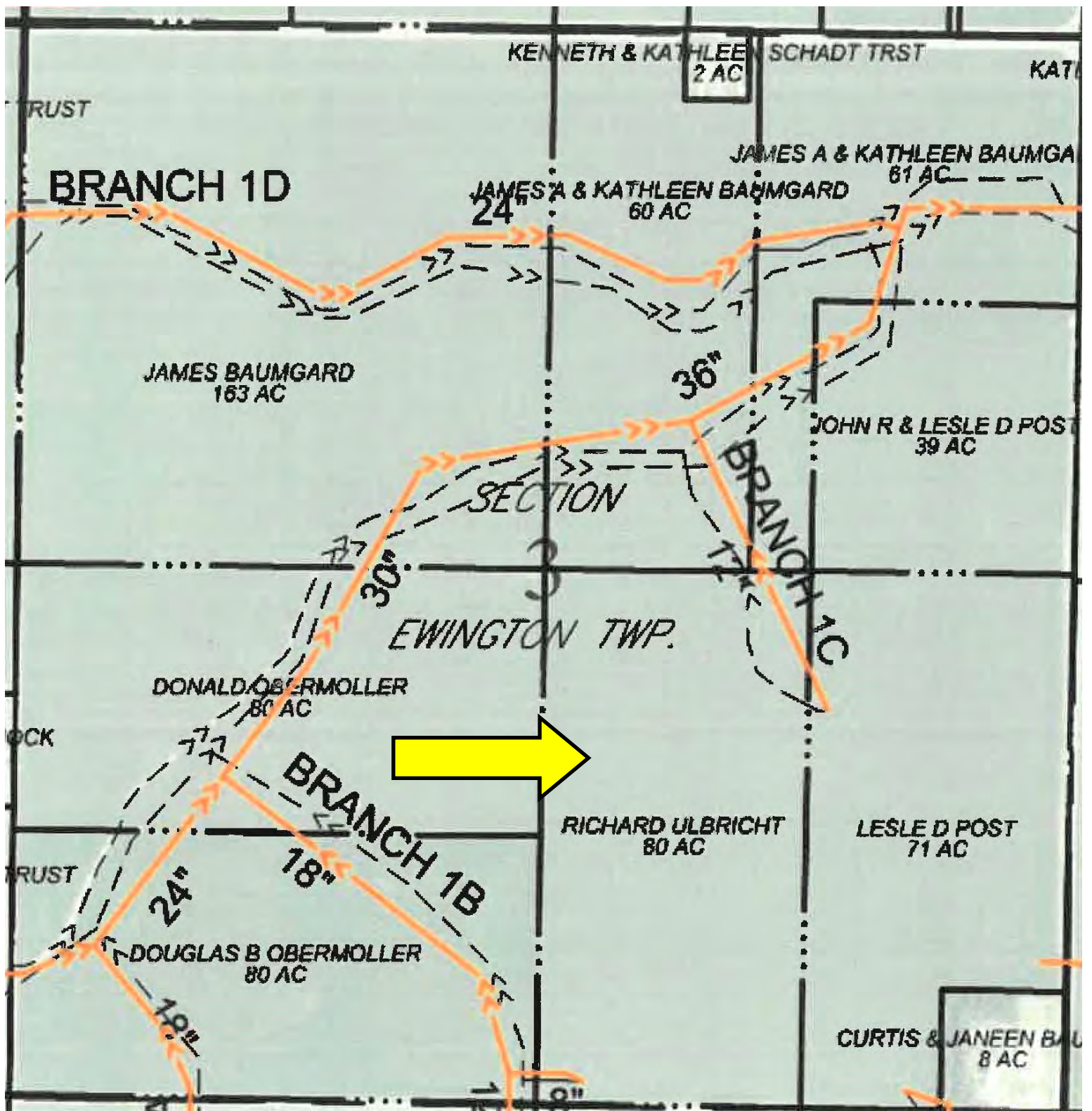
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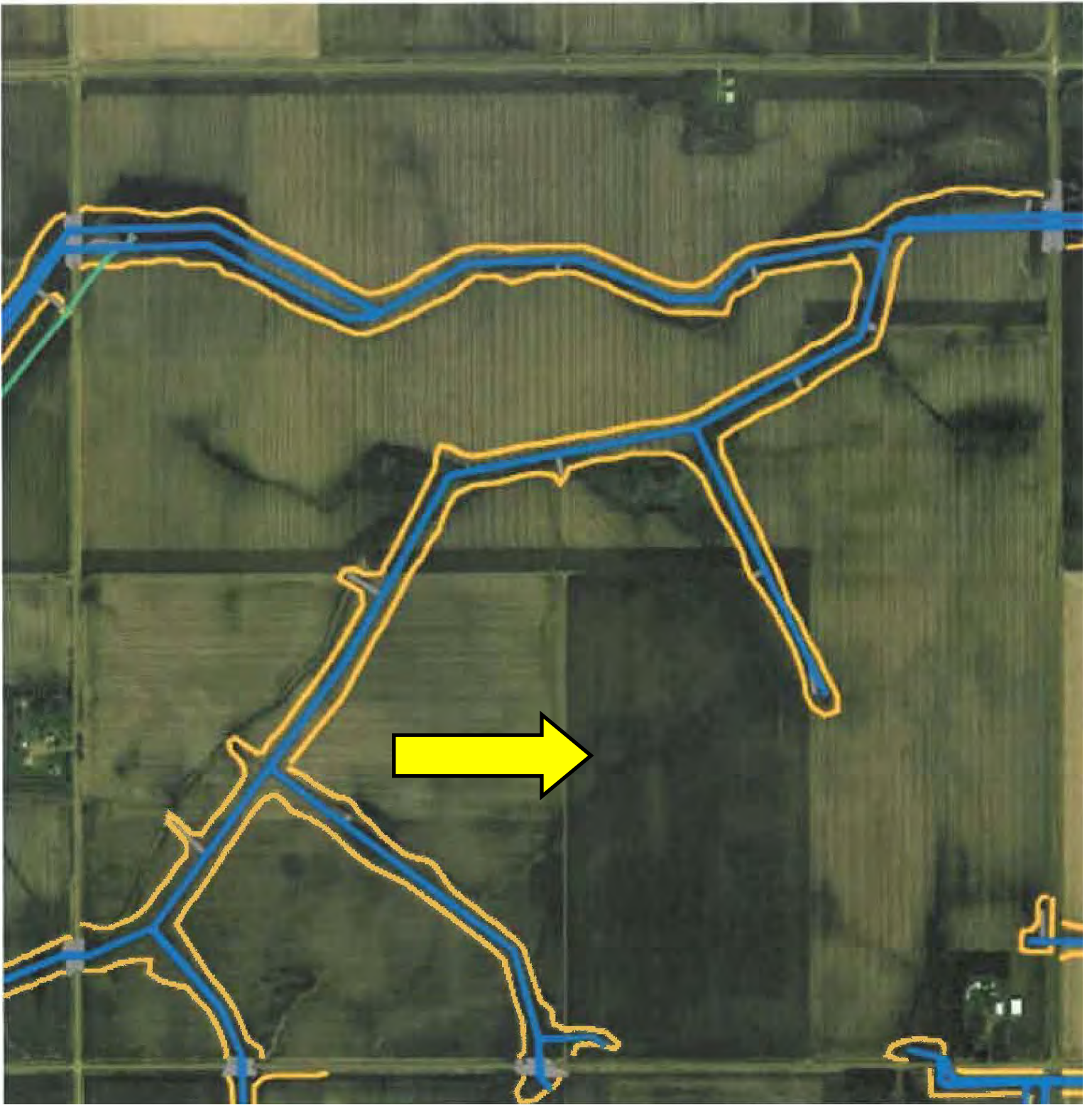
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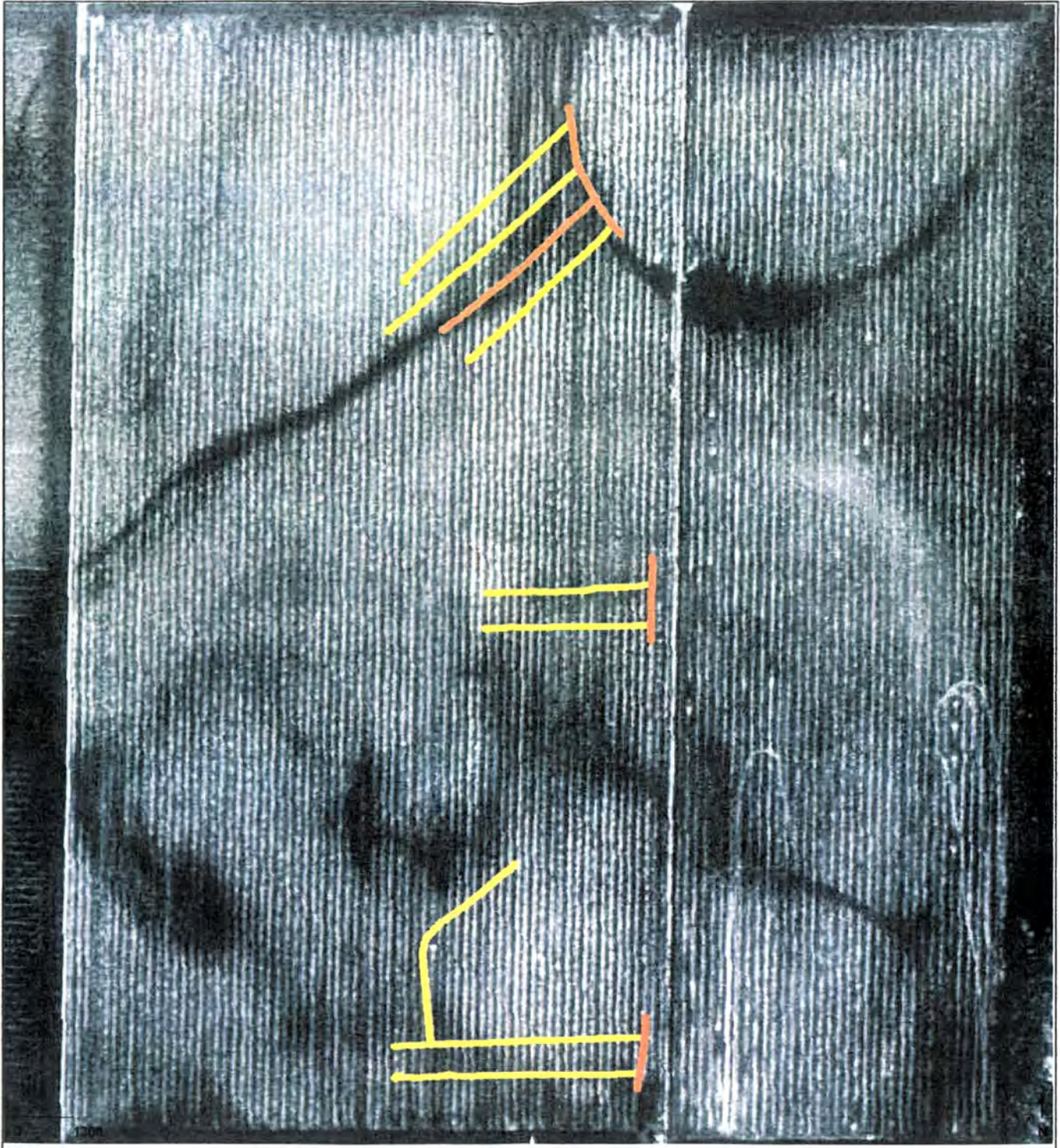
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Stenzel Farm Drainage
Heron Lake, Mn 56137
507-793-2420



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Dataset Name

4 (3,796.30 ft)

Grower : Clem Ulbricht

Farm : Ulbricht

Field : Ewington 3 SE 1/4

Year : 2008

Operation : Boundary

Crop / Product : TILE

Op. Instance : Instance - 1

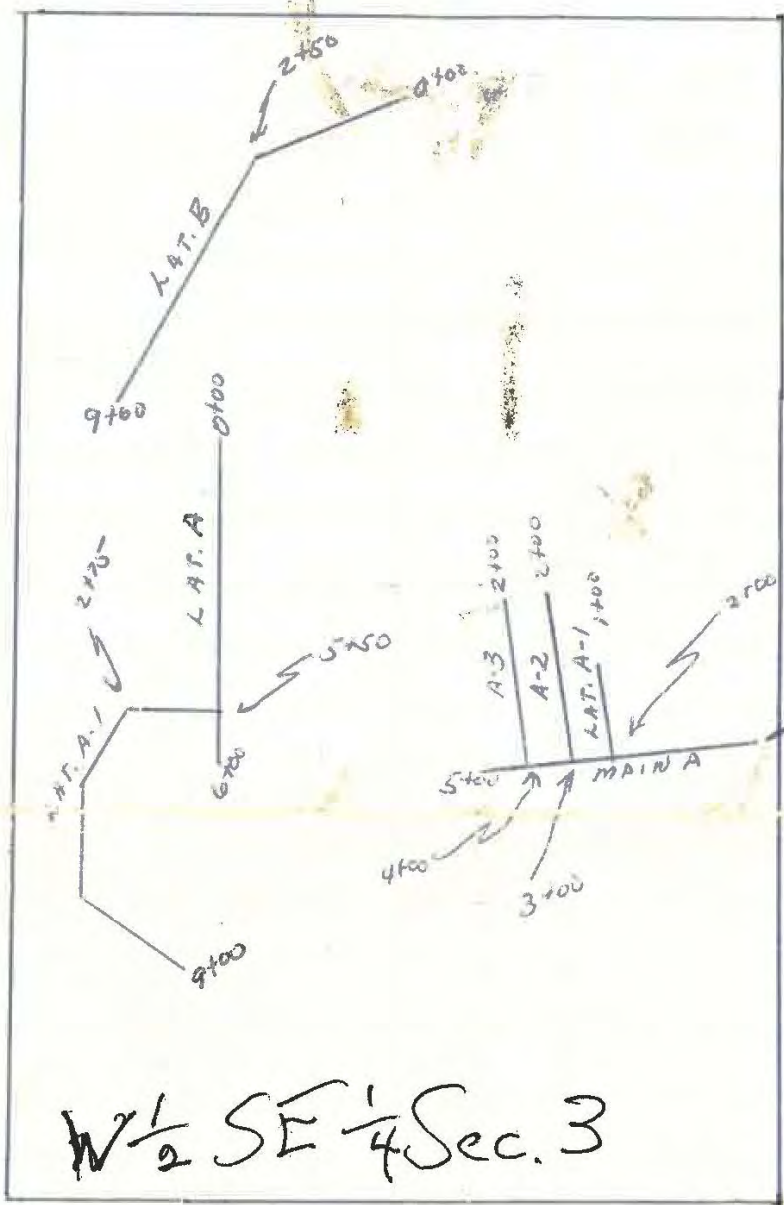
Area : 76.42 ac

Length : 7,626.5 ft

Count : 1 \$ 3416.40

Dataset Name

OLD 6 (1,100.05 ft)



W $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 3



TILE CUT SHEET

Sheet 1

Name C. ULBRICHT Surveyed By _____ Date _____

Twp. _____ Sec. _____ T _____ R _____ Figured By _____ Date _____

SCD _____ Engr. Plan Dwg. No. _____ Checked By _____ Date _____

Line & Station	Hub Elevation	Grade Elevation	Cut at Hub	Grade %	Tile Size	Remarks (P. I's, Jcts, etc.,)
			<u>MAIN A</u>			
0+00			5.10	0.27%	6"	
1			4.61	↓	↓	
2			4.28	↓	↓	Jc. LAT. A-1
3			4.17	↓	↓	LAT. A-2
4			4.10	↓	↓	LAT. A-3
5			4.14	↓	↓	
			<u>LAT. A-1</u>			
0+00			4.18	0.37%	6"	2+00 ON MAIN A
1			4.09	↓	↓	
			<u>LAT. A-2</u>			
0+00			4.07	0.17%	6"	3+00 ON MAIN A
1			3.64	↓	↓	
2			3.71	↓	↓	
			<u>LAT. A-3</u>			
0+00			4.00	0.17%	6"	4+00 ON MAIN A
1			4.04	↓	↓	
2			3.90	↓	↓	

Place sketch and instructions on reverse side if contractor is not furnished copy of plan

SKETCH ON BACK OF THIS SHEET

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TILE CUT SHEET

Sheet 2

Name C. VALBRICHT Surveyed By _____ Date _____

Twp. _____ Sec. _____ T _____ R _____ Figured By _____ Date _____

SCD _____ Engr. Plan Dwg. No. _____ Checked By _____ Date _____

Line & Station	Hub Elevation	Grade Elevation	Cut at Hub	Grade %	Tile Size	Remarks (P. I.'s, Jcts, etc.,)
			<u>LAT. B</u>			
0+00			3.60	0.9%	6"	North end, connects to 6" county tile?
1			3.64	↓	↓	
2			3.90	↓	↓	
2+50			3.74			P. I.
3			4.16			
4			4.57			← See sketch on back of sheet on
5			4.37			
6			4.56			
			4.40	↓		
8			4.26	0.2%		
9			4.08	↓	↓	
			<u>LAT. A</u>			
0+00			4.00	0.7%	6"	
1			3.66	0.1%	↓	
2			4.53	↓	↓	
3			4.86			
4			4.68			
5			4.76			
5+50			4.71	↓		To LAT. A-1
6			4.00		↓	

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

Our Auction Services

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- 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.