

79 +/- ACRES DALE TOWNSHIP, COTTONWOOD COUNTY, MN.

LAND & LAKE SHORE ACREAGE AUCTION

TUESDAY, OCTOBER 27, 2026 @ 5:30 P.M.

SALE LOCATION: Auction will be held at 36265 460th. Ave. Windom, MN.



Owners:
Lloyd Pfeiffer Estate

79 +/- ACRES DALE TOWNSHIP, COTTONWOOD COUNTY, MN.
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AUCTION SALE TERMS

These properties will be offered for sale in multiple parcels and in combination on our multi parcel board bidding system. All bidders must register for a bidding number prior to bidding on sale day. The successful buyer at the conclusion of the auction will enter into a purchase agreement & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before December 9, 2026 when clear title will be furnished. This sale is **NOT CON TINGENT ON BUYER FINANCING** and 20% down payment is **NON-REFUNDABLE**.

This property is being sold **AS IS-WHERE IS** as well as this property being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements or agreements of record. Buyer shall be granted possession of the property upon closing subject to a 2026 crop lease. Seller shall pay all the real estate taxes and any assessments due and payable prorated up and to the day of closing. Buyer shall be liable for all real estate taxes prorated after the day of closing and thereafter. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer. Any appraisal or loan fees are buyer's obligation. If the property is sold in two separate parcels the sale will be subject to a survey with the cost of the survey as well as title work split between both buyers and sellers. Buyers of the rural residential acreage will reimburse sellers at the time of closing for 375 gallons of LP @ \$ 1.55 per gallon = \$581.00. It is the interested bidder's obligation to inspect the property prior to their purchase of it. For those that can't attend sale day please make arrangements with sales staff 24 hours ahead of the auction to bid by phone. Any statements made at the auction may take precedence over any printed information. This sale is subject to the seller's approval. Christopher Auction Land & Farm Services LLC & Sales Staff represent the sellers in this transaction.

AUCTIONEER'S NOTE

Christopher Auction Land & Farm Services LLC is honored to represent the Lloyd Pfeiffer Estate 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 very good farmland to add to your investment portfolio or a desirable lakeshore acreage 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. Call today to schedule a residential showing! This auction is open to the public and we look forward to seeing you there. Respectfully, Scott Christopher & Sales Staff.

AUCTIONEERS

Scott Christopher

Auctioneer, Broker, Appraiser

507-841-3125

www.christopherauction.com

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Dan Pike 507-841-0965

Doug Wedel

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Lloyd Pfeiffer Estate - Land Auction

METHOD OF SALE: These properties will be offered for sale in multiple parcels and in combination on our multi parcel board bidding system. Parcel #1- 70 +/- acres times the bid amount. Parcel #2- 9 +/- acres. Parcel #3- Combination 79 +/- acres.

LEGAL DESCRIPTIONS: NE1/4 SE1/4 ex. 75.9' on South Side & Govt. Lot 1 Cottonwood County, Minnesota

TAX PARCELS: Cottonwood County Parcel: 050280400

IMPROVEMENTS: Farmland & Rural Residential Lakeshore Acreage

2026 REAL ESTATE TAXES: 5,314 Non Homestead

FSA INFORMATION:

Total Acres	=	79 +/- Acres
DCP Cropland	=	74.67 +/- Acres
DCP Effective Cropland	=	66.87 +/- Acres
CRP Acres	=	7.80 +/- Acres
Corn Base Acres	=	36.76 +/- Acres
Corn PLC Yield	=	164 Bushels
Soybean Base Acres	=	30.10 +/- Acres
Soybean PLC Yield	=	53 Bushels

CROP PRODUCTIVITY INDEX TILLABLE RATING: 93.3

PREDOMINANT SOILS: Clarion Loam, Webster- Delft complex, Coland clay loam, Nicollet clay loam, Clarion-Swanlake complex, Delft, overwash- Delft complex, & more

TOPOGRAPHY: Gently rolling. "See topography maps"

DRAINAGE: The information that is available is included in this information booklet see maps.

NRCS CLASSIFICATION: NHEL (Non-Highly Erodible)

LEASE STATUS: Farm is being sold subject to a 2026 cropland lease with the seller retaining 100% of the 2026 lease payment.

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.
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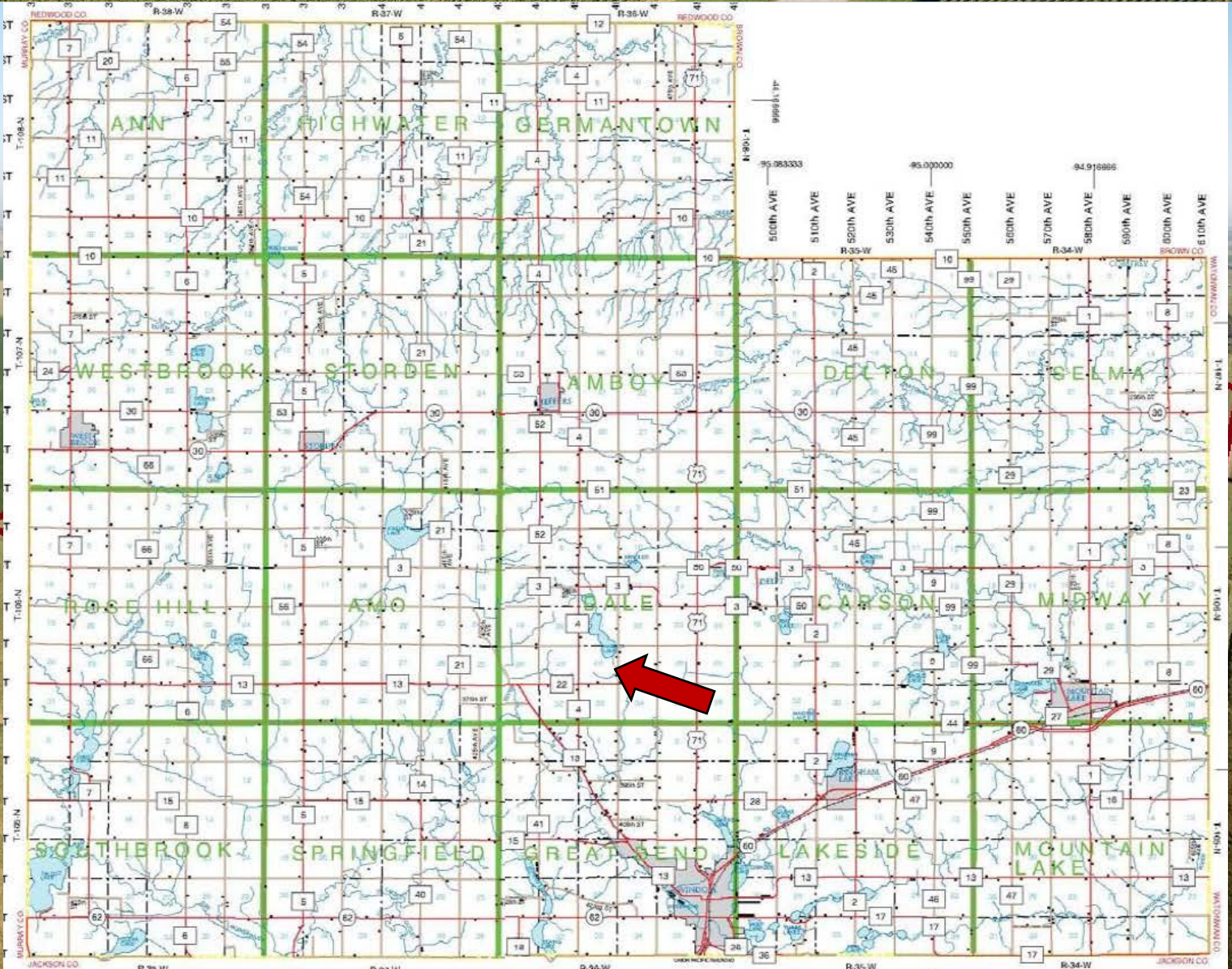
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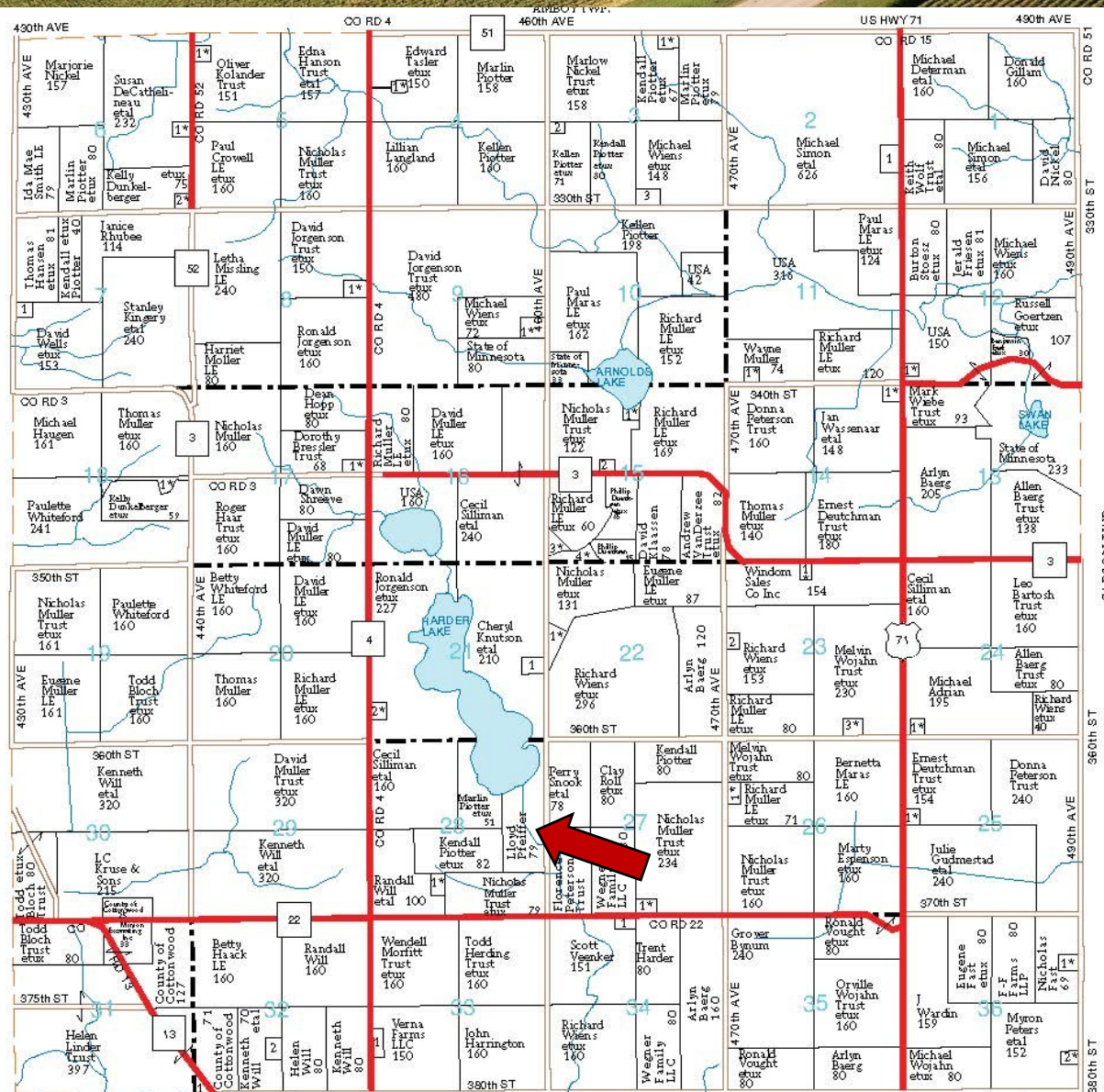
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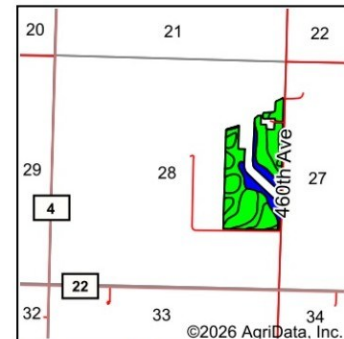
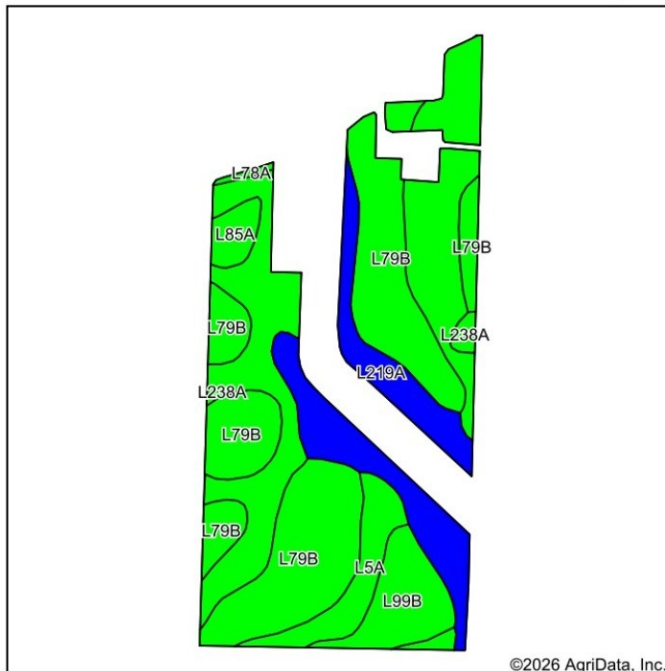
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Soils Map



State: Minnesota
County: Cottonwood
Location: 28-106N-36W
Township: Dale
Acres: 64.59
Date: 9/5/2026



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 26									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L79B	Clarion loam, 2 to 6 percent slopes	24.68	38.2%		> 6.5ft.	Moderately well drained	Ile	95	83
L238A	Webster-Delft complex, 0 to 2 percent slopes	11.16	17.3%		> 6.5ft.	Poorly drained	Ilw	94	81
L219A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	10.46	16.2%		> 6.5ft.	Poorly drained	Ilw	83	83
L85A	Nicollet clay loam, 1 to 3 percent slopes	9.91	15.3%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	4.45	6.9%		> 6.5ft.	Moderately well drained	Ile	92	82
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	3.72	5.8%		> 6.5ft.	Poorly drained	Ilw	96	87
L78A	Canisteo clay loam, 0 to 2 percent slopes	0.21	0.3%		> 6.5ft.	Poorly drained	Ilw	93	81
Weighted Average							1.85	93.3	*n 82.5



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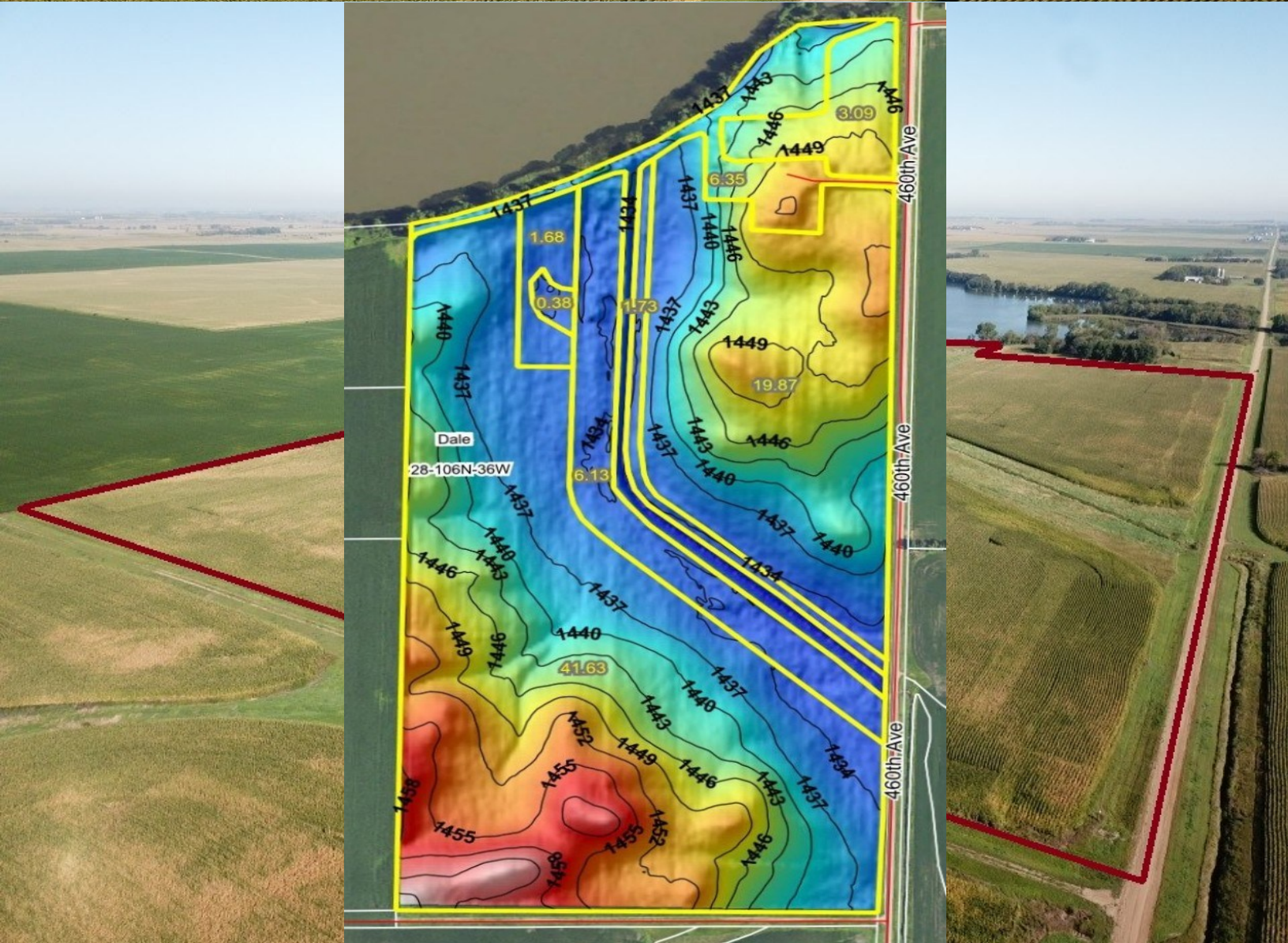
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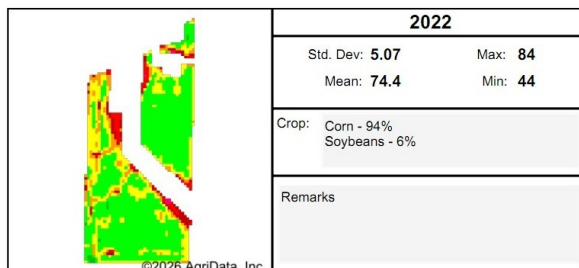
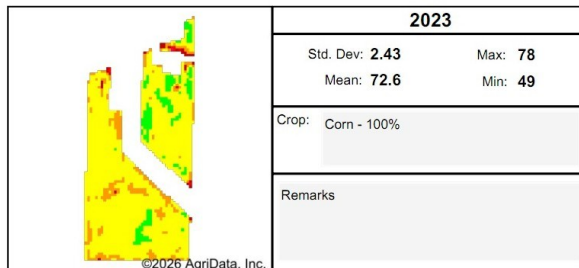
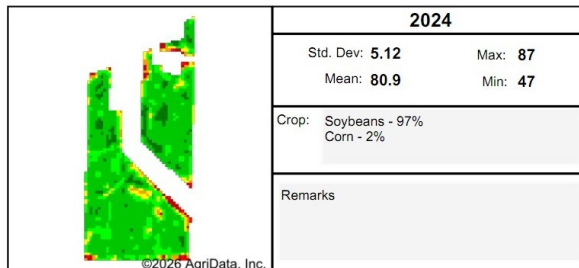
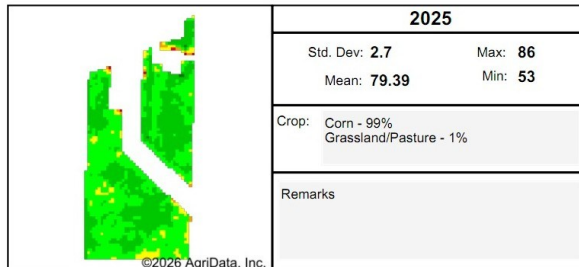
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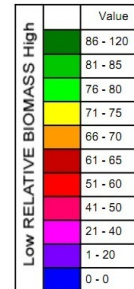
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Max Plant Growth(NDVI) Multi-year



Client:
Farm:
Field:
Date: 9/5/2026
Acres: 64.59

State: MN
County: Cottonwood
Location: 28-106N-36W
Township: Dale
Boundary Center: 43° 57' 25.3, -95° 9' 45.91



Soils Weighted Average
Productivity Index: 93.3

Elevation (feet)
Min: 1,432.9
Max: 1,465.8
Range: 32.9
Mean: 1,444.3
Std Dev: 7.3



Maps Provided By
 **surety**
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Summary

Parcel ID 050280400
Property Address 36265 460TH AVE
56101
Sec/Twp/Rng 28-106-36
Lot/Block Lot 1/Block NA
Plat
Brief Tax Description NE1/4 SE1/4 EX. 75.9' ON S. SIDE & GOVT LOT 1 79.
(Note: Not to be used on legal documents)
Deeded Acres 79.00
CER 75.15
Class 101 - AGRICULTURE
Homestead NON HOMESTEAD
Twp/City 5
School District 177

Owner

Taxpayer
Pfeiffer/Lloyd J
C/O Wolfgang Volker
19208 Everest Path
Farmington MN 55024

Land

Record #	Item	Description	Type	Units	Depth
1	008017	Pasture	2a	2.00	acre
1	008050	Xtra B Site	2a	.80	acre
1	009000	Public Road	2a	2.00	
1	999700	Till + Road Acres	2a	73.20	acre
2	008040	1st A B Site	2a	1.00	acre

Buildings

Building 2

Exterior Walls	VINYL
Roof Cover	ASP SH - H
Roof Structure	GABLE
Interior Walls	DRYWALL
Floor Cover	CARPET
Foundation	CB 8" 13C
Framing	WOOD
Heating System	FWA DUC HE
Heating Fuel	GAS
Air Conditioning	CENTRAL
Architecture	1.5 STORY
Rooms	Bsmt--2, Floor#1--3, Floor#2--2,
Bedrooms	Floor#2--2,
Full Bath	Floor#1--1,

Item	Type	Year Built	File	Size
DECK/PATIO	DKA	1990	HQTA	132
DRIVEWAY	CONC	2017	MISC	320
GAR ADDONS	COLORED	2010	HEXT	960
GAR ADDONS	CONC FLOOR	2017	HEXT	960
GAR TYPE	POL	2010	HQTA	960
HSE TYPE	OHB	1900	HQTA	644
HSE TYPE	OWB	1900	HQTA	84



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Extra Features

Record #	Group #	Item	Type	Year Built	Eff Year Built	Height	Length	Width	Units
1		MACH&SHOPS	POLE12-14'	1997	1997	14	54	30	1620
1		MACH&SHOPS	4" CONCRET	1998	1998	0	54	30	1620
1		MACH&SHOPS	COL METAL	1997	1997	14	54	30	1620
1		MACH&SHOPS	INSULATE	1998	1998	0	54	14	756
1		MACH&SHOPS	SHEATHING	1998	1998	0	54	14	756
1		MACH&SHOPS	4"C DRIVE	1998	1998	0	24	8	192
1		MACH&SHOPS	OVERHEAD	2019	2019	12	0	18	216

2026 Values for Pay 2027 Taxes

	Market	Taxable
Land	\$891,100	\$891,100
Building	\$75,900	\$75,900
Machine	\$0	\$0
Exemptions		
Total Value	\$967,000	\$967,000

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2025 Payable 2026	\$962,900	9,629	61.41800	920.01	0.00	30.00	\$5,314
2024 Payable 2025	\$1,071,900	10,719	53.51800	893.07	0.00	30.00	\$5,226
2023 Payable 2024	\$1,169,200	11,692	45.17000	904.80	0.00	30.00	\$4,700
2022 Payable 2023	\$756,200	3,989	63.89800	892.87	0.00	30.00	\$1,926
2021 Payable 2022	\$628,600	3,287	75.34200	831.50	0.00	30.00	\$1,904

Current Taxes

Gross Tax	\$6,204.01
Total Credit	\$920.01
Spec Asmt	\$30.00
Net Tax Due	\$5,314.00
Adjusted Tax	\$0.00
Adjusted S.A.	\$0.00
Adjusted Net Due	\$5,314.00
Total Receipts	\$5,314.00
Remain Due	\$0.00

Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
5/06/2026	PFEIFFER EST/LLOYD J	53	\$5,284.00



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MINNESOTA
COTTONWOOD
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM : 270
Prepared : 9/11/26 11:02 AM CST
Crop Year : 2026

Operator Name : NICHOLAS MULLER
CRP Contract Number(s) : 11114A,11233A,11425A
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
82.43	74.67	74.67	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	66.87		0.00		7.80	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	36.76	0.00	164	0
Soybeans	30.10	0.00	53	0
TOTAL	66.86	0.00		

NOTES	

Tract Number : 1656

Description : PART E2NE4 NE4SE4 S28 106-36 DAL
FSA Physical Location : MINNESOTA/COTTONWOOD
ANSI Physical Location : MINNESOTA/COTTONWOOD
BIA Unit Range Number :
CRP Contract Number(s) : 11114A,11233A,11425A
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : LLOYD J PFEIFFER ESTATE
Other Producers : MORGAN MULLER, NICHOLAS MULLER & MORGAN MULLER JV
Recon ID : None



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MINNESOTA COTTONWOOD Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 270 Prepared : 9/11/26 11:02 AM CST Crop Year : 2026
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Tract Land Data							
Tract 1656 Continued ...							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
82.43	74.67	74.67	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	66.87	0.00	7.80	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	36.76	0.00	164
Soybeans	30.10	0.00	53
TOTAL	66.86	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN LOCATION 27 033		2. SIGN-UP NUMBER 48	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11114A		4. ACRES FOR ENROLLMENT 5.30	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) COTTONWOOD COUNTY FARM SERVICE AGENCY 339 9TH ST WINDOM, MN56101-1658				6. TRACT NUMBER 1656		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2031	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 831-1550 x2				8. SIGNUP TYPE: Continuous			
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.							
9A. Rental Rate Per Acre		\$ 276 .66		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment		\$ 1,466 .00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment		\$		1656	15	CP21	4.90
(Item 9C is applicable only when the first year payment is prorated.)				1656	17	CP21	0.40
							E. Total Estimated Cost-Shares
							\$ 490.00
							\$ 40.00
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) LLOYD J PFEIFFER ESTATE C/O WOLFGANG G VOLKER PER SEP 15208 EVEREST PATH FARMINGTON, MN55024 7039		(2) SHARE 100.00 %	(3) SIGNATURE (By) e-Signed by Wolfgang Volker For, if applicable: On 09-18-23	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY Pers Rep		(5) DATE (MM-DD-YYYY) 09-18-23	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE 					B. DATE (MM-DD-YYYY) 12-15-23
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.inlake@usda.gov. USDA is an equal opportunity provider, employer, and lender.							



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79 +/- ACRES DALE TOWNSHIP, COTTONWOOD COUNTY, MN.

LAND & LAKESHORE ACREAGE AUCTION

TUESDAY, OCTOBER 27, 2026 @ 5:30 P.M.

SALE LOCATION: Auction will be held at 36265 460th. Ave. Windom, MN.

Page 1 of 1

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 27 033		2. SIGN-UP NUMBER 50	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11233A		4. ACRES FOR ENROLLMENT 0.60	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) COTTONWOOD COUNTY FARM SERVICE AGENCY 339 9TH ST WINDOM, MN56101-1658				6. TRACT NUMBER 1656		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2017 TO: (MM-DD-YYYY) 09-30-2031	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 831-1550 x2				8. SIGNUP TYPE: Continuous			
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.							
9A. Rental Rate Per Acre \$ 272.40		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 163.00		A. Tract No. 1656		B. Field No. 0019		C. Practice No. CP21	
9C. First Year Payment \$		D. Acres 0.60		E. Total Estimated Cost-Share \$ 60.00			
(Item 9C is applicable only when the first year payment is prorated.)							
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) LIGOT J SPEFFER ESTATE C/O WOLFANG & VOLKER PERS REP 19108 EVEREST PATH PARKINGTON, MISSISSAUGA 7029		(2) SHARE 100.00 %		(3) SIGNATURE (By) e-Signed by Wolfgang Volker For, if applicable: On 09-18-23		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY Pers Rep	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE 					B. DATE (MM-DD-YYYY) 12-15-23
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.							



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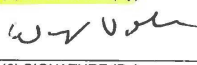
79 +/- ACRES DALE TOWNSHIP, COTTONWOOD COUNTY, MN.

LAND & LAKESHORE ACREAGE AUCTION

TUESDAY, OCTOBER 27, 2026 @ 5:30 P.M.

SALE LOCATION: Auction will be held at 36265 460th. Ave. Windom, MN.

Page 1 of 1

CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 27 033		2. SIGN-UP NUMBER 52	
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11425A		4. ACRES FOR ENROLLMENT 1.90	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) COTTONWOOD COUNTY FARM SERVICE AGENCY 339 9TH ST WINDOM, MN56101-1658		6. TRACT NUMBER 1656		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2019 TO: (MM-DD-YYYY) 09-30-2029	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 831-1550 x2		8. SIGNUP TYPE: EWP			
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.					
9A. Rental Rate Per Acre \$ 182.00		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 346.00		A. Tract No. 1656		B. Field No. 0008	
9C. First Year Payment \$		C. Practice No. CP27		D. Acres 0.40	
(Item 9C is applicable only when the first year payment is prorated.)		1656		CP28 1.50	
E. Total Estimated Cost-Share \$ 40.00					
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) LLOYD J PEELEPER ESTATE C/O HOLFOORD O VOLKER PER REP 15208 EVEREST PATH FARMINGTON, MN55024-7029		(2) SHARE 100.00 %		(3) SIGNATURE (By) 	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %		(3) SIGNATURE (By)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %		(3) SIGNATURE (By)	
(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY PER REP FSA		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY) 08/30/2026	
(5) DATE (MM-DD-YYYY)		(5) DATE (MM-DD-YYYY)		(5) DATE (MM-DD-YYYY)	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE 			
B. DATE (MM-DD-YYYY) 12-15-23					
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.					



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79 +/- ACRES DALE TOWNSHIP, COTTONWOOD COUNTY, MN.
LAND & LAKESHORE ACREAGE AUCTION
TUESDAY, OCTOBER 27, 2026 @ 5:30 P.M.
SALE LOCATION: Auction will be held at 36265 460th. Ave. Windom, MN.

AD-1026 (04-17-96)

UNITED STATES DEPARTMENT OF AGRICULTURE

Form Approved - OMB No. 0560-0004

**HIGHLY ERODIBLE LAND CONSERVATION (HELC) AND WETLAND
CONSERVATION (WC) CERTIFICATION**

#5091

6-5-01
2001

(See reverse for Public Burden and Privacy Act Statements.)

1. Name of Producer Lloyd Pfeiffer	2. Identification Number 468 46 9626	3. Current Crop Year 2001
4. Do the attached AD-1026A(s) list all your farming interest by county, and show current NRCS determinations? <i>If "No", contact your County FSA Office before completing this form.</i>		YES NO ☒ ☐
5. Are you a landlord on any farm listed on AD-1026A that will not be in compliance with HELC and WC provisions? <i>If "Yes", AD-1026C must be prepared.</i>		☐ ☒
6. Does the landlord refuse to comply with HELC requirements on any farms listed on AD-1026A? <i>If "Yes", AD-1026B must be prepared.</i>		☐ ☒
7. List here or attach a list of affiliated persons with farming interest. <i>See reverse for an explanation. Enter "None", if applicable.</i>		☐ ☒
If items 5 or 6 are answered "YES", circle the applicable farm number on AD-1026A.		
8. During the crop year entered in item 3 above, or the term of a requested USDA loan, will you:		YES NO
(a) plant or produce an agricultural commodity on land for which neither a highly erodible land nor wetland determination has been made?		☐ ☒
(b) plant or produce an agricultural commodity on land on which planting was made possible by drainage, dredging, filling, leveling, or any other means after December 23, 1985, and NRCS has not evaluated and approved the drainage activities? New tile Sec 28 Dale		☒ ☐
9. Since December 23, 1985, have you or has anyone on your land, or will you or anyone on your land during the crop year entered in item 3 above, or the term of a requested USDA loan:		☐ ☒
(a) conduct(ed) any land clearing, drainage, (tile or open ditch), filling, leveling, or dredging to create a new drainage system that has not been evaluated by NRCS? <i>Indicate year if answered "Yes".</i> 2001 New tile Sec 28 Dale T1656		☒ ☐
(b) conduct(ed) any drainage activities to maintain, improve, or modify an existing drainage system that has not been evaluated by NRCS? <i>Indicate year if answered "Yes".</i>		☐ ☒
10. Will you conduct any activities for fish production, trees, vineyards, shrubs, building construction, or other non-agricultural purposes that have not been evaluated by NRCS?		☐ ☒
If answers to item 8, 9, or 10 are: "YES" for any one of these items, sign and date in item 11 below. Circle the applicable tract number on AD-1026A, or list in item 12 on AD-1026A. A "YES" answer authorizes FSA to refer this AD-1026 to NRCS to make a HELC and/or certified wetland determination. DO NOT sign in item 13 until the NRCS determination is complete. "NO" for all of these items or NRCS determinations are complete, complete item 13.		

11. Signature of Producer <i>Lloyd Pfeiffer</i>	I hereby certify that the above information and the information on attached AD-1026A's, is true and correct to the best of my knowledge and belief.		Date 6-5-01
12. Referral to NRCS (Completed by FSA)	Enter a ✓ if a NRCS determination is needed because: "Yes" is answered in item 8, 9, or 10.	Date Referred 6/5/01	Signature of FSA Representative <i>Mary Nagel</i>
NOTE: Before signing in item 13, Read AD-1026 Appendix.			
Continuous AD-1026 Certification <i>OK to add tile as per 8-8-01</i> <i>described letter says when the sun</i>			
I understand and agree that unless I give written notice otherwise, this certification of compliance and agreement shall serve as a continuous certification and agreement for subsequent crop years. That is, as to the current and subsequent crop years:			
- I agree to the terms and conditions stated on AD-1026 Appendix on all land in which I have or will have an interest. - I agree that if there are any changes in my operation or activities that may affect compliance with these provisions, I will file a revised AD-1026. - I agree to file any required exemption requests for each applicable crop year. - I understand that affiliated persons are also subject to compliance with these provisions and their failure to comply or file AD-1026 will result in loss of eligibility to persons or enterprises with whom they are affiliated. (Affiliated person rules are printed on the reverse of this form.)			
13. Producer Sign Here	Date		

This program or activity will be conducted on a non-discriminatory basis without regard to race, color, religion, national origin, sex, marital status, or disability.



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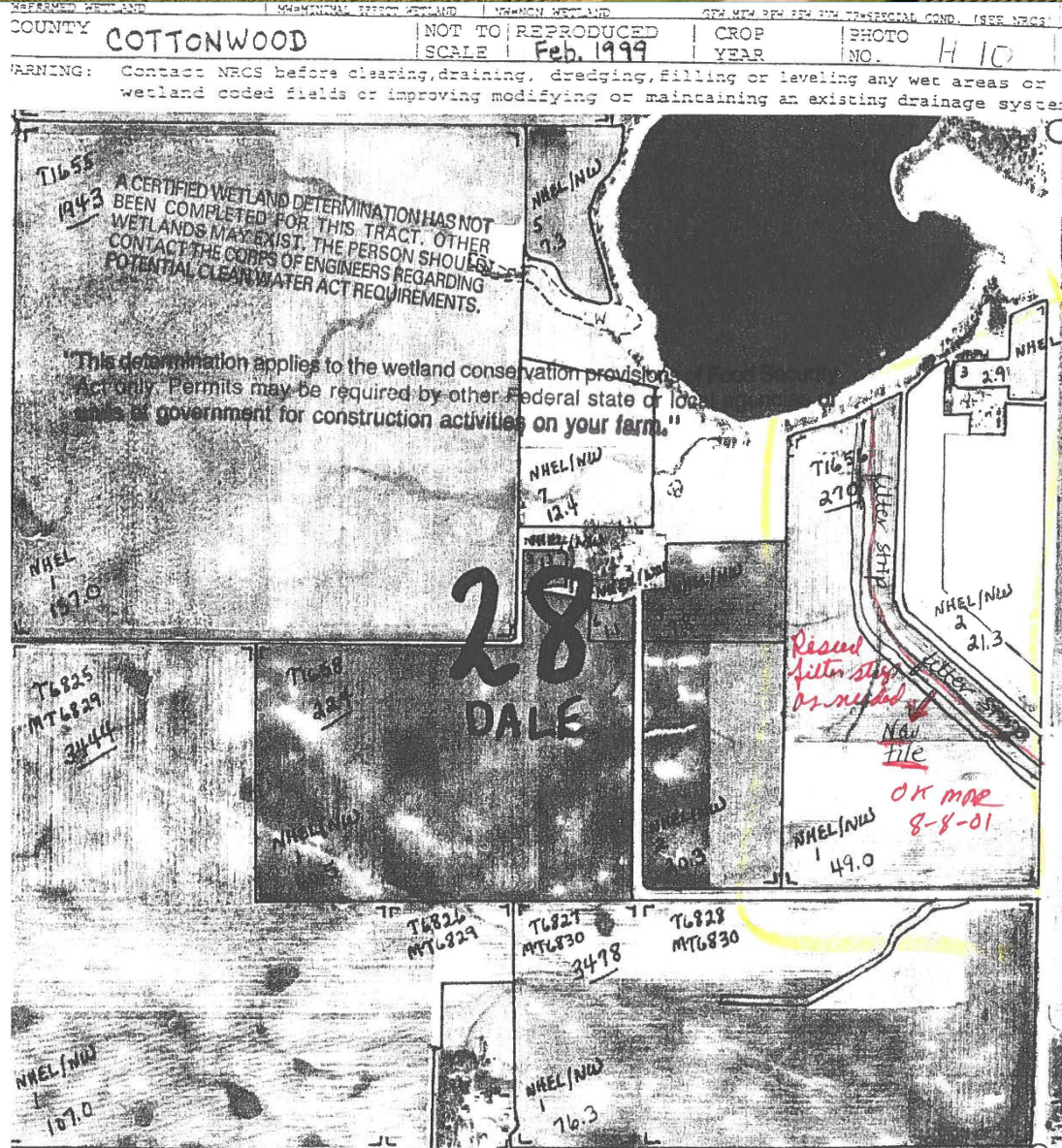
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79 +/- ACRES DALE TOWNSHIP, COTTONWOOD COUNTY, MN.

LAND & LAKE SHORE ACREAGE AUCTION

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U.S.D.A. Soil Conservation Service SCS-CPA-026 (1-88)

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

1. Name and Address of Person
Lloyd Pfeiffer
Rt 2 - Box 169
Windom, MN 56101

2. Date of Request
10/11/88

3. County
Cottonwood

4. Name of USDA Agency or Person Requesting Determination
HCS

5. Farm No. and Tract No.
270 T 1656

SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?
Yes ☒ No ☐ Field No.(s) Total Acres

7. Are there highly erodible soil map units on this farm?
Yes ☒ No ☐ Field No.(s) Total Acres

8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.

9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.

10. This Highly Erodible Land determination was completed in the: Office ☒ Field ☐
NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

SECTION II - WETLAND

11. Are there hydric soils on this farm?
Yes ☒ No ☐ Field No.(s) Total Wetland Acres

List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:

12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.

13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.

14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.

15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.

NON-EXEMPTED WETLANDS:

16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.

17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.

19. This wetland determination was completed in the: Office ☒ Field ☐

20. This determination was: Delivered ☒ Mailed ☐ To the Person on Date: 12/5/88

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks

22. Signature of SCS District Conservationist
Jay D. Moreau

23. Date
12/5/88

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.



Scott Christopher
Auctioneer, Broker, Appraiser
507-841-3125
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AUCTIONEERS
Scott Christopher 507-841-3125
Dan Pike 507-841-0965
Doug Wedel
Ryan Kahler & Chris Kahler

LAND & LAKESHORE ACREAGE AUCTION

SALE LOCATION: Auction will be held at 36265 460th. Ave. Windom, MN.



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LAND & LAKESHORE ACREAGE AUCTION
TUESDAY, OCTOBER 27, 2026 @ 5:30 P.M.
SALE LOCATION: Auction will be held at 36265 460th. Ave. Windom, MN.

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