

AUCTION

Friday December 6th, 2019

10:00 A.M. Start

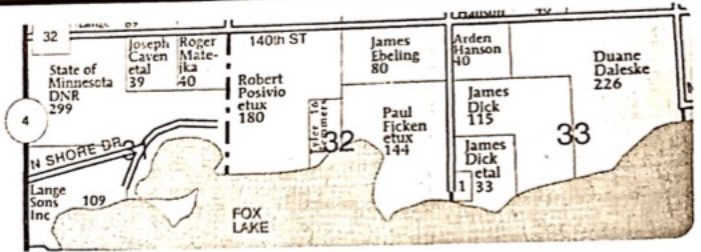
Auction Location: American Legion - 18 N Osborne St, Sherburn, MN 56171

Legal Description: South East Quarter bordering Fox Lake, Less Acreage and the South Half of the North East Quarter all in Section 32, Fox Lake Township, Martin County, MN. Containing approx. 130 acres (Subject to Survey).

Selling 130 Acres (more or less)

F.S.A. Information:

Total Acres	130 Acres
Tillable Acres	118.95 Acres
Corn Base	62.17 Acres
Corn Yield	134 Bus.
Soybean Base	56.78 Acres
Soybean Yield	330 Bus.
C.S.R. Rating	91.6
Property Tax	\$5398.00 (Acreage Included)



Taxes: \$5398.00 per year. Sellers to pay property taxes due on 2019 based on current tax statements. All further taxes will be new buyers' responsibility. New taxes will be calculated on the farmland only (minus the acreage) for the 2020 tax year.

Terms: 10% down payment day of sale with balance due on or before December 31st, 2019. Buyer will sign a real estate contract at the conclusion of the auction which will contain the purchase terms. All rents and/or crops belong to current tenant and seller. Buyer has the right to do fall tillage after crops are harvested with current tenant's permission. Full possession given March 1st, 2020 after farm lease expires. Property is sold in "AS IS" condition. Seller guarantees a clear and merchantable title on the property at closing. All prospective buyers are encouraged to inspect and verify all information provided herein. All survey and abstract work are seller's responsibility. Auction staff represents the seller for this transaction. Any announcements made sale day take precedence over written material.

Paul & Elaine Ficken

Paul Edman of Edman & Edman Law Firm – Attorney for Estate

Howell Real Estate & Auction

Office: 712-362-4844 www.howellrealestateandauction.com

Larry Howell – 712-260-9693 Mark Howell – 712-260-9690 Gary Helmers – 507-236-2921



- Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HPW = 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

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total 118.95 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 2017 NAIP imagery.

MINNESOTA
MARTIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3779
Prepared : Nov 12, 2019
Crop Year : 2020

DCP Crop Data

Tract 1141 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	62.17	0.00	134
Soybeans	56.78	0.00	33
TOTAL	118.95	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, 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.aphis.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) e-mail program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Abbreviated 156 Farm Record

Operator Name :
 Farms Associated with Operator :
 CRP Contract Number(s) : None
 Recon ID : None
 ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
139.29	118.95	118.95	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	118.95	0.00		0.00		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	62.17	0.00	134	
Soybeans	56.78	0.00	33	
TOTAL	118.95	0.00		

NOTES

Empty box for notes.

Tract Number : 1141
 Description : (4G) 144A S2 NE4, X SE4 (32)FOX
 FSA Physical Location : MINNESOTA/MARTIN
 ANSI Physical Location : MINNESOTA/MARTIN
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : ELAINE FICKEN ESTATE
 Other Producers :
 Recon ID : None

Tract Land Data

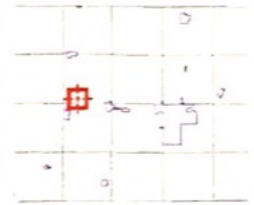
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
139.29	118.95	118.95	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	118.95	0.00	0.00	0.00	0.00	0.00



Beacon™ Martin County, MN



Overview



Legend

- Parcels
- Corporate Limits

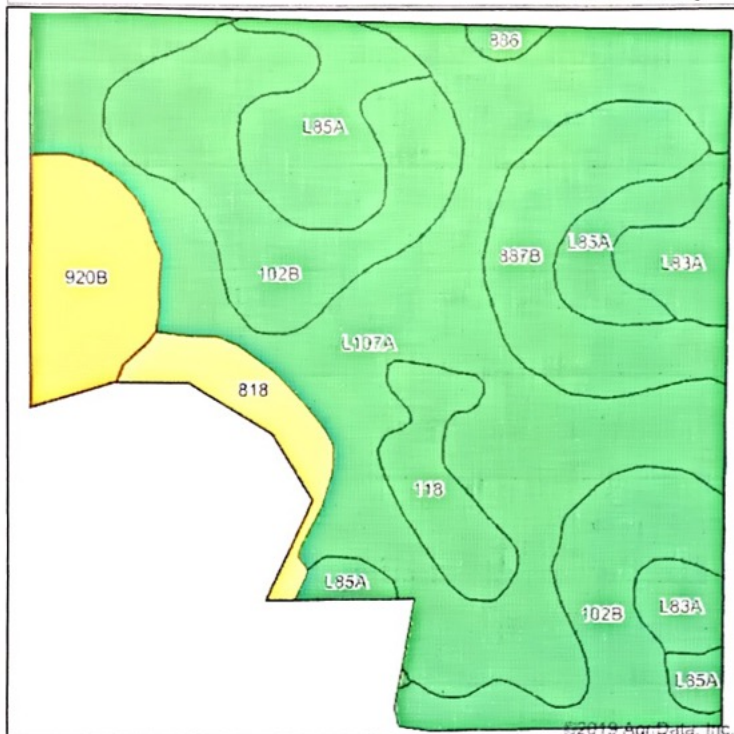
Parcel ID	060320200	Alternate ID	n/a	Owner Address	FICKEN,PAUL D & ELAINE
Sec/Twp/Rng	32-103-032	Class	101 - AGRICULTURAL		1323 90TH AVE
Property Address	1323 90TH AVE	Acreage	143.6		SHERBURN, MN 56171
	SHERBURN			Note	n/a
District	FOX LAKE T-2448				
Brief Tax Description	Sect-32 Twp-103 Range-032 143.60 AC SE 1/4 NE 1/4 & L-3 & 4 143.60 AC				
	(Note: Not to be used on legal documents)				

Date created: 11/14/2019

Last Data Uploaded: 11/14/2019 2:00:24 AM

Developed by Schneider GEOSPATIAL

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **32-103N-32W**
 Township: **Fox Lake**
 Acres: **125.63**
 Date: **11/15/2019**



Soils data provided by USDA and NRCS

Area Symbol: MN091, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Com	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	48.14	38.3%	■	llw	91						79
102B	Claron loam, 2 to 6 percent slopes	26.96	21.5%	■	lle	95						83
L85A	Nicollet clay loam, 1 to 3 percent slopes	13.93	11.1%	■	lw	99						78
887B	Claron-Swanlake complex, 2 to 6 percent slopes	12.00	9.6%	■	lle	92						82
920B	Claron-Estherville complex, 2 to 6 percent slopes	8.41	6.7%	■	lle	76						59
L83A	Webster clay loam, 0 to 2 percent slopes	5.49	4.4%	■	llw	93						80
118	Crippin loam, 1 to 3 percent slopes	5.45	4.3%	■	le	100						84
818	Lemond-Linder complex	4.55	3.6%	■	llw	66	3.3	139	79	40	47	49
886	Nicollet-Crippin complex	0.70	0.6%	■	l	100	5.2	210	94	60	5.2	81
Weighted Average						91.5	0.1	6.2	3.4	1.8	1.7	*n 77.9

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

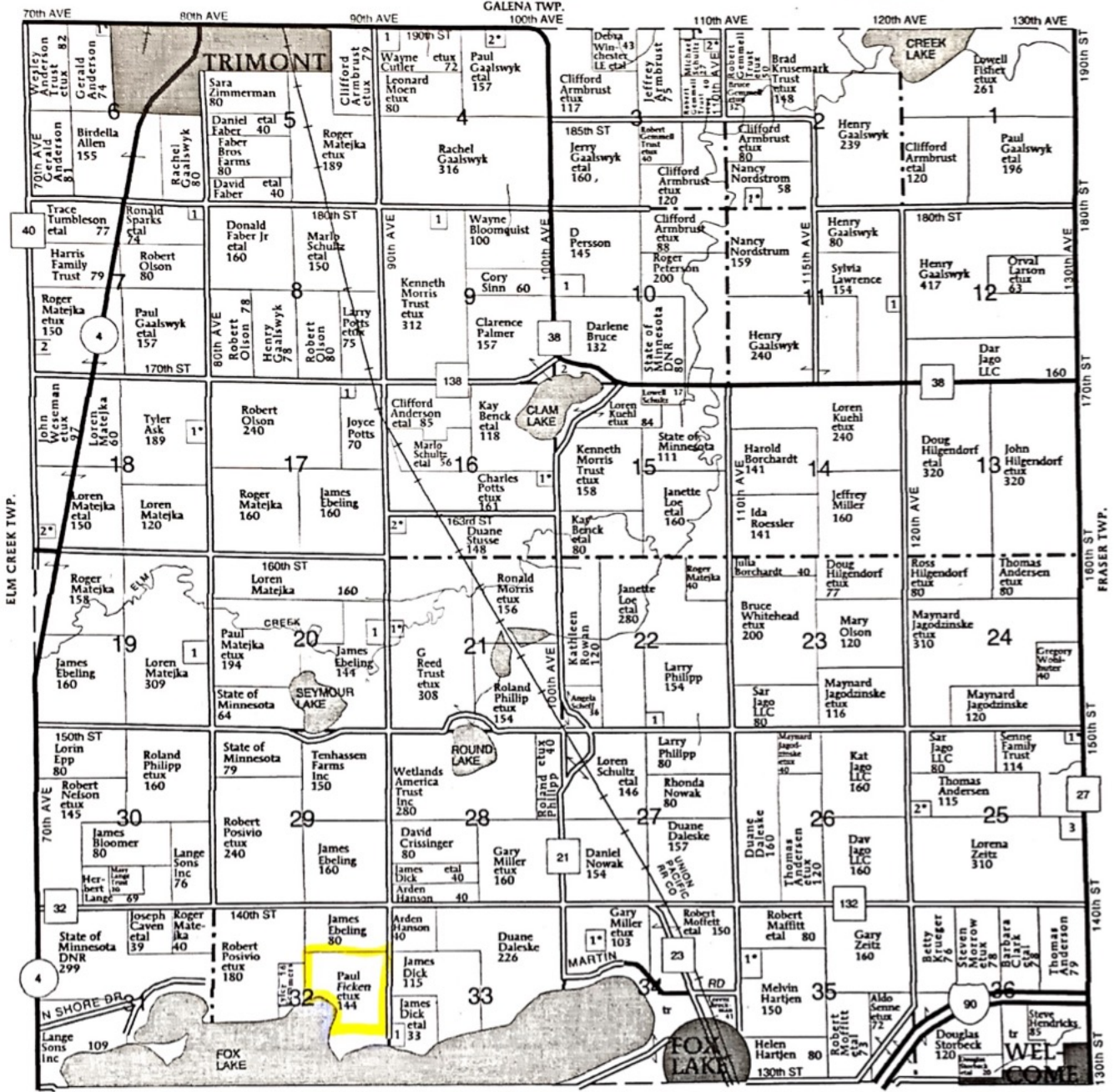
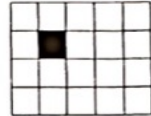
Soils data provided by USDA and NRCS

T-103-N

FOX LAKE PLAT

(Landowners)

R-32-W



MANYASKA TWP.

FOX LAKE TOWNSHIP

- SECTION 2**
- 1. Nordstrom, Don 9
- SECTION 3**
- 1. Schultz, Daryl 14
- 2. Schultz, Michael 6
- SECTION 4**
- 1. Bloomquist, Diann 10
- 2. Gaalswyk, Paul 6
- SECTION 6**
- 1. Fett, Christopher 6
- SECTION 7**
- 1. Holtz, Brian 6
- 2. Matejka, Roger 8

- SECTION 9**
- 1. Christensen Family Farms Inc 5
- SECTION 10**
- 1. Morris, Tyler 15
- 2. State of Minnesota 14
- SECTION 11**
- 1. Gaalswyk, Henry 6
- SECTION 16**
- 1. Potts, Larry 8
- 2. Quade, Neil 7
- SECTION 17**
- 1. Heavirland, Terry 5

- SECTION 18**
- 1. Ask, Tyler 11
- 2. Fuller, Douglas 6
- SECTION 19**
- 1. Ebeling, James 11
- SECTION 20**
- 1. Snyder, William 9
- SECTION 21**
- 1. Arnold, Robert 7
- SECTION 22**
- 1. Freitag, Corey 6
- SECTION 25**
- 1. Senne, Aldo 5
- 2. Andersen, Cory 5

- 3. Parks of Minnesota LLC 10**
- SECTION 33**
- 1. Hanson, Kenneth 7
- SECTION 34**
- 1. Nowak Trust, Harold 10
- SECTION 35**
- 1. Hartjen, Helen 10

EBELING, JAMES

12

30

Judicial Ditch 97

REMMERS, TYLAN

85th Ave

DICK, JAMES E & CAROL J

DICK, JAMES E & CAROL J

90th Ave

FICKEN, PAUL D & ELAINE

Fox Lake Township

Fox Lake

County Ditch 52

33

32



0 55110 220 330 440



Feet

Martin County Drainage Dept.
JD#97 - Ficken Property

Aerial Map



Map Center: 43° 40' 49.02, -94° 41' 50.08

0ft 653ft 1306ft

32-103N-32W
Martin County
Minnesota



11/15/2019

Maps Provided by



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

N.W. 1/4 N.E. 1/4

N.E. 1/4 N.E. 1/4

G.L. 3

S.E. 1/4
N.E. 1/4

125.06 ACRES TOTAL +/-
115.49 TILLABLE ACRES +/-

G.L. 2

20.60 ACRES TOTAL +/-

261 TILLABLE ACRES +/-

0 100 200 400
SCALE 1" = 200'



— DENOTES IRON MONUMENTS FOUND OR SET IN PREVIOUS SURVEY.

— DENOTES IRON MONUMENTS SET & MARKED WITH REG. NO. 50875 UNLESS OTHERWISE SHOWN.

BEARINGS ARE ORIENTED TO THE MARTIN COUNTY COORDINATE SYSTEM NAD83 1996 ADJUSTMENT

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

BEN MADSEN
DATE: _____ LICENSE NO. 50875

PAUL FICKEN

DRAWN BY
CHECK BY
B.M.
SURVEY BY
D.M.
W.N.



TEL: (507) 235-3780

318 EAST BLUE EARTH AVENUE
FARMONT, MINNESOTA 56031

1
FILE NO.
19281

**SURVEY IN GOVERNMENT LOTS 2 & 3 & IN THE S.E. 1/4, N.E. 1/4,
SEC. 32, T. 103 N., R. 32 W., MARTIN COUNTY, MINNESOTA**

N. 1/4 COR. SEC. 32, FOUND AN IRON MON. WITH AN ALUM. CAP (4" DEEP).

N.E. COR. SEC. 32, FOUND AN IRON MON. WITH AN ALUM. CAP (4" DEEP).

N.W. 1/4 N.E. 1/4

N.E. 1/4 N.E. 1/4

**TRACT B
LEGAL DESCRIPTION**

OCCUPATION (PLOW LINE) IS APPROX. 10' S. OF LINE

That part of Government Lots 2 and 3 and in the Southeast Quarter of the Northeast Quarter of Section 32, Township 103 North, Range 32 West, Martin County, Minnesota, described as follows:
Beginning at the East Quarter corner of said Section 32; thence on an assumed bearing of South 0 degrees 29 minutes 50 seconds West, along the east line of said section, a distance of 1328.00 feet to an iron monument; thence North 89 degrees 17 minutes 08 seconds West a distance of 1227.00 feet to an iron monument; thence North 8 degrees 30 minutes East a distance of 490.00 feet to an iron monument; thence North 77 degrees 00 minutes West a distance of 145.00 feet to an iron monument; thence North 22 degrees 30 minutes West a distance of 310.00 feet to an iron monument; thence South 90 degrees 00 minutes West a distance of 151 feet, more or less, to the shoreline of Fox Lake; thence northwesterly and southwesterly, along said shoreline, a distance of 1311 feet, more or less, to the north-south quarter line of said section; thence North 0 degrees 34 minutes 01 seconds East, along said north-south quarter line, a distance of 75 feet, more or less, to the Center of said Section 32; thence continuing North 0 degrees 34 minutes 01 seconds East, along said north-south quarter line, a distance of 1424.18 to the Northwest corner of Government Lot 3 of said section; thence South 89 degrees 17 minutes 08 seconds East, along the north line of said Government Lot 3 and along the north line of the Southeast Quarter of the Northeast Quarter of said section, a distance of 2628.79 feet to the Northeast corner of said Southeast Quarter of the Northeast Quarter; thence South 0 degrees 32 minutes 15 seconds West, along the east line of said section, a distance of 1316.20 feet to the point of beginning, containing 125.1 acres, more or less, subject to easements now of record in said county and state.

(46.72+- ACRES IN GOV'T LOT 3)

**TRACT B
125.1+- ACRES TOTAL
-2.00 ACRES IN R/W
123.1+- ACRES NET**

GOVERNMENT LOT 3

115.5+- TILLABLE ACRES

TRACT B SHORELINE TRAVERSE TABLE

COURSE	BEARING	DISTANCE
1	N 11°46' 14" W	77.23
2	N 22°07' 57" W	68.98
3	N 37°08' 17" W	44.24
4	N 35°08' 53" W	48.62
5	N 43°56' 42" W	64.84
6	N 48°21' 26" W	33.78
7	N 49°13' 42" W	64.76
8	N 54°26' 10" W	70.82
9	N 60°31' 19" W	53.20
10	N 60°44' 05" W	42.74
11	N 64°14' 14" W	58.65
12	N 67°26' 06" W	74.93
13	N 72°12' 48" W	65.99
14	N 75°47' 40" W	28.89
15	N 84°29' 08" W	69.72
16	S 82°34' 35" W	76.47
17	S 69°22' 18" W	84.04
18	S 63°16' 22" W	39.33
19	S 52°53' 32" W	47.04
20	S 75°14' 15" W	45.11
21	S 71°47' 06" W	28.85
22	S 68°54' 10" W	75.34
23	S 72°04' 14" W	52.27
24	S 70°09' 47" W	32.85
25	S 70°17' 49" W	12.48

TRACT A SHORLINE TRAVERSE TABLE

COURSE	BEARING	DISTANCE
1	S 11°46' 14" E	6.06
2	S 15°20' 43" W	42.38
3	S 23°49' 08" W	56.06
4	S 31°44' 37" W	71.20
5	S 31°28' 04" W	66.67
6	S 19°49' 14" W	39.00
7	S 24°50' 26" W	48.87
8	S 29°57' 54" W	53.51
9	S 16°51' 52" W	57.55
10	S 13°09' 10" W	29.13
11	S 17°08' 46" W	84.99
12	S 13°13' 05" W	66.22
13	S 17°12' 46" W	56.13
14	S 05°32' 40" W	53.21
15	S 07°56' 55" E	43.96
16	S 00°39' 29" W	66.57
17	S 07°34' 02" E	54.10
18	S 16°29' 02" E	47.88
19	S 05°28' 09" W	34.74
20	S 17°14' 29" E	33.51
21	S 27°16' 10" E	40.14
22	S 23°44' 26" E	84.07
23	S 31°08' 51" E	49.95
24	S 29°07' 39" E	40.14
25	S 19°57' 01" E	56.19
26	S 36°30' 32" E	58.92
27	S 28°02' 34" E	31.21
28	S 45°35' 55" E	28.87
29	S 41°45' 59" E	49.66
30	S 40°07' 09" E	38.93
31	S 19°23' 54" E	63.81
32	S 18°51' 05" E	26.65
33	S 14°59' 54" E	18.06
34	S 72°10' 36" E	6.83
35	N 45°17' 04" E	8.87
36	N 23°41' 33" E	21.81
37	N 18°18' 27" E	20.18
38	N 23°01' 05" E	21.67
39	N 13°20' 19" E	22.94
40	N 26°21' 21" E	22.59
41	N 32°13' 23" E	27.42
42	N 36°34' 50" E	39.69
43	N 45°15' 32" E	46.49
44	N 50°41' 36" E	35.59
45	N 65°09' 22" E	63.01
46	N 67°48' 41" E	43.88
47	N 67°35' 49" E	76.50
48	N 71°06' 18" E	58.50
49	N 72°33' 29" E	89.26
50	N 66°28' 20" E	61.25
51	N 71°51' 36" E	52.97
52	N 72°10' 52" E	169.58
53	N 68°33' 47" E	64.21
54	N 72°30' 10" E	62.84
55	N 76°26' 43" E	70.32
56	N 79°02' 46" E	62.21
57	S 88°35' 23" E	39.54
58	N 83°15' 08" E	61.74
59	S 88°39' 39" E	91.87
60	S 86°48' 34" E	61.67
61	S 83°30' 35" E	148.26
62	S 74°43' 53" E	127.68

**TRACT A
20.6+- ACRES TOTAL
-1+- ACRES IN R/W
20.5+- ACRES NET**

**TRACT A
LEGAL DESCRIPTION**

That part of Government Lots 2 and 3 of Section 32, Township 103 North, Range 32 West, Martin County, Minnesota, described as follows:
Commencing at the East Quarter corner of said Section 32; thence on an assumed bearing of South 0 degrees 29 minutes 50 seconds West, along the east line of said section, a distance of 1328.00 feet to an iron monument; thence North 89 degrees 17 minutes 08 seconds West a distance of 1227.00 feet to an iron monument; thence North 8 degrees 30 minutes East a distance of 490.00 feet to an iron monument; thence North 77 degrees 00 minutes West a distance of 145.00 feet to an iron monument; thence North 22 degrees 30 minutes West a distance of 310.00 feet to an iron monument; thence South 90 degrees 00 minutes West a distance of 151 feet, more or less, to the shoreline of Fox Lake; thence southerly and easterly, along said shoreline, a distance of 3278 feet, more or less, to the east line of said section; thence North 0 degrees 29 minutes 51 seconds East, along said east line, a distance of 197 feet, more or less, to the point of beginning, containing 20.6 acres, more or less, subject to easements now of record in said county and state.

OCCUPATION (PLOW LINE) IS APPROX. 10' S. OF LINE

S.E. 1/4
N.E. 1/4

(39.71 ACRES
IN S.E. 1/4, N.E. 1/4)

(38.67 ACRES IN GOV'T LOT 2)

GOVERNMENT LOT 2

2.61 TILLABLE ACRES +/-

FOX LAKE

MEANDER COR. #11,
FOUND AN IRON
MON. WITH AN
ALUM. CAP. (PRO-
TRUDING 3').

0 100 200 400
SCALE 1" = 200'

● DENOTES IRON MONUMENTS FOUND OR SET IN PREVIOUS SURVEY.

○ DENOTES IRON MONUMENTS SET & MARKED WITH REG. NO. 50875 UNLESS OTHERWISE SHOWN.

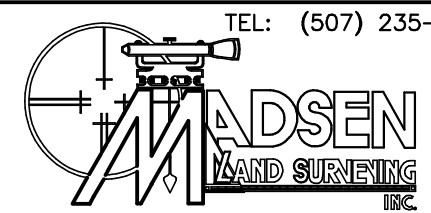
BEARINGS ARE ORIENTED TO THE MARTIN COUNTY COORDINATE SYSTEM (NAD83 1996 ADJUSTMENT).

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

BEN MADSEN
BEN MADSEN
DATE: 12-02-2019 LICENSE NO. 50875

PAUL FICKEN

TEL: (507) 235-3780



318 EAST BLUE EARTH AVENUE
FAIRMONT, MINNESOTA 56031

DRAWN
S.S.

CHECK
B.M.

SURVEY
BY
B.M.
M.N.

DRAWING
NUMBER
1

FILE NO.
19281