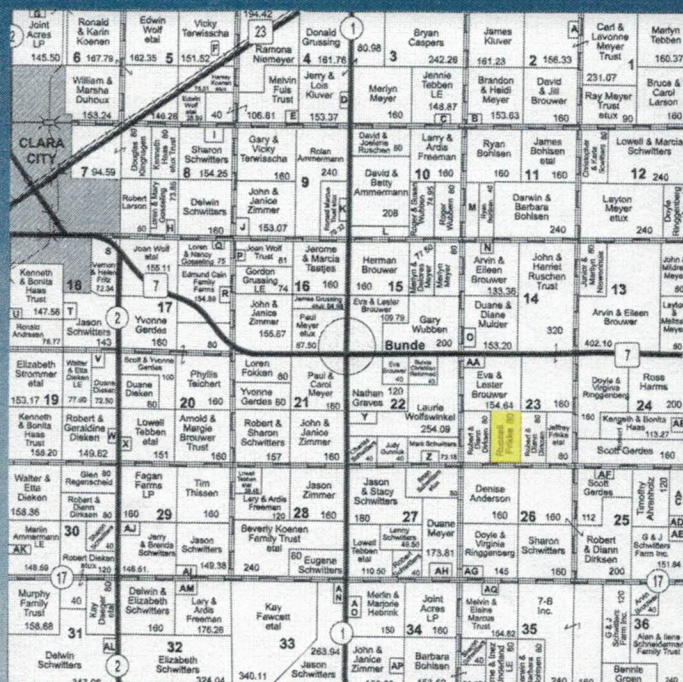


**LOCATED IN
CHIPPEWA COUNTY**

ADDRESS: 15045 70TH ST SE, CLARA CITY, MN 56222
80 +/- Acres — E ½ SW ¼ Section 23, T-117-N, R-37-W, Rheiderland Township



Thank you, Fragodt Auction & Real Estate Co.

Auctioneers: Randy — 320.808.8731 Nathan — 320.297.0578 Jacob — 320.760.3652

FULL DISCLOSURE

There is an individual that has First Right of Refusal on this piece of property. In that agreement the individual has 30 days (after October 1st) to match the highest offer on the land. If the 30 days has past, and he has not matched the highest offer on the land, the individual with the highest bid will be the new owner of the property.

First Right of Refusal in no way prohibits or takes away anyone else's right to bid. It simply allows 30 days for them to match the highest bid.

The Bid or the Bidders will not become public unless the bid is accepted, the ROFR lapses, and the transaction is completed.

***SELLER IS OPEN TO SELLING THE PROPERTY TO ANY INTERESTED PARTIES.**

Terms and Conditions

Dorothy Frikke Farms

80+/- acres (1 Parcel)

Sealed Bid Land Auction

Bids Due: Monday, October 1, 2018

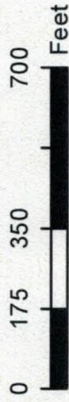
@ 12:00 PM

- Any verbal announcements made day of sale takes precedence over any and all advertising.
- Auctioneer is representing the seller.
- Real Estate will be sold "As Is, Where Is" with no contingency.
- 2018 Real Estate taxes will be paid by the seller.
- Possession will be after the 2018 crops have been harvested.
- No Plowback will be completed.
- There will be no inspections or guarantees on the status/compliance of the well(s) and septic(s).
- Seller and auctioneer give no warranties or guarantees; expressed or implied.
- Financing is not a contingency for this auction.
- Buyers should rely on their own information, judgment and inspection.
- Successful bidder will be required to pay 10% down (non-refundable) and sign a purchase agreement as soon as the 30 days of ROFR have past, and the individual with that right has not matched the highest bidders offer.
- The balance will be due at closing, which will be approximately 30 days after the contract is signed, or when paperwork is completed.
- A Real Estate Attorney will be handling all earnest monies.
- Closing takes place at an Attorney's office.
- A clean and marketable title will be available day of closing for the tillable acres. The balance of the acres will be held with a Life Time Lease which will go to the buyer at the time of the tenant's death.
- Buyer and Seller are responsible for their own closing costs
- There is NO BUYERS PREMIUM on this auction.
- PROPERTY WILL BE SOLD SUBJECT TO OWNER CONFIRMATION.

Disclaimer; the information above and in the prospectus has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.



Map Created May 16, 2018



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

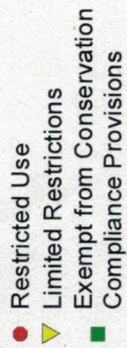
NAG = for GZ

Canola = Spring for seed

Common Land Unit



Wetland Determination
Identifiers



Tract Cropland Total: 68.60 acres

USDA-FSA-APEO Aerial Photography Field Office

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 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2017 NAIP Imagery.



Abbreviated 156 Farm Record

Operator Name : MR ROBERT DEAN DIRKSEN
 Farms Associated with Operator : 27-023-807, 27-023-6637, 27-023-7601
 CRP Contract Number(s) : None
 Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
78.18	68.60	68.60	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	68.60	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	4.40	0.00	0	39	
Corn	31.50	0.00	0	159	
Soybeans	12.10	0.00	0	41	
TOTAL	48.00	0.00			

NOTES

Tract Number : 9289

Description : T9 E2SW4(23) RHEIDERLAND 117-37

FSA Physical Location : MINNESOTA/CHIPPEWA

ANSI Physical Location : MINNESOTA/CHIPPEWA

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : DOROTHY OLSON

Other Producers : JUSTIN GRANT DIRKSEN, JEREMY DIRKSEN

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.18	68.60	68.60	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	68.60	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	4.40	0.00	0	39

MINNESOTA

CHIPPEWA

Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6637

Prepared : Jul 11, 2018

Crop Year : 2018

Tract 9289 Continued ...

Corn	31.50	0.00	0	159
Soybeans	12.10	0.00	0	41
TOTAL	48.00	0.00		

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION

Name: FRIKKE, RUSSELL
County: CHIPPEWA

Tract: 9289
Request Date:

Farm: FRIRUS
FSA Farm No.: 4196

Section I - Highly Erodible Land

Fields in this section have undergone a determination of whether they were highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field	HEL (Y/N)	Sodbusted (Y/N)	Acres	Determination Date
1	N	N	✓ 25.4	03/29/88

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Wetlands Explanation section for additional information regarding allowable activities under the wetland conservation provisions of the Farm Bill and Section 404 of the Clean Water Act.

Field	Wetland Label	Acres	Determination Date	Certification Date
1	PC/NW	✓ 25.4	03/29/88	Wetlands Not Certified

Wetlands Explanation

Wetland Label	Explanatory Comments
PC/NW	Prior Converted Cropland/Non-Wetland; Description: An area that contains both prior converted cropland and non-wetland; Authorized Cropping: No restrictions; Authorized Maintenance: No restrictions unless the manipulation would convert adjacent wetland labels.

Remarks
NO CHANGE IN ORIGINAL DETERMINATION. GENERATED DUE TO TRACT SPLIT.

HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION

Name: FRIKKE, RUSSELL
County: CHIPPEWA

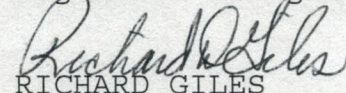
Tract: 9289
Request Date:

Farm: FRIRUS
FSA Farm No.: 4196

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

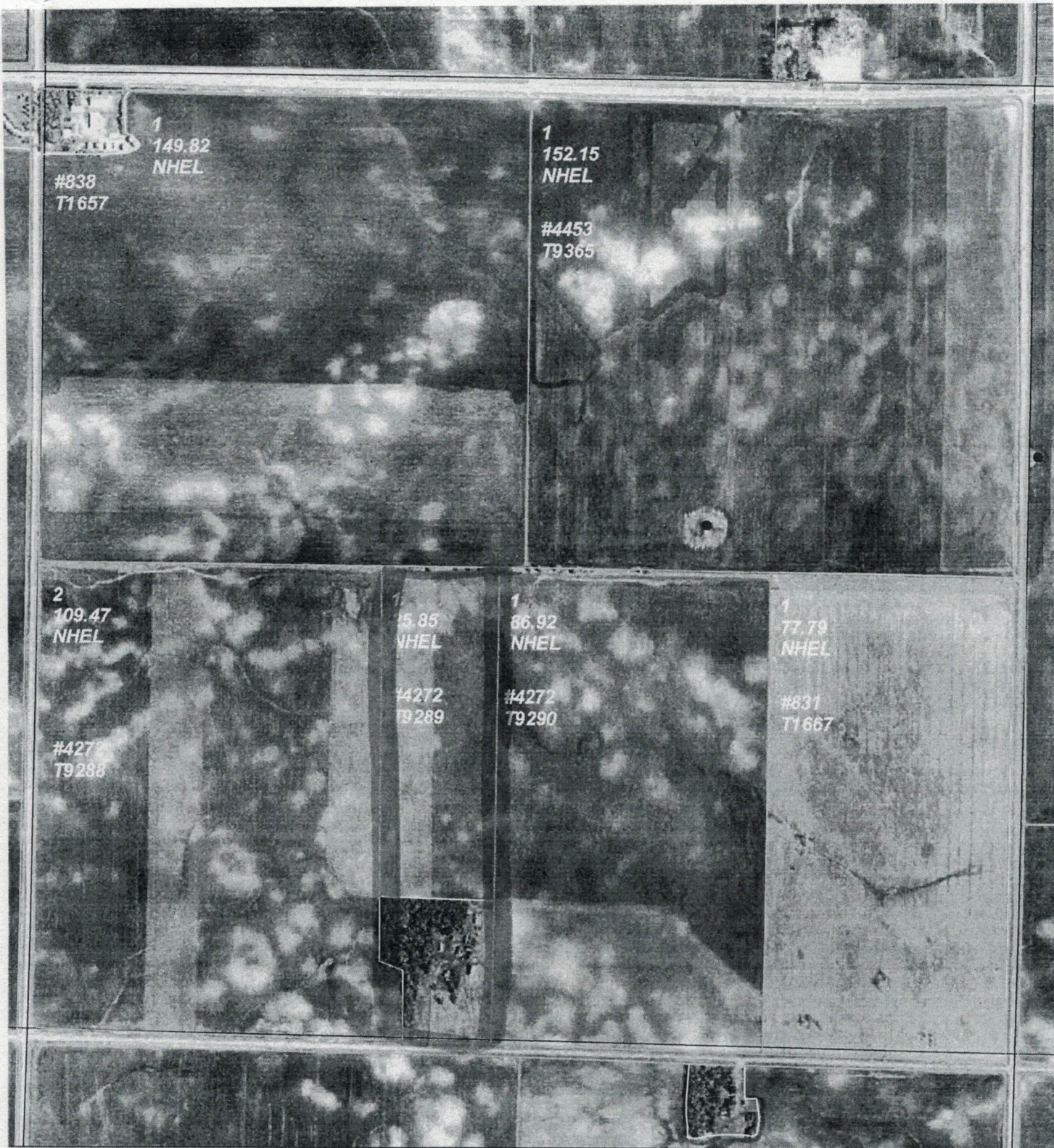
Signature Designated Conservationist

Date


RICHARD GILES

Apr 16, 1998

All USDA programs and services are available without regard to race, color, national origin, religion, sex, age, marital status, or handicap.



Rheiderland
23-117-37

May 28, 2002

United States Department of Agriculture
Farm Service Agency

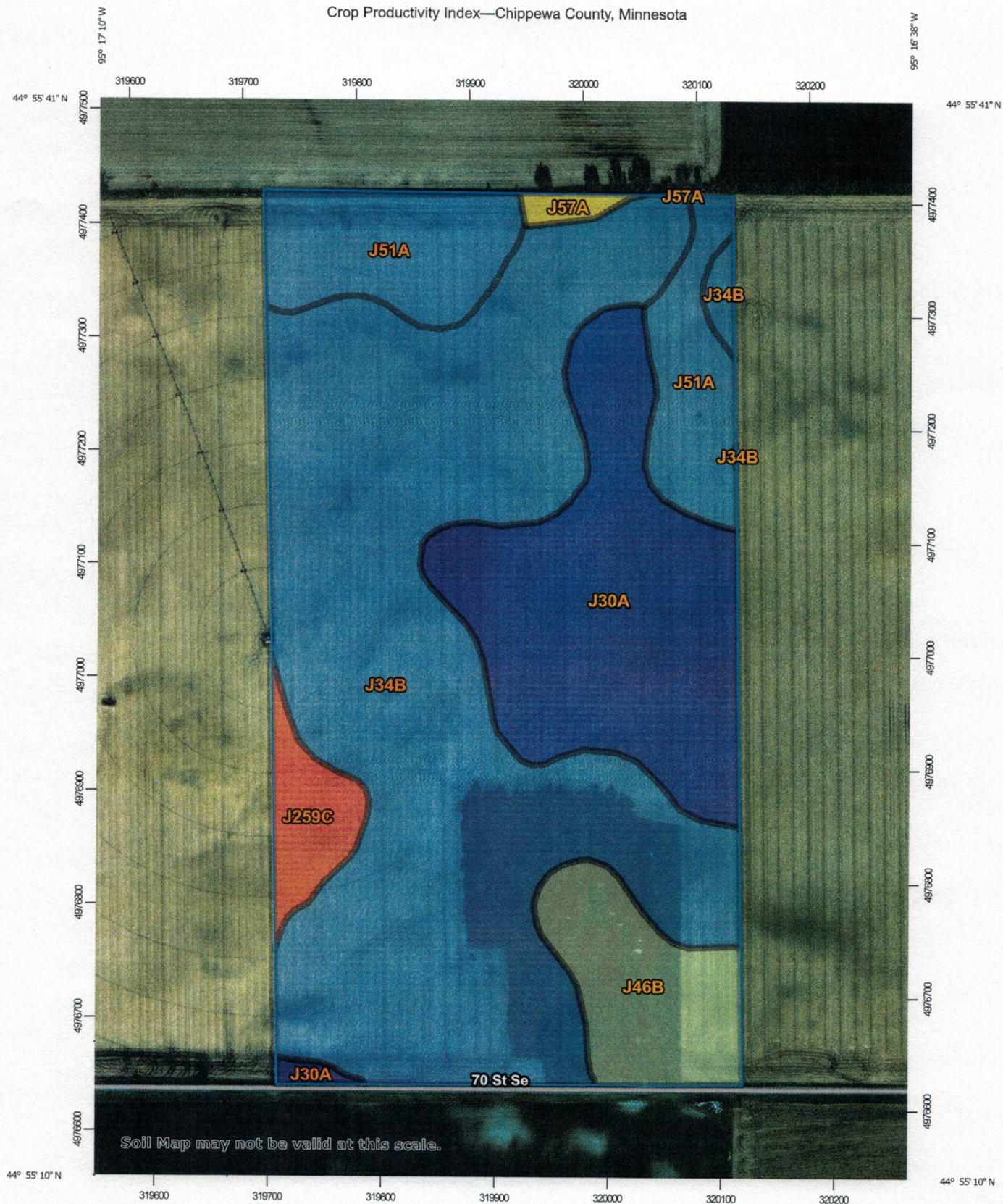
Chippewa County

1991 Digital Orthophotography - Not To Scale

- Converted Wetlands
- Wetlands
- Tract Lines
- Field Lines
- Section Lines



Crop Productivity Index—Chippewa County, Minnesota

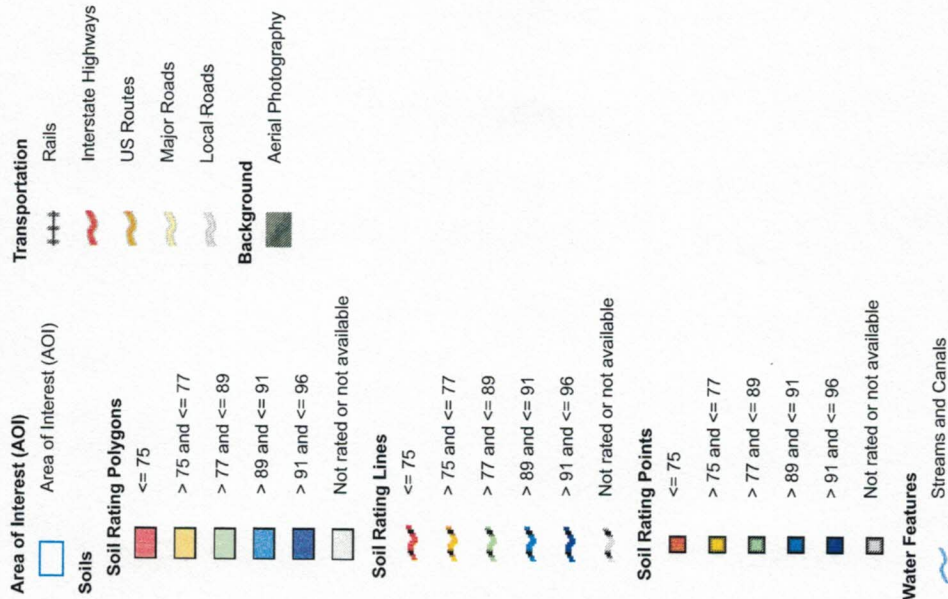


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/12/2018
Page 1 of 3

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chippewa County, Minnesota
Survey Area Data: Version 20, Oct 4, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 5, 2013—Nov 4, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Crop Productivity Index

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
J30A	Tara silt loam, 1 to 3 percent slopes	96	16.8	20.9%
J34B	Byrne-Buse complex, 2 to 6 percent slopes	90	45.0	56.0%
J46B	Byrne silt loam, 1 to 6 percent slopes	89	5.9	7.3%
J51A	Bearden-Quam, depressional, complex, 0 to 2 percent slopes	91	9.7	12.1%
J57A	Balaton-Hamerly complex, 1 to 4 percent slopes	77	0.5	0.6%
J259C	Buse-Doland complex, 6 to 12 percent slopes	75	2.5	3.1%
Totals for Area of Interest			80.5	100.0%

Description

Crop productivity index ratings provide a relative ranking of soils based on their potential for intensive crop production. An index can be used to rate the potential yield of one soil against that of another over a period of time. Ratings range from 0 to 100. The higher numbers indicate higher production potential. The rating is not crop specific. Minnesota inquiries must use the 'Map Unit Cropland Productivity Report (MN)' soils report from the Soil Reports tab under 'Vegetative Productivity'.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. Even though predicted average yields will change with time, the productivity indices are expected to remain relatively constant in relation to one another over time.

Rating Options

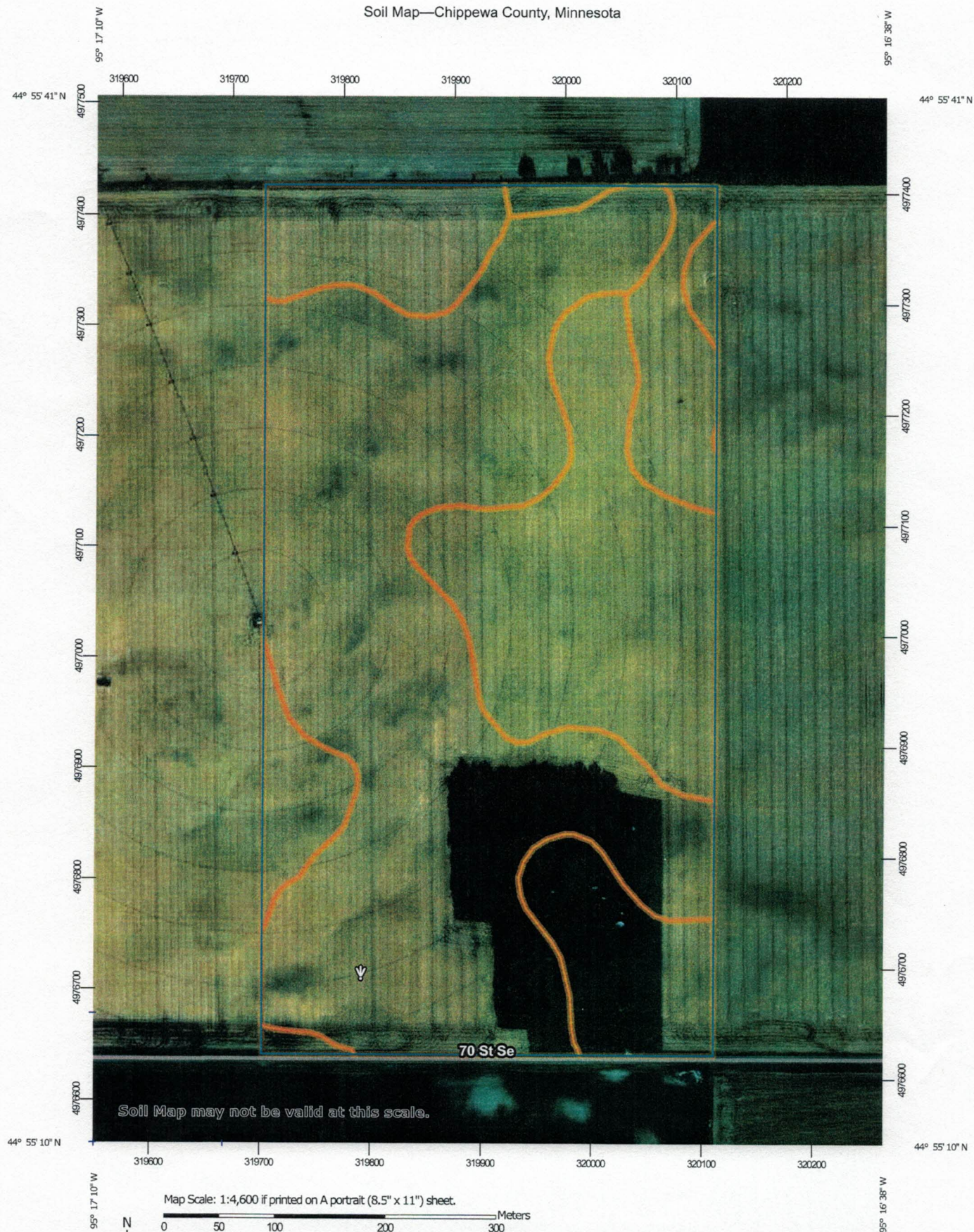
Aggregation Method: Weighted Average

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: Yes

Soil Map—Chippewa County, Minnesota



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/18/2018
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