SEALED BLD LOCATED IN CHIPPEWA COUNTY LAND ALL TION

BIDS DUE OCTOBER 1, 2018 :: 12:00 P.M.

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



Joint Acres LP 145.50	Ronald & Karin Koenen 6 167.79	Edwin Wolf etal 162.35 5	Vicky Terwisscha 151.52	23 Ramona Niemeye	Donald Grussing	80.98 3	Bryan Caspers 242.26	James Kluver 161,23	2 156.33	Carl & Lavonne Meyer Trust	Martyn Tebben 160.37
	William & Marsha Duhoux	1602	School proces	Melvi Fuls Trus	Kluver E	160	Jennie Tebben LE 148.87	Brandon & Heidi Meyer B] 153.63	David & Jill Brouwer 160	231.07 Ray Meyer Trust stux 90	Bruce & Carol Larson 180
CLARA	7 94.59	Dougles 80 Kingtugen Kerneth Hose 60	Sharon Schwitters 8 154.25	Gary & Vicky Terwisscha 160		David & Joelens 60 David & Betty	Larry & Ardis Freeman 10 160	Ryan Bohisen 160	James Bohlsen etal 11 160	Action Sci	8 & Marcia hwitters 2 240
\triangle		Robert Sand	Schwitters 160	John & Janice Zimmer J 153.07	Popular March	Ammermann 208	Roger & Su Wubbern Wubbern	M still B	arwin & lerbara lohisen 240		Baque6648 aykaq
Kenneth & Bonita Heas	18 72.34	Joan Wolf stal 155 11 7	Loven (Q) & Nancy Gosseling 75 Edmund Cain Family Farms (54.88	D Trust 81 Gordon Grussing LE 74	Jerome & Marcia Tautjes 16 160	Herman Brouwer 160 15	Menyer & Menyer & Menyer & States	Arvin & Elleen Brouwer 133,38	John & Herriet Ruschen Trust	Security 13	John & Midred Meyer 80
Trust 147.56 Rousis Andresen 76.77	Jason Schwitters 143	Yvonne Gerdes 160		John & Janice Zimmer 155.67	Paul Meyer etux 87.50	Eva & Lester Brouwer 109.79	Gary Wubben	Duane & Diane Mulder 0 153.20	320	Arvin & Eiler Brouwer	Leyton & Metess Meyer
Elizabeth Strommer etal 153.17 19	White V A Etta Dieken Dieken 77.80 72.80	Scott & Yvonne Genties Duane Disken	Phyllis Teichert 20 160	Loren Fokken 80 Yvonne Gerdes 80	Paul & Carol Meyer 21 180	Nathan 120 Graves 22	Survey Christian Retorned 19	Eva & Lester Brouwer 154.64	23 160	Ringgenberg	Ross Harms
Kenneth & Bonita Haas Trust 158.20	Robert & Geraldine Dieken W 149.62	Lowell Tebben X etal 151	Arnold & Margie Brouwer Trust 160	Robert & Sharon Schwitters 157	John & Janice Zimmer 160		Wolfswinkel 254.09 Mark Schultura Z 73.18	Rubert & Description of Character St. Prischer St. Prisch	Something Principle and South State of South State of South	160 14	Bonha AB
Waiter & Etta Dieken 158.36	Glen 80 Regenscheid Robert & Dienn Dirksen 80	Fagan Farms LP	Tim Thissen	Linear Technic Soy 28.83 Lary 6 Ardis Freeman 120	Jason Zimmer 28 160	Jason & Stacy Schwitters	1/2	Denise Anderson 160	26 180	AE Scott Gerdes	Ahranholz 120
Marin Anmermann AK) LE 148.59	Robert Dieken	& Services Schwitzers 148.51.	Jason Schwitters AI 149.38	Beverly Koe Femily Tru	enen	Lowell Schwise 1 Tebteen elai 25 110.50	- Juane	Doyle & Virginia Ringgenberg	Sharon Schwitters	Robert & Diann Dirksen	G & J AE chwitters arm inc. 151.84
Murphy Family Trust 158.68	40 Key Daeger 80 stal stal	Delwin & Elizabeth Schwitters 160	Lary & Ardis Freeman 176.26	Kay Fewcett etal	(2)	Merin & Marjorie O Hebrink	Joint Acres LP 34 160	AQ Metvin & Eleirne Marcus Trust 154.82	7-8 Inc.	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	6
Deh Schw	win AL		2 aboth vitters 324.04	340.11	3 263.94 Jason Schwitters	John & Janice Zimmer AP 150.28	Barbara Bohisen 153.52	A Page 100 Miles	chara shara shara	Bennis Groen	Han & tiens chrisiderman emity Trust

LAND LOCATION

From Clara City:

3 miles east on Hwy 7, 1 mile south on 150th Ave SE, ¼ mile east on 70th St SE

AUCTIONEER NOTES

Fragodt Auction Co. is very proud to announce that Dorothy Frikke will be selling 80 +/-acres located in Section 23 of T-117-N F-37-W Rheiderland Township, Chippewa County. The Frikke farm is ideally located approximately four miles from Clara City, MN. The 70 +/- tillable acres will be sold with the new owners taking possession after 2018 crops have been harvested. No plowback will be completed. The remaining 10 +/- acres which make up the farm site will be sold with a Life Estate Deed that will go to the buyer at the time of the tenant's death. This is a sealed bid auction with bids due at our office by noon on Monday, October 1, 2018. All bids will be considered. For a prospectus or if you have any questions on the property, give us a call at 320-808-8731.

Thank you, Fragodt Auction & Real Estate Co.

OWNERS DOROTHY FRIME

Office: 320.734.4408 94 Washington Ave, Milan, MN



www.fragodtauctions.com info@fragodtauctions.com

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.

2018 Program Year

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
afta Mixed Enrana AGM GMA ICS = for

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

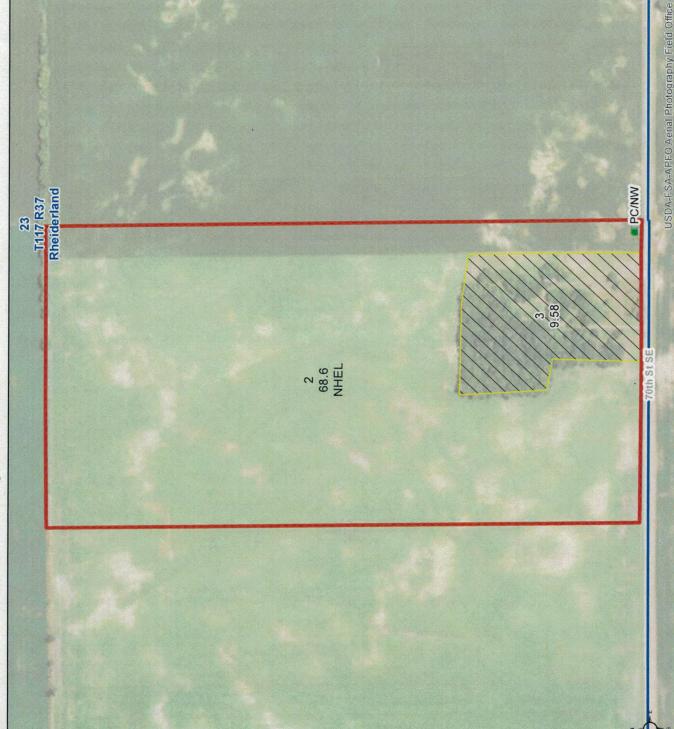
PLSS Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 68.60 acres

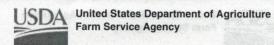
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided d from the producer and assumes all risks associated with its use. 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.



MINNESOTA CHIPPEWA

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



FARM: 6637

Prepared: Jul 11, 2018

Crop Year: 2018

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	ed to held book dust	0.00	0.00	0.00

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

DCP Crop Data							
Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP			
4.40	0.00	0	39				
31.50	0.00	0	159				
12.10	0.00	0	41				
	4.40 31.50	Base Acres CCC-505 CRP Reduction Acres 4.40 0.00 31.50 0.00	Base Acres CCC-505 CRP Reduction Acres CTAP Yield 4.40 0.00 0 31.50 0.00 0	Base Acres CCC-505 CRP Reduction Acres CTAP Yield PLC Yield 4.40 0.00 0 39 31.50 0.00 0 159			

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

WIII THE CONTROL OF THE PER

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

FARM: 6637

Prepared: Jul 11, 2018

Crop Year: 2018

Abbreviated 156 Farm Record

Tract 9289 Continued				
Corn	31.50	0.00	0	159
Soybeans	12.10	0.00	0	41
TOTAL	48.00	0.00		

80	v	0	-	-	•
21	V	u	82	ㄷ	5

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U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE

NRCS-CPA-026E 8-95

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

		CONSER	RVATION DETER	MINAT	ION		
	IKKE, RUSSELL CHIPPEWA			t: 92		Farm: FSA Farm No.:	FRIRUS 4196
		Section I	 - Highly Er	odible	e Land		
highly e not been	n this section rodible land (H completed are must be using	EL) or no not liste	ot; fields fo ed. In order	r which	ch an HI eligib	EL Determinatio le for USDA ben	n has
Field	HEL(Y/N) Sodk	ousted(Y/N)		Acres	Determination	Date
1	N		N		25.4	03/29/88	
		Sect	ion II - Wet	lands			
Wetlands activiti	n this section Explanation se es under the we 404 of the Clea	ction for cland con	additional servation pr	inform	mation 1	regarding allow	able
Field	Wetland Label	Acres	Determinati Date		Certific Date	cation	
1	PC/NW	25.4	03/29/88	V	Wetlands	Not Certified	
		Wet	lands Explan	ation			
Wetland Label	Explanatory Co	mments					
PC/NW	non-wetland; A	An area to othorized orestric	hat contains Cropping: tions unless	both No res	strictio	converted cropl ons; Authorize ation would con	d
Remarks NO CHANG	E IN ORIGINAL D		ION. GENERA	TED DU	JE TO TF	RACT SPLIT.	
A STATE OF THE PARTY OF THE PAR							

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE

NRCS-CPA-026E 8-95

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name: FRIKKE, RUSSELL

County: CHIPPEWA

Tract: 9289 Farm: FRIRUS
Request Date: FSA Farm No.: 4196

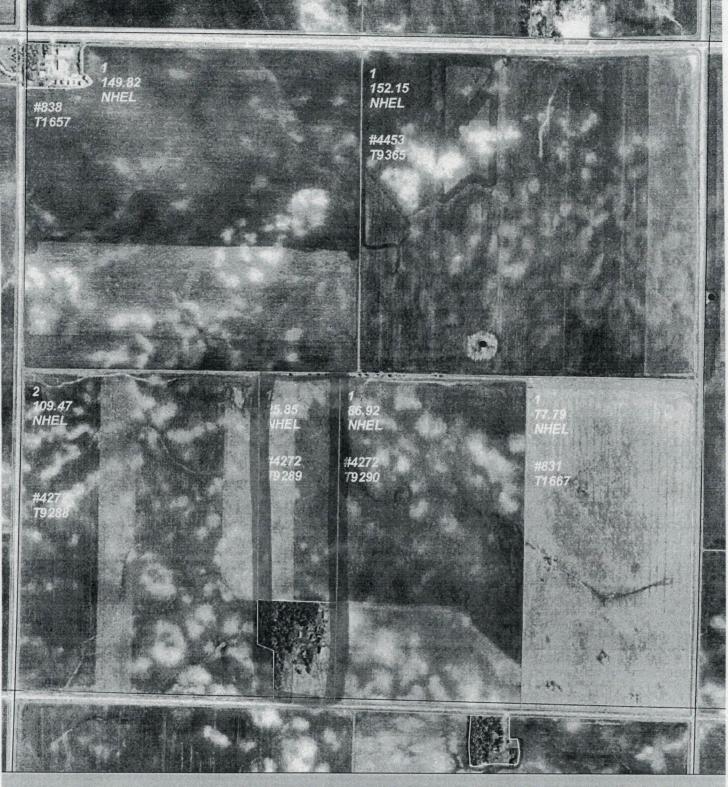
I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist

Date

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

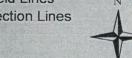
May 28, 2002

United States Department of Agriculture Farm Service Agency

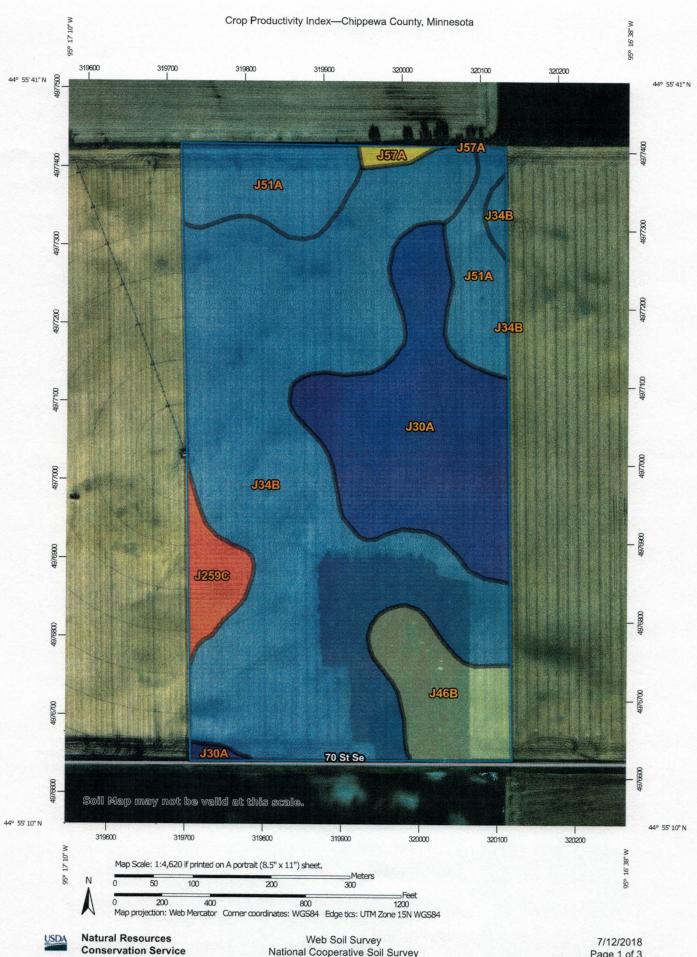
Chippewa County

- Converted Wetlands
- Wetlands **Tract Lines** Field Lines

Section Lines



1991 Digital Orthophotography - Not To Scale



MAP LEGEND

Interstate Highways Aerial Photography Major Roads Local Roads **US Routes** Rails Transportation Background # Not rated or not available Area of Interest (AOI) > 75 and <= 77 > 77 and <= 89 > 89 and <= 91 > 91 and <= 96 Soil Rating Polygons Area of Interest (AOI) <= 75

MAP INFORMATION

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

contrasting soils that could have been shown at a more detailed misunderstanding of the detail of mapping and accuracy of soil Enlargement of maps beyond the scale of mapping can cause line placement. The maps do not show the small areas of Warning: Soil Map may not be valid at this 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)

distance and area. A projection that preserves area, such as the Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts 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.

Not rated or not available

Soil Rating Points

<= 75

> 77 and <= 89 > 75 and <= 77

Soil Rating Lines

<= 75

> 89 and <= 91 > 91 and <= 96 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,

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.

Not rated or not available

> 77 and <= 89 > 75 and <= 77

> 89 and <= 91 > 91 and <= 96

USDA

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, 91 depressional, complex, 0 to 2 percent slopes		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 Inter	est		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

