

ACREAGE & LAND AUCTION

**+/- 176.42 Acres of Choice Troy Township
Pipestone County, Minnesota Land
To Be Offered at TRACT #1 –
An Attractive +/-8.06 Acre Improved Acreage Site with a
Modern Ranch Style Home, 2 Machine Sheds, 2 Barns &
Other Improvements,
TRACT #2 – The South +/-79.96 Acres Unimproved,
TRACT #3 – The North +/- 88.40 Acres & Combinations of Tracts
This Farm has a Very High Percentage of Choice
Productive Cropland Situated in an Excellent Agricultural Area
Northwest of Pipestone, MN**

**CHUCK SUTTON
AUCTIONEER &
LAND BROKER,
LLC
PH. 605-336-6315**



Thursday April 5, 2018

Sale Time: 10:00 am

ALLEN DALE PANTEKOEK ESTATE, Owner

Bruce W. Christopherson,

Personal Representative –

ph. 320-226-1749

Kevin K. Stroup –Stoneberg, Giles & Stroup, PA –

Attorney for the Estate & Closing Agent

- Marshall, MN - ph. 507-537-0591

ACREAGE & LAND AUCTION

**+/- 176.42 Acres of Choice Troy Township Pipestone County Minnesota Land
- To Be Offered at TRACT #1 – An Attractive +/-8.06 Acre Improved Acreage Site with a
Modern Ranch Style Home, 2 Machine Sheds, 2 Barns & Other Improvements,
TRACT #2 – The South +/-79.96 Acres Unimproved, TRACT #3 – The North +/- 88.40 Acres
& Combinations of Tracts – This Auction Includes Cropland which is Some of the Most
Highly Rated Cropland in Troy Township of Pipestone County, MN.
This Farm has a Very High Percentage of Choice Productive Cropland Situated in
an Excellent Agricultural Area Northwest of Pipestone, MN**

We will offer the following real property at auction On Site at the land with the farmstead located at 1467 30th Ave., Pipestone, MN; located from Pipestone, MN – (McDonald's Corner - Jct. Hwy's. #30 & #75) – 5 miles north on Hwy. #75, then 5 miles west on 151st Ave. (Co. Hwy. #7) to the NE Corner of the land at the Jct. of 30th Ave. & 151st St.; from Cazenovia, MN – 2 miles west; or from Flandreau, SD – 3 miles south on Hwy. #13, then approx. 6 ½ miles east on Hwy. #34 to the SD/MN State Line, then continue approx. 1 ¼ miles east on Hwy. #30 to 20th Ave. (Co. Hwy. #13) , then 5 miles north on Co. Hwy. #13/20th Ave. and 1 mile east on 151st St./Co. Hwy #7.

THURSDAY APRIL 5, 2018 SALE TIME: 10:00 AM

For an appointment to view the acreage, contact Chuck Sutton Auction at 605-336-6315.

Auctioneer's Note: This auction presents the opportunity of a lifetime to purchase a property that has been in the Pantekoek Family for nearly 60 years. This land is situated in one of the leading agricultural areas of Southwestern Minnesota, with this being a parcel of land which is one of the most highly regarded in Troy Twp. of Pipestone Co., MN. The farmstead includes an attractive set of improvements and will be offered separately or in combination with the adjacent farmland. The farmland consists of some extremely high caliber cropland with excellent soils and tremendous eye appeal! This I believe, is one of the finest parcels of land that has been offered for sale in recent history in Pipestone, Co., MN and is land that would serve as an excellent addition to a row crop farming operation or investment. This land is coming to the market, only due to the untimely death of Allen Pantekoek, so Get Your Financing In Order, Make Plans To Inspect This Property Prior To The Auction & Mark Your Calendars To Be In Attendance At This Auction to have the opportunity to purchase this excellent farm. Look Forward to Seeing You on Sale Day! *Chuck Sutton*

LEGAL DESC. OF THE PROPERTY IN IT'S ENTIRETY: The NE¼ and the East +/-15 Acres of the SE¼, all in Sec. 19, T. 107N., R. 46W., Troy Twp., Pipestone Co., MN.

This auction presents a great opportunity to purchase an excellent Pipestone Co., MN farm consisting of a total of +/- 176.42 Acres which will be offered as . . . TRACT #1 – The 8.06 Acre Improved Acreage Site in the SE¼ SE¼ NE¼ of Sec. 19 - Inclusive of an attractive farmstead with a nice home and outbuildings; TRACT #2 – +/- 79.96 Acres Unimproved Bare Land - The S½ NE¼, (Excluding the Acreage Site), and the E. +/- 15 Acres of the SE ¼ all in Sec. 19; TRACT #3 – The North +/-88.40 Acres in the N ½ of Sec. 19; and Combinations of TRACTS #1 & #2 Combined - +/-88.02 Acres with the Farmstead & Adjacent Farmland; TRACTS #2 & #3 -168.36 Acres of Bare Farmland or TRACTS #1, #2 & #3 Combined – The +/-176.42 Acre Improved Unit

Altogether this land consists of a total of 176.42 acres inclusive of the farmstead and adjacent land, which will be offered in multiple tracts, combinations of tracts or as a combined single improved unit.

The location of this property is superb as the north side of this land lies adjacent to a Co. Oil Hwy. #7 (151st St.), with the farmstead located just 3/10ths of a mile south of the highway. The improvements on this property include a comfortable ranch style 2+ bedroom home w/approx. 1,188 sq. ft. on the upper level (per Co. Assessor's info.) comprised of a front entry to a living room w/oak hardwood floor & ceiling fan; master bedroom w/2 closets & adjacent laundry room; a 2nd bedroom w/closet; a kitchen w/dining area, cabinets, ceramic tile floor & sliding patio door to an open wdn. deck **(no appliances included, although the buyer will receive a \$500.00 allowance to replace the dishwasher)**; full bath w/tub-shower unit; a rear walk door to an entry w/dual access to the upper & basement levels; a basement which could potentially provide additional living space and includes a potential family room w/woodburning fireplace (not in use), a utility room and a partial bath (the basement has underwent some moisture remediation with drainage and waterproofing by American Waterworks Basement Systems of Pine Island MN, the basement includes a Nutone Energy effic. LP gas furnace w/Central AC (installed in 2010), an elec. HW heater and a 100 amp breaker elec. service; the exterior of the home has updated asphalt shingles & permanent metal siding – numerous updates were made to the home between 2008 & 2010. This is an attractive home complemented by some antique lightning rods w/glass balls on the roof of the home. The LP Tank is leased and “is not” included with the property, although any LP gas remaining in the tank will pass at “no cost” to the buyer. The property is serviced by Big Sioux Community Rural Water. **The septic system is older and is presumed to be non-compliant in accordance with Pipestone County regulations – the cost for replacement and future renovations of the septic system will be the responsibility of the purchaser and renovations must be completed in accordance with the time frame allowed by the county subsequent to transfer of the property. The personal representative/trustee has no knowledge of any wells on the premises – wells if any, and the required sealing as required by the MN Dept. of Health will be the responsibility of the purchaser.** Other improvements on the property include an unattached dbl. garage w/steel siding & roof and 2 OH doors, a hip-roofed barn with 2 lean-to's, a 2nd smaller barn w/steel roof, 2- small shop/stg. bldgs., a galv. steel machine shed w/dirt floor (approx. 28'x80'), a newer metal machine shed w/dirt floor (approx.40"x56') - located on the westerly portion of the acreage, as well as 4 metal grain bins and other incidental improvements.

According to a recent survey of this property by Midwest Land Surveying, Inc., this property as a whole consists of a total of 176.42 acres. According to FSA information it is indicated that this farm as a unit (excluding the farmstead, trees & grassland) has a total of approx. 156.06 acres of cropland with a 77.84 acre corn base with a 126 bu. PLC yield and a 77.16 acre soybean base with a 35 bu. PLC yield and is enrolled in the County ARC election of the USDA farm program. According to the Pipestone Co. Assessor this parcel has a very high CER of 77.30, comparatively information obtained from Surety Agri Data, Inc. indicates that this farm has an extremely high weighted average productivity index of 95.2, with the cropland comprised predominately of Class I & II soils. The general topography of this land is level to nearly level with excellent eye appeal! The cropland acres on this land have been Fall Tilled and the completed tillage will pass at “no cost” to the buyer(s). An added benefit to the buyer is that all of the proposed non-homestead RE taxes payable in 2018 on this property in the projected amount of \$6,878.00 will be “paid in full” by the estate. If you are in the market for an attractive well located acreage, choice farmland or a combination of these attributes then make plans to inspect this property and be in attendance at this auction. Parcels of land of this caliber seldom come to the market and this land has potential to serve as a terrific addition to an area row crop farming operation or as an investment!

TERMS: Cash - A 10% nonrefundable earnest money payment on sale day on any parcel or parcels, with the balance due and payable on or before May 18, 2018. Marketable Title will be conveyed and abstracts of title continued to date will be provided to the buyer for examination prior to closing, or in lieu of an abstract and at the option of the seller owner's title insurance may be provided, with the cost to be divided 50-50 between the buyer and seller. The attorney's closing fees will be paid by the estate. **All of the RE taxes payable in 2017 have been paid by the estate, additionally all of RE taxes payable in 2018 on this property in the proposed non-homestead amount of \$6,878.00 will be "paid in full" by the estate.** This property is sold in "AS IS" Condition with no contingencies whatsoever and is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable county zoning ordinances. The existing septic system is "in use" and upgrade upon transfer will most likely be required pursuant to current Pipestone County Zoning Regulations, any replacement, renovation and installation of a new septic system or any other updates in accordance with County specifications will be the sole responsibility of the buyer. The personal representative/trustee has no knowledge of any wells on the premises – wells if any, and the required sealing as required by the MN Dept. of Health will be the responsibility of the purchaser. A property condition disclosure as required by MN law will be provided, although the Pers. Rep. has no knowledge concerning the condition of the premises. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. FSA cropland acres, yields, bases & other information are estimated and subject to County Committee approval. This property is sold based on the acres as stated on a recent survey of the property by Midwest Land Surveying, Inc., with the acres understood to be "more or less". Information contained herein is deemed to be correct, but is not guaranteed. The RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Personal Representative. **For an appointment to inspect the acreage or for add'l information contact the auctioneers or see www.suttonauction.com.**

ALLEN DALE PANTEKOEK ESTATE, Owner

Bruce W. Christopherson, Personal Representative – ph. 320-226-1749

**Kevin K. Stroup –Stoneberg, Giles & Stroup, PA – Attorney for the Estate & Closing Agent
- Marshall, MN - ph. 507-537-0591**

CHUCK SUTTON - Auctioneer & Land Broker - Lic. #59-26

Sioux Falls, SD - ph. 605-336-6315,

Pipestone, MN – ph. 507-825-3389

& Flandreau, SD - ph. 605-997-3777;

DEAN STOLTENBERG - Auctioneer - Lic. #59-38

Jasper, MN - ph. 507-348-7352

& JARED SUTTON – Auctioneer - Lic. #59-72-

Flandreau, SD – ph. 605-864-8527

Pipestone County, Minnesota

Farm 6455

Tract 5632





2017 Program Year

Map Created June 27, 2017






- 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 ACM, GMA, IGS = for forage
 Beans = Dry Edible
 MAG = for GZ
 Canola = Spring for seed

Common Land Unit cropland_indicator_3CM

-  Non_Cropland
-  Cropland
-  Tract Boundary
-  PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 156.06 acres



USDA 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 the 2015 NAIP imagery. The product accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Program. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-02B and attached maps) for exact boundaries and determinations or contact NRCS.

Soils Map



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.



State: **Minnesota**
 County: **Pipestone**
 Location: **19-107N-46W**
 Township: **Troy**
 Acres: **176.42**
 Date: **2/22/2018**



Maps Provided By:



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www.AgridataInc.com



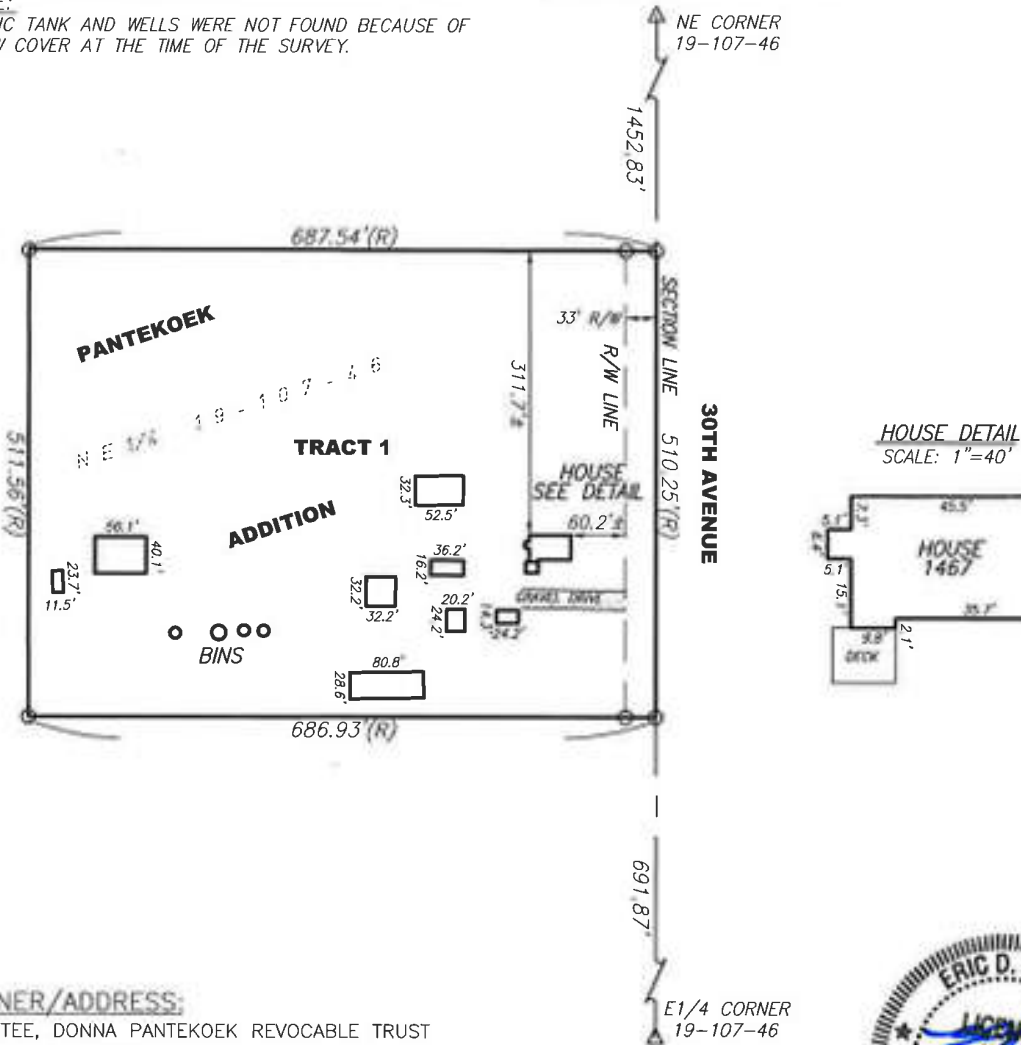
Area Symbol: MN117, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Oats	Soybeans	Spring wheat
J71A	Brookings silty clay loam, 0 to 2 percent slopes	88.52	50.2%		lw	98				
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	56.65	32.1%		llw	92	160	74	51	52
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	31.25	17.7%		lle	93				
Weighted Average						95.2	51.4	23.8	16.4	16.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOTE:
SEPTIC TANK AND WELLS WERE NOT FOUND BECAUSE OF
SNOW COVER AT THE TIME OF THE SURVEY.



OWNER/ADDRESS:

TRUSTEE, DONNA PANTEKOEK REVOCABLE TRUST
1467 30TH AVENUE
PIPESTONE, MINNESOTA

SURVEYOR'S NOTE:

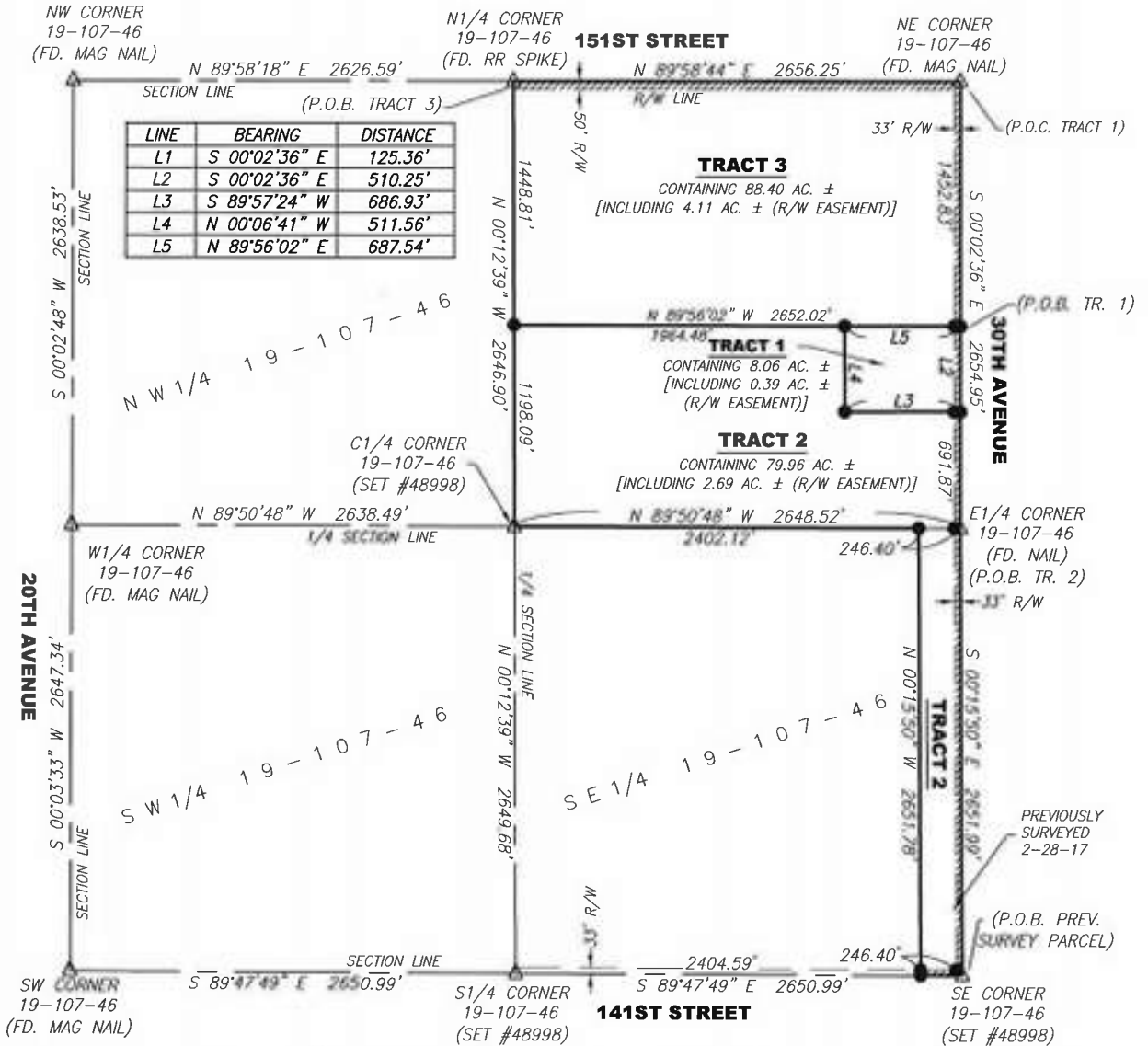
THE PURPOSE OF AN IMPROVEMENT LOCATION EXHIBIT IS TO PROVIDE A REPRESENTATION OF THE INFORMATION GATHERED AT THE TIME OF THE INSPECTION. IT IS BASED ON EXISTING BUT NOT CONFIRMED BOUNDARY EVIDENCE AND IS SUBJECT TO ANY INACCURACIES THAT A BOUNDARY SURVEY MIGHT REVEAL. NO PROPERTY CORNERS WILL BE SET AND NO WARRANTY AS TO THE LOCATION OF THE TRUE BOUNDARY OF THE SUBJECT PROPERTY IS EXTENDED TO THE PRESENT OR FUTURE OWNERS OR OCCUPANTS.



	<p>LEGAL DESCRIPTION- TRACT 1 OF PANTEKOEK ADDITION, AN ADDITION IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 107 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, PIPESTONE COUNTY, MINNESOTA.</p>	<p>DRAWN BY JEB</p>
	<p>NOTES</p> <ol style="list-style-type: none"> THIS SURVEY WAS PERFORMED FOR MORTGAGE PURPOSES ONLY AND IS NOT A COMPLETE BOUNDARY SURVEY OF THE SUBJECT PROPERTY. BUILDING AND SITE IMPROVEMENT SETBACK VIOLATIONS ARE NOT VERIFIED OR NOTED AS AN ENCROACHMENT. BUILDING AND SETBACK DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. THE RESEARCH OF EXISTING EASEMENTS OF RECORD WAS NOT PERFORMED. THE DEEDED LEGAL DESCRIPTION WAS SURVEYED, JUNIOR & SENIOR RIGHTS OF ADJACENT OWNERS WAS NOT RESEARCHED. DRAWING SHOWN ABOVE ARE THE CONDITIONS AS OF THE DATE OF SURVEY. 	<p>APPROVED BY EDM</p>
	<p>SURVEYOR'S CERTIFICATE- I HEREBY CERTIFY THAT THIS SURVEY, PLAN, 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.</p>	<p>DATE 02/21/18</p>
	<p>SCALE: 1"=200'</p> <p>FOUND IRON PIN ○ SET IRON PIN ● PREVIOUSLY PLATTED DIMENSION (R)</p>	<p>PROJECT NUMBER 18-100</p> <p>SHEET 1-1</p>
<p>SIGNATURE: <i>Eric D. Meyer</i></p> <p>DATE: 2/27/18</p>		<p>TYPED NAME: ERIC D. MEYER</p> <p>REG. NO. 48998</p>
<p>PREPARED BY: Midwest Land Surveying, Inc. Land Surveying and GPS Consulting 211 E. 14th Street Suite 100 Sioux Falls, South Dakota 57104 Phone: (605) 339-8901 FAX: (605) 274-8951</p>		

SALE DRAWING - TRACTS 1, 2, AND 3

IN THE NE1/4 AND SE1/4 OF SECTION 19, T107N, R46W, PIPESTONE COUNTY, MINNESOTA.



TOTAL ACRES FOR TRACT 1

8.06 ACRES±
[INCLUDING 0.39 AC.± OF R/W (EASEMENT)]

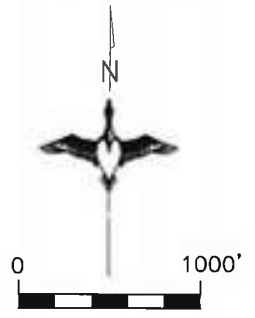
TOTAL ACRES FOR TRACT 3

88.40 ACRES±
[INCLUDING 4.11 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR TRACT 2

79.96 ACRES±
[INCLUDING 2.69 AC.± OF R/W (EASEMENT)]

CLIENT: SUTTON AUCTION SERVICE



SCALE: 1" = 1000'

- LEGEND:**
- SET PROPERTY CORNER
 - FOUND PROPERTY CORNER
 - △ SECTION CORNER
 - AC. ACRES
 - R/W RIGHT-OF-WAY
 - PREVIOUSLY PLATTED LINE
 - - - RIGHT OF WAY LINE

PREPARED BY:

Land Surveying and GPS Consulting
 211 E. 14th Street Suite 100
 Sioux Falls, South Dakota 57104

NOTES:
 BASIS OF BEARINGS IS
 UTM-ZONE 14.
 PROJECT #18-100
 DRAWN BY: JFD

SALE DRAWING - TRACTS 1, 2, AND 3

IN THE NE1/4 AND SE1/4 OF SECTION 19, T107N, R46W, PIPESTONE COUNTY, MINNESOTA.



TOTAL ACRES FOR TRACT 1

8.06 ACRES±
[INCLUDING 0.39 AC.± OF R/W (EASEMENT)]

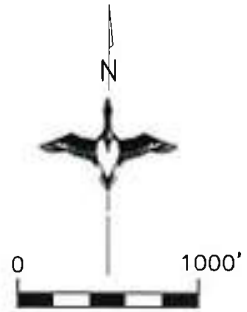
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[INCLUDING 4.11 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR TRACT 2

79.96 ACRES±
[INCLUDING 2.69 AC.± OF R/W (EASEMENT)]

CLIENT: SUTTON AUCTION SERVICE



SCALE: 1" = 1000'

PREPARED BY:

Midwest
Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104

- LEGEND:**
- SET PROPERTY CORNER
 - FOUND PROPERTY CORNER
 - △ SECTION CORNER
 - AC. ACRES
 - R/W RIGHT-OF-WAY
 - PREVIOUSLY PLATTED LINE
 - - - RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #18-100
DRAWN BY: JFD

TRACT 1 LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 107 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, PIPESTONE COUNTY, MINNESOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°02'36" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1452.84 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°02'36" EAST CONTINUING ALONG SAID EAST LINE A DISTANCE OF 510.25 FEET;
THENCE SOUTH 89°57'24" WEST A DISTANCE OF 686.93 FEET;
THENCE NORTH 00°06'41" WEST A DISTANCE OF 511.56 FEET;
THENCE SOUTH 89°56'02" EAST A DISTANCE OF 687.54 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 8.06 ACRES MORE OR LESS.

TRACT 2 LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 107 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, PIPESTONE COUNTY, MINNESOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89°50'48" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2546.52 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00°12'39" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1198.09 FEET;
THENCE SOUTH 89°56'02" EAST A DISTANCE OF 1964.48 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER;
THENCE SOUTH 89°57'24" EAST A DISTANCE OF 686.93 FEET;
THENCE SOUTH 00°06'41" EAST A DISTANCE OF 511.56 FEET;
THENCE NORTH 89°57'24" EAST A DISTANCE OF 686.93 FEET TO SAID EAST LINE OF THE SOUTHEAST QUARTER;
THENCE SOUTH 00°02'36" EAST ALONG SAID EAST LINE A DISTANCE OF 691.87 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER, WHICH IS THE POINT OF BEGINNING.
TOGETHER WITH A PREVIOUSLY SURVEYED PARCEL OF LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 107 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, PIPESTONE COUNTY, MINNESOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER; THENCE S 00°15'50" E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2651.99 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;
THENCE N 89°47'49" W ALONG SAID SOUTH LINE A DISTANCE OF 246.38 FEET;
THENCE N 00°15'50" W A DISTANCE OF 2651.78 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;
THENCE S 89°50'48" E ALONG THE NORTH LINE A DISTANCE OF 246.38 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 79.96 ACRES TOTAL, MORE OR LESS.

TRACT 3 LEGAL DESCRIPTION:

A TRACT OF LAND BEING IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 107 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, PIPESTONE COUNTY, MINNESOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SAID NORTHEAST QUARTER; THENCE NORTH 89°58'44" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2656.25 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°02'36" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1452.83 FEET;
THENCE NORTH 89°56'02" WEST A DISTANCE OF 2652.02 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER;
THENCE NORTH 00°12'39" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1448.91 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, WHICH IS THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 88.40 ACRES MORE OR LESS.



Certificante
I hereby certify that this survey, plan, 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.

Eric D. Meyer

Reg. No. 48998

Signature: *Eric D. Meyer*
Date: 2/27/18
My license renewal date is 4/30/2018
Pages or sheets covered by this map: 1

CERTIFICATE OF SURVEY

IN THE NE1/4 AND THE SE1/4 OF SECTION 19, T107N, R46W OF THE 5TH P.M. PIPESTONE COUNTY, MINNESOTA.

Project: JEB
Date: 02/21/18
Scale: 1" = 100'
Sheet No. 1 of 1

MIDWEST LAND SURVEYING, INC.
Land Surveying and GPS Consulting
212 E. 14th Street, Suite 200, Bloomington, MN 55425
Phone: (608) 588-6001 FAX: (608) 274-8981