

TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*

*Total Realty Co. is pleased
to present:
FARM LAND AUCTION
November 30th, 2012 at 10am
American Legion 108 1st Ave S.E.
Pine Island, MN
Pine Island Township, Goodhue Co., MN
Parcel #1 40a.
Parcel #2 63.54a.
Parcel #3 41.03a.*

*We specialize in:
Farm Sales
Exchanging Property
Investment Property*



700 6th Ave., DeWitt, IA 52742
Office: 563-659-8185 Fax: 563-659-8189
www.totalrealtyco.com





NOTICE OF AGENCY TO PROSPECTIVE PURCHASERS

Thank you for giving Total Realty Co. the opportunity to work with you. We feel it is important for you to know and be aware of the services that we can provide to you. We endeavor at all times to provide our customers with fair, honest and professional service.

As part of providing this service, we believe you should know that:

1. AS LISTING OR COOPERATING BROKER, ALL LICENSEES EMPLOYED BY OR ASSOCIATED WITH THE BROKER ARE THE AGENTS OF THE SELLER AS TO ALL PROPERTIES FOR WHICH WE WILL PROVIDE INFORMATION OR SHOW YOU.
2. As an agent of the seller, we have certain legal obligations to the seller, including the duties of loyalty and faithfulness.

As part of our professional service to you, we can and will:

1. Treat you fairly and honestly.
2. Provide information, locate, and show you available properties meeting criteria established by you.
3. Provide you with information and counseling about the financing of your purchase.
4. Disclose all material facts of which we are aware about the properties you are considering.

If you have any questions about our role, please feel free to ask. We look forward to having the opportunity to work with you and to provide you with our professional services.

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Branch Office
4672 Glass Ave., St. Ansgar, IA 50472
Phone: (641) 425-8617
total@totalrealtyco.com



FARM LAND AUCTION: *Nov 30th, 10 AM - American Legion-Pine Island, MN*

TOTAL ACRES:	40 M/L Acres
Sale Method	Public Auction
Sale Date:	November 30, 2012
Time:	10 A.M.
Owner:	Olsen Family Farm
County & State:	Goodhue , Minnesota
Location:	North City Limits of Pine Island
Possession Date:	Date of Closing
Drainage Info:	Tile
Average PI:	93.2
Taxable Acres:	38.50
Net RE Taxes:	\$1,282
Taxes payable in:	2012
Topography:	Gentle Slope

Legal Description:

NW (1/4), NE (1/4), Section 33, T-109-N, R-15-West of the 5th P.M. Goodhue County, Minnesota.

Comments & Building Information:

Property is Classified at Agricultural Non-Homestead
Parcel ID # R 39.033.0300

F.S.A. Information:

<i>Farmland:</i>		<i>Corn Base:</i>	19.6
<i>Crop Acres:</i>	37.16	<i>Corn Yield:</i>	112
<i>CRP Acres:</i>		<i>Soybean Base:</i>	17.6
<i>Wheat Base:</i>		<i>Soybean Yield:</i>	36
<i>Wheat Yield:</i>			

Approximate Breakdown of Acres:

Total Acres:	40
Tillable Acres:	37.16
CRP Acres:	
Farmstead:	
Roads:	
Waterways:	
Timber:	1.84
Pasture:	

To Contact Listing Agent:

Reed B. Kuper
(641) 425-8617
reed@totalrealtyco.com

Lease/FSA Information:

Farmland lease is open for the 2013 crop.
FSA Information are estimates, and are subject to change

Parcel #1

**40 M/L. Acres, Goodhue County,
Minnesota**

Subject Properties will be sold as Buyers Choice

No Buyers Premium

PARCEL #1

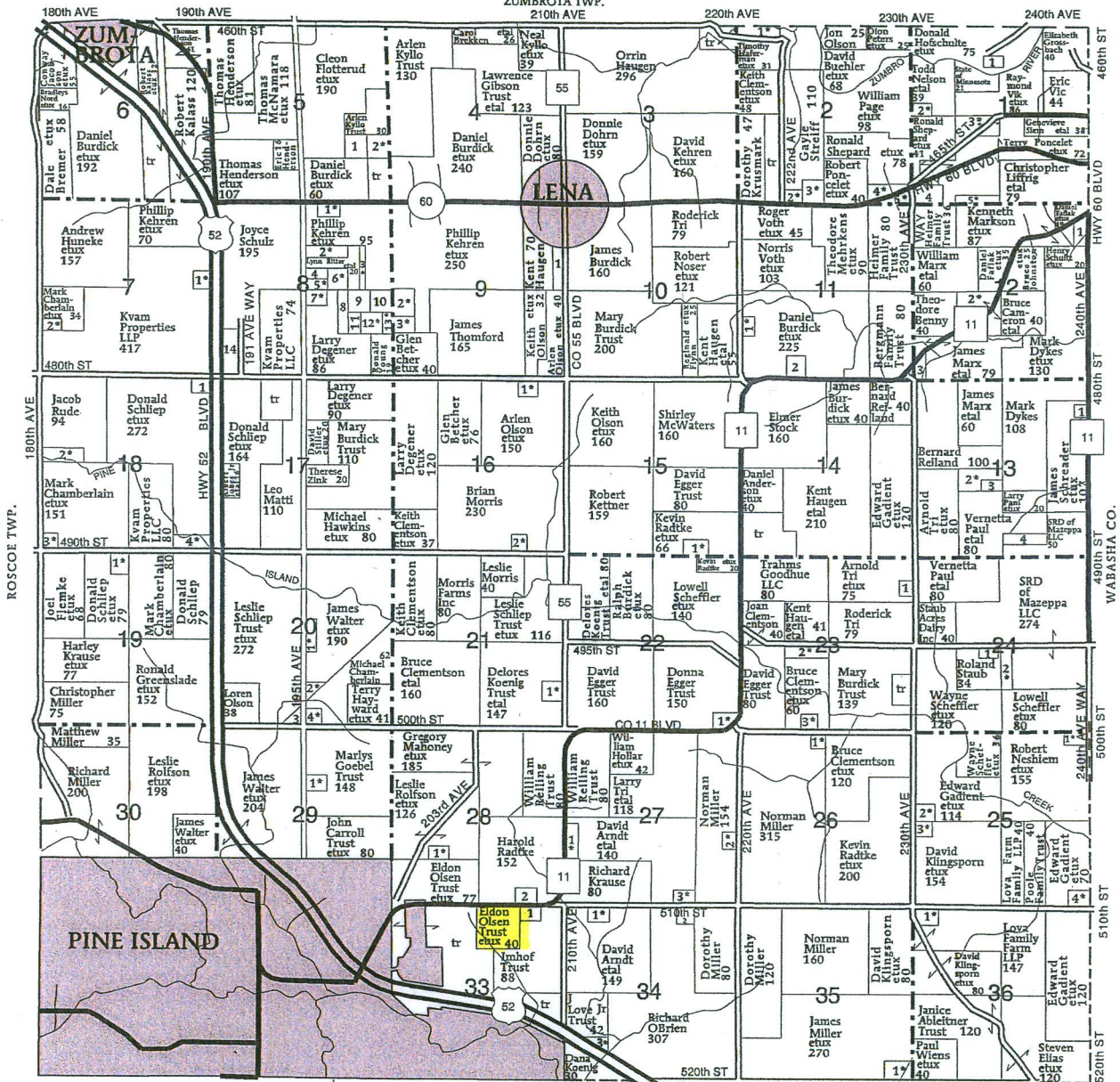
T-109-N

PINE ISLAND PLAT

R-15-W

ZUMBROTA TWP.

210th AVE



OLMSTED CO.

PINE ISLAND TOWNSHIP

SECTION 8

SECTION 1

1. Hofschulte, Brian 5
2. Bridley, Dean 10
3. Lichtblau, Dennis 20
4. Lexvold, Todd 15
5. Markson, Kenneth 10

SECTION 2

1. Swenson, Anthony 9
2. Wamhoff, Karl 5
3. Streiff, Gayle 10
4. Grodevant, Hillary 9
5. Lexvold, Thomas 10

SECTION 5

1. Schmitt, David 10
2. Goodman, John 10

SECTION 7

1. Gillard, Douglas 9
2. Janssen, Jay 5

SECTION 10

1. Morrow, Gerald 10
2. Schumacher, Karl 5
3. Koenig Trust, Delores 5
4. Trelstad, John 5
5. Degener, Larry 5
6. Genken, Gary 10
7. Grover, Bradley 5
8. Kettner, Ruth 10
9. Tollefsrud, Rita 10
10. Flotterud, Harold 10
11. Flotterud, Harold 5
12. Lee, Dale 10
13. Gerken, Gary 5
14. Kvam Properties LLC 20

SECTION 9

1. Burdick, James 10
2. Grudum, Brian 10

SECTION 11

SECTION 12

1. Petell, Cory 7
2. Marx, William 40
3. Bergmann Family Trust 7

SECTION 13

1. Goranson, Brandon 5
2. Marx, William 15
3. Dykes, Mark 5
4. Klingsporn, Katherine 10

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1. Dugstad, Bradley 14

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1. Berryhill, David 9

SECTION 23

1. Finnesgard, Joshua 5
2. Clementson, Scott 13
3. Gillard, Jesse 7

SECTION 24

1. Smith, Patrick 5
2. Scheffler, Wayne 6
3. Chiodo, Tamra 5
4. Gadient, Peter 10
5. Klingsporn, Joseph 6
6. Kerkhoff, Randall 10

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1. McNamara, Gerald 5
2. Prather, Raymond 13
3. Oberg, Nels 7
4. Pike, Leon 7

SECTION 27

1. Page, Jason 13

SECTION 28

SECTION 29

1. Grout, Gordon 8
2. McNallan, Cary 8

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1. McNamara, James 10

SECTION 30

1. Brehmer, Kimberly 6

SECTION 31

1. Arndt, David 11

SECTION 32

1. Pine Island Telephone Co 5

SECTION 33

1. Simpson, Jeffrey 10

SECTION 34

1. Fox, Robert 10

SECTION 35

1. Simpson, Jeffrey 10

SECTION 36

1. Page, Jason 13

Aerial Map

PARCEL #1



TOTAL REALTY CO.
Serving the Frontiers and
Midwestern States

DeWitt, IA
563-659-8185

Maps provided by:



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28-109N-15W
Goodhue County
Minnesota

map center: 44° 12' 44.82, 92° 37' 14.22

scale: 8565

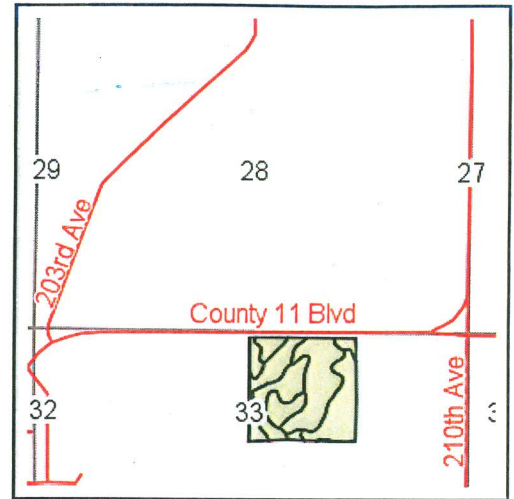
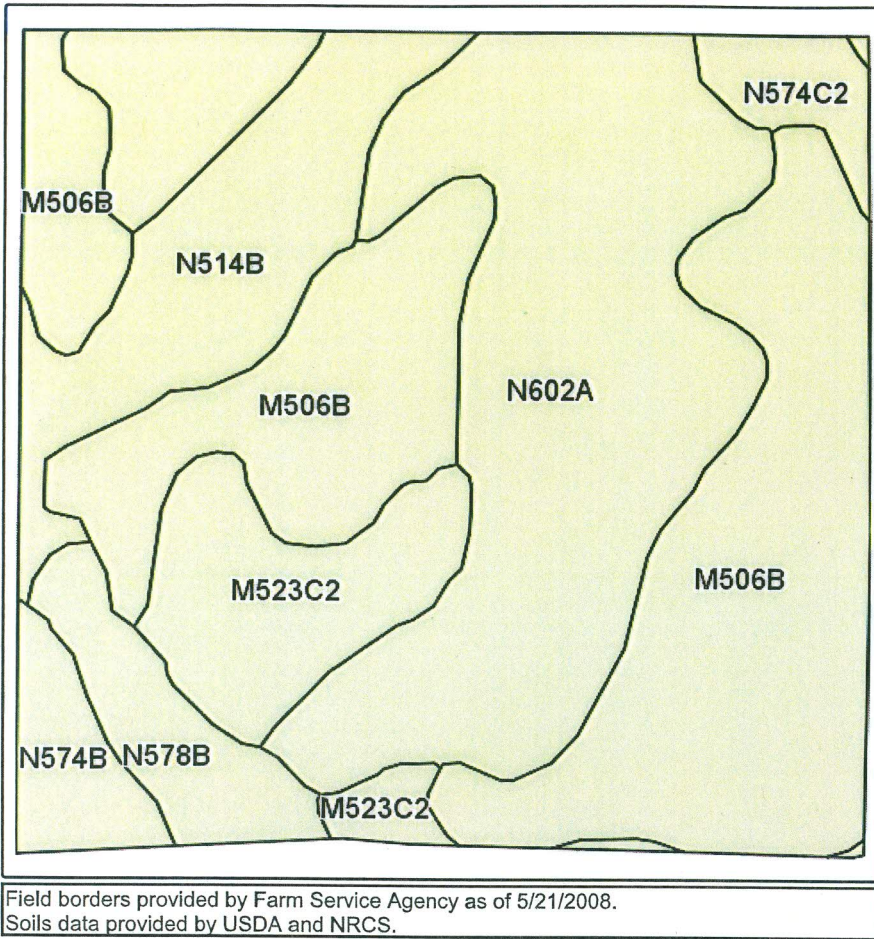


9/24/2012

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soils Map

PARCEL #1



State: **Minnesota**
County: **Goodhue**
Location: **28-109N-15W**
Township: **Pine Island**
Acres: **37.2**
Date: **9/24/2012**

TOTAL REALTY CO.
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Agricultural Sales
DeWitt, IA
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Maps provided by:

surety
CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Oats	Soybeans
M506B	Kasson silt loam, 1 to 6 percent slopes	13.6	36.6%	Ile	95	192	86	57
N602A	Joy silt loam, 1 to 3 percent slopes	12.3	33.1%	I	98	202	89	59
N514B	Joy-Ossian, occasionally flooded, complex, 1 to 5 percent slopes	4	10.8%	Iw	89	183	83	53
M523C2	Bassett-Kasson complex, 6 to 12 percent slopes, moderately eroded	3.4	9.2%	IIle	77	156	78	46
N578B	Barremills silt loam, drainageway, 1 to 5 percent slopes, occasionally flooded	1.8	4.7%	Ile	94	194	94	56
N574B	Downs-Hersey complex, 2 to 6 percent slopes	1.2	3.2%	Ile	91	187	93	55
N574C2	Downs-Hersey complex, 6 to 12 percent slopes, moderately eroded	0.9	2.4%	IIle	81	167	79	49
Weighted Average					93.2	190.4	86.4	55.9

Minnesota
Goodhue
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 5027
Prepared: 10/12/12 11:00 AM
Crop Year: 2013

Tract Number: 4725 Description: SEC33,PINEISLAND;

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR
History

N

PARCEL #1

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
40.0	37.2	37.2	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	37.2	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	19.6	112	112	0.0	0.0
SOYBEANS	17.6	36	36	0.0	0.0
Total Base Acres:	37.2				

Owners: OLSEN RUBY M MARITAL TRUST

Other Producers: None



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FARM LAND AUCTION: *Nov 30th, 10 AM - American Legion-Pine Island, MN*

TOTAL ACRES:	63.54 M/L Acres
Sale Method	Public Auction
Sale Date:	November 30, 2012
Time:	10 A.M.
Owner:	Olsen Family Farm
County & State:	Goodhue, Minnesota
Location:	North City Limits of Pine Island
Possession Date:	Date of Closing
Drainage Info:	Natural
Average PI:	86.8
Taxable Acres:	60.23
Net RE Taxes:	\$3,744
Taxes payable in:	2012
Topography:	Gentle Slope

Legal Description:

S (1/2), SW (1/4), laying East of 203rd Ave, excluding 4.06 Acres located on County Hwy 11, Section 28, T-109-N, R-15- West of the 5th P.M. Goodhue County Minnesota. Containing 63.54 M/L Acres.

Comments & Building Information:

Property is Classified at Agricultural Non-Homestead
Property ID # R 68.700.0121
There are no building on the property being conveyed, only bare land.

F.S.A. Information:

<i>Farmland:</i>		<i>Corn Base:</i>	17.6
<i>Crop Acres:</i>	55.13	<i>Corn Yield:</i>	112
<i>CRP Acres:</i>		<i>Soybean Base:</i>	36.9
<i>Wheat Base:</i>		<i>Soybean Yield:</i>	36
<i>Wheat Yield:</i>			

Approximate Breakdown of Acres:

Total Acres:	63.54
Tillable Acres:	55.13
CRP Acres:	
Farmstead:	
Roads:	2.52
Waterways:	4.39
Timber:	1.5
Pasture:	

To Contact Listing Agent:

Reed B. Kuper
(641) 425-8617
reed@totalrealtyco.com

Lease/FSA Information:

Farmland lease is open for the 2013 crop.
FSA Information are estimates, and are subject to change

Parcel #2
63.54 M/L. Acres, Goodhue County,
Minnesota

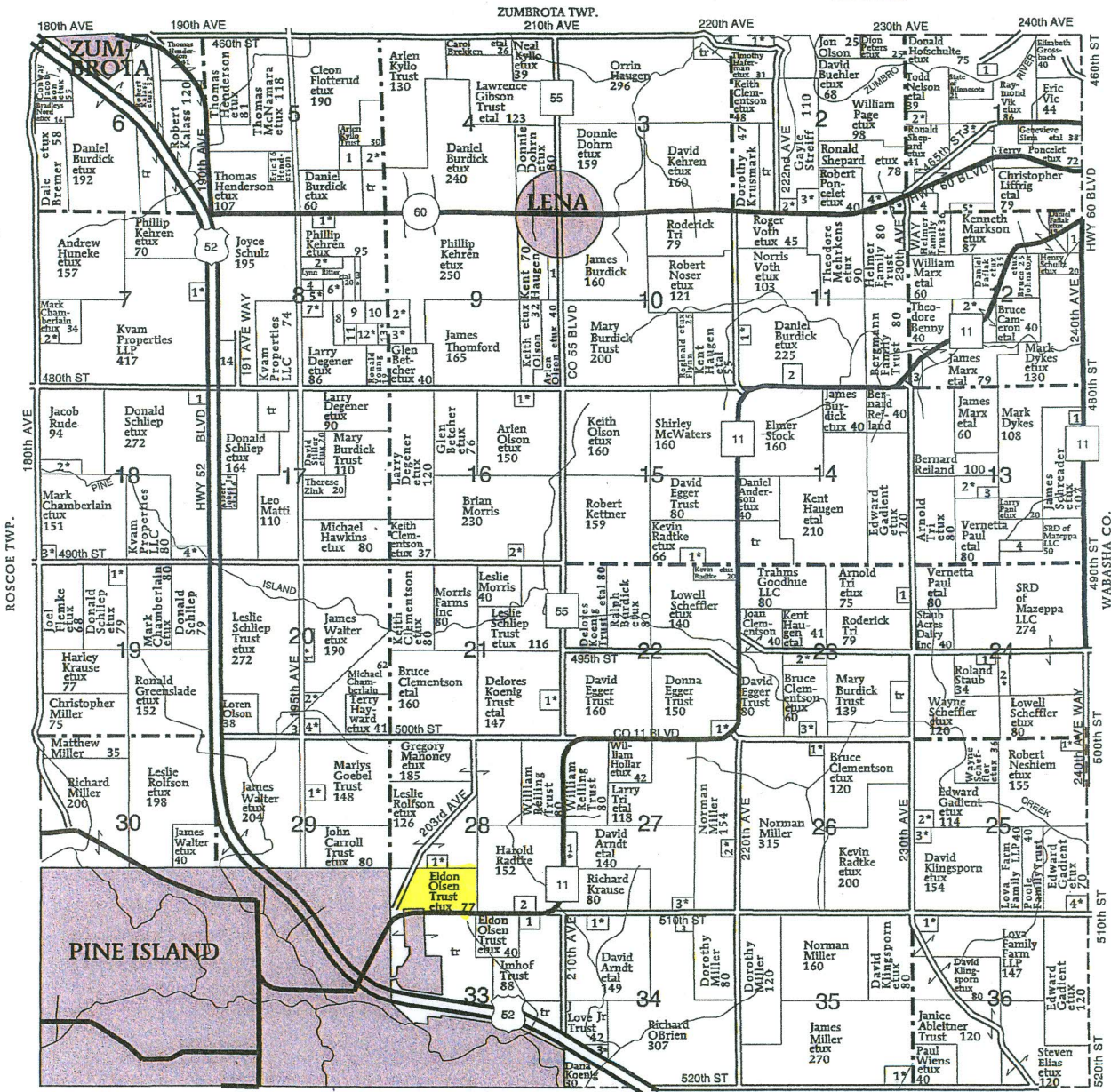
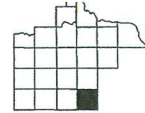
Subject Properties will be sold as Buyers Choice

No Buyers Premium

T-109-N

PINE ISLAND PLAT

R-15-W



OLMSTED CO.

PINE ISLAND TOWNSHIP

SECTION 1

1. Hofschulte, Brian 5
2. Bridley, Dean 10
3. Lichtblau, Dennis 20
4. Lexvold, Todd 15
5. Markson, Kenneth 10

SECTION 2

1. Swenson, Anthony 9
2. Wamhoff, Karl 5
3. Streiff, Gayle 10
4. Grodevant, Hillary 9
5. Lexvold, Thomas 10

SECTION 5

1. Schmitt, David 10
2. Goodman, John 10

SECTION 7

1. Gillard, Douglas 9
2. Janssen, Jay 5

SECTION 8

1. Morrow, Gerald 10
2. Koenig, Donald 10
3. Koenig Trust, Delores 5
4. Treistad, John 5
5. Degener, Larry 10
6. Genken, Gary 10
7. Grover, Bradley 5
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11. Flotterud, Harold 5
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13. Gerken, Gary 5
14. Kvam Properties LLC 20

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1. Burdick, James 10
2. Grudem, Brian 10

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2. Schumacher, Karl 5
3. Luhmann, Todd 10

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1. Petell, Cory 7
2. Marx, William 40
3. Bergmann Family Trust 7

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4. Klingsporn, Katherine 10

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1. Lexvold, Thomas 10

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1. Lynch, Paul 11

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1. Ganz, James 7
2. Manthel, Dale 8
3. Graham, Timothy 5
4. Watson, James 8

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1. Bertschinger, Jeffrey 14

SECTION 22

1. Berryhill, David 9

SECTION 23

1. Finnesgard, Joshua 5
2. Clementson, Scott 13
3. Gillard, Jesse 7

SECTION 24

1. Smith, Patrick 5
2. Scheffler, Wayne 6

SECTION 25

1. Chiodo, Tamra 5
2. Gadient, Peter 10
3. Klingsporn, Joseph 6
4. Kerkhoff, Randall 10

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1. McNamara, Gerald 5

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1. Prather, Raymond 13
2. Oberg, Nels 7
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1. Grout, Gordon 8
2. McNallen, Cary 8

SECTION 29

1. McNamara, James 10

SECTION 33

1. Brehmer, Kimberly 6

SECTION 34

1. Arndt, David 11
2. Pine Island Telephone Co 5

SECTION 35

1. Simpson, Jeffrey 10

SECTION 36

1. Page, Jason 13

Aerial Map

PARCEL#2



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Maps provided by:



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28-109N-15W
Goodhue County
Minnesota

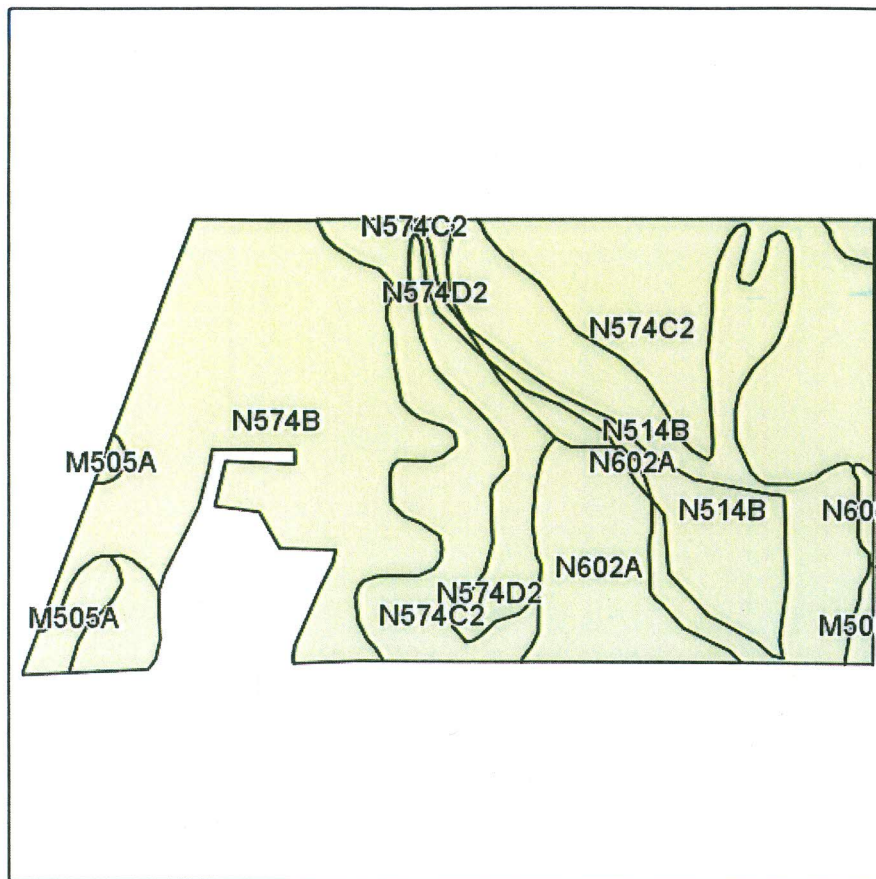
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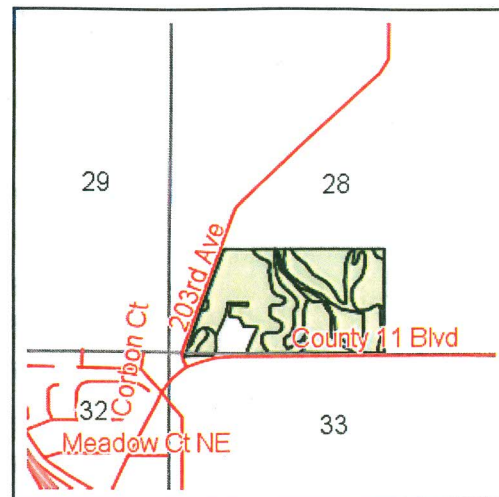
9/24/2012

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Goodhue**
Location: **28-109N-15W**
Township: **Pine Island**
Acres: **59.4**
Date: **9/24/2012**



DeWitt, IA
563-659-8185



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Oats	Soybeans
N574B	Downs-Hersey complex, 2 to 6 percent slopes	17.3	29.3%	Ile	91	187	93	55
N574C2	Downs-Hersey complex, 6 to 12 percent slopes, moderately eroded	16.7	28.1%	IIle	81	167	79	49
N514B	Joy-Ossian, occasionally flooded, complex, 1 to 5 percent slopes	14.1	23.7%	Iw	89	183	83	53
N602A	Joy silt loam, 1 to 3 percent slopes	5.3	8.9%	I	98	202	89	59
N574D2	Downs-Hersey complex, 12 to 18 percent slopes, moderately eroded	3.4	5.7%	IVe	69	142	65	41
M522D2	Bassett-Racine complex, 12 to 18 percent slopes, moderately eroded	1.2	2.0%	IVe	65	131	45	39
M505A	Klinger silt loam, 1 to 3 percent slopes	1.1	1.8%	I	98	198	88	59
M506B	Kasson silt loam, 1 to 6 percent slopes	0.3	0.6%	Ile	95	192	86	57
Weighted Average						86.8	178.5	83.7
							52.2	

Minnesota
Goodhue
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 5027
Prepared: 10/12/12 11:00 AM
Crop Year: 2013

Tract Number: 4753 Description: SEC28,29,PINEISLAND;

FAV/WR
History
N

BIA Range Unit Number:

PARCEL#2

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
122.0	94.0	94.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	94.0	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	30.4	112	112	0.0	0.0
SOYBEANS	63.6	36	36	0.0	0.0
Total Base Acres:	94.0				

Owners: OLSEN RUBY M MARITAL TRUST

Other Producers: None



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FARM LAND AUCTION: Nov 30th, 10 AM - American Legion-Pine Island, MN

TOTAL ACRES:	41.03 M/L Acres
Sale Method	Public Auction
Sale Date:	November 30, 2012
Time:	10 A.M.
Owner:	Olsen Family Farm
County & State:	Goodhue , Minnesota
Location:	North City Limits of Pine Island
Possession Date:	Date of Closing
Drainage Info:	Natural
Average PI:	83.6
Taxable Acres:	39.98
Net RE Taxes:	\$2,380
Taxes payable in:	2012
Topography:	Gentle Slope

F.S.A. Information:

<i>Farmland:</i>		<i>Corn Base:</i>	12.8
<i>Crop Acres:</i>	38.95	<i>Corn Yield:</i>	112
<i>CRP Acres:</i>		<i>Soybean Base:</i>	26.7
<i>Wheat Base:</i>		<i>Soybean Yield:</i>	36
<i>Wheat Yield:</i>			

Approximate Breakdown of Acres:

Total Acres:	41.03
Tillable Acres:	38.95
CRP Acres:	
Farmstead:	
Roads:	.02
Waterways:	
Timber:	2.06
Pasture:	

Legal Description:

Part of SE (1/4), SE (1/4), Section 29; Part of SW (1/4), SW (1/4) West of 203rd Ave, Section 28, all in T-109-N, R-15-West of the 5th P.M. Goodhue County Minnesota.

To Contact Listing Agent:

Reed B. Kuper
(641) 425-8617
reed@totalrealtyco.com

Comments & Building Information:

Property is Classified at Agricultural Non-Homestead
Parcel ID # R 68.700.0010
Parcel ID # R 68.700.0110

Lease/FSA Information:

Farmland lease is open for the 2013 crop.
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Parcel #3

**41.03 M/L. Acres, Goodhue County,
Minnesota**

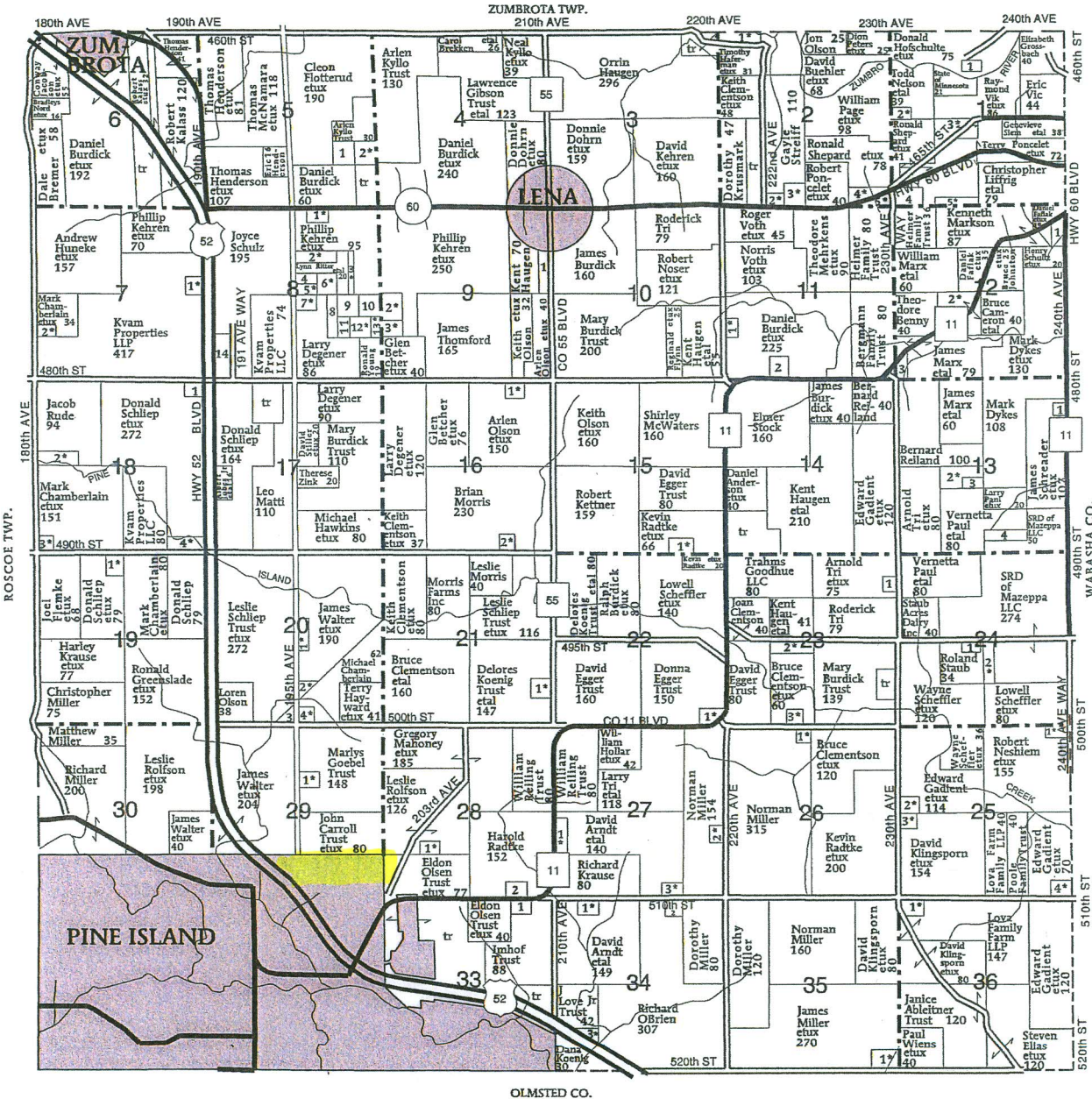
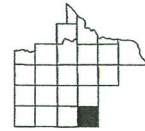
Subject Properties will be sold as Buyers Choice

No Buyers Premium

T-109-N

PINE ISLAND PLAT

R-15-W



OLMSTED CO.

PINE ISLAND TOWNSHIP

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Aerial Map

PARCEL#3



TOPAL REALTY CO.
Serving the Professional and
Residential Real Estate Markets

DeWitt, IA
563-659-8185

Maps provided by:



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28-109N-15W
Goodhue County
Minnesota

map center: 44° 12' 47.25, 92° 37' 36.78

scale: 8565

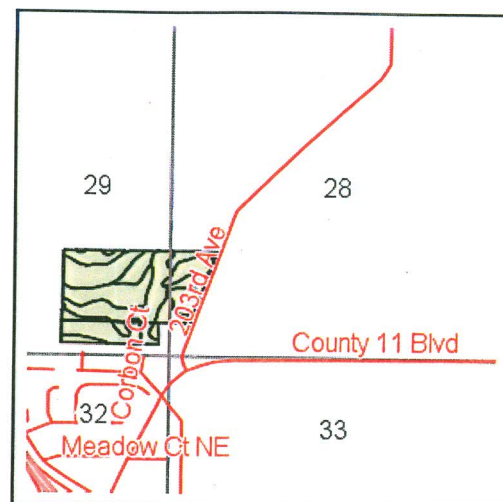
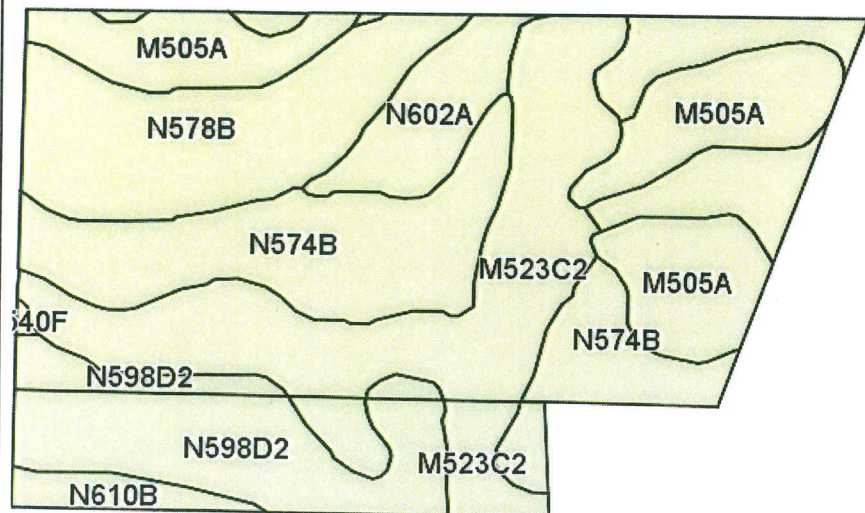


9/24/2012

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soils Map

PARCEL#3



State: **Minnesota**
 County: **Goodhue**
 Location: **28-109N-15W**
 Township: **Pine Island**
 Acres: **41**
 Date: **9/24/2012**

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Maps provided by:



surety
 CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Oats	Soybeans
N574B	Downs-Hersey complex, 2 to 6 percent slopes	10.9	26.6%	Ile	91	187	93	55
M523C2	Bassett-Kasson complex, 6 to 12 percent slopes, moderately eroded	9.3	22.7%	IIle	77	156	78	46
M505A	Klinger silt loam, 1 to 3 percent slopes	6.8	16.5%	I	98	198	88	59
N578B	Barremills silt loam, drainageway, 1 to 5 percent slopes, occasionally flooded	5.7	13.9%	Ile	94	194	94	56
N598D2	Winneshiek-Waucoma complex, 12 to 18 percent slopes, moderately eroded	5.4	13.1%	IVe	45	93	41	27
N602A	Joy silt loam, 1 to 3 percent slopes	2.1	5.2%	I	98	202	89	59
N610B	Waucoma loam, 2 to 6 percent slopes	0.8	1.9%	Ile	89	183	86	53
Weighted Average					83.6	171	81.7	50.2

Minnesota
Goodhue
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 5027
Prepared: 10/12/12 11:00 AM
Crop Year: 2013

Tract Number: 4753 Description: SEC28,29,PINEISLAND;

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

PARCEL#3

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
122.0	94.0	94.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	94.0	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	30.4	112	112	0.0	0.0
SOYBEANS	63.6	36	36	0.0	0.0
Total Base Acres:	94.0				

Owners: OLSEN RUBY M MARITAL TRUST

Other Producers: None