

Quarterly Combine

Meet the Team!

THE EXPANDED FARMLAND PROFESSIONALS!

For almost 40 years, 1 Stop Realty, Inc. has provided professional real estate services, with emphasis on agricultural land, for south-east MN and the Midwest.

This spring 1 Stop had the opportunity to expand its reach and expertise to better serve its clients with the affiliation of Roger Heller and his group of professional farmland sales people. Roger and Kirk Swenson first connected through their mutual membership in the REALTORS® Land Institute of the National Association

of REALTORS® - RLI is the land specialty affiliate of NAR.

TOGETHER WE CAN BETTER SERVICE OUR CLIENTS AND THEIR NEEDS THROUGHOUT MN AND THE MIDWEST.

The addition of Roger Heller increases our land management expertise by more than 40 years. It also adds to our team approach to marketing which will better serve all of our clients. Roger's history of

a wide array of client representation compliments the expertise in 1031, auction and private treaty sales we already have.

Roger and his group will be a welcomed addition to the 1 Stop family.

Together we can better service our clients and their needs throughout MN and the Midwest.

—Kirk E Swenson
President, Broker, REALTOR®

WENDY FORTHUN APPOINTED AS VICE PRESIDENT

1 Stop Realty, Inc. is proud to announce the newest, first non-family member vice president, Wendy A. Forthun.

Wendy started her career at 1 Stop in 2003 as an administrative assistant. She was naturally drawn to the personable nature of the industry, and soon became a REALTOR® in 2004.

When asked what was the biggest hurdle in obtaining her license she replied, "I had to make a sacrifice to be away from my family every weekend for six weeks, which was hard for me, considering I had two

young children at home. But I had an amazing husband that supported me every step of the way and we made it thorough just fine."



From left to right: The late Warren E Swenson, Wendy Forthun, Kirk E Swenson

Being a 'city girl,' it was difficult at first for Wendy, but because of her determination and "two wonderful mentors, the late Warren E Swenson, founder; Kirk E Swenson, President, at my side," she soon earned the respect of the agricultural community.

In the fast paced world of real estate, and the exclusive area of farmland realty, Wendy has set herself apart with her drive, determination, and skill.

We're proud of you Wendy!

IN THIS SPECIAL EDITION:

THE EXPANDED FARMLAND PROFESSIONALS! • WENDY APPOINTED VICE PRESIDENT • MEET THE TEAM! • KASSON, MEET OLIVIA! • GOING ONCE, TWICE, SOLD! BY FLADEBOE AUCTIONS • THE HISTORY OF 1 STOP REALTY, INC.

MEET THE KASSON TEAM!

KIRK E SWENSON—PRESIDENT, BROKER, REALTOR®



After a post-college career in banking and finance Kirk joined 1 Stop in 1979. In that year the farm sales and management was re-emphasized. Many years and countless satisfied clients doing multiple transactions have made Kirk an expert on the 1031 Tax Deferred Exchange.

Kirk is a licensed auctioneer and brings the enthusiasm necessary to each auction

that has resulted in many successful land auctions.

Kirk is also the head of acquisitions for Agriculture Real Estate Investors, LLC, an investment program for agricultural land purchasing throughout the United States.

Email: info@1stop-realty.com

WENDY FORTHUN—VP, ASSOCIATE BROKER, REALTOR®



Wendy obtained her real estate license in 2004 and decided to further pursue her broker's license in 2007. She enjoys working in this exhilarating and rewarding profession with both sellers and buyers, specializing in land and farm sales.

She married her husband Aaron in 2000 and has two wonderful children, Kaitlyn & O'Rion. She currently resides in the Kasson-Mantorville area and stays actively involved in the community. Wendy is a member of both the Kasson & Mantorville

Chamber of Commerce, a newly appointed Board of Director for Faith in Action, and very involved with the K-M School district.

Wendy has the experience & personal touch to guide you through a professional, honest, smooth, and successful real estate transaction and looks forward to the opportunity to meet you and earn your business.

Email: wendy@1stop-realty.com

JAN SCHLEY—REALTOR®, GRI



Jan and her husband Roger reside on the Schley Family Farm near Dodge Center. They have four grown sons and 13 grandchildren.

Jan has been a REALTOR® with 1 Stop realty for 25 years. She has received her GRI certificate and specializes in Residential real estate.

Jan will help you whether it be buying or

selling. Experience and Loyalty go along ways in this business.

Jan will be there to help anyone no matter what their needs may be.

Jan has authored several cookbooks, and is the featured writer of 'Jan's Cooking Corner.'

Email: rojan@myclearwave.net

WAYNE & TAMMY ALBERTS-REALTOR®

Wayne and Tammy have lived and worked in the Kasson Mantorville area all their lives, together they have raised three children.

Tammy currently works at the Kasson Mayo Clinic as a patient personal representative. She knows how to help people get the results they would like and need.

Wayne has farmed all of his life, selling his dairy cows in 2005, he still farms along with his parents, sharing equipment and labor, from baling hay to field work, spring and fall, Wayne and Tammy have worked together all the time to make a family farming operation work.

Email: wayne@1stop-realty.com



ROGER WRASE-REALTOR®

Roger resides in Rochester with his wife Karen having retired from farming in 2007. He has three daughters and eight grandchildren.

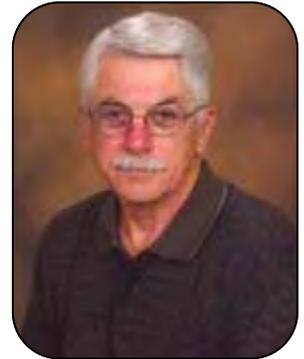
He attended the University of Minnesota and served eight years of active and reserve duty in the Naval Air.

Roger has farmed all of his life, having a herd of registered Guernsey cattle, a flock

of registered Suffolk sheep, running 2,000 acres of corn and soybeans, and handled a custom farming operation.

No matter which way you look at it, Roger has the experience to help you with your agricultural needs, no matter what they may be.

Email: roger@1stop-realty.com



JAN SCHLEY CELEBRATES 25 YEARS WITH 1 STOP

Jan has achieved what few in the real estate business do; she has excelled in her profession for over 25 years.

The 1 Stop Realty, Inc. family joined her this spring in celebrating her 25 years of outstanding service and dedication to the field of real estate.

She was presented with an award and certificate by the late Warren E Swenson, in honor of her great achievement.



Jan has been a cornerstone of 1 Stop, helping the business grow and expand, complementing our focus on farmland, with her focus on housing.

She has offered her experience, commitment, and loyalty for 25 years, and we hope she can continue to do so for many more years to come.

Thanks Jan!

From left to right: The late Warren E Swenson, Jan Schley

MEET THE HELLER GROUP!

ROGER HELLER—VP, BROKER, REALTOR®



With BS and MS degrees in AG Education from South Dakota State University with a minor in Farm Management, Roger has over 40 years of experience in agricultural management and real estate. He farms 2,000 acres in South Central Minnesota.

Roger holds a real estate brokers license in South Dakota, North Dakota, Iowa and Minnesota.

He was President of National REALTORS® Land Institute in 1998 and named Land Realtor of America in 2001 by the REALTORS® Land Institute of the National Association of REALTORS®.

Roger was recently elected as Vice President of 1 Stop Realty, Inc.

Email: rheller@mchsi.com

PAT KELTGEN—REALTOR®, ADMINISTRATIVE ASSISTANT



Pat was born and raised on a farm in Southern Renville County, MN. She graduated from Mankato Commercial College. Pat started working for Roger Heller and NORTH CENTRAL Ag. Service, Inc. in Olivia in 1971.

Over the years Pat has garnered valuable experience from her work in the farm management, appraisal, and real estate

departments. She has enjoyed preparing sale flyers, typing data sheets, and assisting with the real estate closings.

It was natural for her to obtain her real estate license in the spring of 2009 after her many years of experience.

Email: pkheller@mchsi.com

RON SANDER—BROKER, REALTOR®



Ron was born and raised on a farm in Sibley County, MN. He graduated from Mankato College with double majors in Business Administration and Economics.

In 2006 Ron retired as President and CEO of the State Bank of Briceyn with over 30 years under his belt. Ron has been a real estate broker, appraiser, and insurance sales person for over 15 years.

Since retirement from the bank, Ron has been more actively engaged in marketing farmland along the I90 corridor in southern MN.

He enjoys living in the rural area and feels fortunate that work experience continues to be closely related to agriculture.

Email: rsander@bevcomm.net

BOB SAVRE—BROKER, REALTOR®

Bob graduated from South Dakota State University with a BS in Ag Economics, he later graduated from the University of Minnesota—Waseca with an AAS in Ag Production. He farms 1,700 acres in northern Iowa.

He's been a volunteer EMT for the past 19 years & has 9 years on his local hospital board. He lives on a farm near New Hampton, Iowa with his wife & children.

Email: rsavre@firstcitizensnb.com



Bob has over 23 years in Ag Lending and has been in farm real estate for over 13 years assisting clients in southeast MN.

KASSON, MEET OLIVIA!

For the past 46 years, one of my favorite business activities is to be able to represent landowners in the sales, management, and acquisition of farmland. Of those 46 years, I owned a firm that specialized in those services for 43 years.

With that chapter of my life behind me, I asked myself, will you be content not being able to put a farmland transaction together? The answer was "no," because I enjoy the mental challenge and meeting the wonderful people that we serve in each transaction.

Kirk Swenson, President of 1 Stop Realty and I have been friends for many years, having met through our networking in the REALTORS® Land Institute. Kirk had invited me to explore the opportunities at 1 Stop Realty, if ever I wanted to make a career move. Thus, I took action and made the move in

March of 2009.

An integral factor in the decision to move to 1 Stop Realty was the fact that my much valued, personal assistant for the past 38 years,

I AM PERSONALLY EXCITED TO BE ASSOCIATED WITH THE "EXPERIENCED FARMLAND PROFESSIONALS" AT 1 STOP REALTY, INC.

Patricia Keltgen decided to obtain her real estate license and utilize her hard earned farmland skills in the practice of farmland sales. Subsequently, many of the other licensees that I had worked with in my previous settings decided to join 1 Stop as well. Thus, together

that experienced team formed the HELLER GROUP, 1 Stop Realty with the office in Olivia.

I am personally excited to be associated with the "Experienced Farmland Professionals" at 1 Stop. The proficient personnel working from the Kasson and Olivia, MN offices will permit 1 Stop to serve clients with their farmland needs through the entire region and beyond. Each individual brings unique skills that when combined creates a truly thorough and professional approach to serving the client.

—Roger Heller

MEET THE EXPANDED OLIVIA TEAM:

DALE FLADEBOE—AUCTIONEER, REALTOR®



After he attended the Worldwide College of Auctioneering in 1978, Dale Fladeboe opened Fladeboe Auctions for business in Willmar, Minnesota. He became a REALTOR® in 1988.

Dale continues to conduct auctions on a regular basis and is extremely proud to have his children join him in the family business.

Dale loves to bring buyers and sellers together and when he is not auctioneering he can be found singing the "auctioneer song" in several parades across Minnesota.

He and his wife Grace live on a farm near Willmar, Minnesota.

Email: fladeboeauction@willmar.com

KRISTINE FLADEBOE DUININCK—AUCTIONEER, BROKER, REALTOR®



Kristine graduated from the University of St. Thomas with a degree in business and communications, she quickly became part of the family business.

Kristine became a professional auctioneer in 1995, a REALTOR® in 1999, and a real estate broker in 2007. In January 2006, Kristine was named the 2006 Champion Auctioneer by the Minnesota State Auctioneers Association, and named a finalist in the International Auctioneer Championship in 2005, 2007, and

2009.

Kristine loves people and has a great passion for helping others through the auction method of marketing. Kristine particularly enjoys specializing in real estate ag land auctions.

She resides in Spicer, Minnesota with her husband Jamie and two children, Elsie and Harris.

Email: fladeboeauction@willmar.com

GLEN FLADEBOE—AUCTIONEER, REALTOR®



Glen attended the World Wide College of Auctioneering in Mason City, Iowa and has been part of the family business ever since. Glen became a REALTOR® in 2000.

With more than fourteen years of experience as a professional auctioneer, he has been instrumental in expanding the fundraising side of Fladeboe Auctions.

Glen greatly enjoys being a bid caller on auction day and the excitement that is

created from the "spirit of competition." Creating a strategic marketing campaign for each real estate seller is one of Glen's specialties.

Glen holds a degree in communications from Hamline University and lives with his wife in Minneapolis, Minnesota. In his free time, he enjoys running, fishing, hunting and reading.

Email: fladeboeauction@willmar.com

FLADEBOE AUCTIONS!

GOING ONCE, TWICE, SOLD! BY FLADEBOE AUCTIONS

Fladeboe Auctions is pleased to be the real estate auction specialists of the Heller Group of 1 Stop Realty.

Our parents, Dale and Grace Fladeboe, founded Fladeboe Auctions in 1978.

After college, Glen and I eagerly decided to "walk in our fathers footsteps" and became auctioneers and real estate professionals.

We are honored to join forces with these two longstanding companies and we look forward to the excellent service we will provide as a team to our buyers and sellers.

We at Fladeboe Auctions specialize in agricultural real estate auctions.

As a family, we work full time around the state of Minnesota conducting real estate, equipment, and fundraising auctions.

We believe strongly in the auction method of marketing and our mission is to create fair and fulfilling transactions for buyers and sellers with a personal and professional touch.

Over the years, and recently, we are pleased to report that agricultural real estate auctions have been outstanding.

According to the National Auctioneers Association, 58.6 billion dollars of real estate was sold in 2008 by the auction method of marketing.

We have sold numerous farms significantly higher than the seller's expectations and we believe these numbers can be attributed to continued demand, high impact marketing, and the "spirit of competition."

We continue to have people in every community in which we serve tell us that they want to buy farm land.

We feel optimistic about the future of agricultural real estate sales.

We are The Experienced Farmland Auction Professionals!

THE HISTORY OF 1 STOP REALTY, INC.

Warren E. Swenson cofounded 1 Stop Realty, Inc. in the early 1970's as a full service real estate marketing firm in Kasson, Minnesota. Farm sales were expanded and farm property management added in 1979 when Kirk E. Swenson joined the firm after a post college career in banking and finance.

Kirk Swenson is a founding member of Agriculture Real Estate Investors, LLC which is the managing partner of Agriculture Real Estate Partners, LLP. AgREP is an equity fund that specializes in investing in agricultural real estate through out the United States. Kirk acts as the acquisitions head for that enterprise.

1 Stop remains a full service com-

pany specializing in the management and sales of farmland throughout Minnesota and the Midwest.

The company has managed and sold farmland from Minnesota's Red River Valley in the northwest to the "Bluff Country" in the southeast.

Particular emphasis is on farmland sales and farmland management in Southeastern Minnesota. 1 Stop Realty specializes in 1031 tax deferred property exchanges, absentee owner land management, and land auctions.

We are pleased to consult with you about any of your property needs, large or small regarding managing,

selling, buying, or exchanging. Please feel to contact anyone of us by phone, email or a personal visit.

We are sad to announce the passing of Warren E. Swenson, one of the founders of 1 Stop Realty, Inc. He is pictured in other parts of this news letter prior to his passing. He will be greatly missed by all of us at 1 Stop and many in the wider community on which he had such a profound impact.

www.1stop-realty.com *"The Experienced Farmland Professionals!"* info@1stop-realty.com

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FARMLAND SALES ♦ FARMLAND MANAGEMENT ♦ FARMLAND AUCTIONS

**1 Stop
Realty**

**HELLER
GROUP**

PRESORTED
STANDARD
US POSTAGE PAID
ROCHESTER MN
PERMIT NO 289

THE EXPANDED FARMLAND PROFESSIONALS!



From left to right: Roger Schley; Roger Wrase; Wayne Alberts; Kirk Swenson, President; Kristine Fladeboe Duininck, Auctioneer; Dale Fladeboe, Auctioneer; Wendy Forthun, Vice President; Roger Heller, Vice President; Pat Keltgen; Bob Savre; Ron Sanders; Donna Albertson, Administrative Assistant, Kasson Office; Jan Schley, GRI.