VERY GOOD 240 ACRES 4- VESTA TOWNSHIP, RED Since we will be inside for the sale, Covid-19 rules will apply. Social distancing rules will apply. Those attending are asked to wear masks Soils Map

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T-112-N VESTA PLAT R-38-W David Vogel 160

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32 County Redwood 28-112N-38W Township: Vesta Area Symbol: MN127, Soil Area V Corn Soybeans *n NCCPI Soil Description 54.26 21.4% 22.6 9.6% 77 99 10.01 4.3% 6.71 2.8% Knoke silty clay loam, 0 to 1 5.80 2.5% 69 4.25 1.8% Ille 49 86 IIIv 3.9 1.7% 2.98 1.3% 63

85

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PROPERTY LOCATION

From Vesta, Minnesota 2 miles south on County Road #10.

Southeast Quarter (SE1/4) & East Half Southwest Quarter (E1/2 SW1/4) Section Twenty Eight (28), Township One Hundred Twelve (112) North, Range Thirty Eight (38) West Redwood County, Minnesota.

PROPERTY INFORMATION

Deeded Acres: 240+/- Cropland Acres: 230.23 +/- Crop Productivity Index Rating: 90.5 (Estimated

FSA INFORMATION

Corn Base: 115.15 +/- Acres with PLC Yield: 174 bu.

Soybean Base: 114.65 +/- Acres with PLC Yield: 40 bu.

AUCTION SALE TERMS

The property will be offered in 2 tracts & in combination through our multi-parcel bidding system. If the farm is sold in separate parcels to separate buyers the Seller's will have the boundary line between the two parcels marked by a registered land surveyor. The farm is being sold subject to a cropland lease for 2021 with the Seller's retaining all 2021 cropland lease payments. The Buyer or Buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on November 1, 2021 with the balance being due and payable in full at closing. The sale will NOT be contingent upon any buyer financing. The buyer is responsible for all real estate taxes that are due and payable in 2022 and thereafter. Property is being sold "AS IS", Property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. 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 statues. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the ellers approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

ONLINE BIDDING OPTION

Due to the currant COVID 19 regulations and rules regarding public gatherings it is encouraged that those interested parties that do not wish to attend the auction in person use our online bidding platform through lanpikeauction.hibid.com to participate in the auction. Please register for online bidding <u>at least</u> 24 hours <mark>ahead</mark> of the auction. Buyer is responsible for understanding our multi-parcel bidding process <mark>prior t</mark>o bidding. Please call at least 24 hours ahead of sale if bidding online if you have questions regarding it. For those that wish to participate, but don't have access to an internet connection and would rather bid by phone that can be arranged as well by calling the Dan Pike Auction company at least 24 hours ahead of the auction to register and s property will be offered vi Live & On-line webcast public auction bidding on-line will be required to <u>wire transfer</u> the earnest money and sign the purchase agreements the day of the auction. There will be <u>NO</u> "Buyers Premium" charged to those bidding on-line or in person.

AUCTIONEER'S NOTE

We are very honored to have been asked to represent the Harold Franta Trust with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. If you are considering the purchase of very good farmland to add to your investment portfolio this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and the sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction. Remember that the auction begins at 11:00 A.M. sharp, so don't be late.

For Additional Property Information

Go to our web site at <u>www.danpikeauction.com</u> and check the information brochure under the Franta Trust Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

SALE ARRANGED BY

COMPLETE PROFESSIONAL **AUCTION SERVICES** 410 Springfield Parkway Jackson, MN 56143 507-847-3468 www.danpikeauction.com

Auctioneers Dan Pike

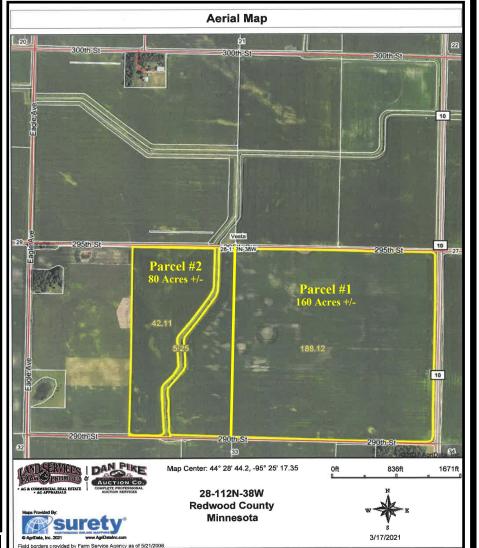
Auctioneer/Real Estate Broker CAI & GPPA - Jackson, MN. 507-847-3468 (O) or 507-841-0965 (C)

Scott Christopher 507-841-3125 (C) - Jackson, MN.

Kevin & Ryan Kahler Doug Wedel & **Dustyn Hartung** Fairmont & Sherburn, MN.

Closing Attorney for the Sellers

Ashley J.P. Schmit Costello, Carlson, **Butzon & Schmit** Law Firm Jackson, Minnesota 507-847-4200



OWNER Harold Franta Trust Carol Sage - Trustee