

**LIVE & ON-LINE 141.17+/- ACRES ROSENDALE TOWNSHIP, WATONWAN COUNTY, MN.**

# FARMLAND AUCTION

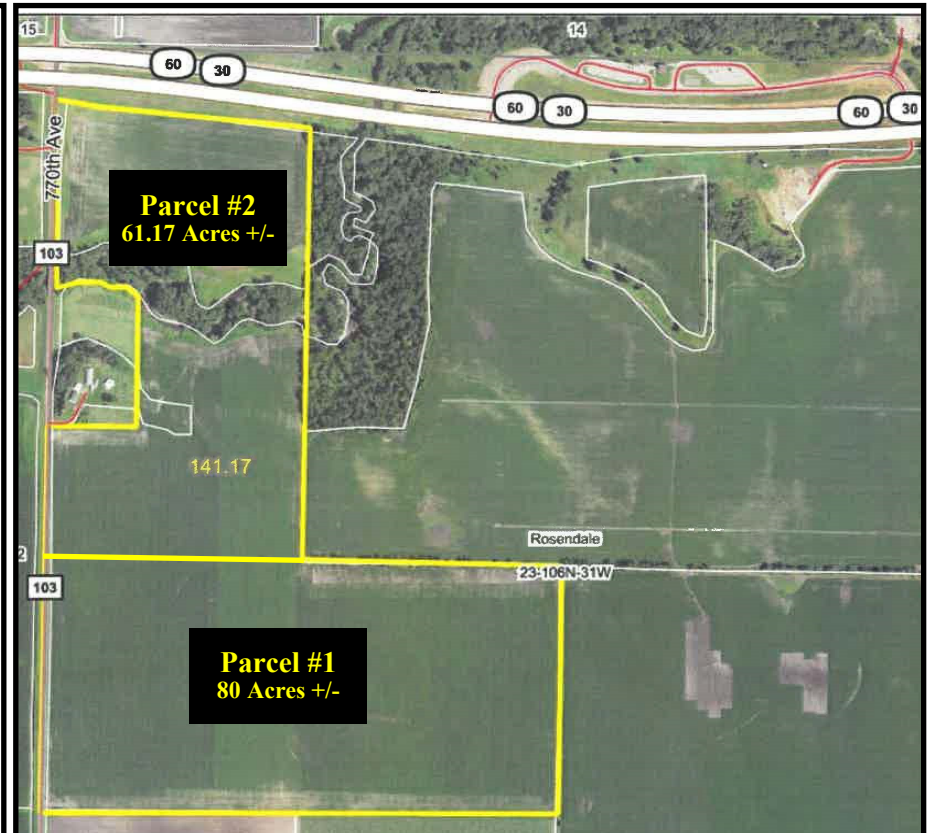
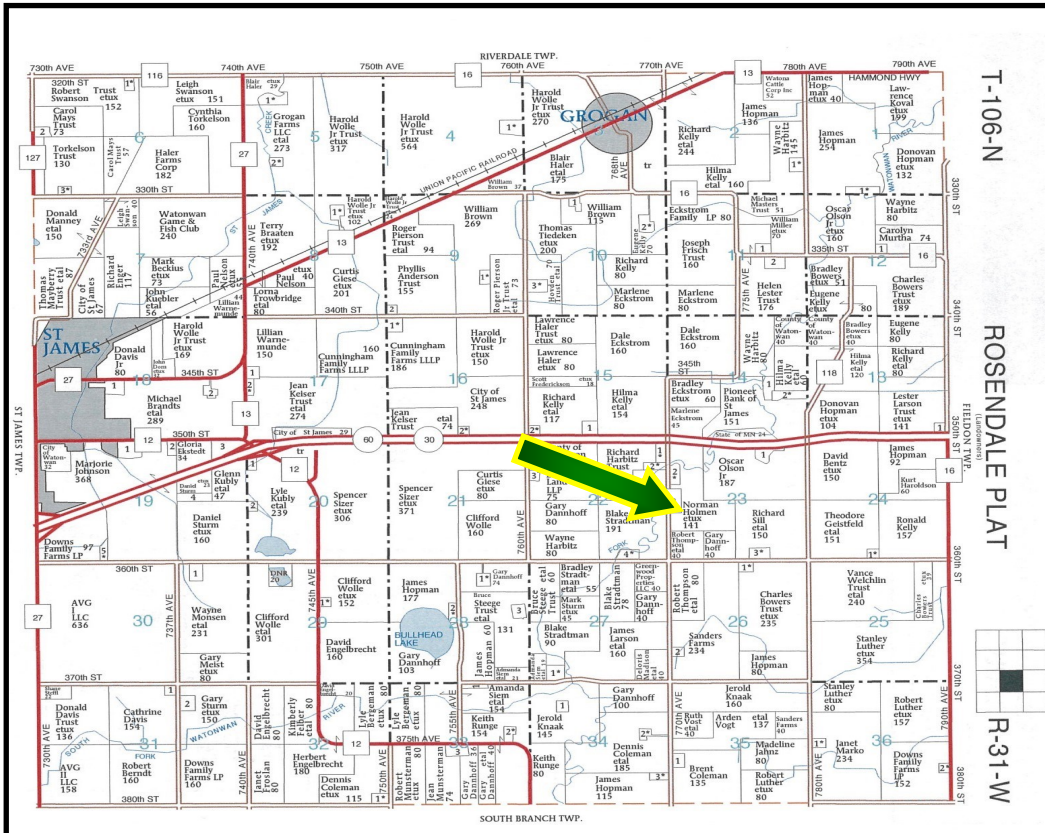
**Friday, September 10, 2021 @ 10:30 A.M.**

**SALE LOCATION: The auction will be held at the American Legion at 620 First Avenue South St. James, MN.**

**LIVE ONLINE BIDDING**



For those wishing to bid online go to [www.danpikeauction.hibid.com](http://www.danpikeauction.hibid.com)



**PROPERTY LOCATION**

From the junction of Highway 60 & County road #27 on the south edge of St. James, Minnesota, approximately 4-1/2 miles east on #60 to 770th Avenue. Farm is located on the south east corner of that intersection.

**PROPERTY LEGAL DESCRIPTION**

PT of the N1/2 SW1/4 & PT of the W1/2 NW1/4 exc. building site 23-106-31 Watonwan County, Minnesota. Watonwan County Tax Parcel #100230310

**METHOD OF SALE**

- PARCEL #1: PT N1/2 SW1/4 23-106N-31W (80 Acres +/-)
- PARCEL #2: PT W1/2 NW1/4 exc. building site 23-106N-31W (61.17 Acres +/-)
- PARCEL #3: Combination of #1 & #2 (141.17 Acres +/-)

**PROPERTY INFORMATION**

Deeded Acres: 141.17 +/- Cropland: 125.8 +/- CRP Enrolled Land: 4.61  
Crop Productivity Index Rating: 85.1 Estimated by Agra Data Mapping

**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 December 30, 2021 with the remaining balance due, being split into two payments an additional 30% on 12/30/21 and the remaining balance of 50% payable on 1/3/22. 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. Buyer agrees to keep the property in compliance with the present CRP contract and assume liability for said contract. 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. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers 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**

Parties that do not wish to attend the auction in person can use our online bidding platform through [www.danpikeauction.hibid.com](http://www.danpikeauction.hibid.com) to participate in the auction. Please register for online bidding at least 24 hours ahead of the auction. Buyer is responsible for understanding our multi-parcel bidding process prior to 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 make arrangements. This property will be offered via both Live & On-line webcast public auction. Those parties bidding on-line will be required to wire transfer the earnest money and sign the purchase agreements the day of the auction. There will be NO "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 Jorgenson Family 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 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 10:30 A.M. sharp, so don't be late.

**For Additional Property Information**

Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Jorgenson Family Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

**SALE ARRANGED BY**

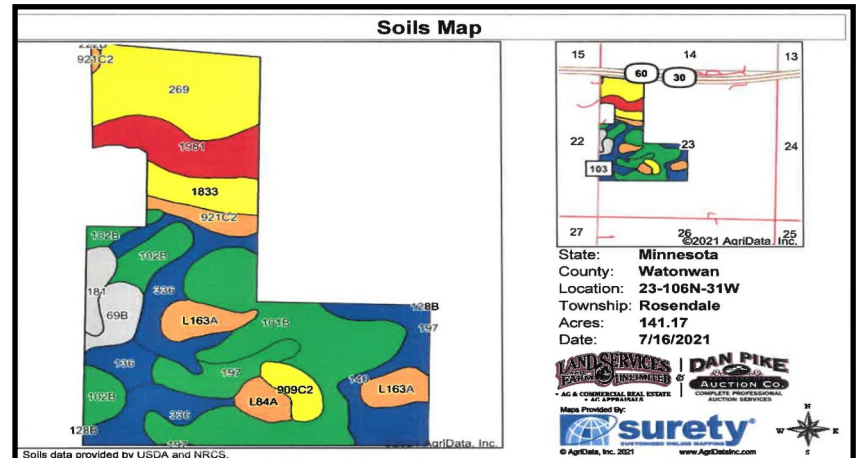


**Auctioneers**

**Dan Pike**  
Auctioneer/Real Estate Broker  
CAI & GPA - 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**  
**Darwin Hall**

**Closing Attorney**

**for the Sellers**  
**Ashley J.P. Schmit**  
Focused Law Firm, PLLC  
Jackson, Minnesota  
507-847-3239



Code	Soil Description	Acres	Percent of field	PI Legend	Non-ir Class	Productivity Index	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	1" NCCPI Corn	1" NCCPI Soybeans
101B	Truman silt loam, 2 to 6 percent slopes	32.18	22.8%		lle	99							79	91
269	Millington clay loam, occasionally flooded	20.41	14.5%		llw	83	5.1	3.9	164	78	46	47	51	74
336	Deift clay loam, 0 to 2 percent slopes	17.07	12.1%		llw	94							77	79
140	Spicer silty clay loam, 0 to 2 percent slopes	11.44	8.1%		llw	91							70	88
1981	Hanlon-Kalmaville complex, 0 to 4 percent slopes	10.36	7.3%		Vw	20							66	48
102B	Clarion loam, 2 to 6 percent slopes	9.20	6.5%		lle	95							80	84
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	7.68	5.4%		llw	86							74	74
197	Kingston silty clay loam, 1 to 3 percent slopes	6.21	4.4%		lw	100							77	91
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	5.88	4.2%		llw	83							70	83
69B	Fedji loamy fine sand, 1 to 6 percent slopes	4.23	3.0%		lls	60	4.9	3.8	119	80	33	48	63	44
136	Madelia silty clay loam, 0 to 2 percent slopes	3.69	2.6%		llw	94							77	92
909C2	Bold-Truman silt loams, 5 to 12 percent slopes, eroded	3.52	2.5%		lle	81	5.7	4.4	160	81	46	49	66	64
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.48	2.5%		lle	87							70	73
181	Litchfield loamy fine sand	2.98	2.1%		lls	67	3.5	2.7	133	60	37	37	75	45
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.94	2.1%		llw	86							76	76
<b>Weighted Average</b>							<b>85.1</b>	<b>1.1</b>	<b>0.8</b>	<b>34.1</b>	<b>17</b>	<b>9.6</b>	<b>10.2</b>	<b>78.2</b>

**OWNER**  
**JORGENSON**  
**FAMILY**