

LIVE & ON-LINE MULTI-PARCEL AMBOY & DALE TOWNSHIPS, COTTONWOOD COUNTY, MN.

311.99+/- ACRE FARMLAND AUCTION

Thursday, November 4, 2021 @ 10:00 A.M.

LIVE ONLINE BIDDING

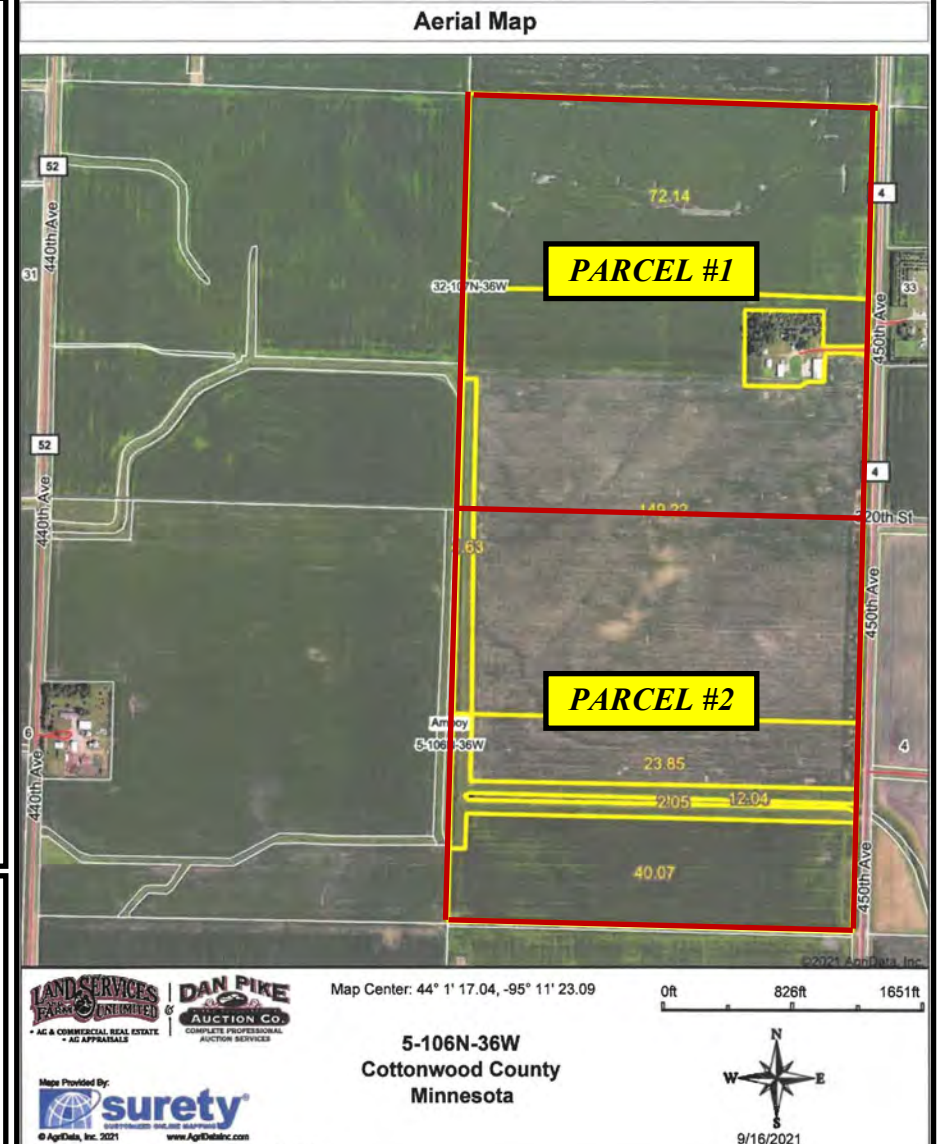
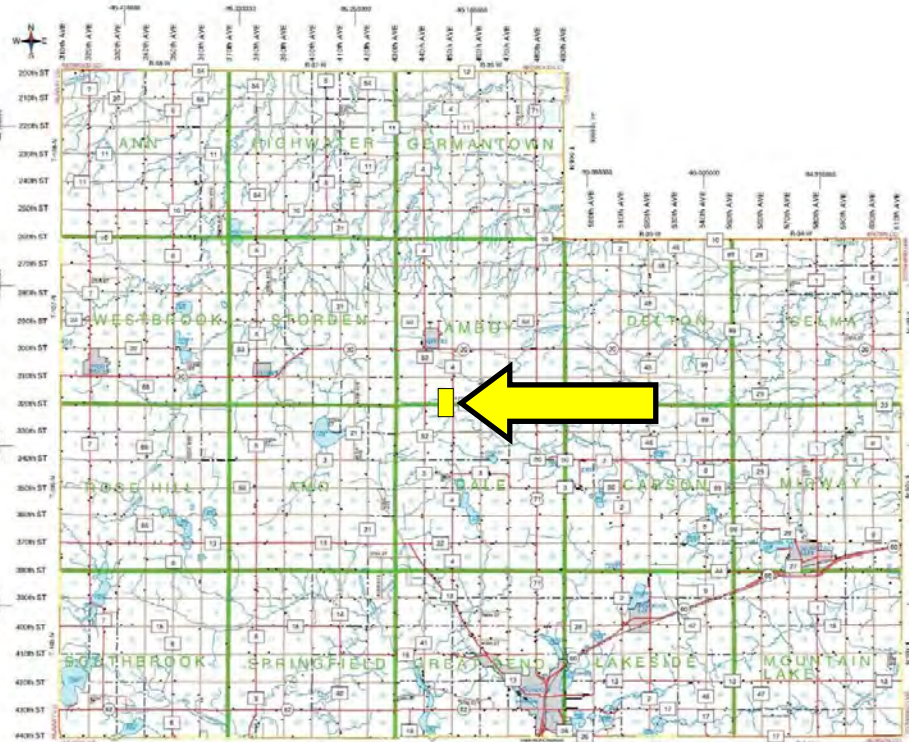


For those wishing to bid online go to www.danpikeauction.hibid.com

(Inclement weather/blizzard backup date 11/5/21. Check www.danpikeauction.com)

SALE LOCATION: Sale will be held at the Jeffers Community Center at 108 East Whited Street Jeffers, MN.

Cottonwood County, Minnesota



PROPERTY LEGAL DESCRIPTION

PARCEL #1: SE1/4 excepting a 5.5+/- acre building site tract 32-107-36 Cottonwood County, MN. Containing 154.5+/- acres.

PARCEL #2: NE1/4 5-106-36 Cottonwood County, MN. Containing (157.49+/- acres)

PARCEL #3: Parcels #1 & #2 Combined (311.99+/- acres)

METHOD OF SALE

Parcels will be offered separately & in combination through our multi-parcel bidding system.

PROPERTY INFORMATION

Deeded Acres: 311.99+/- Cropland Acres: 303.86+/-

Crop Productivity Index Rating

92.9 (Combined Parcels #1 & #2)

FSA INFORMATION

Corn Base: 158.4+/- Acres PLC Yield: 163 bu.

Soybean Base: 146.77 +/- Acres PLC Yield: 42 bu.

(Combined FSA Information)

For more complete details and information, please visit our web page www.danpikeauction.com

AUCTION SALE TERMS

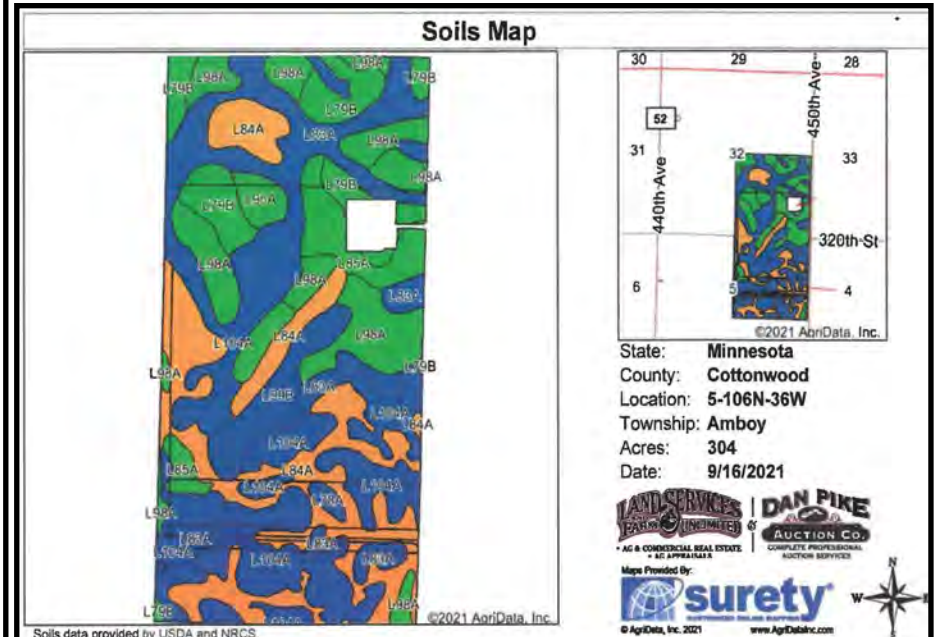
The property will be offered through our multi-parcel bidding system. The farm is being sold subject to a cropland lease for 2021 with the Seller's retaining all 2021 cropland lease payments. The Buyer or Buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on December 15, 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 warrant 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 seller's 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

Interested parties that can not attend the auction in person can use our online bidding platform through 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 Hansen 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 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 10:00 A.M. sharp, so don't be late.



Soils data provided by USDA and NRCS

Area Symbol: MN033, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class 'c	Productivity Index	Corn	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans	
L104A	Jeffers-Canisteo complex, 0 to 2 percent slopes	71.38	23.5%	■	llw	92	169	51	74	81	
L84A	Glencoe clay loam, 0 to 1 percent slopes	63.66	20.9%	■	lllw	86			76	76	
L83A	Webster clay loam, 0 to 2 percent slopes	59.51	19.6%	■	llw	93			78	82	
L98A	Crippin-Nicollet complex, 1 to 3 percent slopes	45.51	15.0%	■	le	100	184	55	77	84	
L79B	Clarion loam, 2 to 6 percent slopes	33.21	10.9%	■	lle	95			80	84	
L85A	Nicollet clay loam, 1 to 3 percent slopes	15.59	5.1%	■	lw	99			81	82	
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	13.45	4.4%	■	lle	92			77	83	
L78A	Canisteo clay loam, 0 to 2 percent slopes	1.69	0.6%	■	llw	93			71	81	
Weighted Average							92.8	67.2	20.2	*n 76.8	*n 81.1

SALE ARRANGED BY



COMPLETE PROFESSIONAL AUCTION SERVICES
1362 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

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

Fairmont & Sherburn, MN.

Closing Attorney

for the Sellers

Ron Schramel

Schramel Law Firm

Windom, Minnesota

507-831-1301

For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information brochure under the Hansen Family Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

OWNER

Edna Hansen Family