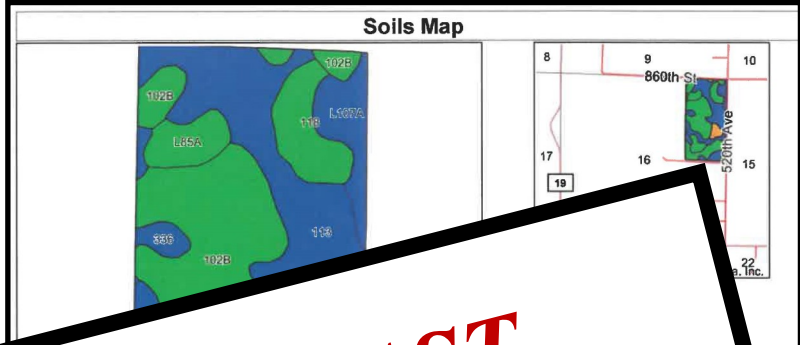


80+/- Acres Belmont Township, Jackson County, MN.

FARMLAND AUCTION

Wednesday, October 20, 2021 @ 10:00 A.M.

SALE LOCATION: The auction will be held at the farm which is located from the junction of Interstate 90 & Highway #71 at Jackson, Minnesota, 6-1/2 miles north on #71 to 860 Street then 2 miles west on 860th Street. Watch for auction signs.



BELMONT

JACKSON COUNTY

**DUE TO WEATHER FORECAST
SALE LOCATION CHANGE
AUCTION WILL BE HELD AT THE JACKSON
AMERICAN LEGION AT 411 1ST STREET
IN JACKSON, MN.**



PROPERTY LOCATIONS

From the junction of Interstate 90 & Highway #71 at Jackson, Minnesota, 6-1/2 miles north on #71 to 860 Street then 2 miles west on 860th Street. Watch for auction signs.

PROPERTY LEGAL DESCRIPTIONS

E1/2 of the NE1/4 Section 16, Township 103N (Belmont), Range 35W Jackson County, Minnesota. Jackson County Parcel #02.016.0100.

PROPERTY INFORMATION

Deeded Acres: 80+/- Tillable Acres: 76.14+/-
CPI Rating: 94.5

AUCTION SALE TERMS

The buyer shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The property is being sold subject to a cropland lease for 2021 with the Sellers retaining all of the 2021 cropland lease payments. The closing shall be held on November 22, 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 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.

AUCTIONEER'S NOTE

We are very honored to have been asked to represent Verna Greaser with the sale of this outstanding 80 acre tract of farmland. Please come prepared to purchase as the seller has chosen the auction method to market this property. If you are considering the purchase of good quality farmland 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.



SALE ARRANGED BY

DAN PIKE
AND ASSOCIATES
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES
1362 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
Focused Law Firm,
410 Springfield Parkway
Jackson, MN.
Office Phone
507-847-3239

OWNER
VERNA F. GREASER
Leon Greaser - POA