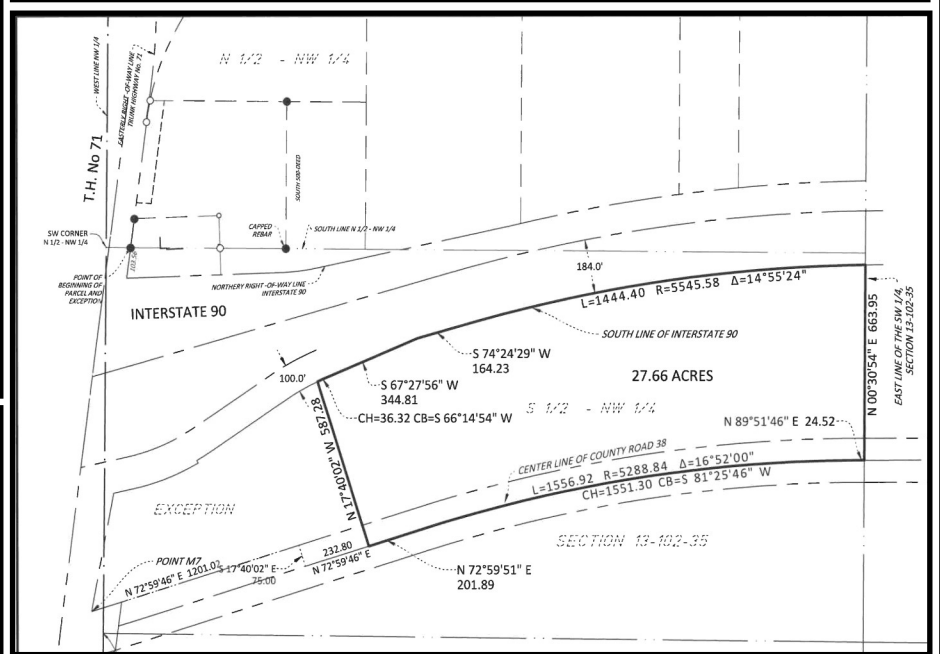
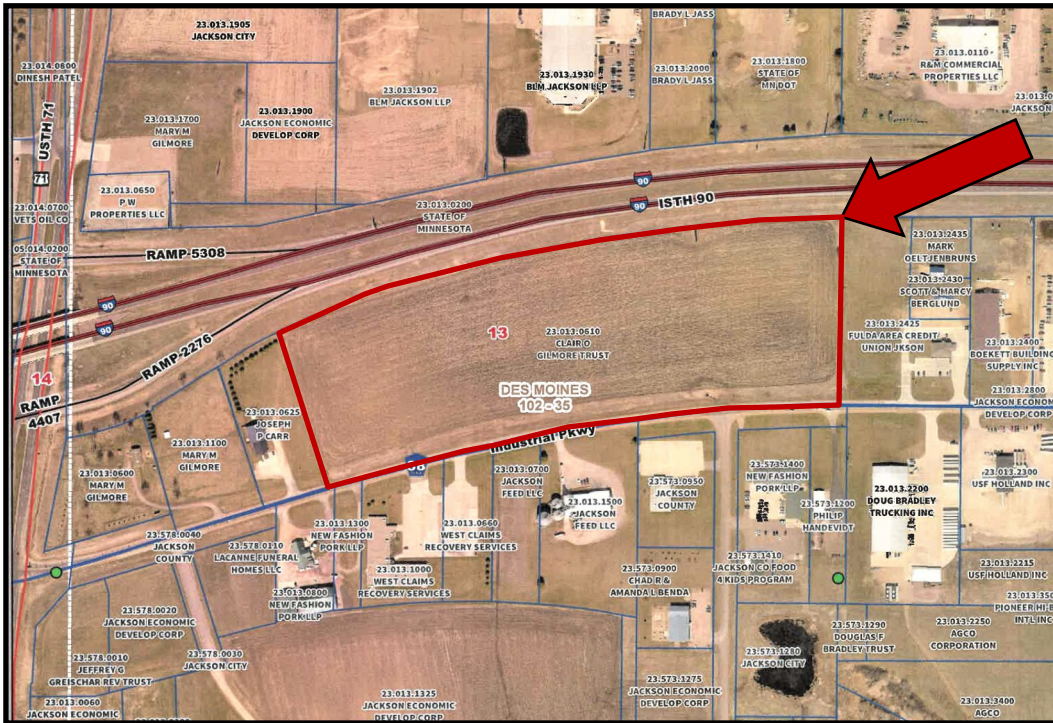


OUTSTANDING - JACKSON, MINNESOTA 27.66+/- ACRE COMMERCIAL - DEVELOPMENT LAND AUCTION

TUESDAY, NOVEMBER 15, 2022 @ 1:30 P.M.

In case of very inclement weather - blizzard sale will be held on 11-16-22. Check our web site for changes.

Sale will be held at the Jackson Americinn Lodge & Suites at 110 Belmont Lane in Jackson, MN.



PROPERTY LEGAL DESCRIPTION

Part of the NW/4 13-102N-35, lying south of ROW line of Interstate 90 & north of County Road #38 (Industrial Parkway) in Jackson, Minnesota.
(Full legal description & survey provided in information booklet at www.danpikeauction.com)
Containing 27.66 total surveyed acres.

PROPERTY LOCATION

Located from the Interstate 90 exit at Jackson, Minnesota 1/8 of a mile south on Highway #71 to County Road #38 (Industrial Parkway), then 1/4 mile east. The property is located on the north side of County Road 38. Watch for signs.

METHOD OF SALE

The property will be offered as one parcel of 27.66 Acres +/-.

PROPERTY INFORMATION

Surveyed Acres: 27.66+/-

Zoned: Service Business District

Crop Productivity Index Rating: 94.2

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

AUCTION SALE TERMS

All bidders must register at the auction for a bidding number. The property will be offered as one parcel of 27.66+/- acres. The farm is being sold subject to a cropland lease for 2022 with the Seller's retaining all 2022 cropland lease payments. The Buyer or Buyers shall enter into a purchase agreement and make a \$100,000.00 Non-Refundable down-payment the day of the auction. The closing shall be held on December 20, 2022 with the balance being due and payable in full at closing. Possession after all 2022 crops have been removed. 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 2023 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

This is a Prime commercial development tract of land. It has an excellent high traffic, very visible location in the heart of Jackson's industrial area along Interstate 90. This is a opportunity of a lifetime to acquire this type of investment property at public auction. You will want to take a look at this property. We are very honored to have been asked to represent the Clair O. Gilmore 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 commercial development property 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 auctioneer and the sales staff are representing the seller. We look forward to seeing everyone at the auction. Remember that the auction begins at 1:30 P.M. sharp, so don't be late.

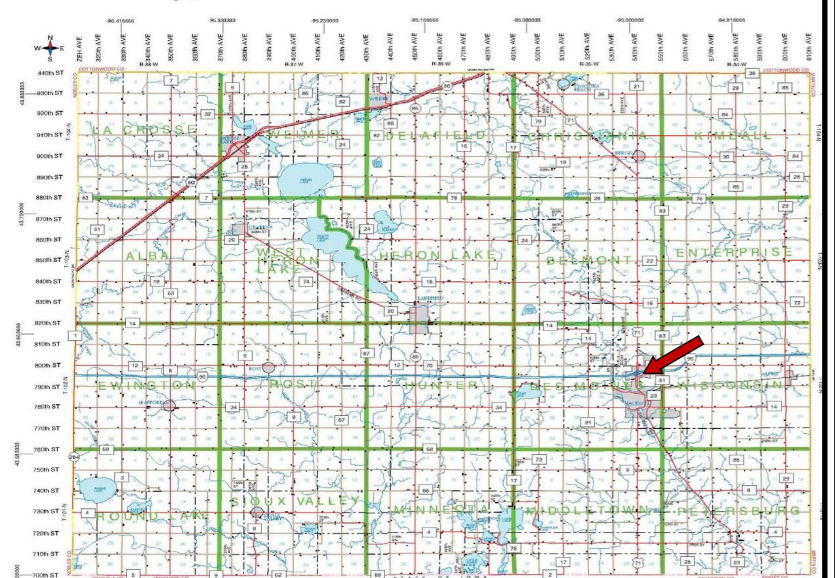
No "Buyers Premium" will be charged - what you bid is what you will pay.

SALE ARRANGED BY



Dan Pike - Ag Land Broker
1362 Springfield Parkway
Jackson, MN 56143
507-847-3468
Scott Christopher 507-841-3125
Kevin Kahler & Doug Wedel
www.danpikeauction.com

Jackson County, Minnesota



For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information booklet under the Clair O. Gilmore Trust Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

OWNER

Clair O. Gilmore Trust

Mary Gilmore Trustee

ATTORNEY FOR THE SELLER

James A. Wilson - Johnson, Berens & Wilson Law Firm
Fairmont, MN. 56031
Office 507-235-5544