



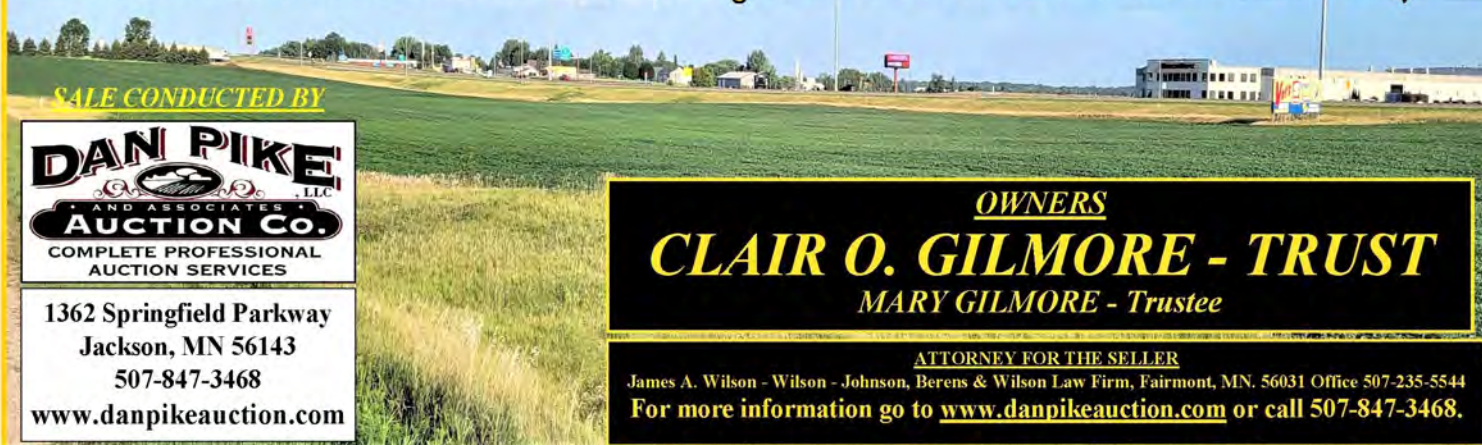
DAN PIKE, AG LAND BROKER / AUCTIONEER

**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.



SALE CONDUCTED BY



1362 Springfield Parkway  
Jackson, MN 56143

507-847-3468

[www.danpikeauction.com](http://www.danpikeauction.com)

OWNERS

**CLAIR O. GILMORE - TRUST**

MARY GILMORE - Trustee

ATTORNEY FOR THE SELLER

James A. Wilson - Wilson - Johnson, Berens & Wilson Law Firm, Fairmont, MN. 56031 Office 507-235-5544  
For more information go to [www.danpikeauction.com](http://www.danpikeauction.com) or call 507-847-3468.

**SALE CONDUCTED BY**

***Dan Pike Auction Company, LLC &  
Land & Farm Services Unlimited, LLC***

***Dan Pike & Scott Christopher***

Ag Land Broker - Auctioneer - Agricultural Appraiser

410 Springfield Parkway Jackson, Minnesota 56143 507-847-3468

Email: [dan@danpikeauction.com](mailto:dan@danpikeauction.com) &

Web Site: [www.danpikeauction.com](http://www.danpikeauction.com) or [www.landfarmservices.com](http://www.landfarmservices.com)

***Serving Real Estate & Auction clients since 1975.***

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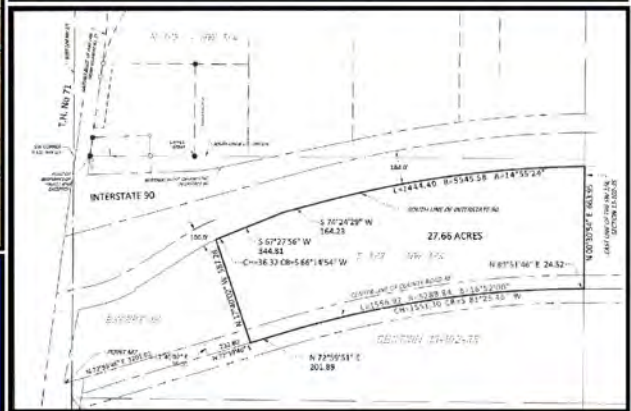
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# OUTSTANDING - JACKSON, MINNESOTA 27.66+/- ACRE COMMERCIAL - DEVELOPMENT LAND AUCTION

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

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



**PROPERTY LEGAL DESCRIPTION**  
Part of the NW1/4 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](http://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**

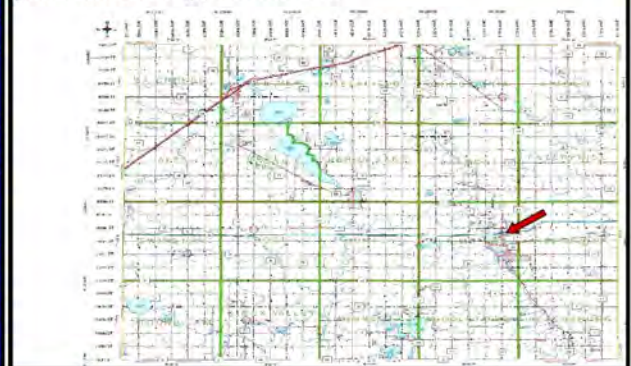
For more complete details and information, please visit our web page [www.danpikeauction.com](http://www.danpikeauction.com)

**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 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 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 auctioneers 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.

Jackson County, Minnesota



**For Additional Property Information**  
Go to our web site at [www.danpikeauction.com](http://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

**SALE ARRANGED BY**  
**DAN PIKE**  
AND ASSOCIATES  
**AUCTION CO.**  
COMPLETE PROFESSIONAL  
AUCTION SERVICES  
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](http://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 property 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 statues. 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.**

## Clair O. Gilmore Trust - Land Auction

- **METHOD OF SALE**: The property will be offered as one parcel of 27.66+/- acres times the bid amount.
- **LEGAL DESCRIPTION**: See property survey for full legal description. 27.66+/- acres in the S1/2 NW1/4 BTWN I-90 & County Road 38 13-102-35 Jackson County, Minnesota
- **TAX PARCEL #**: 23.013.0610
- **ZONING**: Service Business
- **IMPROVEMENTS**: Bare land
- **2022 REAL ESTATE TAXES**:
  - \$ 2,666.00 Net Real Estate Tax Due in 2022
  - \$     0.00 Special Assessment installment due in 2022
  - \$ 2,666.00 Total 2022 Real Estate Tax & Assessments

\* 2022 Real Estate taxes are based under a Green Acres tax credit.
- **PREDOMINANT SOILS**: Webster Clay Loam  
Clarion Loam  
Nicollet Clay Loam
- **TOPOGRAPHY**: Level to gently rolling. "See topography maps"
- **LEASE STATUS**: The 2022 crop is the property of the current tenant. The new buyer may enter the property upon closing once the 2022 crop has been removed. New buyer will have possession of the property upon closing, but subject to the 2022 cropland lease and the tenant rights to remove their 2022 crop. Seller retains all rights to 2022 cropland lease income.



**LEGEND**

- 3/4" IRON PIPE MONUMENT SET MARKED BY L.C. NO. 44996
- MONUMENT FOUND

**LEGAL DESCRIPTION (as provided)**

That part of the NW 1/4, Sec. 13, Twp. 102N, Rge. 35 W, Jackson County, Minnesota, lying South of the south right-of-way line of Interstate Trunk Highway No. 90 and North of the centerline of County State Aid Highway 38, LESS AND EXCEPT the following: All that part located West of the following described line: Commencing at existing MnDOT from monument M-7 on the easterly right-of-way line of US Trunk Highway No. 71 and the northerly right-of-way line of Jackson County State Aid Highway No. 38; thence North 72°57'16" East, as per Minnesota Right-of-Way Plat No. 32-102, Minnesota State Plane South Zone Coordinate System, along the northerly right-of-way line of said County State Aid Highway No. 38, a distance of 765.47 feet; thence South 17°42'32" East, a distance of 75.00 feet, to the centerline of County State Aid Highway No. 38, as exists; thence North 72°57'16" East, along said centerline, a distance of 232.80 feet to the point of beginning of the line to be described herein; thence North 17°42'32" West, a distance of 587.29 feet to a point on the southerly right-of-way line of Minnesota Interstate 90 Ramp and said line there terminating.

**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Jesse D. Zeigler  
 License Number: 44996  
 Date: 07/25/2022

**DRAFT**

Horizontal Datum: HARN 1996 County Coordinate System

**CERTIFICATE OF SURVEY**  
 CITY OF JACKSON, JACKSON COUNTY, MINNESOTA

1243 CEDAR STREET NE  
 SLEEPY EYE, MINNESOTA 56085  
 (507) 794-5541

PART OF THE NW 1/4,  
 SECTION 13-102-35.

FOR: MARY GILMORE

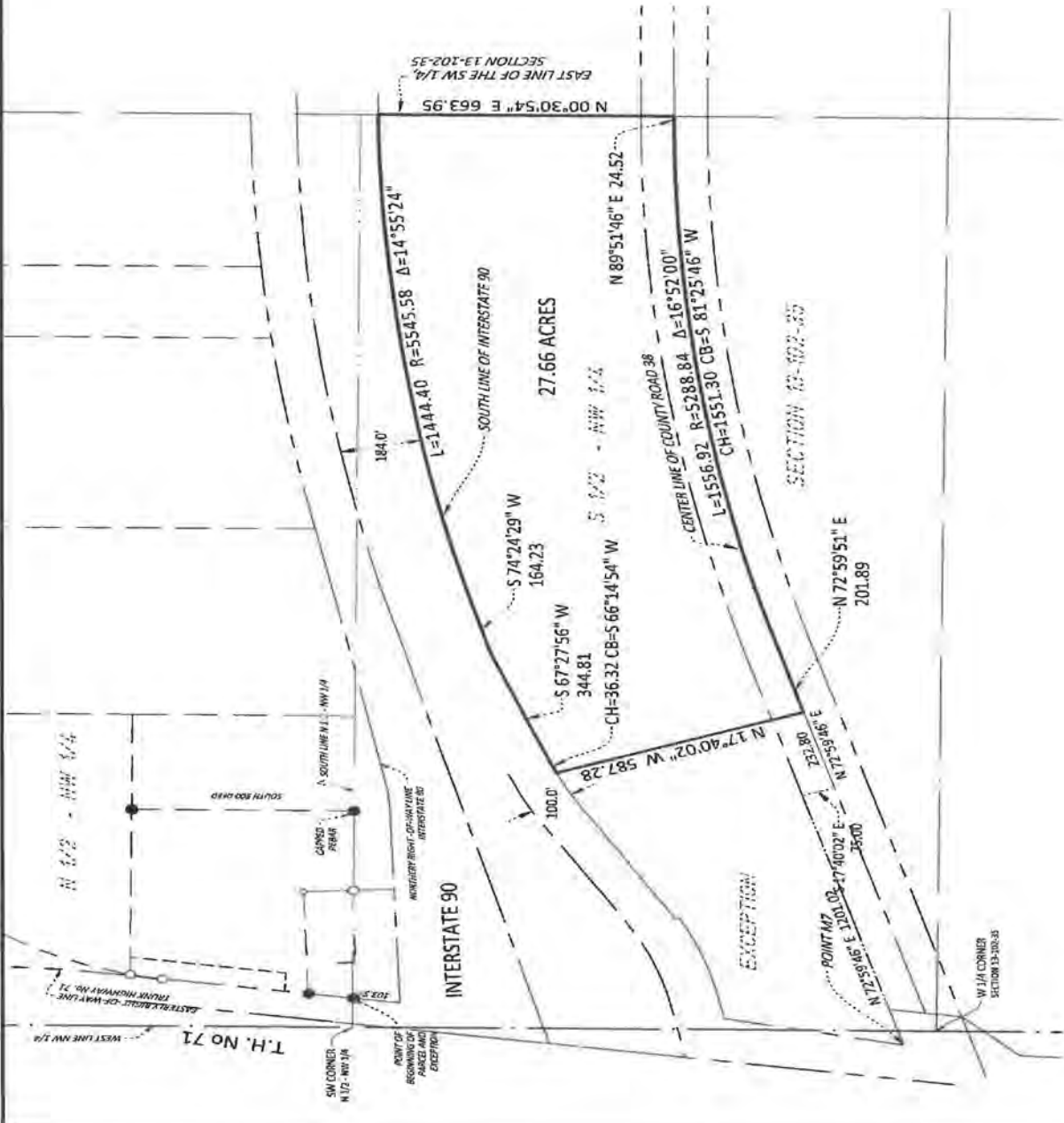


JOB NUMBER: 051126909 FIELD BOOK:

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SEC. 13-102-35(23,24)



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# Aerial Map



Map Center: 43° 38' 16.32, -94° 59' 18.14



**13-102N-35W**  
**Jackson County**  
**Minnesota**



8/18/2022



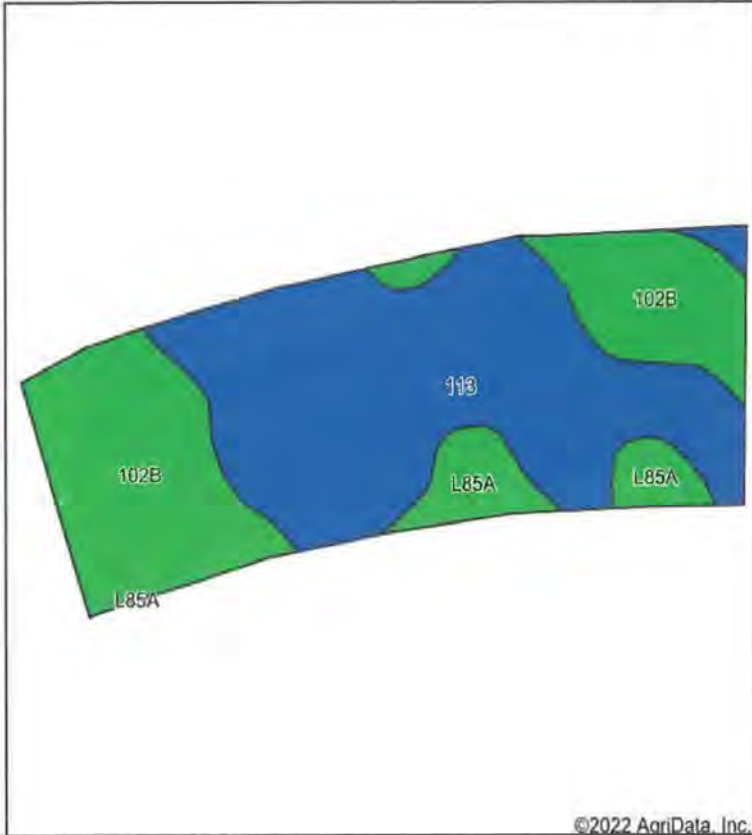
Field borders provided by Farm Service Agency as of 5/21/2008.

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# Soils Map



State: **Minnesota**  
 County: **Jackson**  
 Location: **13-102N-35W**  
 Township: **Jackson**  
 Acres: **27.66**  
 Date: **8/18/2022**

**LAND SERVICES & FARM UNLIMITED** | **DAN PIKE AUCTION CO.**  
 \* AG & COMMERCIAL REAL ESTATE \* AG APPRAISALS | COMPLETE PROFESSIONAL AUCTION SERVICES

Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN063, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans	
113	Webster clay loam, 0 to 2 percent slopes	15.43	55.8%		llw	93	78	82	
102B	Clarion loam, 2 to 6 percent slopes	10.08	36.4%		lle	95	80	84	
L85A	Nicollet clay loam, 1 to 3 percent slopes	2.15	7.8%		lw	99	81	82	
<b>Weighted Average</b>						<b>1.92</b>	<b>94.2</b>	<b>*n 79</b>	<b>*n 82.7</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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# Topography Contours



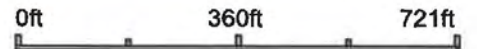
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem  
 Interval(ft): 3.0  
 Min: 1,435.8  
 Max: 1,456.9  
 Range: 21.1  
 Average: 1,441.3  
 Standard Deviation: 5.09 ft



8/18/2022

**13-102N-35W**  
**Jackson County**  
**Minnesota**

Map Center: 43° 38' 16.32, -94° 59' 18.14

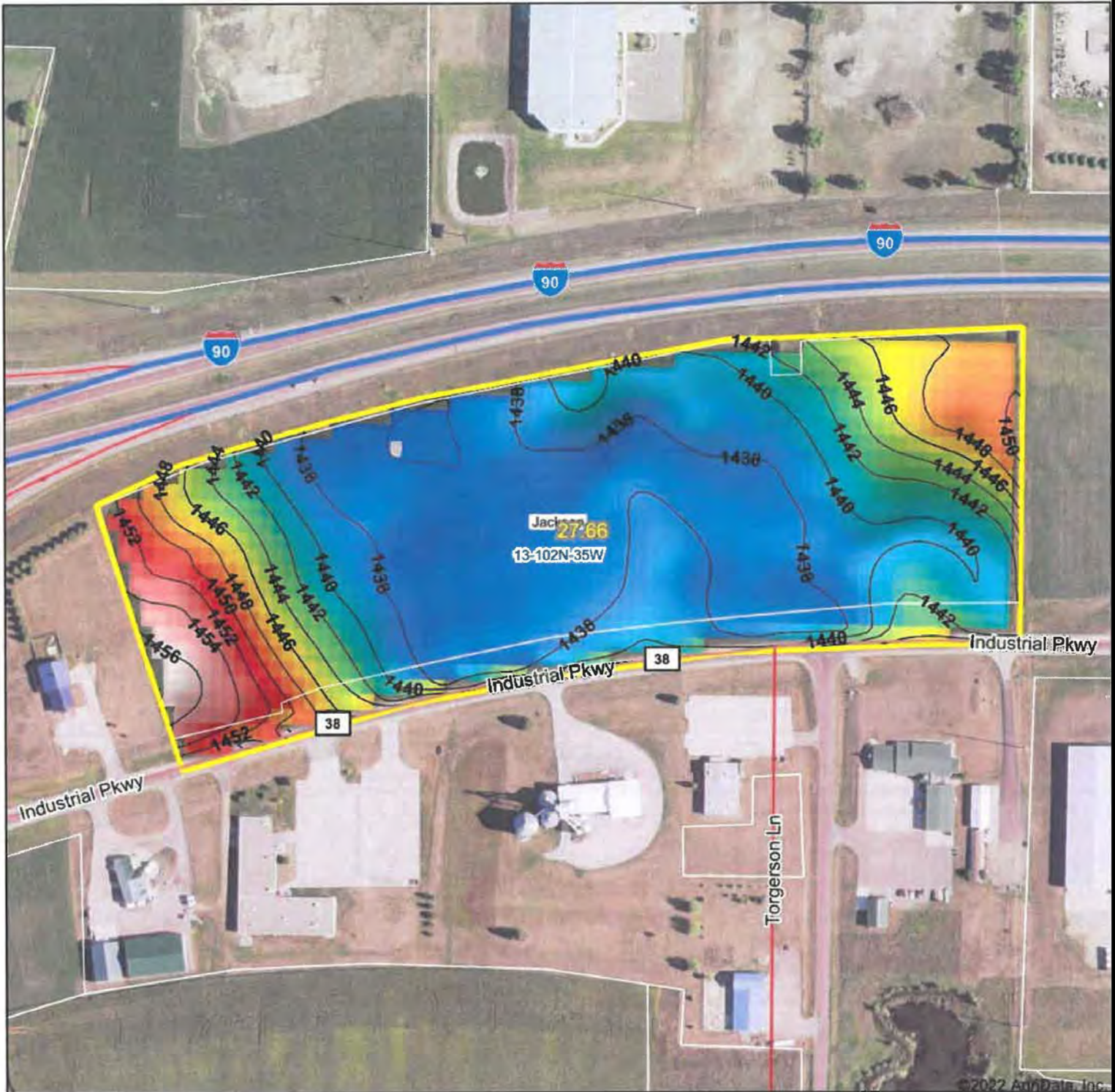
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# Topography Hillshade



Source: USGS 10 meter dem

Interval(ft): 2

Min: 1,435.8

Max: 1,456.9

Range: 21.1

Average: 1,441.3

Standard Deviation: 5.09 ft



8/18/2022

**13-102N-35W**  
**Jackson County**  
**Minnesota**

map center: 43° 38' 16.32, -94° 59' 18.14

- AG & COMMERCIAL REAL ESTATE  
 - AG APPRAISALS

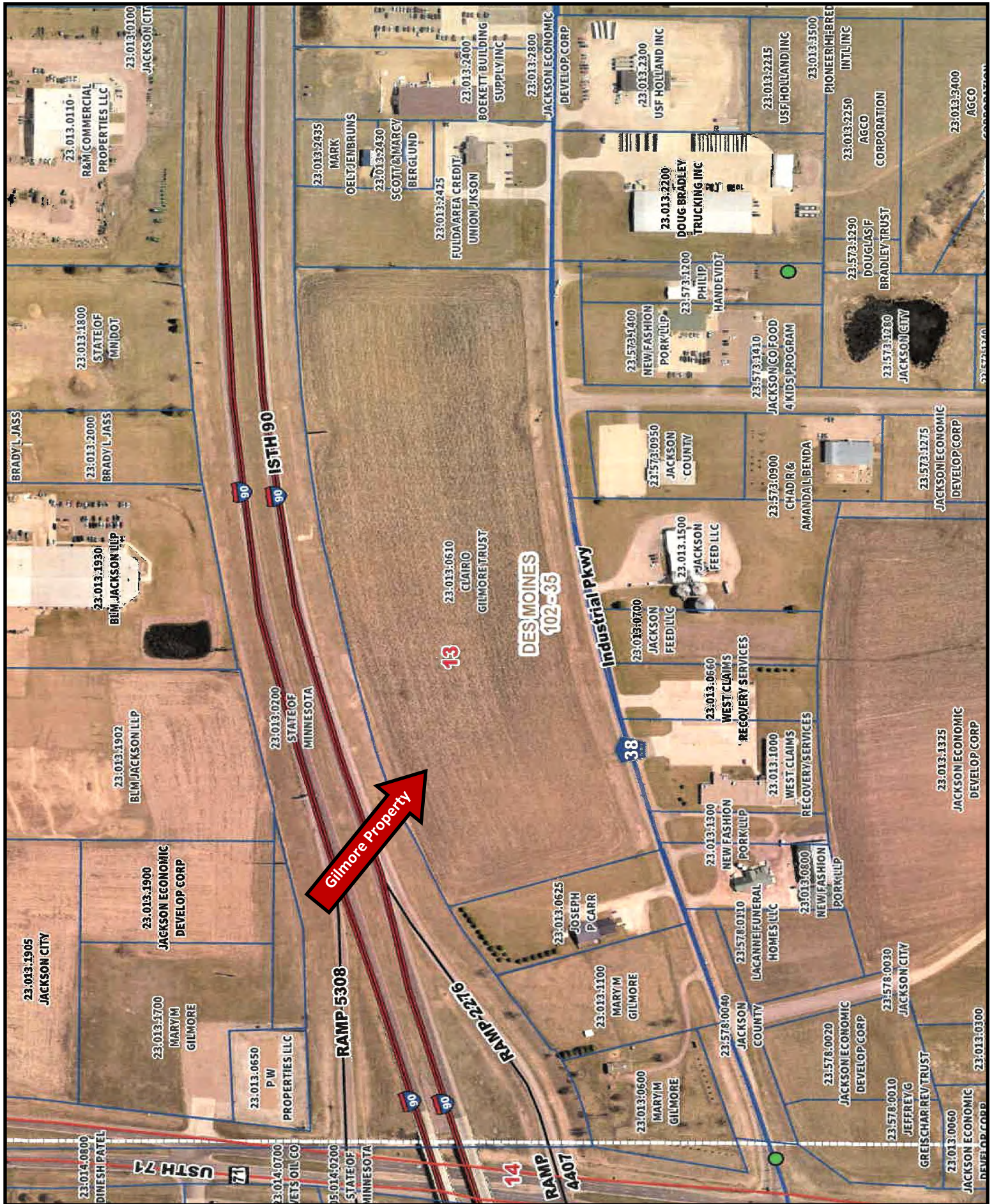
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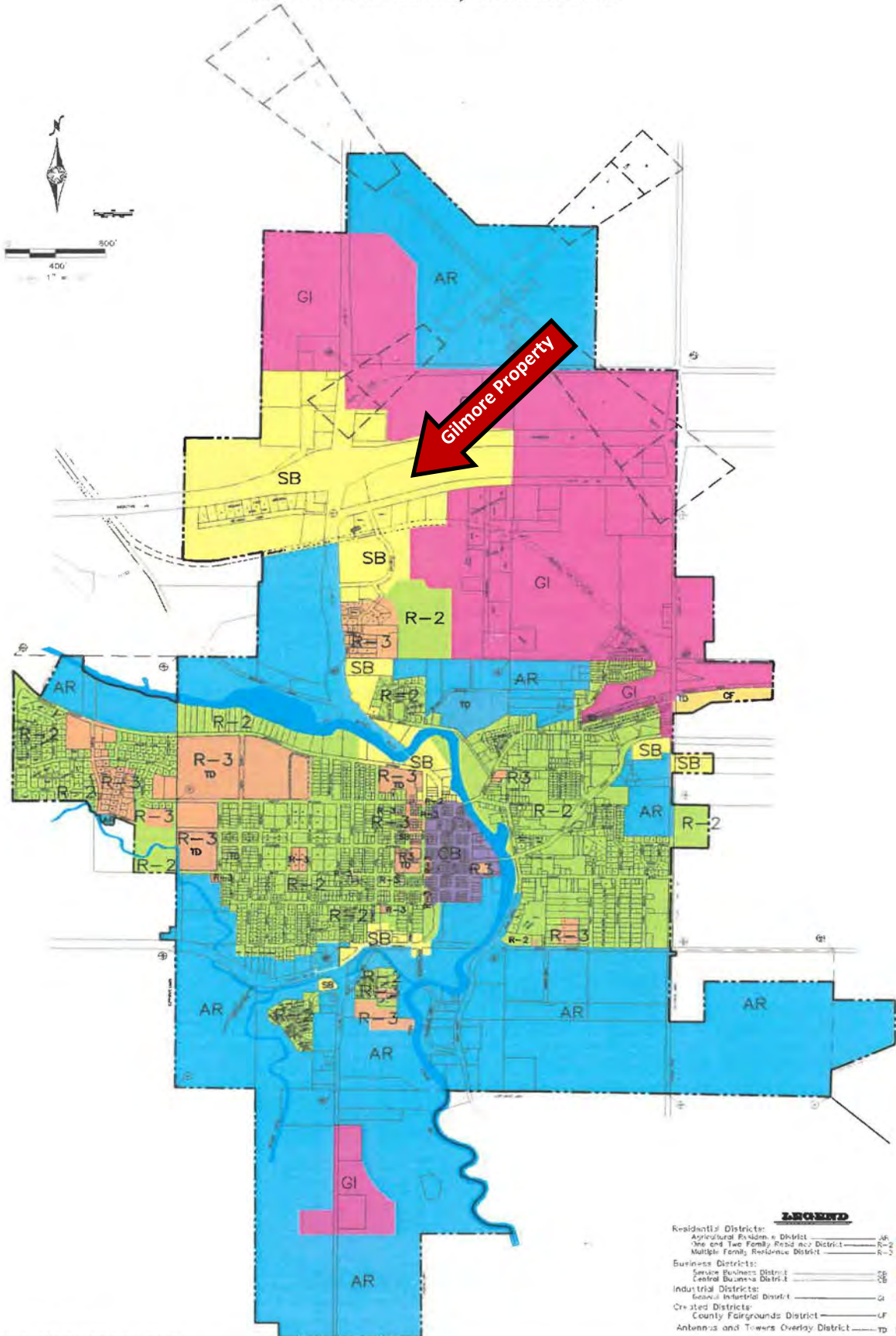
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# ZONING MAP OF THE CITY OF JACKSON JACKSON COUNTY, MINNESOTA



**LEGEND**

Residential Districts:	
Agricultural Residential District	AR
One and Two Family Residential District	R-2
Multiple Family Residential District	R-3
Business Districts:	
Service Business District	SB
Central Business District	CB
Industrial Districts:	
General Industrial District	GI
Created Districts:	
County Fairgrounds District	CF
Antennas and Towers Overlay District	TD

PRINTED MARCH 23, 2017 BY BOLTON & MENZ, INC.

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**INVOICE**

Invoice Number: 154976  
 VETS OIL CO  
 Account Number: 7964

**MINNESOTA DEPARTMENT OF TRANSPORTATION  
 ADVERTISING DEVICES PERMIT RENEWAL**

5/16/2022  
 Page: 1

**REMINDERS**

- Certify that you have the land owner's consent for all advertising devices
- If your sign is non-conforming you are not allowed to rebuild, enlarge, or add new technologies
- A penalty of one half the Permit amount will be added for each late Permit you fail to renew by July 1, 2022



**Pay Online:**

webpayments.state.mn.us/DOT/DOTLM.aspx

Questions regarding this section should be directed to

Steve Schoeb  
 Phone Number: 507/304-6180  
 email: Steve.Schoeb@state.mn.us

**Invoice Line Items:**

Line Item Type	Permit Nbr	Type	Trunk Hwy Nbr	Mile Point	Control Section	Latitude	Longitude	UTM X	UTM Y	Permit Amt	Payment Status
Yearly Invoice	3274	C	0090	74.36	3280	-94.98	4833987.75	4833987.75		\$120.00	Unpaid
Yearly Invoice	3688	C	0090	74.26	3280	-94.99	4833981.27	4833981.27		\$120.00	Unpaid

Total number of signs in District 7 is : 2

BALANCE DUE DISTRICT = \$240.00

**PAYMENT OPTIONS**

Grand Total amount due by 7/1/2022: \$240.00

Grand Total amount on or after 7/2/2022 (includes Late Fee): \$360.00

**Pay Online: webpayments.state.mn.us/dot/DOTLM.aspx**

- Ability to deselect non-renewed permits accepted online
- Electronic signature, email, and contact phone number changes accepted online
- Service fee applies to credit/debit card. No service fee for electronic checks

VETS OIL CO  
 BOX 45  
 JACKSON, MN 56143

Contact email address on file: None specified  
 Billing email address on file: None specified

**Pay By Mail**

- Line out any Permits not to be renewed and explain why
- Signature line required with mail in payment only
- Payment, less any lined out permits, must be postmarked by Jul 01, 2022
- Make your check Payable to: Commissioner of Transportation
- Mail to: Minnesota Department of Transportation

Financial Operations / Mail Stop 215  
 395 John Ireland Blvd  
 Saint Paul, MN 55155 - 1899

**Sign Owner's Signature**

I certify that we have the land owner's consent for all advertising devices.  
 (Payment not accepted without a signature)

Provide Contact Phone Number: 507-304-6180

Update your Contact Email to:

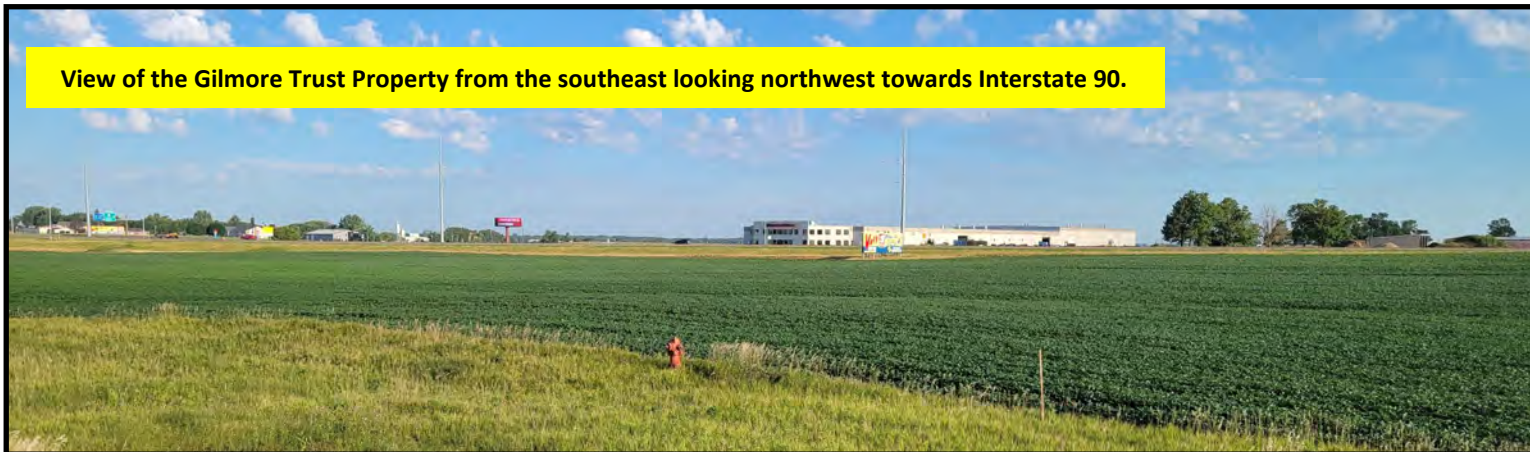
Update your Billing Email to:

*Steve Schoeb*

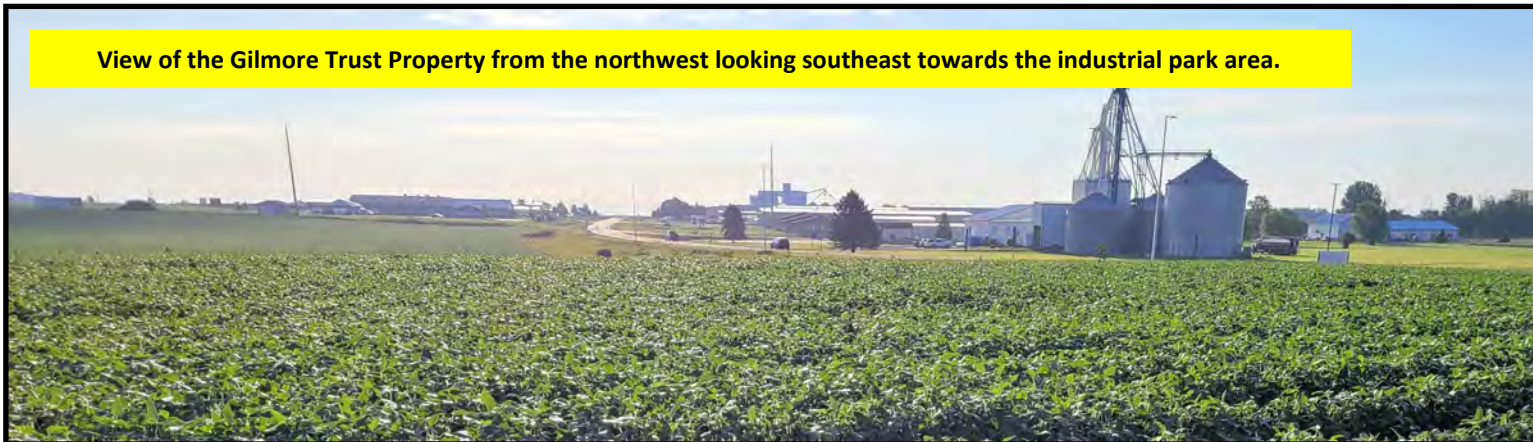
8-30-22

permits are on billboard, not the land, so is transferable,  
 per Steve Schoeb 507-304-6180

View of the Gilmore Trust Property from the southeast looking northwest towards Interstate 90.



View of the Gilmore Trust Property from the northwest looking southeast towards the industrial park area.



View of the Gilmore Trust Property from the northeast on Interstate 90 looking southwest towards the industrial park area.



View of the Gilmore Trust Property from the northeast on Interstate 90 looking southwest towards the industrial park area.



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**If additional information becomes available we will add it to this information booklet. Please check back on our web site prior to the auction for any updates. If an update is made it will be noted on the front cover of this booklet with an update date in “RED”. Thank you for your interest in the auction we look forward to seeing you on at the sale.**

**INFORMATION & SALE NOTES:**