VERY GOOD QUALITY 173.56+/- ACRE HUNTER TOWNSHIP JACKSON COUNTY, MN.

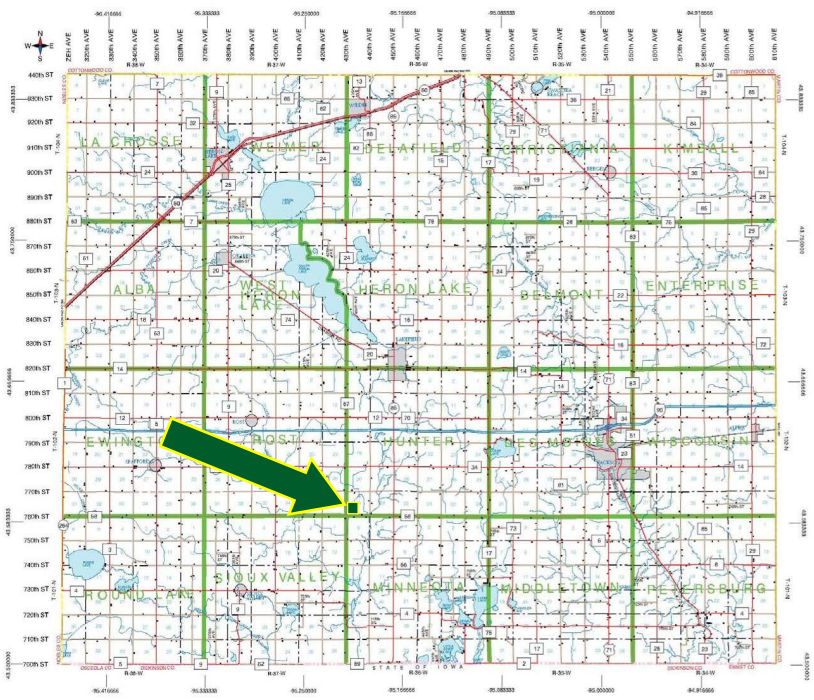
FARMLAND AUCTION

WEDNESDAY, DECEMBER 14, 2022 @ 10:00 A.M.

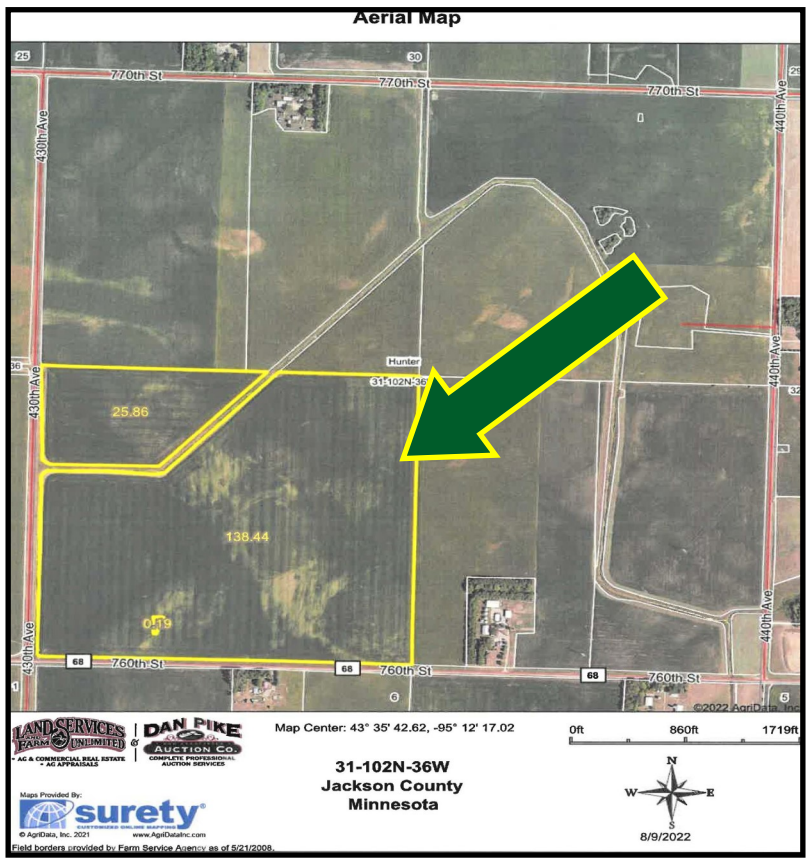
In case of very inclement weather/blizzard sale will be held on 12/15/22. Check our web site for changes.

Sale will be held at the American Legion Hall at 413 Main Street in Lakefield, MN.

Jackson County, Minnesota



Aerial Map



PROPERTY LEGAL DESCRIPTION

The Southwest Quarter (SW1/4) 31-102-36 Jackson County, MN.
Jackson County Parcel #09.031.0500. Containing 173.56 total acres.

PROPERTY LOCATION

Located from the I-90 Interstate exit at Lakefield, Minnesota, 3-1/2 miles south on Highway #86 to 760th Street, then 1-1/2 miles west or from the Minnesota-Iowa border on Highway #86, 6 miles north on Highway #86 to 760th Street, then 1-1/2 miles west. Watch for land auction signs on farm.

METHOD OF SALE

The property will be offered in one parcel of 173.56+/- acres.

PROPERTY & FSA INFORMATION

Total Acres: 173.56+/- **Cropland Acres: 164.49+/-**
Corn Base: 146.5 **Corn Yield: 170**
Soybean Base: 16.5 **Soybean Yield: 47**

Crop Productivity Index Rating: 86.9

2022 REAL ESTATE TAX & ASSEMENTS

2022 Taxes: $ 4,783.62 with an assessment of $1,712.38.

AUCTION SALE TERMS

The property will be offered as 1 parcel. The farm is being sold with a wind easement that will be transferred to the buyer upon closing. The property is being sold subject to a 2022 cropland lease that ends on March 1, 2023. The Buyer 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 January 31, 2023 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 and assessments 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.

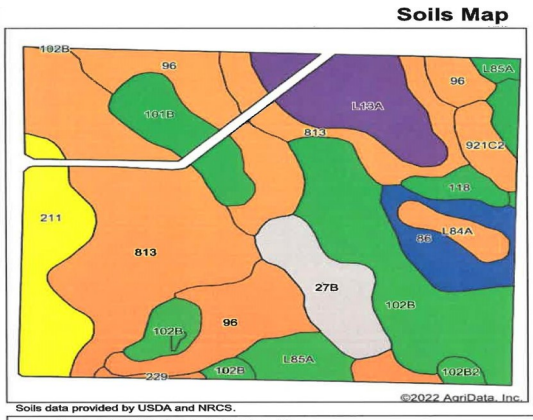
AUCTIONEER'S NOTE

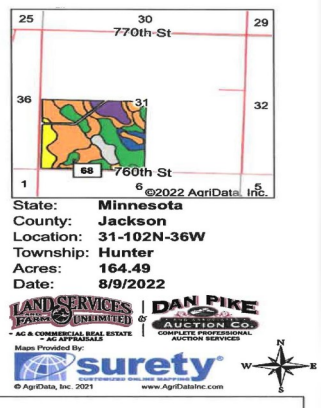
This is a very good 173.56 acre tract of bare farmland. We are very honored to have been asked to represent the Heitzman family with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. If you are considering the purchase of 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.

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

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

Soils Map





Soils data provided by USDA and NRCS.

Area Symbol: MN063, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay Tons	Corn Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Corn	*n NCCPI Soybeans
813	Spicer-Lura complex	45.14	27.4%		IIw	87	4.9	164	80	48	50	70	75
102B	Clarion loam, 2 to 6 percent slopes	27.83	16.9%		IIe	95						80	84
96	Collinwood silty clay loam, 1 to 3 percent slopes	24.87	15.1%		IIw	86						70	68
211	Lura silty clay, 0 to 1 percent slopes	12.90	7.8%		IIIw	81						55	55
L13A	Klossner muck, 0 to 1 percent slopes	12.51	7.6%		IIIw	77						77	83
27B	Dickinson sandy loam, 1 to 6 percent slopes	9.51	5.8%		IIIe	60	4.1	113	80	33	52	72	51
101B	Truman silt loam, 2 to 6 percent slopes	7.95	4.8%		IIe	99						79	91
86	Canisteo clay loam, 0 to 2 percent slopes	7.66	4.7%		IIw	93						71	81
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.43	3.3%		Iw	99						81	82
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.51	2.1%		IIIe	87						70	72
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.01	1.8%		IIIw	86						76	76
118	Crippin loam, 1 to 3 percent slopes	2.57	1.6%		Ie	100						72	87
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	1.11	0.7%		IIe	95						75	75
229	Waldorf silty clay loam, 0 to 2 percent slopes	0.49	0.3%		IIw	85						65	68
			Weighted Average		2.20	86.9	1.6	51.5	26.6	15.1	16.7	*n 72.2	*n 74.5

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

For On-Line Bidding & Additional Property Information

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

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

SALE ARRANGED & CONDUCTED BY

DAN PIKE AND ASSOCIATES AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

Dan Pike - Ag Land Broker
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OWNERS

Harriet A. Heitzman Trust

Wesley Heitzman & Rebecca Peters Trustees

ATTORNEY FOR SELLER

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