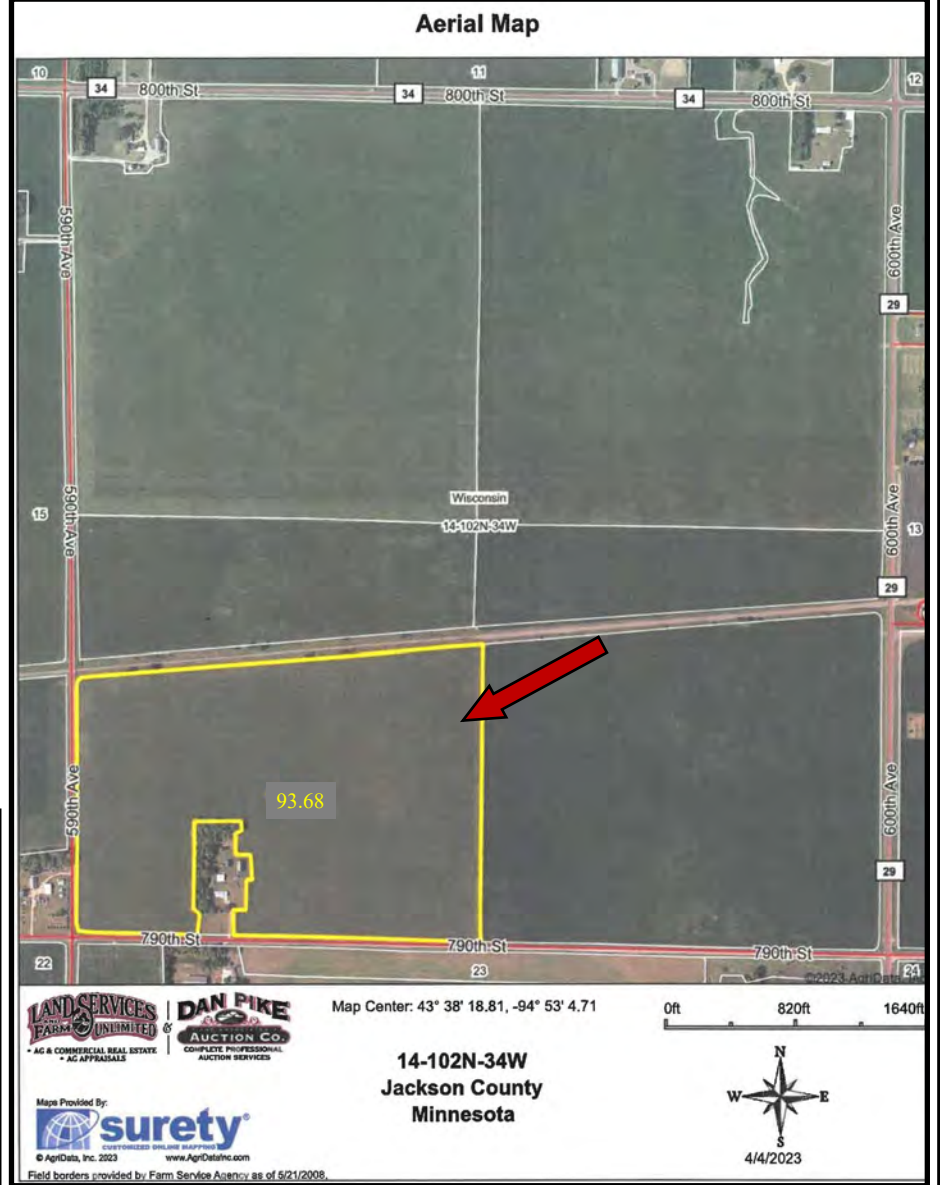
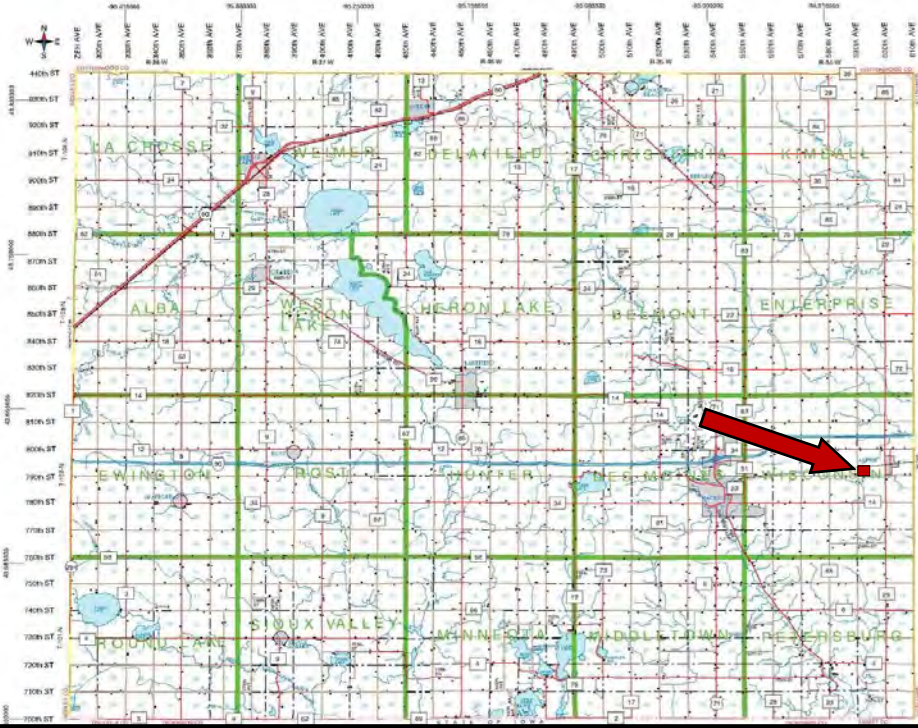


# LIVE & ON-LINE WISCONSIN TOWNSHIP, JACKSON COUNTY, MN. 96.64+/- ACRE SURVEYED PRIME FARMLAND AUCTION WEDNESDAY, MAY 31, 2023 @ 10:00 A.M.

**LIVE ONLINE BIDDING**  
  
 Live online bidding  
 For those wishing to bid online go to  
[www.danpikeauction.hibid.com](http://www.danpikeauction.hibid.com)

**SALE LOCATION:** Sale will be held at the Jackson American Legion Hall at 411 First Street in Jackson, MN.

## Jackson County, Minnesota



### PROPERTY LEGAL DESCRIPTION

That part of the Southwest Quarter lying south of the rail road right of way and excepting the 5.50 acre building site area Section Fourteen (14), Township One Hundred Two (102) North, Range Thirty-Four (34) West Jackson County, Minnesota.  
 Part of Jackson County Parcel #20.014.0450. Property survey will be available at auction.  
 Containing ?? acres more or less.

### PROPERTY LOCATION

The farm is located from the junction of County roads #34 & #29 at Alpha Minnesota, one mile south on Co. #29 & 1/2 mile west on the north side of the road.

### METHOD OF SALE

Property will be offered as one parcel of 96.64+/- acres.

### PROPERTY INFORMATION

**Deeded Acres:** 96.64+/- **Cropland Acres:** 93.68+/- (Estimated by survey)  
**Crop Productivity Index Rating:** 94.1

### AUCTION SALE TERMS

The farm is being sold subject to a cropland lease for 2023 that will be assigned to the Buyer upon closing. The Buyer will receive 100% of the 2023 cropland lease payments for the property. 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 or before June 30, 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 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.

### ONLINE BIDDING OPTION

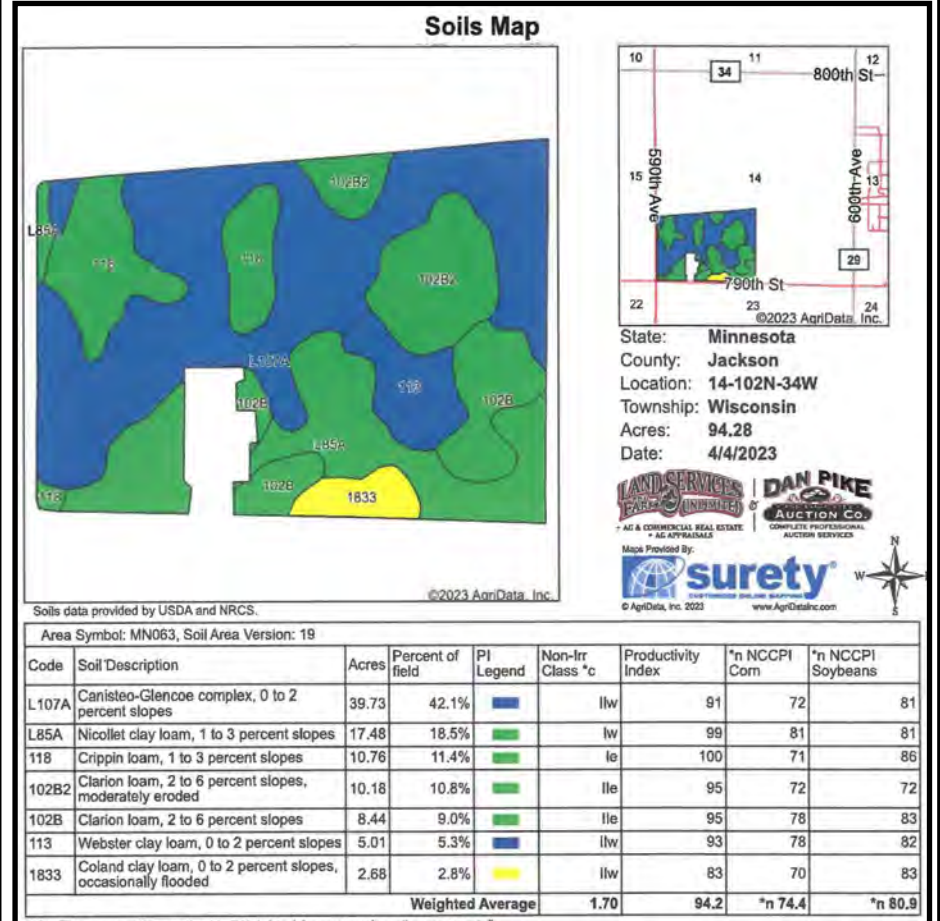
Interested parties that can not attend the auction in person can use our online bidding platform through [www.danpikeauction.hibid.com](http://www.danpikeauction.hibid.com) to participate in the auction. Please register for online bidding **at least 24 hours ahead** of the auction. Buyer is responsible 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 Franks Family with the sale of this prime farmland 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.

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



### For Additional Property Information

Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Franks Family Farm Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

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

**Auctioneers**  
**Dan Pike**  
 Auctioneer/Real Estate Broker  
 CAI & GPPA  
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 507-847-3468 (O)  
 or 507-841-0965 (C)  
**Scott Christopher**  
 507-841-3125 (C) - Jackson, MN.  
**Doug Wedel & Chris Kahler**  
 Fairmont, MN.

**Attorney**  
**for the Seller**  
**Patrick K. Costello**  
 Costello, Carlson & Butzon Law Firm LLP  
 Lakefield, Minnesota  
 507-662-6621

**FRANKS FAMILY FARM OWNERS**  
**David, Gary & Kent Franks**