

**80+/- ACRES WISCONSIN TOWNSHIP, JACKSON COUNTY, MN.**

# FARMLAND AUCTION

**WEDNESDAY, SEPTEMBER 20, 2023 @ 10:00 A.M.**

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

## Jackson County, Minnesota



## Aerial Map



**SOLD - \$12,900 / ACRE**

### PROPERTY LEGAL DESCRIPTION

North Half of the Northeast Quarter (N1/2 NE1/4) Section Nine (9), Township One Hundred Two (102), Range Thirty Four (34) Jackson County, Minnesota.  
Parcel # 20.009.0100

### PROPERTY LOCATION

From the junction of Highway #71 & County Road #34 on the north edge of Jackson, Minnesota then 4 miles east on #34 to County Road #85, then 3/4 mile north on #85. Watch for auction signs.

### METHOD OF SALE

Property will be offered as one parcel of 80+/- acres.

### PROPERTY INFORMATION

**Deeded Acres: 80+/-**      **FSA DPC Cropland Acres: 76.31+/-**  
**FSA Corn Base: 37.94 Acres**      **FSA PLC Corn Yield: 156bu.**  
**FSA Soybean Base: 37.94 Acres**      **FSA PLV Yield: 41 bu.**

**Crop Productivity Index Rating: 91.3**

### AUCTION SALE TERMS

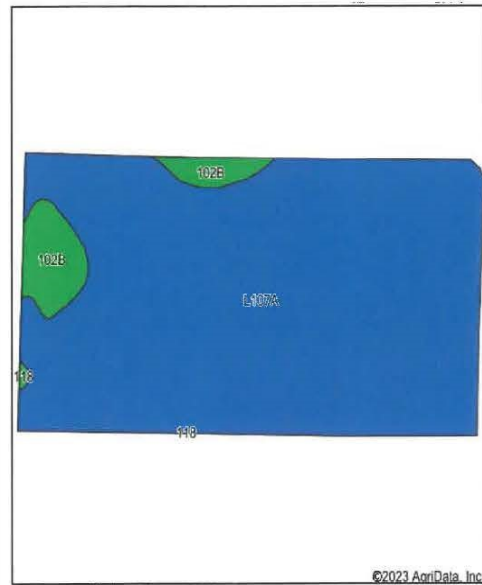
The farm is being sold subject to a cropland lease for 2023 with the Seller's retaining all 2023 cropland lease payments. Possession shall be transferred for the 2024 crop year. The Buyer shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on or before October 31, 2023 with the balance being due and payable in full at closing. The sale will NOT be contingent upon any buyer financing. The Seller shall pay all 2023 real estate taxes and the buyer is responsible for all real estate taxes that are due and payable in 2024 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 the Shelly Landis-Brunk & Craig Brunk 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 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.

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

## Soils Map



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	71.30	93.4%	■	llw	91	72	81
102B	Clarion loam, 2 to 6 percent slopes	4.88	6.4%	■	lle	95	78	83
118	Crippin loam, 1 to 3 percent slopes	0.13	0.2%	■	le	100	71	86
Weighted Average						2.00	*n 72.4	*n 81.1

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

### For Additional Property Information

Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Landis-Brunk 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  
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**Auctioneers**  
**Dan Pike**  
 Auctioneer/Real Estate Broker  
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 507-847-3468 (O)  
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**Scott Christopher**  
 507-841-3125 (C) - Jackson, MN.  
**Kevin Kahler**  
 Fairmont, MN.

**Attorney**  
**for the Seller**  
**Ashley**  
**J.P. Schmit**  
 Focused Law Firm  
 Jackson, Minnesota  
 507-847-3239

**OWNER**  
**SHELLY LANDIS-BRUNK**  
**& CRAIG BRUNK**