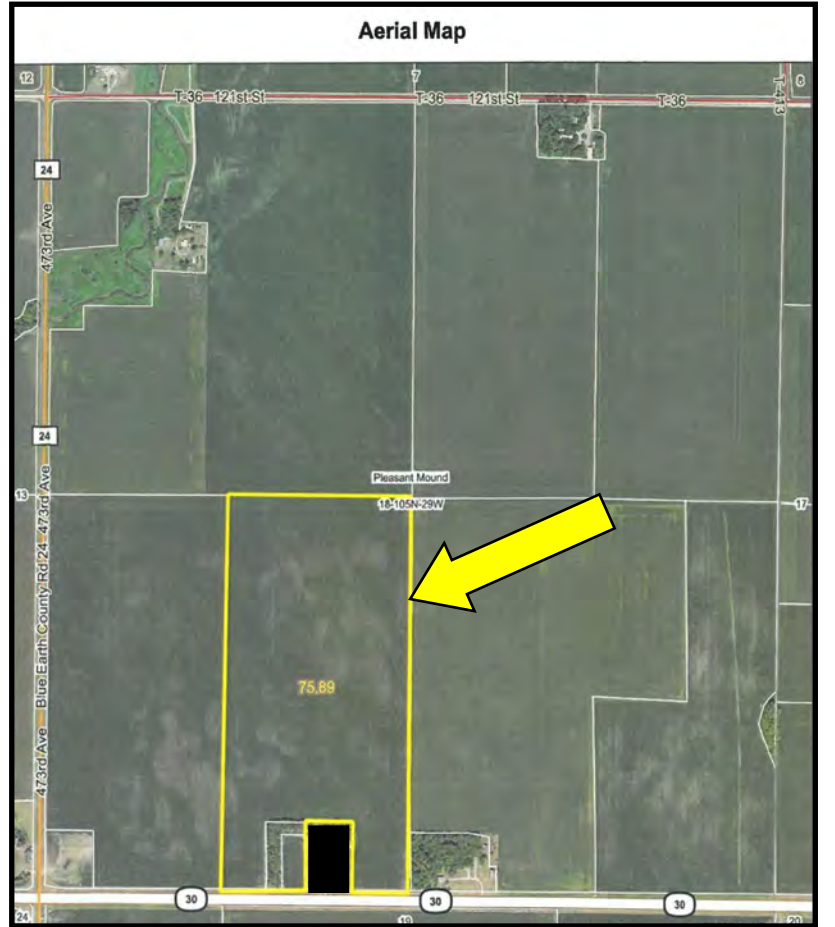
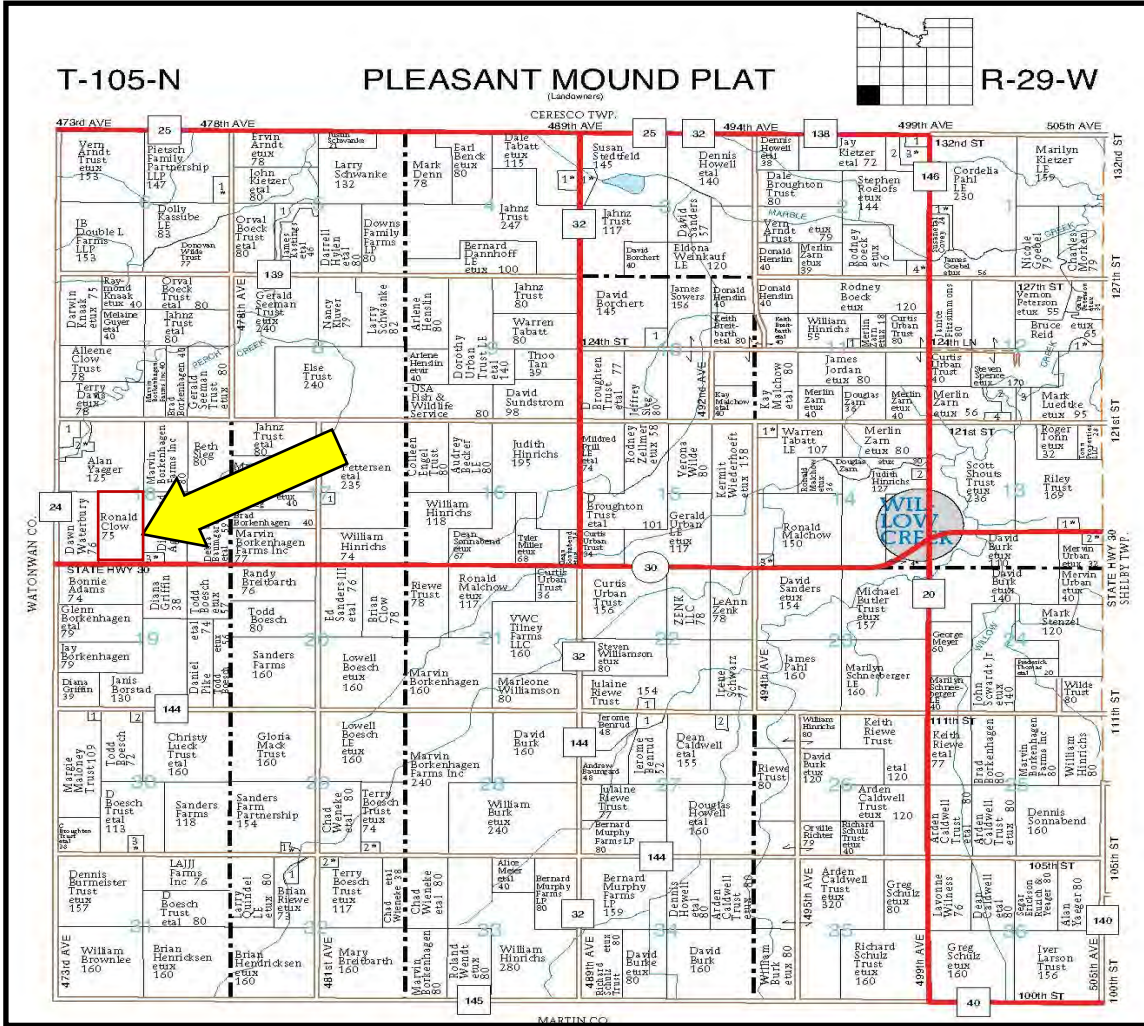


75.89+/- SURVEYED ACRES PLEASANT MOUND TOWNSHIP, BLUE EARTH COUNTY, MN.

PRIME FARMLAND AUCTION

MONDAY, NOVEMBER 6, 2023 @ 10:30 A.M.

In case of very inclement weather (Blizzard) sale backup date is 11/7/23. Check website for details.
Sale will be held at the American Legion at 602 First Avenue S. in St. James, MN.



PROPERTY LEGAL DESCRIPTION

E1/2 of SW1/4, EXC 1.24A ST HWY #30 & EXC BEG 387.87' W OF SCOR, W345', N504', E345', S504' SECTION 18 - TOWNSHIP 105N - RANGE 29W BLUE EARTH COUNTY, MINNESOTA. PARCEL #R47.21.18.300.008

PROPERTY LOCATION

From the junction of Highway #15 & #30, which is 2 miles south of Lewisville, Minnesota on Highway #15, then 3-1/4 miles east on Highway #30. Property on the north side of road. Watch for auction signs.

METHOD OF SALE

Property will be offered as one parcel of 75.28+/- acres.

PROPERTY INFORMATION

- Surveyed Acres: 75.89+/-
- FSA DPC Cropland Acres: 74.47+/-
- FSA Corn Base: 40.48 Acres
- FSA PLC Corn Yield: 174bu.
- FSA Soybean Base: 33.99 Acres
- FSA PLV Yield: 52 bu.
- Crop Productivity Index Rating: 86.3 *Estimated by Agri-Data Surety mapping*

AUCTION SALE TERMS

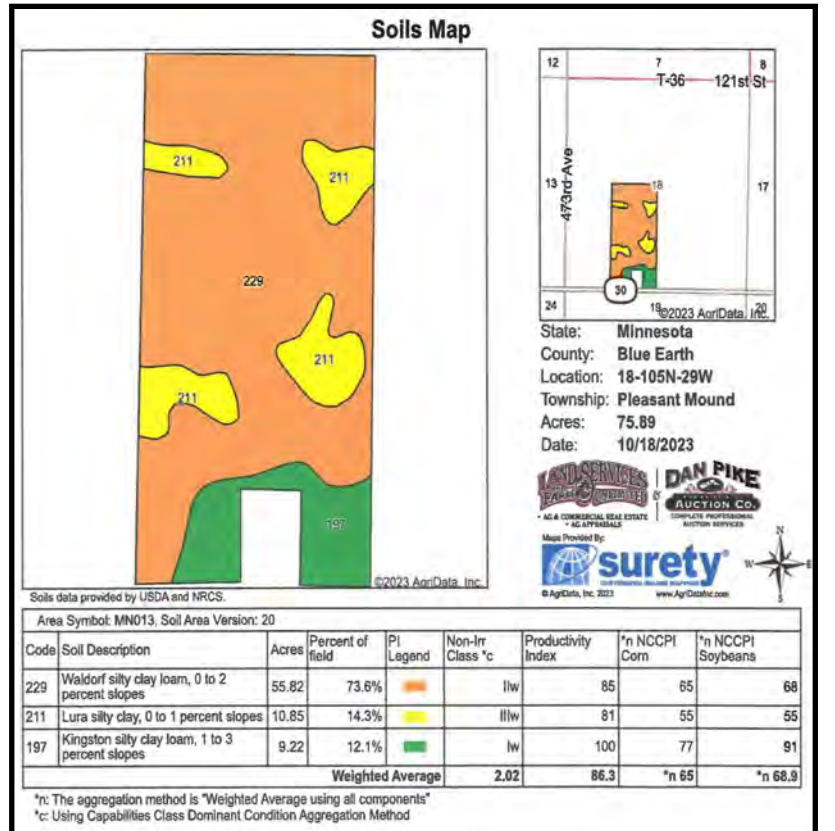
The farm is being sold subject to a cropland lease for 2023 with the Seller's retaining all 2023 cropland lease payments. Possession shall be transferred for the 2024 crop year. The Buyer shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on or before December 15, 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 Ronald R. Clow 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 10:30 A.M. sharp, so don't be late.

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

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



SALE ARRANGED BY

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES
1362 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

Auctioneers
Dan Pike
Auctioneer/Real Estate Broker
Jackson, MN.
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Scott Christopher
507-841-3125 (C) - Jackson, MN.

Kevin & Chris Kahler
Fairmont & Sherburn, MN.

Doug Wedel Fairmont, MN.

Attorney for the Seller
Sunde, Olson, Kircher & Zender
108 Armstrong Blvd. S.
St. James, MN. 56081
507-375-3352

OWNER
RONALD R. CLOW

For Additional Property Information or to bid Online

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