

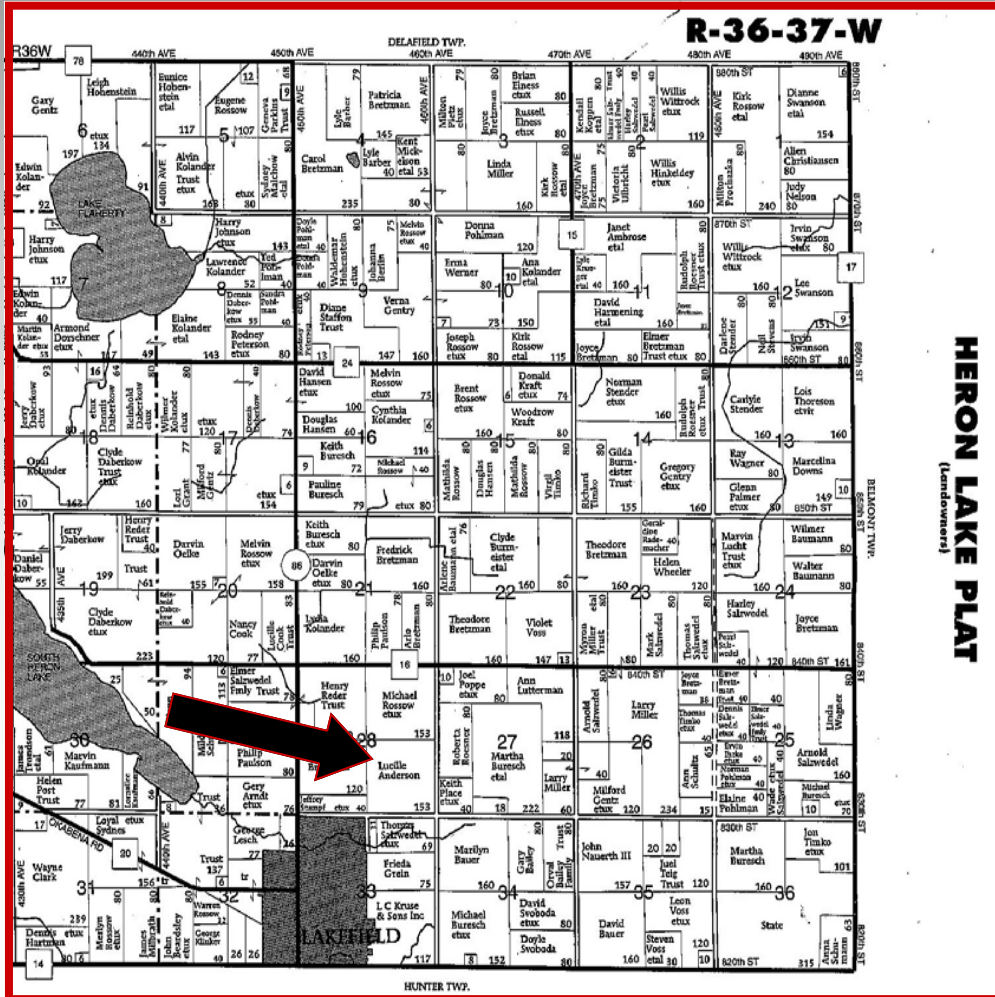
OUTSTANDING! - 153.02 Acres +/- Heron Lake Township, Jackson County, MN

FARMLAND AUCTION

Tuesday, July 30, 2013 @ 11:00 A.M.

SALE LOCATION: The auction will be held at the American Legion Hall at 413 Main Street in Lakefield, Minnesota.

Watch for auction signs the day of the auction.



95 Crop Productivity Index!!

PROPERTY LEGAL DESCRIPTION

The Southeast Quarter except 7 acres more or less, Section 28, Township 103 North, Range 36 West, Jackson County, Minnesota. Containing 153.02 acres more or less.

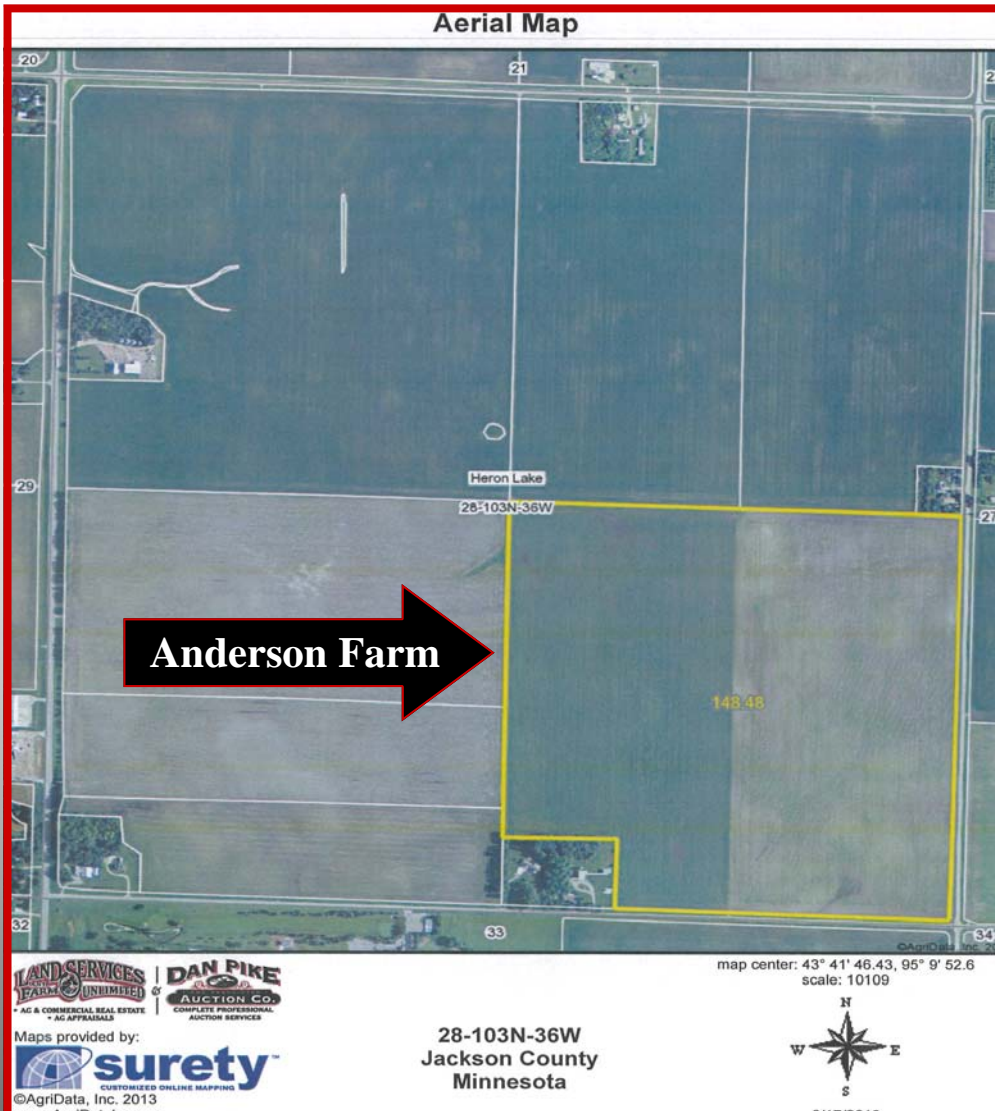
PROPERTY LOCATION

The farm is located from the junction of highway #86 & 830th Street on the north edge of Lakefield, Minnesota, 1/2 mile east on 830th Street. Watch for auction signs.

Farm Service Agency Information

- ◆ **Cropland:** 148.48 acres more or less
- ◆ **Corn Base:** 77.90 acres +/-
- ◆ **Corn Direct Yield:** 115 bu.
- ◆ **CC Corn Yield:** 115 bu.
- ◆ **Soybean Base:** 70.6 acres +/-
- ◆ **Soybean Direct Yield:** 33 bu.
- ◆ **CC Soybean Yield:** 33 bu.

For additional information including sale terms, soil maps & FSA information: Go to our web site at www.danpikeauction.com and check the information brochure under the Anderson Land Auction sale bill area or call Dan Pike Auction Company at 507-847-3468.



AUCTION SALE TERMS

All bidders must register for a bidding number at the auction prior to bidding. The successful buyer at the conclusion of the auction will enter into a Purchase Agreement / Contract and shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before 11/1/13, when clear title is given. The buyer will have possession for 2014 crop year. The seller shall pay all real estate taxes that are due and payable in 2013. The Seller shall retain all cropland rental income for the 2013 crop year. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. 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.

AUCTIONEERS NOTE

This is an outstanding farm and is an excellent opportunity if you are looking for good farmland. We are very honored to have been asked to represent Lucille Anderson with the sale of this property. Please come prepared to purchase as the seller has chosen the auction method to market this land. If you are considering the purchase of land 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. 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 11:00 A.M. sharp, so don't be late. Respectfully, Dan Pike & Associates Auction Company.

OWNER

Lucille E. Anderson
Robert E. Anderson P.O.A.

SALE CONDUCTED BY



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Auctioneers

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Doug Wedel

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Attorney for the Sellers & Closing Agent

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