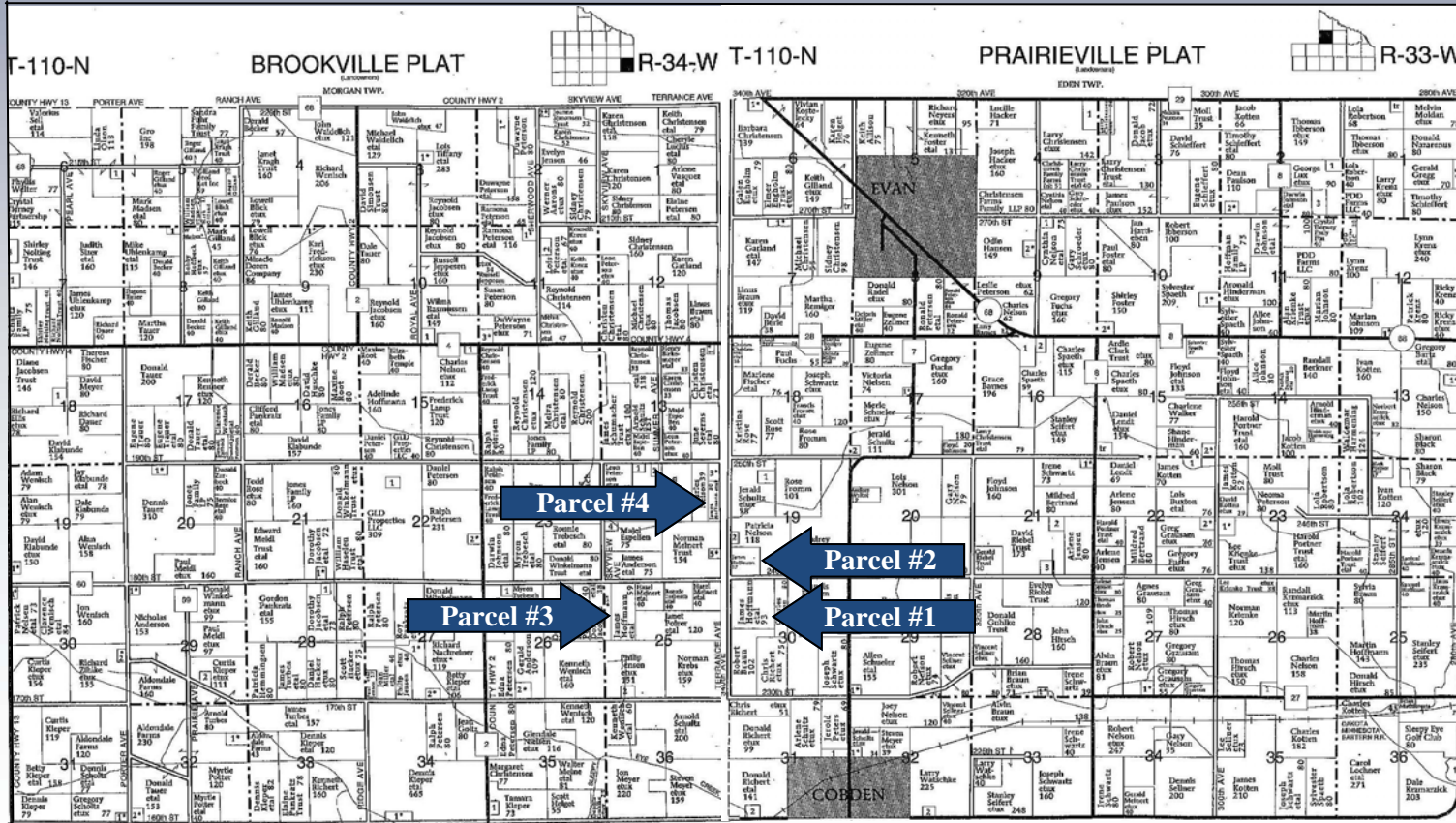


218.7 Acres +/- Brookville Township, Redwood County
& Prairieville Township, Brown County, MN

FARMLAND WITH BUILDING SITE AUCTION

Tuesday, November 19, 2013 @ 10:00 A.M.

SALE LOCATION: The auction will be held at the Springfield Community Center
at 33 South Cass Avenue in Springfield, Minnesota. *Watch for auction signs the day of the auction.*



PROPERTY LEGAL DESCRIPTIONS

- Parcel #1:** Lot C of the NW1/4 30-110-33 Brown County, MN. 93.26 acres more less.
- Parcel #2:** SW1/4 of the SW1/4 19-110-33 Brown County, MN. 36.74 acres more or less.
- Parcel #3:** W1/2 NW1/4 exc. the West 21 acres 25-110-34 Redwood County, MN. 59 acres more or less.
- Parcel #4:** E1/2 of the NE1/4 exc. the West 38.5 Rods and exc. the North 750' of the East 41.5 Rods 24-110-34 Redwood County, MN. 29.7 acres more or less.

PROPERTY LOCATION

Northwest of Cobden, MN.
From Cobden 1-1/2 miles north on County #7 and 1 mile west.
Watch for Dan Pike Auction Company signs on property.

For additional information including FSA information, soil and tile maps:

Go to our web site at www.danpikeauction.com and check the information brochure under the Hoffmann Heirs Land Auction sale bill area or call the 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. Properties will be offered as 4 separate tracts via our multi-parcel board bidding system. The successful buyer(s) 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 1/10/14, 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 a great opportunity if you are looking for very good farmland with one of tracts featuring a nice set building improvements. We are very honored to have been asked to represent the Hoffmann family with the sale of this property. Please come prepared to purchase as the sellers have 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 10:00 A.M. sharp, so don't be late.

Respectfully, Dan Pike & Associates Auction Company.

Parcel #1 Improvement Description

This building site has a good location within 1-1/4 miles of a hard surface road close to Springfield & Sleepy Eye, MN. It includes a 4 bedroom, detached garage and other buildings include a Quonset styled machinery shed, barn and other outbuildings. Parcel #1 will be sold as one unit with the building site.



Parcel #1 Home

Parcel #1 Improvement Inspection

To view the building improvements located on Parcel #1 contact Jim Hoffmann at 507-384-8757 or Dan Pike at 507-847-3468.

OWNERS

Leo & Gladys Hoffmann Heirs

SALE CONDUCTED BY



410 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

Auctioneers

Dan Pike #32-13-12 - Jackson, MN.
507-847-3468 (Office) or 507-841-0965 (Cell)

Doug Wedel - Fairmont, MN.
507-238-4318 (Office) or 507-236-4255 (Cell)

Kevin, Ryan & Allen Kahler
& Dustyn Hartung - Fairmont, MN.
507-920-8060, 507-227-8528 or 507-236-7629

Darwin Hall - Butterfield, MN
507-327-0535

Attorney for the Sellers & Closing Agent

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Attorney at Law
102 N. Marshall
Springfield, MN.

507-723-6272

