

240 Acres +/- Hunter Township, Jackson County, MN

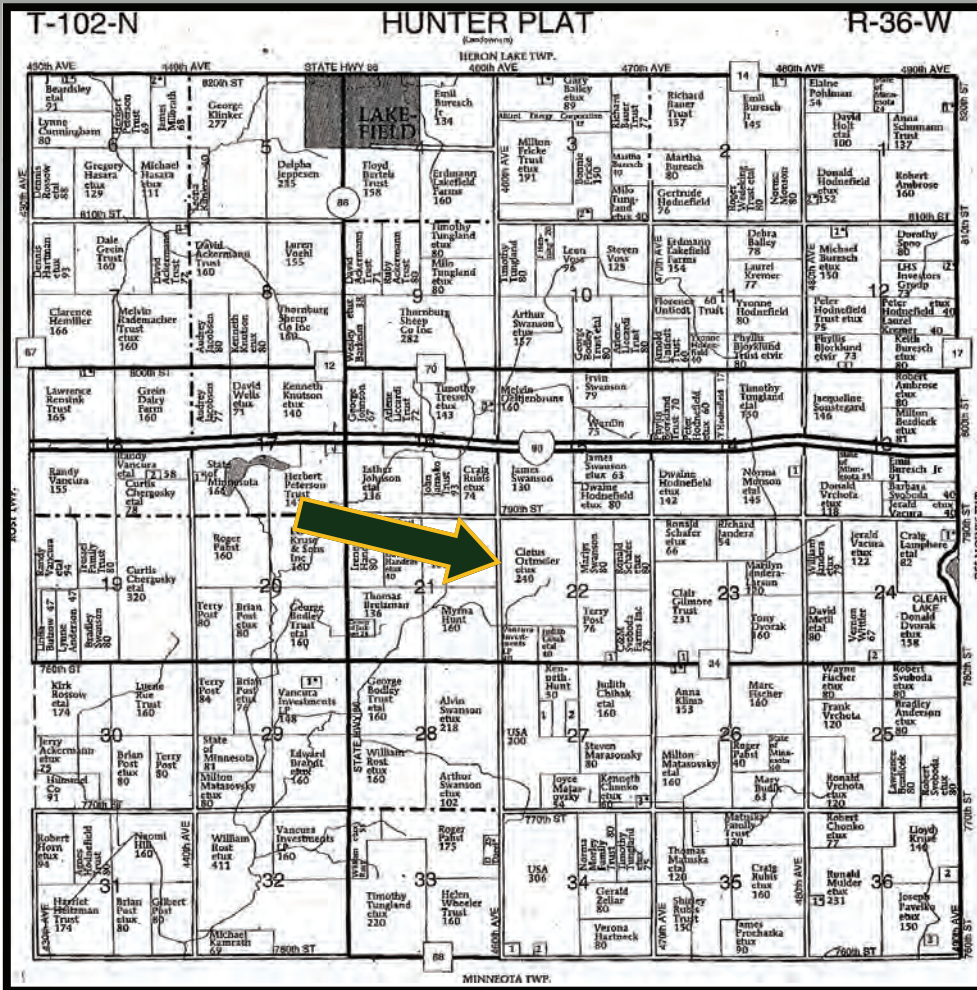
FARMLAND AUCTION

Investors this farmland has 2 Wind Turbines for added income **POTENTIAL!!!**

Wednesday, November 13, 2013 @ 10:30 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.



PROPERTY LEGAL DESCRIPTION

Tract #1: The N1/2 of the NW1/4 22-102-36 Jackson County, MN. Containing 80 acres more or less.

Tract #2: S1/2 of the NW1/4 and the N1/2 of the SW1/4 22-102-36 Jackson County, MN. Containing 160 acres more or less.

PROPERTY LOCATION

This farm is located from the junction of Interstate 90 & Highway #86 south of Lakefield, Minnesota, 1/2 mile south & 1 mile east on 790th Street. Watch for auction signs.

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 Ortmeier Land Auction sale bill area or call Dan Pike Auction Company at 507-847-3468.

AUCTION SALE TERMS

Tract #1 contains two wind turbines, and both Tracts #1 and #2 are being sold subject to a wind easement. Sellers will retain the payments made upon the wind turbine lease and easement prior to closing. The buyer of Tract #1 shall retain all wind turbine easement payments payable after the closing date. Sellers shall pay all real property taxes due and payable in 2013, buyer(s) shall pay all real property taxes due and payable in 2014 and thereafter. Property is being sold "AS-IS", and subject to any easements of record, including but not limited to road, drainage, utility, or wind rights easements. 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 with Sellers 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 of the purchase price shall be due and payable in full on or before the closing date, no later than 12.16.13, when title is transferred and possession of the Property is delivered. The buyer(s) 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.

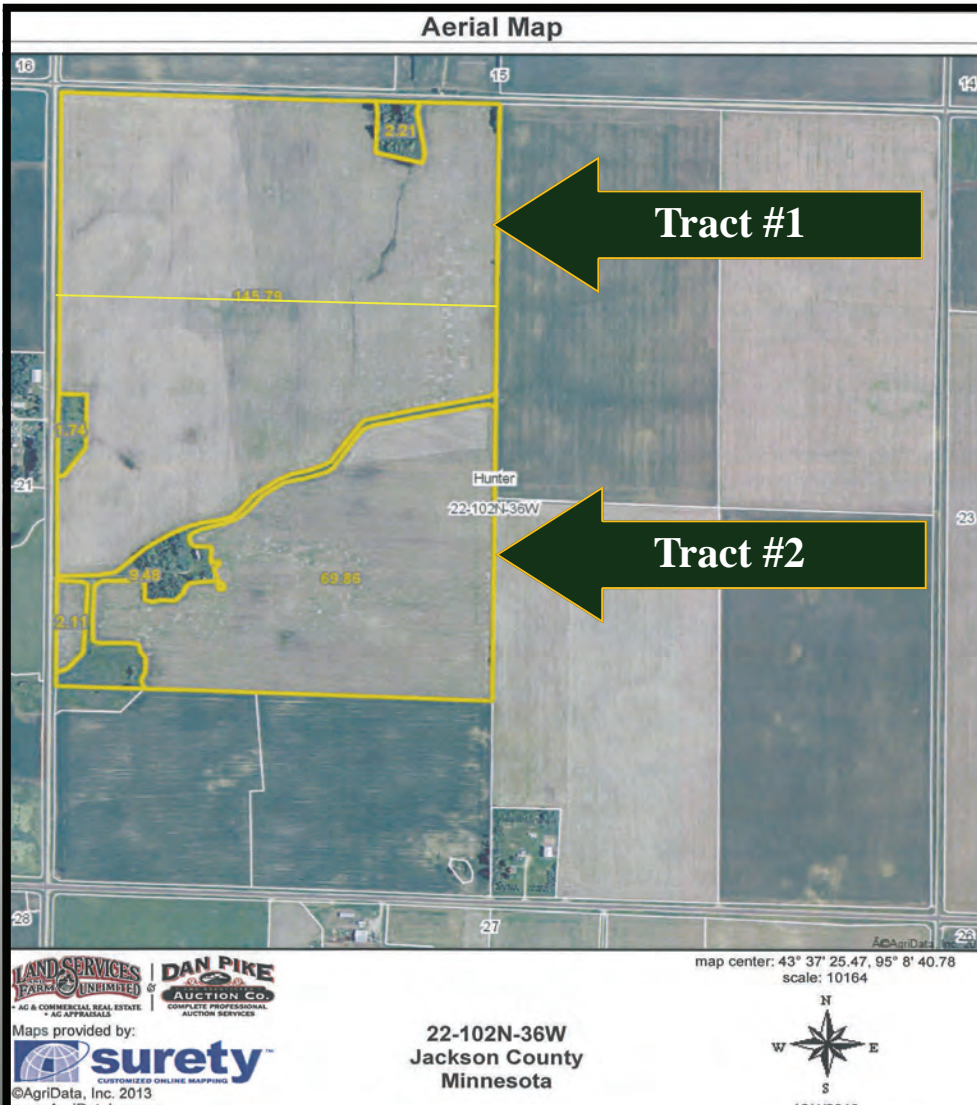
AUCTIONEERS NOTE

This is an excellent opportunity if you are an investor or area farmer looking for farmland with added income potential from the wind turbine lease. We are very honored to have been asked to represent Ortmeier family 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 10:30 A.M. sharp, so don't be late.

Respectfully, The Dan Pike Auction Company.

OWNERS

**Cletus C. Ortmeier
& Jeanette E. Ortmeier
Living Trusts**



LAND SERVICES
DAN PIKE
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

22-102N-36W
Jackson County
Minnesota

SALE
CONDUCTED
BY



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

Auctioneers

Dan Pike - CAI & GPPA
MN License #32-13-015 Jackson, MN.
507-847-3468 (O) or 507-841-0965 (C)

Doug Wedel

Fairmont, MN. 507-236-4255

Kevin, Allen & Ryan Kahler
Fairmont & Sherburn, MN. 507-920-8060

Dustyn Hartung - Fairmont, MN. 507-236-7629

Attorney for the Sellers

Racheal Holland
Melchert, Hubert & Sjodin
Attorneys at Law
121 Main Street West, Suite 200
Waconia, Minnesota 55387
952-442-7767 or 952-442-7707

Closing Agent

Jackson County Abstract Company
312 W. Ashley Street
Jackson, MN. 507-847-4935

