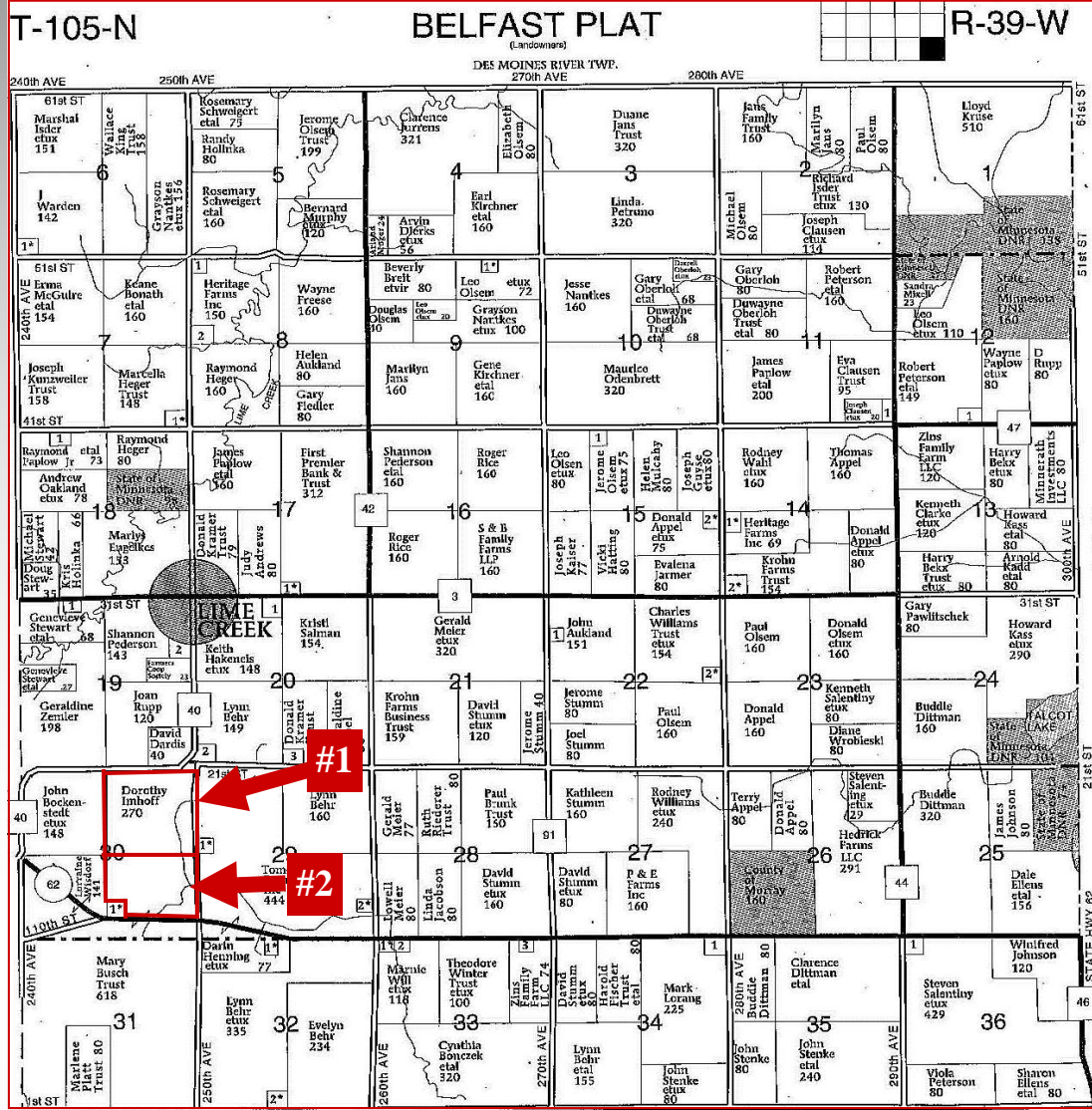


270.14 Acres +/- Belfast Township, Murray County, MN FARMLAND AUCTION

Wednesday, February 5, 2014 @ 10:30 A.M.

SALE LOCATION: The auction will be held at the Fulda Community Center at 106 W. Front Street in Fulda, MN. Fulda, Minnesota is located approximately 17 miles north of Worthington, MN or approximately 10 miles southeast of Slayton, MN. Watch for auction signs the day of the auction.



PROPERTY INFORMATION

PARCEL #1: North Half of the Northeast Quarter and Lots 1 & 2 of the South Half of the Northeast Quarter in Section 30, Township105 North, Range 39 West of Murray County, Minnesota.

PARCEL #2: Southeast Quarter, Less Plat and Less part of Southwest Quarter of the Southeast Quarter Comm. I in Section 30, Township 105N, Range 39W of Murray County, Minnesota.

Survey information will be provided at the auction.

PROPERTY LOCATION: These tracts are located approximately 1 mile east of the junction of Highway #59 & #62 in Fulda, Minnesota. The farms are on the north side of Highway #62. Watch for Dan Pike Auction Company auction signs.

COMBINED - Farm Service Agency Information

Combined Parcel Information

- ◆ **Cropland:** 226.20 acres +/-
- ◆ **Corn Base:** 97.20 acres +/-
- ◆ **Corn Direct Yield:** 100 bu.
- ◆ **CC Corn Yield:** 127 bu.
- ◆ **Soybean Base:** 97.70 acres +/-
- ◆ **Soybean Direct Yield:** 34 bu.
- ◆ **CC Soybean Yield:** 41 bu.
- ◆ **Wheat Base:** 2.50 acres +/-
- ◆ **Wheat Direct Yield:** 40 bu.
- ◆ **CC Wheat Yield:** 40 bu.
- ◆ **CRP:** 22.30 acres +/-

Application has been made to take cancel the CRP contract and make the land that has been enrolled in the CRP program available for farming for the 2014 crop year. Additional information will be provided at auction. If property is sold to two separate buyers the USDA Farm Services Agency determination of allocation of all benefits shall prevail in the division of basis, yields and other benefits.

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 Imhoff Estate Land Auction sale bill area or call Dan Pike at 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. 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 March 18, 2014, when clear title is given. The buyer will have possession for 2014 crop year. The Buyer(s) shall pay all real estate taxes that are due and payable in 2014. 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. Auction Company & Staff represent the seller in this transaction.

AUCTIONEERS NOTE

This is a great opportunity if you are looking for farmland to add to your operations or investment portfolio. We are very honored to have been asked to represent the Imhoff 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 10:30 A.M. sharp, so don't be late.

Respectfully, Dan Pike & Associates Auction Company.

OWNER

Dorothy Imhoff Estate

Auctioneers

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

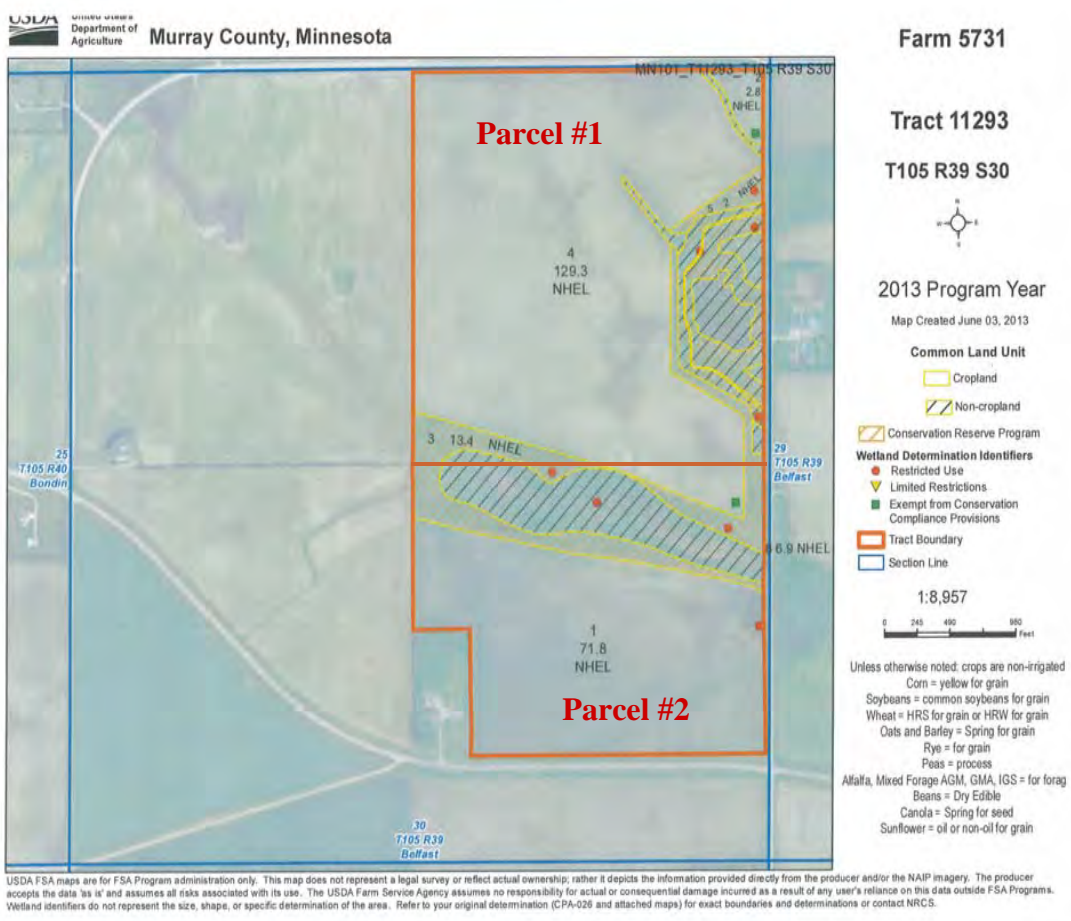
Doug Wedel
Fairmont, MN. 507-236-4255

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

Dustyn Hartung - Fairmont, MN

Attorney for the Sellers & Closing Agent

Lynn Johnson
Attorney at Law
2548 Broadway Avenue
Slayton, MN. 56172
507-836-6757



SALE CONDUCTED BY



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

