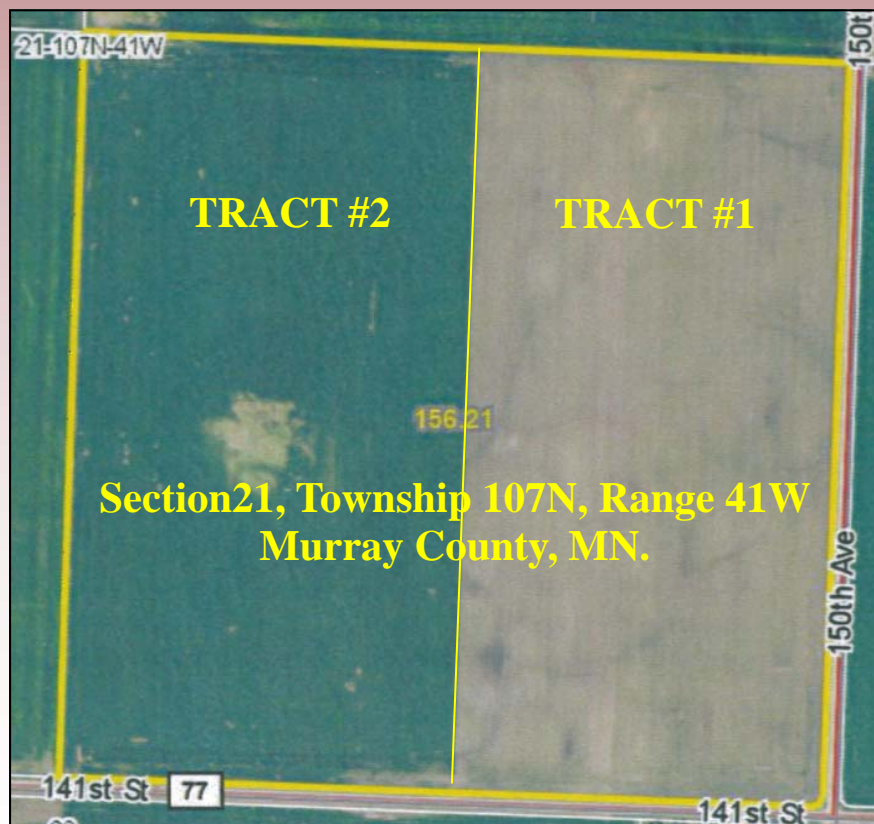


301.10 Acres +/- Mason Township, Murray County, MN.

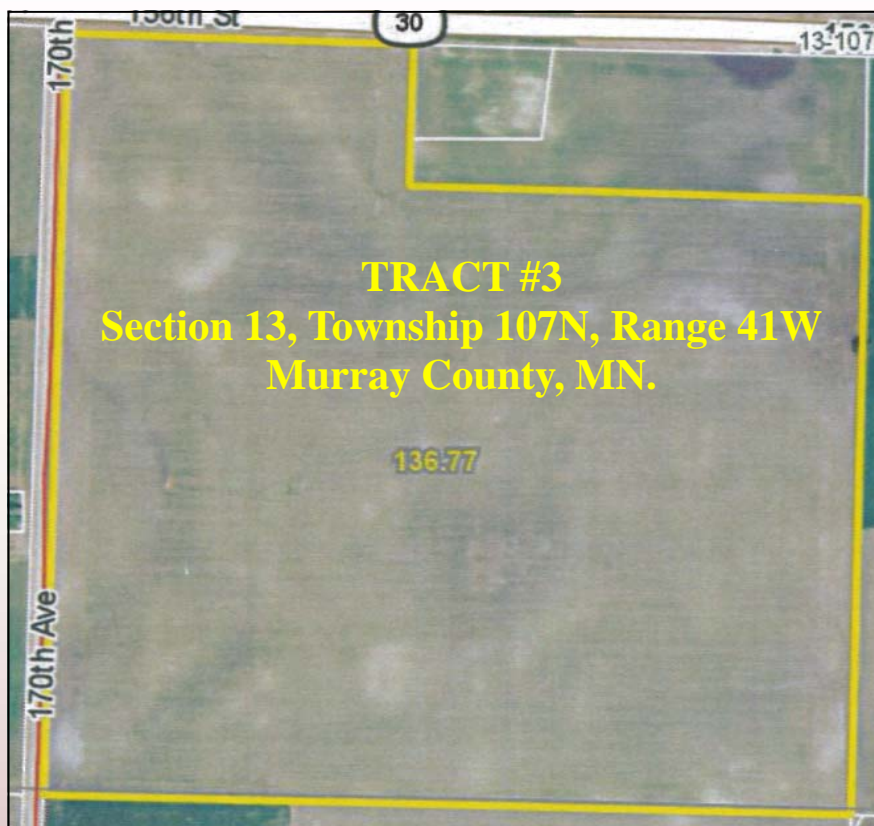
FARMLAND AUCTION

Tuesday, July 22, 2014 @ 10:00 A.M.

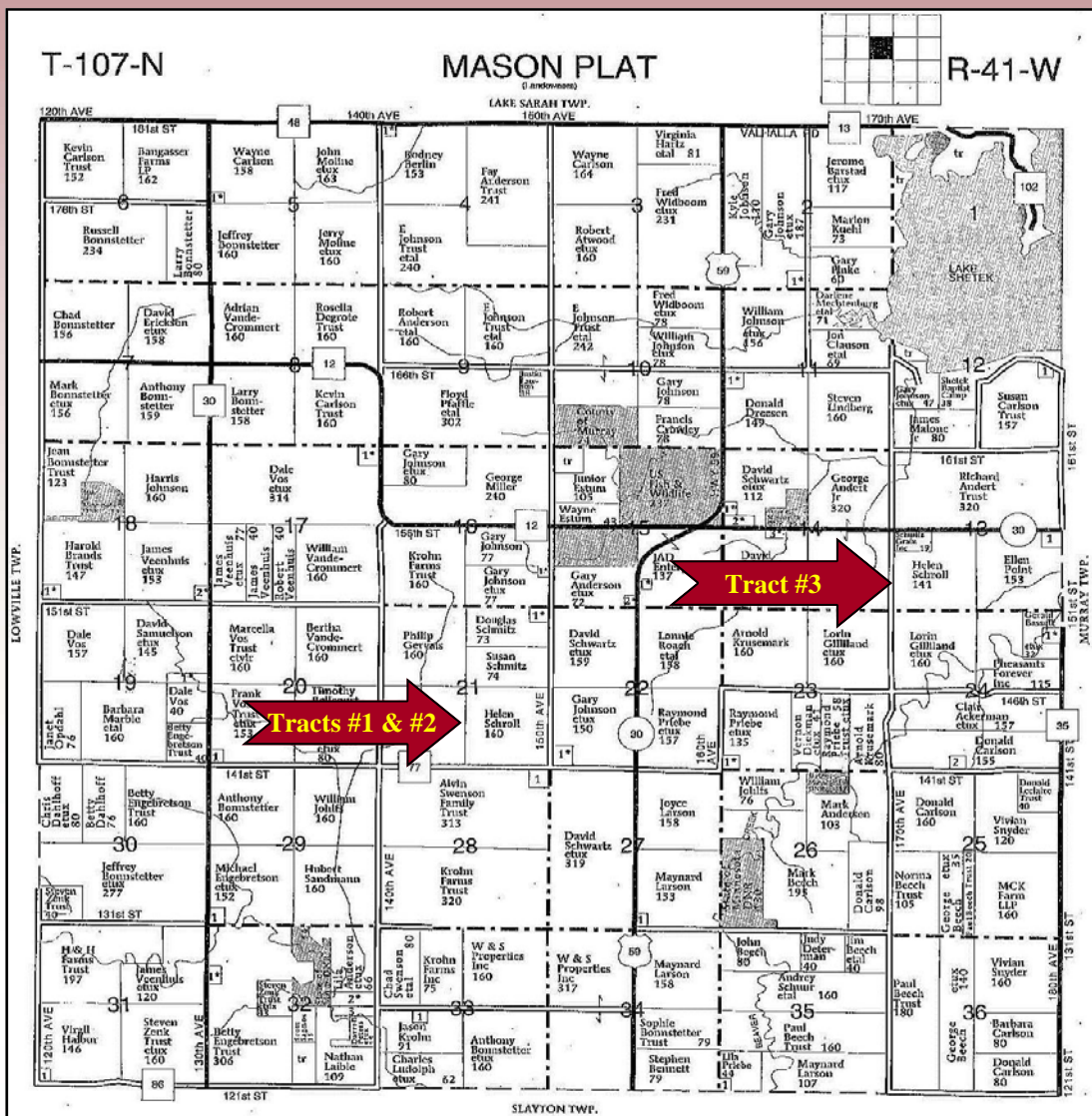
SALE LOCATION: The auction will be held at the Country Host Restaurant, which is located on the southeast corner of the junction of highways #59 & #30 in Slayton, MN. Watch for auction signs the day of the sale.



Section 21, Township 107N, Range 41W
Murray County, MN.



Section 13, Township 107N, Range 41W
Murray County, MN.



AUCTION SALE TERMS

Property will be offered as 3 tracts through our multi-parcel board bidding system. 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 September 30, 2014, when clear title is given. The buyer(s) will have possession for 2015 crop year. The Seller shall retain all cropland rental income for 2014 and will 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. If property is sold to separate buyers the USDA Farm Services Agency determination of allocation of all benefits shall prevail in the division of basis, yields and other benefits. 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

These are very good farms and 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 Schroll 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.

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 Helen A. Schroll Estate Land Auction sale bill area or call Dan at the Dan Pike Auction Company at 507-847-3468.

PROPERTY INFORMATION

TRACT #1: East Half of the Southeast Quarter Section 21, Township 107 North, Range 41 West of Murray County, Minnesota.

TRACT #2: West Half of the Southeast Quarter Section 21, Township 107N, Range 41W of Murray County, Minnesota.

TRACT #3: Southwest Quarter except an 18.94 acre tract Section 13, Township 107N, Range 41W of Murray County, Minnesota.

PROPERTY LOCATIONS

Tracts #1 & #2 are located from Slayton, Minnesota 4 miles north & 1/2 mile west. Tract #3 is located from Slayton, Minnesota 5.5 miles north to Highway 30, then 1 mile east on Highway #30.

OWNER

Helen A. Schroll Estate
Thomas Waldon Personal Representative

Auctioneers

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

Doug Wedel
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