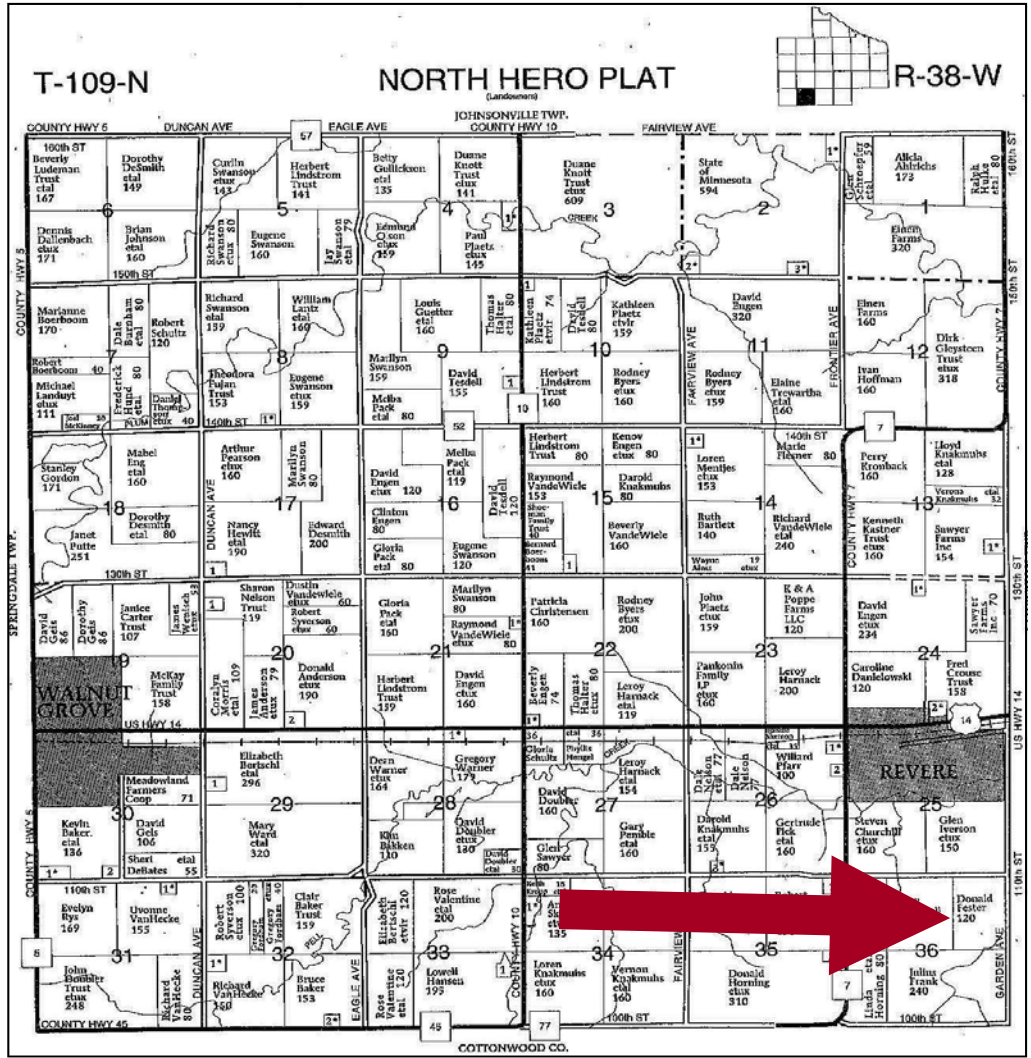


120 Acres +/- North Hero Township, Redwood County, MN.

FARMLAND AUCTION

Monday, September 15, 2014 @ 2:00 P.M.

SALE LOCATION: The auction will be held at the Fester farm which is located from the junction of Highway #14 & County Road #7 on the west edge of Revere, Minnesota, 1 mile south on County Road #7 to 110th Street, then 1 mile east and 1/4 mile south. Watch for auction signs the day of the sale.



PROPERTY LEGAL DESCRIPTION:

The East Three Quarters of the Northeast Quarter (E3/4 NE1/4) 36-109N-38W Redwood County, MN.

OPEN HOUSE INSPECTION OF BUILDING SITE:

Monday, September 8, 2014 from 11:00 A.M. to 12:00 (noon) or by appointment with Dan Pike

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 November 3, 2014, when clear title is given. The buyer 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. 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 the day of the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

AUCTIONEERS NOTE: This is very good farm 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 Fester Estate 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 2:00 P.M. sharp, at the Fester farm south of Revere. Please don't be late. Respectfully, Dan Pike & Associates Auction Company.

FOR ADDITIONAL INFORMATION: Go to our web site at www.danpikeauction.com and check the information brochure under the Donald Fester Estate Land Auction sale bill area or call Dan at the Dan Pike Auction Company at 507-847-3468.

Building Improvements



The building site consists of a Large 2 story farm home, 2 - Detached garages, Mach shed with shop area, Large barn, Several Grain bins and Other assorted outbuildings.

OWNER

DONALD FESTER ESTATE

Doug Bissell Personal Representative

SALE CONDUCTED BY



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



Auctioneers

Dan Pike - CAI & GPPA
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