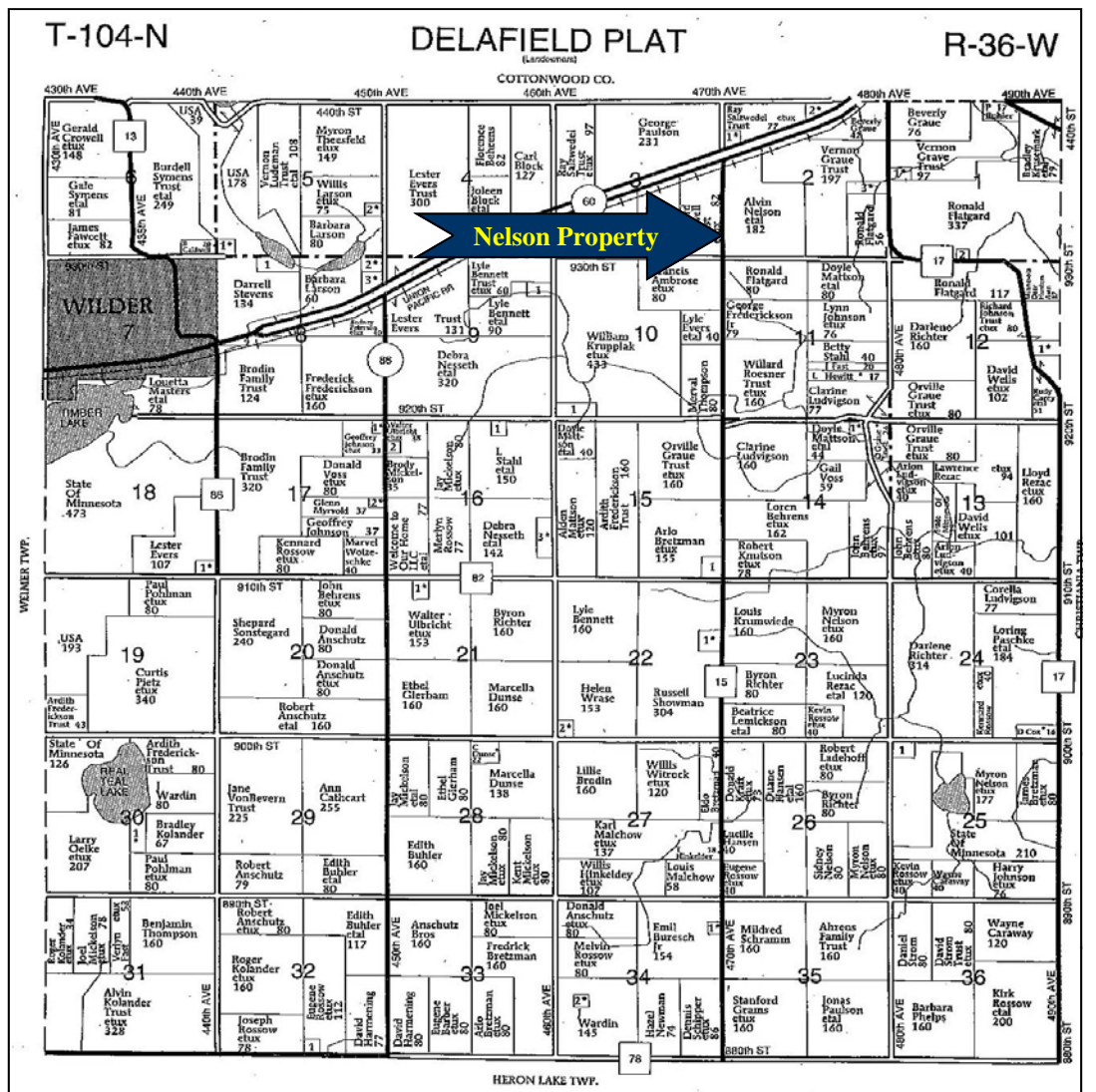
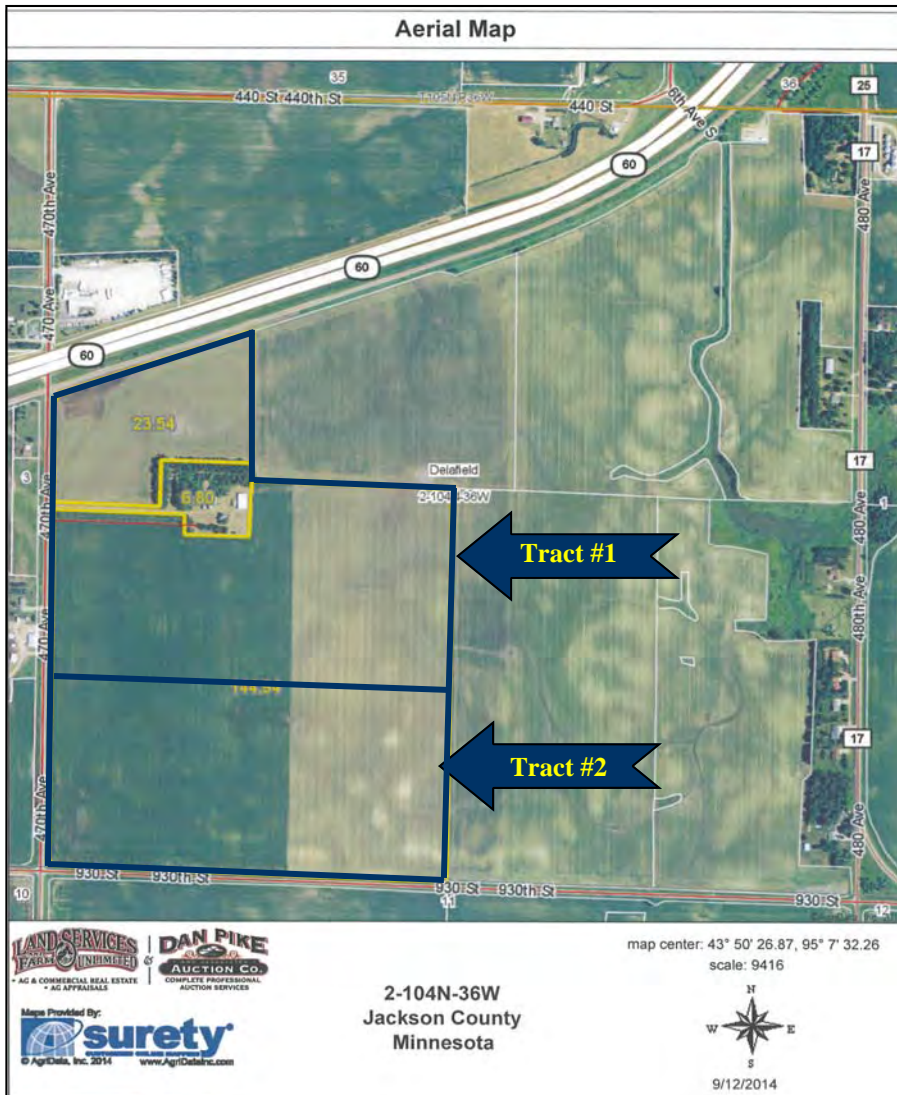


182 Acres +/- Delafield Township, Jackson County, Minnesota

# FARMLAND AUCTION

Monday, November 3, 2014 @ 10:30 A.M.

**SALE LOCATION:** The auction will be held at the Windom Community Center at 1750 Cottonwood Lake Drive in Windom, Minnesota. Watch for auction direction signs on highway #71 by Toro Manufacturing the day of the sale.



### AUCTION SALE TERMS

Property will be offered as 2 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 January 15, 2015, 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 seller's 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 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 Nelson 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.

For additional information including sale terms, soil maps & FSA information: Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Nelson Land Auction sale bill area or call Dan at the Dan Pike Auction Company at 507-847-3468.

### PROPERTY INFORMATION

This farm is an excellent laying tract of land with a very respectable 94.2 overall Crop Productivity Index rating. It is located just southwest of Windom, Minnesota on a very good hard surface road. There is a older building site area that will be part of Tract #1 that does have a large Morton machinery shed, a few small bins and other assorted buildings. This site would make an excellent location for a buyer to build a new home.



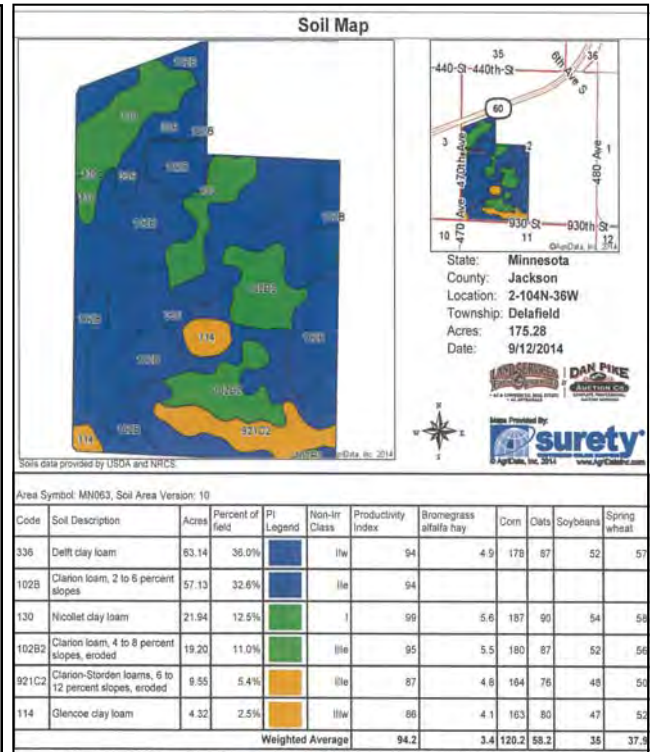
### TRACT LEGAL DESCRIPTIONS

**TRACT #1:** The North Half of the Southwest Quarter & that part of the Southwest Quarter of the Northwest Quarter lying south of Rail Road Right of Way in Section 2, Township 104N, Range 36W Jackson County, Minnesota. Containing 102 acres more or less.

**TRACT #2:** The South Half of the Southwest Quarter Section 2, Township 104N, Range 36W Jackson County, Minnesota. Containing 80 acres more or less.

### PROPERTY LOCATIONS

This property is located from the junction on highway #60 & #71 in Windom, Minnesota, approximately 1.5 miles southwest on Highway #60 to Jackson County Road #15, then south on County Road #15 across rail road tracks and property is located on the east side of #15. Watch for auction signs.



## OWNERS

**Steven and LuAnn Nelson**  
and Beneficiaries of  
**Alvin G. Nelson Rev. Liv. Trust**

SALE CONDUCTED BY



410 Springfield Parkway  
Jackson, MN 56143  
507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)



### Auctioneers

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**Kevin, Allen & Ryan Kahler**  
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**Dustyn Hartung**  
Fairmont, MN. 507-236-7629

### Attorneys for the Sellers & Closing Agents

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