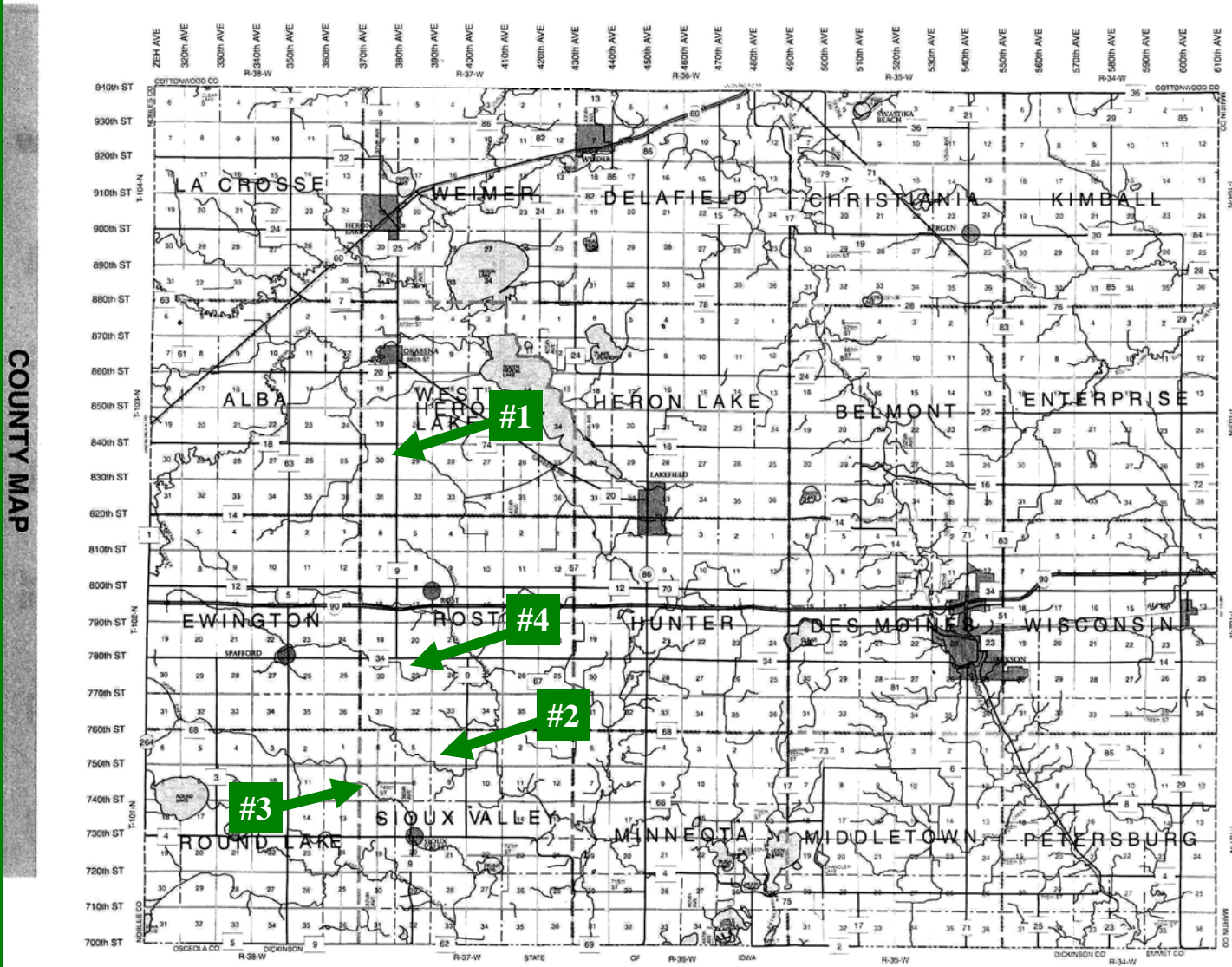


JACKSON COUNTY MINNESOTA 560 ACRE FARMLAND LAND AUCTION

MULTI-PARCEL THURSDAY, AUGUST 6, 2015 @ 10:00 A.M.

SALE LOCATION: The auction will be held at the Hi-Lo Restaurant 80626 Highway 86 south of Lakefield, MN.
Watch for auction signs the day of the auction.

Jackson County, Minnesota



ABBREVIATED LEGAL DESCRIPTIONS & CROP PRODUCTIVITY RATINGS

Tract #1: NE1/4 30-103N-37W
Jackson County, MN. 160.00 Acres +/-
Tract #1 CPI - 86.1

Tract #2: SW1/4 4-101N-37W Jackson
County, MN. 160.00 Acres +/-
Tract #2 CPI - 89.8

Tract #3: N1/2 SW1/4 7-101N-37W
Jackson County, MN. 80.03 Acres +/-
Tract #3 CPI - 83.5

Tract #4: NW1/4 subject to gravel lease.
29-102-37 Jackson County, MN.
160.00 Acres +/-
Tract #4 CPI - 84

All CPI ratings are estimated subject to change or correction and are based on Surety AgriData, Inc. mapping services.

METHOD OF SALE: The real estate will be offered as a "MULTI-PARCEL" auction using our multi-parcel board bidding system. Auction procedure and increments of bidding are at the discretion of the auction company. Any announcements made by the auction company the day of the auction take precedence over any print information.

AUCTION SALE TERMS: All bidders MUST register at the auction for a bidding number with driver's license identification. The successful bidders / buyers at the conclusion of the auction, will be required to 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 or any other contingencies of the buyers. All unpaid contract balances shall be due and payable in full on or before September 30, 2015. Clear title will be granted upon closing. The buyer will have possession for 2016 crop year after all 2015 crops have been removed. The seller shall pay all real estate taxes that are due and payable in 2015 and the buyers shall pay all real estate taxes in 2016 and thereafter. All Properties are being sold "AS IS", with no implied guarantee's or warranties whatsoever, except clear title. Property is being sold subject to any easements including road, drainage, utility or other easements of record. The buyers are solely responsible for all inspections of the properties prior to their purchase and agree that they are purchasing the properties "AS IS". The sale of each tract of land is subject to the seller's approval. Seller reserves the right to accept or reject any or all bids. Seller reserves the right to offer tracts in any combination or manner that will benefit the seller. Any statements made at the auction may take precedence over any printed information. The seller and auction company reserve the right to offer these properties in any combination they so desire, which may vary from advertising materials. The Dan Pike & Associates Auction Company and staff represent the sellers solely with this auction and the sale of these properties.

For additional information regarding sale terms, soil maps, tile / drainage, crop productivity indexes, FSA information, go to www.danpikeauction.com and check the information brochure under the James Riley Estate Land Auction or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

OWNER:

James M. Riley Estate & Family

Mathew L. Mitton of Jones & Waldo Law Office—Personal Representative for the Estate

Minnesota Attorneys for the Estate & Closing Agents: Candace L. Riordan & Jesse A. Flynn - Flynn & Riordan, PLLC
906 Third Avenue P.O. Box 201 Worthington, MN. 507-372-2620 WWW.FLYNNRIORDAN.COM

AUCTION CONDUCTED BY



Auctioneers

Dan Pike - CAI & GPPA
MN License #32-14-015
Jackson, MN
507-847-3468 (O) or 507-841-0965 (C)
Doug Wedel - Fairmont, MN.
Kevin, Allen & Ryan Kahler
Fairmont & Sherburn, MN
Dustyn Hartung & Darwin Hall

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AUCTIONEER'S NOTES

We are very honored to have been asked to represent the James M. Riley Estate with the sale of this property. This is a great opportunity to purchase some of southwest Minnesota's good farmland at public auction. If you are looking farmland for your investment portfolio or to add to your operation this is certainly an auction that you will not want to miss. Please come prepared to purchase as the personal representatives for the estate have chosen the auction method to market this land. The information contained in this sale bill and other information provided by the seller & 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 their sales staff are representing the seller. This auction is open to the public. Make sure to mark your calendars for Thursday August 6, 2015 to be with us at this southern Minnesota farmland auction. We look forward to seeing you at the auction.

Respectfully, Dan Pike of the Dan Pike Auction Company, LLC.