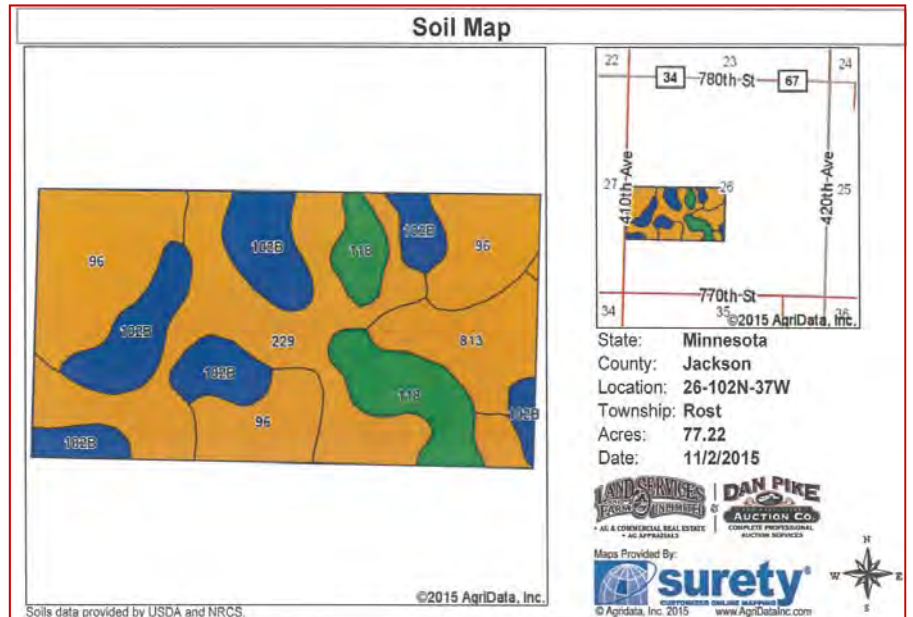
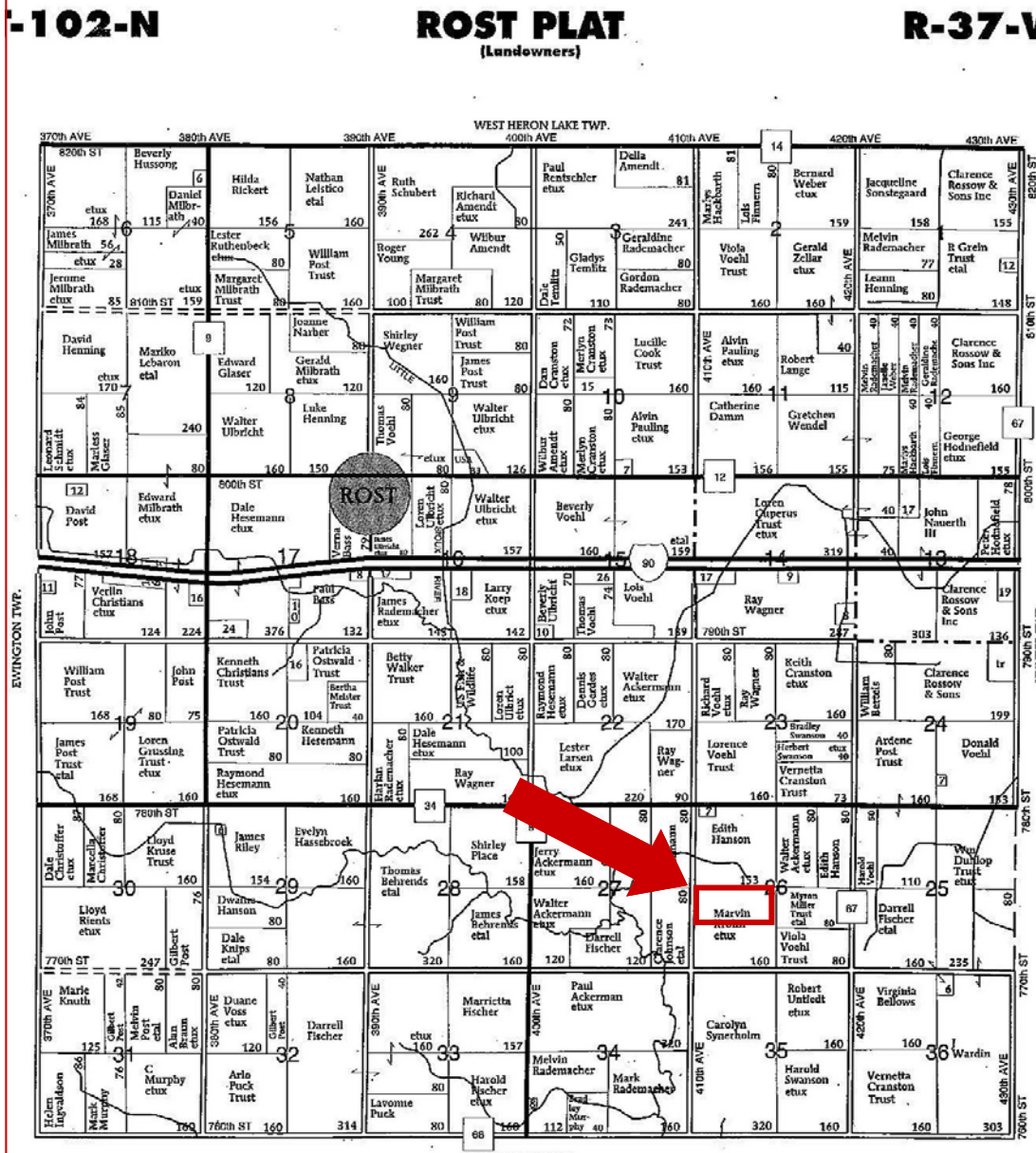


78 Acres +/- Rost Township, Jackson County, MN

FARMLAND AUCTION

Tuesday, December 1, 2015 @ 10:30 A.M.

SALE LOCATION: The auction will be held at the Lakefield Legion Hall, 413 Main Street Lakefield, Minnesota.
Watch for auction signs the day of the sale.



LEGAL DESCRIPTION: Approximately 78 acres more or less, subject to a survey to be completed prior to the auction, in the N1/2 of the SW1/4 Section 26, Township 102N (Rost), Range 37W Jackson County, Minnesota.

PROPERTY LOCATION: This farm is located 4 miles west & 1/2 mile south of the junction of Highway #86 and Jackson County Road #34, which is 3.5 miles south of Lakefield, MN.

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 or before January 15, 2016, when clear title is given. The buyer will have possession for 2016 crop year. The Buyer(s) shall pay all real estate taxes that are due and payable in 2016. 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 a very good farm to add to your operation or investment portfolio. We are very honored to have been asked to represent the Krohn 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.

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class 'c | Productivity Index | Bromegrass alfalfa hay | Corn | Oats | Soybeans | Spring wheat | |
|------------------|-------------------------------------|-------|------------------|-----------|------------------|--------------------|------------------------|------|-------|----------|--------------|------|
| 229 | Waldorf silty clay | 23.33 | 30.2% | | llw | 85 | 85 | 4.8 | 161 | 84 | 47 | 55 |
| 96 | Collinwood silty clay | 21.95 | 28.4% | | lle | 86 | 86 | 4.9 | 163 | 85 | 47 | 55 |
| 102B | Clarion loam, 2 to 6 percent slopes | 16.25 | 21.0% | | lle | 94 | 94 | | | | | |
| 118 | Crippin clay loam | 8.53 | 11.0% | | l | 100 | 100 | 5.4 | 189 | 88 | 55 | 57 |
| 813 | Spicer-Lura complex | 7.16 | 9.3% | | llw | 87 | 87 | 4.9 | 164 | 80 | 48 | 50 |
| Weighted Average | | | | | | | 89 | 3.9 | 131.1 | 66.7 | 38.1 | 43.2 |

For Additional Information

Go to our web site at www.danpikeauction.com and check the information brochure under the Heirs of Marvin Krohn Estate Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

SALE CONDUCTED BY



COMPLETE PROFESSIONAL AUCTION SERVICES

410 Springfield Parkway
Jackson, MN 56143
507-847-3468

www.danpikeauction.com



Auctioneers

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**Former
Marvin Krohn Estate
OWNERS
Maureen Hendricksen & Karen Slykhuis**