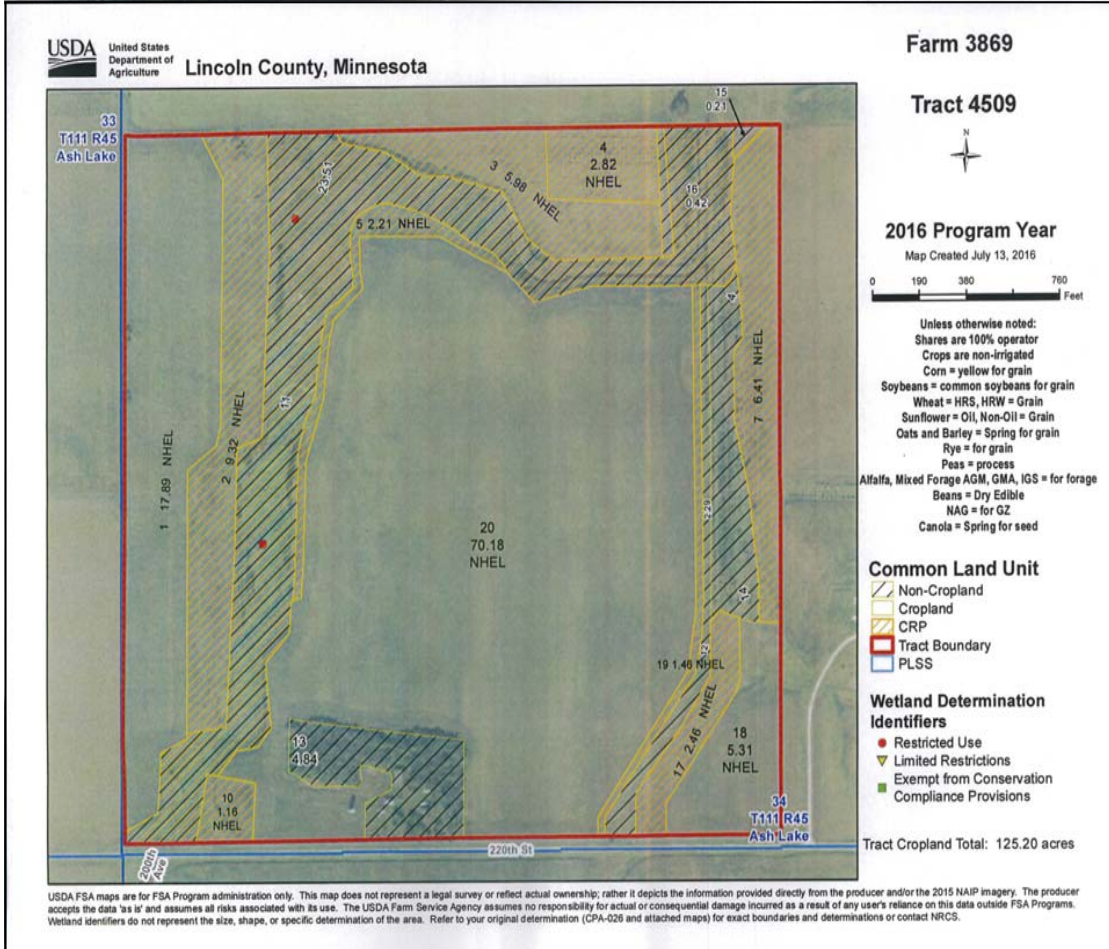
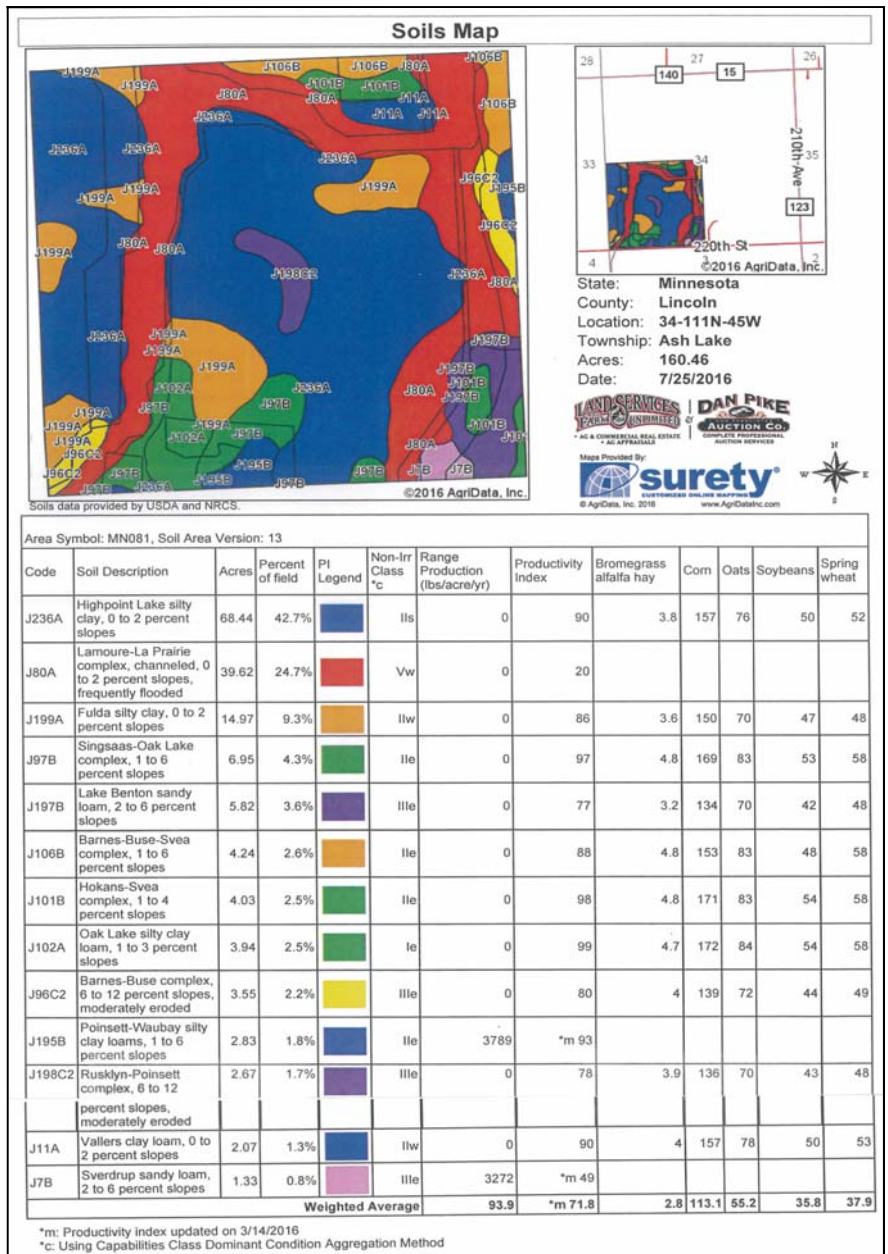
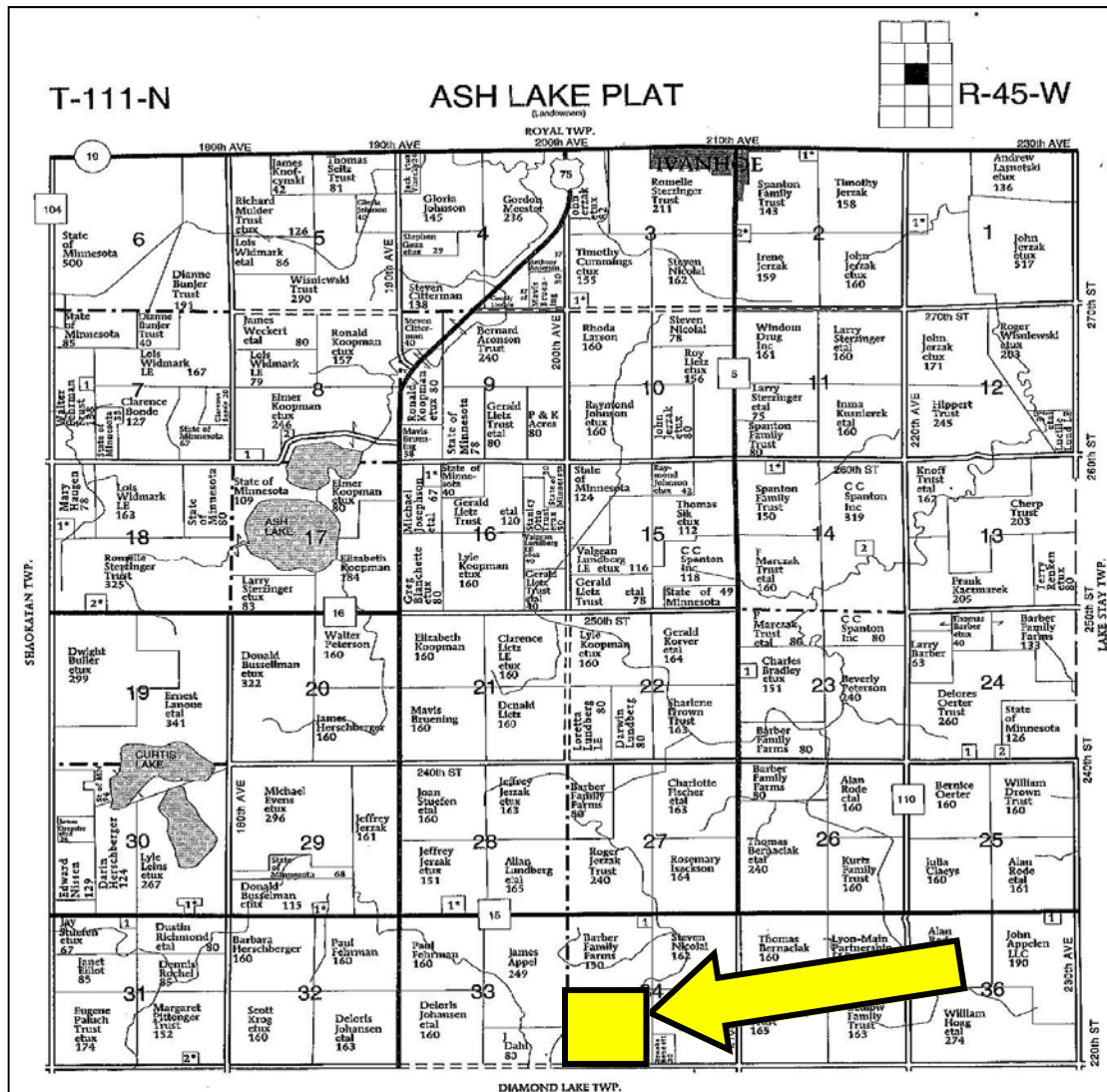


# 160 Acres +/- Ash Lake Township, Lincoln County, MN FARM & RECREATIONAL LAND AUCTION

## Thursday, September 22, 2016 @ 10:30 A.M.

**SALE LOCATION:** The auction will be held at the farm which is located from the junction of County roads # 7 & 15 on the north side of Arco, Minnesota 3 miles west on #15 to 210th Avenue, south 1 mile on 210th Avenue to 220th Street, then 3/4 west mile on 220th Street. Watch for auction signs the day of the sale.



**PROPERTY INSPECTION:** Inspection of the farm from the road right way or by foot is welcome at anytime. The building site area may be inspected the day of the auction.

**LEGAL DESCRIPTION:** Southwest Quarter 34-111N-45W Lincoln County, Minnesota. Said tract containing 160 acres or less.

**PROPERTY LOCATION:** From the junction of County roads # 7 & 15 on the north side Arco, Minnesota, 3 miles west on #15 to 210th Avenue, south 1 mile on 210th Avenue to 220th Street, then 3/4 mile on 220th Street west.

### AUCTION SALE TERMS

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 December 1, 2016, when clear title is given. The buyer will have possession for 2017 crop year. The Buyer(s) shall pay all real estate taxes that are due and payable in 2017. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. 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 combination farm that offers both a good revenue source along with added recreational opportunities to add to your operation or investment portfolio. We are very honored to have been asked to represent the Beverly Kock 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. Any lines on maps are for informational purposes only and are not guaranteed to actual boundary lines of property. 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.

**For Additional Property Information**  
Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Beverly Kock Estate Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

**SALE ARRANGED BY**

**DAN PIKE AND ASSOCIATES AUCTION CO.**

COMPLETE PROFESSIONAL AUCTION SERVICES

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

**Auctioneers**

**Dan Pike**  
Auctioneer/Real Estate Broker - CAI & GPPA  
#32-13-016 Jackson, MN.  
507-847-3468 (O) or 507-841-0965 (C)

**Chuck Sutton**  
Sioux Falls, SD  
Auctioneer/ Land Broker  
605-336-6315

**Dean Stoltenberg**  
Jasper, MN.  
Auctioneer/Real Estate Broker  
507-348-7352

**Attorney for the Sellers & Closing Agent**

**Daniel A. Birkholz**  
Birkholz & Associates, LLC  
Attorneys at Law

101 Seventh Street South  
St. James, MN. 56081  
507-375-3374

**ESTATE OF**

**Beverly J. Kock**

**David R. Kock & Susan L. Avina**  
Personal Representatives