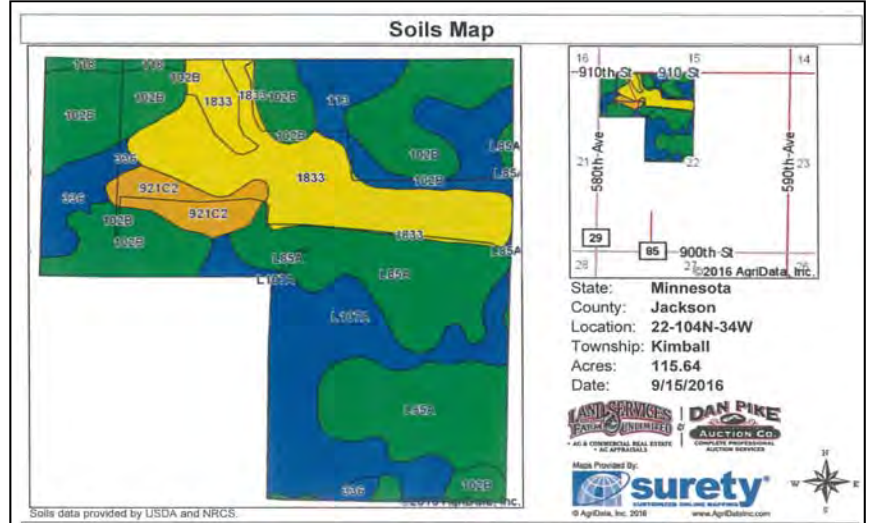
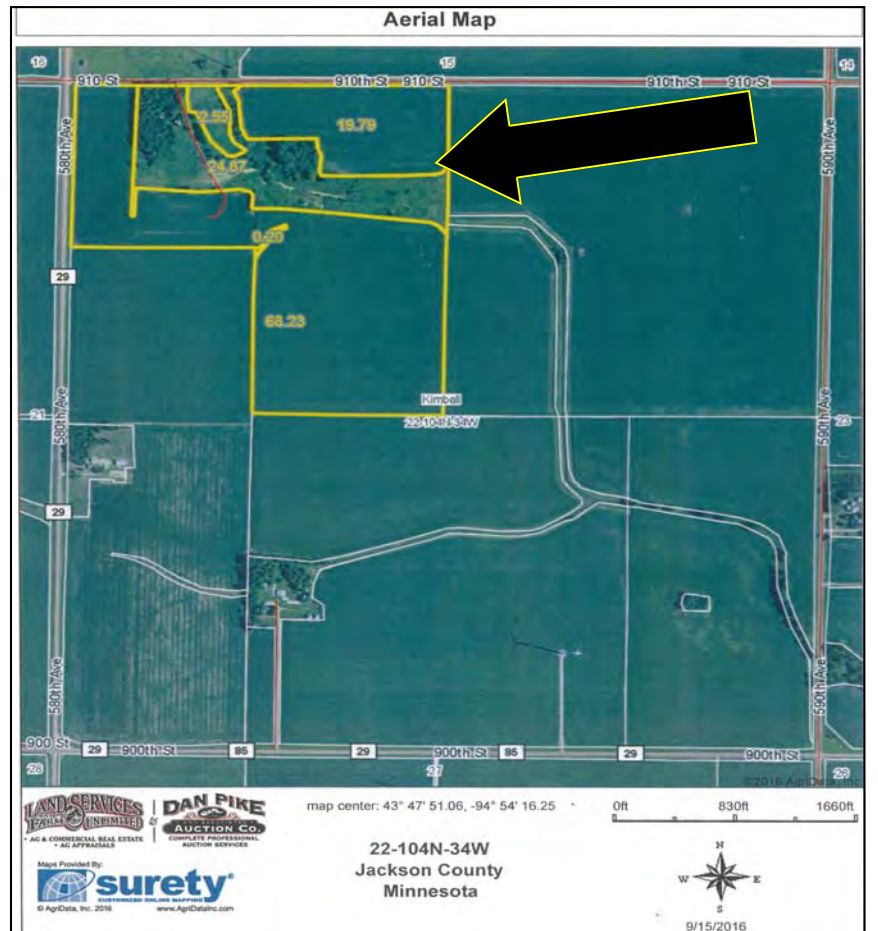
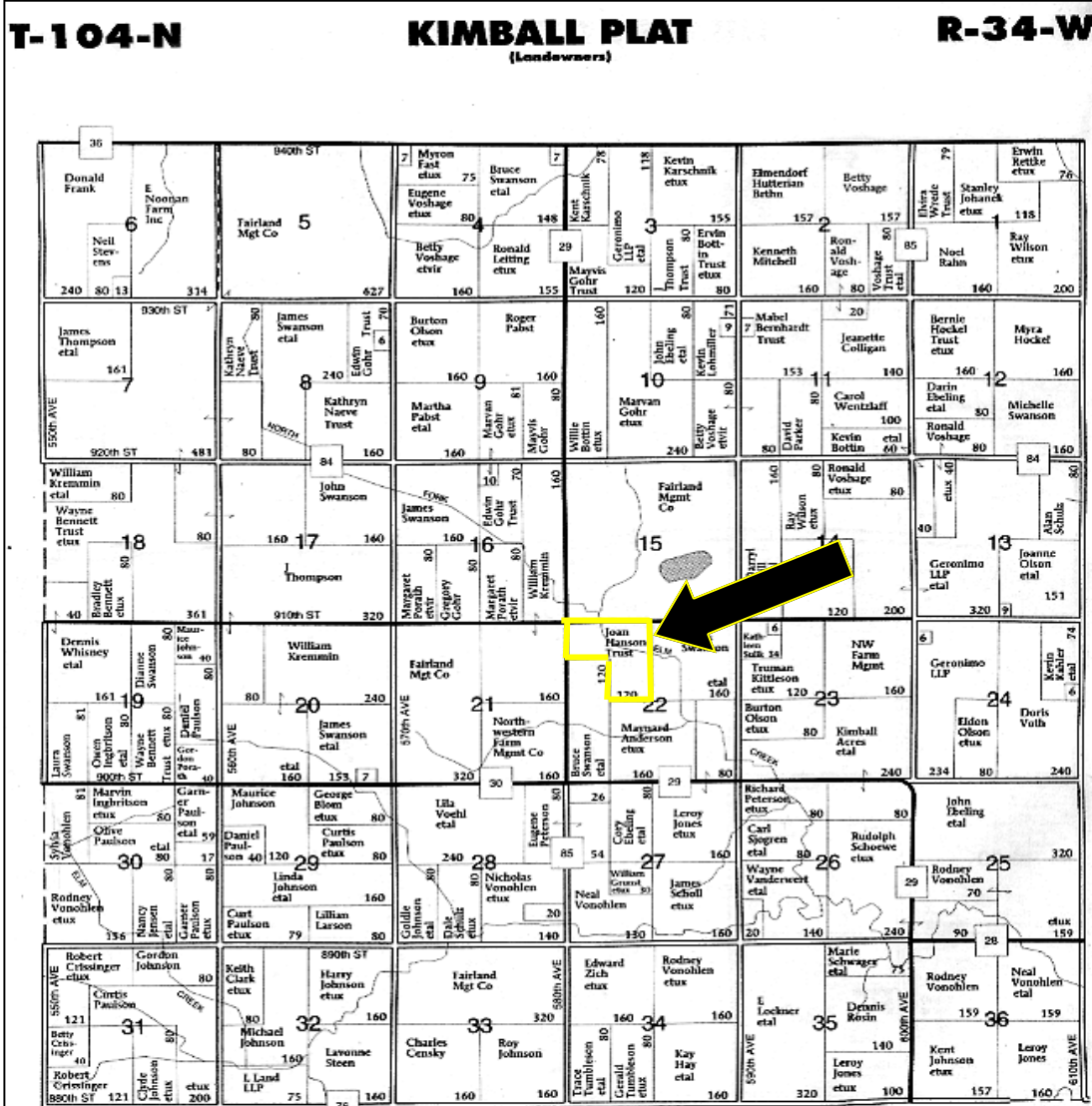


120 Acres +/- Kimball Township, Jackson County, MN FARM & RECREATIONAL LAND AUCTION

FRIDAY, NOVEMBER 18, 2016 @ 10:30 A.M.

SALE LOCATION: The auction will be held at the Kimball Township town hall building, which is located from Bergen, Minnesota 4 miles east on County road #30, then 1 mile north on County road #29 OR from Mt. Lake, Minnesota 6 miles south on County Road #1, then 1/2 miles east, then 3 miles south. Watch for auction signs the day of the sale.



LEGAL DESCRIPTION: North Half of the Northwest Quarter & Southeast Quarter of the Northwest Quarter 22-104N-34W Jackson County, Minnesota. Said tract containing 120 acres more or less.

PROPERTY LOCATION: This farm is located from Bergen, Minnesota 4 miles east & 1/2 mile north OR from Mt. Lake, Minnesota 6 miles south, 1/2 mile east & 3 miles south. Watch for auction signs.

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 December 28, 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 and thereafter. 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 land real estate investment that offers a good return as well as recreational opportunities to add to your operation or investment portfolio. We are very honored to have been asked to represent the heirs of Hanson 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. 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. 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 Hanson Estate Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

Area Symbol: MN063, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class 'c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	
102B	Clarion loam, 2 to 6 percent slopes	27.27	23.6%	IIIe	*m 95							
L85A	Nicollet clay loam, 1 to 3 percent slopes	27.07	23.4%	IIw	*m 99							
1833	Coland clay loam, occasionally flooded	20.91	18.1%	IIlw	83	4.4	157	78	46	51		
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	20.19	17.5%	IIlw	91							
113	Webster clay loam, 0 to 2 percent slopes	9.74	8.4%	IIlw	93							
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.67	4.0%	IIIe	*m 87							
336	Delft clay loam, 0 to 2 percent slopes	4.65	4.0%	IIlw	94							
118	Crippin clay loam	1.14	1.0%	I	100	5.4	189	88	55	57		
Weighted Average							*m 92.6	0.8	30.3	15	8.9	9.8

**Joan H. Mohlenbrock-
Hanson Estate
Corinne Firme & Debra Miller
Personal Representatives**



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

Auctioneers

Dan Pike - CAI & GPPA
MN License #32-13-015 Jackson, MN.
507-847-3468 (O) or 507-841-0965 (C)

Doug Wedel
Fairmont, MN. 507-236-4255

Kevin, Allen & Ryan Kahler
Fairmont & Sherburn, MN. 507-920-8060

Dustyn Hartung - Fairmont, MN

Attorney for the Sellers & Closing Agent

Ashley J.P. Schmit
Costello, Carlson
& Butzon, LLP
603 Second Street
Jackson, Minnesota 56143
507-847-4200