

200 Acres +/- Great Bend & Springfield Townships, Cottonwood County, MN

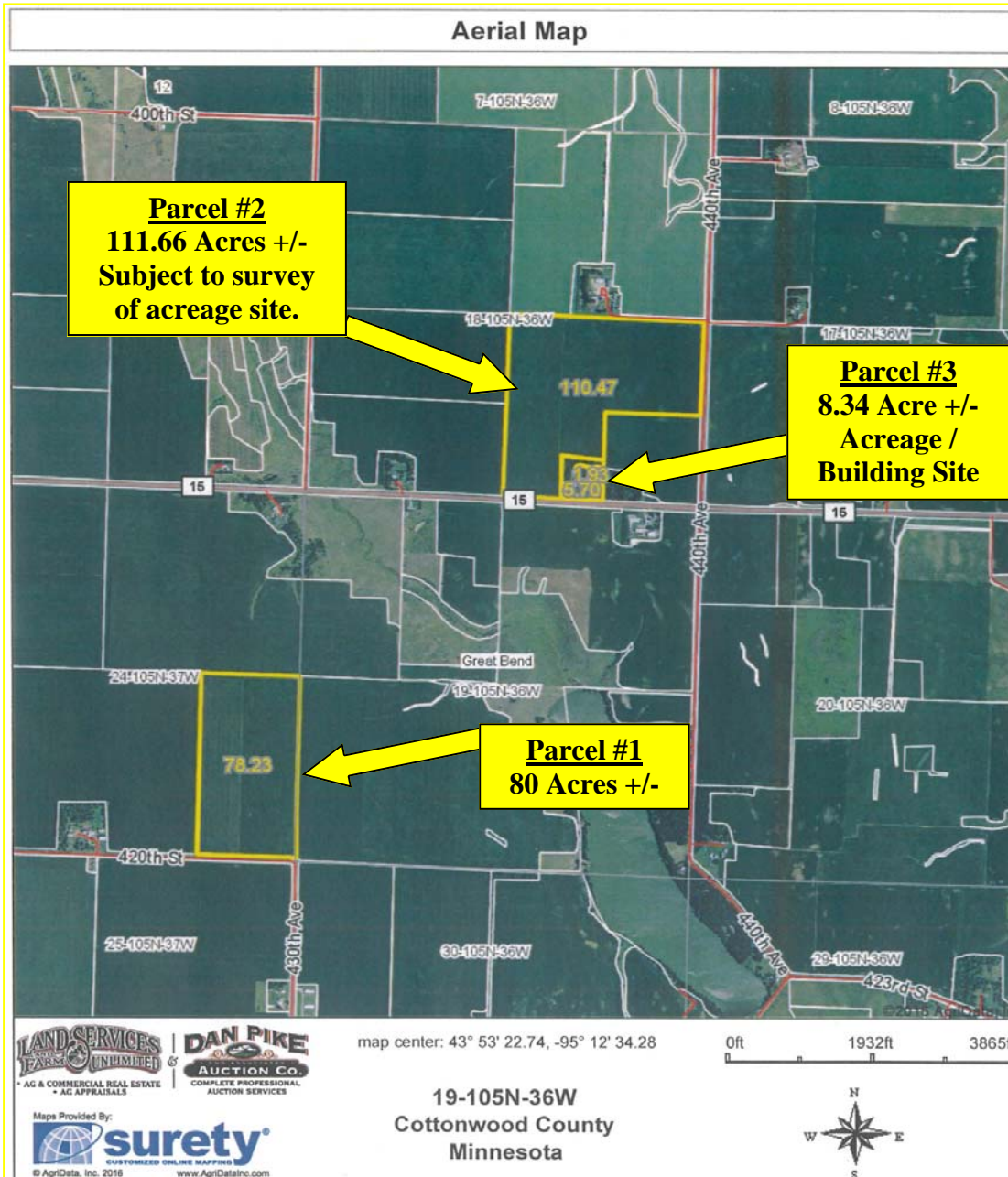
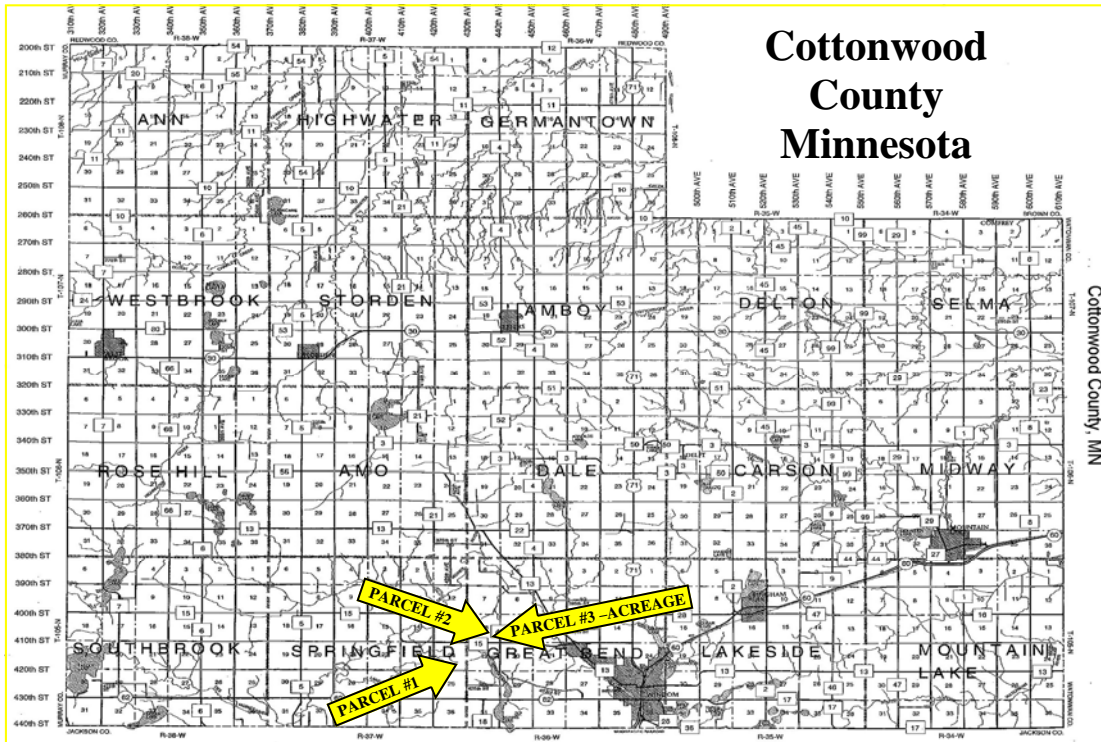
IMPROVED

MULTI-PARCEL FARMLAND & ACREAGE AUCTION

Wednesday, January 18, 2017 @ 10:30 A.M.

In case of very inclement weather - blizzard, please check our web site at www.danpikeauction.com for details.
The alternate blizzard storm date would be Thursday, January 19, 2017 @ 10:30 A.M., but please check our web site for updates!!!!

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



ACREAGE / BUILDING SITE LOCATION
From the junction of County Road #13 (River Road) & County Road #15 on the northwest edge of Windom, Minnesota, go approximately 2.5 miles west on County Road #15. The address is 43686 County Road #15 Windom, MN.

ACREAGE OPEN HOUSE INSPECTION
Saturday, January 7, 2017 from 11:00 A.M. to 12:30 P.M.
or by appointment with Dan Pike.

PROPERTY LEGAL DESCRIPTIONS
PARCEL #1: E1/2 of the SE1/4 24-105(Springfield Township) -37 Cottonwood County, MN. Containing 80 acres more or less.
PARCEL #2: W1/2 of the SE1/4 & NE1/4 of the SE1/4 excepting the 8.34 Acre Acreage / Building Site area located in the Southeast corner of W1/2 of the SE1/4 18-105 (Great Bend Township) - 36 Cottonwood County, MN. Containing 111.66 Acres more or less.
PARCEL #3: The 8.34 acre more or less Acreage / Building Site area located in the Southeast corner of the W1/2 of the SE1/4 18-105 (Great Bend Township) - 36 Cottonwood County, MN.

INFORMATION & CPI RATINGS
PARCEL #1:
SOILS TYPES: Nicollet Clay Loam, Webster Clay Loam, Guckeen Silty, Clay Loam
CPI Estimated Rating: 95.4 (Estimated)
PARCEL #2:
SOIL TYPES: Clarion Loam, Nicollet Clay Loam, Webster Clay Loam, Canisteo Clay Loam, Glencoe Clay Loam, Delft, over wash-Delft Complex, Crippin-Nicollet Complex, Omsrud-Storden-Pilot Grove Complex, Clarion -Storden Complex
CPI Estimated Rating - 94.2 (Estimated)

PARCEL #3 ACREAGE / BUILDING SITE: This acreage/building site is very well located on a good hard surface road with in 3 miles of Windom, Minnesota. It features an approximate 1,850 square foot 3 bedroom rambler/ranch style home with attached double car garage. Other building improvements include two machinery sheds, grain bins and other outbuildings.

AUCTION SALE TERMS
The properties shall be offered as three parcels via our Multi-Parcel board bidding system. The buyer or buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing of the three parcels shall be held simultaneously with the balances being due and payable on March 1, 2017, when clear title will be passed. The sale will NOT be contingent upon any buyer financing. A survey of the acreage / building site shall be completed at the sellers expense and will be available at the auction. The buyer is responsible for 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 or pending. 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.

AUCTIONEER'S NOTE
This is a great opportunity if you are looking for very good farmland to add your operation or investment portfolio or if you are interested in a nice acreage / building site with a great location close to Windom. We are very honored to have been asked to represent the Soleta Heirs with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. If you are considering the purchase of land to add to your investment portfolio or looking for an acreage, 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 be 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 and check the information brochure under the Soleta Heirs Family 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

Auctioneers
Dan Pike
Auctioneer/Real Estate Broker
CAI & GPPA - MN#32-13-016 Jackson, MN.
507-847-3468 (O) or 507-841-0965 (C)
Doug Wedel - Fairmont, MN.
Kevin, Allen & Ryan Kahler and Dustyn Hartung
Fairmont & Sherburn, MN.

Closing Attorney for the Sellers
Ronald Schramel
Schramel Law Office
Attorneys at Law
Windom, MN. 56101
507-831-1301

OWNERS
Heirs of the Former Lester Soleta Estate