

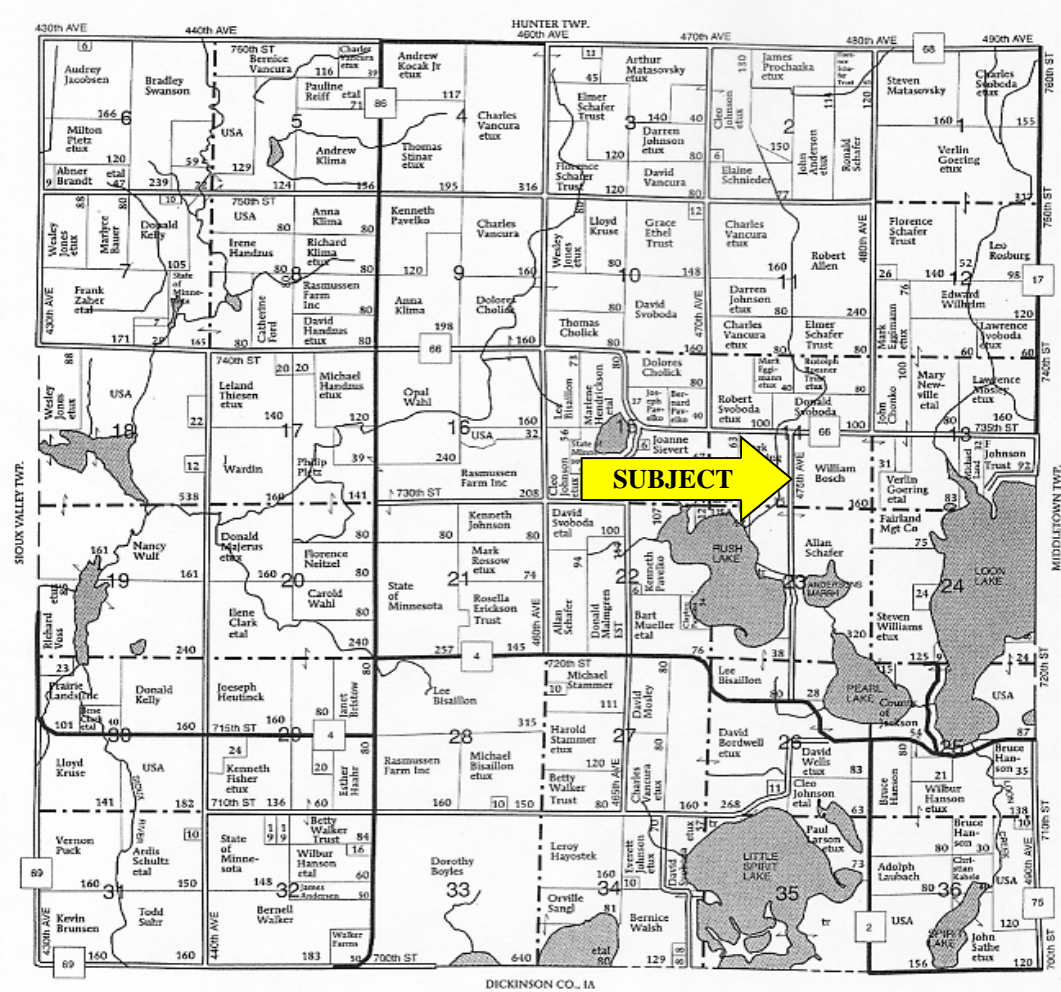
180 Acres +/- Minneota Township, Jackson County, MN

FARMLAND & FARM EQUIPMENT AUCTION

Thursday, June 8, 2017 @ 4:00 P.M.

SALE LOCATION: The auction will be held at the Bosch farm 72996 475th Ave, which is located from the junction of Highway #86 & Jackson County Road #4, which is 2 miles north of the Minnesota / Iowa boarder on Highway #86, then 2-1/2 miles east on County Road #4 to 475th Avenue, then 1-1/4 miles north OR from the I-90 exit at Lakefield, Minnesota 7-1/2 miles south on Highway #86, then 2-1/2 miles east on County Road #4 to 475th Avenue, then 1-1/4 miles north. Watch for auction signs.

T-101-N MINNEOTA PLAT (Landowners) R-36-W



PROPERTY LEGAL DESCRIPTION

SE1/4 except an 11.07 acre building site area in the southwest corner 14-101N-36W and W1/2 NW1/4 SW1/4 13-101N-36N and the West 22 rods of the SW1/4 SW1/4 13-101N-36W all in Jackson County, MN.

PROPERTY LOCATION

This farm is located from the junction of Highway #86 & Jackson County Road #4, which is 2 miles north of the Minnesota / Iowa boarder on Highway #86, then 2-1/2 miles east on County Road #4 to 475th Avenue, then 1-1/4 miles north or from the I-90 exit at Lakefield, Minnesota 7-1/2 miles south on Highway #86, then 2-1/2 miles east on County Road #4 to 475th Avenue, then 1-1/4 miles north. Watch for auction signs. A survey of the building site will be available at the auction.

AUCTION SALE TERMS

The farmland will be sold following the equipment & personal property. All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer 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 November 1, 2017, when final title is given. The sale is subject to a cropland lease for the 2017 crop year with the seller retain all 2017 cropland rental payments. The buyer will have possession for 2018 crop year. The Buyer shall pay all real estate taxes that are due and payable in 2018 and there after. 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

We are very honored to have been asked to represent the Bosch 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 good 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 4:00 P.M. sharp, so don't be late. The real estate will sell after equipment & personal property items. 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 William Bosch Estate Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.



TRACTORS - LOADER - SKIDLOADER & ROAD GRADER

JD 4020 (D) tractor w/ Year-A-Round cab, 3pt., 18.4x34" rubber, 2 hyd., synchro trans., set of front slab weights, Ser. # 151594R; JD 4020 (D) tractor w/ JD 158 hyd. Loader, WF., 3pt., 2 hyd., fenders, synchro trans., 18.4x34" rubber, Ser. #124081R; Farmall 400 (G) tractor w/ single wheel front, super snout front grill, 38" rubber, Ser. 83044; Farmall H tractor for parts, not running; JD 70 gas skidloader, not running w/ Onan engine; Old Caterpillar road grader w/ Ser. #61863, not running, for salvage; 3 - 14x24 grader tires, used;



FARM & LIVESTOCK EQUIPMENT



IH #720 4 bottom auto reset plow; IH 800 8RW Cyclo planter w/ monitor & insecticide; 2 - Stan-Hoist steel barge wagons w/ gears & hoists; Wooden barge wagon w/ gear & hoist; JD #42 pulltype combine; Wilrich 18' pulltype field cultivator; IH 45 3pt. 16' field cultivator; JD RG 8RW cultivator; 2 IHC 4RW cultivators; Case 13' tandem disk; IHC front mounted 4RW cultivator; JD 145 4 bottom plow; NI 214 manure spreader, needs work; JD elevator; JD #38 mower; Gehl Mix-All grinder mixer; 9 shank pulltype chisel plow; Rock wagon w/ gear & hoist; 2 wheel auger feeder wagon; bale conveyor; 2 JD steel wheel hay rakes; 7 section drag & cart; 500 gal. pulltype sprayer w/ boom; Approximately 21 hog Port-A-Huts w/ fronts; 2 steel hog water tanks; Tractor mounted front wooden post pounder; Overhead wagon hoist frame; Old steel wheel binder for parts; Supreme 6'x16' livestock trailer for salvage; 3pt. Single bottom homemade plow; 4 - wooden hog finishing feeders; Several steel hog farrowing crates; Hog head chute; Several round hog creep feeders; 2 Pride of the farm 60 bu. Hog feeders; 2 Soderholm hog feeders; 2 Moor-Man cover hog creep feeders; and other items



SHOP EQUIPMENT & TOOLS

Large amount of like new Waco scaffolding w/ 18 aluminum scaffold planks; Werner double aluminum ladder; Shop vacuum; Large amount of mostly Craftsman hand tools, very nice; Craftsman 12" table saw; Milwaukee 1/2 drill & grinder; ; Pipe vises; Hand sprayers; LB White heater; Assorted wood working tools; Assortment of nut, bolts, screws & nails; Hand saws; Pipe wrenches; Bolt cutter; Cement tools; Vet equipment; Electric power washer; Grease pails; Chain hoist; Garden seeder; Peg board; used residential front door; Lots of welding rods; Lincoln welder; Chain saw; Log chains; yard drag; and many other items to numerous to mention.

LAWN MOWERS

Snapper Z-Rider zero turn riding lawn mower w/ 1,347 hrs., 60" deck; Snapper rear engine riding lawn mower; Push lawn mower

HOUSEHOLD ITEMS & ANTIQUES

Maytag almond colored washer & electric dryer; Kelvinator almond colored refrigerator; Bedroom set; Full size bed head boards & frames; Ice tongs; Maytag ringer washer; Wash tubs; Old telescope w/ wooden box; Assorted used bike; Electrolux vacuum; 3 wooden tables, one with 6 chairs; Cream can; Lard press; Walk behind potato plow

MISCELLANEOUS ITEMS

Ariens walk behind tiller; Troy-Bilt walk behind tiller; 2 wheel pickup box trailer; Ag Chem round poly tank & saddle; Approx. 50 cattle/hog panels; several yard gates; Large amount of wooden fence posts; 100, 300 & 500 gal. fuel barrels on stands; 12 volt fuel pump; Trash burner; Buzz saw on trailer; Large amount of assorted lumber; Cement blocks; Assorted tires & rims; Assorted parts; Animal traps; Assorted shelving; Lots of garden tools; Used building steel; LP lugs AND MANY OTHER ITEMS TO NUMEROUS TO MENTION.

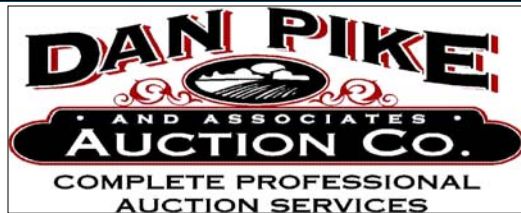
SALE ORDER: Small items on racks, larger shop equipment and household furniture, farm equipment with the real estate at the end of the auction.

PERSONAL PROPERTY AUCTION TERMS: U.S. funds - cash or bankable check or bank wire transfer payable the day of the auction. Owners & sales staff are not responsible for accidents. All items are being sold as is with no stated or implied warranty. Statements made the day of the auction take precedence over any & all printed material. All titles will be transferred by the auction company, a \$35 document fee will be charged to the buyers in addition to applicable taxes & license fees. The information given is believed to be true & correct to best of the owners & sales staffs ability, but IS NOT GUARANTEED. Buyers assume full responsibility for all items upon purchase and winning the bid. Buyer shall make all inspections of items prior to purchase and rely solely on their judgment as to condition, age, hours, mileage and any safety or other defects. All out of the area buyers shall provide letter of credit to the auction company prior to purchasing. All buyers must register for buyers number prior to bidding. All sales are final.

OWNER

Heirs of William Bosch Estate
Diane Bosch & Wanda Hutchins - Representatives

SALE CONDUCTED BY



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Auctioneers

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