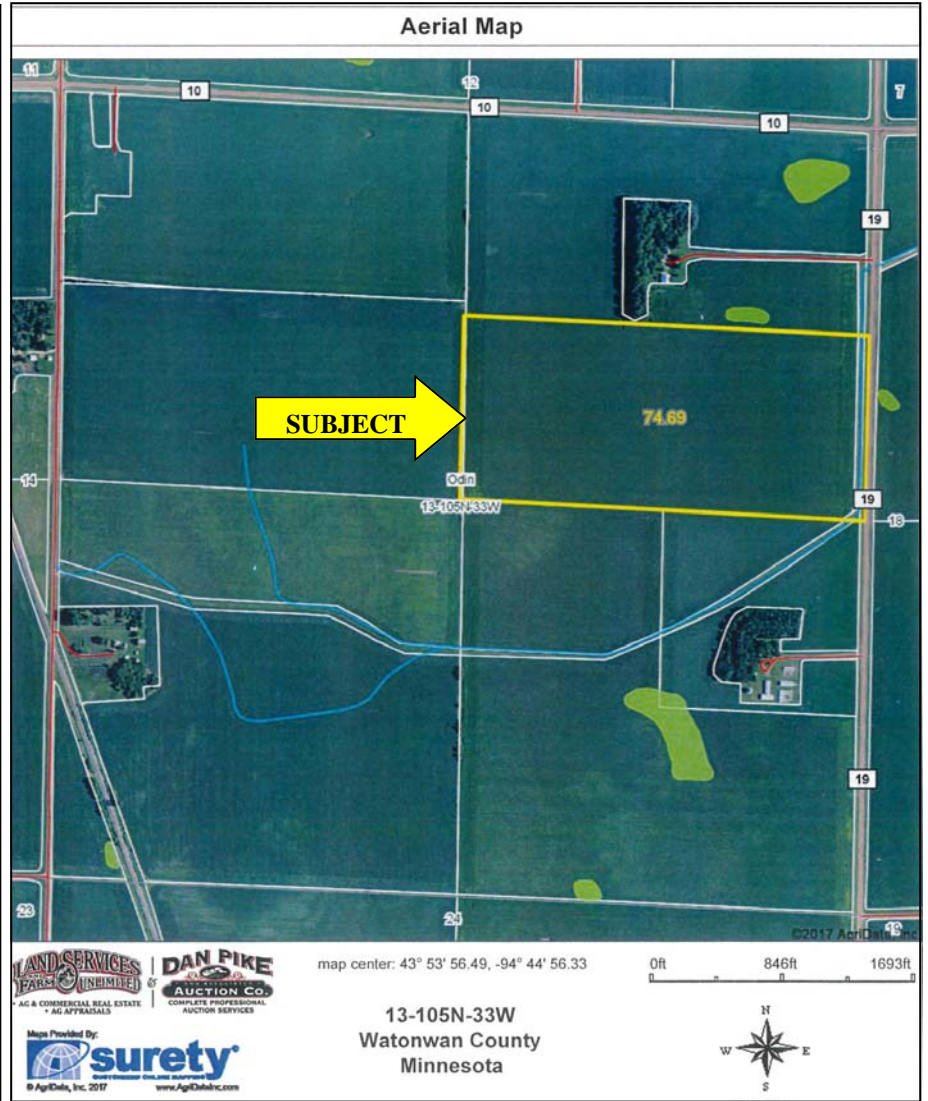
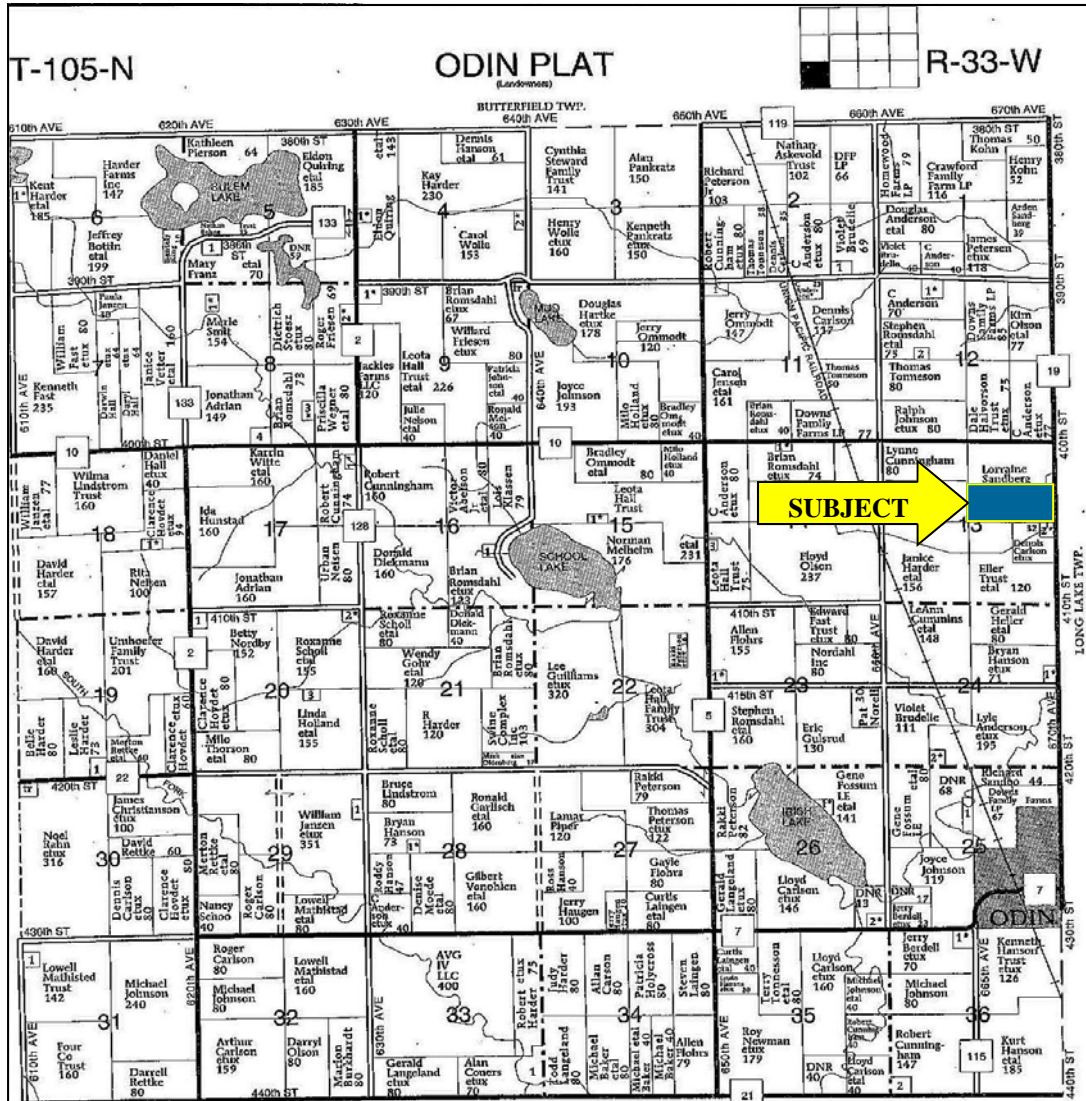


# High Quality 74.69 Acres +/- Odin Township, Watonwan County, MN FARMLAND AUCTION

## Friday, September 15, 2017 @ 10:00 A.M.

**SALE LOCATION:** The auction will be held at the farm location which is located 1-3/4 miles north of Odin, Minnesota on County Blacktop #19 or from the junction of Highway #60 & County Road #5 at Butterfield, Minnesota approximately 3-1/2 miles south to County Road #10, then 2 miles east & 1/4 mile south. Watch for auction signs the day of the sale.



### PROPERTY LEGAL DESCRIPTION

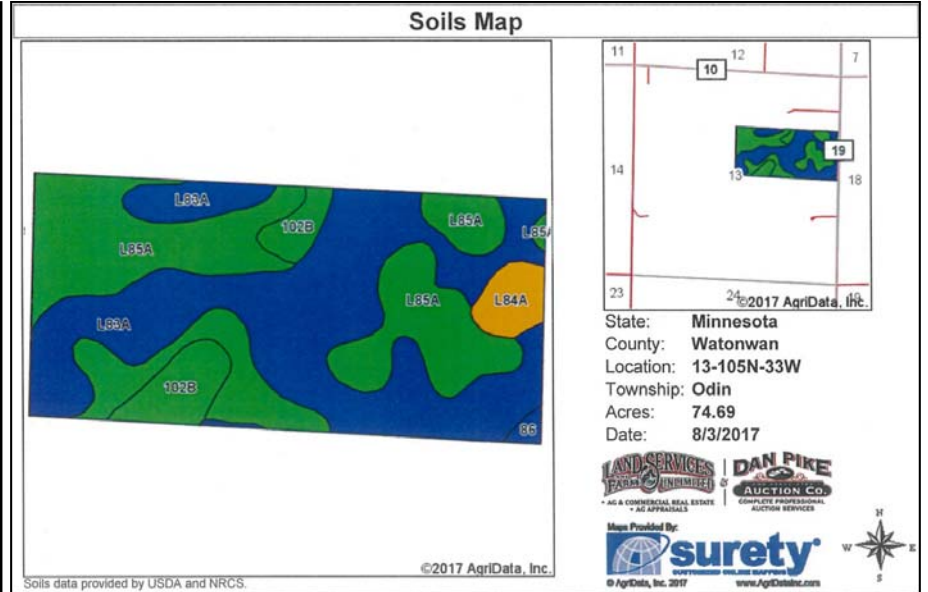
Part of the South Half of the Northeast Quarter (S1/2 of the NE1/4)  
Section 13, Township 105N (Odin), Range 33W Watonwan County, MN.  
Containing 74.69 acres more or less. The full legal description will be provided in the information booklet at either [www.danpikeauction.com](http://www.danpikeauction.com) or at the auction.

### 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 November 15, 2017, when clear title is given. The buyer will have possession for 2018 crop year. The Buyer(s) shall pay all real estate taxes that are due and payable in 2018 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 warrant 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 Glenda & Don Olfert with the sale of this property. This is certainly one of the best farms that we have had the privilege to offer for sale at public auction. Please come prepared to purchase as the sellers have chosen the auction method to market this land. If you are considering the purchase of very high quality farmland 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 10:00 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](http://www.danpikeauction.com) and check the information brochure under the Glenda & Don Olfert Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

### OWNERS

# Glenda & Don Olfert

SALE  
CONDUCTED  
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 - CAI & GPPA  
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  
Darwin Hall - Butterfield, MN.

### Attorney for the Sellers & Closing Agent

**Jan Zender**  
Sunde, Olson, Kircher & Zender  
PO Box 506  
108 Armstrong Blvd S.  
St James, MN 56081  
Phone (507) 375-3352  
Fax: (507) 375-4483