

240 Acre +/- Lakeside Township, Cottonwood County, MN

LIVE & INTERNET ONLINE BIDDING

MULTI-PARCEL FARMLAND AUCTION

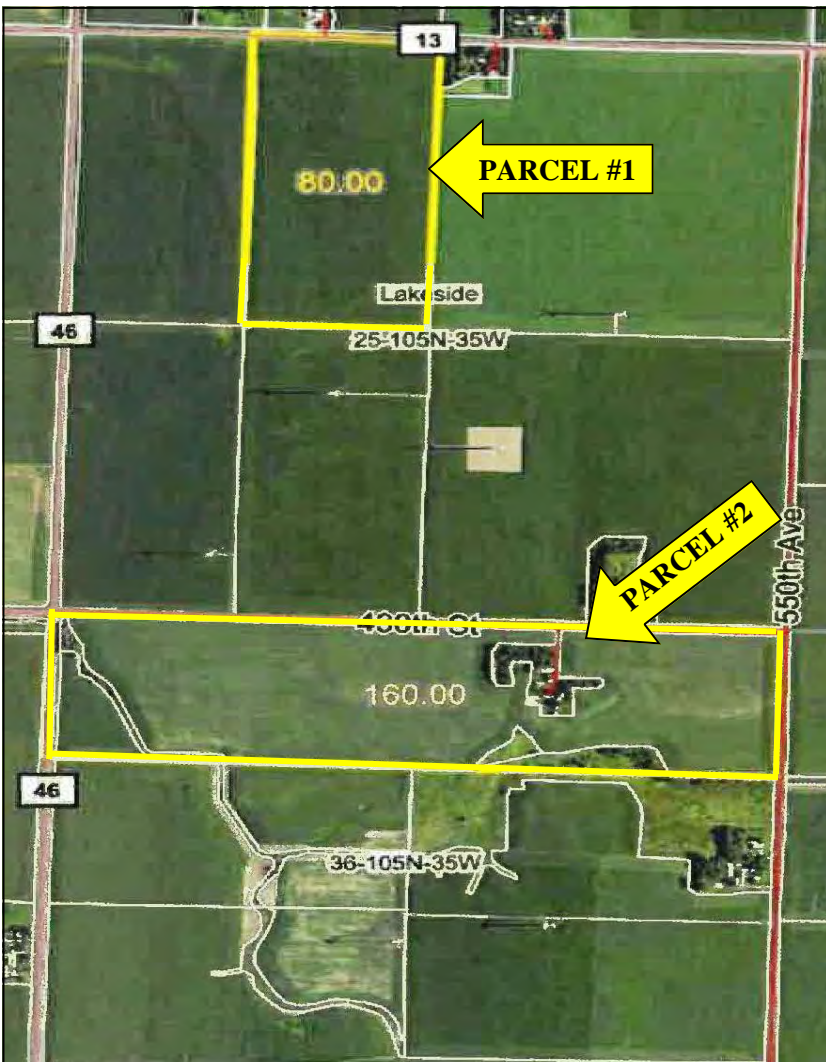
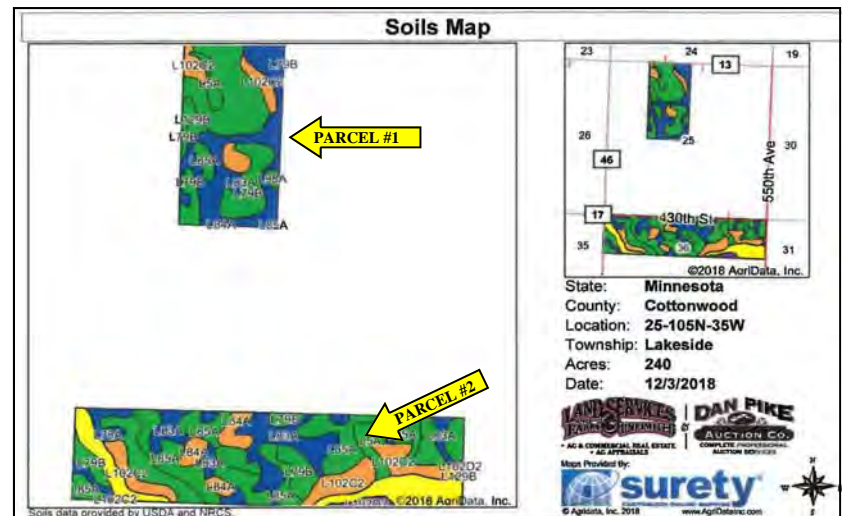
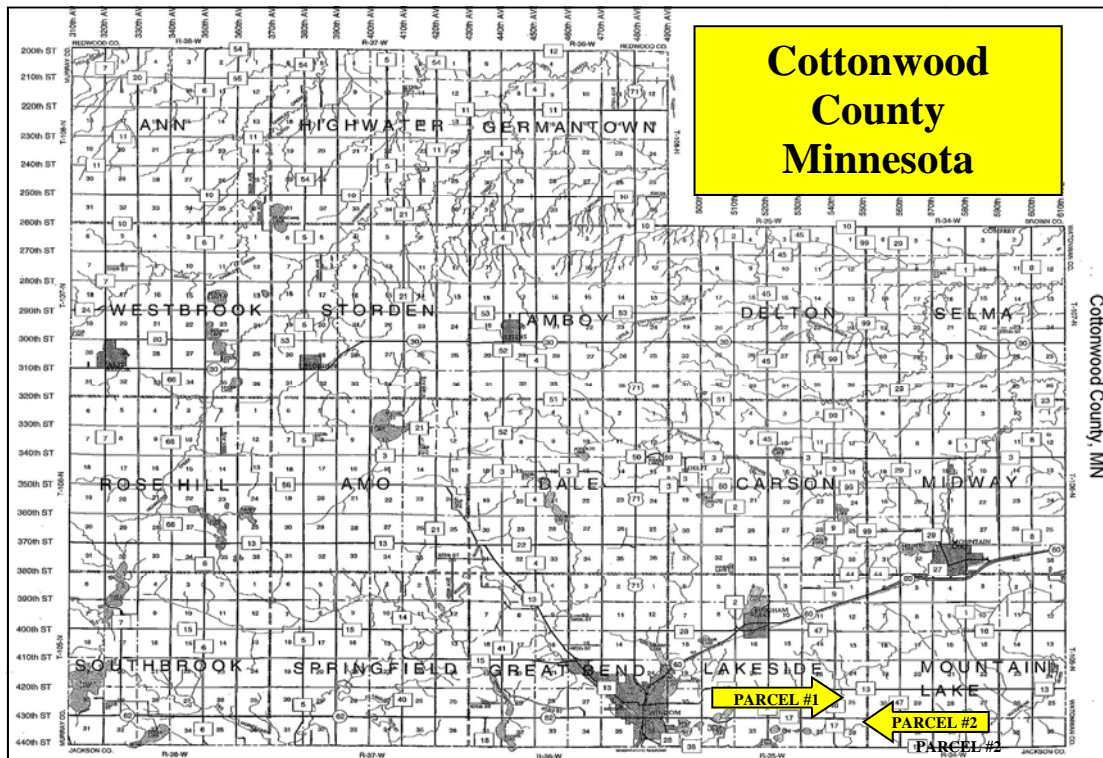


Go to www.agribids.com to register to bid.

Wednesday, January 30, 2019 @ 10:30 A.M.

(In case of a Blizzard check our web site www.danpikeauction.com. The alternative storm date would be Thursday, January 31, 2019 @ 10:30 A.M.)

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.



PROPERTY LEGAL DESCRIPTIONS

PARCEL #1: E1/2 NW1/4 25-105N-35W Cottonwood County, MN. Containing 80 acres more or less.
PARCEL #2: N1/2 NE1/4 & N1/2 NW1/4 36-105N-35W Cottonwood County, MN. Containing 160 acres more or less.

FARM LOCATIONS

PARCEL #1: From Bingham Lake, MN - 2 miles south & 2-1/4 miles east.
PARCEL #2: From Bingham Lake, MN - 3 miles south & 2 miles east.

INFORMATION & CPI RATINGS

PARCEL #1:
SOILS TYPES: Clarion Loam, Webster Clay Loam, Clarion-Storden Complex, Delft, Delft Complex, Nicollet Clay Loam, Terril Loam, Crippin-Nicollet Complex & Glencoe Clay Loam
CPI Estimated Rating: 93.8 (Estimated)

PARCEL #2:
SOIL TYPES: Nicollet Clay Loam, Clarion Loam, Webster Clay Loam, Coland Clay Loam, Clarion-Storden Complex, Glencoe Clay Loam, Delft, Delft Complex, Canisteo Clay Loam, Omsrud-Storden Complex & Terril Loam
CPI Estimated Rating - 92.1 (Estimated)

AUCTION SALE TERMS

The farms will be offered as two parcels. The buyer or buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. Sellers shall retain all wind easement rights payments for the year of 2018 with the buyers receiving all wind easement rights payments for 2019 and thereafter. The closing of the two parcels shall be held on March 15, 2019, when clear title will be passed, with the balance being due and payable in full. The sale will **NOT** be contingent upon any buyer financing. The buyers are responsible for all real estate taxes that are due and payable in 2019 and thereafter. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility, wind or other easements of record or pending. 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 statute. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the seller's approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the sellers in this transaction.

ONLINE INTERNET TERMS: Bidders who wish to BID ONLINE **MUST 48 hours prior** to sale day provide a refundable \$25,000 bid deposit to the Dan Pike Auction Company Trust account **and** complete the online registration at www.agribids.com in order to bid online. A buyer's premium will only apply to online purchases, please read and understand online terms prior to bidding. All online registration requirements **MUST** be completed 48 hours prior to the day of the auction.

AUCTIONEER'S NOTE

This is a great opportunity if you are looking for very good farmland to add to your operation or investment portfolio. We are very honored to have been asked to represent the Johnson family 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 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 agents 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 for further details, complete terms & conditions and property drone videos of the farms listed under the Johnson Heirs Land Auction or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

AUCTION CONDUCTED BY

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

Auctioneers
Dan Pike
 Auctioneer/Real Estate Broker
 CAI & GPPA - MN#32-13-018 Jackson, MN.
 507-847-3468 (O) or 507-841-0965 (C)

Scott Christopher - Jackson, MN.
Doug Wedel - Fairmont, MN.
Kevin, Allen & Ryan Kahler
Dustyn Hartung - Fairmont & Sherburn, MN.
Darwin Hall - Butterfield, MN.

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

OWNERS
Heirs of the
Ronald Johnson Estate
 Jan Johnson, Radd Johnson, Brett Johnson,
 Logan Johnson, Kyle Johnson & Melanie Johnson