

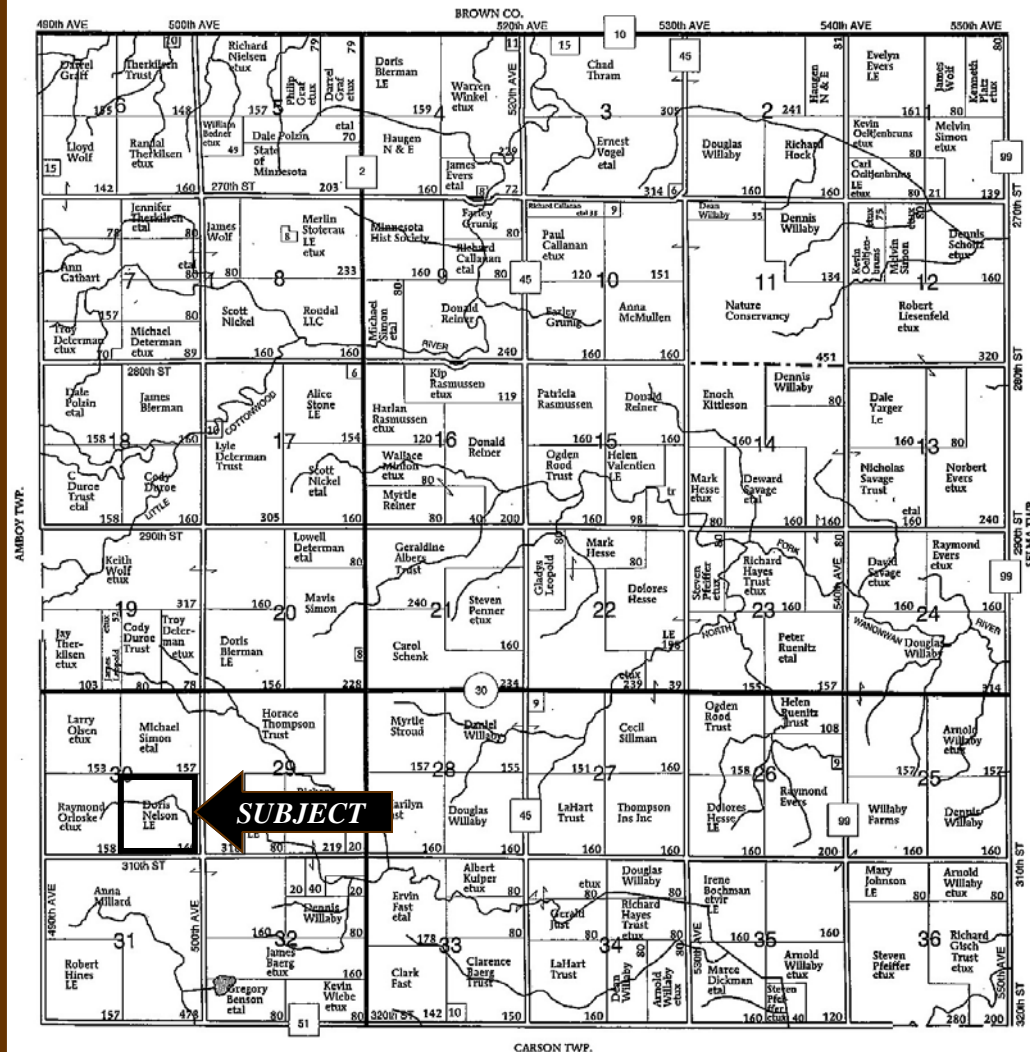
160 Acres +/- Delton Township Cottonwood County, MN

# FARM & PASTURE LAND AUCTION

Tuesday November 22, 2011 @ 11:00 A.M.

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

**T-107-N DELTON PLAT (Landowners) R-35-W**



**Property Legal Description**  
The Southeast Quarter (SE1/4) Section 30,  
Township 107 North, Range 35 West Cottonwood County, MN.  
Containing 160 acres more or less.

**FSA Information**  
FSA Information - Cropland 122.4 acres, Corn Base 79.8 acres,  
108 bu. Corn Direct Yield, 108 bu. Corn CC Yield, Bean Base  
35.9 acres, 27 bu. Bean Direct Yield, 27 bu. Bean CC Yield

**Crop Productivity Index**  
91.6 CPI rating (Estimated)

**Inspection**  
Property Inspection will be held on  
Tuesday November 15, 2011 from 10:30 AM to 12:00 Noon  
or by appointment with Dan Pike.

## AUCTION SALE TERMS

The successful buyer at the conclusion of the auction will enter into a Purchase Agreement & 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 15, 2011, when clear title is given. The buyer will have possession for 2012 crop year. Sellers shall retain all 2011 cropland rental income & use of the grain bins until 5/1/2012. The buyer shall pay all real estate taxes that are due and payable in 2012. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record and 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.

## AUCTIONEERS NOTE

This is an excellent opportunity if you are looking for farm & pasture land to add to your operation. We are very honored to have been asked to represent the Nelson family with the sale of this property. Please come prepared to purchase as the seller has chosen the auction method to market the 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. 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. Respectfully, Dan Pike & Associates Auction Company.

For additional information regarding Sale terms, Soil maps & CPI Soil ratings, FSA information, go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Nelson land auction sale bill area or call Dan Pike Auction Company at 507-847-3468.

## OWNERS

# Roger & Don Nelson

SALE  
CONDUCTED  
BY



410 Springfield Parkway  
Jackson, MN 56143  
507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)

### Auctioneers

Dan Pike - CAI & GPPA  
MN License #32-11-010  
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

### Attorney for the Sellers & Closing Agent

O'Leary & Mortiz  
Law Firm  
102 North Marshall  
Springfield, MN. 56087  
507-723-6272

