

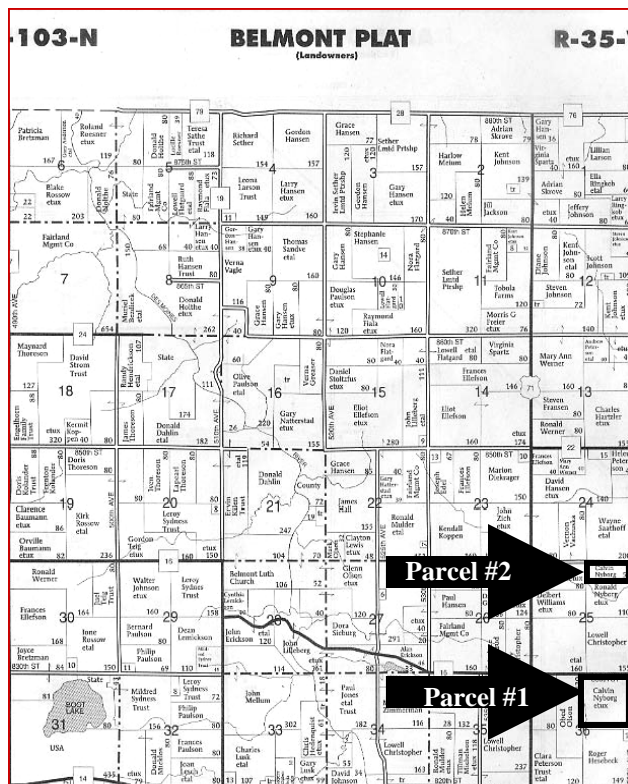
273.94 Acres +/-
Belmont and
Enterprise
Townships

Jackson County, Minnesota

LAND AUCTION

Thursday, March 10, 2011 @ 10:00 A.M.

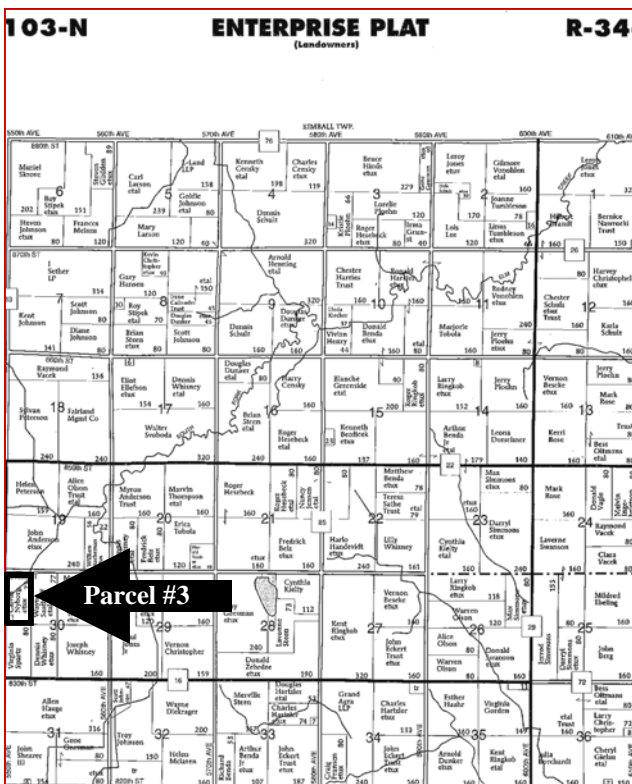
SALE LOCATION: Jackson American Legion Club 411 1st Street Jackson, MN.



150 Acres +/- PARCEL #1 LEGAL DESCRIPTION
The Northeast Quarter of Section 36, Township 103 North, Range 35 West of the 5th P.M. in Jackson County, Minnesota, excepting there from the following described real estate: Commencing at the North quarter corner of said Section 36; thence on an assumed bearing of South 00 degrees 00 minutes West, along the North-South quarter line of said section, a distance of 819.00 feet to an iron monument, said iron monument being the point of beginning of the tract to be described; thence North 89 degrees 37 minutes East, a distance of 737.00 feet to iron monument; thence South 0 degrees 00 minutes West, a distance of 591.00 feet to an iron monument; thence South 89 degrees 37 minutes West, a distance of 737.00 feet to an iron monument located on the North-South quarter line of said section; thence North 0 degrees 00 minutes East, along said North - South quarter line, a distance of 591.00 feet to the point of beginning.

50 Acres +/- PARCEL #2 LEGAL DESCRIPTION
The Northeast Quarter of Section 25, Township 103 North, Range 35 West of the 5th P.M. in Jackson County, Minnesota, excepting there from the South 110 acres thereof.

73.94 Acres +/- PARCEL #3 LEGAL DESCRIPTION
The West Half of the Northwest Quarter of Section 30, Township 103 North, Range 34 West of the 5th P.M. in Jackson County, Minnesota, excepting there from the following two tracts: Tract #1: Commencing at a point 2,079 feet South of the Northwest corner of the Northwest Quarter of said Section 30, running thence East 320 feet, thence North 100 feet, thence West 320 feet, thence South 100 feet to the place of beginning. and Tract #2: Beginning at a point 528 feet North of the Southwest corner of the Northwest Quarter of said Section 30, running thence East 521 feet, thence North 440 feet, thence West 446 feet, thence South 152 feet, thence West 75 feet, thence South 288 feet to the place of beginning.



FSA & CPI / CER RATING INFORMATION

PARCEL #1: Cropland 143.8 acres, Corn Base 73.2 acres, 135 bu. Corn Direct Yield, 150 bu. Corn CC Yield, Soybean Base 70.6 acres, 38 bu. Soybean Direct Yield, 46 bu. Soybean CC Yield. CPI rating 92.6 & CER rating 77.67.

"Parcel #2 & #3 are combined in one FSA unit with the following information."

PARCEL #2: Cropland 47.04 acres, CPI rating 90.7 & CER rating 80.3.

PARCEL #3: Cropland 70.38 acres, CPI rating 93.5 & CER rating 82.3.

Combined Unit Parcel #2 & #3 - Corn Base 58.4 acres, 135 bu. Corn Direct Yield, 150 bu. Corn CC Yield, Soybean Base 49.2 acres, 38 bu. Soybean Direct Yield, 46 bu. Soybean CC Yield.

FARM LOCATIONS

Parcel #1: 3-1/2 miles north & 1/2 mile east of the I-90 exit at Jackson, MN.

Parcel #2: 3-1/2 miles north, 1 mile east & 3/4 miles north of the I-90 exit at Jackson, MN.

Parcel #3: 3-1/2 miles north, 1 mile east & 1/2 mile north of the I-90 exit at Jackson, MN.

For additional information regarding Sale terms, Soil maps, CPI & CER Ratings, FSA information, go to our web site at www.danpikeauction.com and check the information brochure under the Julie M. Nyborg Land Auction sale bill area or call Dan Pike Auction Company at 507-847-3468.

AUCTION SALE TERMS

The successful buyer(s) 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(s) financing. The unpaid balance shall be due and payable in full on or before April 15, 2011, when clear title is given. The buyer(s) will have possession for farming / operating for the 2011 crop year and thereafter. The buyer(s) shall pay on the day of the auction for the fall tillage that was completed in the fall of 2010 and further information regarding this expense will be provided at the auction. The buyer(s) shall pay all real estate taxes that are due and payable in 2011. Property is being sold AS IS, subject to a Manure / Stover easement of which further information will be made available prior to the auction in the information packet available from the auction company and any other 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

These are good farms with a excellent locations just north of Jackson, MN on a good hard surfaced road. They have very respectable Crop Productivity Ratings. We are very honored to have been asked to represent the Julie M. Nyborg Estate with the sale of this farmland. Please come prepared to purchase as the seller has chosen the auction method to market this farmland. If you are considering the purchase of farmland to add to a present farming operation or looking for land as an investment 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, The Dan Pike & Associates Auction Company

OWNERS

Julie M. Nyborg Estate

Richard Nyborg - Personal representative for the Estate

DAN PIKE
AND ASSOCIATES
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Kevin, Allen & Ryan Kahler
Fairmont & Sherburn, MN 507-920-8060

**Attorney for the Sellers
& Closing Agent**

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McDonald & Schramel, PLLP
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