

80 Acres +/- **Belmont** Township, Jackson County, MN.

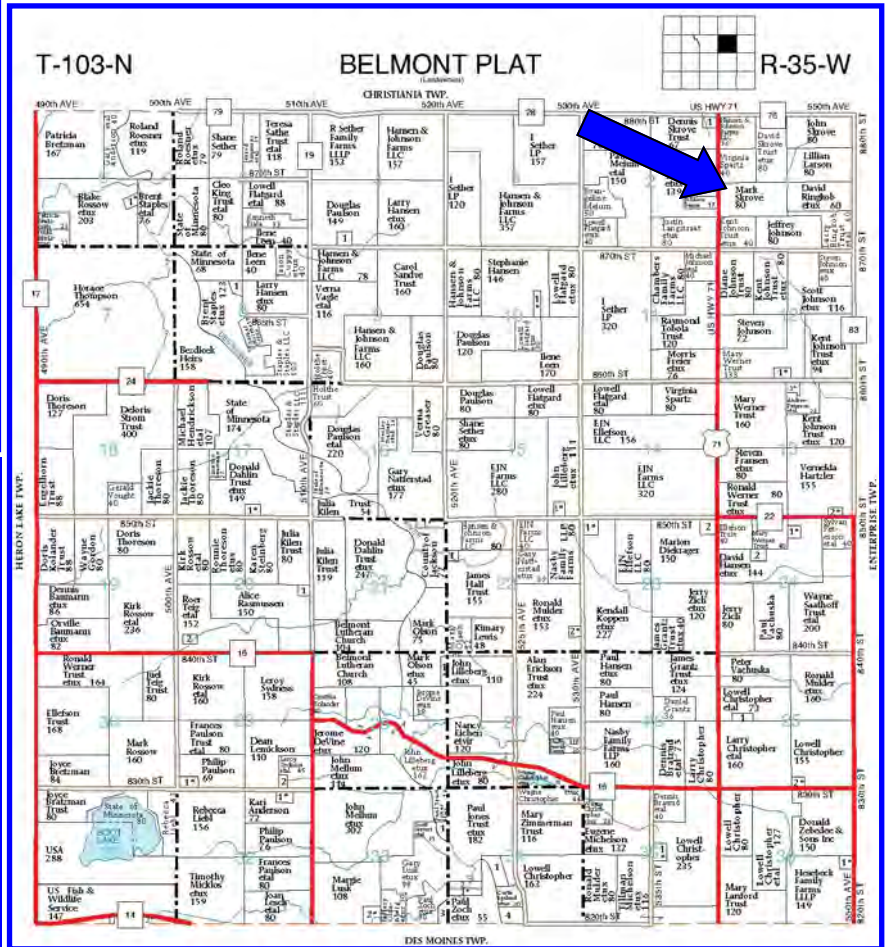
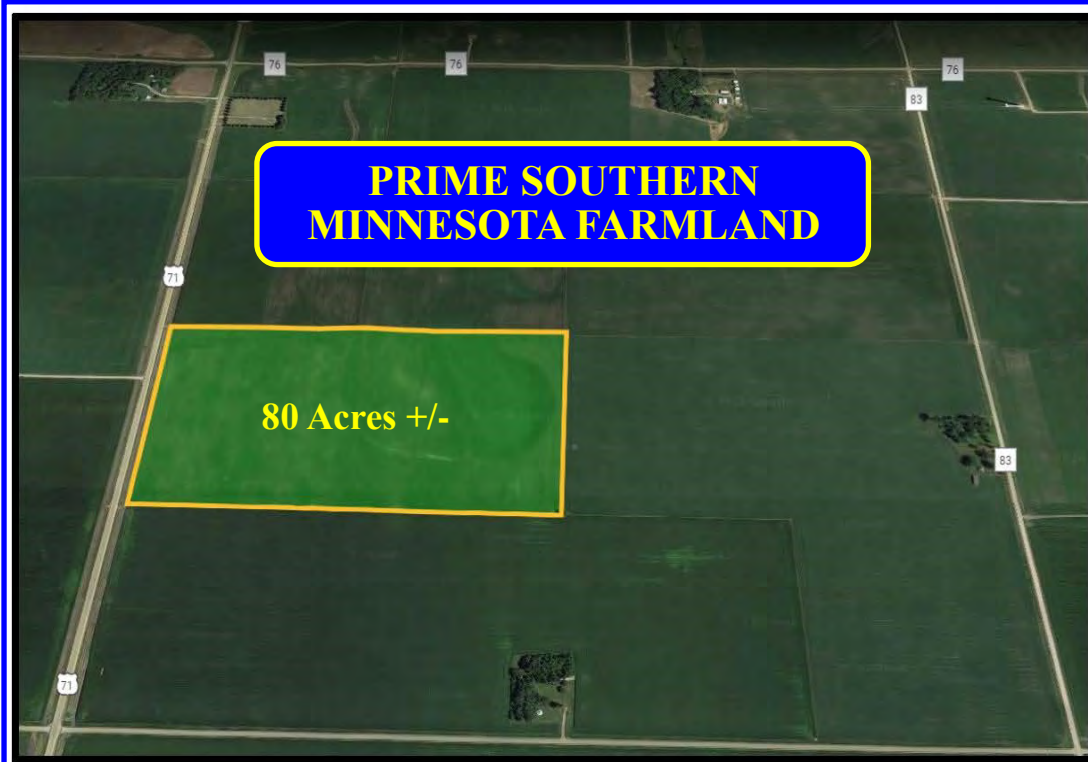
FARMLAND AUCTION

Since we will be inside the Legion for the sale Covid-19 rules will apply. Social distancing rules will apply. Those attending are asked to wear masks.

Tuesday, September 15, 2020 @ 10:00 A.M.

SALE LOCATION

The auction will be held at the Jackson American Legion Hall at 411 First Street in Jackson, Minnesota.



PROPERTY LOCATION

7-3/4 miles north of the I-90 exit at Jackson, Minnesota on Highway #71.

PROPERTY LEGAL DESCRIPTIONS

North Half of the Southwest Quarter (N1/2 SW1/4) Section One (1), Township One Hundred Three (103) North, Range Thirty-Five (35) West Jackson County, Minnesota. Jackson County Parcel # 02001.0700.

PROPERTY INFORMATION

80 Deeded Acres +/- / 78.83 Tillable Acres +/-

93.4 Crop Productivity Index Rating

FSA Information: Corn Base 34.63 PLC Yield 120 bu.

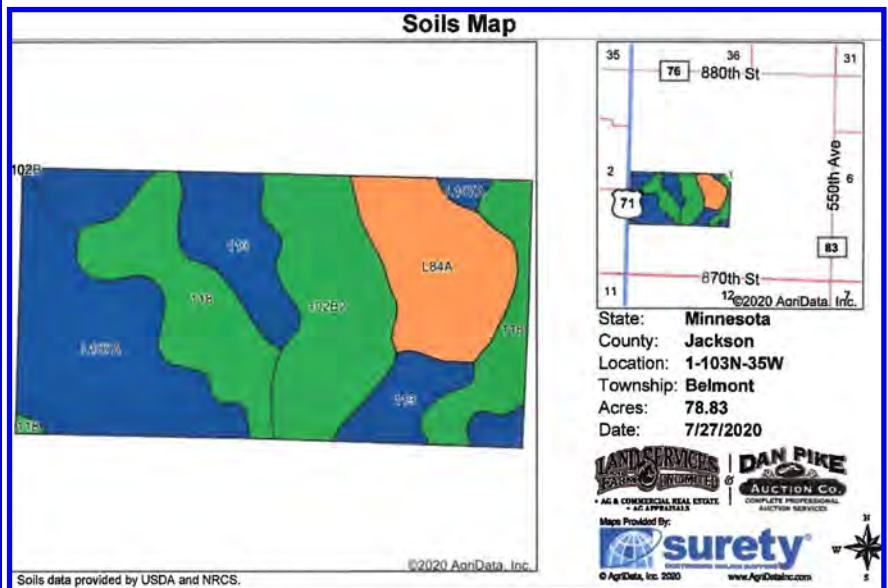
Soybean Base 43.83 PLC Yield 32 bu.

AUCTION SALE TERMS

The property will be offered as one parcel. The buyer or buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on November 2, 2020 with the balance being due and payable in full at closing. Farm is being sold subject to a cropland lease for 2020 with the seller retaining the 2020 lease payments. The sale will NOT be contingent upon any buyer financing. The buyer is responsible for all real estate taxes that are due and payable in 2021 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 or pending. 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 statues. 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.

AUCTIONEER'S NOTE

We are very honored to have been asked to represent the Heirs of the Mark Skrove Estate - Lori Maus & Paula Konczal 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 good 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 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 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.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	18.60	23.6%	llw		91	75	7
L118	Crippin loam, 1 to 3 percent slopes	17.97	22.8%	le		100	71	8
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	15.12	19.2%	lle		95	65	6
L113	Webster clay loam, 0 to 2 percent slopes	15.03	19.1%	llw		93	78	8
L84A	Glencoe clay loam, 0 to 1 percent slopes	12.11	15.4%	lllw		86	82	7
Weighted Average						93.4	*n 73.8	*n 77

For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information brochure under the Skrove Estate Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

SALE ARRANGED BY



Auctioneers
Dan Pike

Auctioneer/Real Estate Broker
CAI & GPPA - Jackson, MN.
507-847-3468 (O) or 507-841-0965 (C)

Scott Christopher
507-841-3125 (C) - Jackson, MN.

Kevin & Ryan Kahler
Doug Wedel &
Dustyn Hartung
Fairmont & Sherburn, MN.

Closing Attorney
for the Sellers

Ashley J.P. Schmit
Costello, Carlson,
Butzon & Schmit
Law Firm
Jackson, Minnesota
507-847-4200

OWNERS

Mark Skrove Estate
Lori Maus
Personal Representative