

LIVE & ON-LINE 202.10 Acres +/- La Crosse Township, Jackson County, MN.

FARMLAND AUCTION

LIVE ONLINE BIDDING



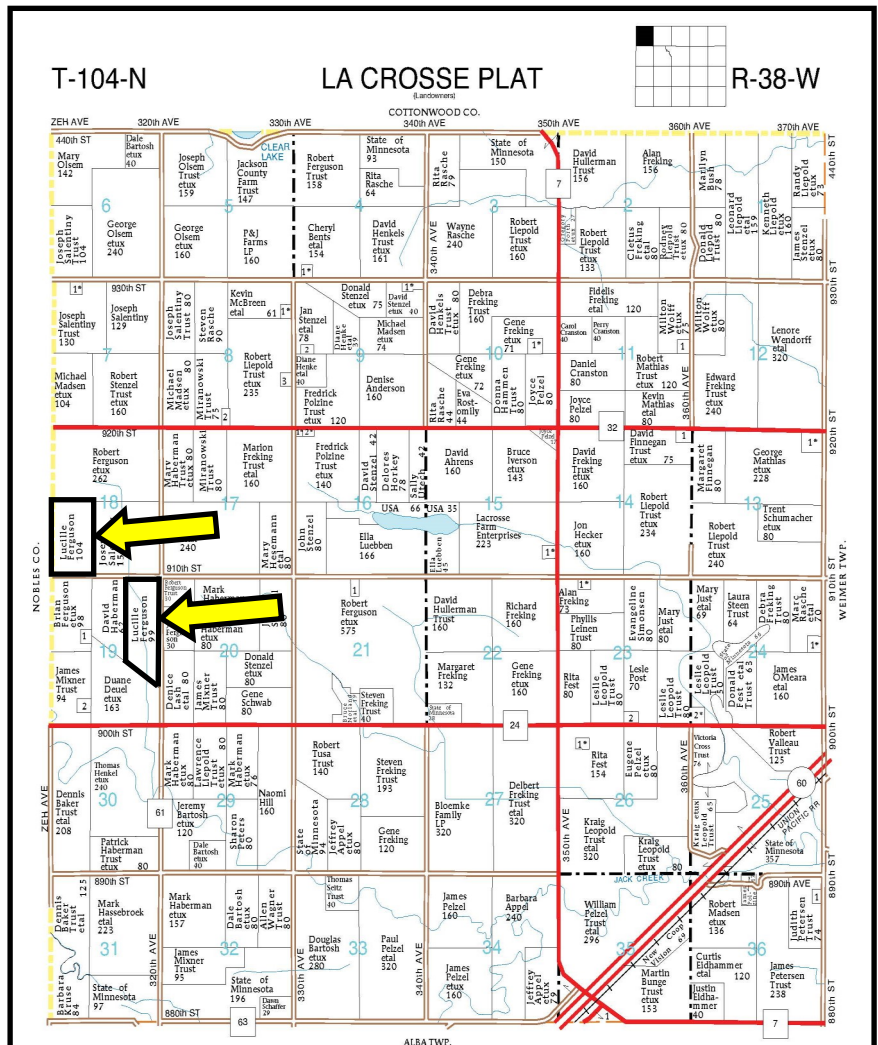
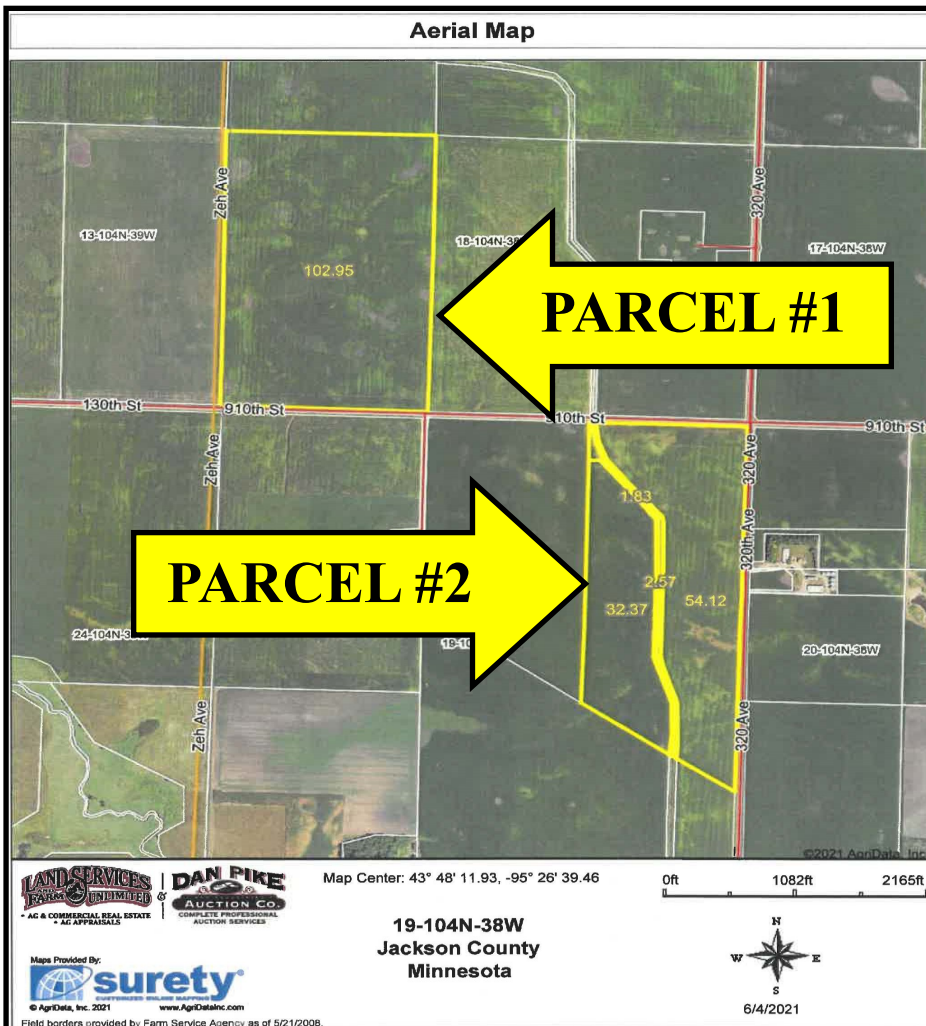
For those wishing to bid online go to
www.danpikeauction.hibid.com

Tuesday, July 20, 2021 @ 10:00 A.M.

SALE LOCATION: The auction will be held at the Heron Lake Community Center at 312 10th street Heron Lake, Minnesota. Watch for auction signs.

JACKSON COUNTY MINNESOTA

LA CROSSE TOWNSHIP



PROPERTY LOCATION

From the junction of Highway #60 & Jackson County Road #7 (350th Avenue) southwest of Heron Lake, Minnesota 3 miles north on #7 to 910th Street, then 3 miles west on 910th Street.

PROPERTY LEGAL DESCRIPTIONS

PARCEL #1: The Fractional SW1/4 Section 18, Township 104N, Range 38W Jackson County, Minnesota. Jackson County Parcel #11.018.0700.

PARCEL #2: That part of the E1/2 of the NE1/4 & the NE1/4 of the SE1/4 of Section 19, Township 104N, Range 38W, Jackson County, Minnesota, lying North of the right-of-way of the Southern Minnesota Branch of the Chicago, Milwaukee & St. Paul Railway Company AND All that part of the abandoned railroad right-of-way of the Chicago, Milwaukee, St. Paul & Pacific Rail Company located & lying in the SE1/4 of the NE1/4 & the NE1/4 of the SE1/4 in Section 19, Township 104N, Range 38W Jackson County, Minnesota. Jackson County Parcel #11.019.0300.

COMBINED PROPERTY INFORMATION

Deeded Acres: 202.10 +/- Acres Cropland Acres: 189.44 +/- Acres

Crop Productivity Index Rating: 70.5 Estimated by Agra Data Mapping

More detailed information on our web site www.danpikeauction.com

ONLINE BIDDING OPTION

Those interested parties that are unable to attend the auction in person can use our online bidding platform through www.danpikeauction.hibid.com to participate in the auction. Please register for online bidding **at least 24 hours ahead** of the auction. Buyer is responsible for understanding our multi-parcel bidding process prior to bidding. Please call at least 24 hours ahead of sale if bidding online if you have questions regarding it. For those that wish to participate, but don't have access to an internet connection and would rather bid by phone that can be arranged as well by calling the Dan Pike Auction company **at least 24 hours ahead** of the auction to register and make arrangements. This property will be offered via both Live & On-line webcast public auction. Those parties bidding on-line will be required to **wire transfer** the earnest money and sign the purchase agreements the day of the auction. There will be **NO** "Buyers Premium" charged to those bidding on-line or in person.

AUCTION SALE TERMS

The property will be offered in Two (2) tracts. The farms are being sold subject to a 2021 cropland leases. The Seller shall retain all of the 2021 cropland lease payments. 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 Monday, November 1, 2021 with the balance being due and payable in full at closing. 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 2022 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 statutes. 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 seller in this transaction.

For Additional Property Information

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

SALE ARRANGED BY

DAN PIKE
AND ASSOCIATES
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES
410 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

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.

Dustyn Hartung,

Doug Wedel

Kevin & Chris Kahler

Closing Attorney for the Sellers

Brandon Edmundson
Edmundson Law Firm

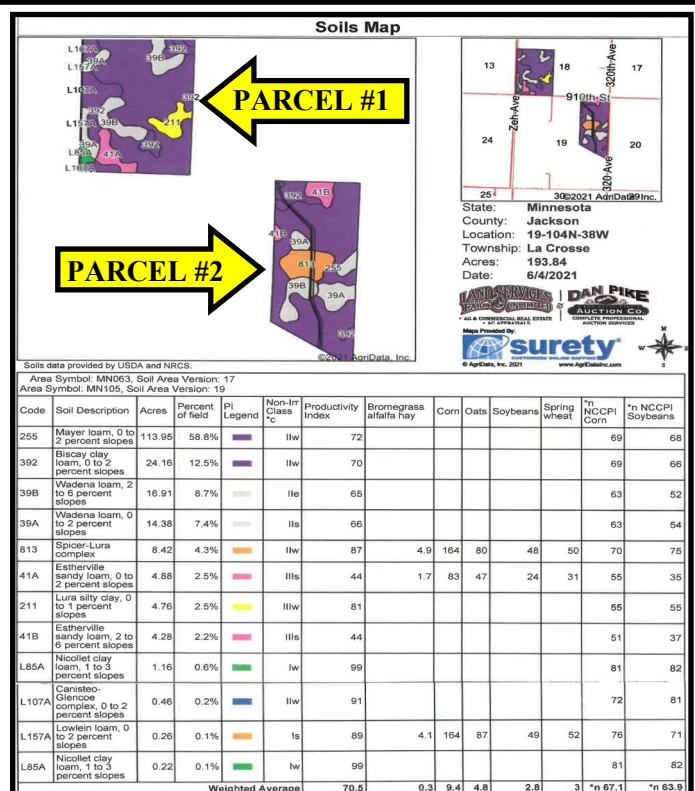
717 South State Street
Suit 100

Fairmont, MN. 56031

507-238-4717

OWNER

Lucille H. Ferguson
Estate
Carol Larson - Trustee



AUCTIONEER'S NOTE

This is very nice laying farmland and has been well maintained for many years. We are very honored to have been asked to represent Lucille H. Ferguson 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 the sale will be held at the Heron Lake Community Center. The auction begins at 10:00 A.M. sharp, so don't be late.