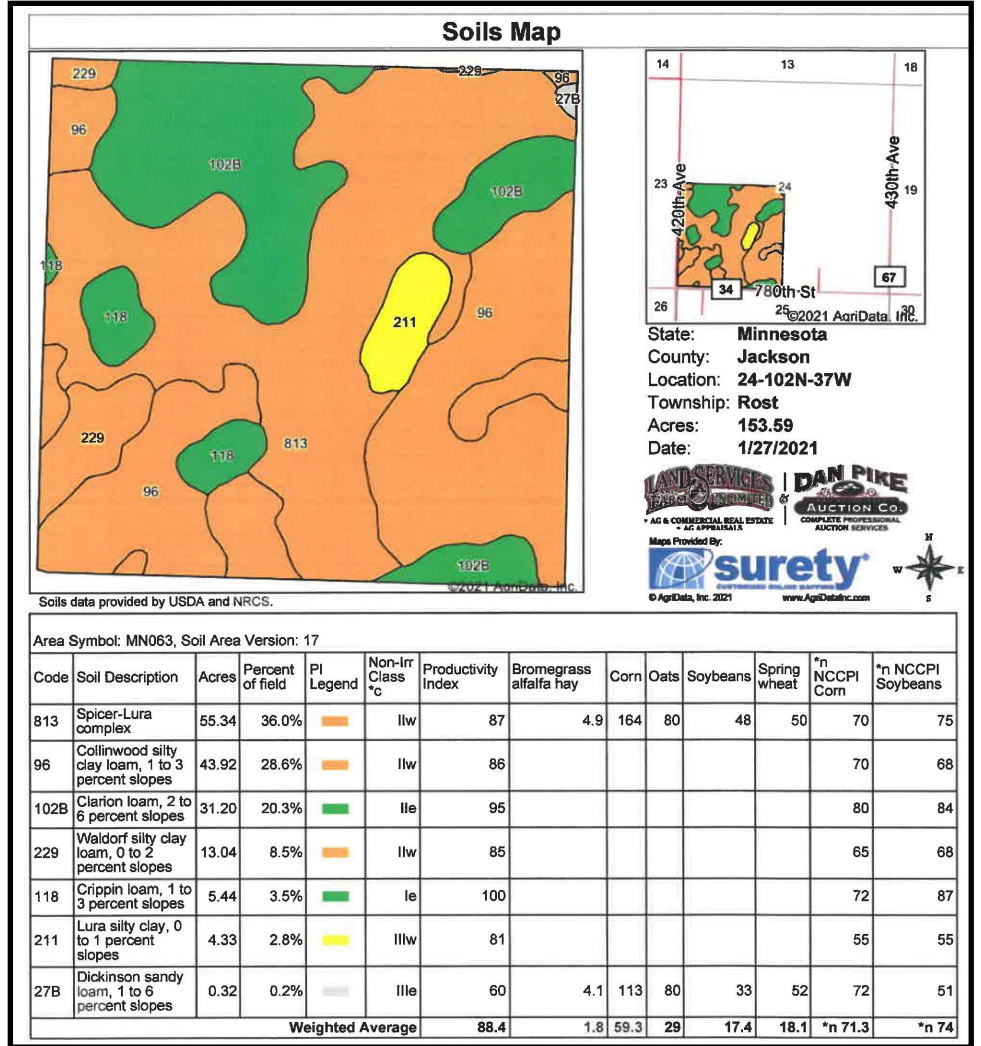


160 Acres +/- Rost Township, Jackson County, MN. FARMLAND AUCTION

Friday, March 5, 2021 @ 10:30 A.M.

(Inclement Weather-Blizzard backup date 3-9-21 @ same time) Check our web site www.danpikeauction.com for updates.

SALE LOCATION: The auction will be held On-Site held at the farm located from the I-90 exit at Lakefield, Minnesota 1-1/2 miles south on highway #86 to County Road #34 (780th Street) then 2-1/2 miles west on #34.



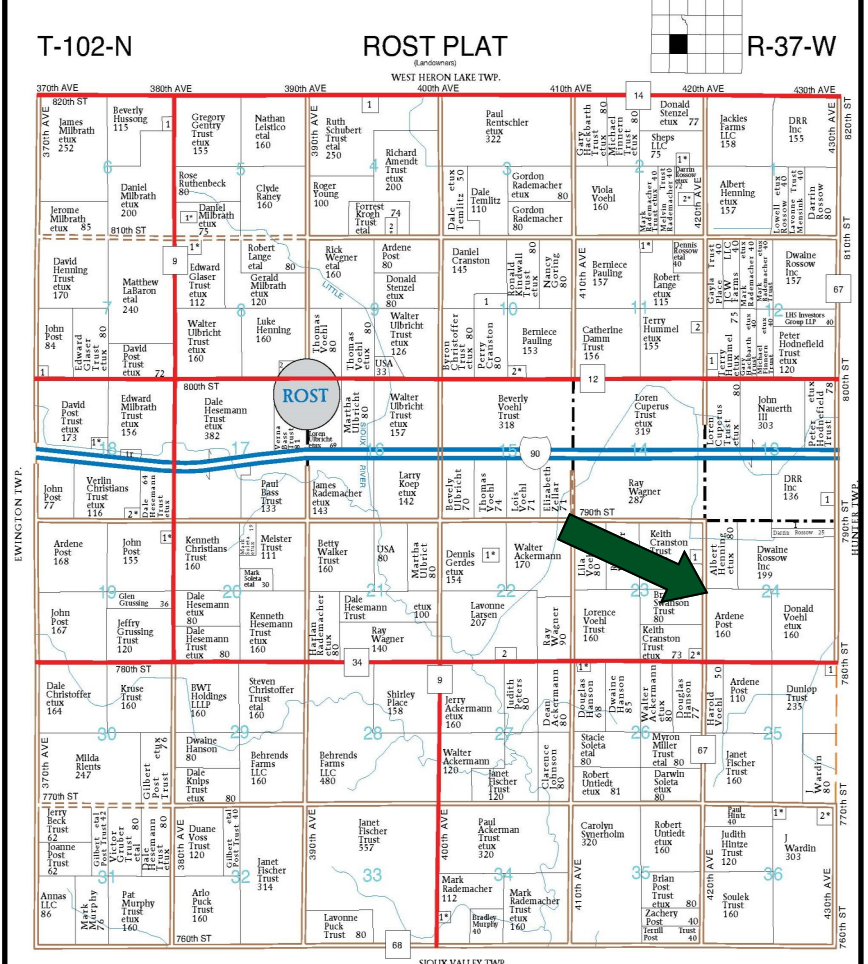
PROPERTY LOCATION
From the I-90 exit at Lakefield, Minnesota 1-1/2 miles south on Highway #86 to Jackson County #34, then 2-1/2 miles west on #34. Watch for auction sign.

PROPERTY LEGAL DESCRIPTION
Southwest Quarter (SW1/4) Section Twenty Four (24), Township One Hundred Two (102) North (Rost Township), Range Thirty-Seven (37) West Jackson County, Minnesota. Jackson County Parcel #15.024.0700.

PROPERTY INFORMATION
Deeded Acres: 160+/- Acres Cropland Acres: 153.59 +/- Acres
Crop Productivity Index Rating: 88.4 Estimated by Agra Data Mapping
More detailed information on our web site www.danpikeauction.com

AUCTION SALE TERMS
The property will be offered in One (1) tract. 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 April 16, 2021 with the balance being due and payable in full at closing. Farm is being sold with the buyer being granted possession for the 2021 crop year. The buyer will pay the 2020 tenant for tillage work that was completed in the fall of 2020, that information will be available at the sale. 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 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.

AUCTIONEER'S NOTE
This is an outstanding farm and we are very honored to have been asked to represent the Post Trust again 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 farm. 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 under the Post Trust 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.
Kevin & Ryan Kahler
Doug Wedel & Dustyn Hartung
Fairmont & Sherburn, MN.

Closing Attorney for the Sellers
Patrick K. Costello
Costello, Carlson, Butzon & Schmit
Law Firm
Lakefield, Minnesota
507-662-6621

OWNER

William & Ardene Post
MN Real Estate Trust
Catherine Hohenstein & Douglas Anderson - Trustees