

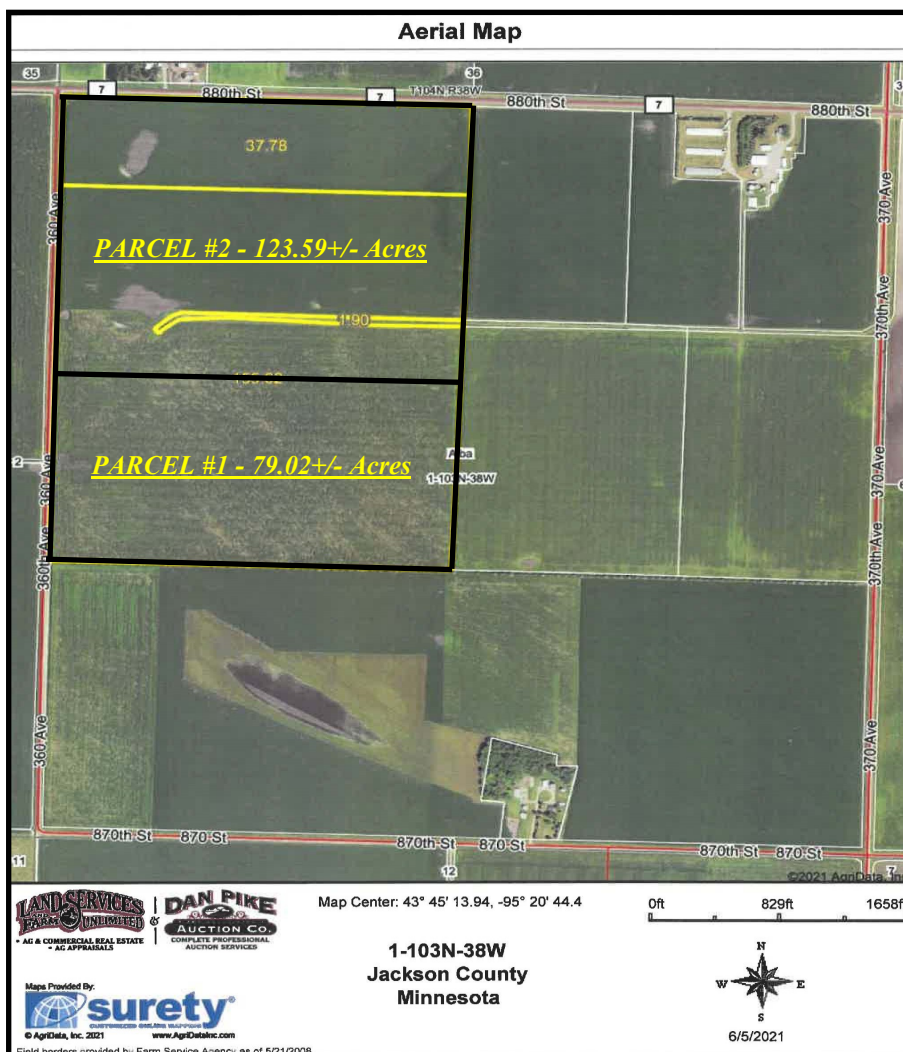
202.61 Acres +/- Alba Township, Jackson County, MN.

FARMLAND AUCTION

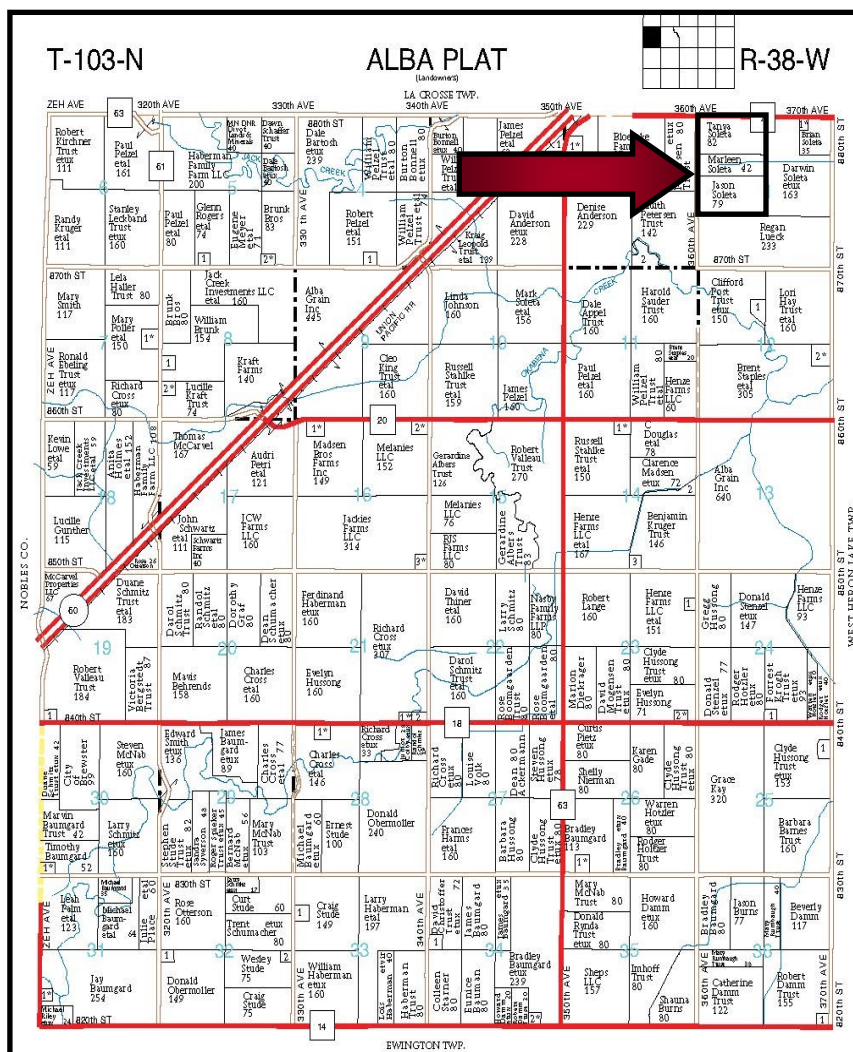
Wednesday, July 14, 2021 @ 10:00 A.M.

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



ALBA TOWNSHIP



PROPERTY LOCATION

From the south side of Heron Lake, Minnesota on Jackson County Road #25 (380th Avenue) 2 miles south on #25 to 880th Street, then 1-1/2 miles west on 880th Street. Watch for signs.

PROPERTY LEGAL DESCRIPTION

PARCEL #1: Part of the S1/2 NW1/4 & the SW1/4 excepting the south 1,920.64' Section 1, Township 103N, Range 38W Jackson County, Minnesota. Jackson County Parcel #01.001.0180. Containing 79.02 +/- acres according to Jackson County Beacon information.

PARCEL #2: The Fractional N1/2 NW1/4 AKA - Gov Lot 3 & 4 & Part of Fractional S1/2 NW1/4 Section 1, Township 103N, Range 38W Jackson County, Minnesota. Jackson County Parcel #01.001.0150 & #01.001.0170. Containing 123.59 +/- acres according to Jackson County Beacon information.

PROPERTY INFORMATION

Deeded Acres: 202.61 +/- Acres Cropland Acres: 193.4 +/- Acres

Crop Productivity Index Rating: 86.5 Estimated by Agra Data Mapping

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

AUCTION SALE TERMS

The property will be offered in 2 tracts & in combination through our multi-parcel bidding system. The farm is 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 warrant 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 Soleta Land Auction 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.

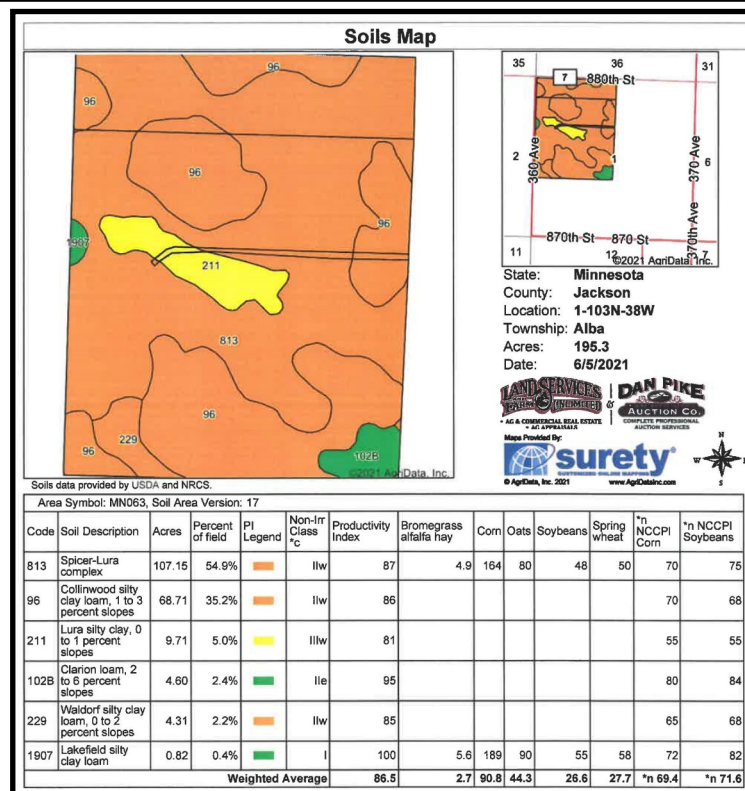
Dustyn Hartung,
Doug Wedel
Kevin & Chris Kahler

Closing Attorney for the Sellers

Patrick K. Costello

Costello, Carlson &
Butzon Law Firm

Lakefield, MN. 56150
507-662-6621



AUCTIONEER'S NOTE

Good opportunity to buy nice laying farmland that has been well operated for many years. We are very honored to have been asked to represent Soleta Family 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.

OWNERS

SOLETA FAMILY
Marleen, Tanya & Jason