LIVE & ON-LINE PRIME 320+/- ACRES ROUND LAKE TOWNSHIP, JACKSON COUNTY, MN.

LIVE ONLINE BIDDING

HIBIC

Live online bidding

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

SALE LOCATION: The auction will be held at the Round Lake Community Center at 445 Harrison Street Round Lake, MN

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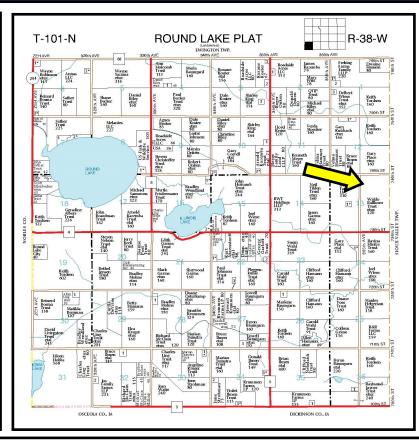
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State Minnesota 13-101N-38W 310.71 6/21/2021 Bromegrass alfalfa hav 106.93 34.4% 91.73 29.5% 12.1% 5.3 1.3% 3.18 1.0% 0.7%

Soils Map

PROPERTY LOCATION

From the junction of #264 & Co. #4 east of Round Lake, Minnesota 5-1/2 miles east on #4 (730th Street)

<u>PROPERTY LEGAL DESCRIPTION</u>

East Half (E1/2) 13-101N (Round Lake Township)-38W Jackson County, Minnesota.

METHOD OF SALE

<u>PARCEL#1</u>: SE1/4 13-101N-38W <u>PARCEL #2</u>: NE1/4 13-101N-38W <u>PARCEL #3</u>: Combination of #1 & #2

PROPERTY INFORMATION

<u>Deeded Acres</u>: 320+/- <u>Cropland Acres</u>: 309.51 +/-<u>Crop Productivity Index Rating</u>: 89.2 Estimated by Agra Data Mapping

AUCTION SALE TERMS

The property will be offered in 2 tracts & in combination through our multi-parcel bidding system. If the farm is sold in separate parcels to separate buyers the Seller's will have the boundary line between the two parcels marked by a registered land surveyor. The farm is being sold subject to a cropland lease for 2021 with the Seller's retaining all 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 October 29, 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 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.

ONLINE BIDDING OPTION

Parties that do not wish 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 <a href="https://article.com/attentarias.com/attentaria

<u>AUCTIONEER'S NOTE</u>

We are very honored to have been asked to represent the Ballhorn Trust 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 very good 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.

For Additional Property Information

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

SALE ARRANGED BY



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.

07 847 3468 (C) on 507 841 0065 (C)

Scott Christopher 507-841-3125 (C) - Jackson, MN. Kevin, Ryan & Chris Kahler Doug Wedel & Dustyn Hartung

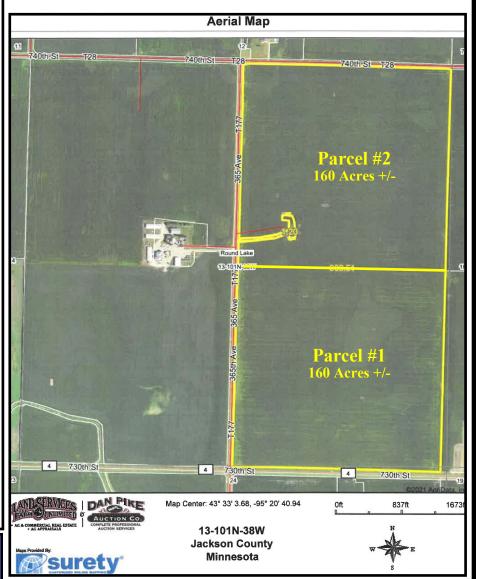
Fairmont & Sherburn, MN.

Closing Attorney for the Sellers

507-847-3468 (O) or 507-841-0965 (C) **Ashley J.P. Schmit**

Focused Law Law Firm, PLLC

Jackson, Minnesota 507-847-3239



OWNER Waldo & Lavonne Ballhorn Trust William Ballhorn - Trustee