

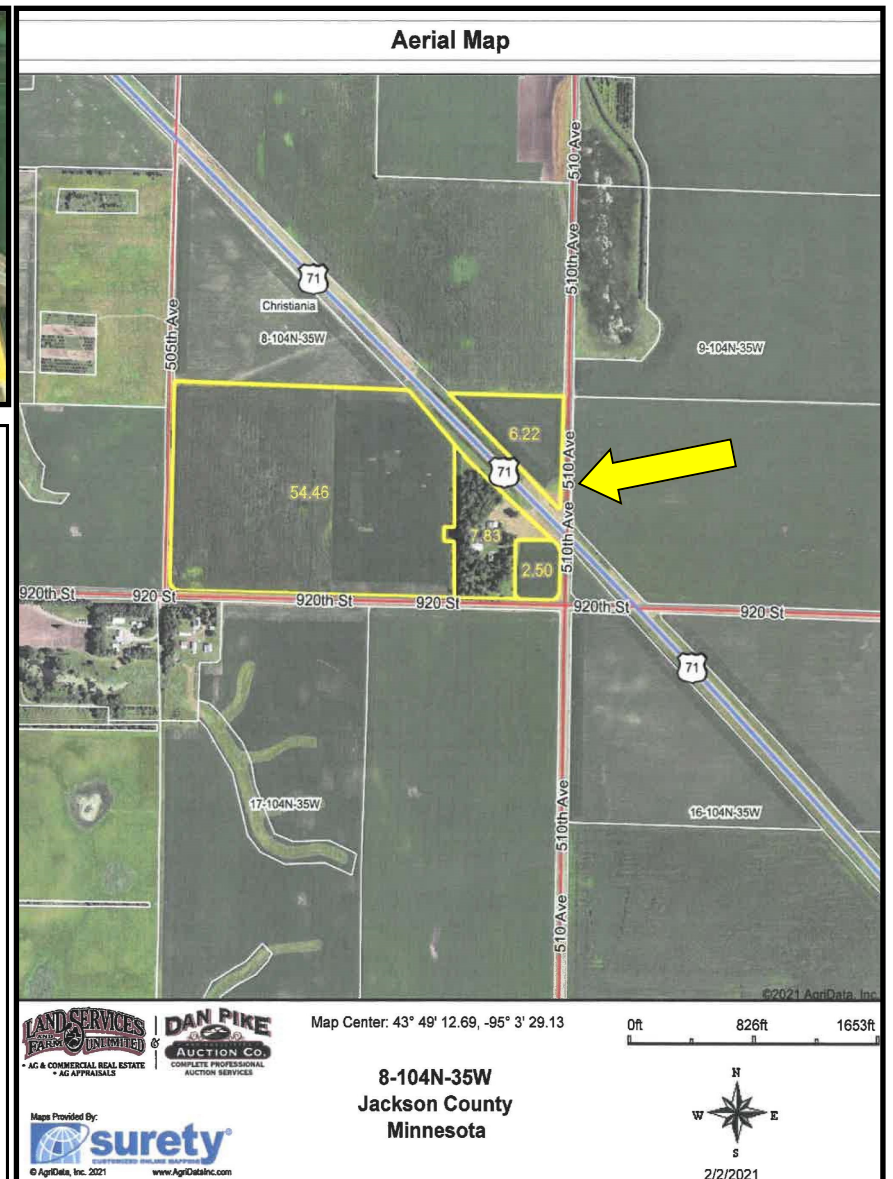
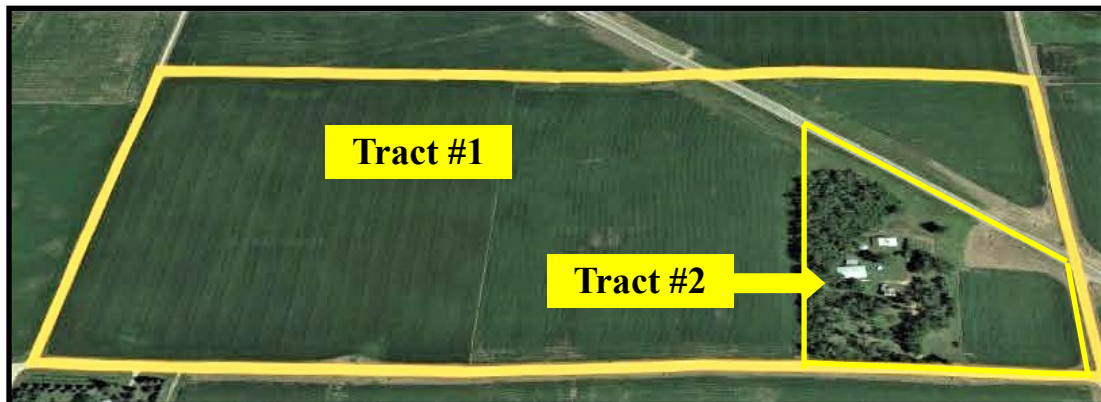
80 Acres +/- Christiania Township, Jackson County, MN.

FARMLAND & BUILDING SITE AUCTION

Friday, April 16, 2021 @ 5:30 P.M.

SALE LOCATION

The auction will be held at the farm at 50914 920th Street Windom, Minnesota.



PROPERTY LOCATION

From the junction of Highway #71 & #60 in Windom, Minnesota approximately 2-3/8 miles south on Highway #71 to 510th Avenue, then 1/6 miles south to 920th Street, then 1/8 mile west. Watch for auction signs.

PROPERTY LEGAL DESCRIPTIONS

South Half of the Southeast Quarter (S1/2 SE1/4) Section One (8), Township One Hundred Three (104) North (Christiania), Range Thirty-Five (35) West Jackson County, Minnesota. Jackson County Parcel # 03.008.0300.

PROPERTY INFORMATION

Deeded Acres: 80+/- Tillable Acres: 63.18 +/- Crop Productivity Index Rating: 95.1

BUILDING SITE OPEN HOUSE INSPECTION

Thursday, April 1, from 5:00 to 6:00 P.M. or by appointment.

METHOD OF SALE

The property will be offered as two separate tracts and as one unit combining the two tracts. Tract #1 consisting of the farmland containing approximately 67 acres more or less and Tract #2 consisting of the building site area with approximately 12 to 13 acres more or less. Tract #3 will combine Tracts #1 & #2 as one unit. If the property is sold to two different buyers as Tracts #1 & #2 the seller will provide a survey of the property for determining the actual deeded acres for the tracts. Property to be sold in whichever manner generates the highest value.

AUCTION SALE TERMS

The buyer or buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The property is being sold subject to a cropland lease for 2021 with the buyer being assigned the landlords interest and all 2021 cropland lease payment income at the time of the closing. The closing shall be held on May 21, 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 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 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 Fett Estates 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 or a building site 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 5:30 P.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 Fett Estate 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.
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

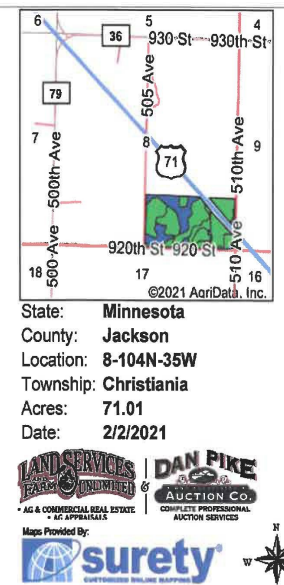
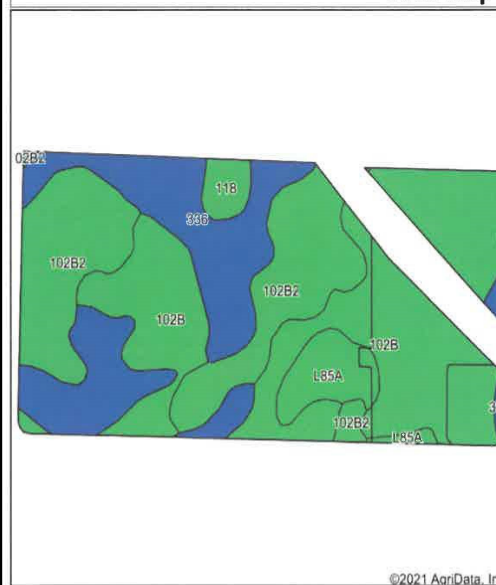
**Ron Schramel
Schramel**

Law Firm

Windom, Minnesota

507-831-1301

Soils Map



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	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans	
le	95	80		
le	95	74		
w	94	77		
w	99	81		
le	100	72		
le	95.1	*n 77.5	*n	

OWNERS

**FRANCIS D. FETT
&
LAVONNE J. FETT
ESTATES**

Clarice Gregg - Personal Representative