

LIVE & ON-LINE 161.93+/- ACRES HERON LAKE TOWNSHIP JACKSON COUNTY, MN.

Farm has been in the Gents family name for over 100+ years.

FARMLAND AUCTION

Monday, November 8, 2021 @ 10:00 A.M.

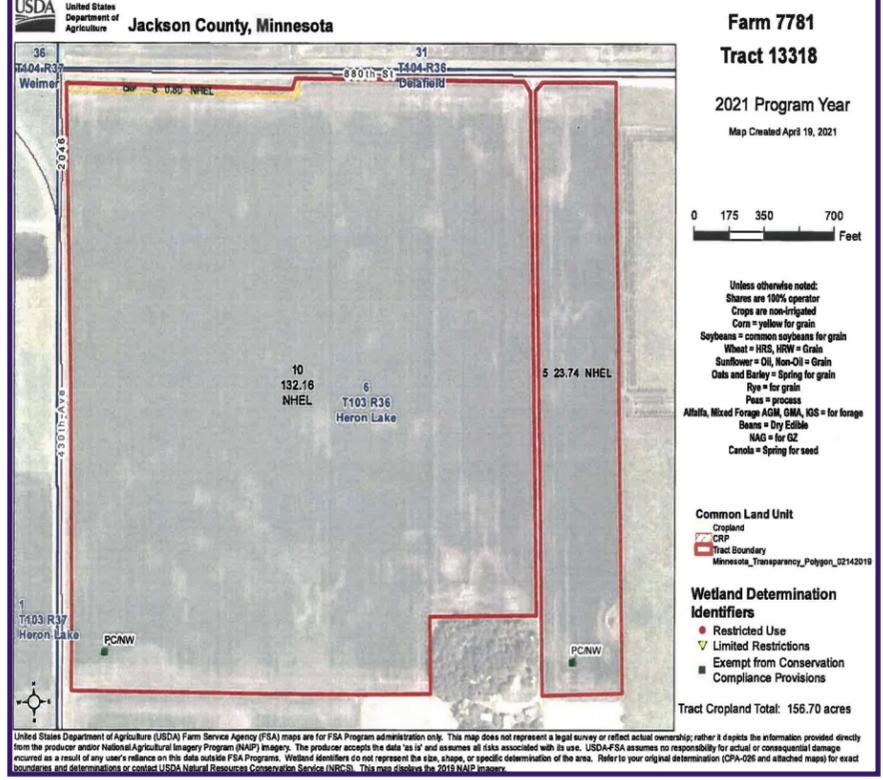
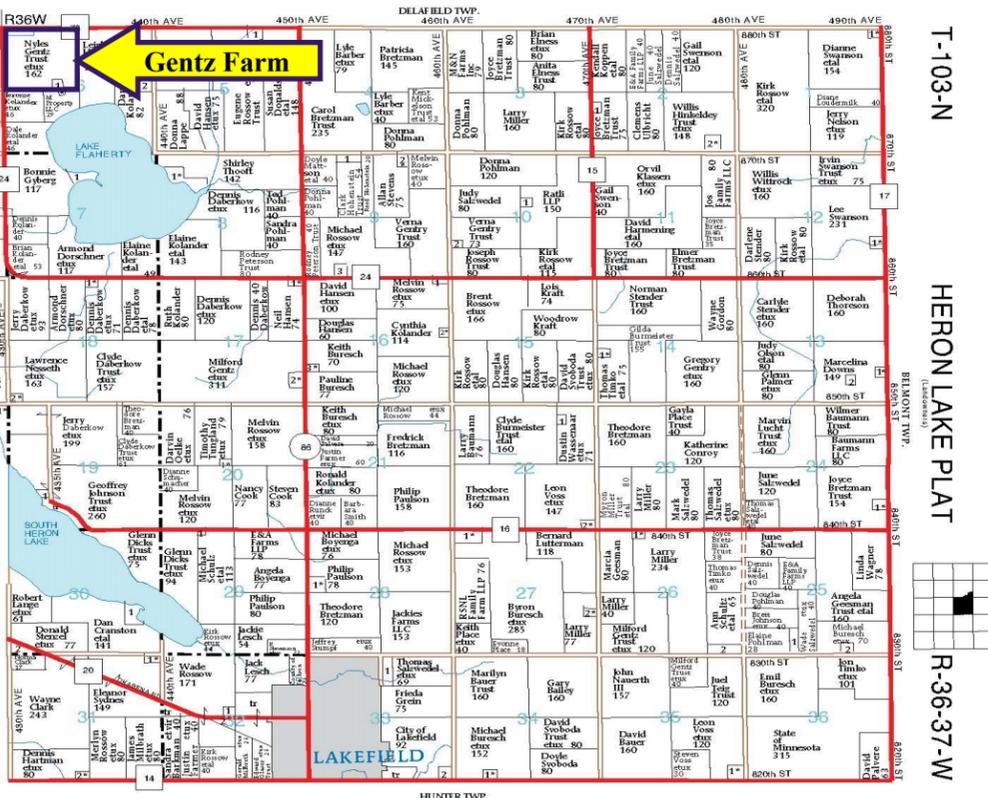
(INCLEMENT WEATHER-BLIZZARD BACKUP DATE 11-9-21 at the SAME TIME). Check our web site www.danpikeauction.com for any updates.

Sale will be held at the Lakefield American Legion Hall at 413 Main Street Lakefield, MN.

LIVE ONLINE BIDDING



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



PROPERTY LOCATION
From the junction of Highway #86 & Jackson County #14 in Lakefield, Minnesota 6 miles north on Highway #86 to County Road #78 (880th Street) then 1-1/2 miles west on #78.

PROPERTY LEGAL DESCRIPTION
Fractional NW1/4 except 5.94+/- acres & East 393.99' of the Fractional NW1/4, Section 6, Township 103, Range 36 Jackson County, Minnesota.

METHOD OF SALE
Will be offered as one tract by Live & Online Public Auction.

PROPERTY INFORMATION
Deeded Acres: 161.93+/- Cropland Acres: 156.7+/- CRP Acres: 0.8+/-
CROP PRODUCTIVITY INDEX RATING: 88.5 (Estimated by Agra Data)

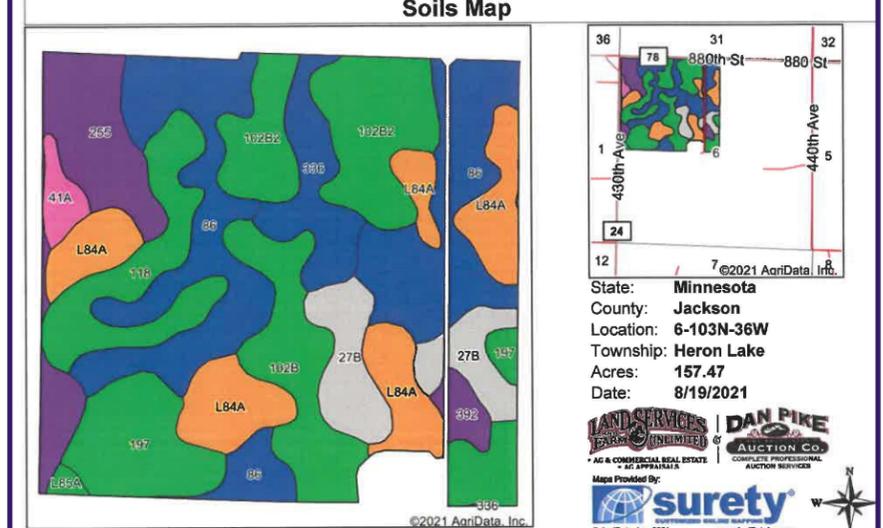
FSA INFORMATION
Corn Base: 90.5 +/- Acres PLC Yield: 158 bu.
Soybean Base: 64.91 +/- Acres PLC Yield: 40 bu.

For more complete details and information, please visit our web page www.danpikeauction.com

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 farm is being sold subject to a cropland lease for 2021 with the Seller's retaining all 2021 cropland lease payments. The closing shall be held on December 8, 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 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
Interested parties that can not 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. 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.

AUCTIONEER'S NOTE
We are very honored to have been asked to represent Nyles & Helene Gents with the sale of this farm that has been in the Gents family for over 100+ years. 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.



Soils data provided by USDA and NRCS. Area Symbol: MN063, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Corn	*n NCCPI Soybeans
86	Canisteo clay loam, 0 to 2 percent slopes	39.33	25.0%	■	llw	93						71	81
L84A	Glencoe clay loam, 0 to 1 percent slopes	21.67	13.8%	■	lllw	86						76	76
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	18.39	11.7%	■	lle	95						74	74
102B	Clarion loam, 2 to 6 percent slopes	16.35	10.4%	■	lle	95						80	84
255	Mayer loam, 0 to 2 percent slopes	13.41	8.5%	■	llw	72						69	68
118	Crippin loam, 1 to 3 percent slopes	12.24	7.8%	■	le	100						72	87
197	Kingston silty clay loam, 1 to 3 percent slopes	11.64	7.4%	■	lw	100						77	91
27B	Dickinson sandy loam, 1 to 6 percent slopes	11.24	7.1%	■	lle	60	4.1	113	80	33	52	72	51
336	Delft clay loam, 0 to 2 percent slopes	8.21	5.2%	■	llw	94						77	79
41A	Estherville sandy loam, 0 to 2 percent slopes	2.27	1.4%	■	lls	44	1.7	83	47	24	31	55	35
392	Biscay clay loam, 0 to 2 percent slopes	2.08	1.3%	■	llw	70						69	66
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.64	0.4%	■	lw	99						81	82
Weighted Average							88.5	0.3	9.3	6.4	2.7	*n 73.5	*n 76.8

For Additional Property Information
Go to our web site at www.danpikeauction.com and check the information brochure under the Gents Revocable Trust 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
1362 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

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Scott Christopher
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Kevin & Ryan Kahler
Doug Wedel &
Dustyn Hartung
Fairmont & Sherburn, MN.

Closing Attorney for the Sellers
Ashley J.P. Schmit
Focused Law Firm
410 Springfield Parkway
Jackson, Minnesota
507-847-3239

OWNERS
Nyles R. & Helene A. Gents
Revocable Trust