

80 Acres +/- Elm Creek Township, Martin County, MN. **FARMLAND AUCTION**

Tuesday, September 14, 2021 @ 10:00 A.M.

SALE LOCATION: The sale will be held at the farm which is located from Trimont, Minnesota approximately 2-1/2 miles southwest on Highway #4 to County Road #36 (160th St.), then 2 miles west to 50th Avenue. Watch for auction signs.

PROPERTY LEGAL DESCRIPTION

The East Half of the Northeast Quarter (E1/2 NE1/4) Section Twenty Two (22), Township One Hundred Three (103), Range Thirty Three (33) Martin County, Minnesota.

PROPERTY INFORMATION

Deeded Acres: 80+/- Tillable Acres: 77.14 +/-
Crop Productivity Index Rating: 86.6

FSA INFORMATION

Corn Base: 37.8+/- Acres PLC Yield: 143 bu.
Soybean Base: 38.5+/- Acres PLC Yield: 36 bu.

METHOD OF SALE

Property will be offered as one tract by live public auction.

AUCTION SALE TERMS

The buyer 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 Sellers retaining all of the 2021 cropland lease payments. The closing shall be held on November 3, 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 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.

BIDDING OPTION

Interested parties that can not attend the auction in person can make arrangements to bid by phone by pre-registering at **least 24 hours** prior to the auction and arranging to bid by phone. Those parties bidding by phone 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 by phone or in person.

AUCTIONEER'S NOTE

We are very honored to have been asked to represent James & Doreen Jorgensen 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 purchasing farmland this year, 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 James & Doreen Jorgensen 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

Auctioneers

Dan Pike

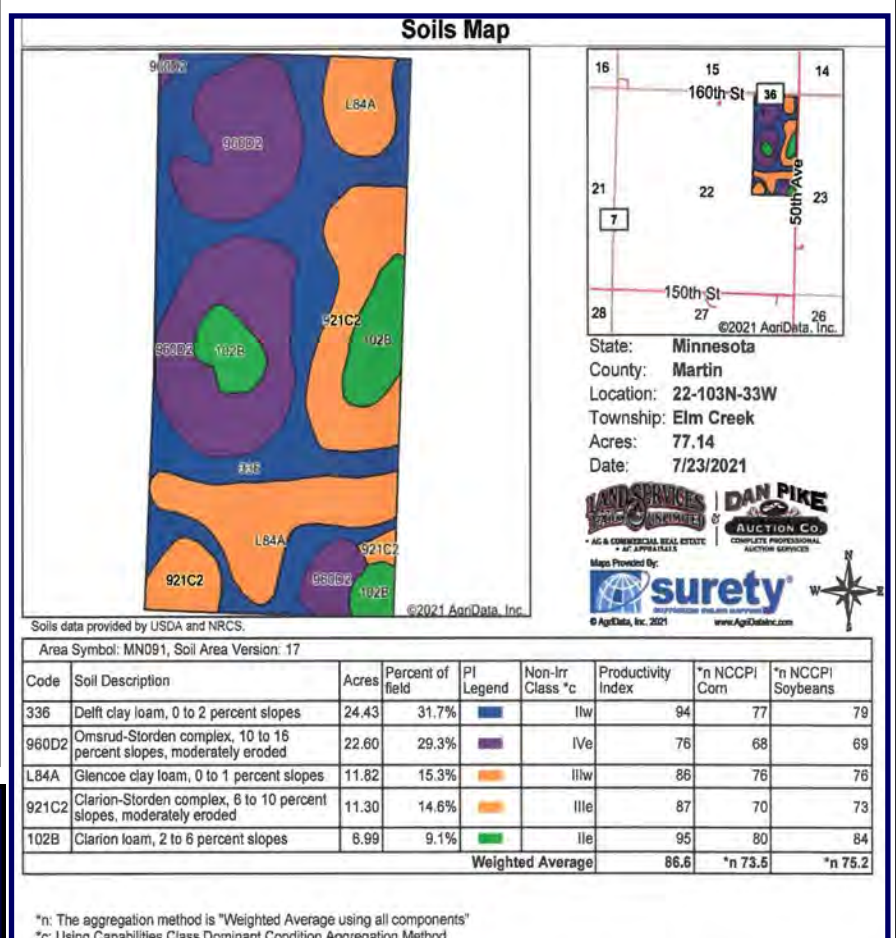
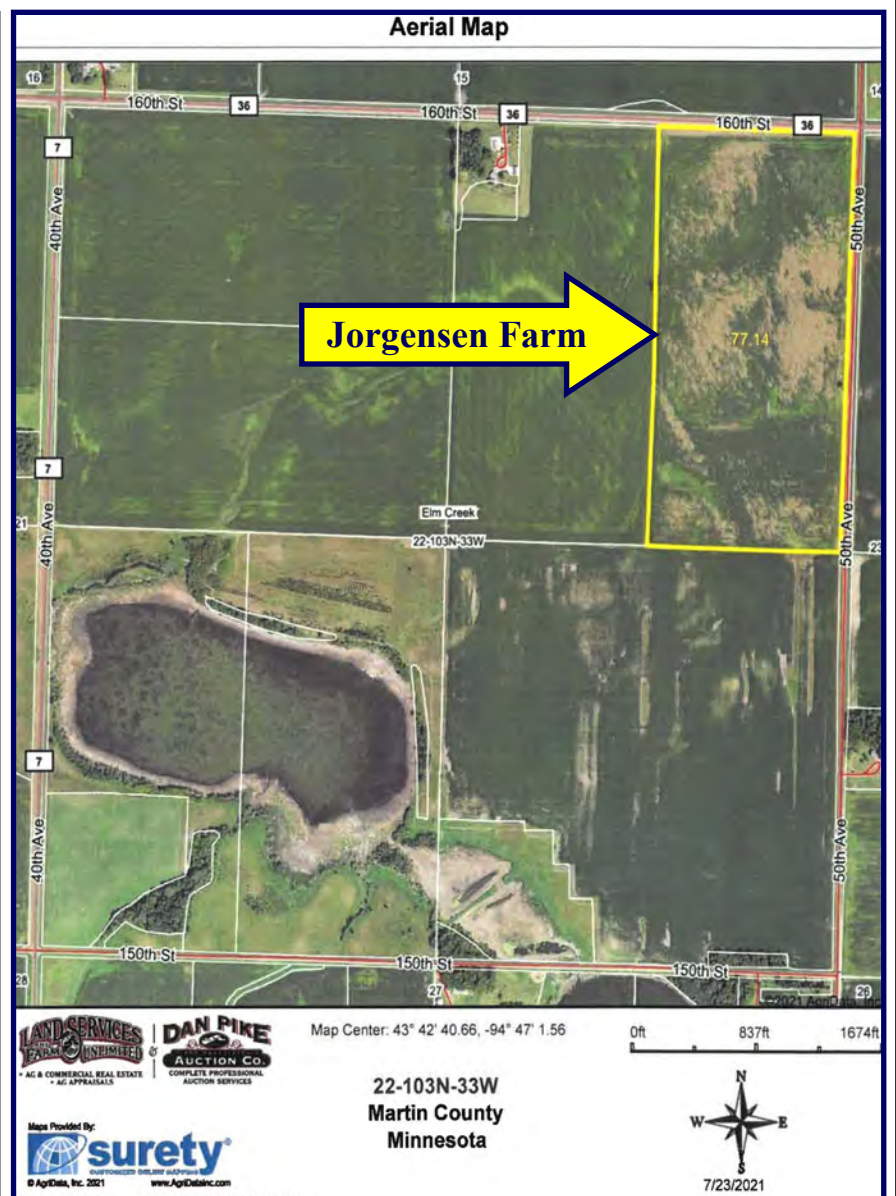
Auctioneer/Real Estate Broker
CAI & GPPA - Jackson, MN.
507-847-3468 (O) or 507-841-0965 (C)

Scott Christopher

507-841-3125 (C) - Jackson, MN.
Allen, 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



OWNERS

Doreen & James
Jorgensen