

LIVE & ON-LINE MULTI-PARCEL SPRINGFIELD & SOUTHBROOK TOWNSHIPS, COTTONWOOD COUNTY, MN.

501.51+/- ACRE FARMLAND AUCTION

Wednesday, September 15, 2021 @ 10:00 A.M.

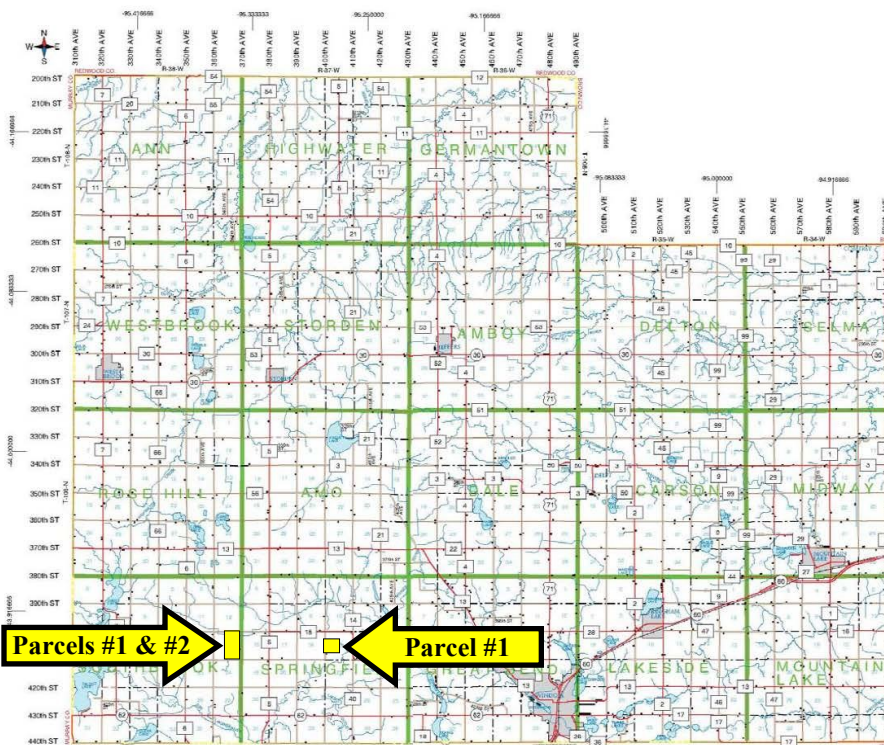
Sale will be held at the Windom Community Center at 1750 Cottonwood Lake Drive Windom, MN.

LIVE ONLINE BIDDING



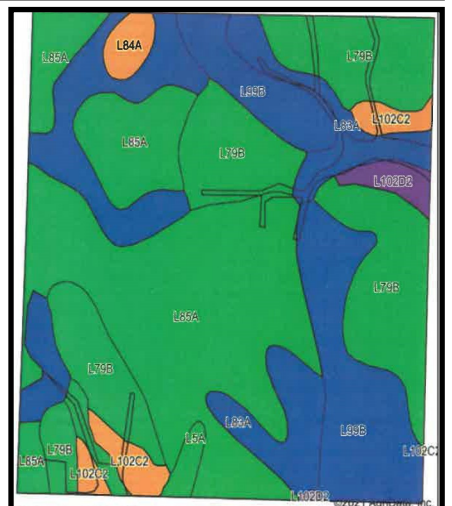
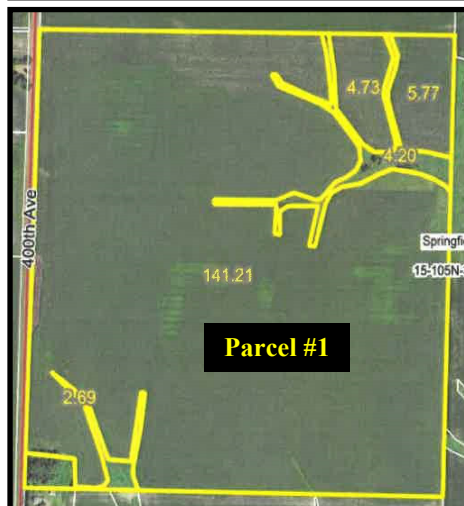
For those wishing to bid online go to www.danpikeauction.hibid.com

Cottonwood County, Minnesota



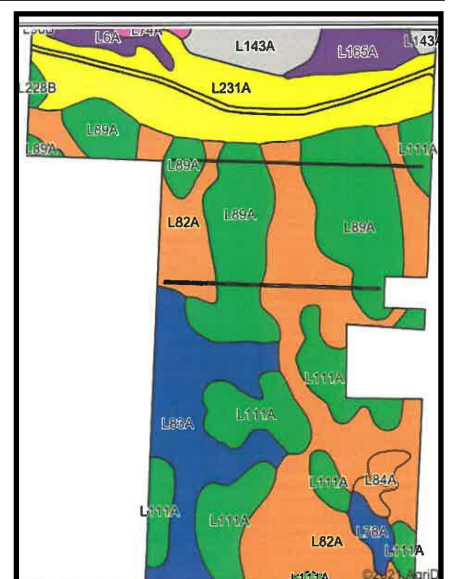
COTTONWOOD COUNTY MINNESOTA

PARCEL #1



Area Symbol: MN033, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Corn
L85A	Nicollet clay loam, 1 to 3 percent slopes	55.52	35.0%		Ilw	99			81
L79B	Clarion loam, 2 to 6 percent slopes	40.25	25.4%		Ille	95			80
L83A	Webster clay loam, 0 to 2 percent slopes	27.63	17.4%		Ilw	93			78
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	22.86	14.4%		Ille	92			77
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.97	3.1%		Ille	87			70
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	2.90	1.8%		Ilw	96	177	53	87
L102D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	2.38	1.5%		IVe	76			68
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.09	1.3%		Ilw	86			76
Weighted Average						95	3.2	1	*n 79.2

PARCELS - #2 & #3



Area Symbol: MN033, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Corn
L82A	Mama silty clay loam, 0 to 2 percent slopes	91.77	27.4%		Ilw	87			77
L89A	Guckeen silty clay loam, 1 to 3 percent slopes	64.66	19.3%		Ilw	95			82
L231A	Mayer clay loam, loamy substratum, 0 to 2 percent slopes	54.70	16.3%		Ilw	80	147	44	68
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	49.89	14.9%		Ille	100	184	55	82
L83A	Webster clay loam, 0 to 2 percent slopes	36.70	10.9%		Ilw	93			78
L143A	Linder loam, 0 to 2 percent slopes	11.82	3.5%		Ille	60	110	33	69
L165A	Mayer loam, 0 to 2 percent slopes	9.16	2.7%		Ilw	72			69
L6A	Biscay clay loam, 0 to 2 percent slopes	5.23	1.6%		Ilw	70			69
L78A	Canisteo clay loam, 0 to 2 percent slopes	4.10	1.2%		Ilw	93			71
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.84	1.1%		Ilw	86			76
L74A	Estherville sandy loam, 0 to 2 percent slopes	1.93	0.6%		Ille	44	81	24	53
L228B	Clarion-Ocheyedan complex, 2 to 5 percent slopes	1.25	0.4%		Ille	95	175	52	83
L96B	Estherville-Hawick complex, 2 to 6 percent slopes	0.34	0.1%		Ille	43	79	24	49
Weighted Average						88.2	56.4	16.9	*n 76.5

PROPERTY LEGAL DESCRIPTION

PARCEL #1: S1/2 NW1/4 & N1/2 SW1/4 15-105-37 Cottonwood County, MN. (160+/- acres)
PARCEL #2: SE1/4 exc. a 12.03 acre tract 13-105-38 Cottonwood County, MN. (147.97+/- acres)
PARCEL #3: NE1/4 exc. a 6.46 acre tract & NE1/4 NW1/4 13-105-38 Cottonwood County, MN. (193.54+/- acres)

METHOD OF SALE

Parcel #1 - will be offered as one tract.
Parcel #2 & Parcel #3 - will be offered separately & in combination.

PROPERTY INFORMATION

Deeded Acres: 501.51+/- Cropland Acres: 478.4+/-

Crop Productivity Index Rating

Parcel #1 - 95 and Parcels #2 & #3 - 88.2 (combined)

FSA INFORMATION

Corn Base: 244.3+/- Acres PLC Yield: 169 bu.
Soybean Base: 227.9+/- Acres PLC Yield: 45 bu.

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

AUCTION SALE TERMS

The property will be offered through our multi-parcel bidding system. 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 November 15, 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. Buyer is responsible for understanding our multi-parcel bidding process prior to bidding. 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 the Margaret Larsen 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 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 Larsen Family 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 & GPA - 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

Ashley J.P. Schmit

Focused Law Firm

410 Springfield

Parkway

Jackson, Minnesota

507-847-3239

OWNER

The Don & Margaret
Larsen Family