

129.07 Acres +/- Amo Township, Cottonwood County, MN.

FARMLAND AUCTION

Thursday, September 9, 2021 @ 10:00 A.M.

SALE LOCATION

The auction will be held at the Windom Community Center at 1750 Cottonwood Lake Drive in Windom, Minnesota.

LIVE ONLINE BIDDING



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



PROPERTY LOCATION

From the junction of Highway 30 & County Road #5 at Storden, Minnesota, 6 miles south on #5 to County Road #13, then 3 miles east & 1/2 mile south.

PROPERTY LEGAL DESCRIPTION

The Southwest Quarter excepting the 7.36+/- acre building site area in the southwest corner & the surveyed 23.57+/- acres of pastureland in 35-106N-37W Cottonwood County, Minnesota.

PROPERTY INFORMATION

Deeded Acres: 129.07+/- Tillable Acres: 127.1 +/-
Crop Productivity Index Rating: 91.1

FSA INFORMATION

Corn Base: 64.0+/- Acres PLC Yield: 144 bu.
Soybean Base: 63.1 +/- Acres PLC Yield: 44 bu.

METHOD OF SALE

Property will be offered as one tract via live & online public auction. Those unable to attend in person can participate & bid by going to www.danpikeauction.hibid.com

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 4, 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.

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. 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 Smith 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 good quality farmland 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 Smith Land Auction or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

SALE ARRANGED BY



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

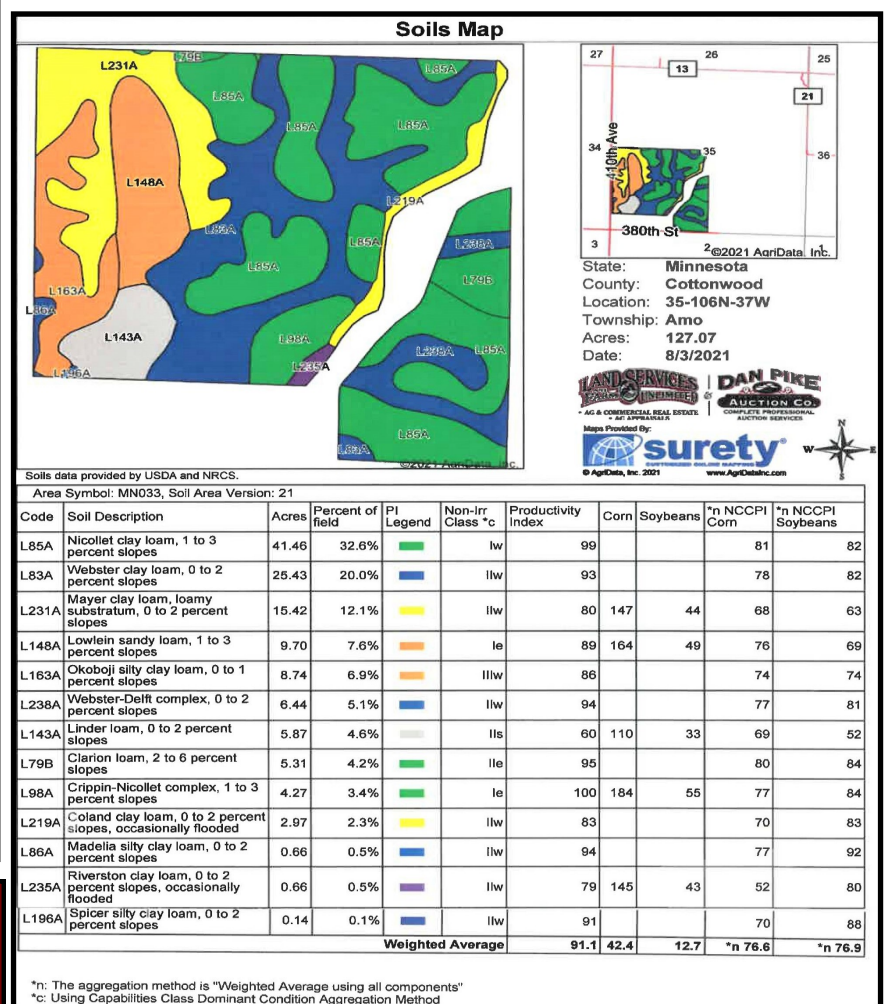
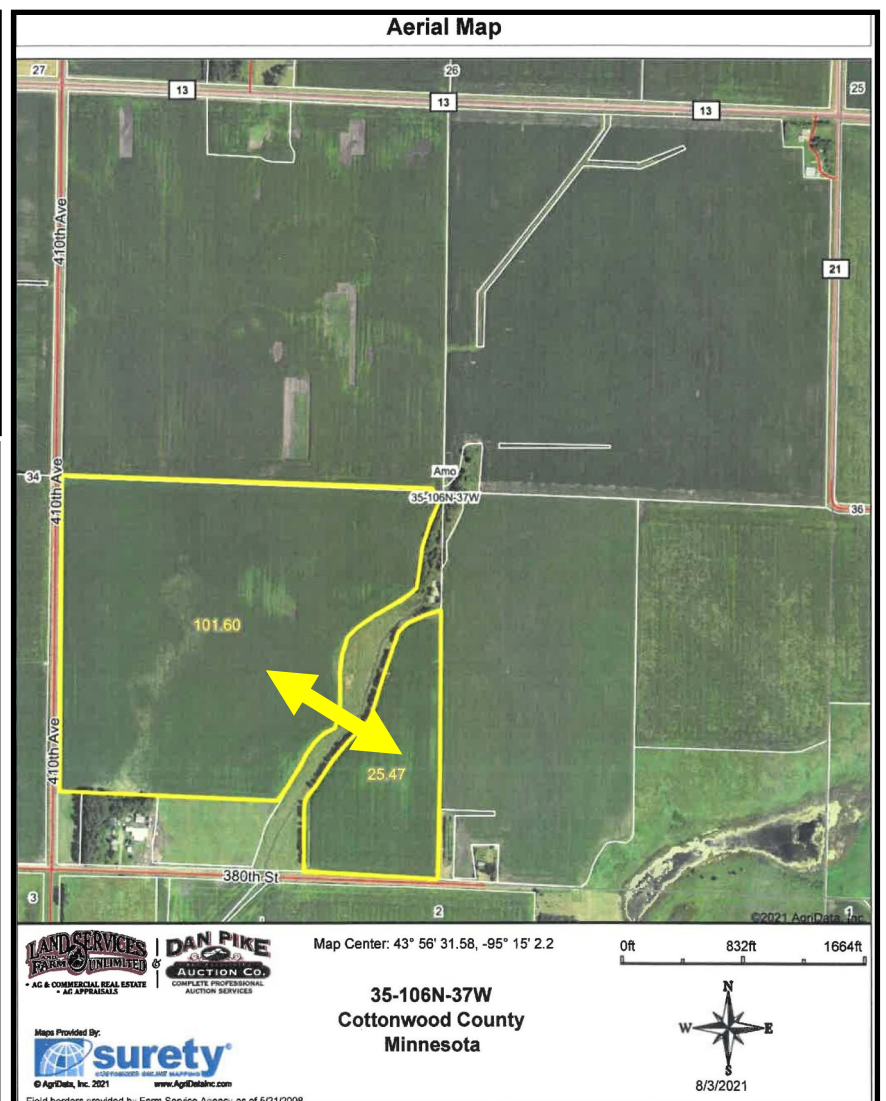
Fairmont & Sherburn, MN.

Closing Attorney for the Sellers

Ron Schramel
Schramel
Law Firm

Windom, Minnesota

507-831-1301



*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OWNERS
FAMILY OF
ROSELLA SMITH
Chuck Smith, Carl Smith,
Helen Smith Stone,
Lucille Williams & Dallas Smith