

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

FARMLAND AUCTION

Wednesday, November 10, 2021 @ 10:00 A.M.

(Inclement weather/Blizzard backup date 11/11/21 at the same time. Check our web site www.danpikeauction.com for updates.)

SALE LOCATION

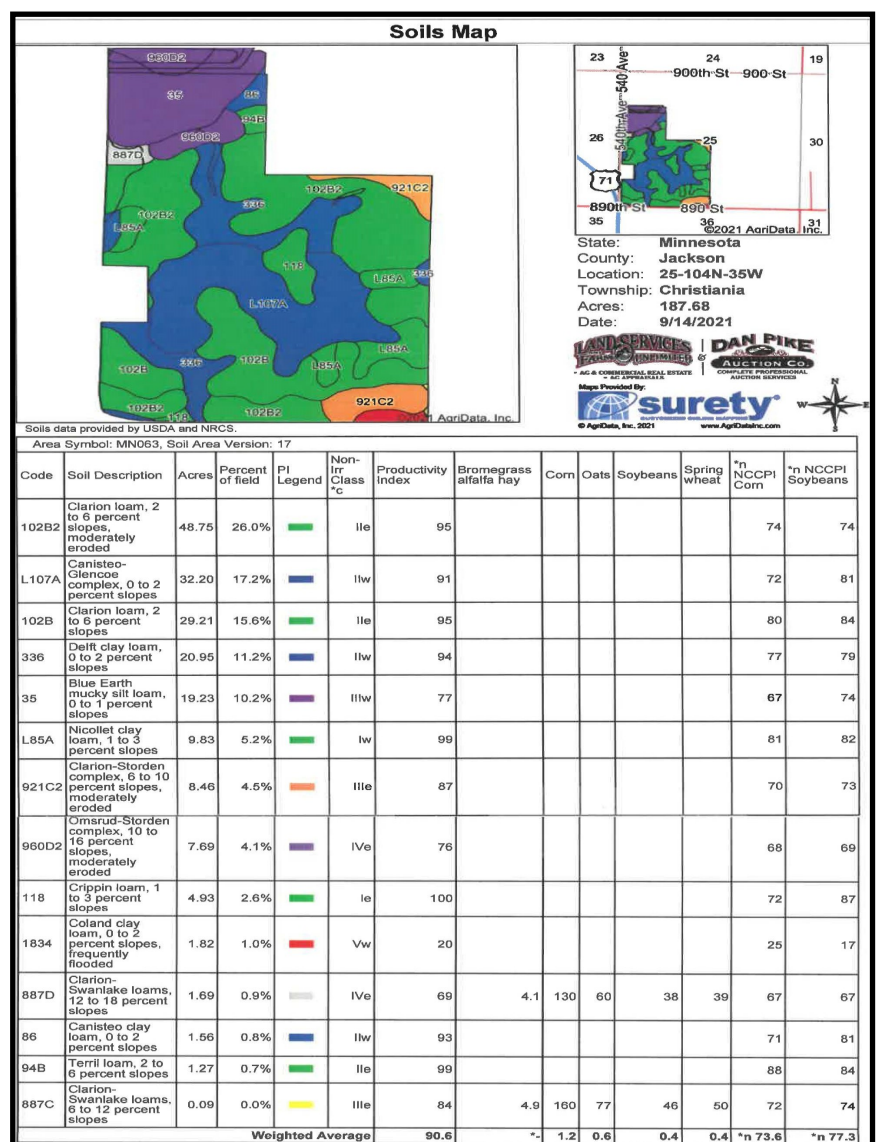
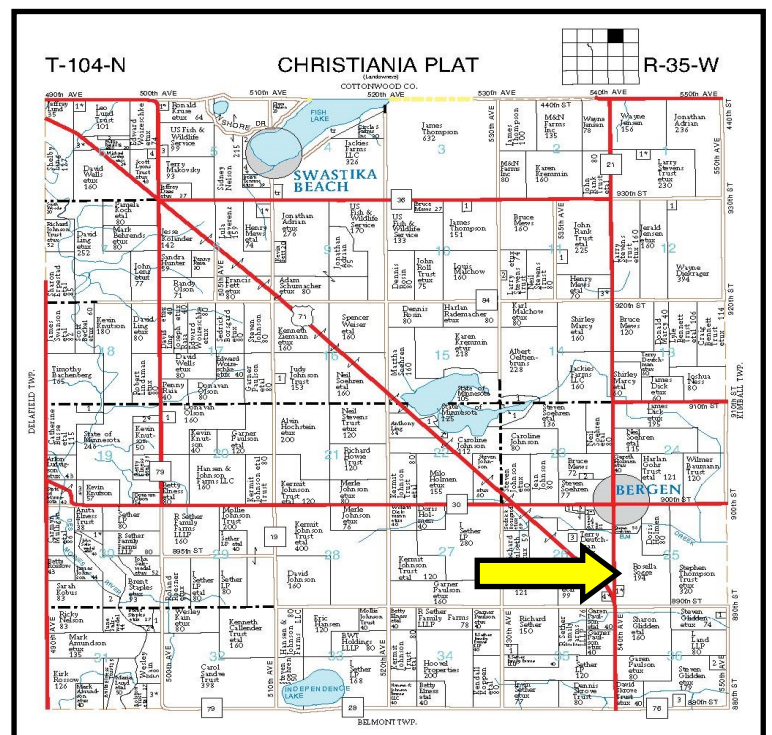
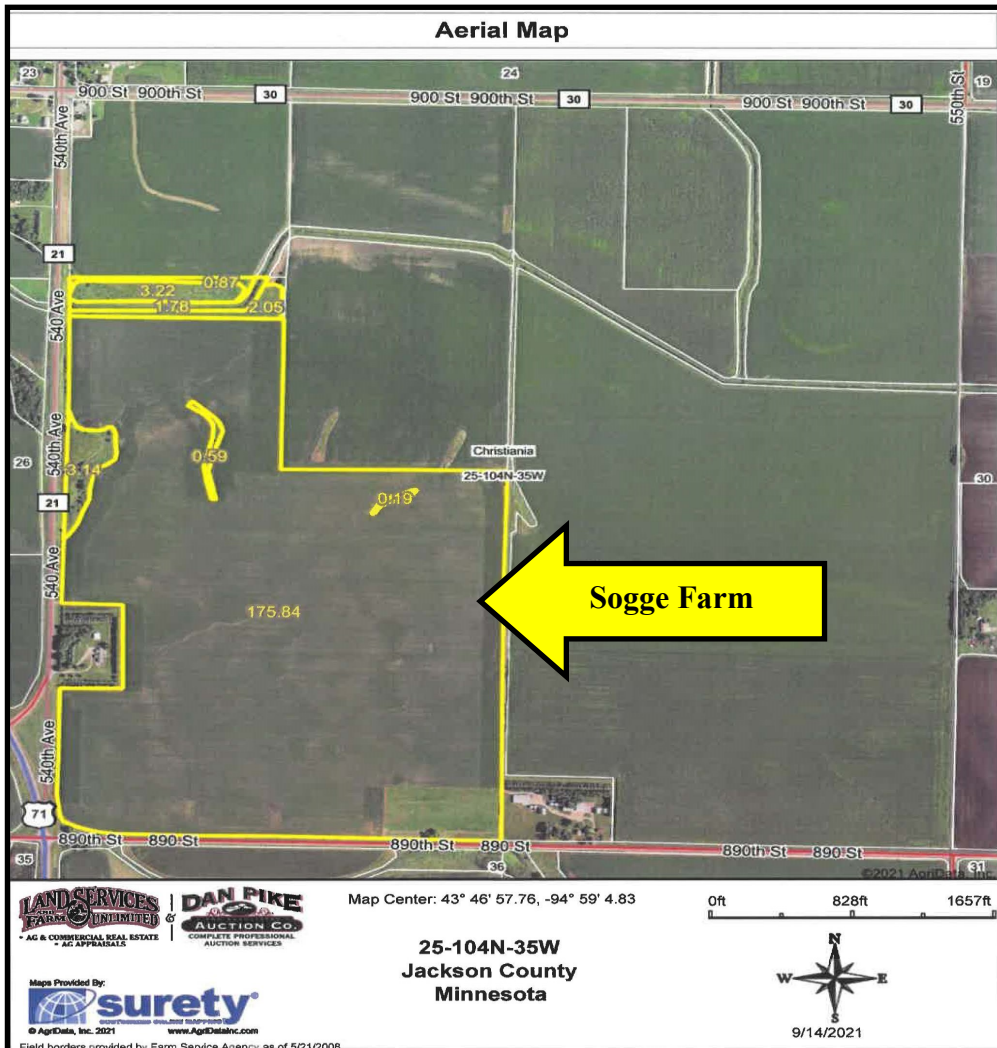
The auction will be held at the Jackson American Legion Hall at 411 First Street Jackson, Minnesota. Watch for auction signs.

LIVE ONLINE BIDDING



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

JACKSON COUNTY MINNESOTA



PROPERTY LEGAL DESCRIPTION

The Southwest Quarter except 440' x 558' in West Half and SW1/4 NW1/4 Section Twenty Five (25), Township One Hundred Four (104) North (Christiania Township), Range Thirty-Five (35) West Jackson County, Minnesota. Jackson County Parcel #03.025.0300

PROPERTY INFORMATION

Deeded Acres: 194.37+/- Cropland Acres: 175.84+/-

Crop Productivity Index Rating: 90.6

FSA INFORMATION

Corn Base: 89.6+/- Acres PLC Yield: 150 bu.

Soybean Base: 86.2+/- Acres PLC Yield: 50 bu. RIM Easement: 6.4 acres

For more complete details and information, please visit our web page

www.danpikeauction.com

AUCTION SALE TERMS

The property will be offered in One (1) tract. The farm is being sold subject to a 2021 cropland lease. The seller shall retain all of the 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 December 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 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 seller's 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.

For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information brochure under the Sogge 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.

Dustyn Hartung,

Doug Wedel

Kevin & Chris Kahler

Closing Attorney

for the Sellers

Brad Anderson

Anderson

Law Firm

Jackson, Minnesota

507-847-2052

AUCTIONEER'S NOTE

After much consideration the Sogge family has decided to offer their farm at public auction rather than to market it privately giving all the interested parties an equal opportunity to purchase the farm. This is a good farm that would make a nice addition to most any farming operation. We are very honored to have been asked to represent the Sogge 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 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. The auction begins at 10:00 A.M. sharp, so don't be late.

OWNER

SOGGE FAMILY