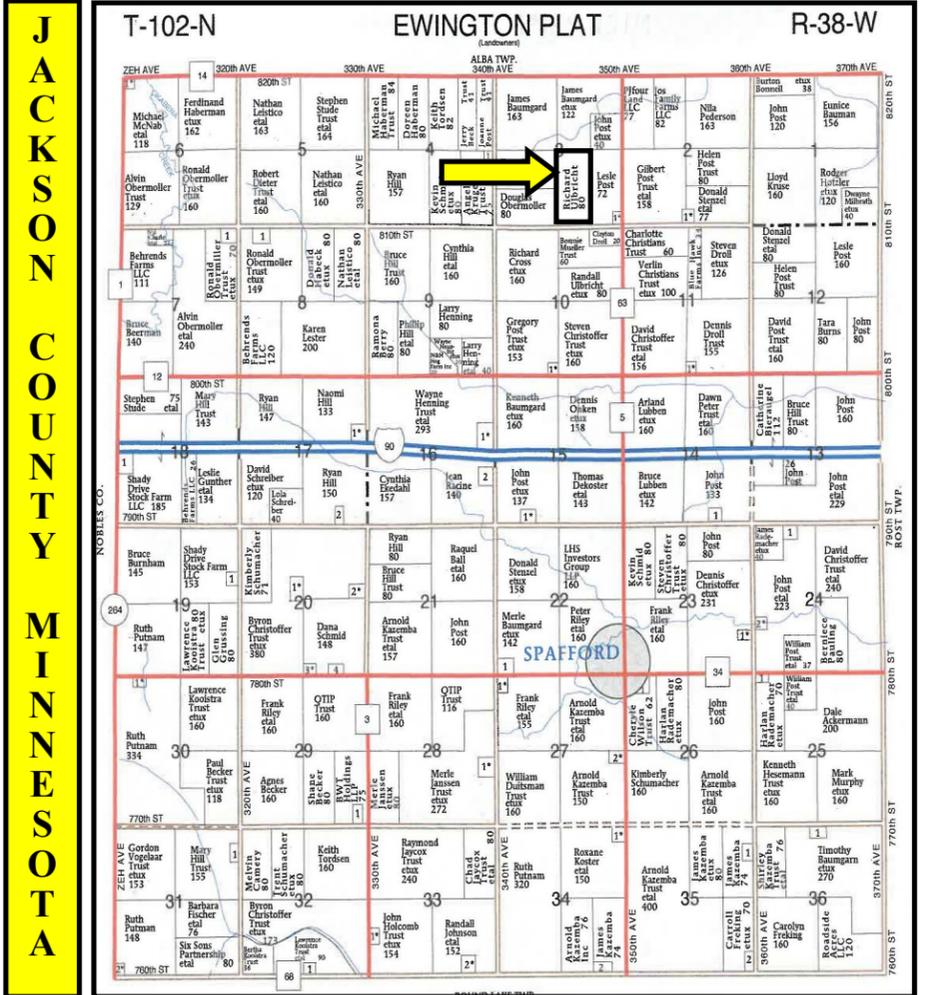


80 Acres +/- Ewington Township, Jackson County, MN.

FARMLAND AUCTION

Tuesday, June 22, 2021 @ 10:00 A.M.

SALE LOCATION: The auction will be held On-Site at the farm located from the junction of Highway #60 & County Road #1 at Brewster, Minnesota approximately 1-3/4 miles south on #1 to Jackson County #14 (820th Street), then east on #14 3 miles to 340th Avenue, then 1 miles south on 340th Avenue to 810th Street, then 3/4 miles east OR from Okabena, Minnesota 4 miles south on County Road #9 to County Road #14, then 3 miles west on #14 to County Road #63, then 1 miles south on #63 to 810th Street, then 1/4 mile west.
Watch for auction signs.



PROPERTY LEGAL DESCRIPTION
The West Half of the Southeast Quarter (W1/2 SE1/4) Section Three (3), Township One Hundred Two (102) North (Ewington Township), Range Thirty-Eight (38) West Jackson County, Minnesota. Jackson County Parcel #07.003.0200.

PROPERTY INFORMATION
Deeded Acres: 80+/- Acres **Cropland Acres:** 78.95 +/- Acres
Crop Productivity Index Rating: 86.2 Estimated by Agra Data Mapping

More detailed information on our web site 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 Monday, November 1, 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.

SPECIAL NOTE REGARDING PENDING DRAINAGE ASSESSMENT
The Seller will pay 100% of the pending drainage assessment of approximately \$73,355.43 that is to be placed on the property in 2021.

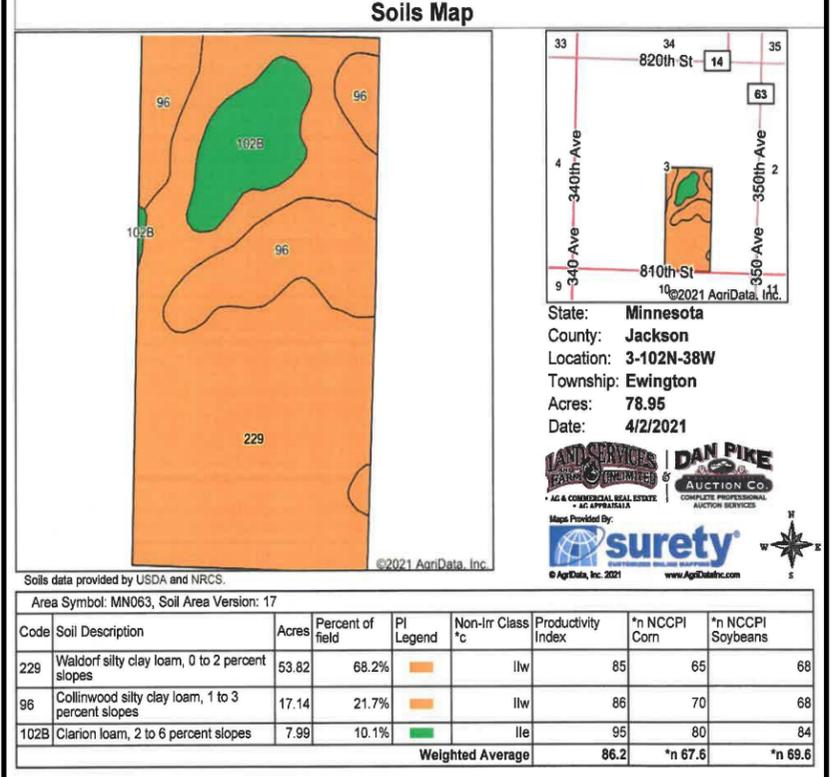
For Additional Property Information
Go to our web site at www.danpikeauction.com and check the information brochure under the Ulbricht Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

SALE ARRANGED BY

DAN PIKE
AND ASSOCIATES
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES
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
Ashley J.P. Schmit
Costello, Carlson,
Butzon & Schmit
Law Firm
Jackson, Minnesota
507-847-4200



AUCTIONEER'S NOTE
This is a very good farm and we are very honored to have been asked to represent Richard Ulbricht 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. Remember the sale will be held at the farm. The auction begins at 10:00 A.M. sharp, so don't be late.

OWNER
Richard Ulbricht