

Multi-Parcel On-Line Internet & Live Simulcast LAKEFIELD, MINNESOTA ABSOLUTE GRAIN ELEVATOR AUCTION

Thursday July 16, 2020 @ 10:00 A.M.

SALE & PROPERTY LOCATION: 201 Main Street Lakefield, Minnesota.

Northwest view of property.



Southeast view of property.



West view of property.



Northeast view of property.



GENERAL PROPERTY INFORMATION

- Over 1.6 million bushels of storage capacity.
- Great location only 2-1/2 miles from Interstate 90.
- Adjacent to Minnesota State Highway #86.
- Semi truck scale & office facility.
- Insulated shop & much more. Great Opportunity!
- Well maintained and ready to be used this fall.

PARCEL #1: Consists of the east corn facility with elevator house, legs, conveyors, 3 - steel grain bins, grain dryer & infrastructure. This unit has an approximately capacity of 524,000 +/- bushels of storage. The grain dryer on this property is currently not in compliance with Minnesota Pollution Control Agency rules & regulations.

PARCEL #2: Consists of the west bean facility with elevator house, legs, conveyors, 5 - steel grain bins & infrastructure. This unit has an approximate capacity of 1,092,000 +/- bushels of storage.

PARCEL #3: Consists of the office scale building, truck scale, insulated shop building & older wood seed bagging warehouse building.

LIVE & INTERNET ONLINE BIDDING



An Open House inspection will be held on Wednesday, July 1, 2020 from 9 to 11:30 A.M. or by appointment. Due to the current COVID 19 regulations and rules regarding public gatherings it is encouraged that interested parties 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 and possibly bid, 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 On-line & Live Simulcast webcast public auction. We will be offering the property as 3 parcels through our multi-parcel board bidding program. It will be sold in which ever way generates the highest value. Those wishing to bid online should register at least 24 hours prior to the auction by going to www.danpikeauction.hibid.com. There will be NO "Buyers Premium" for either online or in person bidders.

INSPECTION & METHOD OF SALE

REAL ESTATE AUCTION SALE TERMS

This is an "ABSOLUTE - NO RESERVE AUCTION", so all potential bidders and buyers should come prepared to buy. All bidders must register for a bidding number prior to bidding. At the conclusion of the auction the successful Buyer(s) will enter into a Purchase Agreement and shall make a 20% NON-refundable earnest money down-payment the day of the 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 NO "Buyers Premium" charged to those bidding on-line or in person. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before August 31, 2020, when title is passed at closing. The buyer will have possession upon closing. The Seller & Buyer(s) shall prorate all real estate taxes that are due and payable in 2020 based upon the date of closing. The Buyers shall be responsible for all 2021 taxes and any assessments and subsequent years. The property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. The prospective bidders / 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.

AUCTIONEERS NOTE

We are very honored to have been asked to represent the Crystal Valley Cooperative with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. This will be an excellent opportunity if you are considering adding grain storage or are looking for an opportunity to expand your grain operations. This is certainly 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 actual boundary lines of property. The potential interested parties shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and the sales staff are representing the seller. Please remember that the auction begins at 10:00 A.M. sharp. Respectfully, Dan Pike & Associates Auction Company.

For Additional Information, Videos & Photos

Go to our web site at www.danpikeauction.com and check the information brochure under the Crystal Valley Cooperative Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

OWNER

Crystal Valley Cooperative

SALE
CONDUCTED
BY



410 Springfield Parkway
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507-847-3468

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Auctioneers

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