

LIVE & ONLINE - 228.84 Acres +/-
Bloom Township, Nobles County, MN.

Since we will be inside the VFW Hall for the sale, Covid-19 rules will apply. Social distancing rules will apply. Those attending are asked to wear masks.

FARMLAND AUCTION

Wednesday, December 2, 2020 @ 10:00 A.M.

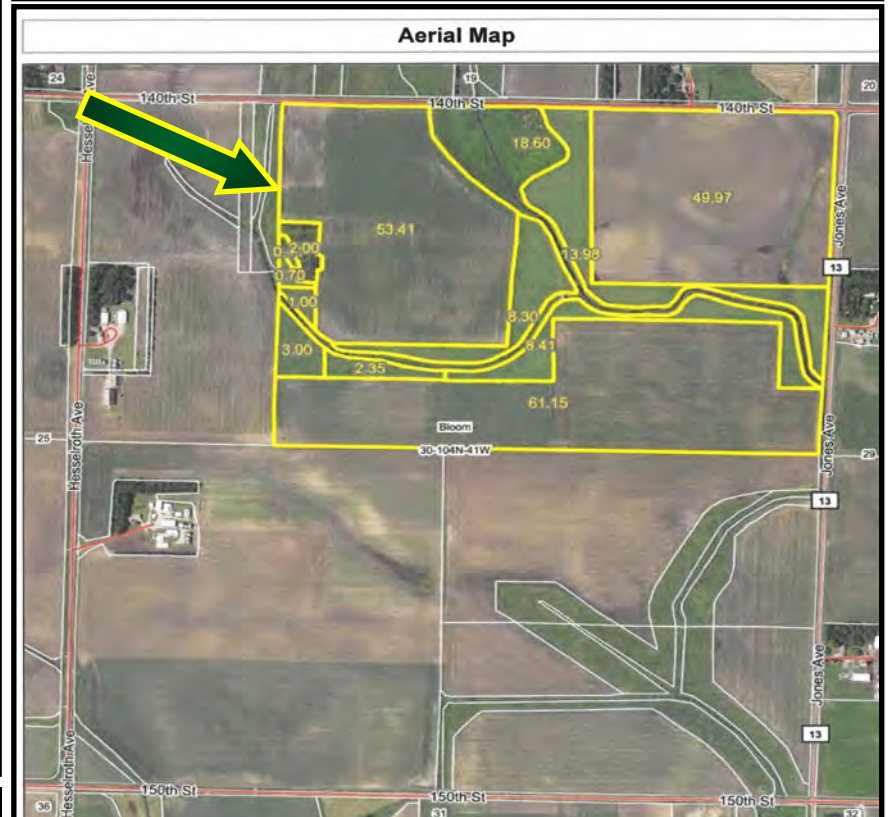
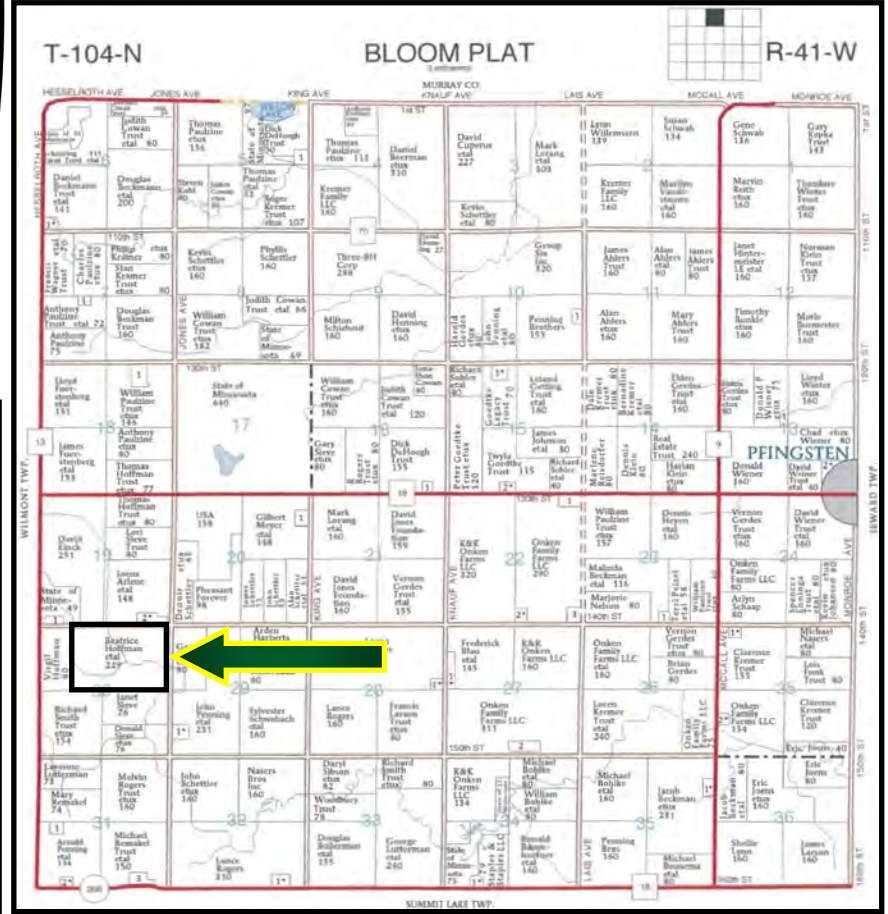
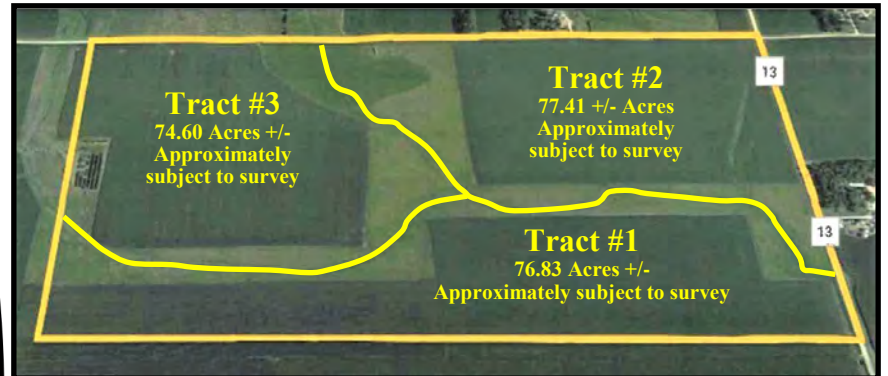
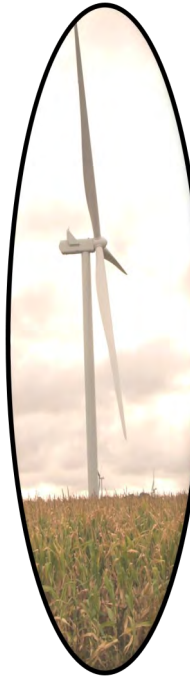
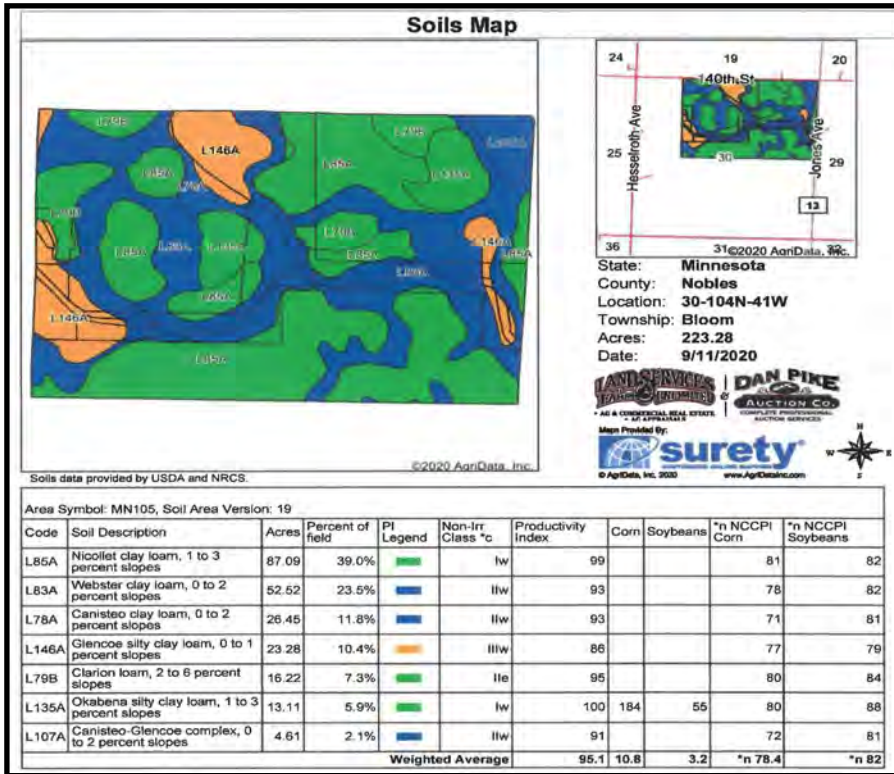
(Snow/Blizzard backup date 12/4/20, at the same time.) Check our web site www.danpikeauction.com for updates.

SALE LOCATION: The auction will be held at the Wilmont VFW Hall at 402 4th Avenue, Wilmont, MN.

LIVE ONLINE BIDDING



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



PROPERTY LOCATION

2 miles north & 1/4 mile east of the Calvary Cemetery just east of Wilmont, Minnesota.

PROPERTY LEGAL DESCRIPTION

East 68.84 acres of the Northwest Quarter (NW1/4) & Northeast Quarter (NE1/4) Section Thirty (30), Township One Hundred Four (104) North, Range Forty One (41) West Nobles County, Minnesota.

PROPERTY INFORMATION

228.84 - Deeded Acres +/- 203.1 - Cropland Acres +/-

95.1 - Approximate Crop Productivity Index Rating

FSA Information: Corn Base - 100.9 Acres PLC Yield - 165 Bu.

Soybean Base - 65.1 Acres PLC Yield - 46 Bu. CRP 37.1 +/- Acres

AUCTION SALE TERMS

The property will be offered in 3 tracts & in combination through our multi-parcel board bidding system. If the farm is sold in separate tracts to separate buyers the Seller's will provide a survey of the separate tracts and the actual number of deeded acres sold will be adjusted at closing to the surveyed number of acres in those tracts. 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 January 15, 2021 with the balance being due and payable in full at closing. Farm is being sold subject to a cropland lease for 2020 with the Sellers retaining the 2020 lease & CRP payments. The Buyer or Buyers will be assigned the future annual Energy Rent/Wind Rights & Turbine Rent/Wind Turbine Payment income as assigned to the prospective tracts. The Sellers will be retaining all of the Construction Payment for the wind turbine that is located on the South Half of the Northeast Quarter. 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 2021 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

Due to the current COVID 19 regulations and rules regarding public gatherings it is encouraged that those interested parties that do not wish to attend the auction in person 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 board 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 Hoffman 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 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 Hoffman 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 & 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

Ashley J.P. Schmit
Costello, Carlson,
Butzon & Schmit
 Law Firm
 Jackson, Minnesota
 507-847-4200

OWNERS

Beatrice Hoffman
Family