

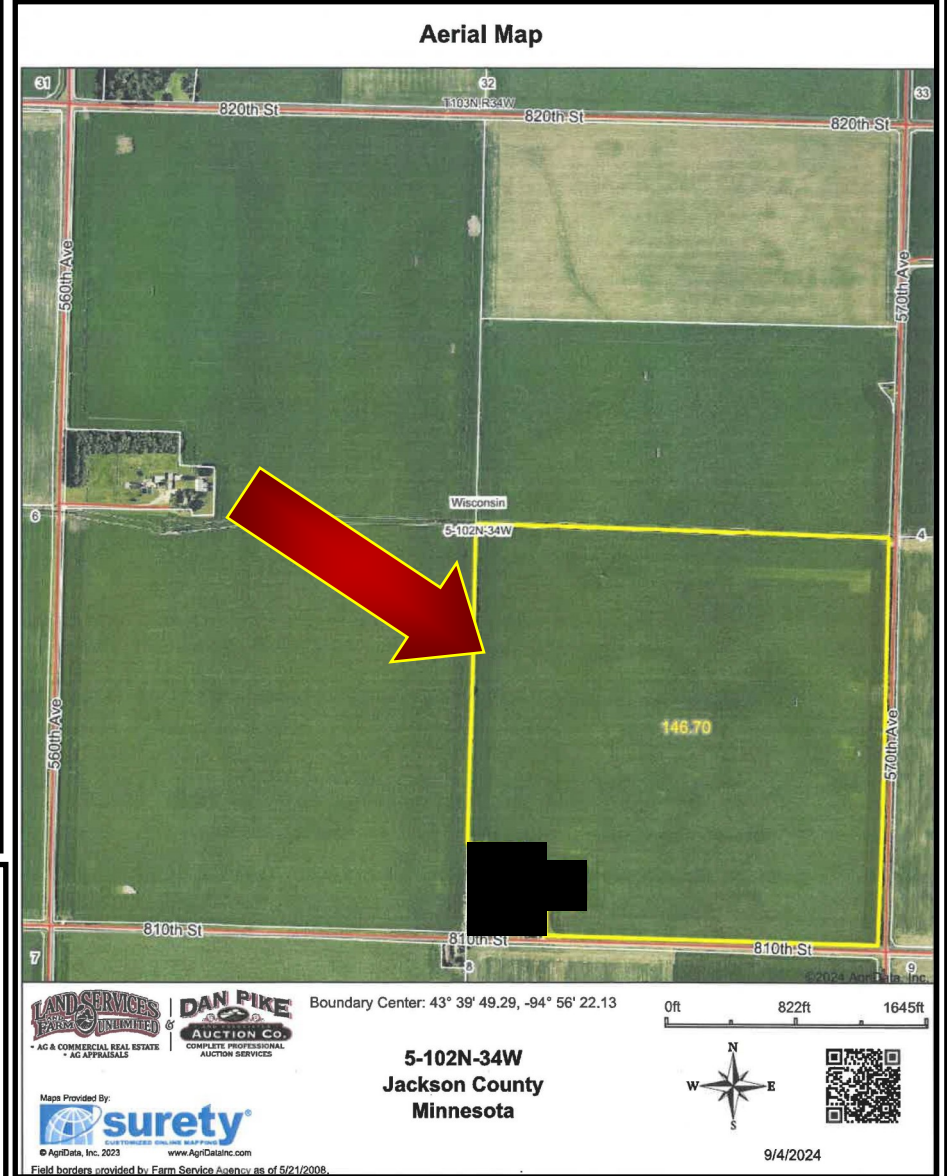
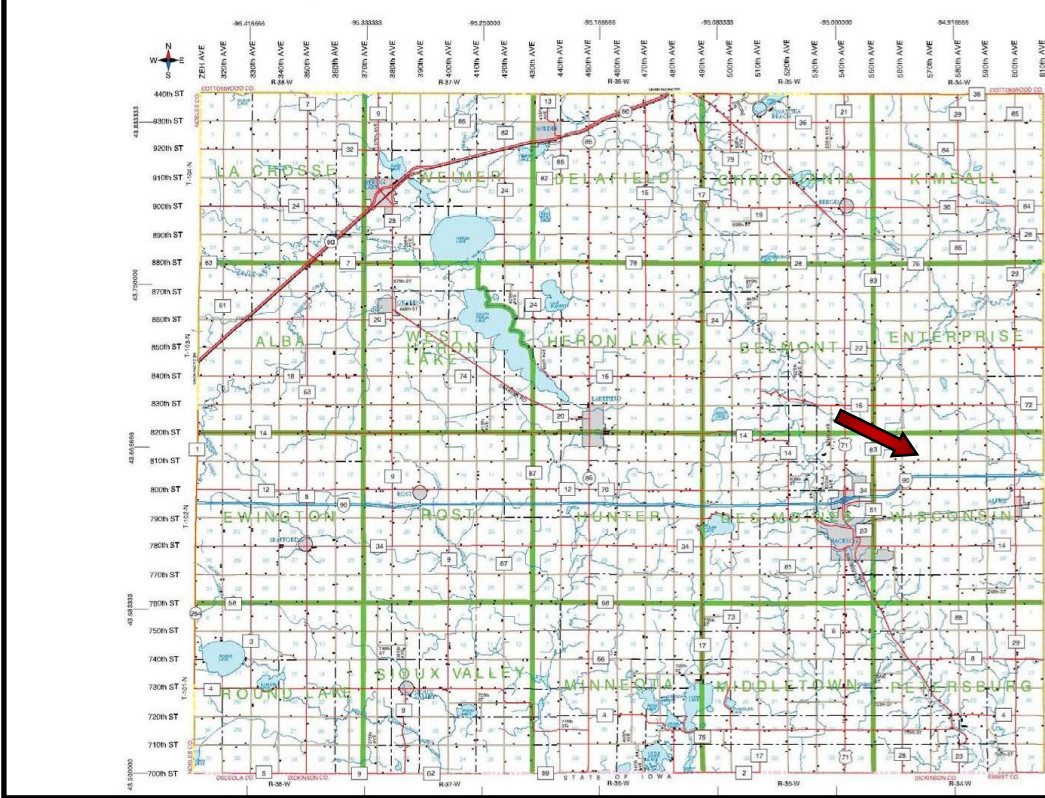
# 151.35+/- ACRES WISCONSIN TOWNSHIP, JACKSON COUNTY, MN. PRIME FARMLAND AUCTION

WEDNESDAY, OCTOBER 30, 2024 @ 10:00 A.M.

In case of very inclement weather (Blizzard) sale backup date is 10/31/24. Check website for details.

Sale will be held at the American Legion Hall at 411 First Street in Jackson, MN.

## Jackson County, Minnesota



### PROPERTY LEGAL DESCRIPTION

The Southeast Quarter (SE1/4) except the 8.65 acres in the southwest corner Section Five (5), Township One Hundred Two (102), Range Thirty Four (34) in Jackson County, Minnesota.  
Parcel # 20.005.0475

### PROPERTY LOCATION

From the junction of Highways #71 & County Road #34, north of the I-90 exit at Jackson, Minnesota, 1 mile east on #34 to County Road #83, then 1 mile north and 1-1/2 miles east on 810th Street. Watch for auction signs.

### METHOD OF SALE

Property will be offered as one parcel of 151.35+/- acres.

### PROPERTY INFORMATION

**Total Acres: 146.7+/- Cropland Acres: 146.7+/-**

**FSA Corn Base: 79.9 Acres FSA PLC Corn Yield: 163bu.**

**FSA Soybean Base: 65.8 Acres FSA PLV Yield: 44 bu.**

**Crop Productivity Index Rating: 92.6** Estimated by Agri-Data Surety Mapping

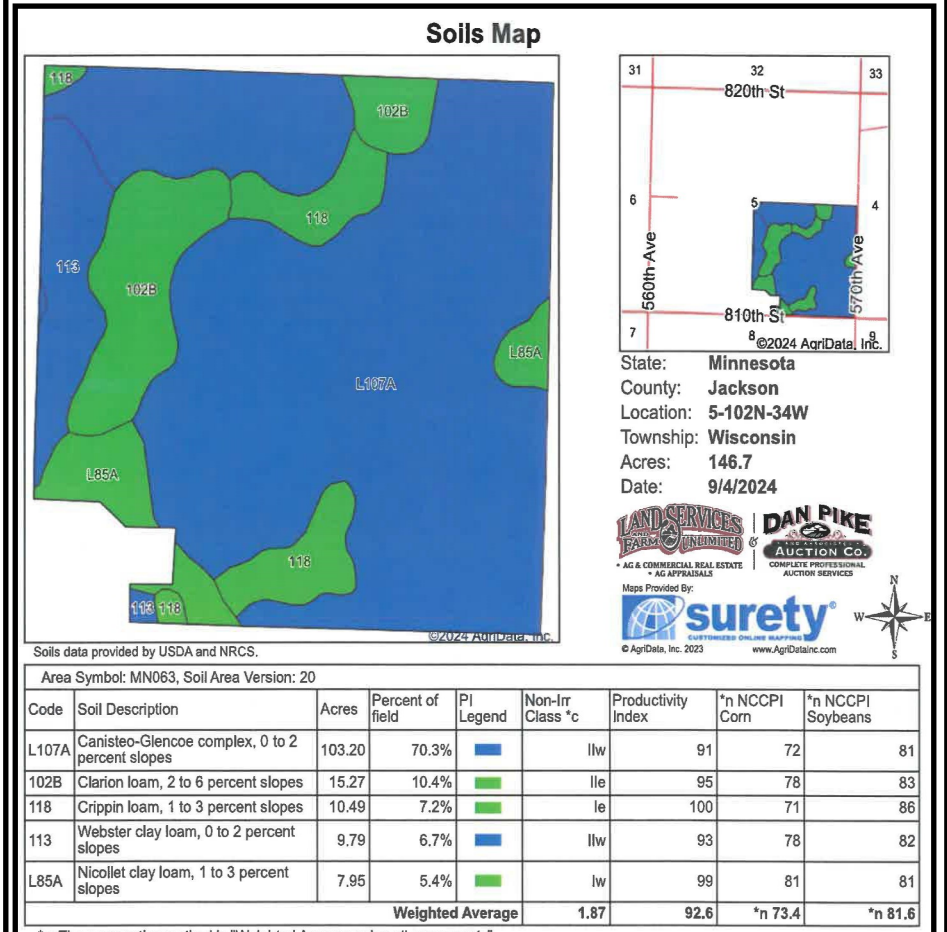
### AUCTION SALE TERMS

The Buyer shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on December 4, 2024 with the balance being due and payable in full at closing. Possession shall be transferred for the 2025 crop year. 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 2025 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.

### AUCTIONEER'S NOTE

We are very honored to have been asked to represent the Myrtle C. Shearer Trust with the sale of this outstanding farm. Please come prepared to purchase as the sellers have chosen the public auction method to market this property. If you are considering the purchase of very good 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 more complete details and information, please visit our web page [www.danpikeauction.com](http://www.danpikeauction.com)  
No "Buyers Premium" will be charged - What you bid is what you will pay.



**For Additional Property Information**  
Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Shearer Trust 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  
1362 Springfield Parkway  
Jackson, MN 56143  
507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)

**Auctioneers**  
**Dan Pike**  
Auctioneer/Real Estate Broker  
Jackson, MN.  
507-847-3468 (O)  
or 507-841-0965 (C)  
**Scott Christopher**  
507-841-3125 (C) - Jackson, MN.  
**Doug Wedel & Chris Kahler**  
Fairmont & Sherburn, MN.

**Attorney for the Seller**  
**Hans K. Carlson**  
**Carlson & Butzon**  
**Law Firm**  
Jackson, Minnesota  
507-847-4200

**OWNER**  
**MYRTLE C. SHEARER TRUST**  
**STEPHANIE MALSON - Trustee**