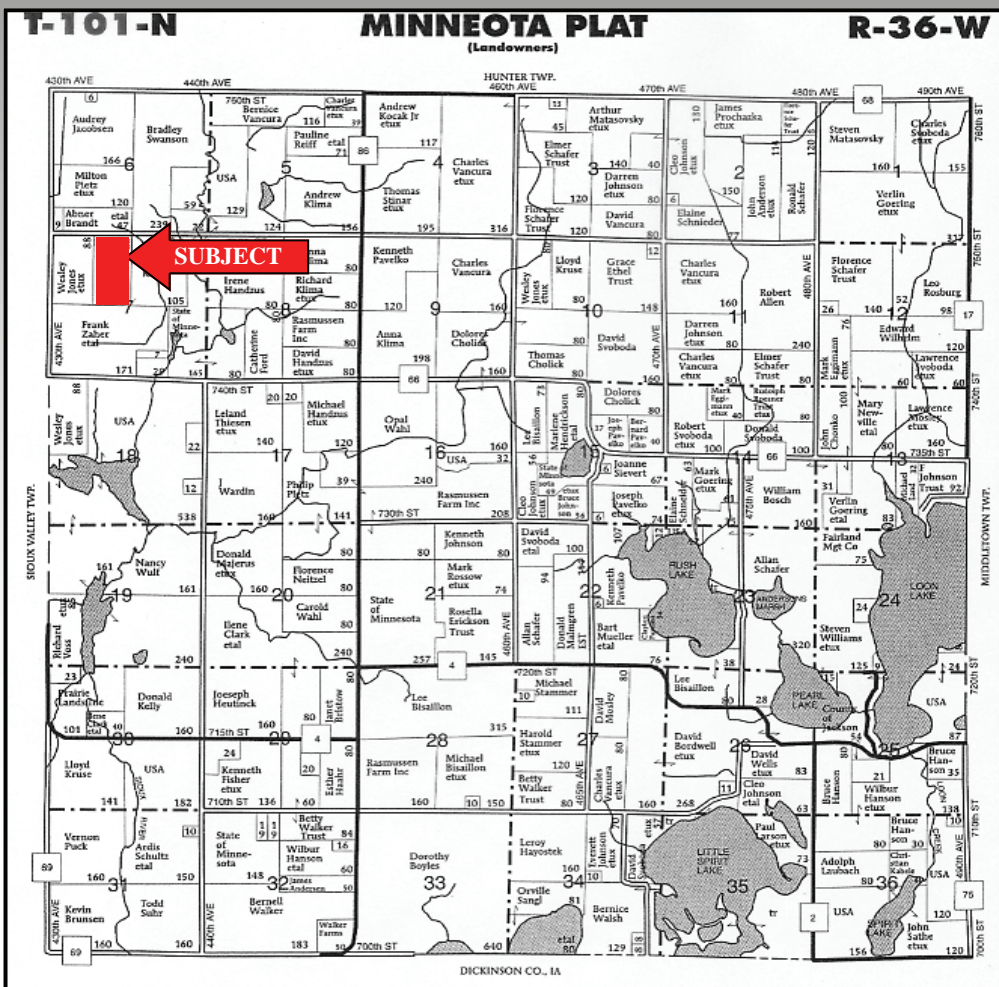


81.17 Acres +/- Minneota Township Jackson County, MN

FARMLAND AUCTION

Thursday May 3, 2012 @ 9:30 A.M.

SALE LOCATION: The auction will be held at the Lakefield American Legion Hall at 413 Main Street in Lakefield, MN.
Watch for auction signs the day of the auction.



PROPERTY LEGAL DESCRIPTIONS

The East Half of the Northwest Fractional Quarter (E 1/2 NW FR 1/4)
 Section 7, Township 101N, Range 36W
 Jackson County, MN. Subject to completed survey.

PROPERTY LOCATION

The farm is located 7 miles south on highway #86 to 750th Street, then 1-3/4 miles west of Lakefield, MN.



Crop Productivity Index: 92.6 CPI Rating (Estimated)

Cropland: Approximately 80.17 Acres more or less

For additional information regarding sale terms, soil maps & CPI Soil ratings, FSA information, go to our web site at www.danpikeauction.com and check the information brochure under the Bauer Land Auction sale bill area or call Dan Pike Auction Company at 507-847-3468.

AUCTION SALE TERMS

This property is being sold subject to a cropland lease for the 2012 crop year. The buyer will receive all the 2012 cropland rental income for 2012. Additional information will be available regarding the lease at the auction or by contacting Dan Pike ahead of the sale. The successful buyer at the conclusion of the auction will enter into a Purchase Agreement / Contract and shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before June 5, 2012, when clear title is given. The buyer will have possession for 2012 crop year, subject to the cropland lease. The buyer shall pay all real estate taxes that are due and payable in 2012. Property is being sold **AS IS**. Property is being sold subject to any easements including road, drainage, utility or other easements of record and 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.

AUCTIONEERS NOTE

This is an excellent opportunity if you are looking for good farmland. We are very honored to have been asked to represent the sellers with the sale of this property. Please come prepared to purchase as the seller has chosen the auction method to market this land. If you are considering the purchase of land 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. 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. Respectfully, Dan Pike & Associates Auction Company.

OWNER

MARLYCE BAUER ESTATE

SALE
 CONDUCTED
 BY



410 Springfield Parkway
 Jackson, MN 56143
 507-847-3468
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Auctioneers

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