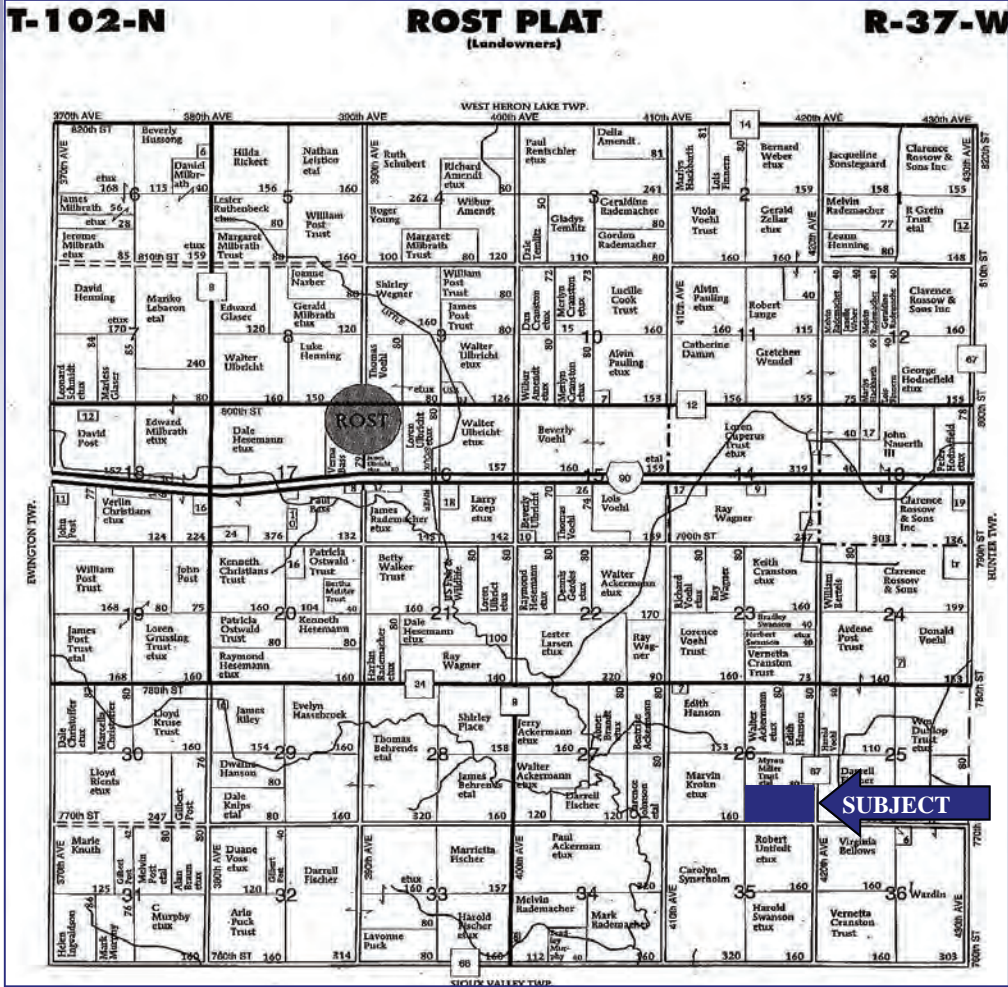


80 Acres +/- Rost Township Jackson County, MN

# FARMLAND AUCTION

Thursday June 14, 2012 @ 9:45 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 South Half of the Southeast Quarter (S 1/2 SE1/4)  
 Section 26, Township 102N, Range 37W  
 Jackson County, MN.

## PROPERTY LOCATION

The farm is located from the I-90 exit at Lakefield, Minnesota 1-1/2 miles south on Highway #86, 3 miles west on County Road # 34 to 420th Avenue (County Road #67), then 3/4 mile south.



Crop Productivity Index: 88.2 CPI Rating (Estimated)

Cropland: Approximately 76.39 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](http://www.danpikeauction.com) and check the information brochure under the Voehl 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. Seller shall retain all 2012 cropland rental income. 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 November 1, 2012, when clear title is given. The buyer will have possession for 2013 crop year, subject to the cropland lease. The seller 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 farm and this is an excellent opportunity if you are looking for good farmland. We are very honored to have been asked to represent the Voehl family 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

# VIOLA VOEHL

SALE  
 CONDUCTED  
 BY



410 Springfield Parkway  
 Jackson, MN 56143  
 507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)

### Auctioneers

Dan Pike - CAI & GPPA  
 MN License #32-11-010  
 Jackson, MN  
 507-847-3468 (O) or 507-841-0965 (C)  
 Doug Wedel  
 Fairmont, MN 507-236-4255  
 Kevin, Allen & Ryan Kahler  
 Fairmont & Sherburn, MN  
 507-920-8060

### Attorney for the Sellers & Closing Agent

Patrick Costello  
 Costello, Carlson & Butzon  
 Law Firm  
 310 Main Street  
 Lakefield, MN. 56150  
 507-662-6621

