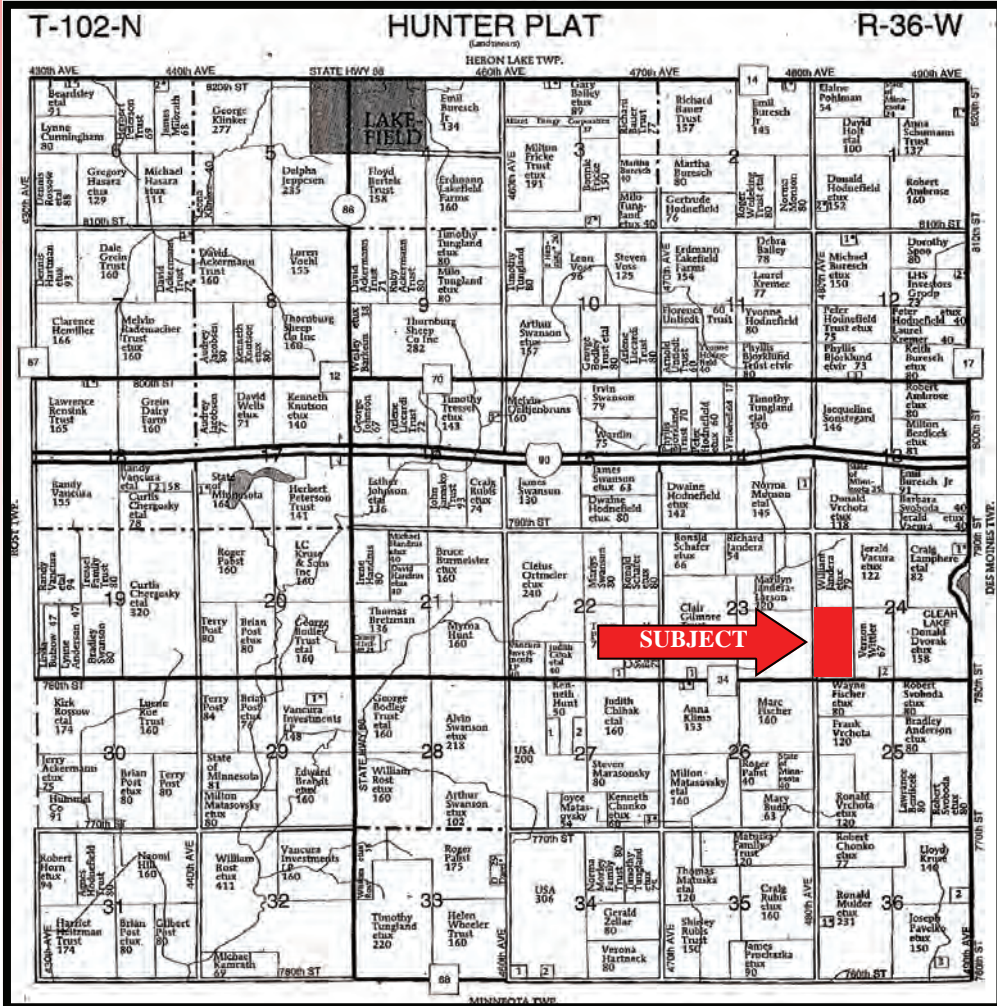


80 Acres +/- Hunter Township Jackson County, MN

FARMLAND AUCTION

Wednesday Evening July 11, 2012 @ 6:30 P.M.

SALE LOCATION: The auction will be held at the farm, located 5-3/4 miles west of the junction of Highway #71 & County Road # 34 on the south edge of Jackson, MN OR from the I-90 exit at Lakefield, MN 1-1/2 miles south on Highway #86 to County Road #34 then 3 miles east on County Road #34.



PROPERTY LEGAL DESCRIPTION

The West Half of the Southwest Quarter (W 1/2 SW1/4)
Section 24, Township 102N, Range 36W, Jackson County, MN.

PROPERTY LOCATION

Located 5-3/4 miles west of the junction of Highway #71 & County Road # 34 on the south edge of Jackson, MN or from the I-90 exit at Lakefield, MN 1-1/2 miles south on Highway #86 to County Road #34 then 3 miles east on County Road #34.

Crop Productivity Index: 93.1 CPI Rating (Estimated)

Cropland: Approximately 75.21 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 Metli 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 and a wind tower easement with enXco. Seller shall retain all 2012 cropland rental income. The buyers will receive all future easement payments from enXco for the wind tower easement. 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 wind tower easement. 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, wind rights 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 with additional income potential from the wind tower easement. We are very honored to have been asked to represent the Metli 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

David A. Metli, Paul A. Metli & Doris J. Cox

SALE
CONDUCTED
BY



410 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

Auctioneers

Dan Pike - CAI & GPPA
MN License #32-11-010
Jackson, MN

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Doug Wedel

Fairmont, MN 507-236-4255

Kevin, Allen & Ryan Kahler

Fairmont & Sherburn, MN

507-920-8060

Attorney for the Sellers & Closing Agent

Hans Carlson
Costello, Carlson & Butzon
Law Firm
603 Second Street
Jackson, MN. 56143
507-847-4200

