

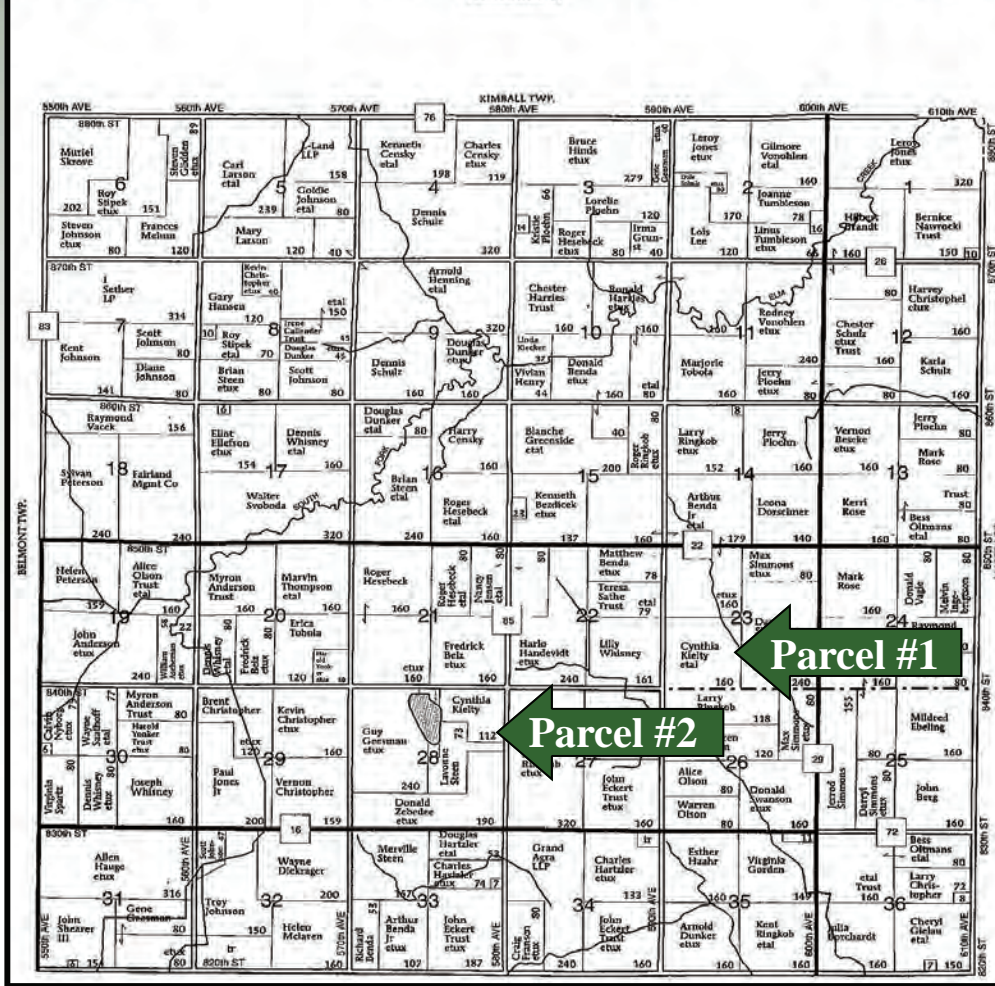
271.50 Acres +/- Enterprise Township
Jackson County, MN

FARMLAND AUCTION

Monday August 20, 2012 @ 10:30 A.M.

SALE LOCATION: The auction will be held at the Jackson American Legion Hall at 411 First Street in Jackson, MN.
Watch for auction signs the day of the auction.

F-103-N ENTERPRISE PLAT (Landowners) R-34-V



Crop Productivity Index:
Parcel #1: 90.1 CPI Rating (Estimated) CER 76.32
Parcel #2: 92.6 CPI Rating (Estimated) CER 75.39

Cropland:
Parcel #1: 154.7 Acres more or less
Parcel #2: 99.8 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 Kielty Heirs Land Auction sale bill area or call Dan Pike Auction Company at 507-847-3468.

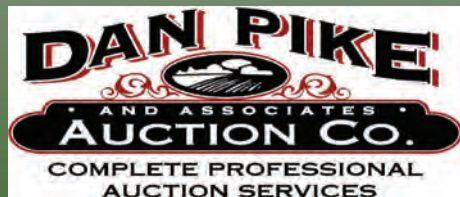
AUCTION SALE TERMS

This property is being sold subject to a cropland lease for the 2012 crop year. Seller shall retain all 2012 cropland rental and wind tower 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 September 21, 2012, when clear title is given. The buyer will have possession for 2013 crop year. Possession of the building site area on Parcel #2 will be on November 1, 2012. The sellers shall pay all real estate taxes & assessments that are due and payable in 2012. The buyers shall be responsible for all real estate taxes & assessments that are due and payable in 2013 and thereafter. 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.

OWNERS

Kielty Heirs

SALE
CONDUCTED
BY



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



PROPERTY LEGAL DESCRIPTIONS

PARCEL #1: SW1/4 23-103-34 Jackson County, MN.

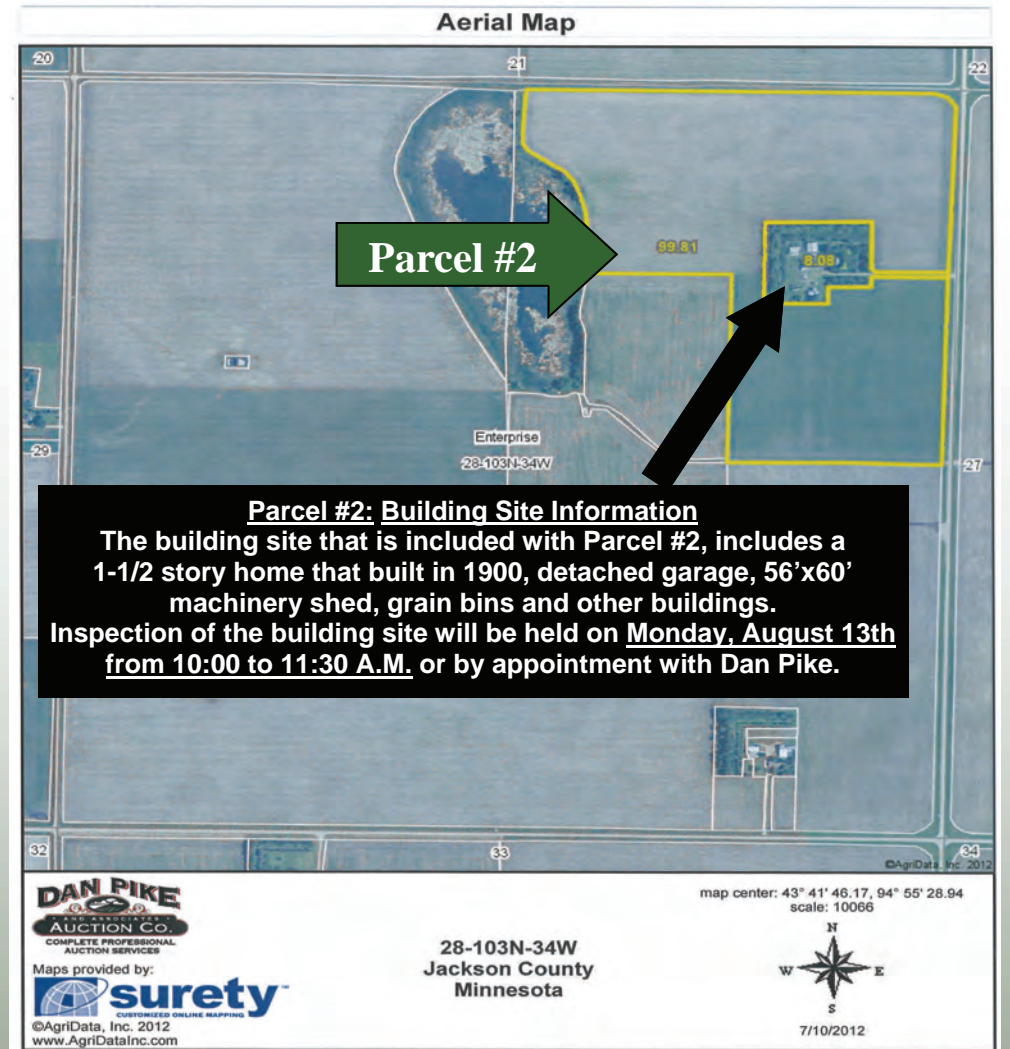
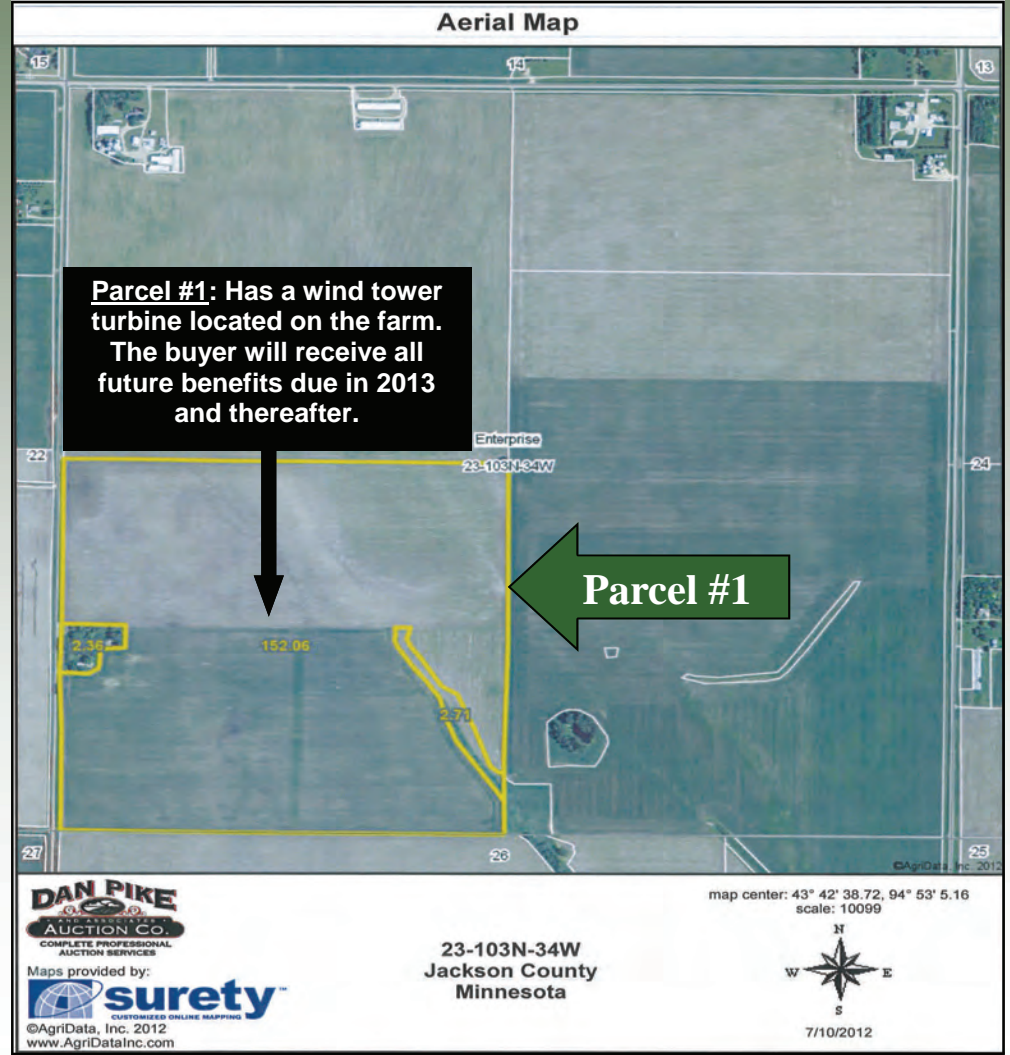
PARCEL #2: N1/2 of the NE1/4 & SE1/4 of the NE1/4 except 8.5 acres 28-103N-34W Jackson County, MN.

PROPERTY LOCATION

PARCEL #1: From the I-90 exit at Alpha, MN 2-1/2 miles north on County road #29, 1 mile west on County Road #16 & 1 mile north on 590th Avenue.

PARCEL #2: From the I-90 exit at Alpha, MN. 2-1/2 miles north on County road #29, 2 miles west on County Road #16 and 3/4 mile north on 580th Avenue.

PROPERTY INSPECTION: Inspection of the building site on Parcel #2 will be on Monday August 13 from 10:00 to 11:30 A.M. or by appointment with Dan Pike.



AUCTIONEERS NOTE

These are excellent farms and this provides an excellent opportunity if you are looking for good farmland. We are very honored to have been asked to represent the Kielty Heirs 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.

Auctioneers

Dan Pike - CAI & GPPA MN License #32-11-010 Jackson, MN
507-847-3468 (O) or 507-841-0965 (C)

Eldon Olson - Trimont, MN 507-639-3745

Doug Wedel - Fairmont, MN 507-236-4255

Kevin, Allen & Ryan Kahler - Fairmont & Sherburn, MN 507-920-8060

Sellers Attorneys & Closing Agents

Randy Ringquist - Fairmont, MN. Office phone 507-235-2529

Bill Barke - Blue Earth, MN. Office phone 507-526-2141