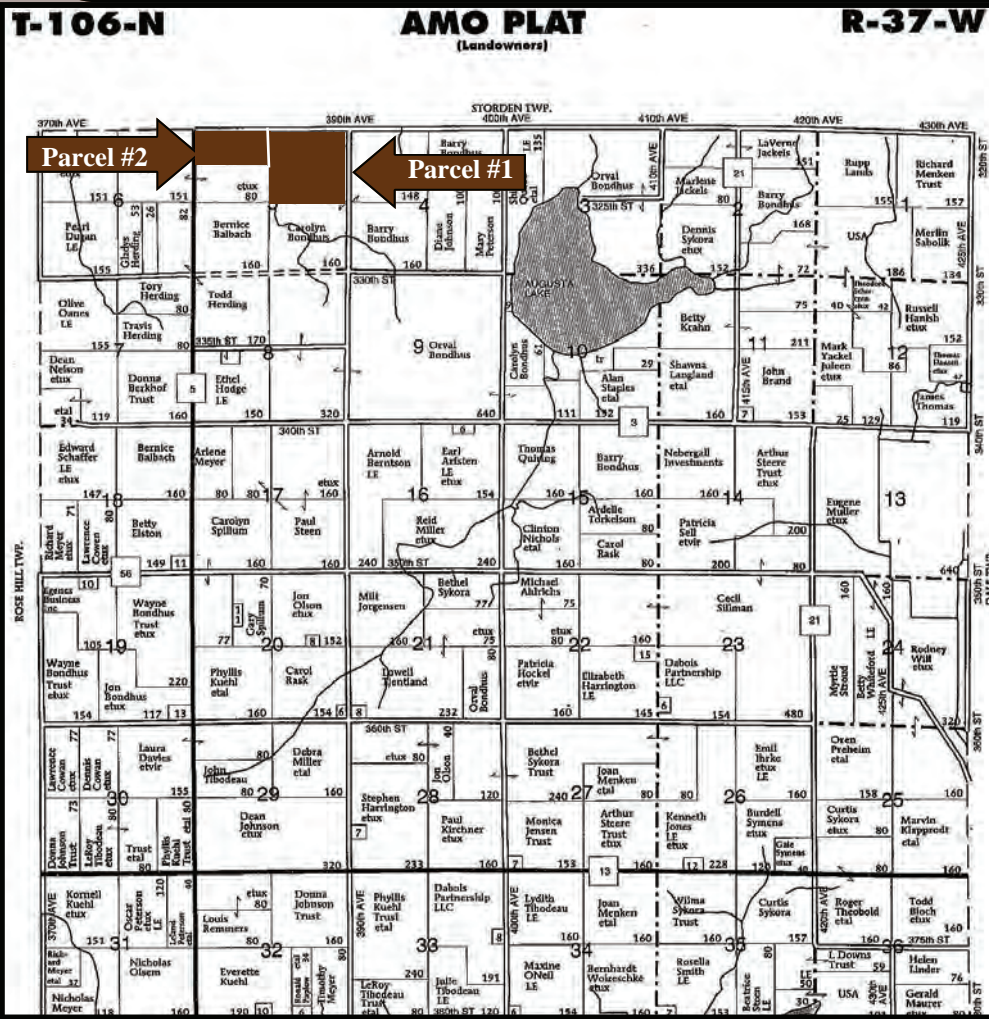


208.63 Acres +/- Amo Township Cottonwood County, MN

FARMLAND AUCTION

Saturday, November 10, 2012 @ 9:30 A.M.

SALE LOCATION: The auction will be held at the Randy Sykora farm at 40505 360th Street Storden, MN. Which is located from Storden, MN. 4 miles south on Co. #5 to 360th Street, then 2 1/4 miles east. *Watch for auction signs the day of the auction.*



PROPERTY LEGAL DESCRIPTIONS

Parcel #1: NE 1/4 except N. 575' of E. 510' 5-106N-37W Cottonwood County, MN. Containing 140.79 acres more or less

Parcel #2: N 1/2 NW 1/4 FRL. 5-106N-37W Cottonwood County, MN. Containing 67.84 acres more or less

PROPERTY LOCATION

The farm is located from Storden, Minnesota 1 mile south on County Road #5. Watch for auction signs.



Crop Productivity Index: 94.7 combined unit CPI Rating (Estimated)

Parcel # 1: Estimated 94.3 CPI Rating average **Parcel #2:** Estimated 95.2 CPI Rating average

Cropland: Approximately 203.54 total combined unit acres more or less

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

AUCTIONEERS NOTE

These are excellent farmland tracts and this is an excellent opportunity if you are looking for good farmland. We are very honored to have been asked to represent the Sykora / Toews 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. Remember that the auction begins at 9:30 A.M. sharp, so don't be late. Respectfully, Dan Pike & Associates Auction Company.

AUCTION SALE TERMS

All bidders must register for a bidding number at the auction prior to bidding. 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 December 12, 2012, when clear title is given. The buyer will have possession for 2013 crop year. 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.

OWNERS

Bethel A. Sykora / Albrecht Estate

SALE
CONDUCTED
BY



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