

2,078.27 Acres more or less

Southwest Minnesota - Nobles & Murray Counties

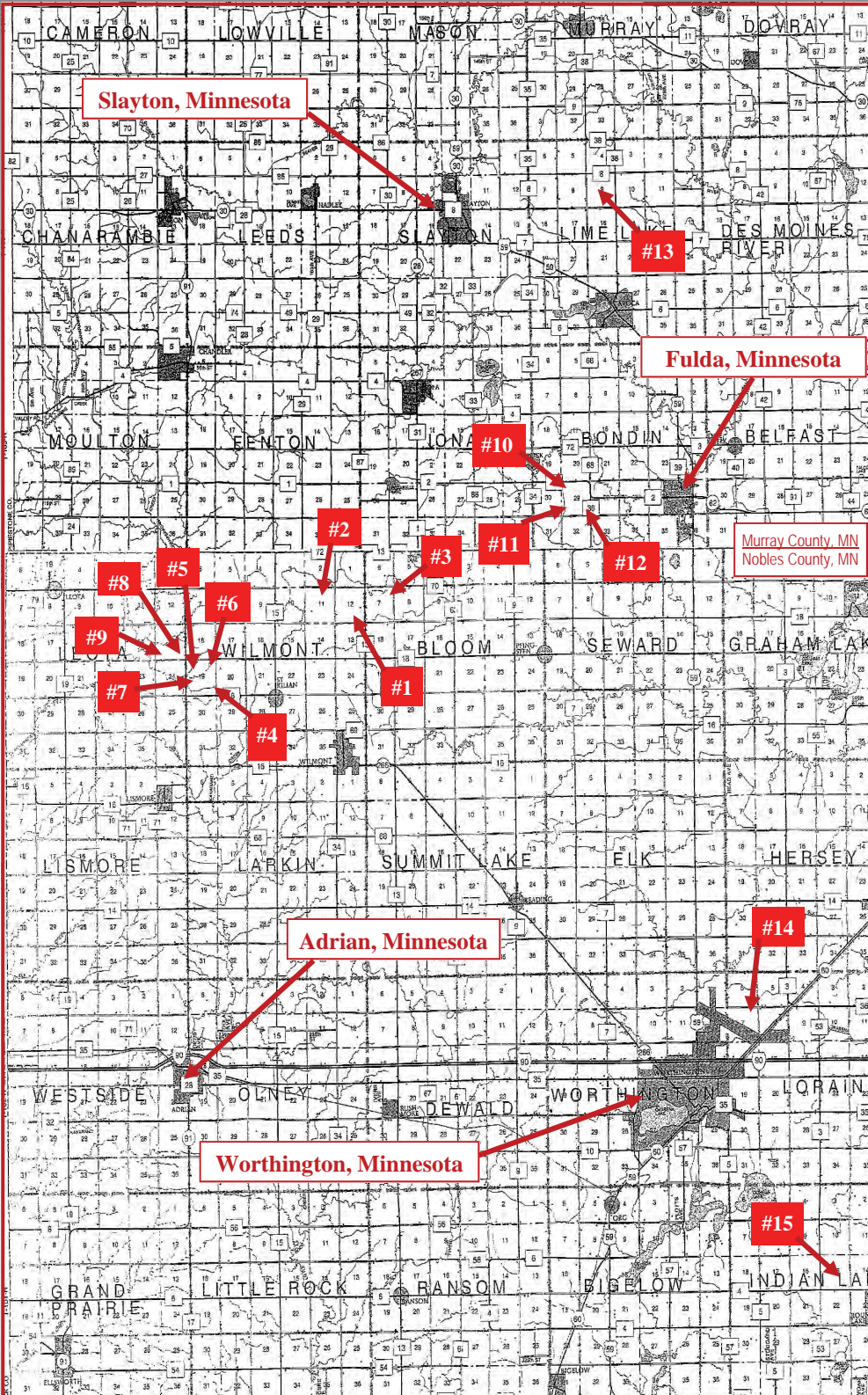
2 Days

# FARMLAND AUCTION

Thursday & Friday, November 1 & 2, 2012 @ 9:30 A.M.

In case of inclement weather please check noted web sites or contact Broker or Auctioneer for details

**SALE LOCATION:** The auction will be held both days at the Fulda Community Center at 106 W. Front Street in Fulda, MN. Fulda, Minnesota is located approximately 17 miles north of Worthington, MN or approximately 10 miles southeast of Slayton, MN. Watch for auction signs the day of the auction.



## Day 1 - Thursday, November 1, 2012 @ 9:30 A.M.

| Farm Group #1: | Legal                | # of Acres |
|----------------|----------------------|------------|
| Tract #1:      | W1/2 SE1/4 12-104-42 | 80.00 +/-  |
| Tract #2:      | W1/2 NE1/4 11-104-42 | 79.00 +/-  |
| Tract #3:      | NE1/4 7-104-41       | 160.00 +/- |

The above 3 tracts are located in Wilmont & Bloom Townships of Nobles County, MN.

| Farm Group #2: | Legal                | # of Acres |
|----------------|----------------------|------------|
| Tract #4:      | SE1/4 19-104-42      | 160.00 +/- |
| Tract #5:      | NW1/4 19-104-42      | 161.28 +/- |
| Tract #6:      | NE1/4 19-104-42      | 160.00 +/- |
| Tract #7:      | N1/2 SW1/4 19-104-42 | 80.99 +/-  |

The above 4 tracts are located in Wilmont Township of Nobles County, MN.

| Farm Group #3: | Legal           | # of Acres |
|----------------|-----------------|------------|
| Tract #8:      | SE1/4 13-104-43 | 160.00 +/- |
| Tract #9:      | SW1/4 13-104-43 | 160.00 +/- |

The above 2 tracts are located in Leota Township of Nobles County, MN.

## Day 2 - Friday, November 2, 2012 @ 9:30 A.M.

| Farm Group #4: | Legal           | # of Acres |
|----------------|-----------------|------------|
| Tract #10:     | NW1/4 29-105-40 | 160.00 +/- |
| Tract #11:     | SW1/4 29-105-40 | 160.00 +/- |
| Tract #12:     | SE1/4 29-105-40 | 160.00 +/- |
| Tract #13:     | NW1/4 9-106-40  | 160.00 +/- |

The above 4 tracts are located in Bondin & Lime Lake Townships of Murray County, MN.

| Farm Group #5: | Legal  | # of Acres |
|----------------|--|------------|
| Tract #14:     | N1/2NE1/4 ex. E. 66' 7-102-39                    | 78.00 +/-  |
| Tract #15:     | SE1/4 less west 150' of the south 290' 15-101-39 | 159.00 +/- |

The above 2 tracts are located in Lorain & Indian Lake Townships of Nobles County, MN.

### AUCTION SALE TERMS

All bidders **MUST** register at the auction for a bidding number with driver's license identification and **MUST** either be present themselves or have a legal representative at the auction. The successful bidders / buyers at the conclusion of the auction each day, will be required to enter into a Purchase Agreement / Contract and shall make a 15% **NON-refundable** earnest money down-payment the day of the auction. The sale will **NOT** be contingent upon any buyer financing or any other contingencies of the buyers. All unpaid contract balances shall be due and payable in full on or before the closing dates that will be announced at the auction for each tract, but all sales are to be closed not later than December 14, 2012. Clear title will be granted upon closing. The buyer will have possession for 2013 crop year. The seller shall pay all real estate taxes that are due and payable in 2012. All properties are being sold subject to the 2012 cropland farm leases for the 2012 crop year. All Properties are being sold "AS IS", with no implied guarantee's or warranties whatsoever, except clear title. Property is being sold subject to any easements including road, drainage, utility or other easements of record. Upon completion of the signed purchase agreement, buyers will have the right to conduct fall tillage/fertilizer per terms of the agreement. Drainage easements will be included in the deeds for the properties that are split. The buyers are solely responsible for all inspections of the properties prior to their purchase and agree that they are purchasing the properties "AS IS". The sale of each tract of land is subject to the seller's approval, with the seller having the right to accept or reject any or all bids. Any statements made at the auction may take precedence over any printed information. The seller, broker and auction company reserve the right to offer these properties in any combination they so desire, which may vary from advertising materials. The broker, Fairland Management Company, and the auctioneers, Dan Pike & Associates Auction Company, and their staffs represent the sellers solely with this auction and the sale of these properties.

For additional information regarding sale terms, soil maps, tile / drainage, crop productivity indexes, FSA information, go to [www.fairlandmanagement.com](http://www.fairlandmanagement.com) or [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Musick Land Auction section or call Fairland Management Company at 507-831-2808 or Dan Pike at the Dan Pike Auction Company at 507-847-3468.

### BROKER'S AND AUCTIONEER'S NOTES

We are very honored to have been asked to represent the Musick Farm Company with the sale of this property. This is an unprecedented opportunity to purchase high quality Southwest Minnesota farmland at public auction. If you are looking for good farmland for your investment portfolio or to add to your farming operation this is certainly an auction that you will not want to miss. Please come prepared to purchase as the seller has chosen the auction method to market this land. The information contained in this sale bill and other information provided by the seller & 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 broker, 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. Make sure to mark your calendars for November 1 & 2, 2012 to be with us at this large farmland auction.

## OWNERS

# Musick Farm Company

AUCTION 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 #32-12-015  
Jackson, MN  
507-847-3468 (O) or 507-841-0965 (C)  
Doug Wedel Fairmont, MN.

Kevin, Allen & Ryan Kahler  
Fairmont & Sherburn, MN  
Darwin Hall & Dustyn Hartung

### AUCTION ARRANGED BY BROKER

FAIRLAND MANAGEMENT COMPANY  
339 Eleventh Street. P.O. Box 128  
Windom, MN. 56101 #507-831-2808

Cynthia K. Moen, AFM., Real Estate Broker - President  
Klay D. Walinga, AFM., Real Estate Broker - Vice President  
Steven J. Hiniker, Royal D. Larson & Jonathan J. Wiering—Real Estate Salespersons

For detailed information go to [www.fairlandmanagement.com](http://www.fairlandmanagement.com)

**Fairland Management Company**

"YOUR REAL ESTATE PROFESSIONALS"