

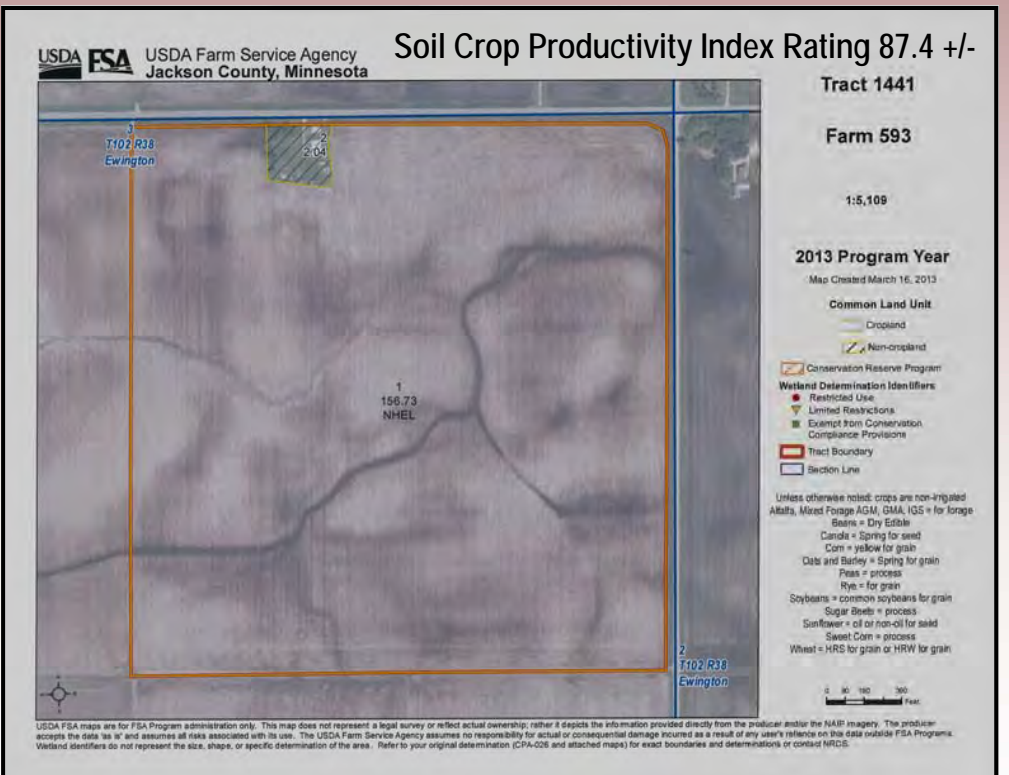
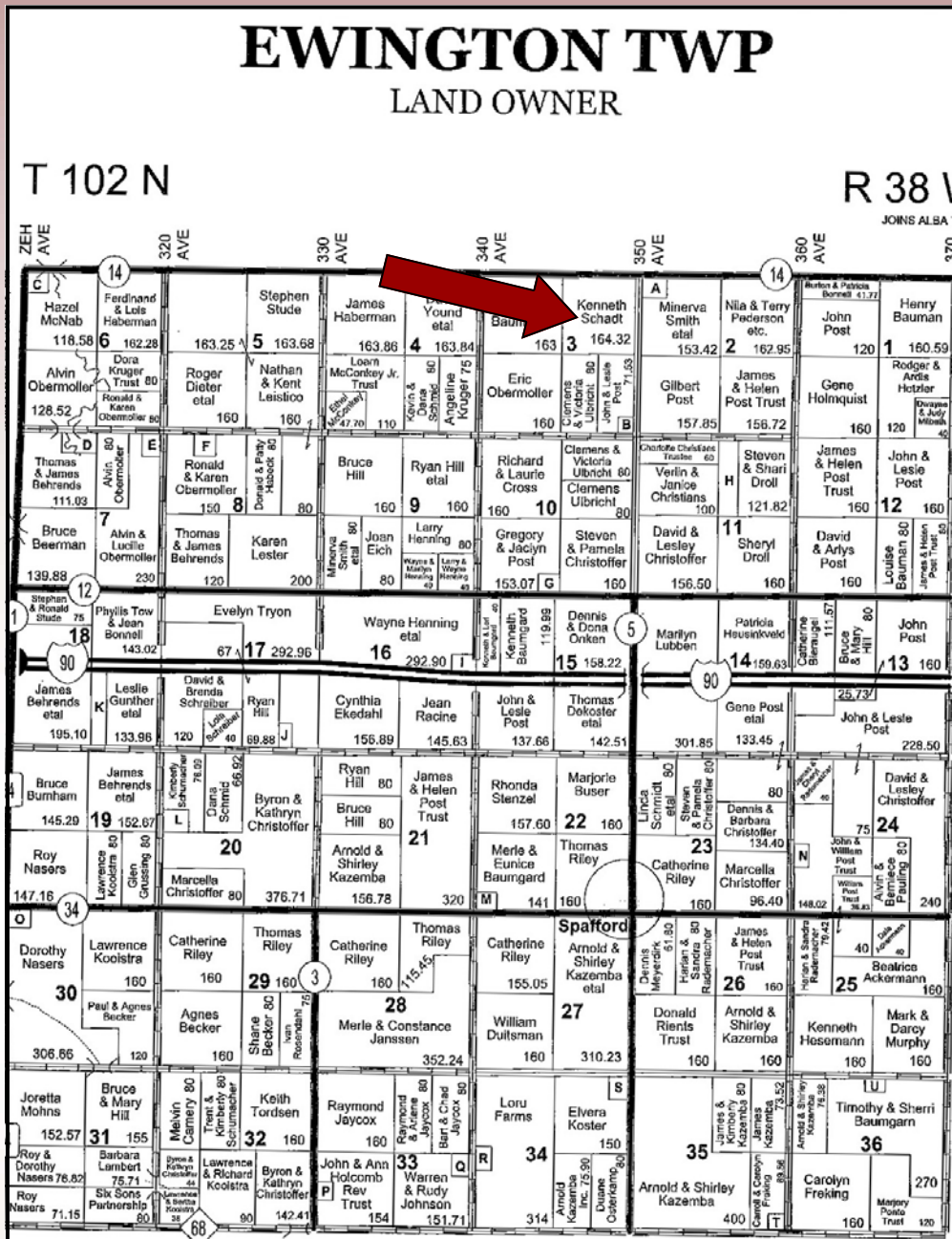
161.3 Acres more or less Ewington Township, Jackson County, MN

FARMLAND AUCTION

Wednesday, September 25, 2013 @ 10:30 A.M.

SALE LOCATION: The auction will be held at the American Legion Hall in Okabena, Minnesota.

Watch for auction signs the day of the auction.



PROPERTY LEGAL DESCRIPTION

The Northeast Quarter except a building site area of 3 acres more or less (Subject to a survey to be completed prior to the auction),
Section 3, Township 102 North, Range 38 West, Jackson County, Minnesota.
Containing 161.3 acres more or less. (Subject to building site survey)

PROPERTY LOCATION

The farm is located from Okabena, Minnesota 4 miles south to Co. #14 then 3 miles west or from Brewster, Minnesota 2 miles south to County #14, then 3.5 miles east.
Watch for auction signs.

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 two installments, the first installment of 30% of the sale price on 12-31-2013 and the remaining balance of on 1-2-2014. The buyer will have possession for 2014 crop year. The seller shall pay all real estate taxes that are due and payable in 2013. The Seller shall retain all cropland rental income for the 2013 crop year. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. 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 a good farm that has been well farmed for many years. It is an excellent opportunity if you are looking for good farmland. We are very honored to have been asked to represent Schadt 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 10:30 A.M. sharp, so don't be late.

Respectfully, Dan Pike & Associates Auction Company.

Farm Service Agency Information & CPI Rating

- ◆ **Cropland:** 156.73 acres more or less
- ◆ **Corn Base:** 77.90 acres +/-
- ◆ **Corn Direct Yield:** 106 bu.
- ◆ **CC Corn Yield:** 129 bu.
- ◆ **Soybean Base:** 77.9 acres +/-
- ◆ **Soybean Direct Yield:** 34 bu.
- ◆ **CC Soybean Yield:** 40 bu.
- ◆ **Soil CPI Rating:** 87.4 +/- (Approximately)

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 Schadt Land Auction sale bill area or call the Dan Pike Auction Company at 507-847-3468.

OWNER

Kenneth Schadt

Auctioneers

Dan Pike - CAI & GPPA
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SALE
CONDUCTED
BY



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