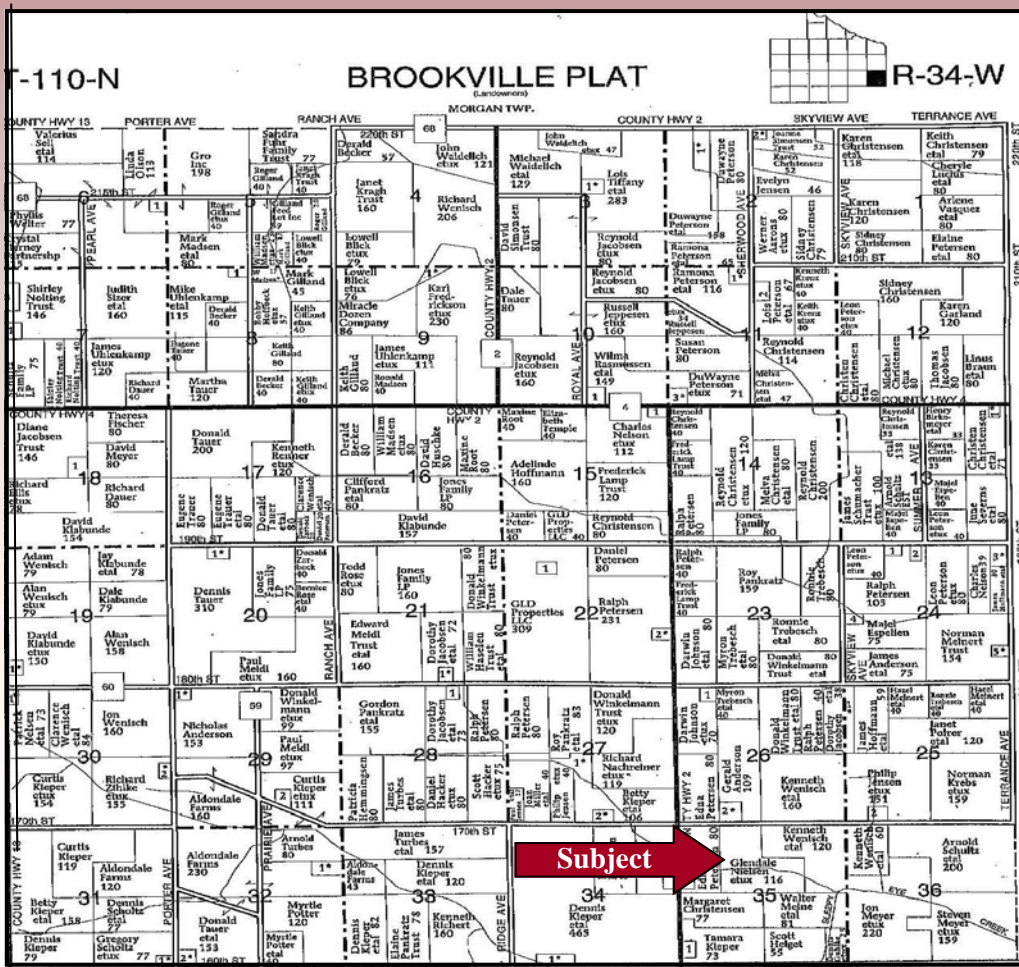


116.3 Acres +/- Brookville Township, Redwood County, Minnesota

# FARMLAND AUCTION

Thursday, February 27, 2014 @ 11:00 A.M.

**SALE LOCATION:** The auction will be held at the Springfield Community Center at 33 South Cass Avenue in Springfield, Minnesota. Watch for auction signs the day of the auction.



**PROPERTY LEGAL DESCRIPTIONS**

Southwest Quarter of the Northeast Quarter and the East Half of the Northwest Quarter (SW1/4 NE1/4 and E1/2 NW1/4) except Lot A Section Thirty Five (35), Township One Hundred Ten (110) North, Range Thirty Four (34) West Redwood County, Minnesota. Containing 116.3 acres more or less.

**PROPERTY LOCATION**

Approximately 3 miles east of Springfield, Minnesota on Highway #14 to the junction of Highway #14 and Brown County Road #16, then 2 miles north to Redwood County 170th Street, then 1/4 mile east. Watch for Dan Pike Auction Company signs on property.

**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 3/27/14, when clear title is given. The buyer will have possession for 2014 crop year. The buyer shall pay all real estate taxes that are due and payable in 2014. 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 great opportunity if you are looking for very good farmland. We are very honored to have been asked to represent the Nielsen - Nau families with the sale of this property. Please come prepared to purchase as the sellers have 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 11:00 A.M. sharp, so don't be late.

Respectfully, Dan Pike & Associates Auction Company.

For additional information including FSA information, soil and tile maps: Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Nielsen - Nau Land Auction sale bill area or call the Dan Pike Auction Company at 507-847-3468.

**OWNERS**

**Calvin Nielsen & Karen Nau**

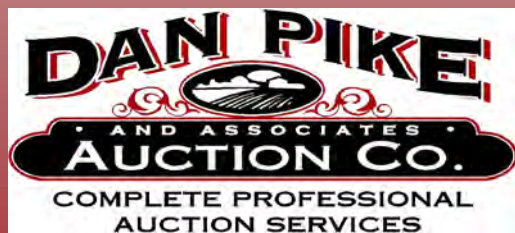
**Attorney for the Sellers & Closing Agent**

**John Moritz  
O'Leary & Moritz Law Office  
Attorneys at Law  
102 N. Marshall  
Springfield, Minnesota  
507-723-6272**

**Auctioneers**

**Dan Pike #32-13-12 - Jackson, MN.  
507-847-3468 (Office) or 507-841-0965 (Cell)**  
**Doug Wedel - Fairmont, MN.  
507-238-4318 (Office) or 507-236-4255 (Cell)**  
**Kevin, Ryan & Allen Kahler  
& Dustyn Hartung - Fairmont, MN.  
507-920-8060, 507-227-8528 or 507-236-7629**

SALE CONDUCTED BY



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