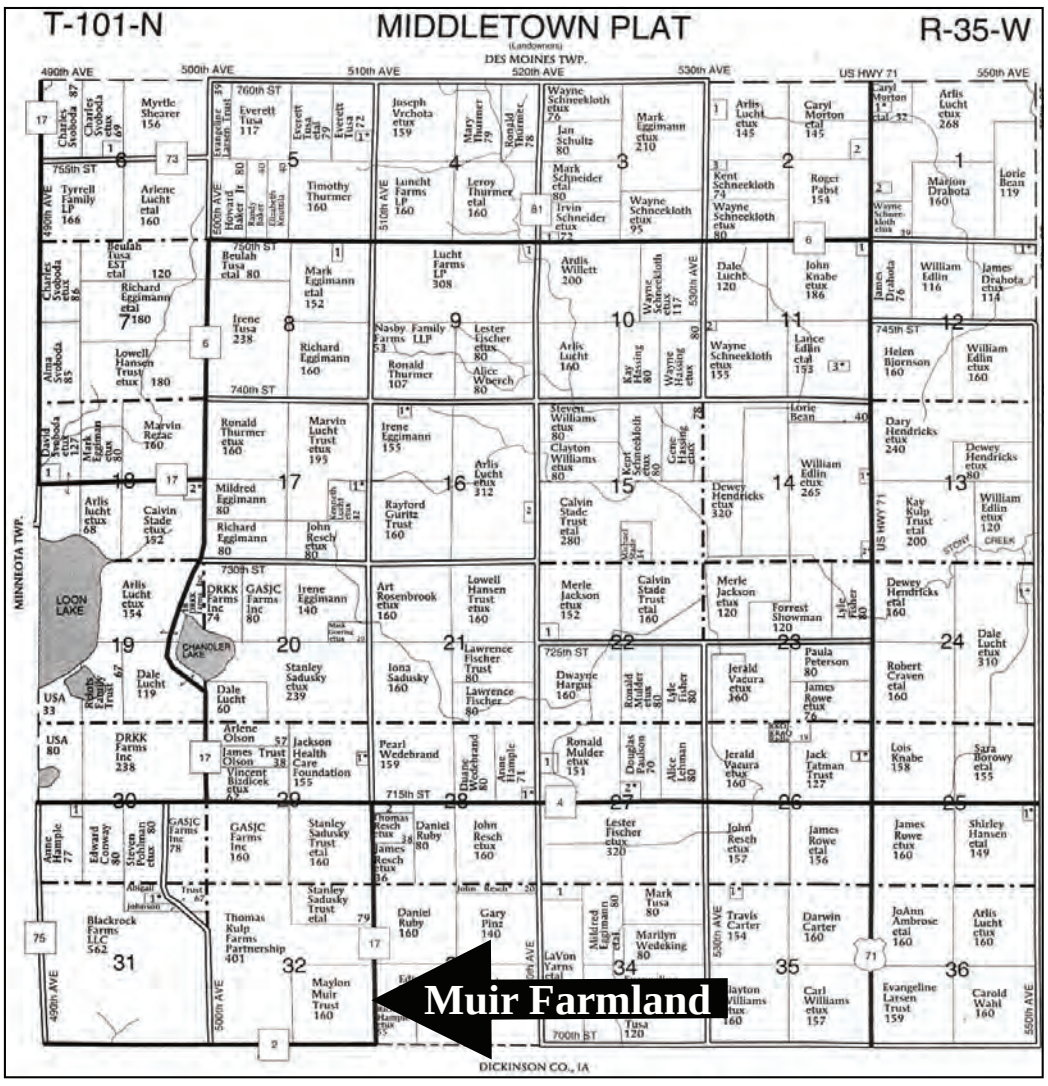
160 Acres +/- Middletown Township, Jackson County, MN.

FARMLAND AUCTION

Tuesday, September 16, 2014 @ 11:00 A.M.

SALE LOCATION

The auction will be held at the Jackson American Legion Hall at 411 First Street in Jackson, Minnesota.
Watch for auction signs the day of the sale.



PROPERTY LEGAL DESCRIPTION: ***Southeast Quarter (SE1/4) 32-101N-35W, Jackson County, MN. 160 acres more or less.***

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 November 3, 2014, when clear title is given. The buyer will have possession for 2015 crop year. The Seller shall retain all cropland rental income for 2014 and will 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 buyer 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. The Auction Company & Staff represent the owner in this transaction.**

AUCTIONEERS NOTE: **This farm offers the buyer a great opportunity for both good quality farmland and recreational uses. It is located on the north side of the Minnesota - Iowa border directly north of Big Spirit Lake, within a short 5 to 10 minute drive of the heart of the Iowa Great Lakes area. If you are looking for land to add to your farm operation, recreational land or investment portfolio, we encourage you to attend the auction. We are very honored to have been asked to represent the Muir Trust with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this land. 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, at the American Legion Hall in Jackson, MN. Please don't be late. Respectfully, Dan Pike & Associates Auction Company.**

FOR ADDITIONAL INFORMATION: Go to our web site at www.danpikeauction.com and check the information brochure under the Maylon G. Muir Land Auction sale bill area or call Dan at the Dan Pike Auction Company at 507-847-3468.

OWNER

MAYLON G. MUIR TRUST

Patrick K. Costello - Trustee

SALE CONDUCTED BY

DAN PIKE AND ASSOCIATES AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES
410 Springfield Parkway
Jackson, MN 56143
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Auctioneers

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