

DOUBLE M RANCH & COTTONWOOD COUNTY MINNESOTA 1080 ACRES RANCH & FARMLAND LAND AUCTION



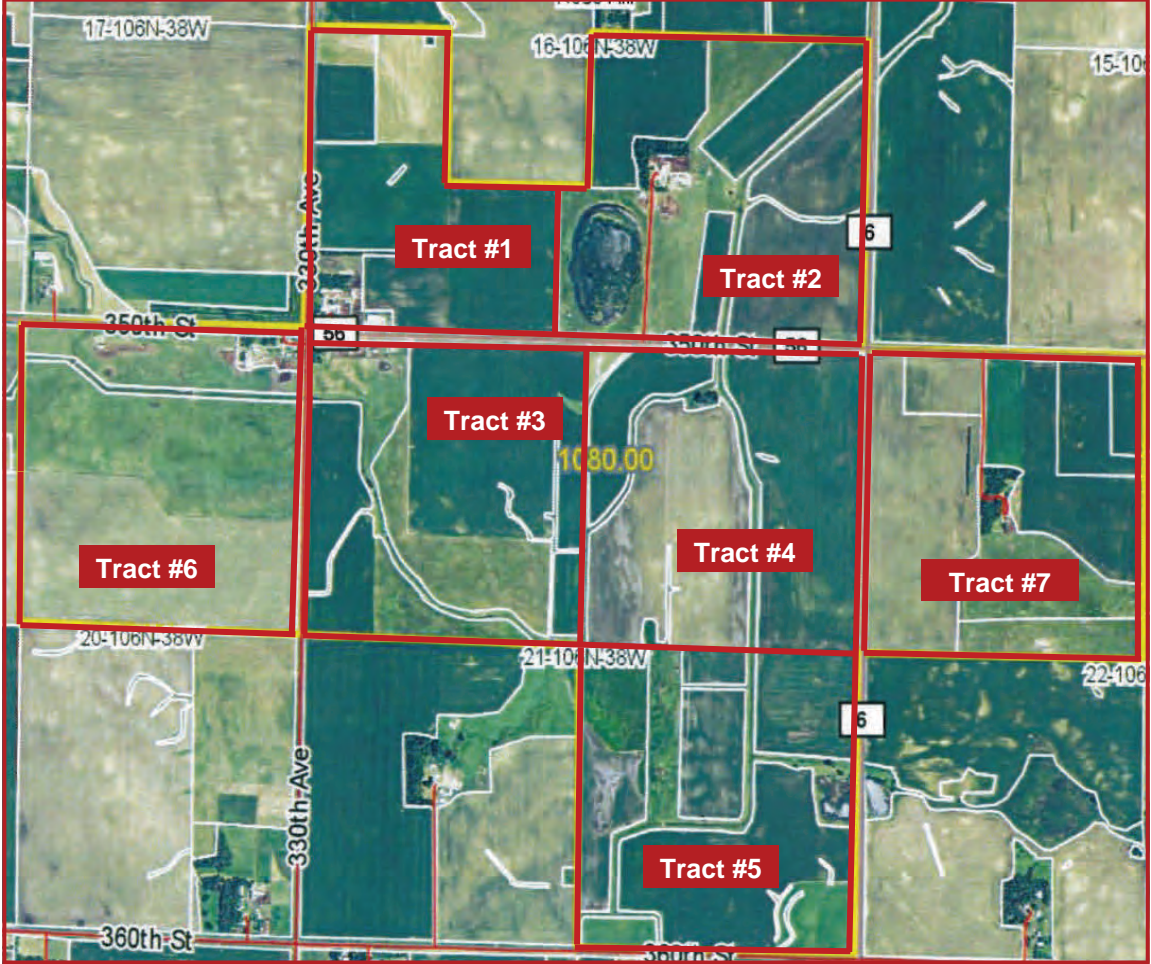
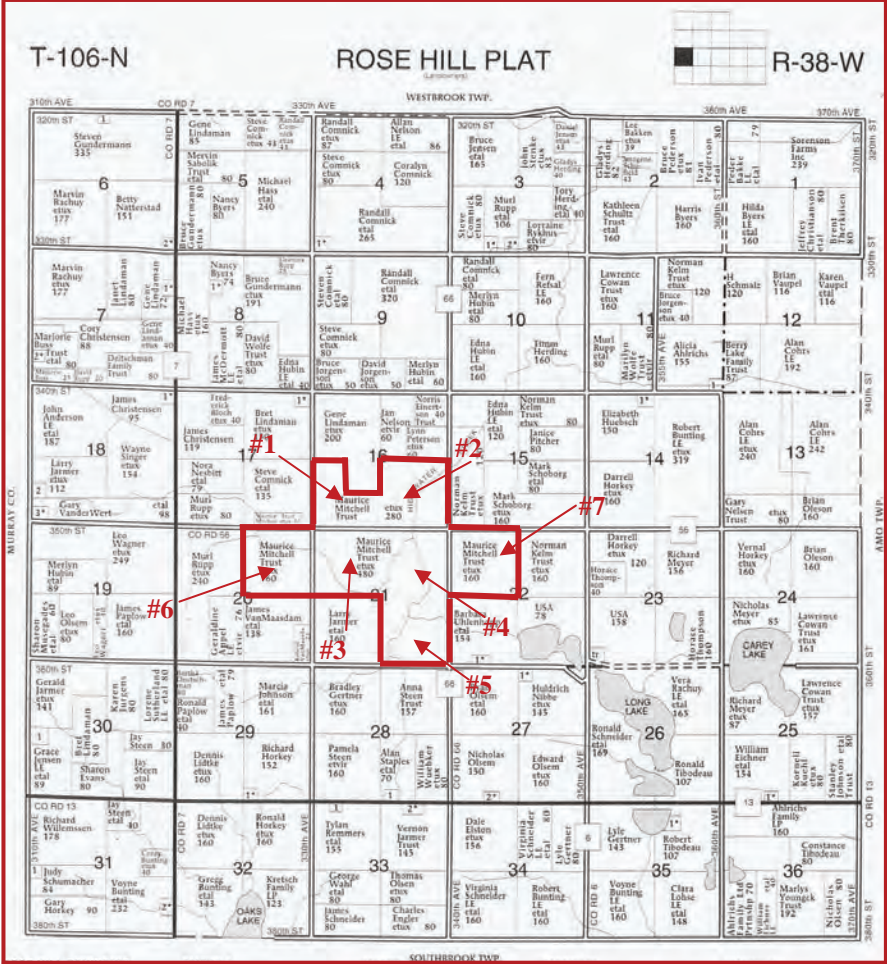
MULTI-PARCEL

Friday, January 9, 2015 @ 10:00 A.M.

SALE LOCATION

The auction will be held at the Westbrook Community Center in Westbrook, MN. Watch for auction signs the day of the auction.

In case of very inclement weather, please check our web site at www.danpikeauction.com for details. The alternate blizzard storm date would be Friday, January 16, 2015 @ 10:00 A.M., but please check our web site for updates!!!!



PROPERTY LOCATION: These properties are located from the junction of Highway #30 & County Road #7 at Westbrook, Minnesota 4 miles south and 1 mile east. See plat map above and look for auction signs on County Road #7.

METHOD OF SALE: The real estate will be offered as a "MULTI-PARCEL" auction using our multi-parcel board bidding system. There will be open bidding on all tracts during the auction. Auction procedure and increments of bidding are at the discretion of the auction company. Any announcements made by the auction company the day of the auction take precedence over any print information.

AUCTION SALE TERMS: All bidders **MUST** register at the auction for a bidding number with driver's license identification. The successful bidders / buyers at the conclusion of the auction, will be required to 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 or any other contingencies of the buyers. All unpaid contract balances shall be due and payable in full on or before March 16, 2015. Clear title will be granted upon closing. The buyer will have possession of the farmland and pastures for 2015 crop year and the building sites on July 1, 2015. The seller shall pay all real estate taxes that are due and payable in 2014 and the buyers shall pay all real estate taxes in 2015 and thereafter. All Properties are being sold "AS IS", with no implied guarantees 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. 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. Seller reserves the right to accept or reject any or all bids. Seller reserves the right to offer tracts in any combination or manner that will benefit the seller. Any statements made at the auction may take precedence over any printed information. The seller and auction company reserve the right to offer these properties in any combination they so desire, which may vary from advertising materials. The Dan Pike & Associates Auction Company and staff represent the sellers solely with this auction and the sale of these properties.

PROPERTY INSPECTION: Auction sales staff will be available on site on **Friday, December 19, 2014 from 10:00 A.M. to 12:00 P.M. (Noon)** for your inspection of the land and the improvements. Other inspections will be by appointment only with either Dan Pike at 507-847-3468, Murl Rupp at 507-829-3633 or Randy Eisfeld at 507-828-2440

AUCTIONEER'S NOTES: We are very honored to have been asked to represent the Maurice & Hilda Mitchell Estates with the sale of this property. This is an unprecedented opportunity to purchase southwest Minnesota's finest ranch & farmland history at public auction. The Double M Ranch has been in the Mitchell family for well over 100 years. In Maurice and Hilda Mitchell lives they have had such a wonderful impact on 1000's of people through their involvement in the cattle industry and work with many groups including their church, Cottonwood County Cattleman's Association, 4-H, FFA, and their many other involvements. If you are looking for ranch and farmland for your investment portfolio or to add to your operation this is certainly an auction that you will not want to miss. Please come prepared to purchase as the personal representatives for the estate have 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 auctioneers and their 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 Friday January 9, 2015 to be with us at this historic southern Minnesota ranch and farmland auction. We look forward to seeing you at the auction. Respectfully, Dan Pike of the Dan Pike Auction Company, LLC.



ABBREVIATED LEGAL DESCRIPTIONS

- Tract #1:** W1/2 of the SW1/4 & SE1/4 of the SW1/4 except the east approximately 9+/- acres 16-106-38. Containing 111 acres more or less. **(Subject to survey)**
- Tract #2:** SE1/4 & the east approximate 9+/- acres of the SE1/4 of the SW1/4 16-106-38. Containing 169.00 acres more or less. **(Subject to survey).**
- Tract #3:** NW1/4 21-106-38. Containing 160.00 acres more or less.
- Tract #4:** NE1/4 21-106-38. Containing 160.00 acres more or less.
- Tract #5:** SE1/4 21-106-38. Containing 160.00 acres more or less.
- Tract #6:** NE1/4 20-106-38. Containing 160.00 acres more or less.
- Tract #7:** NW1/4 22-106-38. Containing 160.00 acres more or less.

All tracts are located in Cottonwood County, Minnesota.

All tracts that are marked with "Subject to Survey" above will be surveyed at sellers expense, provided that they are sold & deeded to separate buyers.

OWNER:
Maurice & Hilda Mitchell Estate
 Murl Rupp & Dennis Klute Personal Representatives
 Attorney for the Estate & Closing Agent
 Maryellen Suhrhoff - Muske, Muske & Suhrhoff
 P.O. 397 937 3rd. Avenue
 Windom, MN. 507-831-5575

AUCTION CONDUCTED BY
DAN PIKE AND ASSOCIATES AUCTION CO.
 COMPLETE PROFESSIONAL AUCTION SERVICES
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 Doug Wedel - Fairmont, MN.
 Kevin, Allen & Ryan Kahler
 Fairmont & Sherburn, MN
 Dustyn Hartung & Darwin Hall

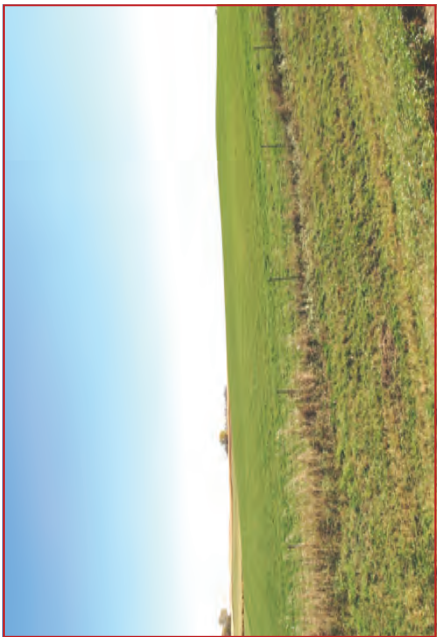
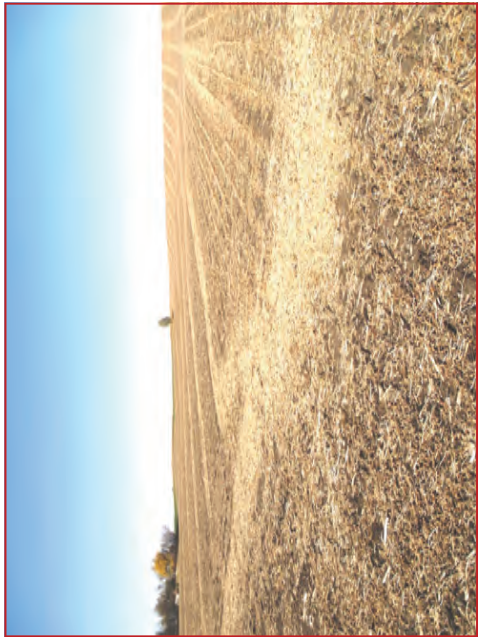
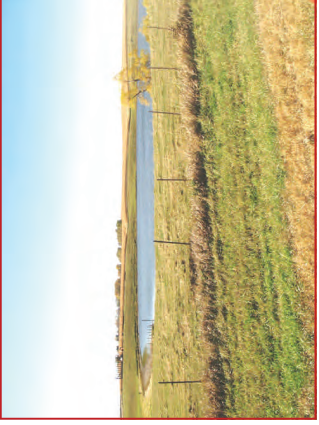
AUCTION STATEMENT

This auction provides interested parties an excellent opportunity to purchase good quality southern Minnesota farm and pasture land. The building sites on Tracts #1 & #6 offer great potential with modern well kept homes and other improvements that are well suited for cattle production & ranch life.

FSA COMBINED FARM / RANCH UNIT INFORMATION							
# FSA Farmland Acres	FSA Cropland Acres	FSA Corn Base	FSA Corn CC / Direct Yield	FSA Bean Base	FSA Bean CC / Direct Yield	FSA Wheat Base	FSA Wheat CC / Direct Yield
1080	880.8	434.0	109 / 109	147.4	36 / 36	13.7	41 / 41

USDA FSA determination of benefits will apply & any split of benefits will be determined by the USDA FSA. All FSA acres, yields and bases are estimated & subject to change or correction. Boundary lines on maps are for informational purposes only and are not guaranteed to be actual property lines.

For additional information regarding sale terms, soil maps, tile / drainage, crop productivity indexes, FSA information, go to www.danpikeauction.com and check the information brochure under the Mitchell Estate Land Auction section or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.
PLEASE SEE REVERSE SIDE OF THE AUCTION SALE BILL FOR MORE INFORMATION & PHOTOS OF THE PROPERTIES.



Maurice & Hilda Mitchell Estates
Sale Schedules
Friday, January 9, 2015
1080+/- Ranch & Farmland Auction
Saturday March 21, 2015
Farm & Livestock Equipment
Saturday, June 6, 2015
Antique Horse & Livestock Equipment,
Household & Antiques

