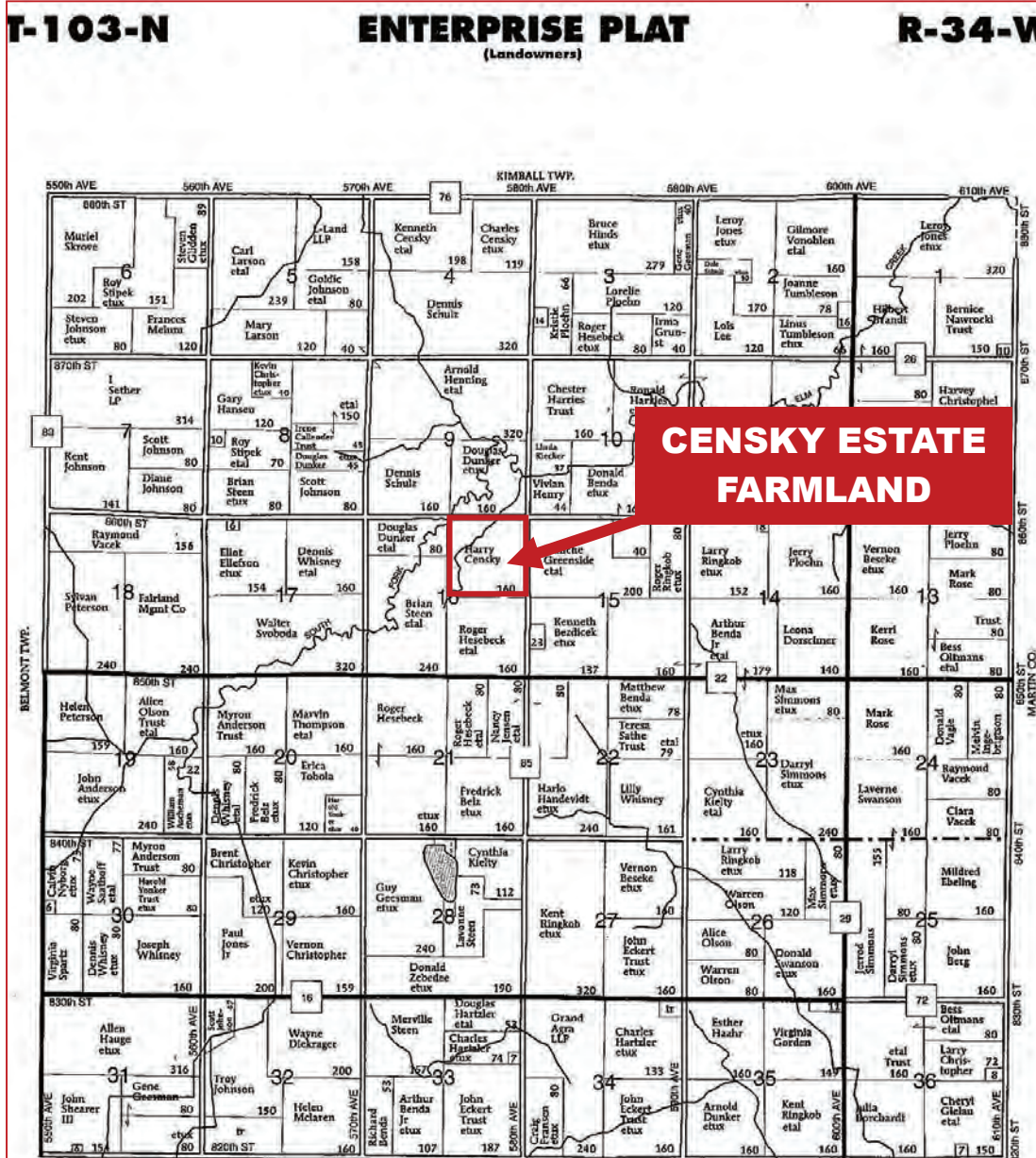


# 153 Acres +/- Enterprise Township, Jackson County, MN FARMLAND & PERSONAL PROPERTY AUCTION

## MONDAY, JULY 27, 2015 @ 3:30 P.M.

**SALE LOCATION:** The auction will be held at the Censky farm at 85703 580th. Avenue Jackson, Minnesota which is located from the junction of highways #90 & #71 at Jackson, Minnesota 5-1/4 miles north on #71 to County Road #22, then 4 miles east to County Road # 85, then 3/4 miles north. Watch for auction signs the day of the sale.



### FARM EQUIPMENT - VEHICLES - HOUSEHOLD ITEMS & PERSONAL PROPERTY

**Tractors:** Oliver 1650 (G) w/ cab, WF. & 3pt.; Farmall B w/ Woods belly mower; AC WD 45 w/ NF & fenders; AC WD w/ NF.; AC WD w/ Stanhoist trip bucket loader, WF. & fenders; MM tractor w/ NF & fenders; AC tractor w/ NF for parts/salvage; Snapper rear engine riding lawn mower; Rounder skidloader for parts / salvage, no motor; MTD Gold riding lawn mower; Ariens riding mower; **Equipment:** JD 55 & 45 self propelled combines w/ heads; IH 710 4 bottom plow; 3 - 200 bu gravity wagon; Artsway 400 grinder mixer; 100 bu. flare wagon; Hawk Built side throw manure spreader; Case Helix auger wagon; Stanhoist PTO elevator; JD 494 & 694 planters; Small MM corn sheller; Pulltype sprayer; JD 2 bottom plow on steel; JD steel wheel hay rake; JD straight disk; Semi mounted sickle mower; Batch corn dryer for salvage/parts; 2 - Hog porta huts; 3pt. hog tote crate; V-3pt. snowblower; Hog creep feeder; Assorted sheep feeders & hay bunks; 500 gal. vert. poly tank; Assorted lumber; Assorted tires & rims; Snow fence; Torch & cart; Welder; Grinder; Bench vise; Battery chargers; 5 gal. oil cans; Assorted hand tools; Assorted Bikes; Assorted old iron and scrap steel and Many other items to numerous to mention.



**Vehicles & Trailer:** 1997 Buick LeSabre Limited 4 door car w/ 188,500 miles, cloth interior; 1991 Chevy S10 2wd pickup w/ 154,000 indicated miles & auto. trans; 1970's Ford F-250 2wd pickup, not running; Small fishing boat trailer;

**HOUSEHOLD ITEMS:** Matching floral living room set w/ davenport & loveseat; 3 Lazy Boy recliner chairs, 3 - Bedroom sets with beds, dressers & chest of drawers; Wooden rocking chair; Several occasional chairs, End tables; Table & Floor lamps; Whirlpool almond colored textured door refrigerator/freezer; Emerson counter top microwave; Westinghouse upright freezer; Coronado 23 chest freezer; Whirlpool white automatic washer; Whirlpool white electric dryer; Small 8 drawer wooden cabinet; Zenith color console TV; VCR/DVD; Sony AM/FM stereo; Singer sewing machine in cabinet; Bar stools; Assorted dishes; Assorted small knick-knack items and collectables; Assorted wall pictures & other decorations items; Assorted books; Electric typewriter; Fans; Assorted bedding & linens; Stamina 4650 peddling machine; Assorted toys & games; File cabinet; Small wooden desk; Assorted chairs; Antique White Rotary sewing machine; Rag rugs; Old egg baskets; Assorted storage cabinets & shelves; Assorted garden tools; and many other items to numerous to mention.

**LEGAL DESCRIPTION:** Northeast Quarter except the building site area of approximately 7 acres, subject to a survey to be completed, in Section 16, Township 103 North, Range 34 West, Jackson County, Minnesota.

**METHOD OF SALE:** The farmland will be offered as one tract. That will consist of the farmland of approximately 153 acres more or less. Subject to a property survey that will be done on the exclude building site area.

**PROPERTY LOCATION:** From the junction of highways #90 & #71 at Jackson, Minnesota 5-1/4 miles north on #71 to County Road #22, then 4 miles east to County Road # 85, then 3/4 miles north.

**REAL ESTATE 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 October 30, 2015, when clear title will be passed. The buyer of the farmland will have possession for 2016 crop year. The Buyer shall pay all real estate taxes that are due and payable in 2016. Property is being sold "AS IS" with no implied warranty or guarantees what so ever. Property is being sold subject to any easements including road, drainage, utility or other easements of record. The property is being sold subject to a CRP contract and the buyer agrees to maintain the property in compliance with the terms of said CRP contract after the purchase of the property and buyer shall be liable for any fines, fees or loss of revenue should they not maintain the property in compliance with said CRP contract. 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. Auction Company & Staff represent the seller in this transaction.

**AUCTIONEERS NOTE:** This is a great opportunity if you are looking for good farmland to add to your operations or investment portfolio. We are very honored to have been asked to represent the Censky family 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 farmland 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 3:30 P.M. sharp with the personal property items and the real estate part of the auction will follow the personal property, so don't be late.

Respectfully, Dan Pike & Associates Auction Company.

OWNER

## Harry Censky Estate

SALE CONDUCTED BY



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Jackson, MN 56143  
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Auctioneers

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Fairmont & Sherburn, MN. 507-920-8060

Dustyn Hartung - Fairmont, MN

Attorney for the

Sellers

& Closing Agent

Ashley J.P. Schmit  
Costello, Carlson &  
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Jackson, MN.  
507-847-4200

For Additional Information

Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Censky Estate land auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

**AUCTION TERMS:** Cash or bankable check payable the day of the auction. Owners & sales staff are not responsible for accidents. All items are being sold as is with no stated or implied warranty. Statements made the day of the auction taken precedence over any & all printed material. All titles will be transferred by the auction company, a \$35 document fee will be charged to the buyers in addition to applicable taxes & license fees. Internet buyers will be responsible for an additional buyers premium fee, as posted in the terms listed on internet terms. This buyers premium will be in addition to the purchase price of any and all items purchased via internet bidding. The information given is believed to be true & correct to best of the owners & sales staffs ability, but IS NOT GUARANTEED. Buyer assumes full responsibility for all items upon purchase and winning the bid. Buyer shall make all inspections of items prior to purchase and relies solely on their judgment as to condition, age, hours, mileage and any safety or other defects. All out of the area buyers shall provide letter of credit to the auction company prior to purchasing. All buyers must register for buyers number prior to bidding. All sales are final. LUNCH ON GROUNDS.