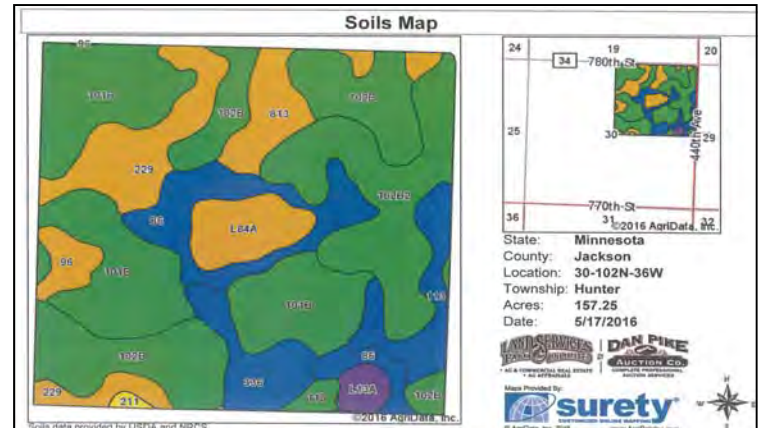
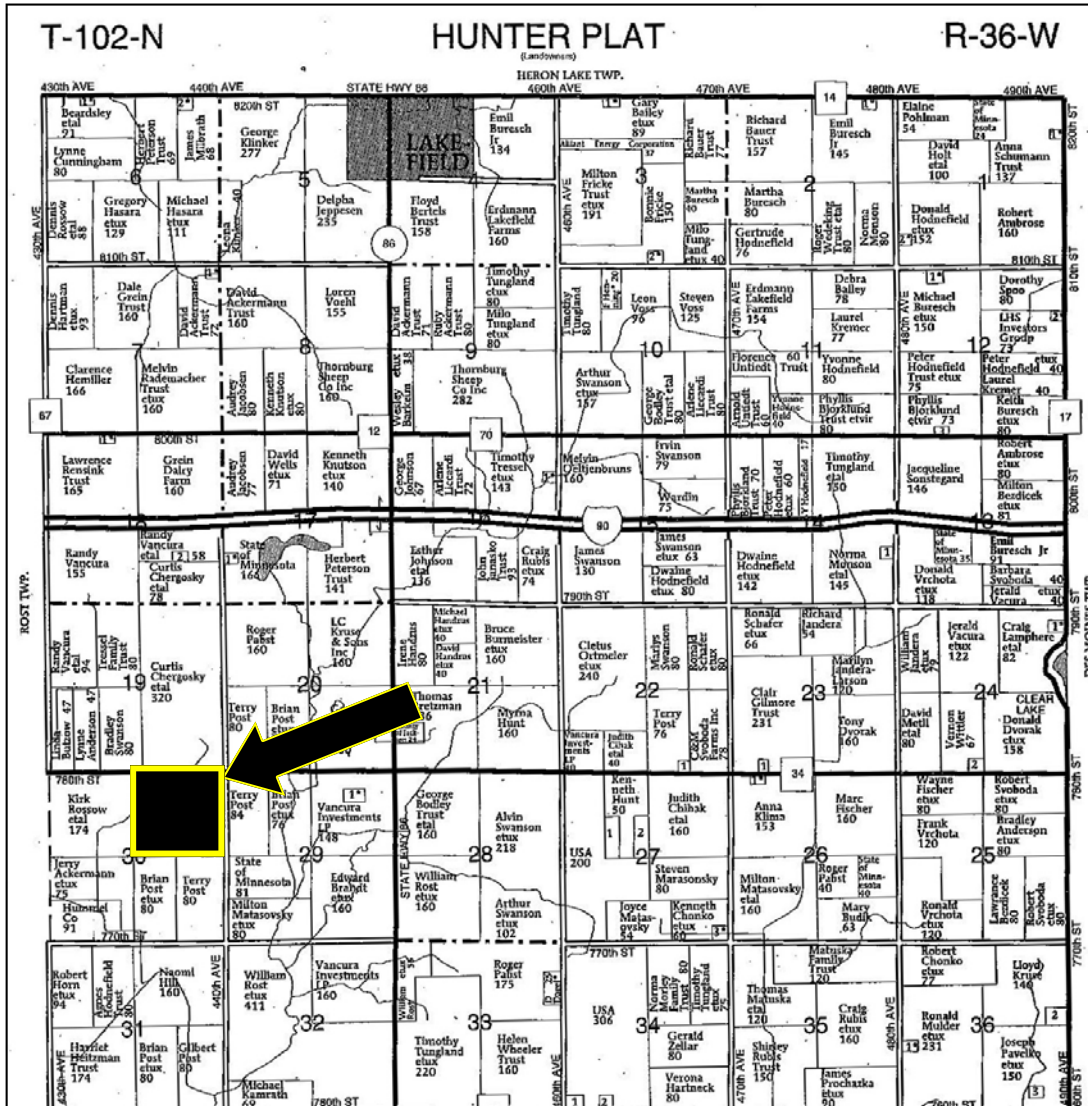


160 Acres +/- Hunter Township, Jackson County, MN FARMLAND AUCTION

Thursday, August 4, 2016 @ 10:30 A.M.

SALE LOCATION: The auction will be held at the Lakefield Legion Hall, 413 Main Street Lakefield, Minnesota. Watch for auction signs the day of the sale.



LEGAL DESCRIPTION: Northeast Quarter 30-102N-36W Jackson County, Minnesota. Said tract containing 160 acres more or less.

PROPERTY LOCATION: This farm is located 1-1/2 mile south & 1 mile west of the of I-90 exit at Lakefield, Minnesota. Watch for auction signs.

AUCTION SALE TERMS

All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer(s) 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 December 1, 2016, when clear title is given. The buyer will have possession for 2017 crop year. The Buyer(s) shall pay all real estate taxes that are due and payable in 2017 and there after. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statues. 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 a good farm to add to your operation or investment portfolio. We are very honored to have been asked to represent the heirs of Luene Rue Trust 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. Any lines on maps are for informational purposes only and are not guaranteed to actual boundary lines of property. 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.

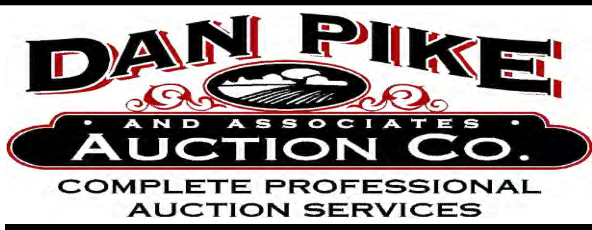
For Additional Information

Go to our web site at www.danpikeauction.com and check the information brochure under the Heirs of Luene Rue Trust Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

Former Luene Rue Trust OWNERS

**Matthew Paul Johnson
and Ethel Jean Graham**

SALE CONDUCTED BY



410 Springfield Parkway
Jackson, MN 56143
507-847-3468
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Auctioneers

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