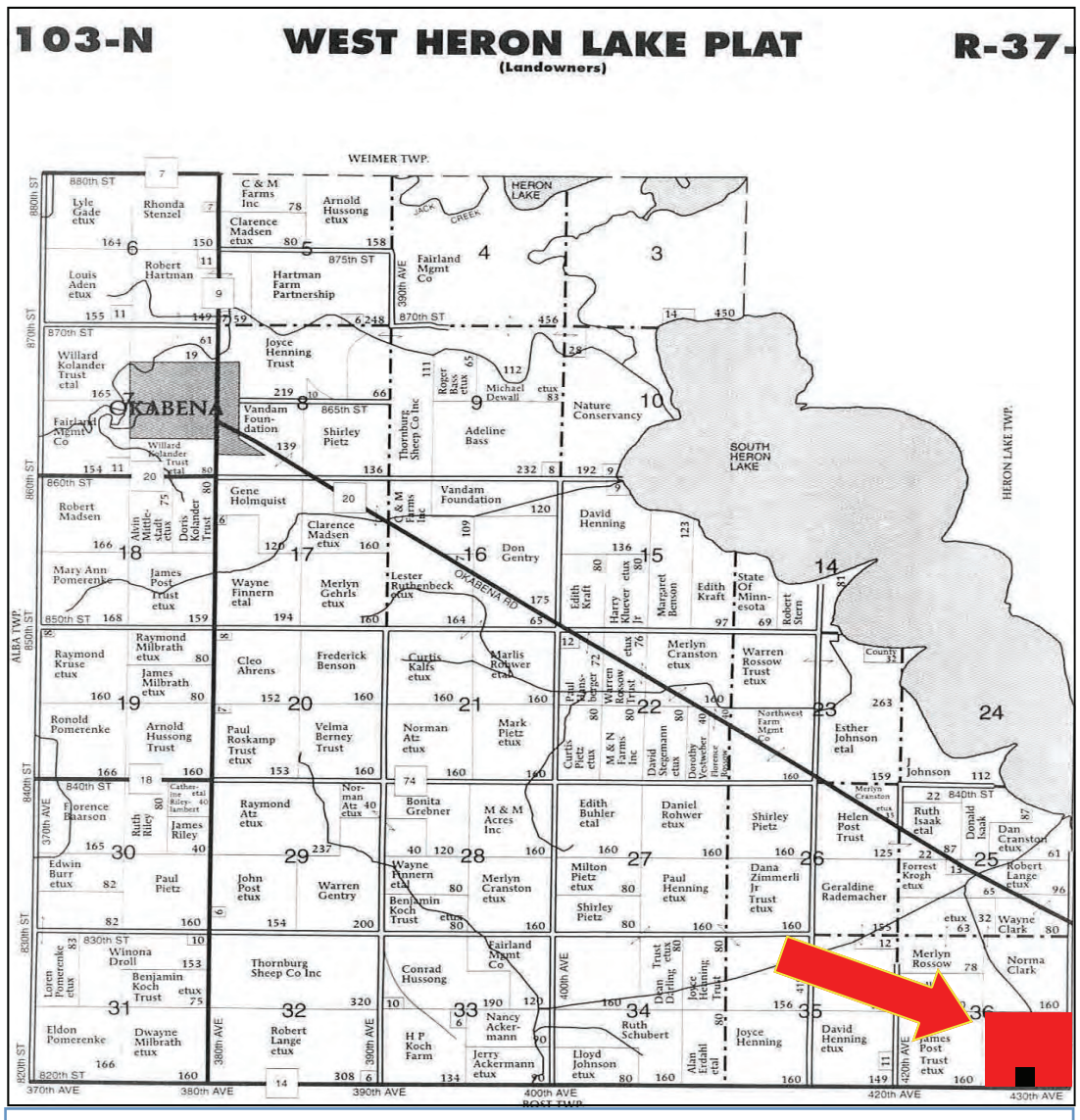
153.35 Acres +/- West Heron Lake Township, Jackson County, MN

FARMLAND AUCTION

Friday, August 19, 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: **Part of the Southeast Quarter excepting the building site area containing 6.65 acres 36-103N-37W Jackson County, Minnesota. Said tract containing 153.35 acres more or less.**

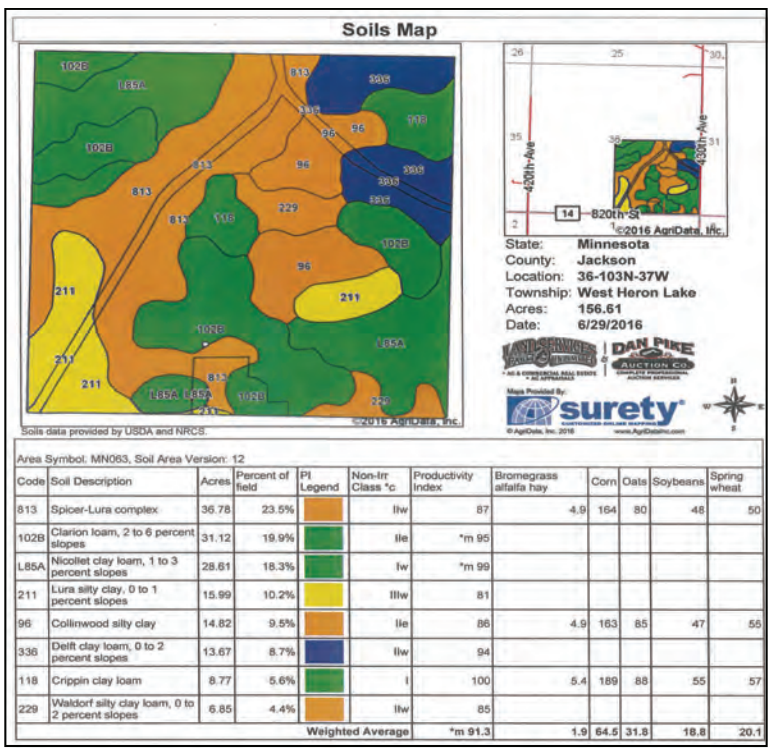
PROPERTY LOCATION: **This farm is located 2 miles west of Lakefield, Minnesota on County Road #14. Watch for auction signs.**

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 Marie Swanson Estate 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.



Area Symbol: MN063, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
813	Spicer-Lura complex	36.78	23.5%		IIw	87	4.9	164	80	48	50
102B	Clarion loam, 2 to 6 percent slopes	31.12	19.9%		IIe	*m 95					
L85A	Nicollet clay loam, 1 to 3 percent slopes	28.61	18.3%		Iw	*m 99					
211	Lura silty clay, 0 to 1 percent slopes	15.99	10.2%		IIIw	81					
96	Collinwood silty clay	14.82	9.5%		IIe	86	4.9	163	85	47	56
336	Delft clay loam, 0 to 2 percent slopes	13.67	8.7%		IIw	94					
118	Crippin clay loam	8.77	5.6%		I	100	5.4	189	88	55	57
229	Waldorf silty clay loam, 0 to 2 percent slopes	6.85	4.4%		IIw	85					
					Weighted Average	*m 91.3	1.9	64.5	31.8	18.8	20.1

Marie Swanson Estate

OWNERS

Orval Swanson, David Swanson, Scott Swanson & Janice Reyes

For Additional Information

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

SALE CONDUCTED BY

DAN PIKE AND ASSOCIATES AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

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Auctioneers

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