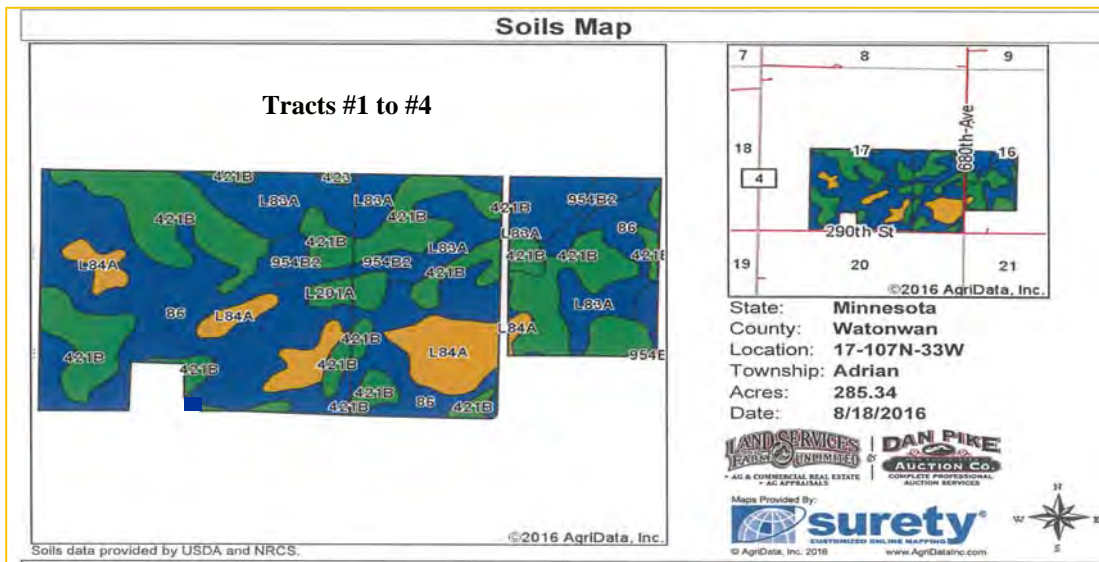
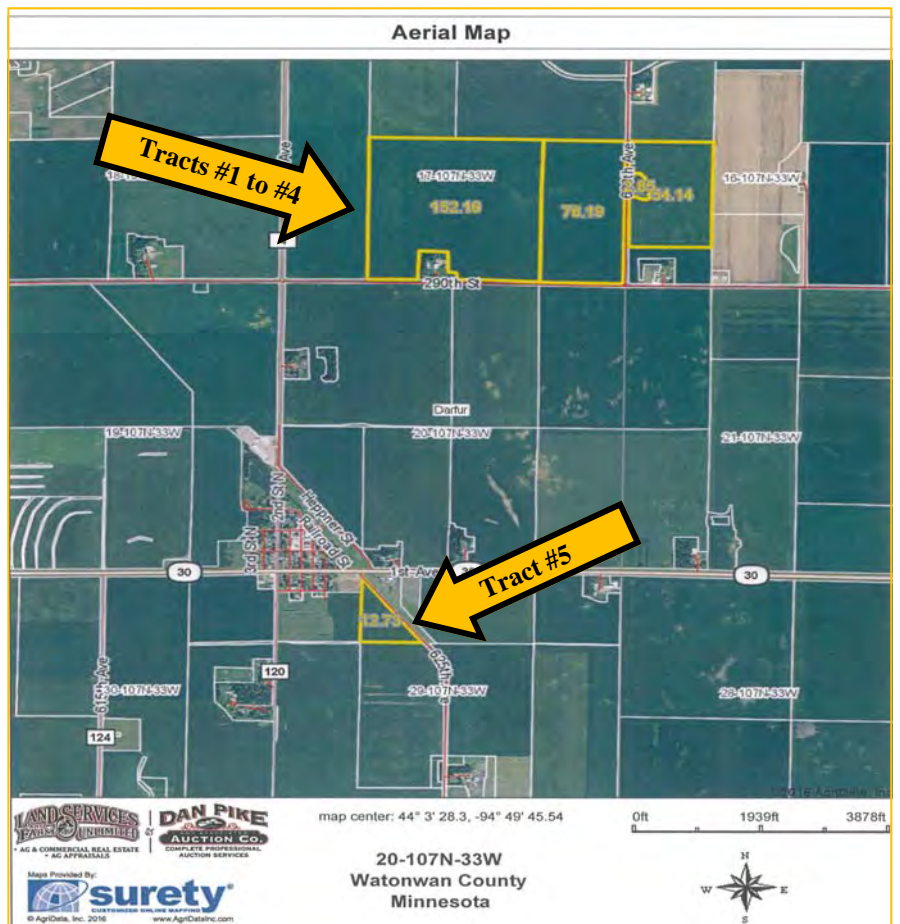
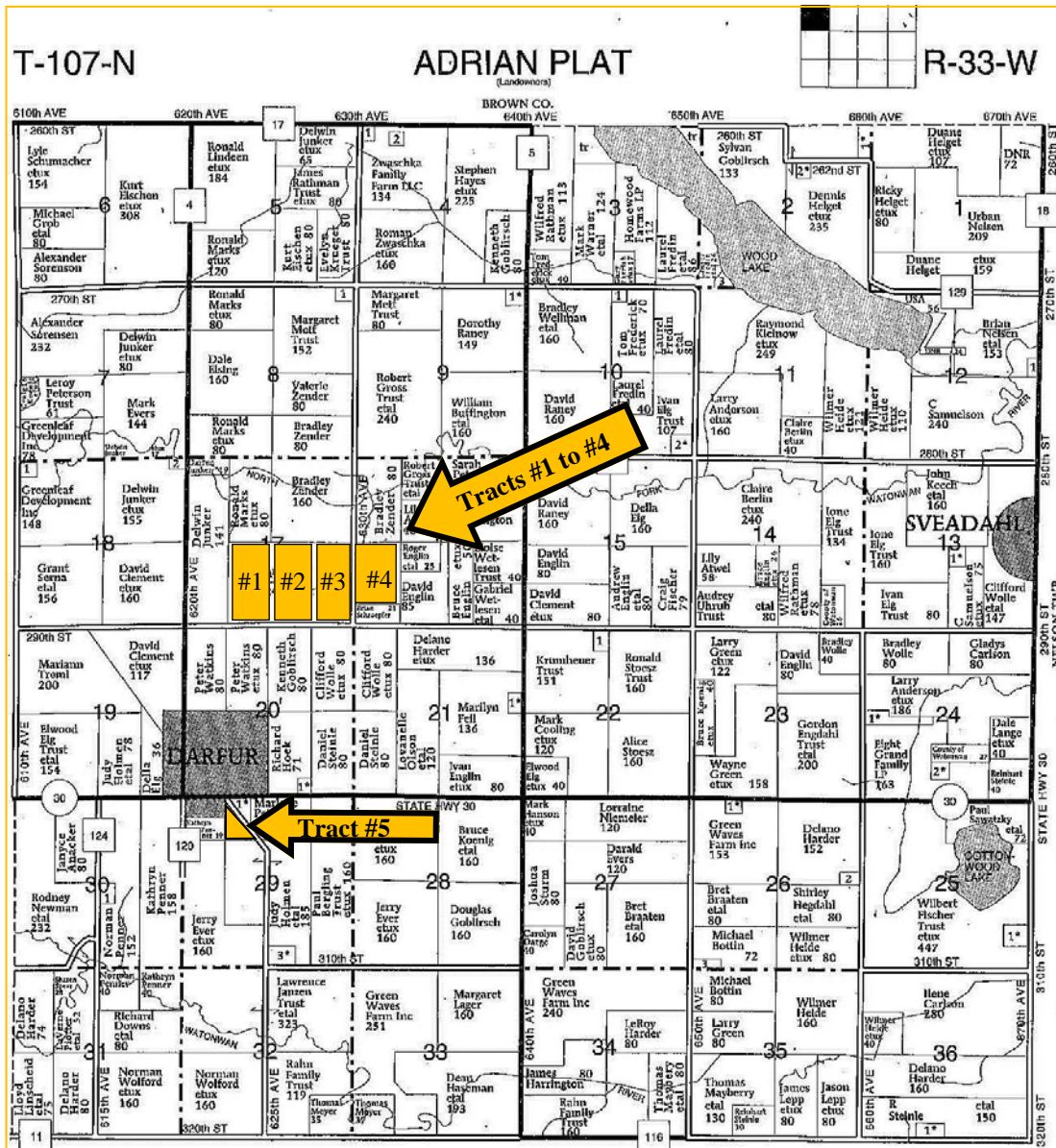


307.5 Acres +/- Adrian Township, Watonwan County, MN MULTI-PARCEL FARMLAND AUCTION

Friday, September 23, 2016 @ 10:30 A.M.

SALE LOCATION: The auction will be held at the Darfur Community Center in Darfur, Minnesota.
Watch for auction signs the day of the sale.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Productivity Index	Bromegrass alfalfa hay	Bromegrass alfalfa	Spring wheat	Oats	
86	Canisteo clay loam, 0 to 2 percent slopes	101.21	35.5%		llw	*m 93					
421B	Amiret loam, 2 to 6 percent slopes	92.59	32.4%		lle	*m 98			6	8	
L83A	Webster clay loam, 0 to 2 percent slopes	47.17	16.5%		llw	93					
L84A	Glencoe clay loam, 0 to 1 percent slopes	27.20	9.5%		lllw	*m 86					
954B2	Amiret-Swanlake loams, 2 to 6 percent slopes	11.84	4.1%		lle	92	1	1	9	16	
L201A	Normania loam, 1 to 3 percent slopes	4.72	1.7%		lle	99	5	6	62	77	
423	Seaforth loam, 1 to 3 percent slopes	0.61	0.2%		lls	*m 95					
Weighted Average								0.1	0.1	3.3	4.5

For Additional Property Information

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

SALE ARRANGED BY

DAN PIKE AND ASSOCIATES AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES

410 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

Auctioneers
Dan Pike - Jackson, MN.
MN License #32-16-003
507-847-3468 (O)
or 507-841-0965 (C)
Kevin, Ryan & Allen Kahler
Doug Wedel
Dustyn Hartung
Darwin Hall

Attorney for the Sellers & Closing Agent
Daniel A. Birkholz
Birkholz & Associates, LLC
Attorneys at Law
101 Seventh Street South
St. James, MN. 56081
507-375-3374

PROPERTY INSPECTION
Inspection of the farms from the road right way or by foot is welcome at anytime.

LEGAL DESCRIPTIONS
TRACT #1: E1/2 SW1/4 except the approximate 5 acre building site area (subject to a survey that will be completed prior to the auction) 17-107N-33W Watonwan County, MN. Containing 75 acres more or less.
TRACT #2: W1/2 SE1/4 17-107N-33W Watonwan County, MN. Containing 80 acres more or less.
TRACT #3: E1/2 SE1/4 17-107N-33W Watonwan County, MN. Containing 80 acres more or less.
TRACT #4: NW1/4 SW1/4 & the North 19 acres of SW1/4 SW1/4 16-107N-33 Watonwan County, MN. Containing 59 acres more or less.
TRACT #5: NE1/4 NW1/4 lying west of railroad right of way 29-107N-33W Watonwan County, MN. Containing 13.5 acres more or less.

AUCTION SALE TERMS
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 2, 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. 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 excellent quality southern Minnesota farmland to add to your operation or investment portfolio. We are very honored to have been asked to represent the Carlson 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.

ESTATE OF
Arnold Carlson
Violet Anderson
Personal Representative