

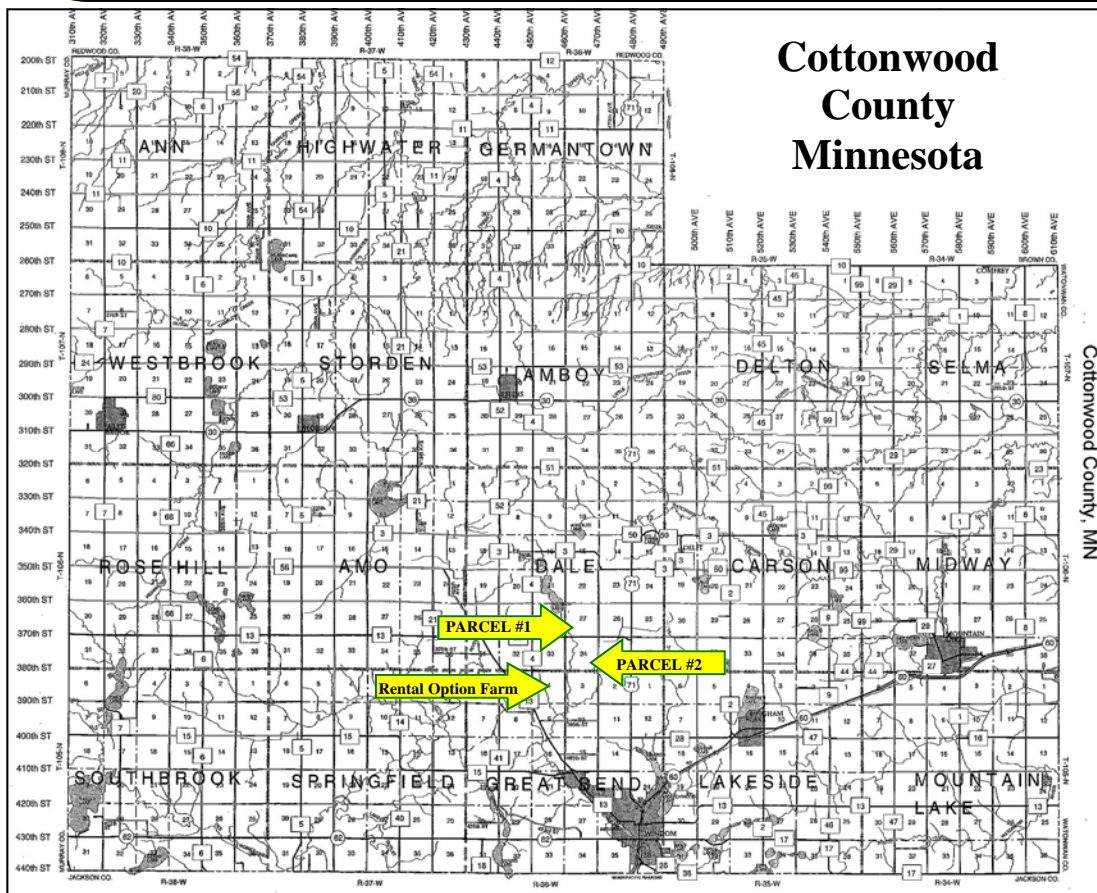
160 Acres +/- Dale Township, Cottonwood County, MN

FARMLAND AUCTION

Tuesday, November 15, 2016 @ 10:30 A.M.

SALE LOCATION: The auction will be held at the Windom Community Center at 1750 Cottonwood Lake Drive in Windom, Minnesota. Watch for auction signs on Highway #71 by Toro day of the sale.

**15 YEAR CONTRACT FOR DEED TERMS!!
FARMLAND RENTAL OPTION!!**
Buyer or Buyers will get option to rent an additional approximate 172 acres of prime farmland.



Cottonwood County Minnesota

PROPERTY LEGAL DESCRIPTIONS:

PARCEL #1: E1/2 of the SW1/4 27-106N-36W Cottonwood County, MN. Containing 80 acres +/-.

PARCEL #2: W1/2 of the SE1/4 34-106N-36W Cottonwood County, MN. Containing 80 acres +/-.

OPTIONAL RENTAL FARM: Part of the NE1/4 & Part of NE1/4 of the SE1/4 4-105N-36W Cottonwood County, MN. Approximately 172 acres +/-

INFORMATION & CPI RATINGS

PARCEL #1:

FSA Information: 76.78 Tillable Acres; 9.5 Corn Base; 120 Corn Yield; 9.4 Soybean Base; 44 Soybean Yield; 2.1 Acres CRP

SOILS TYPES: Clarion Loam, Webster-Delft Complex, Nicollet Clay Loam, Clarion-Storden Complex.

CPI Estimated Rating: 95

PARCEL #2:

FSA Information: 76.90 Tillable Acres; 44.1 Corn Base; 120 Corn Yield; 32.8 Soybean Base; 34 Soybean Yield

SOIL TYPES: Clarion Loam, Webster-Delft, Nicollet Clay Loam, Webster Clay Loam, Round Lake Sandy Loam, Clarion-Storden Complex

CPI Estimated Rating - 93.7

AUCTION SALE TERMS

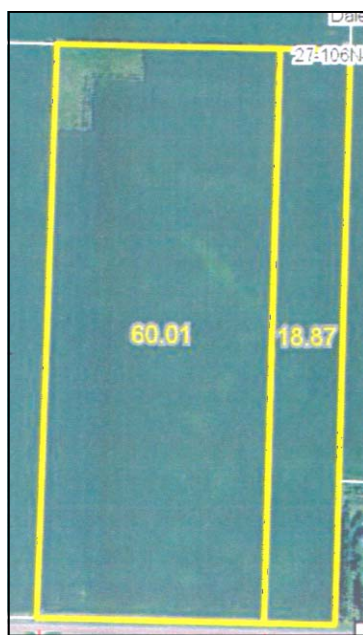
CONTRACT FOR DEED TERMS: The buyer or buyers shall enter into a purchase agreement for a 15 year contract for deed with a 20% down-payment the day of the auction. The buyers shall close on the contract for deed on December 1, 2016, at the Muske Law office. The balance shall be due and payable on the 15 year contract for deed with annual payments amortized over the 15 years. The unpaid balance shall accrued simple interest at 4.5% and annual payments of accrued interest & principle shall be due and payable on December 1, 2017 and each December 1st thereafter for the 15 year term of the contract. The seller shall deliver possession of the property to the buyer or buyers for the 2017 crop year with the buyer being able to enter the property after all 2016 crops have been removed for the purposes of preparing the farms for the 2017 crop year by doing the fall tillage and fertilizing. Seller shall pay all real estate taxes that are due and payable in 2016 and before, with the buyer being responsible for all real estate taxes that are due and payable in 2017 and thereafter. 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 statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. All statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

FARM RENTAL OPTION TERMS: Buyer or Buyers of properties shall be given a right of first refusal to rent on a 2 year lease term the tillable farmland portion of a farm owned by Frank Kerkvliet in Section 4 of Great Bend Township of Cottonwood County for minimum starting bid per FSA tillable acre. The minimum rental bid amount will be announced prior to the start of the land auction. The right to exercise this option shall immediately following the farmland sale auction and must be exercised that day. Should the two farms that are being offered for sale on the auction be sold to two different parties the buyer of the highest priced farm will be granted the first opportunity to start the rental bidding at the minimum rental price with the other farm buyer being granted the opportunity to raise the bid with a bidding process between the two buyers until the highest rental value is achieved. The bidding process for the rental of the farm will be restricted to only the buyers of the two farms.

AUCTIONEERS NOTE

This is a great opportunity if you are looking for good farmland add to your operation or investment portfolio. Also the buyer or buyers will be granted the opportunity to rent an additional approximately 172 acres of prime farmland that is owned by Mr. Kerkvliet on a 2 year lease. This type of opportunity certainly does not happen very often, so we would encourage you to take advantage of it. More information regarding this option is available in the informational booklet on our web site www.danpikeauction.com. We are very honored to have been asked to represent Frank Kerkvliet 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.

Parcel #1



Parcel #2



For Additional Property Information

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

SALE ARRANGED BY



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

Auctioneers

Dan Pike

Auctioneer/Real Estate Broker
CAI & GPPA - MN#32-13-016 Jackson, MN.
507-847-3468 (O) or 507-841-0965 (C)

Doug Wedel - Fairmont, MN.

Kevin, Allen & Ryan Kahler
and
Dustyn Hartung
Fairmont & Sherburn, MN.

Attorney for the Sellers & Closing Agent

Paul Muske

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OWNER

FRANK
KERKVLIT