

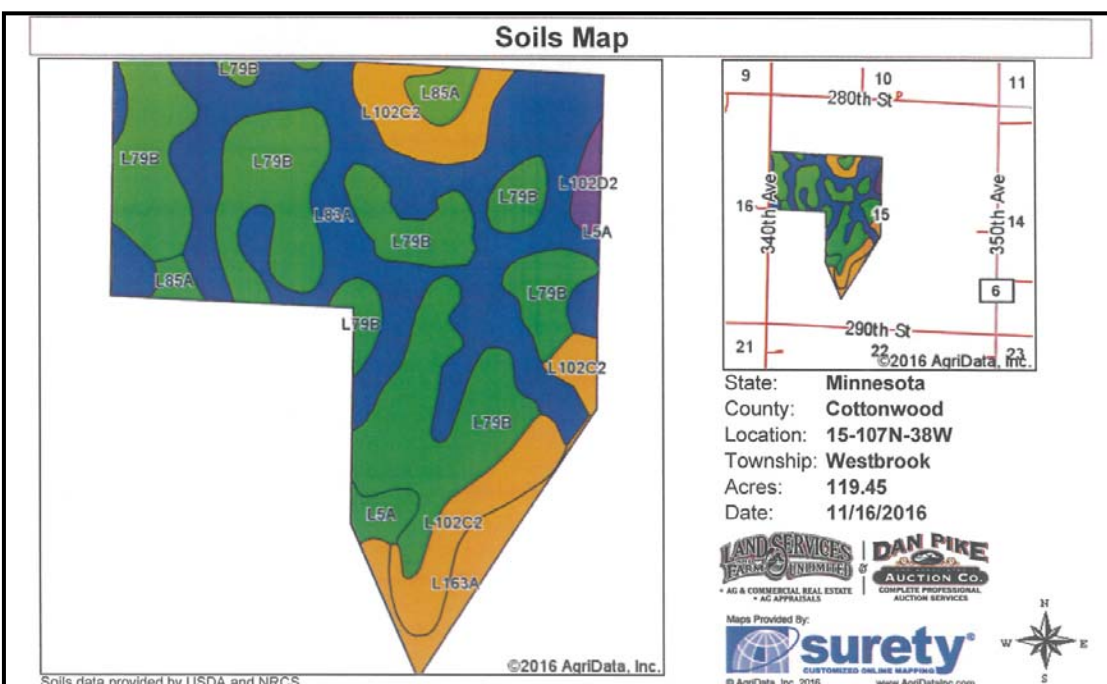
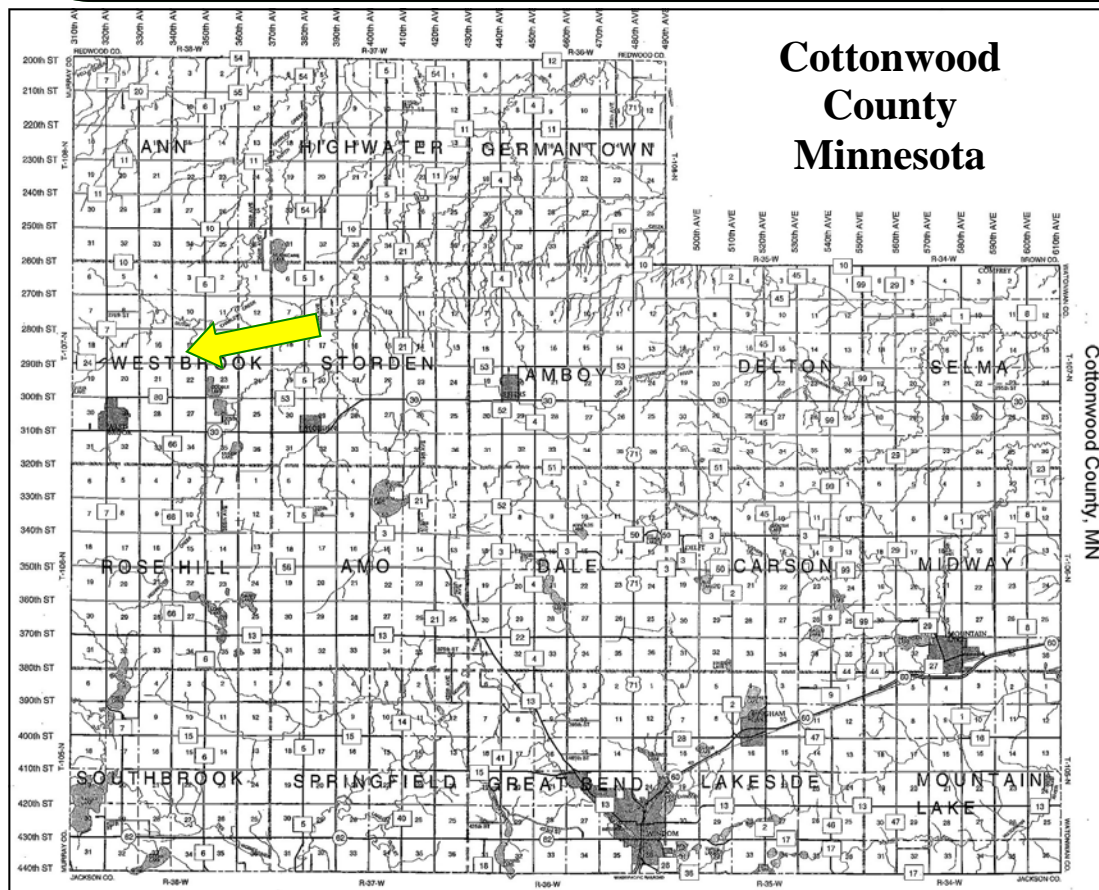
118.9 Acres +/- Westbrook, Cottonwood County, MN

# FARMLAND AUCTION

Thursday, December 29, 2016 @ 10:30 A.M.

In case of very inclement weather - blizzard, please check our web site at [www.danpikeauction.com](http://www.danpikeauction.com) for details. The alternate blizzard storm date would be Friday, December 30, 2016 @ 10:30 A.M., but please check our web site for updates!!!!

**SALE LOCATION:** The auction will be held at the Westbrook Community Center in Westbrook, MN. Watch for auction signs the day of the auction.



## PROPERTY LEGAL DESCRIPTION

GL 3 S1/2 NW1/4 & MEAN LOT 3 in Section 15, Township 107N, Range 38W Cottonwood County, MN.

## INFORMATION & CPI RATINGS

- SOILS TYPES:** Clarion Loam  
Webster Clay Loam  
Clarion-Storden Complex  
Nicollet Clay Loam  
Okoboji Silty Clay Loam  
Delft, over wash- Delft Complex  
Omsrud-Storen Complex

**CPI Estimated Rating: 92.8**

## AUCTION SALE TERMS

The buyer shall enter into a purchase agreement contract and will make a 20% Non-refundable down-payment the day of the auction. The balance shall be due and payable in full on February 15, 2017, when clear title shall be delivered. 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. 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 add to your operation or investment portfolio. We are very honored to have been asked to represent the VanLoh 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 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.

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans
L79B	Clarion loam, 2 to 6 percent slopes	47.99	40.2%		IIe	*m 95		
L83A	Webster clay loam, 0 to 2 percent slopes	45.37	38.0%		IIw	93		
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	14.61	12.2%		IIIe	*m 87		
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	4.94	4.1%		IIIw	*m 86		
L85A	Nicollet clay loam, 1 to 3 percent slopes	2.97	2.5%		Iw	*m 99		
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	1.97	1.6%		IIw	96	177	53
L102D2	Omsrud-Storden complex, 12 to 18 percent slopes, moderately eroded	1.60	1.3%		IVe	76	140	42
<b>Weighted Average</b>						<b>*m 92.8</b>	<b>4.8</b>	<b>1.4</b>

### For Additional Property Information

Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the VanLoh 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](http://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

**Ronald Schramel**  
Schramel Law Office  
Attorneys at Law  
Windom, MN. 56101  
507-831-1301

**The Former John A. & Betty VanLoh Estates**

**OWNERS - Carol Gerke & Mary Smith**