

IMPROVED

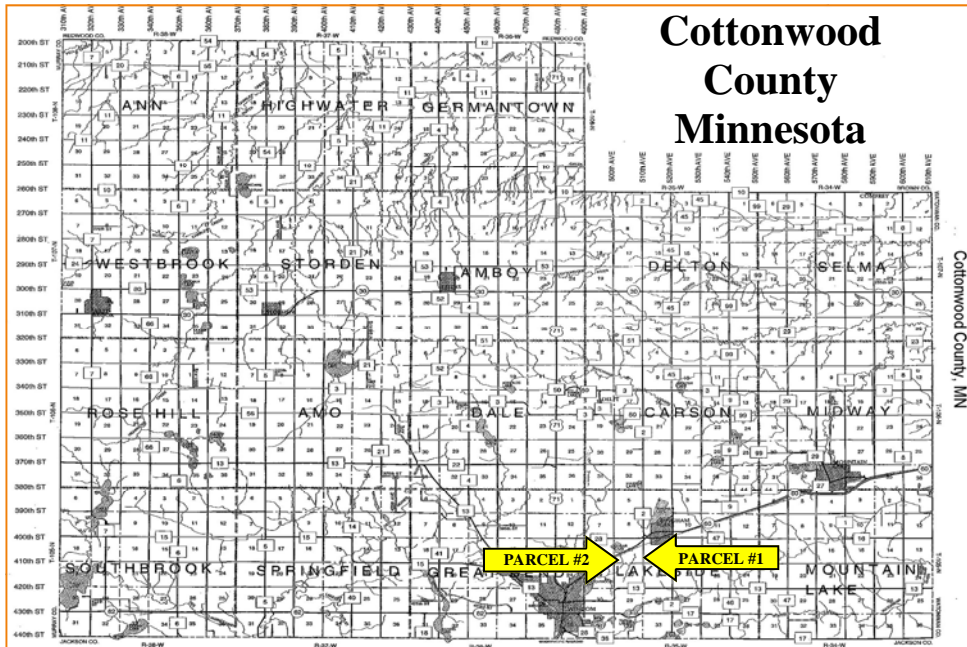
318 Acres +/- Lakeside Township, Cottonwood County, MN

FARMLAND AUCTION

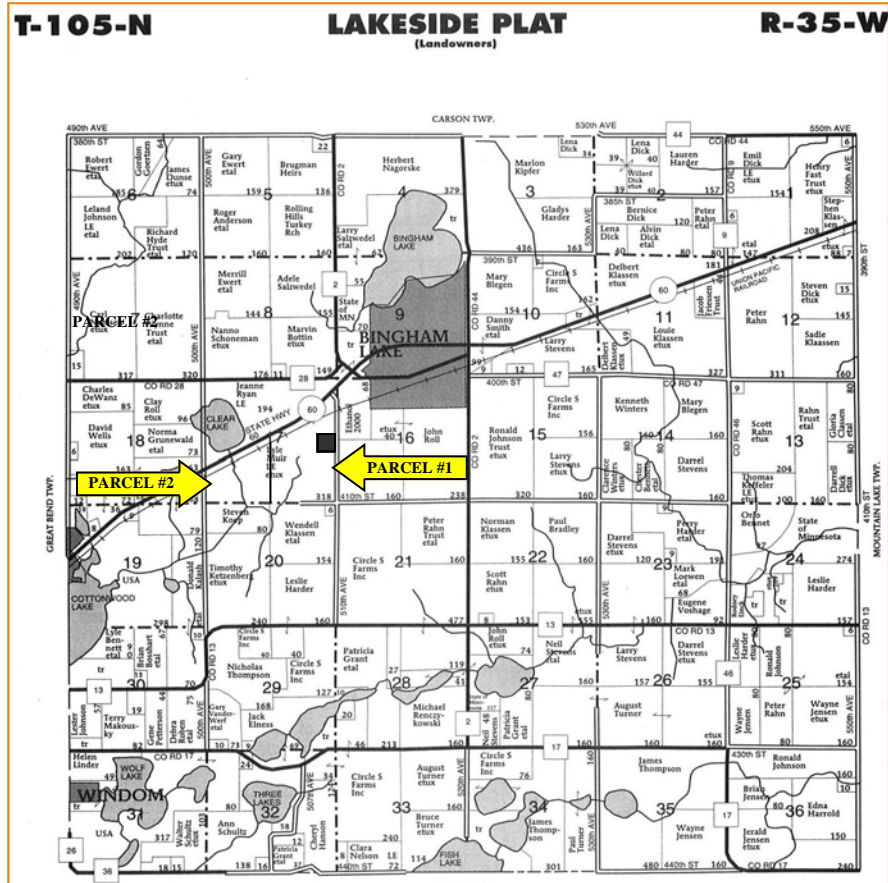
Wednesday, January 4, 2017 @ 10:30 A.M.

In case of very inclement weather - blizzard, please check our web site at www.danpikeauction.com for details. The alternate blizzard storm date would be Thursday, January 5, 2017 @ 10:30 A.M., but please check our web site for updates!!!!

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.



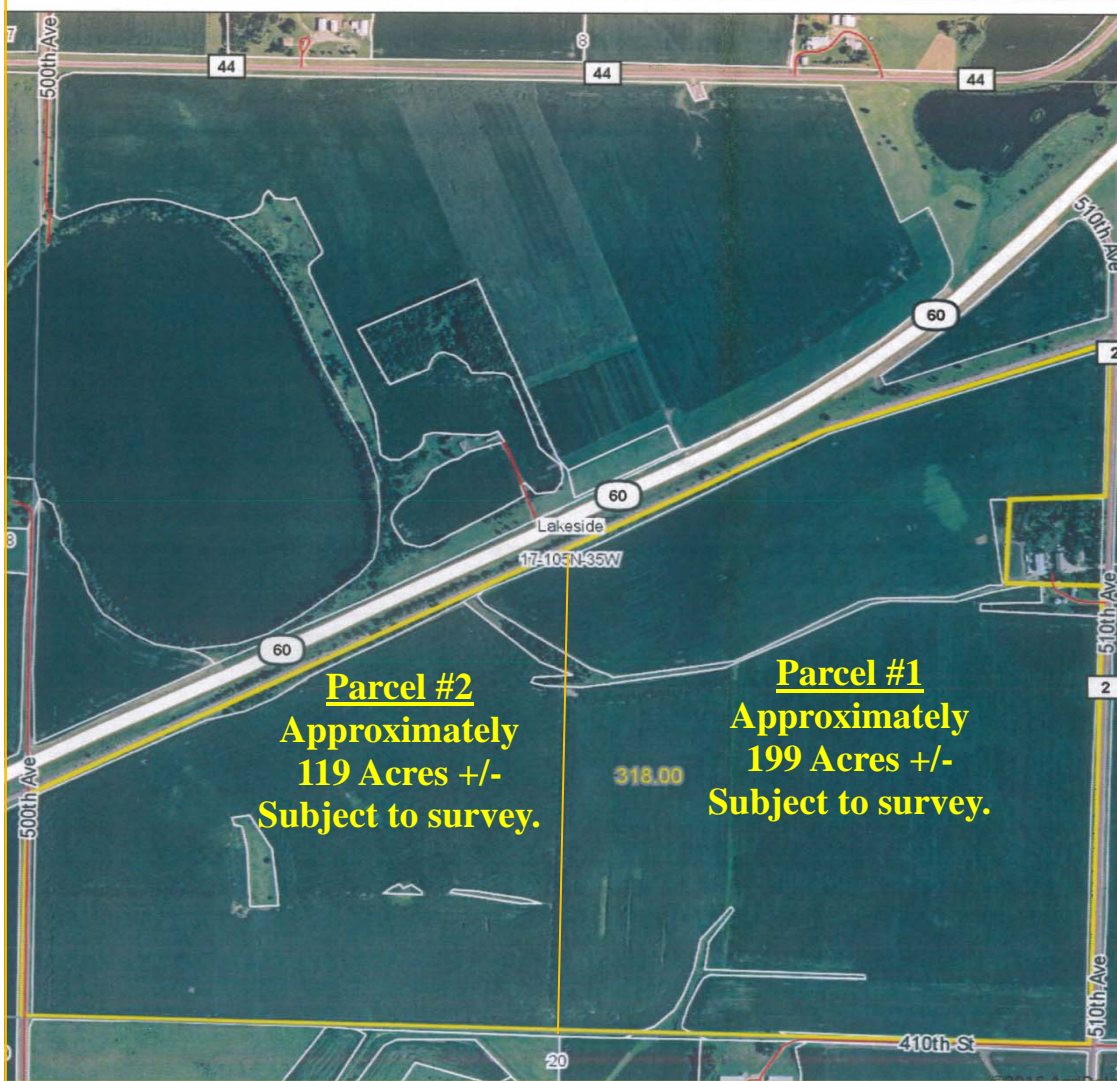
Cottonwood County Minnesota



Parcel #1 Improvements



Aerial Map



PROPERTY LEGAL DESCRIPTIONS:

PARCEL #1: That part of the S1/2 of the NE1/4 lying south of Rail Road right of way and the SE1/4 except the 5 acre building site tract in 17-105N-35W Cottonwood County, MN. Containing APPROXIMATELY 199 acres +/- subject to a survey to be completed if sold separately from Parcel #2 below.

PARCEL #2: That part of the SW1/4 lying south of the Rail Road right of way in 17-105N-35W Cottonwood County, MN. Containing APPROXIMATELY 119 acres +/- subject to a survey to be completed if sold separately from Parcel #1 above.

INFORMATION & CPI RATINGS

PARCEL #1:

SOILS TYPES: Clarion Loam, Clarion-Storden Complex, Nicollet Clay Loam, Webster Clay Loam, Delft, over wash - Delft Complex, Glencoe Clay Loam, Clarion-Swanlake Complex & Okoboji Clay Loam
CPI Estimated Rating: 91.2 (Estimated)

PARCEL #2:

SOIL TYPES: Clarion-Storden Complex, Clarion Loam, Omsrud-Stoden Complex, Coland Clay Loam, Nicollet Clay Loam, Webster Clay Loam, Spillville Loam, Delft, over wash- Delft Complex & Okoboji Silty Clay Loam
CPI Estimated Rating - 88.4 (Estimated)

AUCTION SALE TERMS

The sale is subject to a cropland lease for the 2017 crop year. Buyer(s) will be assuming the landlord's interest in said lease. Further information will be available at the auction and in our information booklet. The farm shall be offered as two parcels via our Multi-Parcel bidding system. The buyer or buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The balance shall be due and payable on February 20, 2017, when clear title will be passed. If the property is sold to two separate buyers the seller's at the seller's expense shall have survey completed of the separate parcels and any adjustment to the number of deeded acres sold will be made at the closing. The buyer is 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 or pending. The grain bin improvements on Parcel #1 will be made available after the 2017 crops have been removed from the property. 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.

AUCTIONEER'S NOTE

This is a great opportunity if you are looking for good farmland to add your operation or investment portfolio. We are very honored to have been asked to represent the Muir 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 be 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.

For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information brochure under the Muir Family 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

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

Former Lyle B. & Willa B. Muir Estates OWNERS
Kathleen I. Moulton, Sheryl L. Bertsch & Denise L. Muir Kjesbo