

200 Acres +/- Amboy Township, Cottonwood County, MN

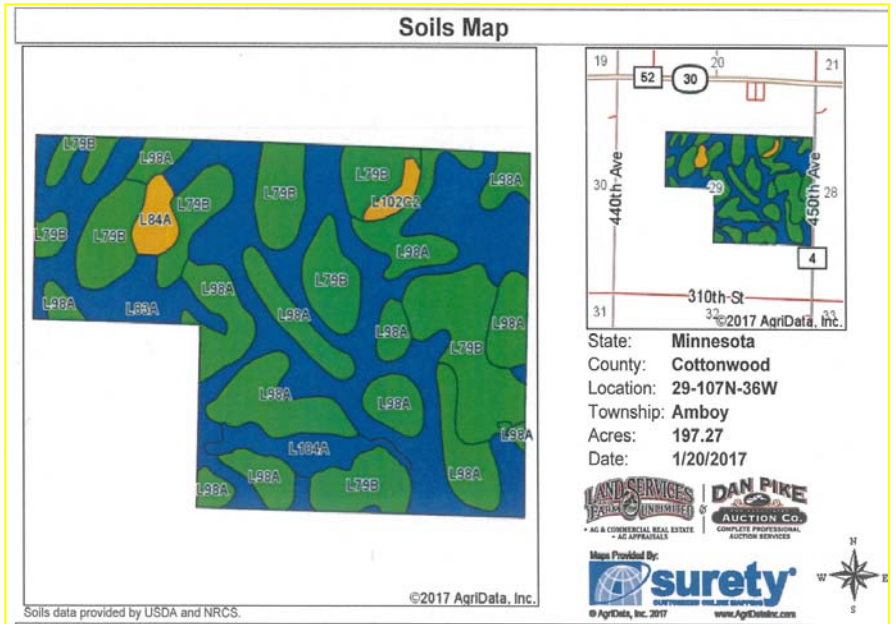
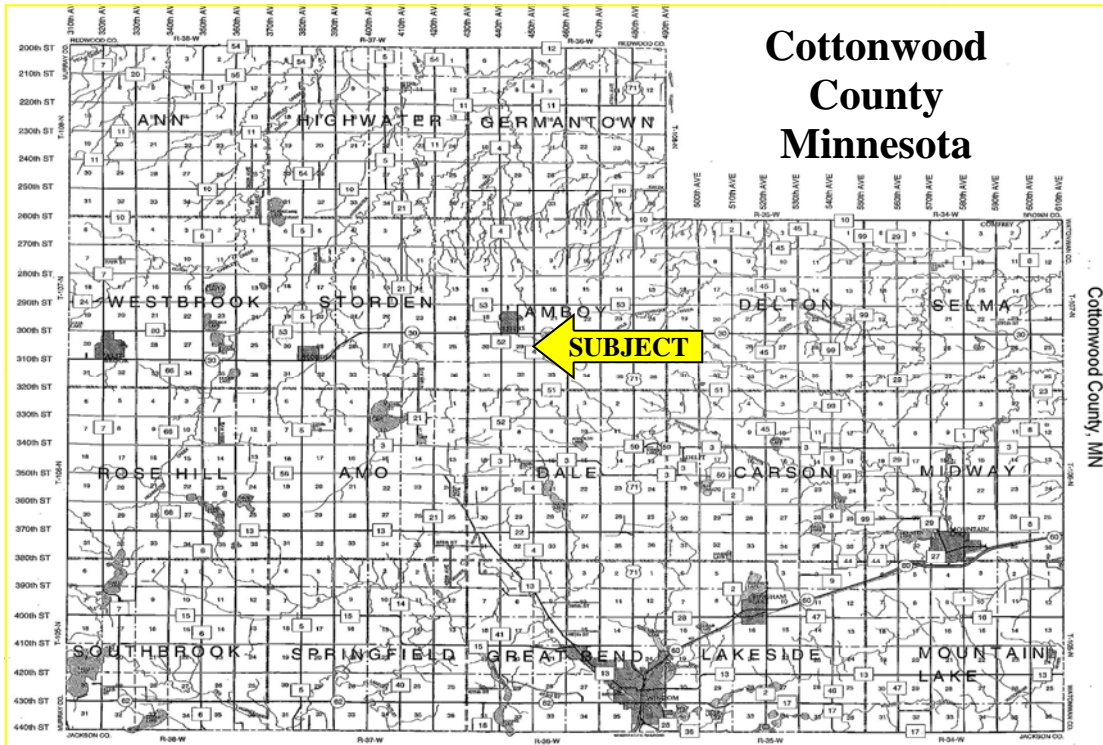
MULTI-PARCEL FARMLAND AUCTION

Thursday, March 16, 2017 @ 10:30 A.M.

In case of very inclement weather - blizzard, please check our web site at www.danpikeauction.com for details.

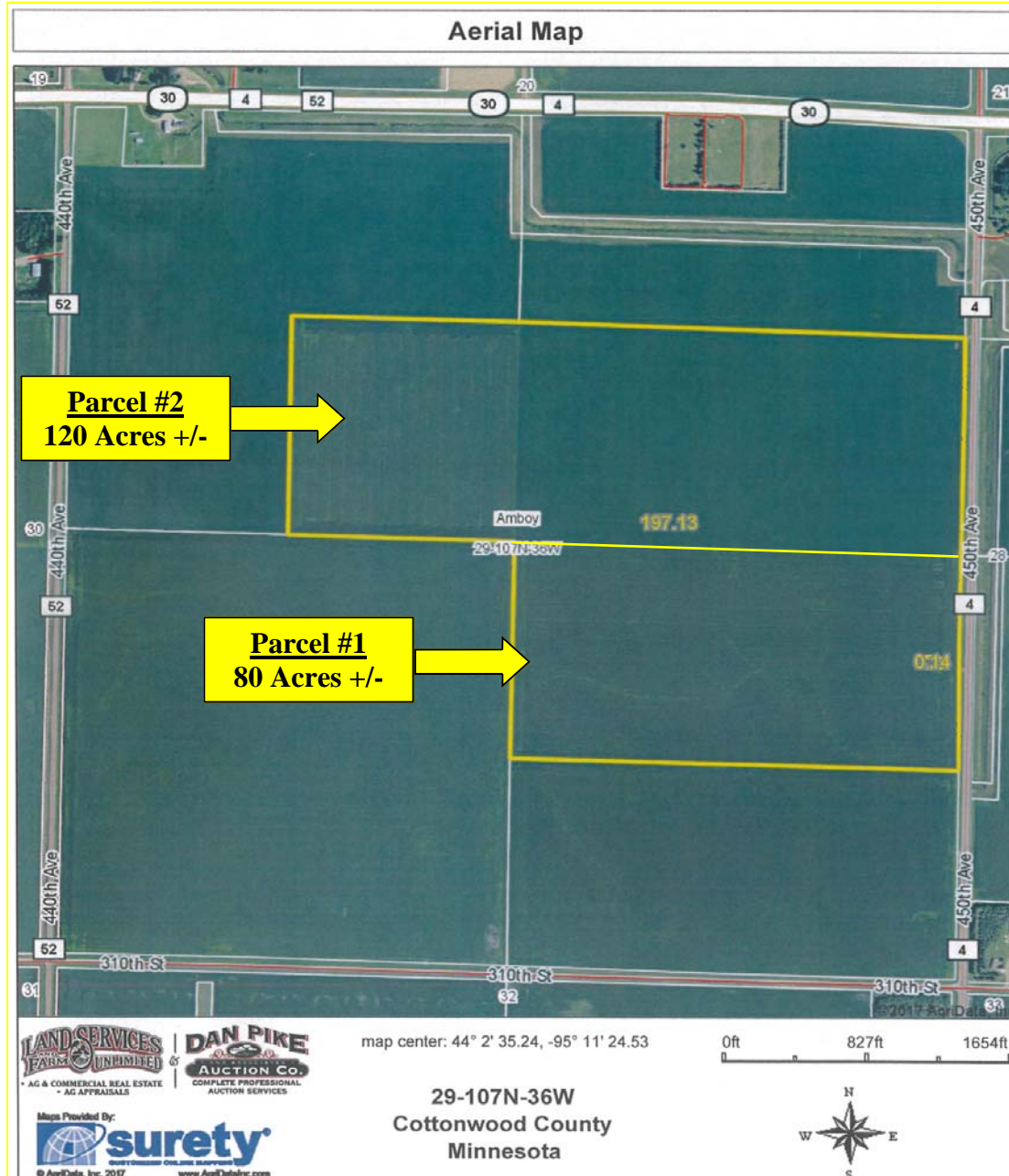
The alternate blizzard storm date would be Friday, March 17, 2017 @ 10:30 A.M., but please check our web site for updates!!!!

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 on day of the sale.



Area Symbol: MN033, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Corn	Soybeans	
L83A	Webster clay loam, 0 to 2 percent slopes	76.74	38.9%	[Blue]	IIw	93			
L79B	Clarion loam, 2 to 6 percent slopes	54.53	27.6%	[Green]	Ile	95			
L98A	Crippin-Nicollet complex, 1 to 3 percent slopes	54.29	27.5%	[Light Green]	Ie	100	184	55	
L104A	Jeffers-Cariesteo complex, 0 to 2 percent slopes	6.43	3.3%	[Dark Blue]	IIw	92	169	51	
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.46	1.8%	[Orange]	IIIw	86			
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.82	0.9%	[Light Orange]	IIle	87			
Weighted Average							95.3	56.1	16.8



LAND LOCATION

From the junction of Highway #30 & County Road #4 1/2 mile east of Jeffers, Minnesota. 1/4 mile south on County Road #4.

PROPERTY LEGAL DESCRIPTIONS

PARCEL #1: N1/2 of the SE1/4 29-107-36 Cottonwood County, MN.

Containing 80 acres more or less.

PARCEL #2: S1/2 of the NE1/4 & SE1/4 of the NW1/4 29-107-36 Cottonwood County, MN. Containing 120 Acres more or less.

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. The properties shall be offered as two parcels via our Multi-Parcel board 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 closing of the parcels shall be held at the Ronald Schramel Law office in Windom, Minnesota with the balances being due and payable on April 28, 2017, when clear title will be passed. The sale will **NOT** be contingent upon any buyer financing. A survey of the tracts will be completed at the sellers expense if the two tracts are sold to two separate buyers. If the two parcels are sold to one buyer there will be no survey of the property. 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 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.

AUCTIONEER'S NOTE

This is excellent farmland and is a great opportunity if you are looking for very good farmland to add your operation or investment portfolio. We are very honored to have been asked to represent the Grant Heirs with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. 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.

**Heirs of the Former
Walter & Margery Grant
Estates
OWNERS**
Walter & Barbara McCoy
Janet Priestley
Christina Grant
David Grant Conservatorship
% Collen Clarke Fiduciary, LLC

For Additional Property Information

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

Closing Attorney for the Sellers

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