

80 Acres +/- Minneota Township, Jackson County, MN

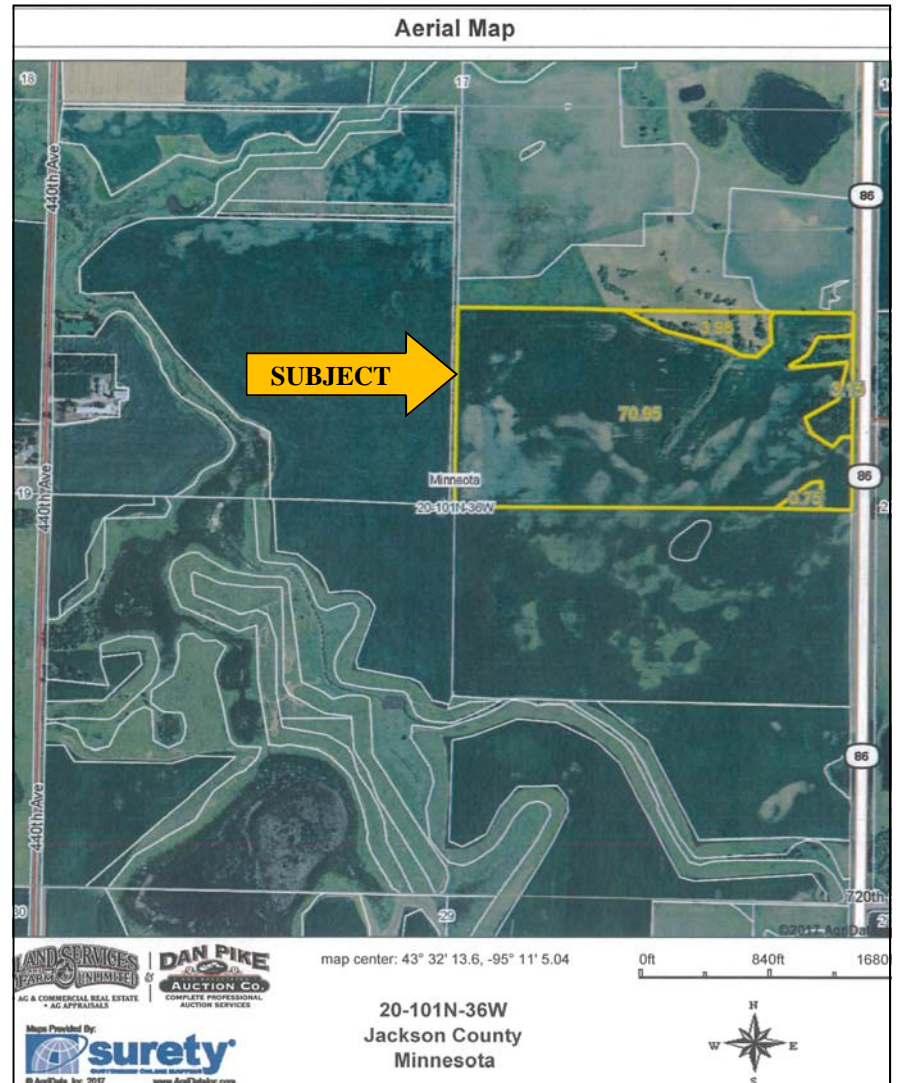
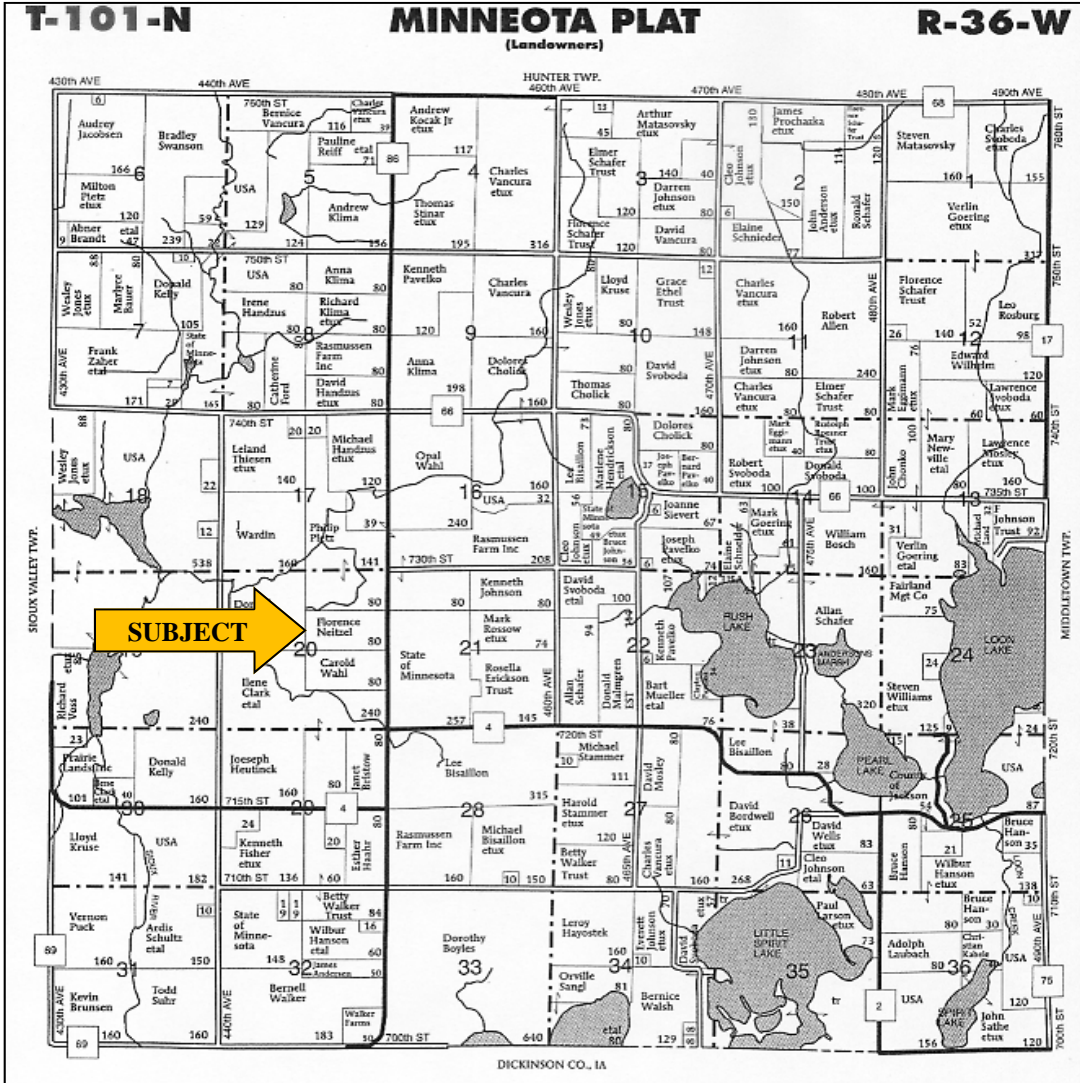
# FARMLAND AUCTION

Monday, March 27, 2017 @ 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 Tuesday, March 28, 2017 @ 10:30 A.M., but please check our web site for updates!!!!

**SALE LOCATION:** The auction will be held at the Lakefield Legion Hall, 413 Main Street Lakefield, Minnesota. Watch for auction signs the day of the sale.



**PROPERTY LEGAL DESCRIPTION**

South Half of the Northeast Quarter (S1/2 of the NE1/4)  
Section 20, Township 101N (Minneota), Range 36W Jackson County, MN.  
Containing 80 acres more or less.

**PROPERTY LOCATION**

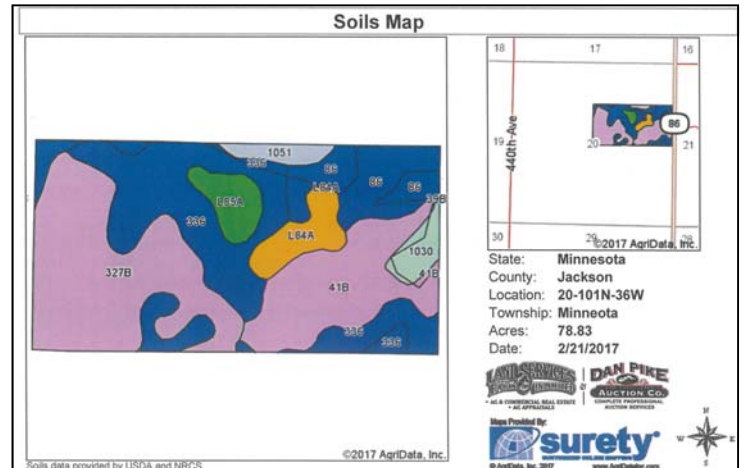
This property is located from the I-90 exit at Lakefield, Minnesota 6-3/4 miles south on Highway #86 or 2-1/2 miles north of the Minnesota/Iowa boarder on Highway #86. Watch for auction signs.

**AUCTION SALE TERMS**

All bidders must register for a bidding number at the auction prior to bidding. 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 May 1, 2017, 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 and there after. 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 warrant 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**

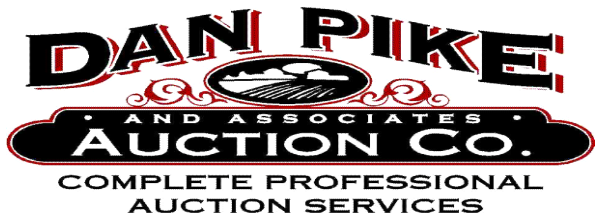
We are very honored to have been asked to represent the Neitzel Family with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this land. If you are considering the purchase of land to add to your investment portfolio, this is an auction 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. Respectfully, Dan Pike & Associates Auction Company.



**For Additional Information**

Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Neitzel Estate Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

**OWNER**  
**Family of Florence Neitzel**  
**Nancy Evans - Representative**



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Jackson, MN 56143  
507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)

**Auctioneers**  
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Kevin, Allen & Ryan Kahler  
Fairmont & Sherburn, MN. 507-920-8060  
Dustyn Hartung - Fairmont, MN

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