

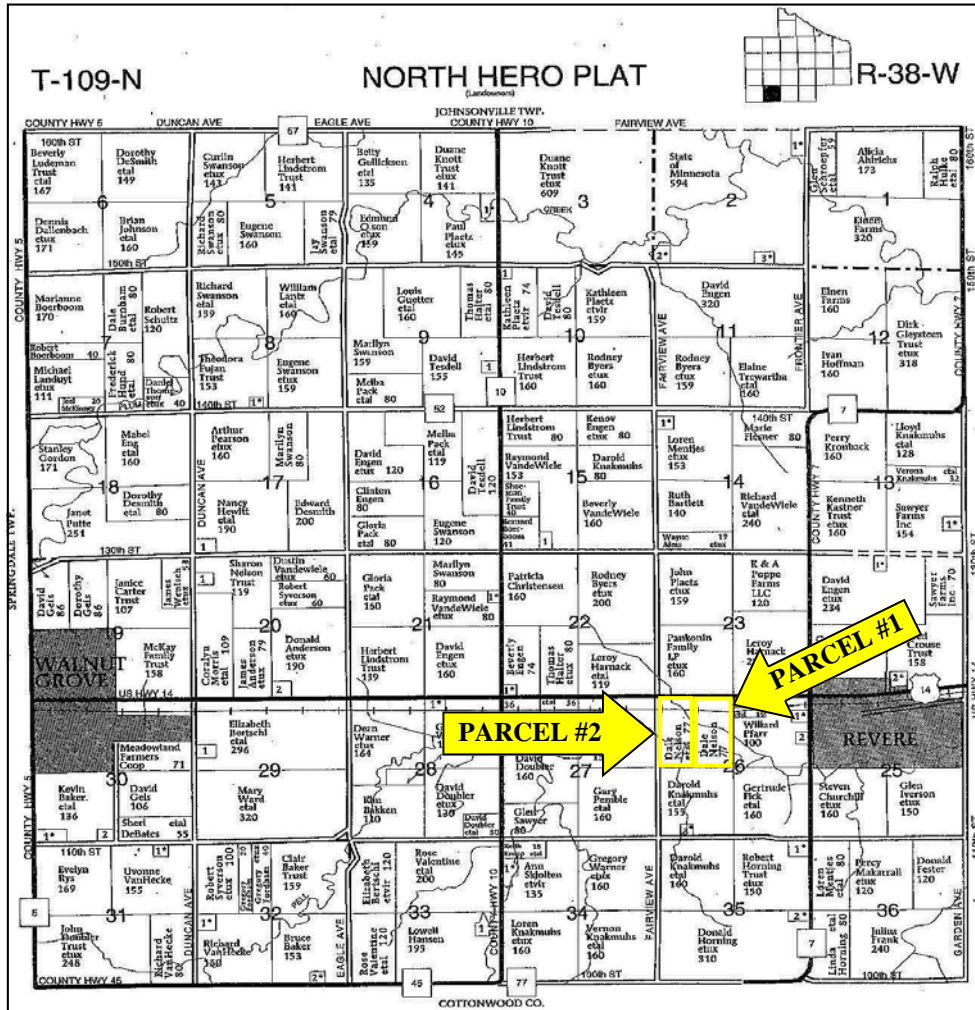
154.57 Acres +/- in 2 Parcels North Hero Township, Redwood County, MN

HUNTING & FARMLAND AUCTION

Thursday, September 21, 2017 @ 11:00 A.M.

SALE LOCATION: The auction will be held at the Revere City Park Shelter House in Revere, Minnesota. Which is 2 blocks south of the junction of Highway #14 & Main Street.

Watch for auction signs the day of the sale.



LEGAL DESCRIPTIONS

Parcel #1: E1/2 NW1/4 26/109N/38W except RR right of way Redwood County, MN. Containing 77.29 acres more or less.

Parcel #2: W1/2 NW1/4 except RR right of way 26/109N/38W Redwood County, MN. Containing 77.28 acres more or less.

PROPERTY LOCATION: This property is located 1/2 miles west Revere, Minnesota.

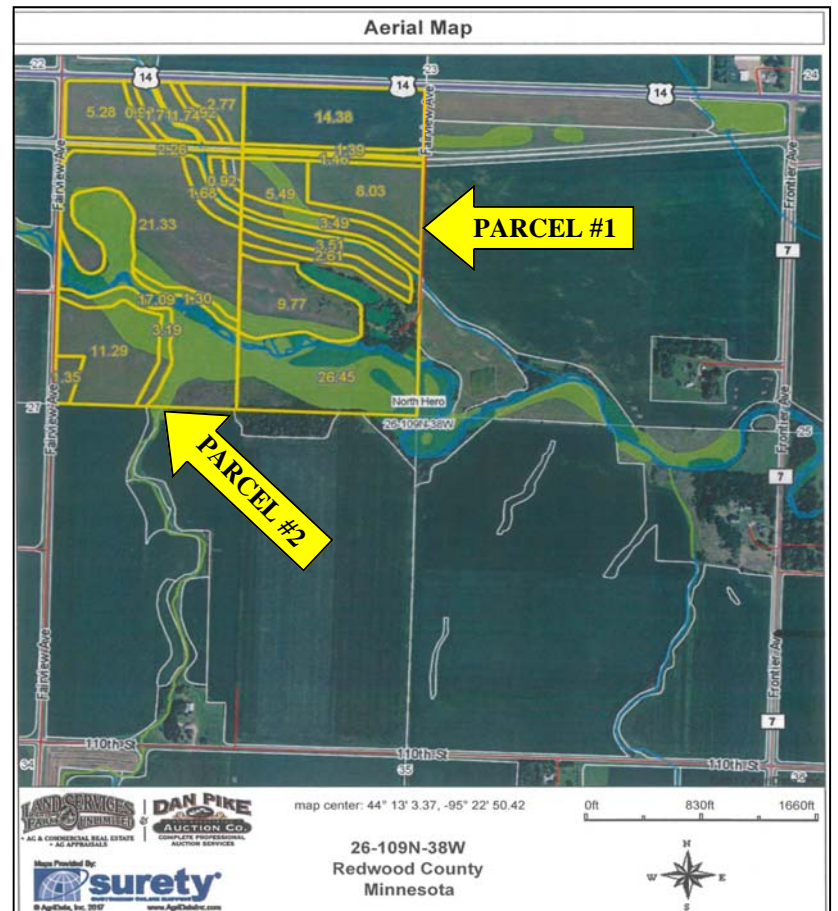
Watch for auction signs.

AUCTION SALE TERMS

Property is being sold subject to the existing CREP & RIM program contract agreements. The land will be transferred to the buyer(s) subject to those agreements and the buyer(s) agrees to be liable to comply with the terms of said CREP & RIM contracts and maintain the property in compliance with the terms of the agreements. 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 October 31, 2017, when clear title is given. The buyer will have possession non-tillable portion of the properties upon closing and the tillable farmland portion of Parcel #1 after the 2017 crops have been removed and for 2018 crop year and thereafter. The Seller's shall retain all 2017 cropland rental income. The Buyer(s) shall pay all real estate taxes that are due and payable in 2018 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 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

This is a great opportunity if you are looking for hunting and recreational land with the added benefit of some tillable farmland to add to your operation or investment portfolio. We are very honored to have been asked to represent the Nelson 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 hunting / recreational / farmland 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 11:00 A.M. sharp, so don't be late. Respectfully, Dan Pike & Associates Auction Company.



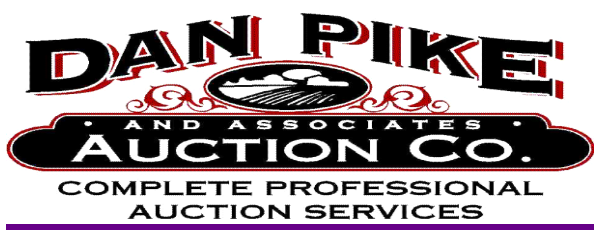
For Additional Information

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

OWNERS

Nelson Family

SALE
CONDUCTED
BY



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Auctioneers

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