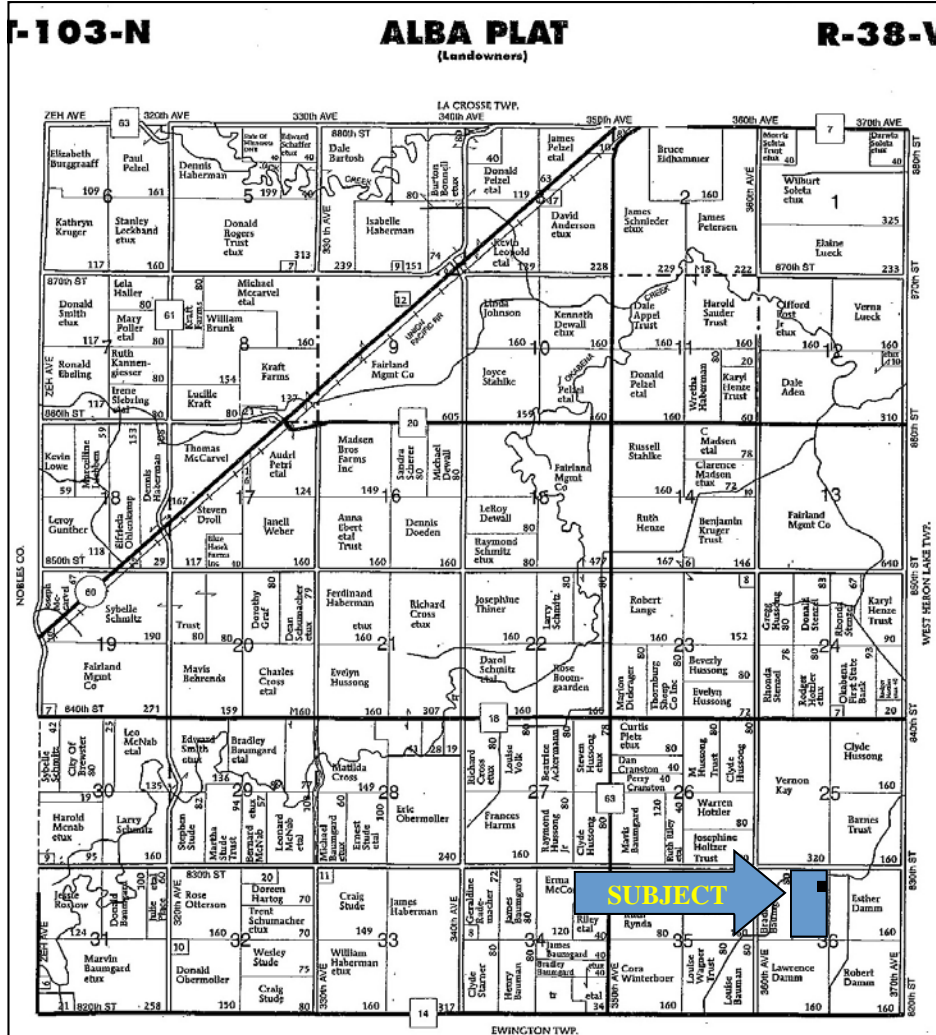


High Quality 76.92 Acres +/- Alba Township, Jackson County, MN

FARMLAND AUCTION

Friday, December 15, 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 Saturday, December 16, 2017 @ 10:30 A.M., but please check our web site for updates!!!!
SALE LOCATION: The auction will be held at the American Legion Hall at 413 Main Street in Lakefield, Minnesota.
 Watch for auction signs on day of the sale.



PROPERTY LOCATION

From Okabena, Minnesota 3 miles south on County Road #9 to 830th Street, then 1/2 mile west.

PROPERTY LEGAL DESCRIPTION

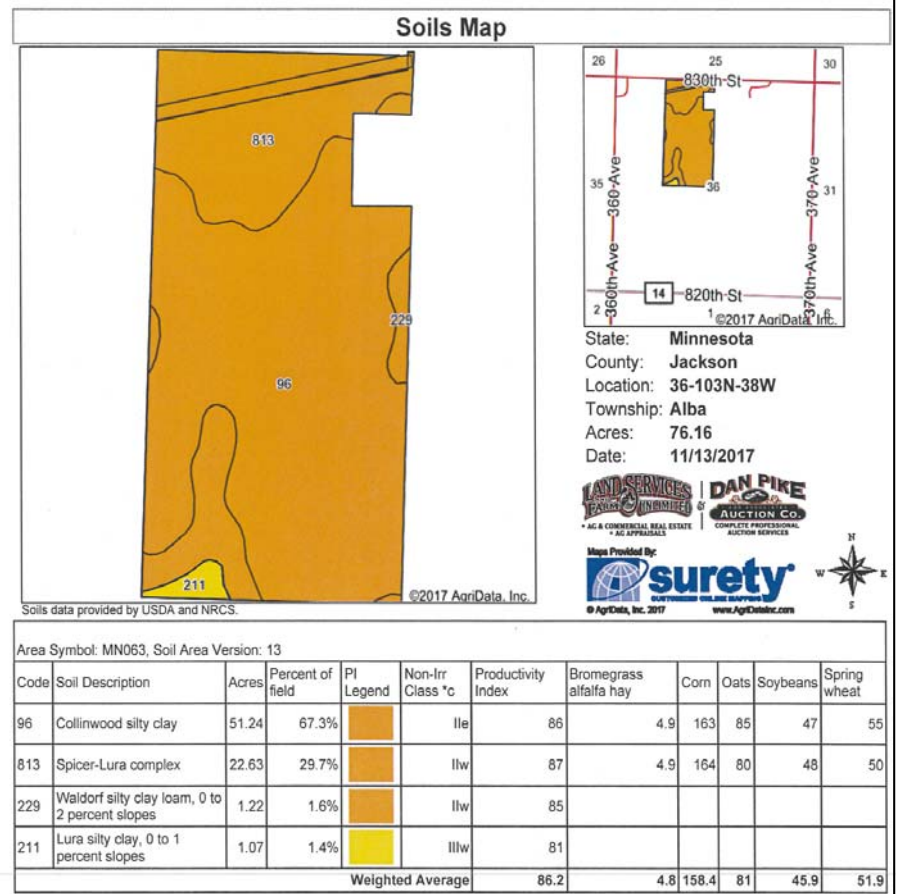
East Half of the Northwest Quarter (E1/2 NW1/4) except 3.08 acre building site in 36-103-38 Alba Township Jackson County, MN. Containing 76.92 acres more or less. The full legal description will be provided in the information booklet at either www.danpikeauction.com or at the auction.

AUCTION SALE TERMS

All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer 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 January 15, 2018, when clear title is given. The buyer will have possession for 2018 crop year. The Buyer shall pay all real estate taxes that are due and payable in 2018 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 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

We are very honored to have been asked to represent Jason & Robin Burns with the sale of this property. This is certainly an excellent farm that we have the privilege to offer for sale at public auction. Please come prepared to purchase as the sellers have chosen the auction method to market this land. If you are considering the purchase of high quality 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 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 and check the information brochure under the Burns Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

OWNERS
Jason & Robin Burns



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