

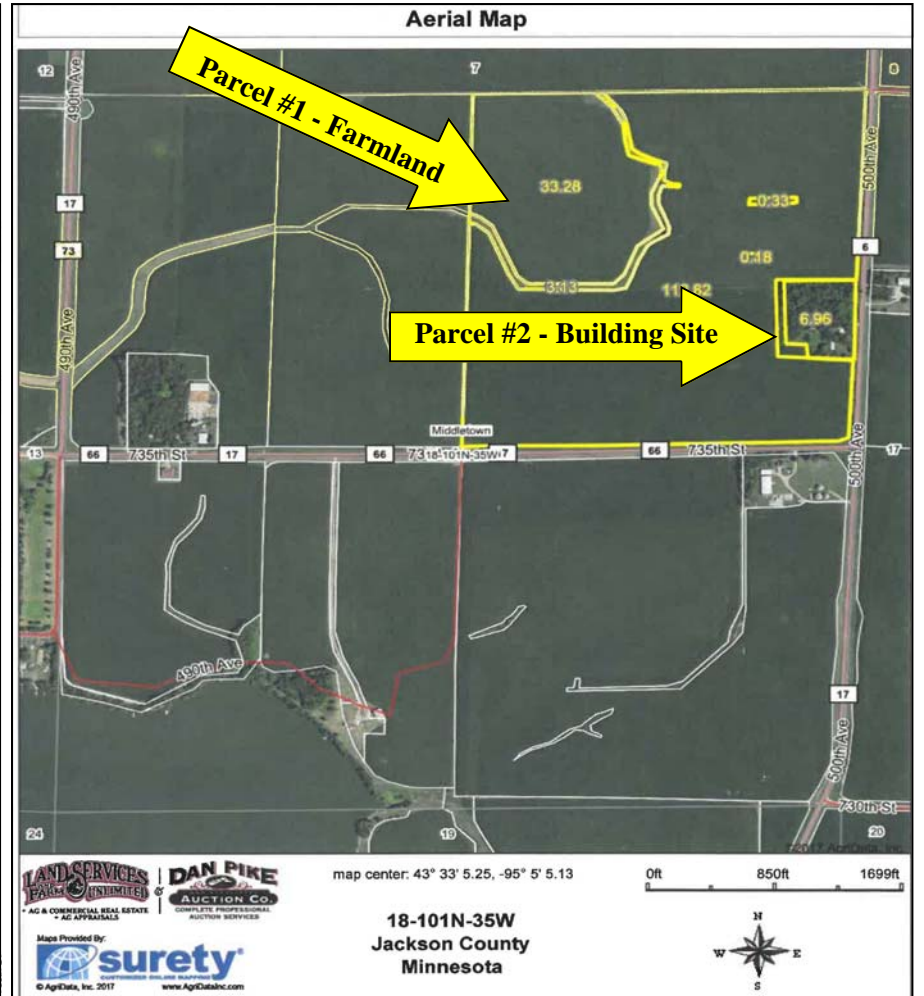
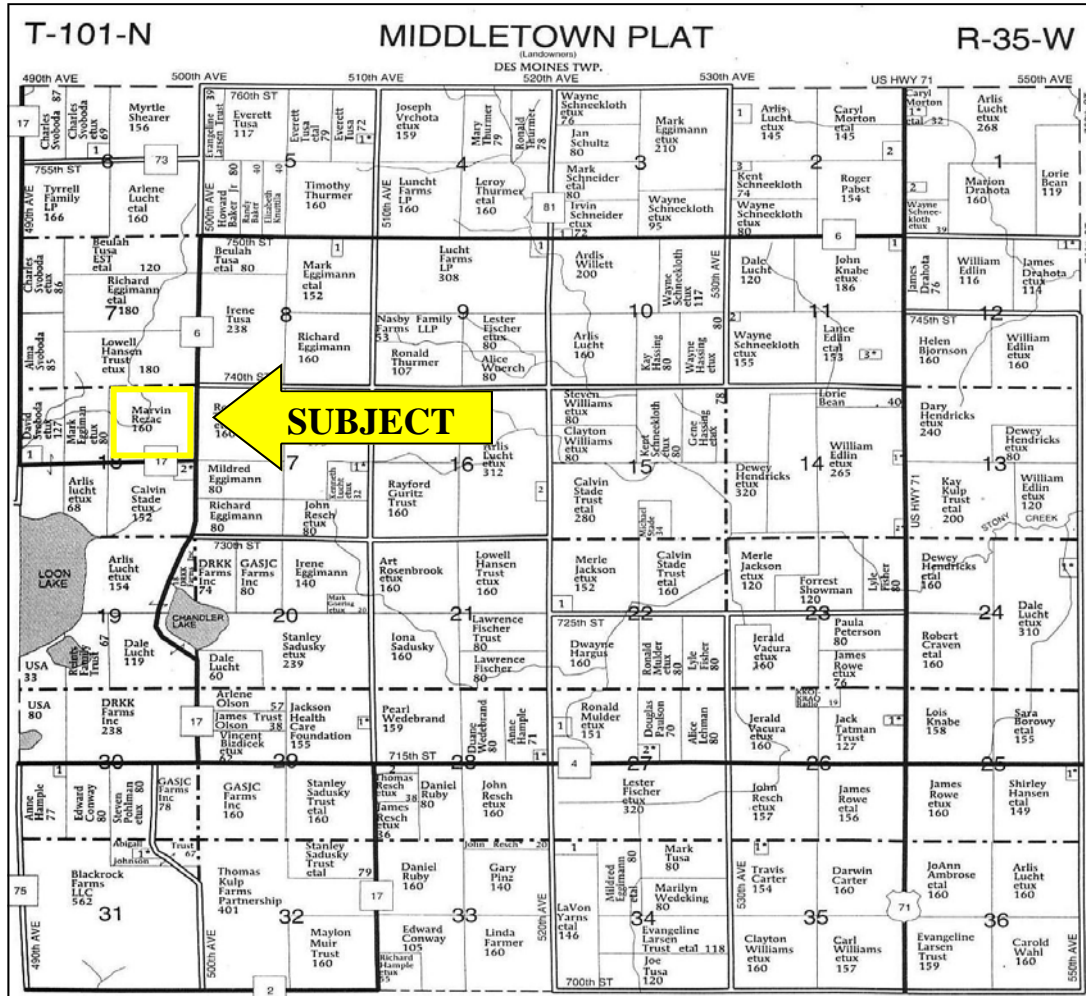
160 Acres +/- Middletown Township, Jackson County, MN

FARMLAND & BUILDING SITE AUCTION

Wednesday, February 21, 2018 @ 10:00 A.M.

Blizzard/Storm Date - Thursday, February 22, 2018, but please check our web site www.danpikeauction.com for any updates.

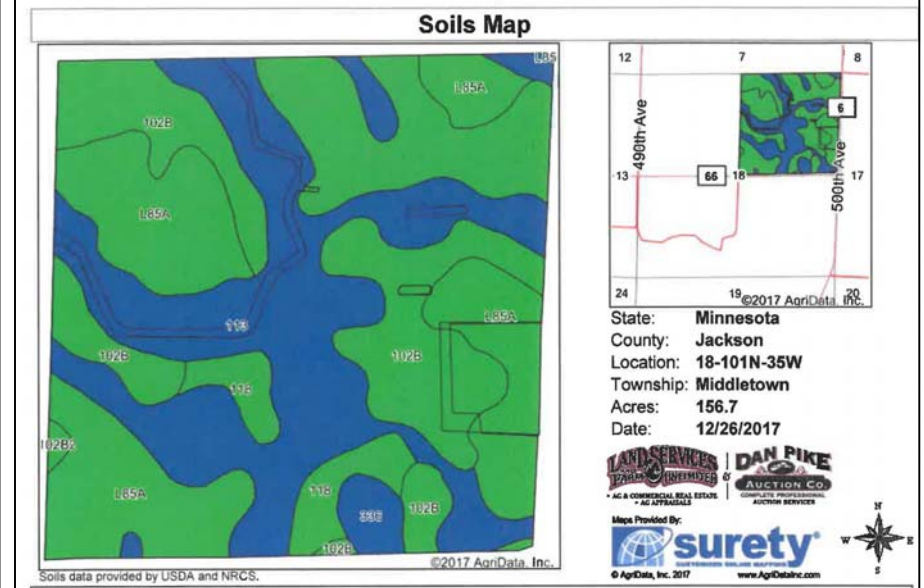
SALE LOCATION: The auction will be held at the Jackson American Legion Hall at 411 First Street in Jackson, Minnesota. Watch for auction signs the day of the sale.



LEGAL DESCRIPTION: NE1/4 18-101N-35W Jackson County, Minnesota
PROPERTY LOCATION 73673 500th Avenue Jackson, MN. From the junction of Highway #71 & Co. #34 on south edge of Jackson, Minnesota - 3 miles south on #71 to County #6, then 4 miles west to 500th Avenue, then 1-1/2 miles south.
CROP PRODUCTIVITY RATING & SOIL TYPES: Approximate 95.6 Crop Productivity Index Rating. Soil types of Webster Clay Loam, Clarion Loam, Nicollet Clay Loam, Crippin Loam, Delft Clay Loam & Clarion Loam.
PROPERTY TAX INFORMATION
 \$3,308.00 2017 taxes paid & 2018 EMV \$1,284,500
METHOD OF SALE: Property will be offered as 2 tracts. The farmland of approximately 153 acres +/- and the building site area of approximately 7 acres +/-.

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 March 28, 2018, when clear title & possession is given. The buyer will have possession of the properties upon closing. The Buyer 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. Should the property be sold to two different buyers the seller will have the building site area surveyed at the sellers expense. 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 Rezac Estate 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 very good farmland to add to your investment portfolio or are looking for a very buildable site for building your new rural home, 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 10:00 A.M. sharp, so don't be late. Respectfully, Dan Pike & Associates Auction Company.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
113	Webster clay loam, 0 to 2 percent slopes	53.87	34.4%	[Blue]	llw	93
102B	Clarion loam, 2 to 6 percent slopes	50.88	32.5%	[Green]	lle	95
L85A	Nicollet clay loam, 1 to 3 percent slopes	41.39	26.4%	[Light Green]	lw	99
118	Crippin loam, 1 to 3 percent slopes	6.99	4.5%	[Dark Green]	le	100
336	Delft clay loam, 0 to 2 percent slopes	3.08	2.0%	[Light Blue]	llw	94
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	0.49	0.3%	[Dark Green]	lle	95
Weighted Average						95.6

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

OWNERS
Marvin Rezac Estate
 Jim Tusa - Personal Representative 507-841-3712



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 AND ASSOCIATES
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 Doug Wedel; Kevin, Allen & Ryan Kahler; Dustyn Hartung, Scott Christopher & Dylan Kallemeyn

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