

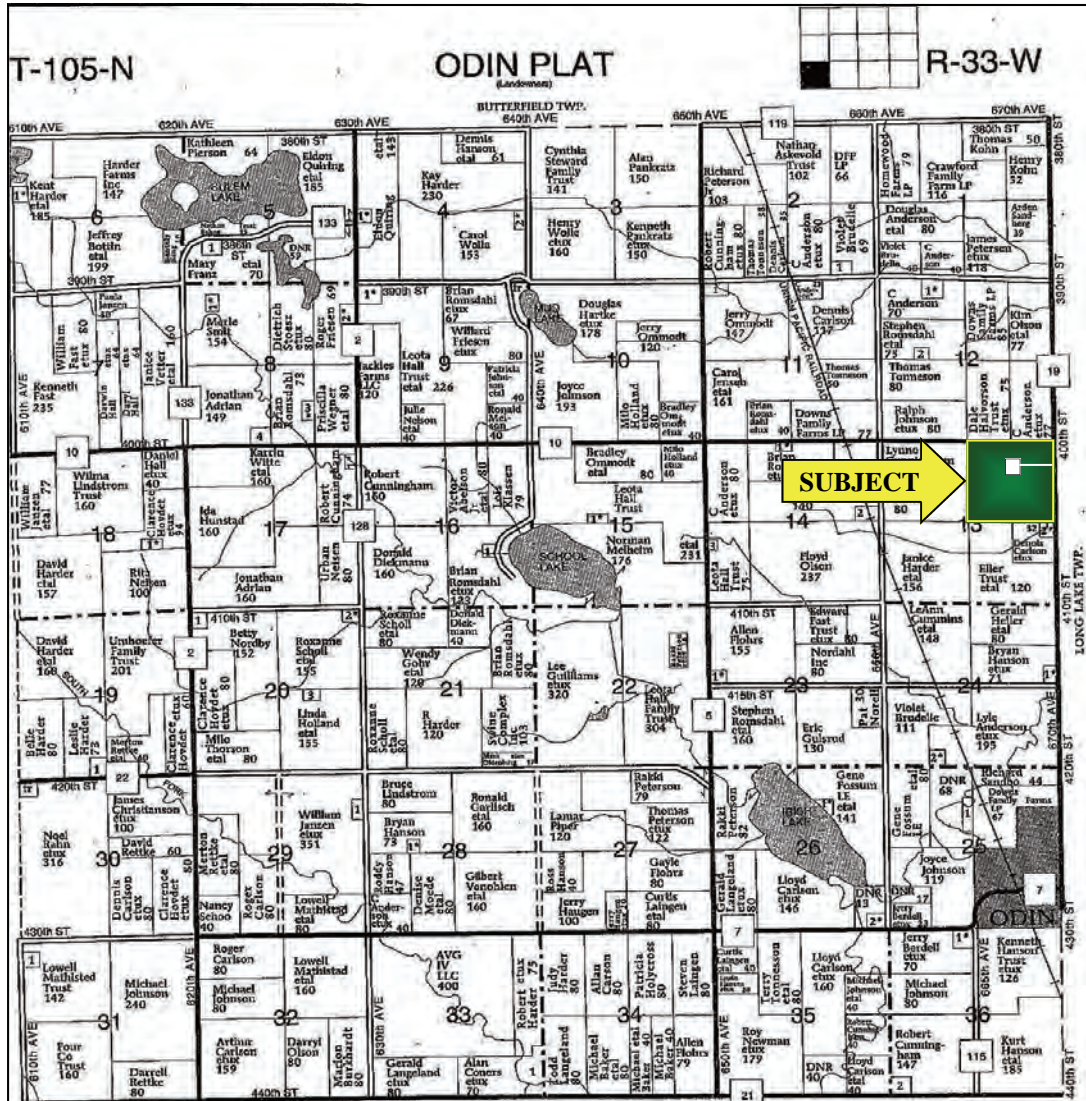
High Quality 152.50 Acres +/- Odin Township, Watonwan County, MN

FARMLAND AUCTION

Friday, February 15, 2019 @ 11:00 A.M.

(In case of a Blizzard check our web site www.danpikeauction.com. The alternative storm date would be Monday, February 18, 2019 @ 11:00 A.M.)

SALE LOCATION: The auction will be held at the Odin Community Center just west of the Odin State Bank in Odin, Minnesota. Watch for auction signs the day of the sale.



PROPERTY LEGAL DESCRIPTION

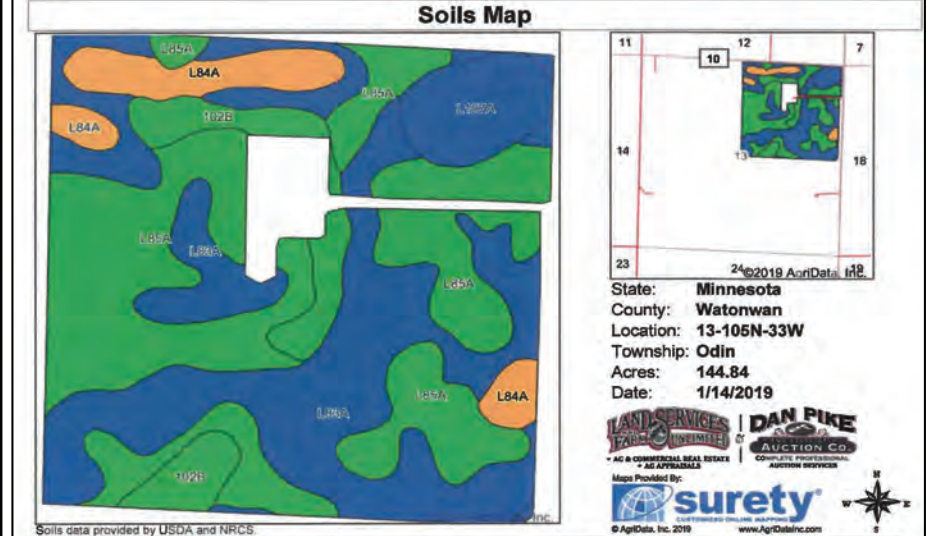
The Northeast Quarter (NE1/4) except the 7.68 acre building site area in Section 13, Township 105N (Odin), Range 33W Watonwan County, MN. Containing 152.5 acres more or less.

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 15, 2019, when clear title is given. The buyer will have possession for 2019 crop year. Buyer will be responsible for 2018 fall tillage expense that will be announced at the auction prior to the auction beginning. The Buyer shall pay all real estate taxes that are due and payable in 2019 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 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 the Cunningham Family with the sale of this property. This is certainly one of the best farms that we have had the privilege to offer for sale at public auction. This farm is located in the Butterfield school district which typically has a lower tax costs per acre than other districts in the area. 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 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 11:00 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	Productivity Index	*n NCCPI Soybeans	
L85A	Nicollet clay loam, 1 to 3 percent slopes	59.34	41.0%		Iw	99	78	
L83A	Webster clay loam, 0 to 2 percent slopes	55.21	38.1%		Ilw	93	80	
102B	Clarion loam, 2 to 6 percent slopes	11.35	7.8%		Ile	95	83	
L84A	Glencoe clay loam, 0 to 1 percent slopes	10.27	7.1%		Illw	86	78	
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	8.52	5.9%		Ilw	91	79	
85	Canisteo clay loam, 0 to 2 percent slopes	0.15	0.1%		Ilw	93	79	
Weighted Average							95	*n 79.2

For Additional Information

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

OWNERS

**Cunningham Family Farms LLP
& Robert R. Cunningham**

Auctioneers

Dan Pike - CAI & GPPA
Jackson, MN.
507-847-3468 (O) or 507-841-0965 (C)
Scott Christopher - Jackson, MN. 507-841-3125
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Kevin, Allen & Ryan Kahler
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Dustyn Hartung - Fairmont, MN
Darwin Hall - Butterfield, MN.

Attorney for the Sellers & Closing Agent

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