

227 Acres +/- Mt. Lake Township, Cottonwood County, MN.

LIVE & INTERNET ONLINE BIDDING

# MULTI-PARCEL FARMLAND AUCTION

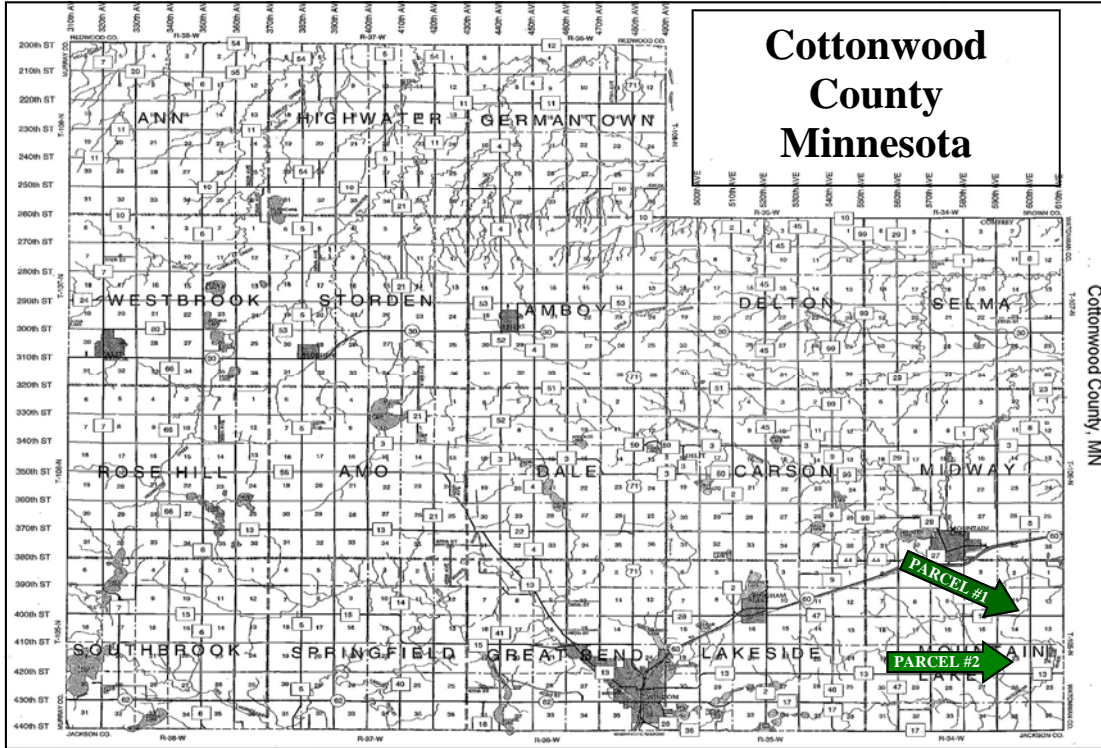


Go to [www.agribids.com](http://www.agribids.com) to register to bid online.

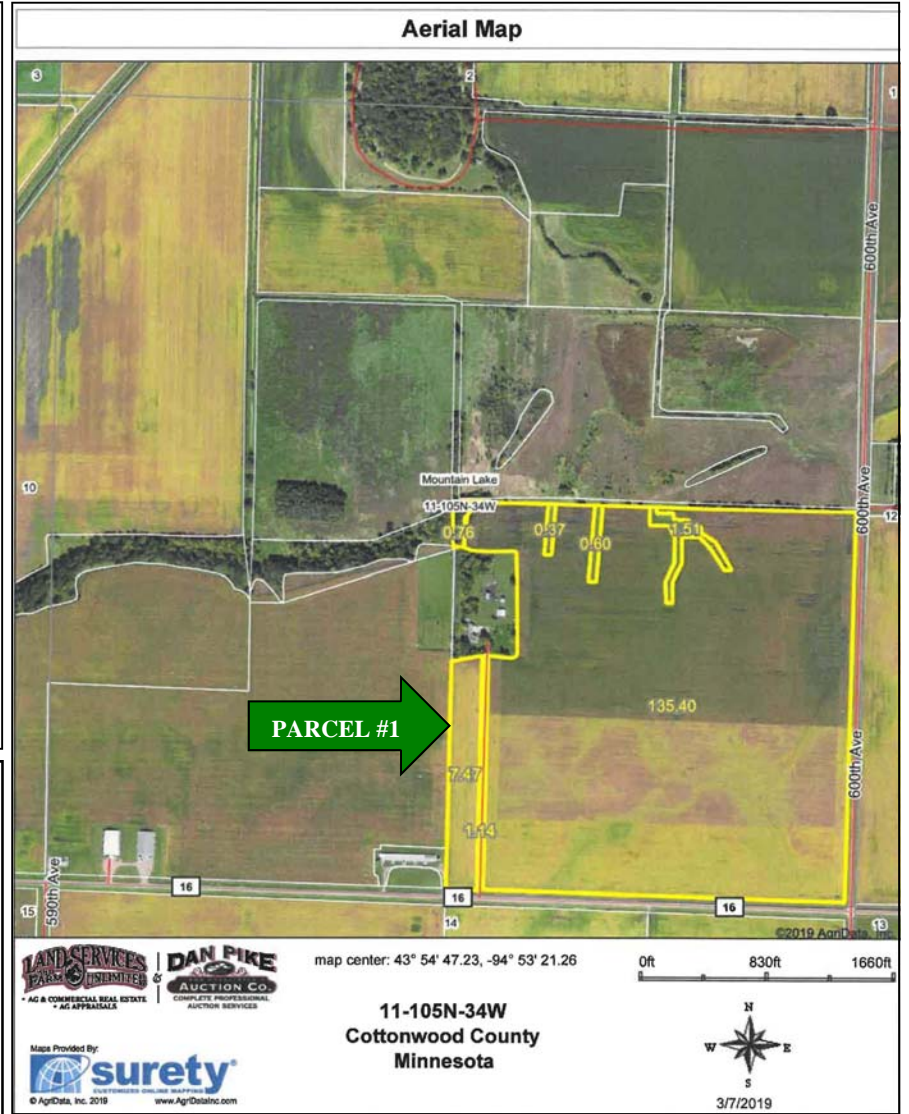
## Thursday, April 11, 2019 @ 10:30 A.M.

(In case of a Blizzard check our web site [www.danpikeauction.com](http://www.danpikeauction.com). The alternative storm date would be Friday, April 12, 2019 @ 10:30 A.M.)

**SALE LOCATION:** The auction will be held at the Windom Community Center at 1750 Cottonwood Lake Drive in Windom, Minnesota. Watch for auction signs on Highway #71 by Toro day of the sale.



### Cottonwood County Minnesota



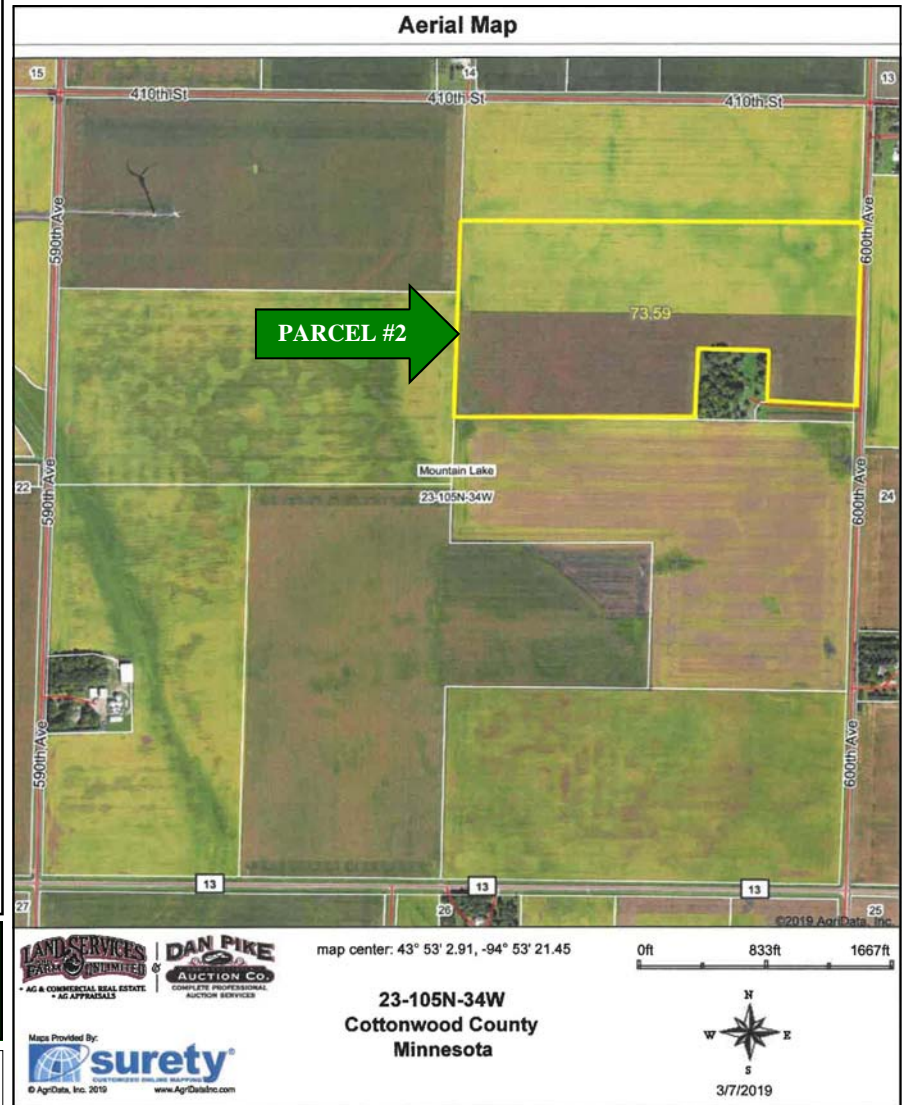
**PROPERTY LEGAL DESCRIPTIONS**  
**PARCEL #1:** Part of the SE1/4 11-105-34. Containing 153.41 acres +/-  
**PARCEL #2:** Part of the N. 80 acres of the S. 110 acres EX. 6.41 acres 23-105-34. Containing 73.59 acres +/-  
 "Full legal descriptions available the day of the auction."

**INFORMATION & CPI RATINGS**  
**PARCEL #1:**  
**SOILS TYPES:** Nicollet Clay Loam, Webster Clay Loam, Clarion-Storden complex, Delft - Delft complex, Clarion loam, Blue Earth mucky silt loam & Okoboji silty clay loam.  
**CPI Estimated Rating:** 94.9 (Estimated)  
**PARCEL #2:**  
**SOIL TYPES:** Canisteo clay loam, Clarion Loam, Nicollet Clay Loam, & Glencoe clay loam.  
**CPI Estimated Rating:** 93.5 (Estimated)

**AUCTION SALE TERMS**  
 The properties shall be offered as two parcels via our Multi-Parcel board bidding system. The buyer or buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The farms are being sold subject to a cropland lease for 2019 with the sellers retaining the lease payments made for the 2019 lease. The closing of the two parcels shall be held on November 1, 2019 with the balances being due and payable in full, when clear title will be passed and possession granted subject to the 2019 cropland lease and those crops being removed from the property pursuant to the 2019 cropland lease. The sale will **NOT** be contingent upon any buyer financing. The buyer is responsible for all real estate taxes that are due and payable in 2020 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 or pending. 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.

**ONLINE INTERNET TERMS:** Bidders who wish to BID ONLINE **MUST 48 hours prior** to sale day provide a refundable \$25,000 bid deposit to the Dan Pike Auction Company Trust account **and** complete the online registration at [www.agribids.com](http://www.agribids.com) in order to bid online. A buyer's premium will only apply to online purchases, please read and understand online terms prior to bidding. All online registration requirements **MUST** be completed 48 hours prior to the day of the auction.

**AUCTIONEER'S NOTE**  
 This is a great opportunity if you are looking for very good farmland to add your operation or investment portfolio. We are very honored to have been asked to represent the Becker - Hoover family & the Mennonite Foundation with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. 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 be 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.



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

**SALE ARRANGED BY**

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

**Auctioneers**  
**Dan Pike**  
 Auctioneer/Real Estate Broker  
 CAI & GPPA - MN#32-13-018 Jackson, MN.  
 507-847-3468 (O) or 507-841-0965 (C)  
 Scott Christopher - Jackson, MN.  
 Doug Wedel - Fairmont, MN.  
 Kevin, Allen & Ryan Kahler  
 Dustyn Hartung -  
 Fairmont & Sherburn, MN.  
 Darwin Hall - Butterfield, MN.

**Closing Attorney for the Sellers**  
**Ronald Schramel**  
 Attorney at Law  
 Schramel Law Office  
 910 Fourth Avenue  
 Windom, MN. 56101  
 507-831-1301

**OWNERS**  
**Eileen & L. Merlin Becker-Hoover**  
**Loren Becker & Mennonite Foundation**