

80 Acres +/- Carson Township, Cottonwood County, MN.

LIVE & INTERNET ONLINE BIDDING

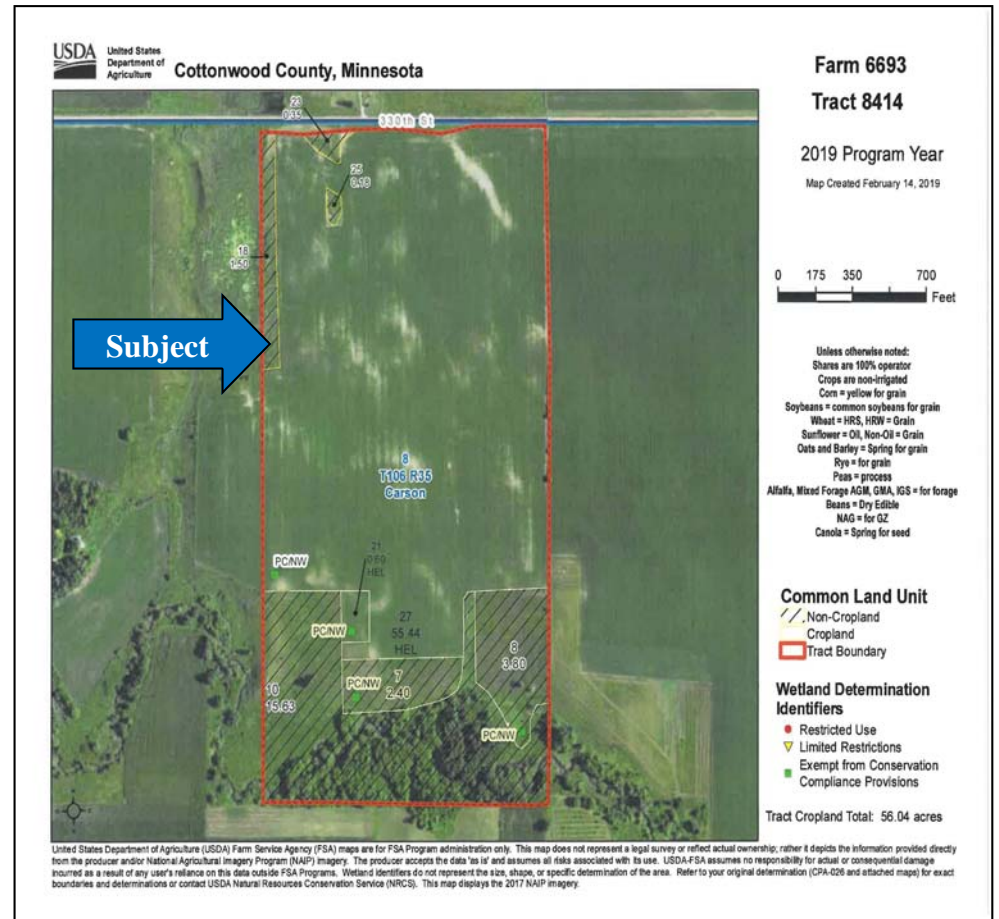
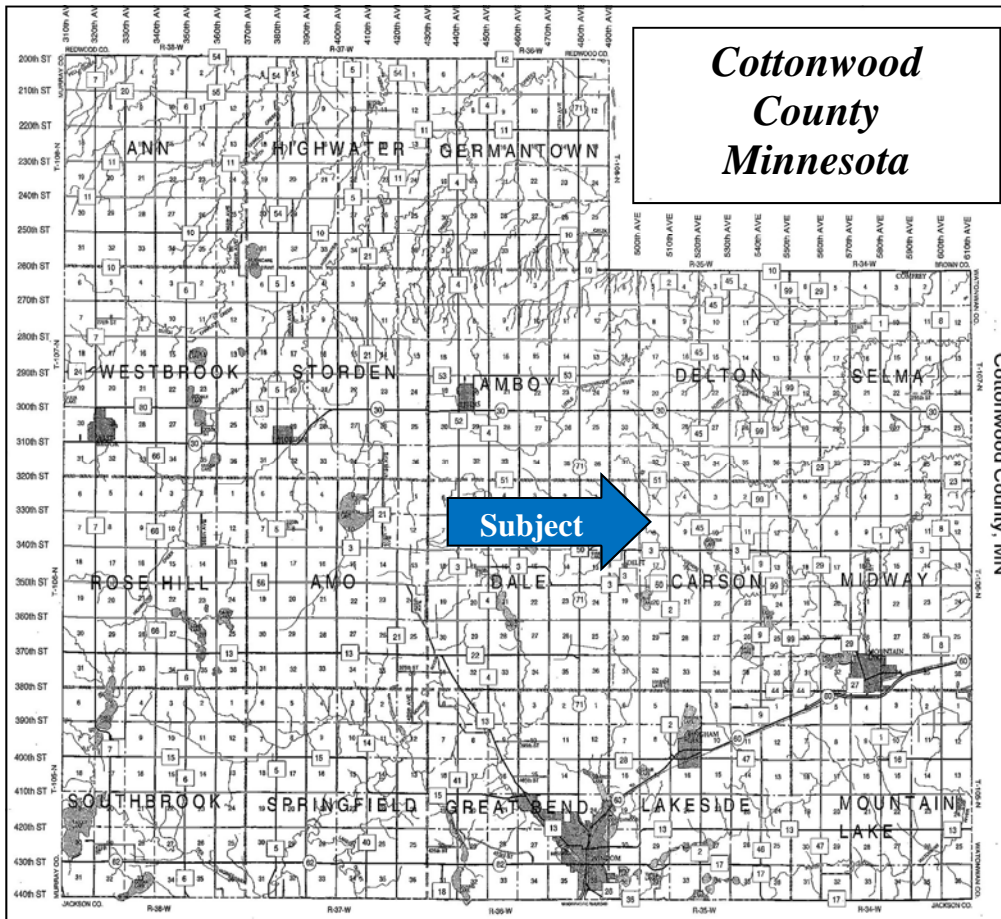
FARM & RECREATIONAL LAND AUCTION



Go to www.agribids.com to register to bid online.

Thursday, June 27, 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.



PROPERTY LEGAL DESCRIPTIONS

East Half of Northwest Quarter (E1/2 NW1/4) Section 8, Township 106N, Range 35W Cottonwood County, Minnesota. Containing 80 acres +/-

PROPERTY FSA INFORMATION - SOIL TYPES & CPI RATINGS

FSA DATA

Farmland - 79.9 acres Cropland - 56.04 acres DCP Cropland - 56.04 acres
 Corn Base - 26.39 acres Corn PLC Yield - 159 bu.
 Soybean Base - 26.41 acres Soybean PLC Yield - 45 bu.
 Total Base Acres - 52.8

SOILS TYPES

Clarion- Storden complex, Delft, overwash- Delft complex, Clarion- Swanlake complex, Spillville loam, Omsrud- Storden complex, Coland clay loam, Belview-Ridgeton complex.

Crop Production Index Estimated Rating: 89.7 (Estimated)

AUCTION SALE TERMS

The property is being offered subject to a cropland lease for the 2019 crop year with the Seller's retaining all 2019 lease income. The buyer or buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing of the subject 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 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.

For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information brochure under the Baerg Estate 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

Auctioneers Dan Pike

Auctioneer/Real Estate Broker
 CAI & GPPA - MN#32-19-003 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.

Closing Attorney for the Sellers

Ronald Schramel
 Attorney at Law
 Schramel Law Office
 910 Fourth Avenue
 Windom, MN. 56101
 507-831-1301



AUCTIONEER'S NOTE

This property offers the buyer the opportunity for both good production farmland as well as recreational opportunities. If you are an area farmer or investor looking for farmland to add your operation or investment portfolio make sure to consider this property. It has been well operated and cared for. We are very honored to have been asked to represent the Heirs of the Robert L. Baerg Estate 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.

OWNERS

Heirs of
Robert L. Baerg Estate