

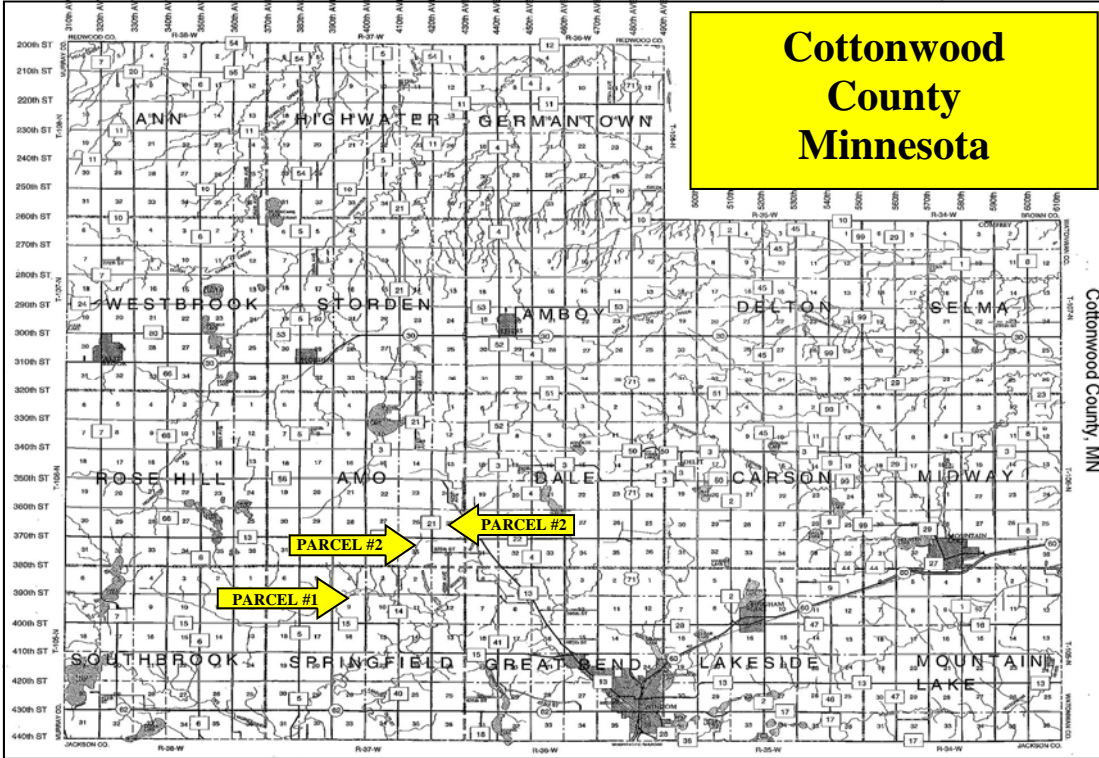
387.84 Acres +/- Amo & Springfield Townships, Cottonwood County, Minnesota

MULTI-PARCEL FARMLAND AUCTION

Thursday, November 21, 2019 @ 10:30 A.M.

(In case of a Blizzard check our web site www.danpikeauction.com. The alternative storm date would be Friday, November 22, 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**

Parcel #1 - 150.72 Acres +/-



PARCEL #1 FSA INFORMATION

Cropland Acres: 141.3
Corn: 70.64 Base & 137 Yield
Soybeans: 70.64 Base & 41 Yield

SOILS TYPES

Nicollet Silty Clay Loam,
Clarion Loam, Webster
Clay Loam, Riverston Clay
Loam, Delft/Delft Complex,
Dickman Sandy Loam

**CROP PRODUCTIVITY
INDEX RATING: 94**

Parcel #2 - 80 Acres +/-



PARCEL #2 FSA INFORMATION

Cropland Acres: 74.82
Corn: 37.41 Base & 137 Yield
Soybeans: 37.41 Base & 41 Yield

SOILS TYPES

Canisteo-Glencoe Complex,
Nicollet Silty Clay Loam, Clarion
-Ocheyedan Complex, Omsrud -
Storden Complex, Blue Earth
Mucky Silt Loam, Terril Loam,
Clarion-Storden Complex,
Glencoe Clay Loam, Nicollet
Clay Loam

**CROP PRODUCTIVITY
INDEX RATING: 92.8**

Parcel #3 - 157.12 Acres +/-



PARCEL #3 FSA INFORMATION

Cropland Acres: 149.65
Corn: 75.3 Base & 137 Yield
Soybeans: 73.4 Base & 41 Yield

SOILS TYPES

Nicollet Silty Clay Loam, Web-
ster Clay Loam, Clarion Loam,
Delft/Delft Complex, Nicollet
Clay Loam, Canisteo Clay
Loam, Coland Clay Loam,
Clarion-Storden Complex, Clar-
ion-Swanlake Complex

**CROP PRODUCTIVITY
INDEX RATING: 96.5**

PROPERTY LEGAL DESCRIPTIONS

PARCEL #1: S1/2 NE1/4 except North 4 Rods of South 22 Rods of East 10 Rods & Except 9.28 acres & N1/2 NE1/4 in Section 9, Township 105N, Range 37W Cottonwood County, Minnesota. Containing 150.72 acres more or less. Cottonwood County Parcel #'s 16-009-0201 & 16-009-0200.

PARCEL #2: N1/2 SW1/4 Section 25, Township 106N, Range 37W Cottonwood County, Minnesota. Containing 80 acres more or less. Cottonwood County Parcel #02-025-0300.

PARCEL #3: NE1/4 except tract in NE corner Section 35, Township 106N, Range 37W Cottonwood County, Minnesota. Containing 157.12 acres more or less. Cottonwood County Parcel #02-035-0100.

FARM LOCATIONS

PARCEL #1: From Storden, Minnesota 9 miles south, 2 miles east & 1/2 mile north.

PARCEL #2: From Storden, Minnesota 6 miles south, 4 miles east & 1/4 mile north.

PARCEL #3: From Storden, Minnesota 6 miles south & 3-1/2 miles east.

AUCTION SALE TERMS

The buyer or buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. Sellers shall retain all cropland rental payments for the year of 2019. The closing of the three parcels shall be held on December 20, 2019, when clear title will be passed, with the balance being due and payable in full. The sale will **NOT** be contingent upon any buyer financing. The buyers are 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, wind or other easements of record or pending. 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 statute. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the seller's approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the sellers in this transaction.

AUCTIONEER'S NOTE

This is a great opportunity if you are looking for very good farmland to add to your operation or investment portfolio. We are very honored to have been asked to represent the EFCA/Sykora 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 agents 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 and check the information brochure for further details, complete terms & conditions and property drone videos of the farms listed under the EFCA/Sykora Land Auction or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

AUCTION
CONDUCTED BY



410 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

Auctioneers

Dan Pike

Auctioneer/Real Estate Broker
CAI & GPPA - MN#32-13-019 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

Attorneys at Law

910 Fourth Avenue

Windom, MN. 56101

Office Phone

#507-831-1301

OWNER

Evangelical Free Church of America,
a Minnesota Nonprofit Corporation, as Trustee
of the Curtis and Marcella Sykora
Charitable Remainder Uni - Trust
Dated August 24, 2017