

78.85 Acres +/- Delafield Township, Jackson County, Minnesota

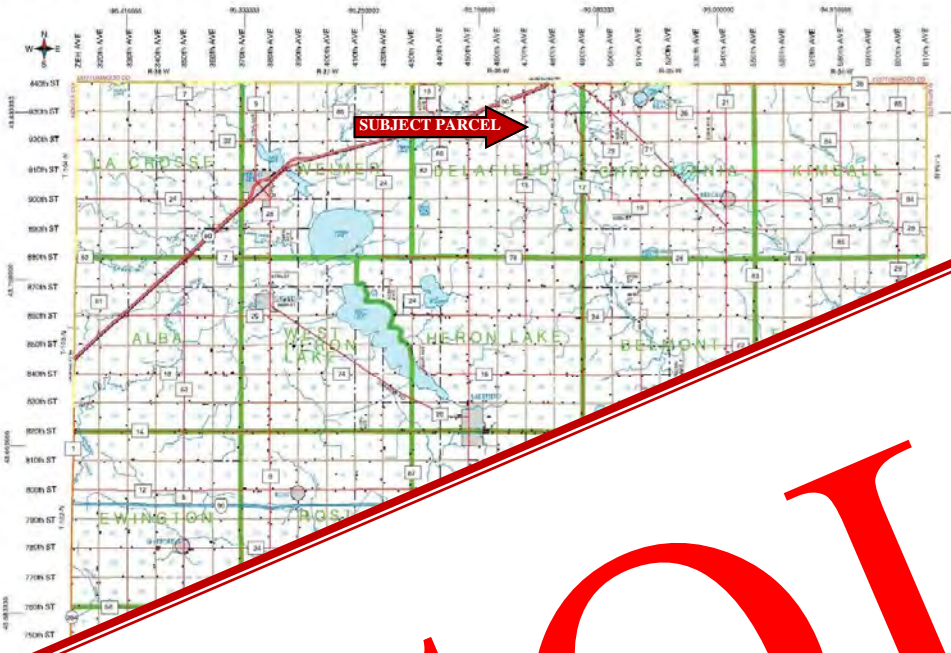
# FARMLAND AUCTION

Monday, December 2, 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 Tuesday, December 3, 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.

## Jackson County, Minnesota



# SALE

## \$6,600/Acre

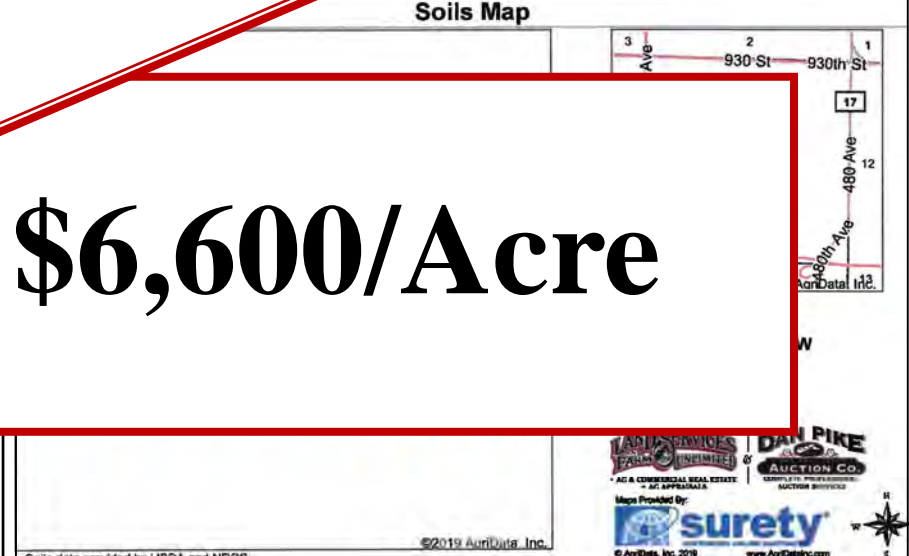
From the junction of Highway #71 and Highway #15, Minnesota approximately 1-1/2 miles south of Windom, Minnesota, on Jackson County Road #15 (Cottonwood Lake Drive) then apply the following instructions.

### SALE TERMS

The buyer 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 shall be held on May 1, 2020, when clear title will be passed, with the balance being due and payable in full. Buyer will be granted possession for the 2020 crop year. 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, 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 buyer is 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 for adding farmland to your operation or investment portfolio. We are very honored to have been asked to represent the Frederickson's 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.



Soils data provided by USDA and NRCS.

Area Symbol: MN063, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class %	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	1st NCCPI Corn	1st NCCPI Soybeans
336	Delft clay loam, 0 to 2 percent slopes	26.28	34.5%	IIIw	94							77	76
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	14.56	19.1%	IIIe	87							60	65
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	10.65	14.0%	IIe	95							55	57
102B	Clarion loam, 2 to 6 percent slopes	6.16	8.1%	IIe	95							81	83
27B	Dickinson sandy loam, 1 to 6 percent slopes	5.89	7.7%	IIIe	60	4.1	113	80	33	52	70	45	45
27C	Dickinson sandy loam, 6 to 12 percent slopes	5.48	7.2%	IVe	55	3.7	104	72	30	47	68	47	47
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	2.45	3.2%	IVe	76							58	61
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.34	3.1%	IIIw	86							82	78
11B	Crippin loam, 1 to 3 percent slopes	1.73	2.3%	Ie	100							71	84

### FSA INFORMATION

Cropland Acres: 75.5  
 Corn: 37.75 Base & 167 Yield & Soybeans: 37.75 Base & 46 Yield  
**CROP PRODUCTIVITY INDEX RATING: 86.6**

For Additional Property Information: Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure for further details, complete terms & conditions and property drone videos of the farms listed under the Frederickson Land Auction or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

**AUCTION CONDUCTED BY**

**DAN PIKE**  
 AND ASSOCIATES  
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 COMPLETE PROFESSIONAL AUCTION SERVICES  
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**OWNERS**  
**Lee L. Frederickson**  
 &  
**George E. Frederickson Jr.**