

190.1 Acres +/- Minnesota & Sioux Valley Townships Jackson County, MN

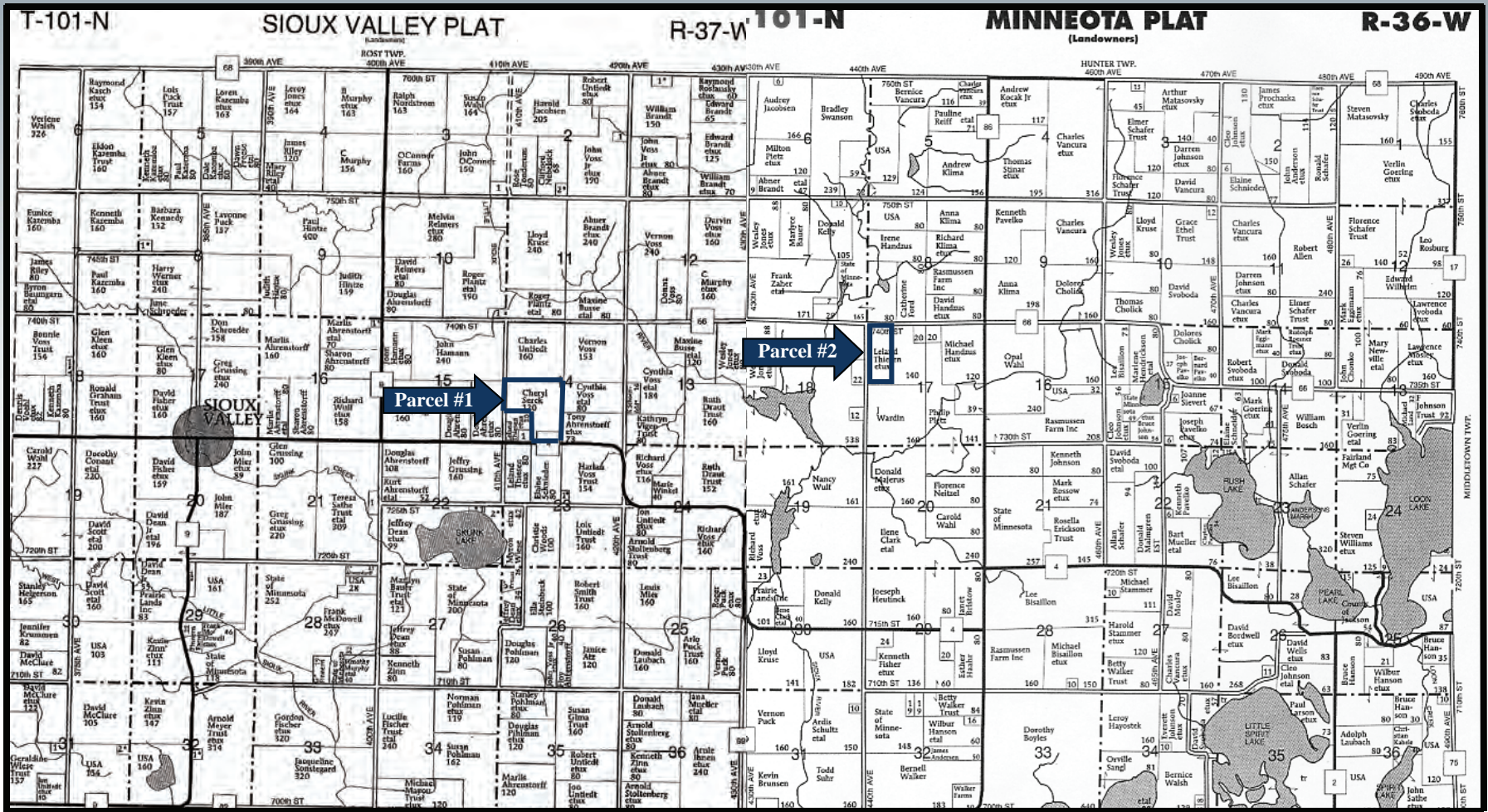
LAND AUCTION

Thursday December 1, 2011 @ 11:00 A.M.

In case of VERY inclement weather (a Blizzard) the auction will be held on Friday December 2, 2011 @ 11:00 A.M.
Please call auction company to verify if weather is bad or listen to KKOJ 1190 AM or KARQ 105.7 FM radio.

SALE LOCATION: The auction will be held at the Lakefield American Legion Hall at 413 Main Street in Lakefield, MN.

Watch for auction signs the day of the auction.



PROPERTY LEGAL DESCRIPTIONS

PARCEL #1: The East Half of the Southwest Quarter (E1/2 SW1/4) & Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) 14-101N-37W Jackson County, MN. 120.1 acres more or less.

PARCEL #2: The West 70 acres of the following: The South Half of the Northwest Quarter (S1/2 NW1/4) and the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) and the West Half of the Northeast Quarter of the Northwest Quarter (W1/2 NE1/4 NW1/4) of Section 17, Township 101 North, Range 36 West of the Fifth Principal Meridian Jackson County, MN. 70 acres more or less.

Crop Productivity Index & CER

Parcel #1: 90.4 CPI Rating & 81.44 CER (Estimated)

Parcel #2: 79.2 CPI Rating & 68.88 CER (Estimated)

For additional information regarding sale terms, soil maps & CPI / CER Soil ratings, FSA information, go to our web site at www.danpikeauction.com and check the information brochure under the Serck land auction sale bill area or call Dan Pike Auction Company at 507-847-3468.

AUCTION SALE TERMS

The successful buyer at the conclusion of the auction will enter into a Purchase Agreement & 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 January 16, 2012, when clear title is given. The buyer will have possession for 2012 crop year. Sellers shall retain all 2011 cropland rental income. The buyer shall pay all real estate taxes that are due and payable in 2012. Property is being sold AS IS. Property is being sold subject to any easements including road, drainage, utility or other easements of record and 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.

AUCTIONEERS NOTE

This is an excellent opportunity if you are looking for good farmland. We are very honored to have been asked to represent the sellers with the sale of this property. Please come prepared to purchase as the seller has chosen the auction method to market this land. 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. 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. Respectfully, Dan Pike & Associates Auction Company.

OWNERS

Paul Serck - Sheila Pirela - Amy Serck

SALE
CONDUCTED
BY



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

Auctioneers

Dan Pike - CAI & GPPA
MN License #32-11-010
Jackson, MN
507-847-3468 (O) or 507-841-0965 (C)
Doug Wedel
Fairmont, MN 507-236-4255
Kevin, Allen & Ryan Kahler
Fairmont & Sherburn, MN
507-920-8060

Attorney for the Sellers & Closing Agent

Patrick Costello
Costello, Carlson & Butzon,
LLP Law Firm
310 Main Street
Lakefield, MN 56150
507-662-6621

