

280+/- Acres Middletown & Wisconsin Townships, Jackson County, MN. LIVE & ONLINE MULTI-PARCEL FARMLAND AUCTION

Friday, September 17, 2021 @ 10:00 A.M.

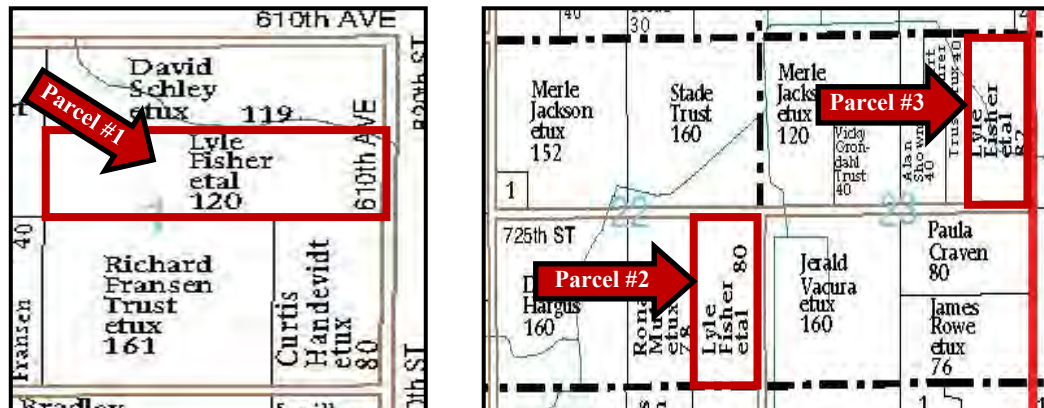
SALE LOCATION

The auction will be held at the Jackson American Legion Hall at 411 First Street in Jackson, MN. Watch for auction signs.

LIVE ONLINE BIDDING



For those wishing to bid online go to www.danpikeauction.hibid.com



PROPERTY LOCATIONS

- Parcel #1: From Alpha, MN. 1 mile north, 1 mile east & 1/2 mile north.
- Parcel #2: From Jackson, MN. 5-1/2 miles south on Highway #71 & 1 mile west.
- Parcel #3: From Jackson, MN. 5 miles south on Highway 71.

PROPERTY LEGAL DESCRIPTIONS

- Parcel #1: S1/2 NE1/4 & SE1/4 NW1/4 1-102-34 Jackson County, MN.
- Parcel #2: E1/2 SE1/4 22-101-35 Jackson County, MN.
- Parcel #3: E1/2 NE1/4 23-101-35 Jackson County, MN.

PROPERTY INFORMATION

- Parcel #1: Deeded Acres: 120+/- Tillable Acres: 114.78+/- Crop Productivity Index Rating: 88
- Parcel #2: Deeded Acres: 80+/- Tillable Acres: 78.40+/- Crop Productivity Index Rating: 84.9
- Parcel #3: Deeded Acres: 80+/- Tillable Acres: 72.57+/- Crop Productivity Index Rating: 79.5

METHOD OF SALE

Property will be offered as three tracts via live & online public auction. Those unable to attend in person can participate & bid by going to www.danpikeauction.hibid.com

AUCTION SALE TERMS

The buyer shall enter into a purchase agreement and make a 10% Non-Refundable down-payment the day of the auction. The property is being sold subject to a cropland lease for 2021 with the Sellers retaining all of the 2021 cropland lease payments. Parcels #2 & #3 are also being offered subject to a 15 day right of first refusal to match the auction bid amount & terms to the present tenant. Should the tenant exercise their rights under the right of first refusal the earnest money funds paid at the auction by the high bidder would be returned to them and the purchase agreement terminated and canceled. The closing shall be held on December 1, 2021 with the balance being due and payable in full at closing. 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 2022 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 BIDDING OPTION

Interested parties that can not attend the auction in person can use our online bidding platform through www.danpikeauction.hibid.com to participate in the auction. Please register for online bidding at least 24 hours ahead of the auction. For those that wish to participate, but don't have access to an internet connection and would rather bid by phone that can be arranged as well by calling the Dan Pike Auction company at least 24 hours ahead of the auction to register and make arrangements. This property will be offered via both Live & On-line webcast public auction. Those parties bidding on-line will be required to wire transfer the earnest money and sign the purchase agreements the day of the auction. There will be NO "Buyers Premium" charged to those bidding on-line or in person.

AUCTIONEER'S NOTE

We are very honored to have been asked to represent the Fisher Family 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 good quality farmland 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 10:00 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 under the Fisher Land Auction or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

Parcel #1 S1/2 NE1/4 & SE1/4 NW1/4 1-102-34 Jackson County, MN.

Code	Soil Description	Acres	Percent of Total	Drainage Class	Productivity Index	% NCCP Corn	% NCCP Soybeans
107A	Cartersville-Glencoe complex, 0 to 2 percent slopes	41.89	35.4%	III	81	72	81
102S	Clayton silt loam, 2 to 8 percent slopes	42.14	33.9%	III	80	80	84
103A	Woodbury silt loam, 1 to 3 percent slopes	23.81	19.3%	III	80	81	82
103B	Woodbury silt loam, 3 to 8 percent slopes	7.09	5.8%	III	80	80	81
103C	Woodbury sandy silt loam, 2 to 8 percent slopes	3.70	3.2%	III	80	81	81
103D	Clayton silt loam, 2 to 8 percent slopes, moderately eroded	1.92	1.5%	III	80	81	81
103E	Woodbury silt loam, 2 to 3 percent slopes	0.37	0.3%	III	80	81	80
Weighted Average					80	79.28	80.78

Parcel #2 E1/2 SE1/4 22-101-35 Jackson County, MN.

Code	Soil Description	Acres	Percent of Total	Drainage Class	Productivity Index	% NCCP Corn	% NCCP Soybeans
329	Clayton silt loam, 0 to 2 percent slopes	49.41	63.1%	III	85	85	88
311	Lura silt loam, 0 to 2 percent slopes	18.04	23.0%	III	81	81	83
85	Collwood silt loam, 1 to 3 percent slopes	6.70	8.6%	III	80	75	88
103A	Woodbury silt loam, 1 to 3 percent slopes	3.65	4.7%	III	80	81	82
118	Clayton silt loam, 1 to 3 percent slopes	0.53	0.7%	III	100	72	83
Weighted Average					82.4	82.22	86.82

Parcel #3 E1/2 NE1/4 23-101-35 Jackson County, MN.

Code	Soil Description	Acres	Percent of Total	Drainage Class	Productivity Index	% NCCP Corn	% NCCP Soybeans
209	Woodbury silt loam, 0 to 2 percent slopes	29.72	27.1%	III	85	85	88
275	Clayton silt loam, 1 to 3 percent slopes	13.44	17.6%	III	80	81	82
103B	Woodbury silt loam, 3 to 8 percent slopes	15.51	13.8%	III	80	80	81
103C	Woodbury sandy silt loam, 2 to 8 percent slopes	15.17	13.3%	III	80	80	81
418	Collwood silt loam, 1 to 3 percent slopes	7.22	6.4%	III	80	81	81
103A	Woodbury silt loam, 1 to 3 percent slopes	6.65	6.1%	III	80	81	81
103E	Woodbury silt loam, 2 to 3 percent slopes	0.24	0.2%	III	80	80	80
Weighted Average					79.8	80.71	84.1

SALE ARRANGED BY

DAN PIKE AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES
1362 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

Auctioneers
Dan Pike
Auctioneer/Real Estate Broker
CAI & GPPA - Jackson, MN.
507-847-3468 (O) or 507-841-0965 (C)
Scott Christopher
507-841-3125 (C) - Jackson, MN.
Kevin & Ryan, Chris Kahler
Doug Wedel & Dustyn Hartung
Fairmont & Sherburn, MN.

Closing Attorney for the Sellers
Ashley J.P. Schmit
Focused Law Firm,
410 Springfield Parkway
Jackson, MN.
Office Phone
507-847-3239

OWNERS
FISHER FAMILY
Linda & John Givan - Brenda & David Gervais
and Sandra & Bruce Gervais