

116.28+/- ACRES BUTTERFIELD TOWNSHIP, WATONWAN COUNTY, MN.

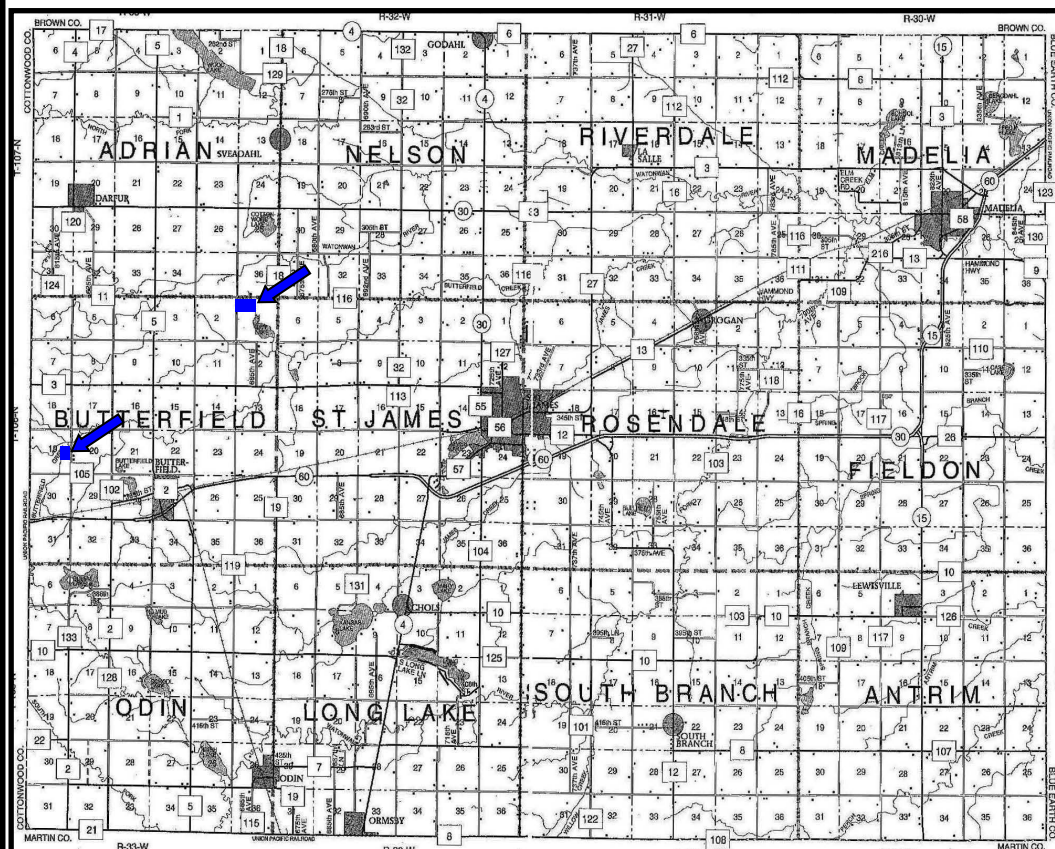
2 - PARCEL

FARMLAND AUCTION

TUESDAY, OCTOBER 28, 2025 @ 10:00 A.M.

In case of very inclement weather (Blizzard) sale backup date is 10/29/25. Check website for details.

Sale will be held at the Butterfield City Hall Community Room at 310 Hubbard Avenue in Butterfield, MN.



PROPERTY LEGAL DESCRIPTION

PARCEL #1 - N1/2 NW1/4 1-106-33 in Watonwan County, MN. Containing 76.28+/- acres.
Watonwan County, Minnesota Parcel #03.001.0400

PARCEL #2 - NE1/4 SE1/4 19-106-33 in Watonwan County, MN. Containing 40+/- acres.
Watonwan County, Minnesota Parcel #03.019.0600

METHOD OF SALE

Property will be offered "Buyers Choice" with high bidder having the opportunity to take either parcel or both. Sells as two separate parcels.

PROPERTY FSA INFORMATION

	PARCEL #1	PARCEL #2
Total Deeded Acres:	76.28+/-	40.00+/-
Cropland Acres:	74.40+/-	38.70+/-
FSA Corn Base:	36.40 Acres	19.00 Acres
FSA PLC Corn Yield:	163 bu.	163 bu.
FSA Soybean Base:	36.40 Acres	19.00 Acres
FSA PLV Yield:	45 bu.	45 bu.

Crop Productivity Index Rating:

Parcel #1 - 92.8 and **Parcel #2** - 84.4 Estimated by Agri-Data Surety Mapping

AUCTION SALE TERMS

The Buyer shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on December 10, 2025 with the balance being due and payable in full at closing. Possession shall be transferred for the 2026 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 2026 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.

AUCTIONEER'S NOTE

We are very honored to have been asked to represent the Fast Trust with the sale of these farms. Please come prepared to purchase as the sellers have chosen the public auction method to market this property. If you are considering the purchase of good farmland 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 10:00 A.M. sharp, so don't be late.

For more complete details and information, please visit our web page www.danpikeauction.com

No "Buyers Premium" will be charged - What you bid is what you will pay.

SALE ARRANGED BY



1362 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

Auctioneers

Dan Pike

Auctioneer/Real Estate Broker
Jackson, MN.
507-847-3468 (O)
or 507-841-0965 (C)

Scott Christopher

Jackson, MN.
507-841-3125 (C)

Chris Kahler
& Darwin Hall

Attorney

for the Seller

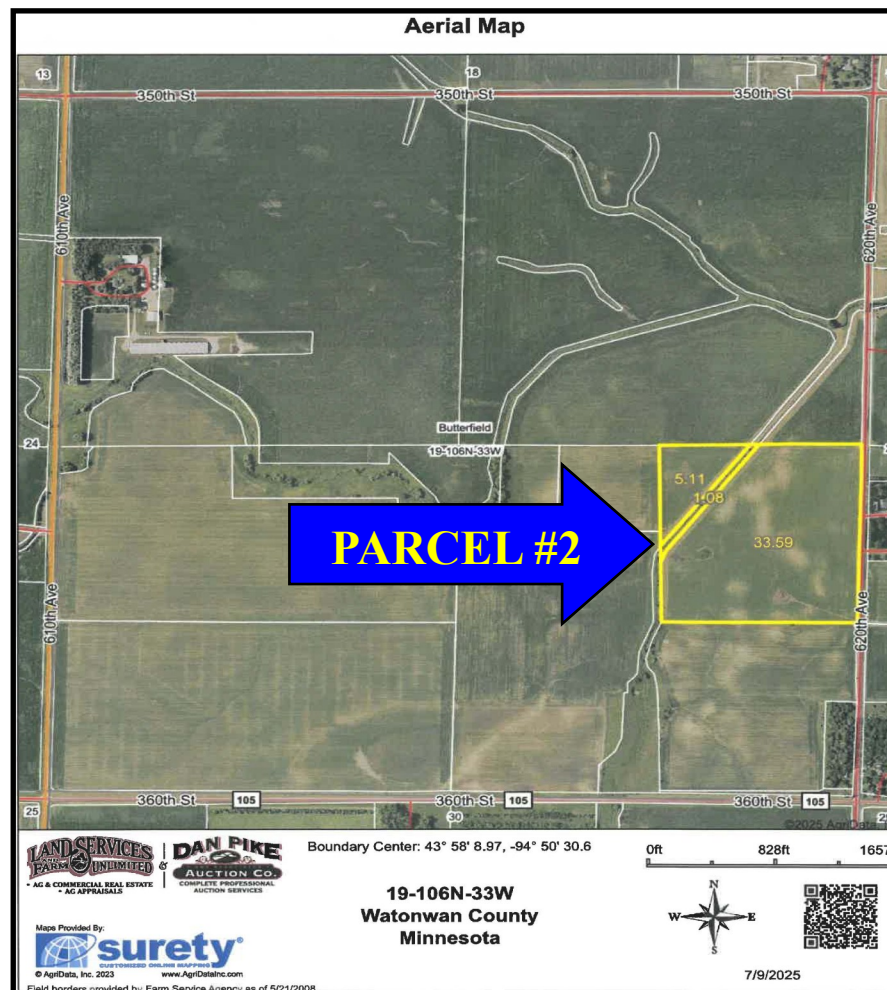
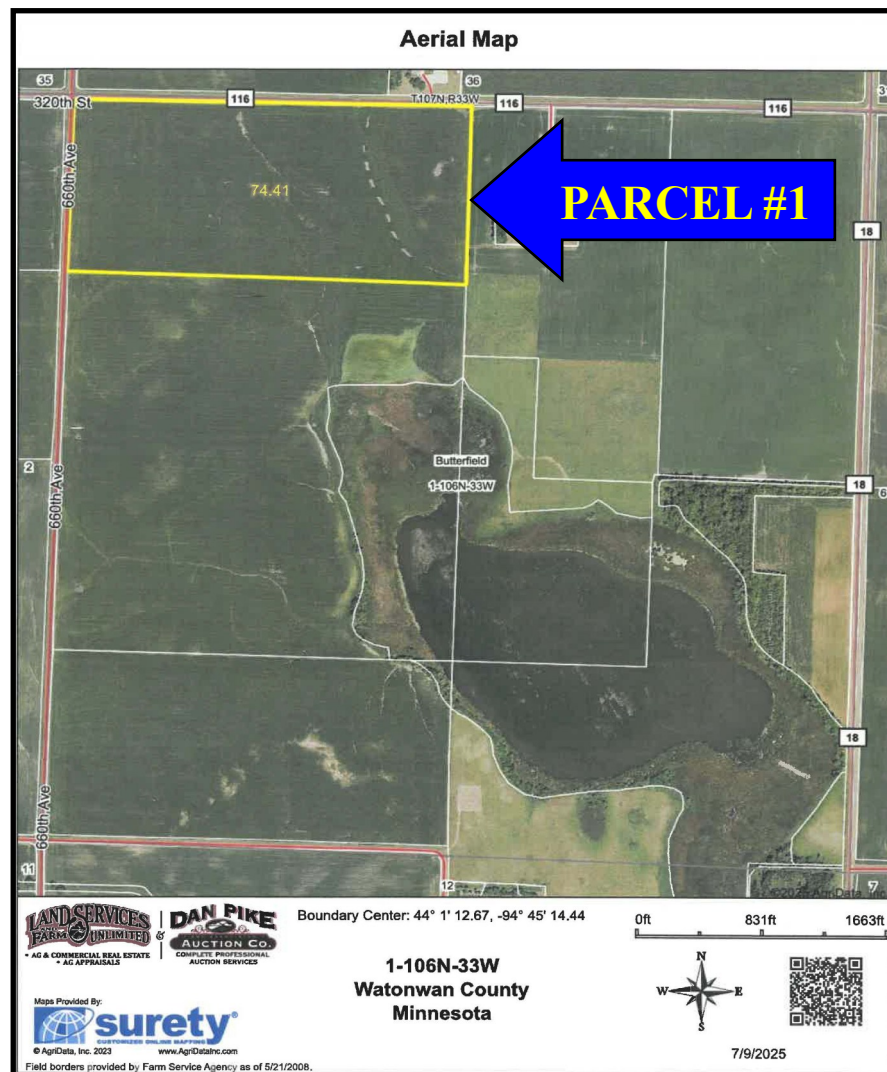
Ronald Schramel

Schramel

Law Firm

Windom, Minnesota

507-831-1301



For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information brochure under the Fast Trust Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

OWNER

**Edward A. Fast &
Gladys R. Fast Trusts**
LaVonne J. Jungas - Trustee