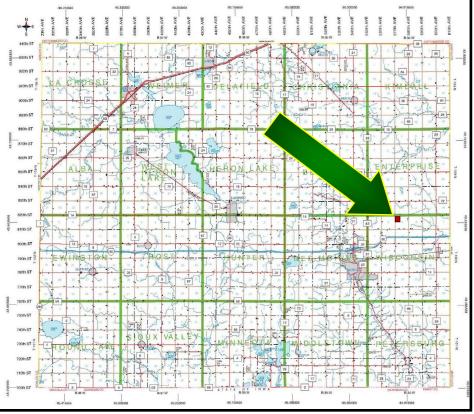
53.37+/- ACRES WISCONSIN TOWNSHIP, JACKSON COUNTY, MN ESDAY, NOVEMBER 5, 2025 @ 10:0

of very inclement weather (Blizzard) sale backup date is 11/6/25. Che ale will be held at the Jackson American Legion Hall at 401 First Street Jackson,

Jackson County, Minnesota



PROPERTY LEGAL DESCRIPTION

Northwest Quarter (NW1/4) except 4.1 acres 4-102-34 Jackson County, MN. Containing 153.37+/- acres. Parcel #20.004.0600

METHOD OF SALE

Property will be offered as 0ne parcel of 153.37 acres +/-

PROPERTY FSA INFORMATION

Total Deeded Acres: 153.37+/-Cropland Acres: 147.80+/-

Crop Productivity Index Rating: 93.2 Estimated by Agri-Data Surety Mapping

Additional other information including tile maps, FSA Information and Maps are available in the property information booklet posted on www.danpikeauction.com

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 17, 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 statues. 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.

<u>AUCTIONEER'S NOTE</u>

We are very honored to have been asked to represent the Iversen family with the sale of this high quality productive farm. 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.

Aerial Map 4-102N-34W Jackson County Minnesota







*n 81.8

Area Symbol: MN063, Soil Area Version: 21 *n NCCPI Percent of P Code | Soil Description L107A Canisteo-Glencoe complex, 0 to 2 percent slopes 105.75 71.3% Crippin loam, 1 to 3 percent slopes 16.9% 100 118 25.01 Nicollet clay loam, 1 to 3 percent 9.22 6.2% 99 81 L85A 5.24 lle 95 78 83 102B Clarion loam, 2 to 6 percent slopes 3.5% Glencoe clay loam, 0 to 1 percent 2.1% .84A 3.15 1.79 93 *n 72.7

*n: The aggregation method is "Weighted Average using all components' *c: Using Capabilities Class Dominant Condition Aggregation Method

Weighted Average

For Additional Property Information
of our web site at www.danpikeauction.com and check the information brochure under the Iversen Land Auction sale bill area or call the Dan Pike Auction Company at 507-847-3468.

SALE ARRANGED BY



COMPLETE PROFESSIONAL **AUCTION SERVICES** 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

Attorney for the Seller

Ashley J.P. **Schmit**

Focused Law Firm Jackson, Minnesota 507-847-3239

Mary K. Iversen Estate & Darryl Iversen

Gary Iversen - Estate Personal Representative