

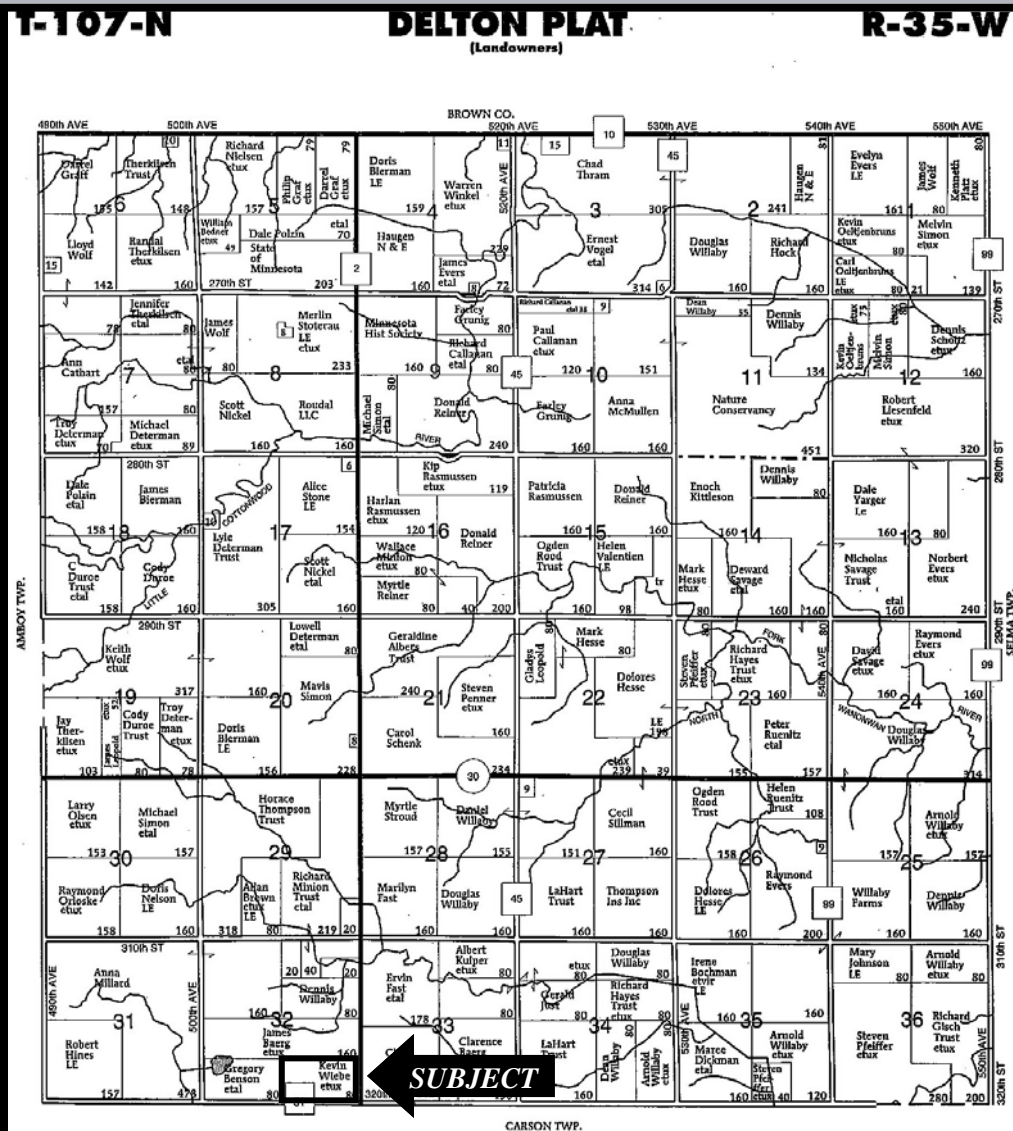
80 Acres +/- Delton Township Cottonwood County, MN

FARM & HUNTING LAND AUCTION

MONDAY MARCH 26, 2012 @ 6:30 P.M.

SALE LOCATION

The auction will be held at the Bingham Lake Community Center in Bingham Lake, MN.



Property Legal Description

The South Half of the Southeast Quarter (S1/2 of the SE1/4) Section 32, Township 107 North, Range 35 West Cottonwood County, MN. Containing 80 acres more or less.

Property Location

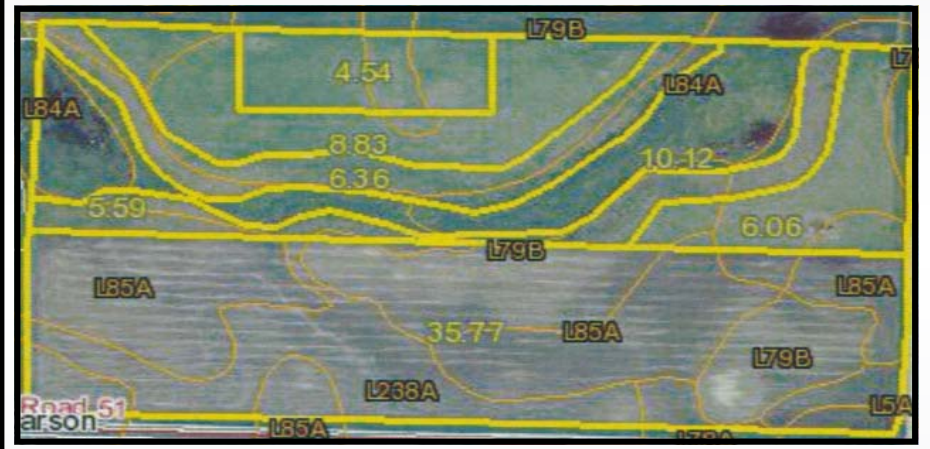
The farm is located 8 miles north of Bingham Lake, MN., on County #2.

FSA Information

- ◆ Cropland - 35.8 acres more or less
- ◆ CRP/RIM/CREP Program - 41.8 total acres more or less, with 20.8 acres enrolled into CRP through 2016, then the CRP acres roll into the CREP/RIM program automatically.
- ◆ Corn Base - 35.8 acres. 100% corn base on tillable acres.
- ◆ 110 bu. Corn Direct Yield
- ◆ 110 bu. Corn CC Yield

Crop Productivity Index

94.4 CPI rating (Estimated)



AUCTION SALE TERMS

The sale is subject to a crop lease for the 2012 crop year. The buyer will receive all 2012 crop land rental income and government payments for 2012 and thereafter. The successful buyer at the conclusion of the auction will enter into a Purchase Agreement Contract & 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 April 26, 2012, when clear title can be given. The buyer will have possession for 2012 and thereafter, subject to the cropland lease & CRP/CREP/RIM/Public Hunting easements. The buyer agrees to maintain the property in compliance with the present CRP/CREP/RIM/Public Hunting easements that are presently in place. Sellers shall retain all 2011 cropland rental & easement 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 farm & hunting land. The farmland is very high quality and the balance of the property provides excellent recreational opportunities. We are very honored to have been asked to represent Rebecca Goodwin with the sale of this property. Please come prepared to purchase as the seller has chosen the auction method to market the 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. 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.

For additional information go to our web site at www.danpikeauction.com and check the information brochure under the Goodwin land auction sale bill area or call Dan Pike Auction Company at 507-847-3468.

OWNER

Rebecca L. Goodwin

SALE
CONDUCTED
BY



410 Springfield Parkway
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Auctioneers

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Attorney for the Sellers

and
Closing Agent

McDonald & Shramel

Law Firm

Windom, MN

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