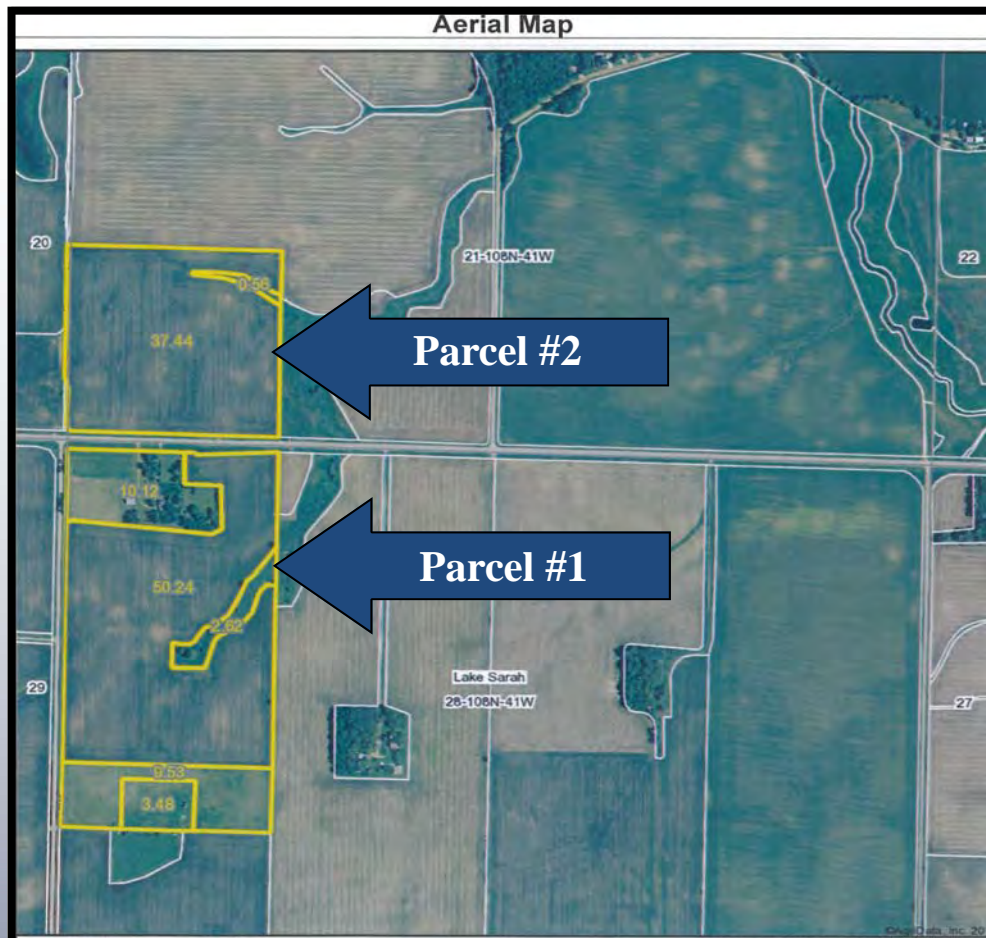
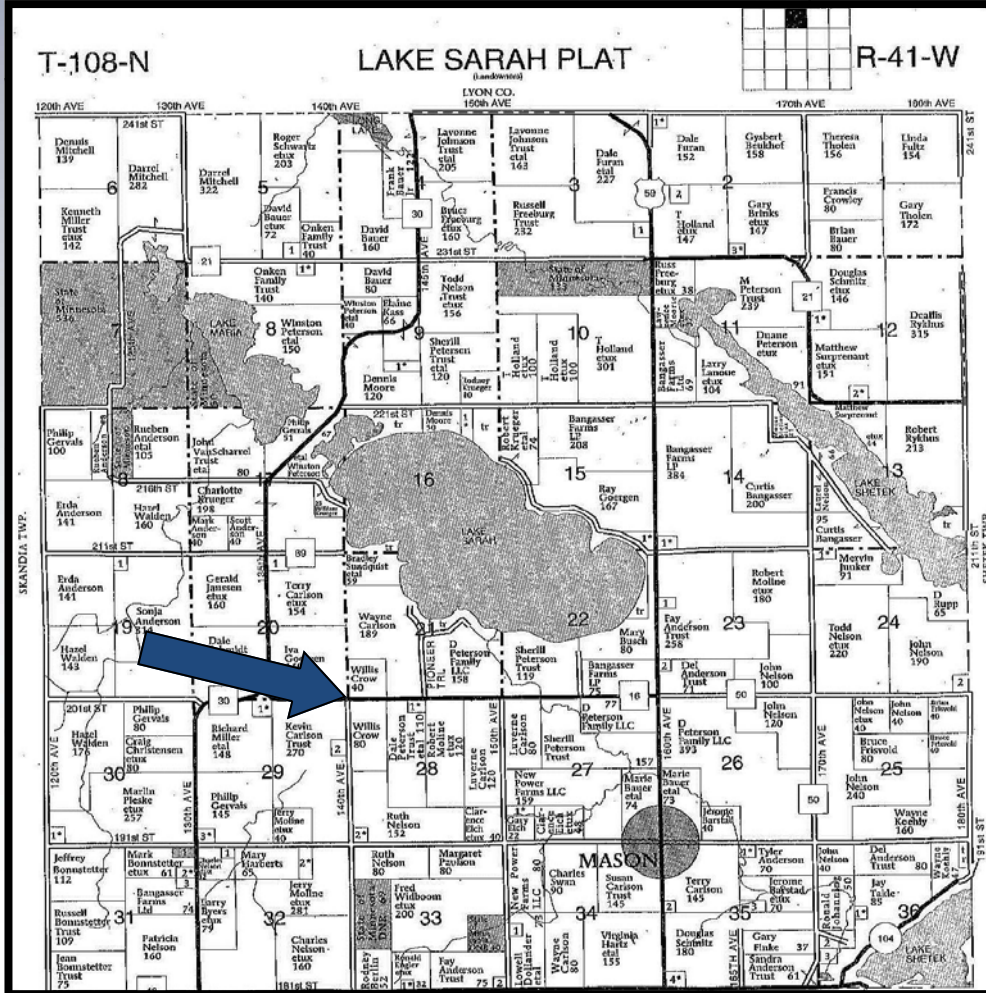


120 Acres +/- Lake Sara Township, Murray County, MN

FARMLAND WITH BUILDING SITE AUCTION

Tuesday, August 20, 2013 @ 6:30 P.M.

SALE LOCATION: The auction will be held at the Crow farm at 1409 201st Street Garvin, Minnesota. Which is located from Garvin approximately 5-3/4 miles south on Highway #59 to 201st Street, then 2 miles west on 201st Street (County Road #16). Watch for auction signs the day of the auction.



OPEN HOUSE PROPERTY INSPECTION

Tuesday, August 6, 2013 from 5:00 to 6:30 P.M.

or by appointment with Dan Pike



Parcel #1 Improvement Description: This building site has a wonderful location on a good hard surface road and includes a large 2 story home with attached double car garage. Other buildings include a 30'x45' pole steel machinery shed large barn with lean and newer steel roof. All overlooking Lake Sara & centrally located between Marshall, Tracey & Slayton. Parcel #1 will be sold as one unit with the building site.

PROPERTY LEGAL DESCRIPTION

Parcel #1: W1/2 NW1/4 28-108-41 Murray County, MN. 80 acres more or less.
Parcel #2: SW1/4 SW1/4 21-108-41 Murray County, MN. 40 acres more or less

PROPERTY LOCATION

From Garvin approximately 5-3/4 miles south on Highway #59 to 201st Street, then 2 miles west on 201st Street (County Road #16). Watch for Dan Pike Auction Company signs on property.

Farm Service Agency Information

	Parcel #1	Parcel #2
◆ Cropland:	63.21 acres +/-	37.44 acres +/-
◆ Corn Base:	23.30 acres +/-	17.70 acres +/-
◆ Corn Direct Yield:	95 bu.	95 bu.
◆ CC Corn Yield:	138 bu.	138 bu.
◆ Soybean Base:	26.90 acres +/-	19.7 acres +/-
◆ Soybean Direct Yield:	33 bu.	33 bu.
◆ CC Soybean Yield:	39 bu.	39 bu.
◆ CRP Cropland:	13.0 acres +/-	0 acres +/-

For additional information including sale terms, soil maps & FSA information: Go to our web site at www.danpikeauction.com and check the information brochure under the Crow Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

AUCTION SALE TERMS

All bidders must register for a bidding number at the auction prior to bidding. The successful buyer at the conclusion of the auction will enter into a Purchase Agreement / Contract and 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 11/1/13, when clear title is given. The buyer will have possession for 2014 crop year. The seller shall pay all real estate taxes that are due and payable in 2013. The Seller shall retain all cropland rental income for the 2013 crop year. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. 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 a great opportunity if you are looking for good farmland with building improvements. It has a wonderful location on a good hard surface road overlooking Lake Sara, within a short driving distance from Marshall, Tracey & Slayton. We are very honored to have been asked to represent the Crow family with the sale of this property. Please come prepared to purchase as the sellers have 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. Remember that the auction begins at 6:30 P.M. sharp, so don't be late.

Respectfully, Dan Pike & Associates Auction Company.

OWNER

Willis Crow Estate
Jean Fast P.O.A.

Auctioneers

Dan Pike - CAI & GPPA
MN License #32-13-015 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

Ronald Schramel
Schramel Law Office
906 Forth Avenue
Windom, MN 56101
507-831-1301

LAND SERVICES REAL ESTATE & AUCTION CO. AG & COMMERCIAL REAL ESTATE AG AFFILIATES COMPLETE PROFESSIONAL AUCTION SERVICES

Maps provided by: **surety** CUSTOMER ONLINE MAPPING ©AgriData, Inc. 2013 www.AgriDataInc.com

28-108N-41W Murray County Minnesota

map center: 44° 8' 14.63, 95° 46' 26.1 scale: 10437

DAN PIKE
AND ASSOCIATES
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SALE CONDUCTED BY

