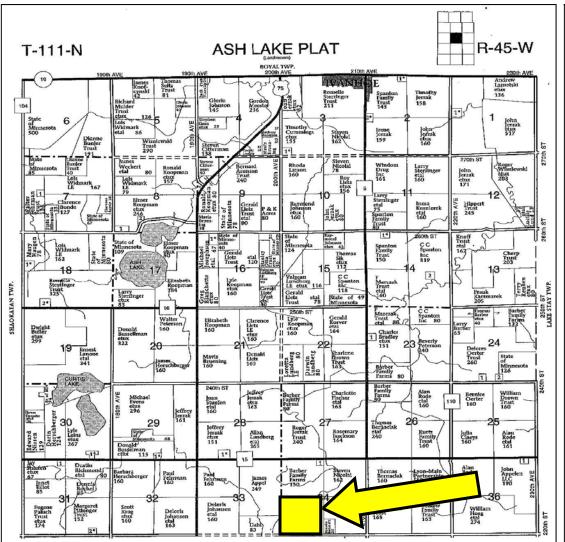
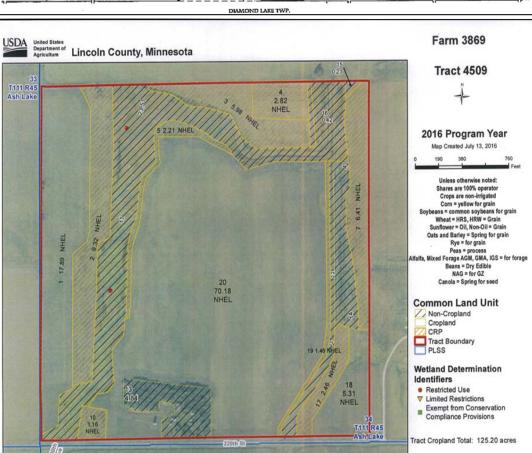
160 Acres +/- Ash Lake Township, Lincoln County, MN RECREATIONAL LAND AUCTION

Thursday, September 22, 2016 @ 10:30 A.M.

ALE LOCATION: The auction will be held at the farm which is located from the junction of County roads # 7 & 15 on side of Arco, Minnesota 3 miles west on #15 to 210th Avenue, south 1 mile on 210th Avenue to 220th Street, then 3/4 west mile on 220th Street. Watch for auction signs the day of the sale.





For Additional Property Information

web site at www.danpikeauction.com and check the information brochure under the Beverly Kock Estate Land Auction Sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

SALE ARRANGED BY



OMPLETE PROFESSIONAL AUCTION SERVICES

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

Auctioneers

Dan Pike

Auctioneer/Real Estate Broker - CAI & GPPA #32-13-016 Jackson, MN. 507-847-3468 (O) or 507-841-0965 (C)

> **Chuck Sutton** Sioux Falls, SD Auctioneer/ Land Broker

605-336-6315 Dean Stoltenberg Jasper, MN. Auctioneer/Real Estate Broker

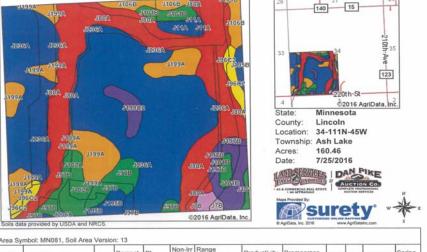
507-348-7352

Attorney for the Sellers & Closing Agent

Daniel A. Birkholz

Birkholz & Associates, LLC Attorneys at Law

101 Seventh Street South St. James, MN. 56081 507-375-3374



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	Bromegrass alfalfa hay	Com	Oats	Soybeans	Spring wheat
J236A	Highpoint Lake silty clay, 0 to 2 percent slopes	68.44	42.7%		lls	0	90	3.8	157	76	50	52
J80A	Lamoure-La Prairie complex, channeled, 0 to 2 percent slopes, frequently flooded	39.62	24.7%		Vw	0	20					
J199A	Fulda silty clay, 0 to 2 percent slopes	14.97	9.3%		llw	0	86	3.6	150	70	47	48
J97B	Singsaas-Oak Lake complex, 1 to 6 percent slopes	6.95	4.3%		lle	0	97	4.8	169	83	53	58
J197B	Lake Benton sandy loam, 2 to 6 percent slopes	5.82	3.6%	28	IIIe	0	77	3.2	134	70	42	48
J106B	Barnes-Buse-Svea complex, 1 to 6 percent slopes	4.24	2.6%		lle	0	88	4.8	153	83	48	58
J101B	Hokans-Svea complex, 1 to 4 percent slopes	4.03	2.5%	tie	lle	0	98	4.8	171	83	54	58
J102A	Oak Lake silty clay loam, 1 to 3 percent slopes	3.94	2.5%		le	0	99	4.7	172	84	54	58
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded		2.2%		IIIe	0	80	4	139	72	44	49
J195B	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	2.83	1.8%		He	3789	*m 93					
J198C2	Rusklyn-Poinsett complex, 6 to 12	2.67	1.7%		IIIe	0	78	3.9	136	70	43	48
	percent slopes, moderately eroded	İ										
J11A	Vallers clay loam, 0 to 2 percent slopes	2.07	1.3%		Ilv	,	90	4	157	7 78	50	53
J7B	Sverdrup sandy loam, 2 to 6 percent slopes	1.33	0.8%	0	IIIe	3272	*m 49					
Weighted Average						93.5	*m 71.8	2.1	113.	1 55.	35.1	8 37.9

*m: Productivity index updated on 3/14/2016
*c: Using Capabilities Class Dominant Condition Aggregation Meth

PROPERTY INSPECTION: Inspection of the farm from the road right way or by foot is welcome at anytime. The building site area may be inspected the day of the auction.

LEGAL <u>DESCRIPTION</u>: Southwest Quarter 34-111N-45W Lincoln County, Minnesota. Said tract containing 160 acres more or less.

PROPERTY_LOCATION: From the junction of County roads # 7 & 15 on the north side Arco, Minnesota, 3 miles west on #15 to 210th Avenue, south 1 mile on 210th Avenue to 220th Street, then 3/4 mile on 220th Street west.

The successful Buyer(s) 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 December 1, 2016, when clear title is given. The buyer will have possession for 2017crop year. The Buyer(s) shall pay all real estate taxes that are due and payable in 2017. Property is being sold "AS IS", Property is being sold subject to any easements including road, drainage, utility or other easements of record. 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

AUCTIONEERS NOTE

This is a great opportunity if you are looking for a combination farm that offers both a good revenue source along with added recreational opportunities to add to your operation or investment portfolio. We are very honored to have been asked to represent the Beverly Kock Estate 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. Any lines on maps are for informational purposes only and are not guaranteed to 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 10:30 A.M. sharp, so don't be late.

ESTATE OF Beverly J. Kock

David R. Kock & Susan L. Avina Personal Representatives