

152.34 Acres +/- Petersburg Township, Jackson County, MN

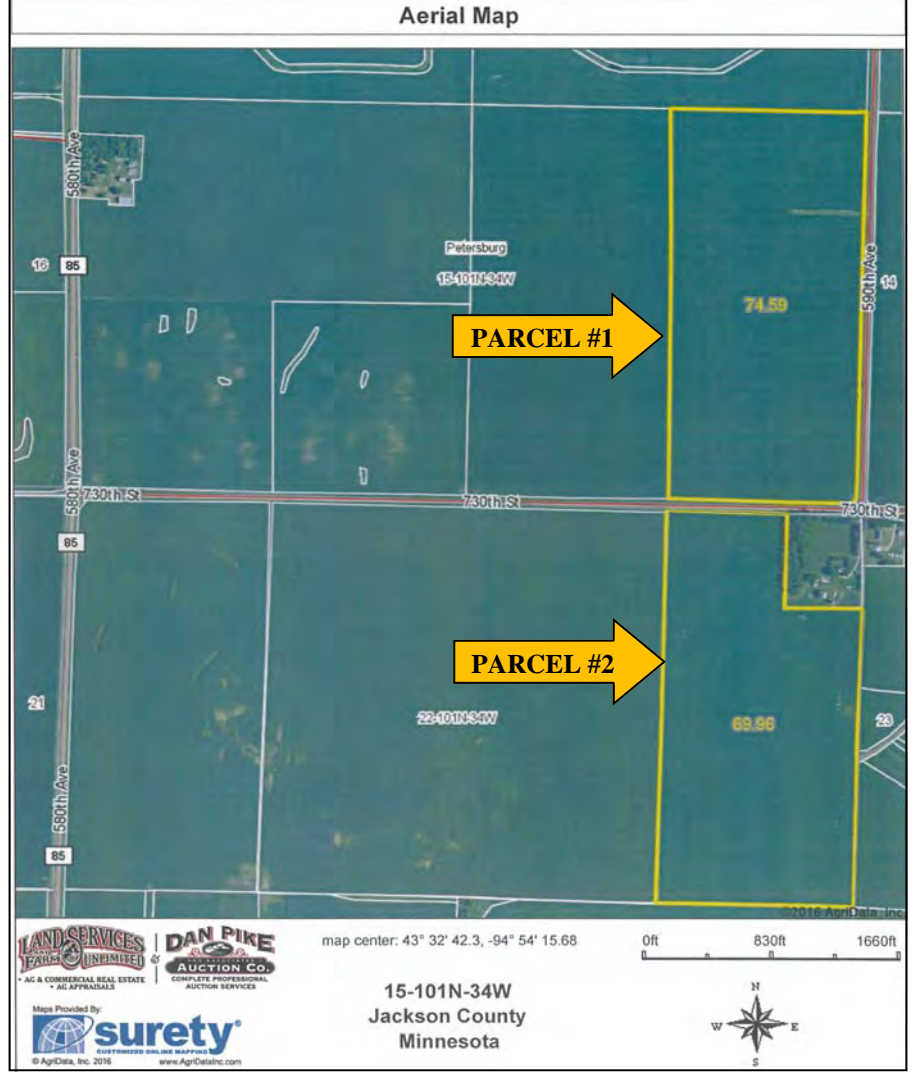
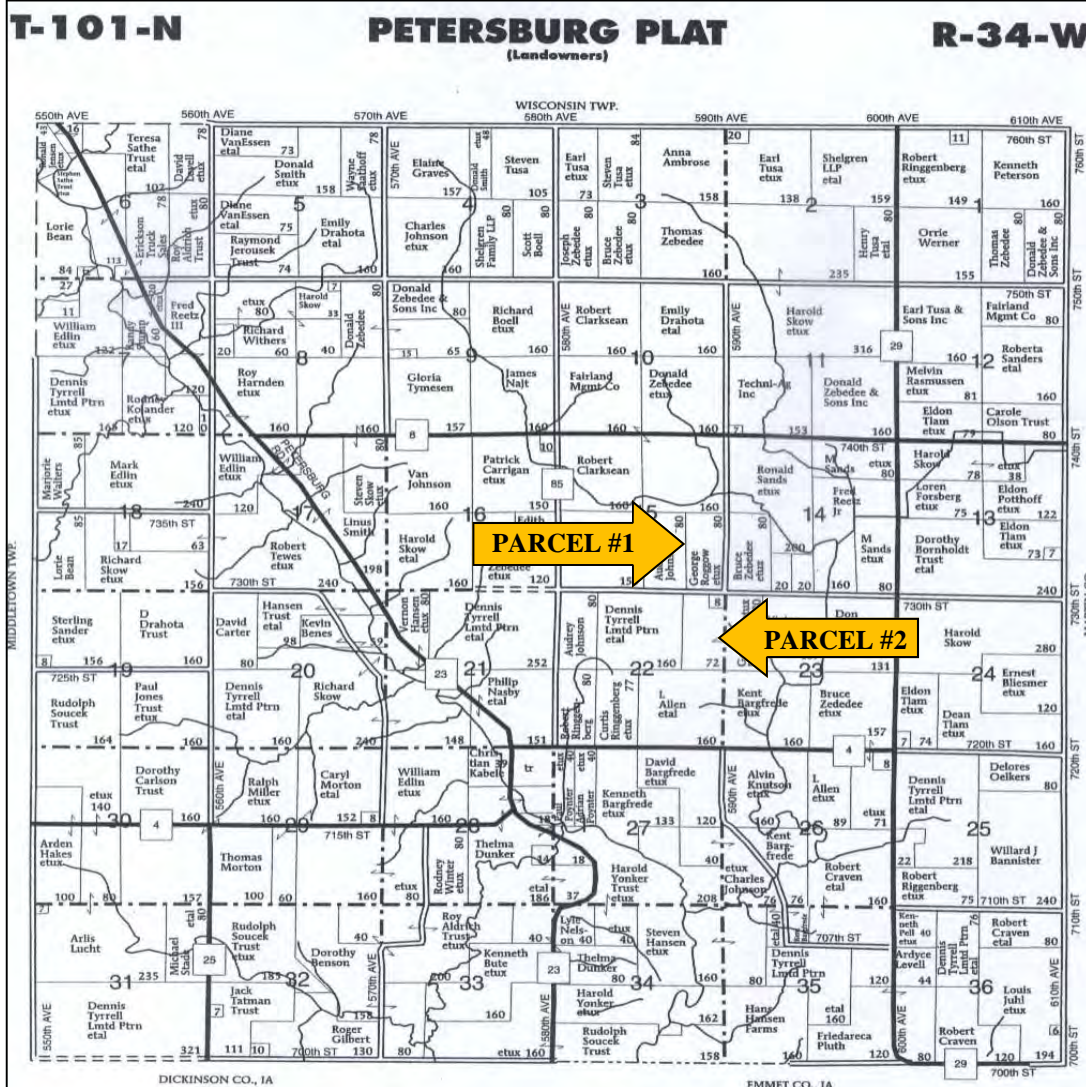
FARMLAND AUCTION

Wednesday, February 1, 2017 @ 10:30 A.M.

In case of very inclement weather - blizzard, please check our web site at www.danpikeauction.com for details.

The alternate blizzard storm date would be Thursday, February 2, 2017 @ 10:30 A.M., but please check our web site for updates!!!!

SALE LOCATION: The auction will be held at the Jackson Legion Hall, 411 First Street Jackson, Minnesota. Watch for auction signs the day of the sale.

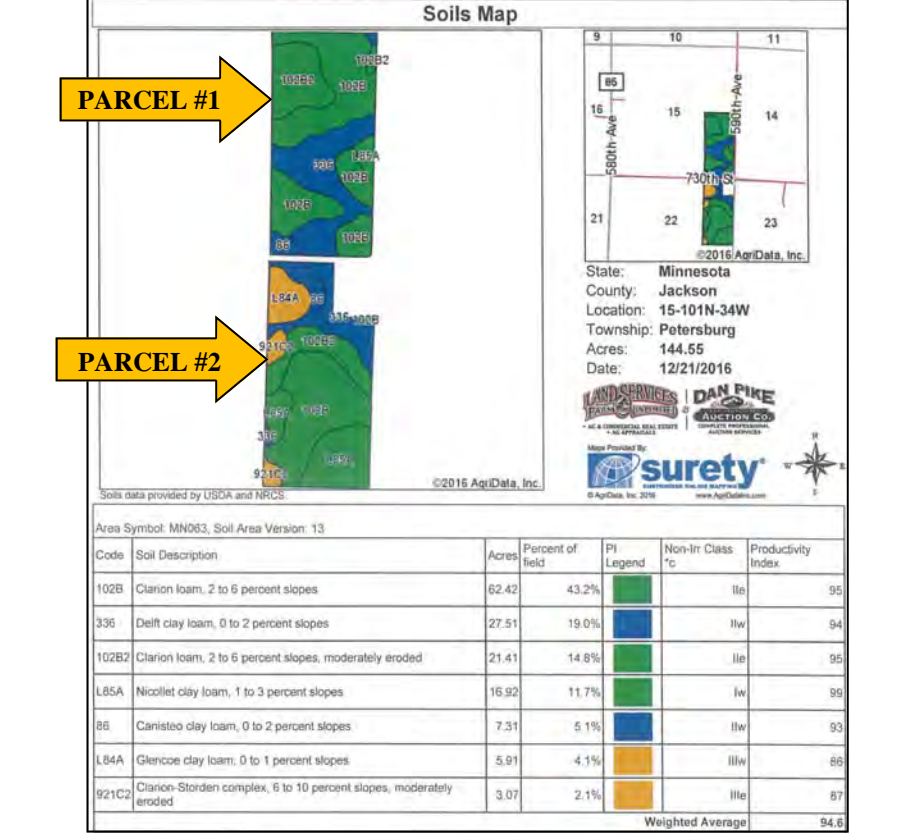


LEGAL DESCRIPTIONS
Parcel #1: E1/2 SE1/4 15/101/34 Jackson County, MN. Containing 80 acres more or less.
Parcel #2: E1/2 NE1/4 except 673' x 496' 22/101/34 Jackson County, MN. Containing 72.34 acres more or less.

PROPERTY LOCATION: These properties are located from Petersburg, Minnesota 1/4 mile east, 1 mile north & 3/4 miles east. Watch for auction signs.

AUCTION SALE TERMS
 All bidders must register for a bidding number at the auction prior to bidding. 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 March 15, 2017, when clear title is given. The buyer will have possession for 2017 crop year. The Buyer(s) shall pay all real estate taxes that are due and payable in 2017 and there after. 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 warrant 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.

AUCTIONEERS NOTE
 This is a great opportunity if you are looking for a very good farm to add to your operation or investment portfolio. We are very honored to have been asked to represent the Roggow 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. 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. 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 Roggow Estate Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

OWNER
Roggow Family



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

Dustyn Hartung - Fairmont, MN

Attorney for the Sellers & Closing Agent
Hans Carlson
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