

110 Acres +/- Rost Township, Jackson County, MN.

FARMLAND AUCTION

Since we will be inside the Legion for the sale Covid-19 rules will apply. Social distancing rules will also apply. Those attending are asked to wear masks.

Thursday, November 19, 2020 @ 10:00 A.M.

(Inclement Weather-Blizzard backup date 11-20-20 @ same time) Check our web site www.danpikeauction.com for updates.

SALE LOCATION

The auction will be held at the Lakefield American Legion Hall at 413 Main Street in Lakefield, Minnesota.



PRIME SOUTHERN MINNESOTA FARMLAND



PROPERTY LOCATION

From the I-90 exit at Lakefield, Minnesota 1-1/2 miles south on Highway #86 to Jackson County #34, then 2-1/2 miles west on #34. Watch for auction sign.

PROPERTY LEGAL DESCRIPTION

Northwest Quarter except West 50 Acres in Section Twenty Five (25), Township One Hundred Two (102) North (Rost Township), Range Thirty-Seven (37) West Jackson County, Minnesota.

Jackson County Parcel #15.025.0300.

PROPERTY INFORMATION

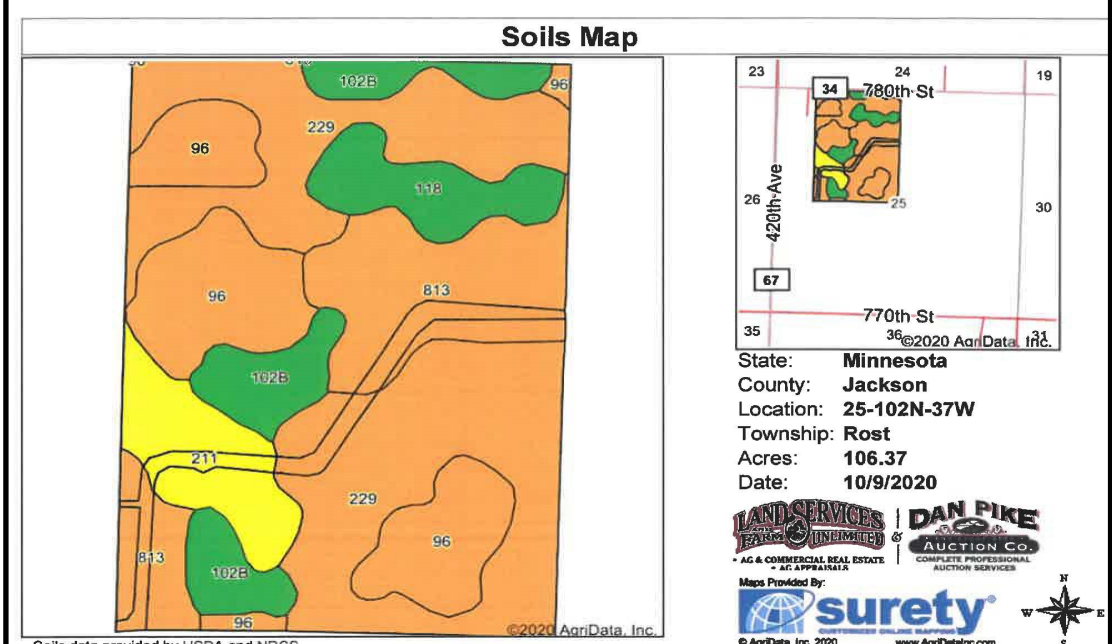
Deeded Acres: 110+/- Acres **Cropland Acres:** 101.81 +/- Acres
Crop Productivity Index Rating: 87.1 Estimated by Agra Data Mapping
 More detailed information on our web site www.danpikeauction.com

AUCTION SALE TERMS

The property will be offered in One - 110-acre tract. The Buyer or Buyers 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 29, 2020 with the balance being due and payable in full at closing. Farm is being sold subject to a cropland lease for 2020 with the Sellers retaining the 2020 lease. 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 2021 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 statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the seller's approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

AUCTIONEER'S NOTE

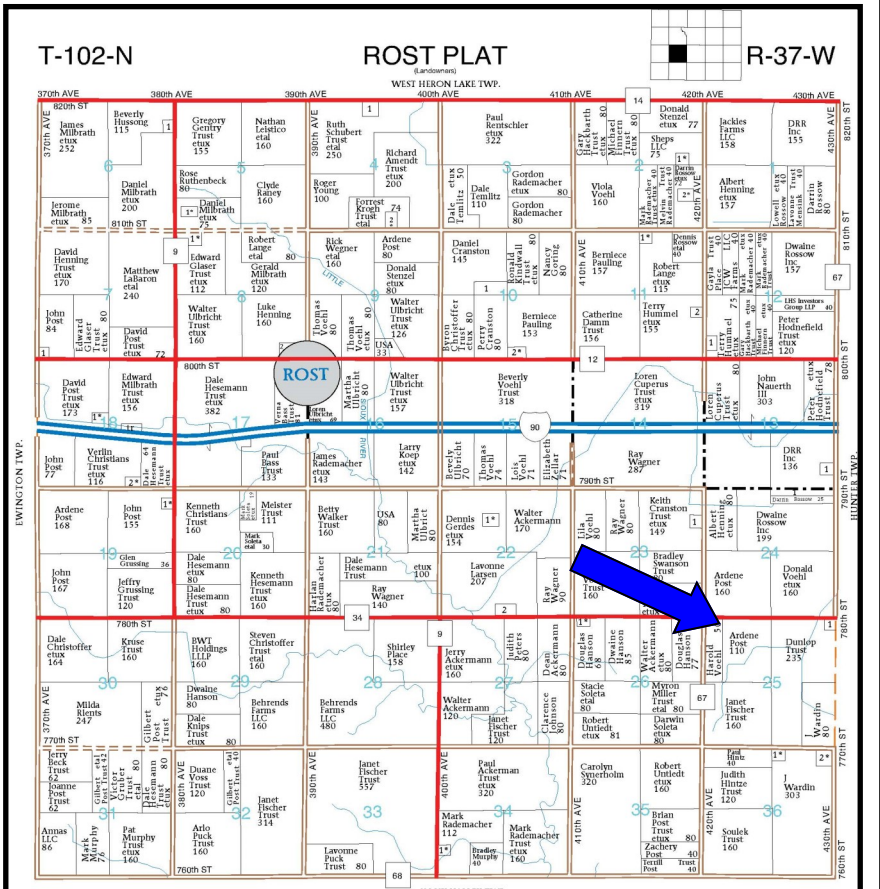
We are very honored to have been asked to represent the Post Trust with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. If you are considering the purchase of good quality farmland to add to your investment portfolio this 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.



Soils data provided by USDA and NRCS. ©2020 AgraData, Inc.

Area Symbol: MN063, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °C	Productivity Index	Brome-grass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Corn	*n NCCPI Soybeans
229	Waldorf silty clay loam, 0 to 2 percent slopes	42.06	39.5%	Orange	IIw	85						65	68
96	Collinwood silty clay loam, 1 to 3 percent slopes	20.41	19.2%	Orange	IIw	86						70	68
813	Spicer-Lura complex	18.36	17.3%	Orange	IIw	87	4.9	164	80	48	50	70	75
102B	Clarion loam, 2 to 6 percent slopes	10.54	9.9%	Green	Ile	95						80	84
211	Lura silty clay, 0 to 1 percent slopes	8.46	8.0%	Yellow	IIIw	81						55	55
118	Crippin loam, 1 to 3 percent slopes	6.54	6.1%	Green	Ie	100						72	87
Weighted Average						87.1	0.8	28.3	13.8	8.3	8.6	*n 67.9	*n 70.9



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

SALE ARRANGED BY

DAN PIKE AND ASSOCIATES AUCTION CO.
 COMPLETE PROFESSIONAL AUCTION SERVICES
 410 Springfield Parkway
 Jackson, MN 56143
 507-847-3468
www.danpikeauction.com

Auctioneers
Dan Pike
 Auctioneer/Real Estate Broker
 CAI & GPAA - Jackson, MN.
 507-847-3468 (O) or 507-841-0965 (C)
Scott Christopher
 507-841-3125 (C) - Jackson, MN.
Kevin & Ryan Kahler
Doug Wedel & Dustyn Hartung
 Fairmont & Sherburn, MN.

Closing Attorney for the Sellers
Patrick K. Costello
 Costello, Carlson, Butzon & Schmit
 Law Firm
 Lakefield, Minnesota
 507-662-6621

OWNER
William & Ardene Post
MN Real Estate Trust
Catherine Hohenstein & Douglas Anderson - Trustees