

HERSEY TOWNSHIP, NOBLES COUNTY, MN.

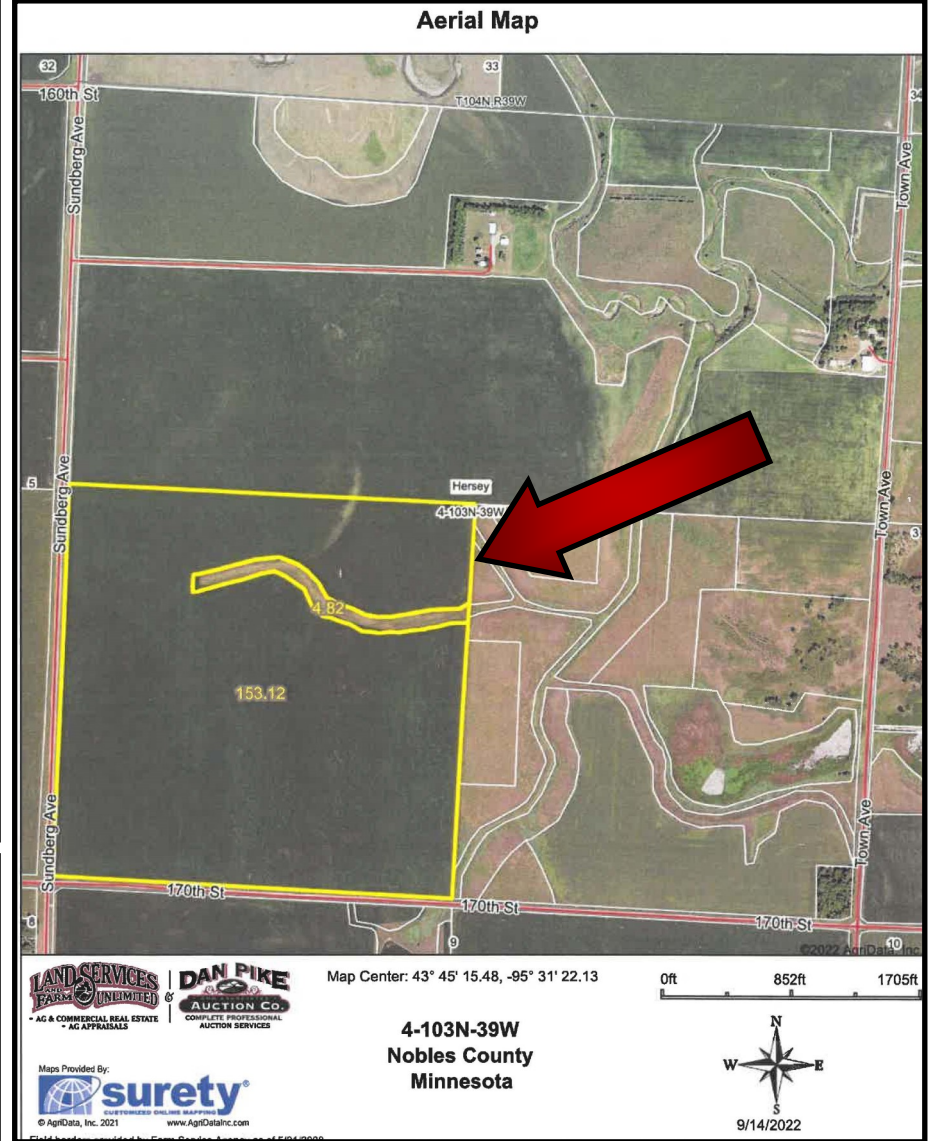
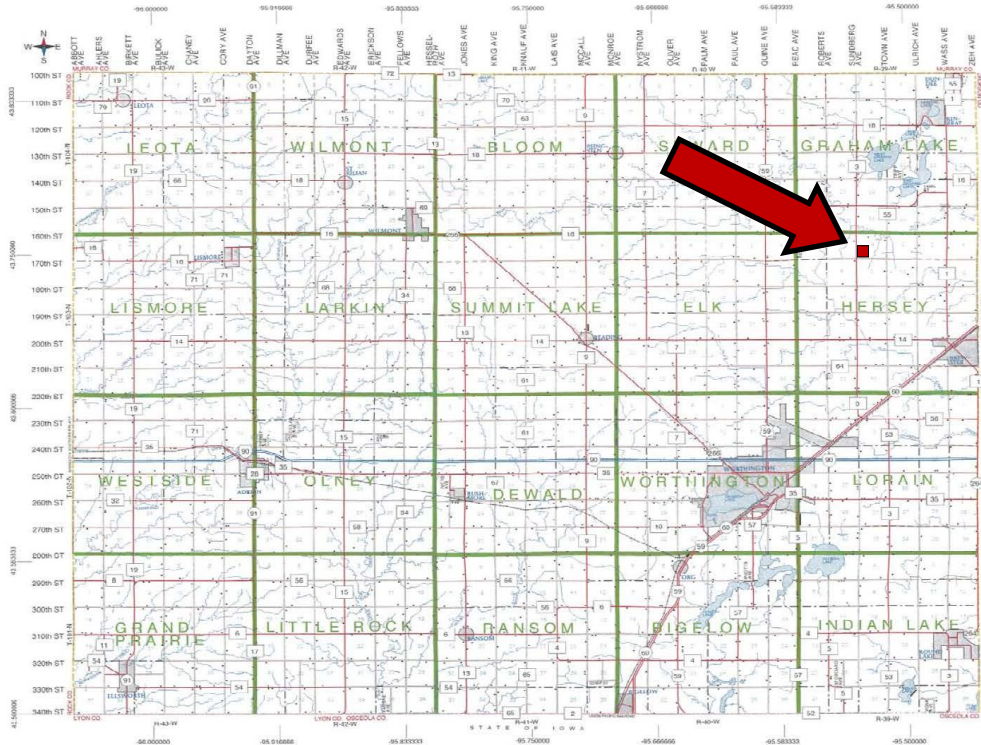
160+/- ACRE FARMLAND AUCTION

TUESDAY, NOVEMBER 22, 2022 @ 10:00 A.M.

In case of very inclement weather / blizzard the sale may be held on 11/23/22. Check our web site for changes.

Sale will be held at the Brewster American Legion Hall at 825 Third Avenue in Brewster, MN.

Nobles County, Minnesota



PROPERTY LEGAL DESCRIPTION

Southwest Quarter (SW1/4) 4-103-39 Nobles County, Minnesota.
Nobles County Parcel # 07.0022.000

Containing 160.00+/- acres.

PROPERTY LOCATION

Located from junction of Highway #60 & Co. #1 at Brewster, Minnesota 1/4 miles north on County Road #1 to County Road #14 then 3 miles west on #14 to County Road #3 then 3 miles north on east side of the road. Watch for land auction signs on farm.

METHOD OF SALE

The property will be offered in one parcel of 160+/- acres.

PROPERTY INFORMATION

Deeded Acres: 160.00+/- DCP Cropland Acres: 153.12+/- CRP: 4.8 Acres

Crop Productivity Index Rating: 95.7

2022 REAL ESTATE TAX: \$6,694.00

FSA INFORMATION

Corn Base: 88.5+/- Acres PLC Yield: 152bu.
Soybean Base: 64.6+/- Acres PLC Yield: 47bu.
For more complete details and information, please visit our web page www.danpikeauction.com

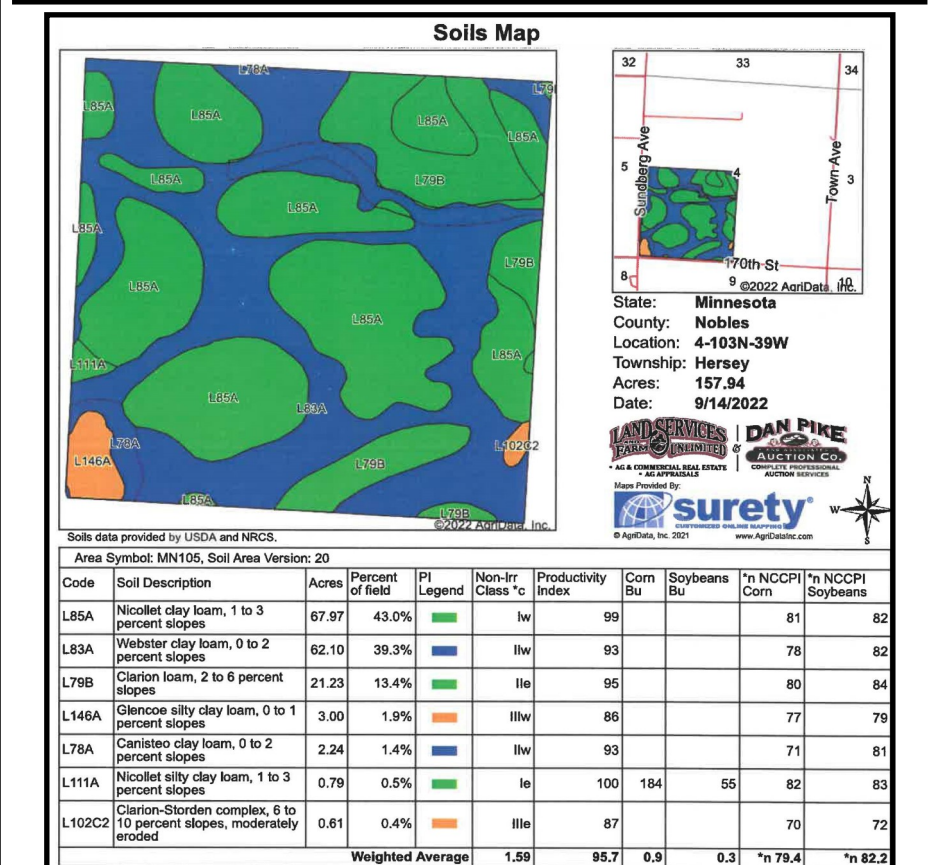
AUCTION SALE TERMS

The property will be offered as 1 parcel. The farm is being sold subject to a cropland lease for 2022 with the Seller's retaining all 2022 cropland lease payments. 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 28, 2022 with the balance being due and payable in full at closing. Possession after 2022 crops removed. The sale will NOT be contingent upon any buyer financing. The Buyer is responsible for all real estate taxes and assessments that are due and payable in 2023 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 sellers 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 Norma & Leonard Eigenberg 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 very good 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.

No "Buyers Premium" will be charged - what you bid is what you will pay.



For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information booklet under the Eigenberg Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

OWNER

NORMA & LEONARD EIGENBERG

ATTORNEY FOR SELLER

Ashley J.P. Schmit - Focused Law Firm
Jackson, Minnesota 507-847-3239

SALE ARRANGED BY



Dan Pike - Ag Land Broker
1362 Springfield Parkway
Jackson, MN 56143
507-847-3468
Scott Christopher 507-841-3125
Doug Wedel & Ryan Kahler
www.danpikeauction.com