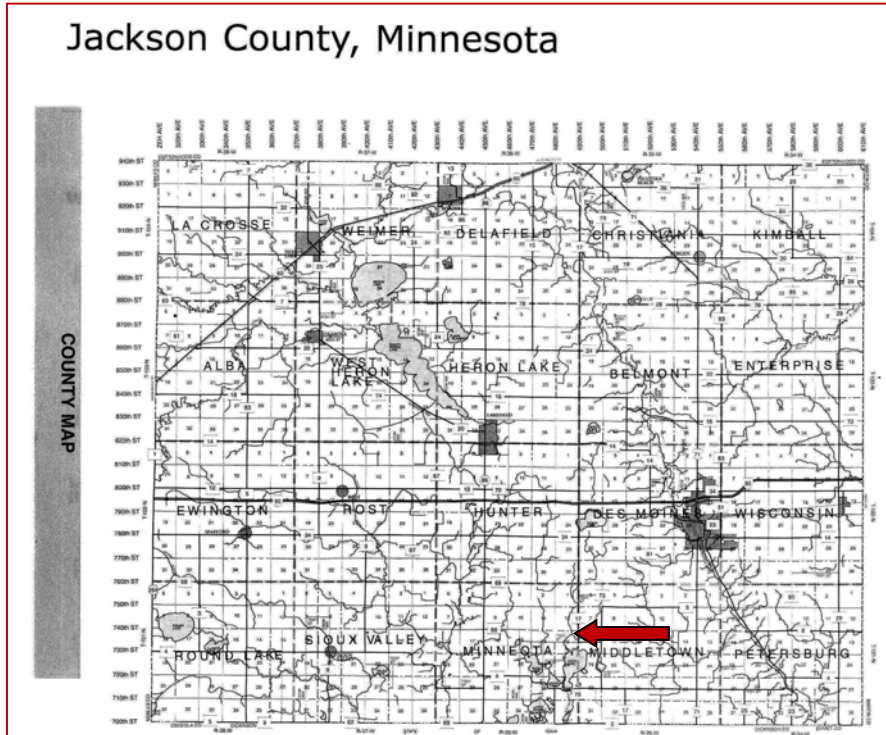
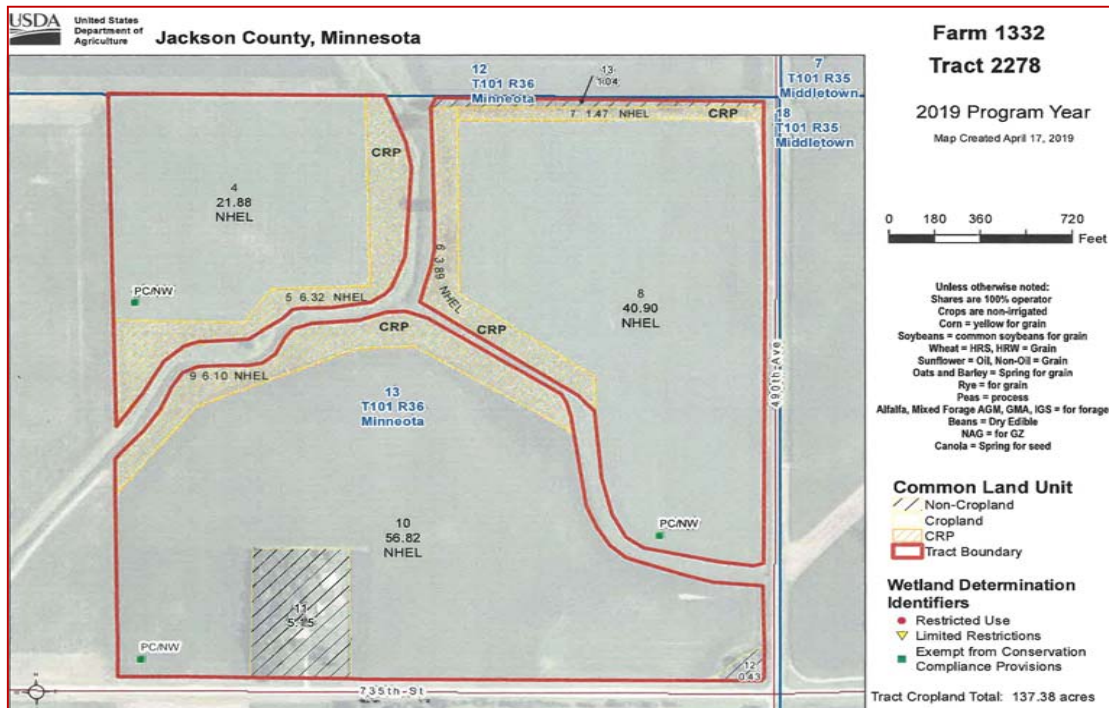


154.66 Acres +/- Minneota Township, Jackson County,

PUBLIC FARMLAND AUCTION

Thursday, October 10, 2019 @ 10:30 A.M.

SALE LOCATION: The auction will be held at the Loon Lake Golf Course at 73209 490th Avenue Jackson, Minnesota.



PROPERTY LEGAL DESCRIPTIONS

NE1/4 exc. 5.34 acres in SW1/4 NE1/4 in 13-101N-36W
Jackson County, Minnesota.

PROPERTY INFORMATION

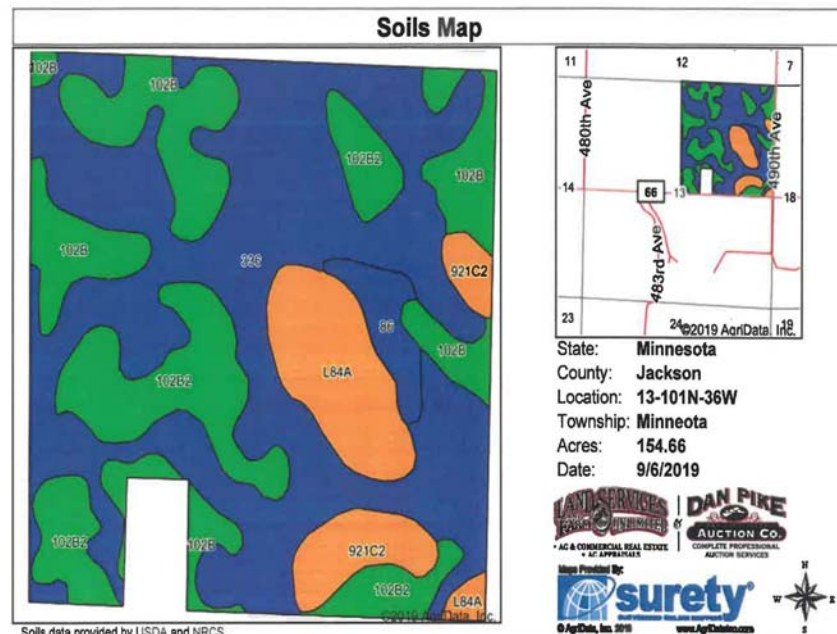
154.66 Deeded Acres +/-
137.38 FSA Cropland Acres
119.6 FSA DCP Tillable Acres
17.78 FSA CRP Acres @ \$300/acre contract

AUCTION SALE TERMS

The properties will be offered as one parcel. 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 November 25, 2019 with the balance being due and payable in full, when clear title will be passed and possession granted. 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 2020 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 Mosley's 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 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 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 10:30 A.M. sharp, so don't be late.



*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

For Additional Property Information

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

SALE
ARRANGED BY



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

Auctioneers

Dan Pike

Auctioneer/Real Estate Broker
CAI & GPPA - MN#32-13-019 Jackson, MN.
507-847-3468 (O) or 507-841-0965 (C)

Scott Christopher - Jackson, MN.

Doug Wedel - Fairmont, MN.

Kevin, Allen & Ryan Kahler

Dustyn Hartung

Fairmont & Sherburn, MN.

Closing Attorney for the Sellers

**Ashley J.P. Schmit
Costello, Carlson,
Butzon & Schmit
Law Firm
Jackson, Minnesota
507-847-4200**

OWNERS

**Larry & Jan
Mosley**