

LIVE & ON-LINE MULTI-PARCEL SPRINGFIELD & SOUTHBROOK TOWNSHIPS, COTTONWOOD COUNTY, MN.

501.51+/- ACRE FARMLAND AUCTION

Wednesday, September 15, 2021 @ 10:00 A.M.

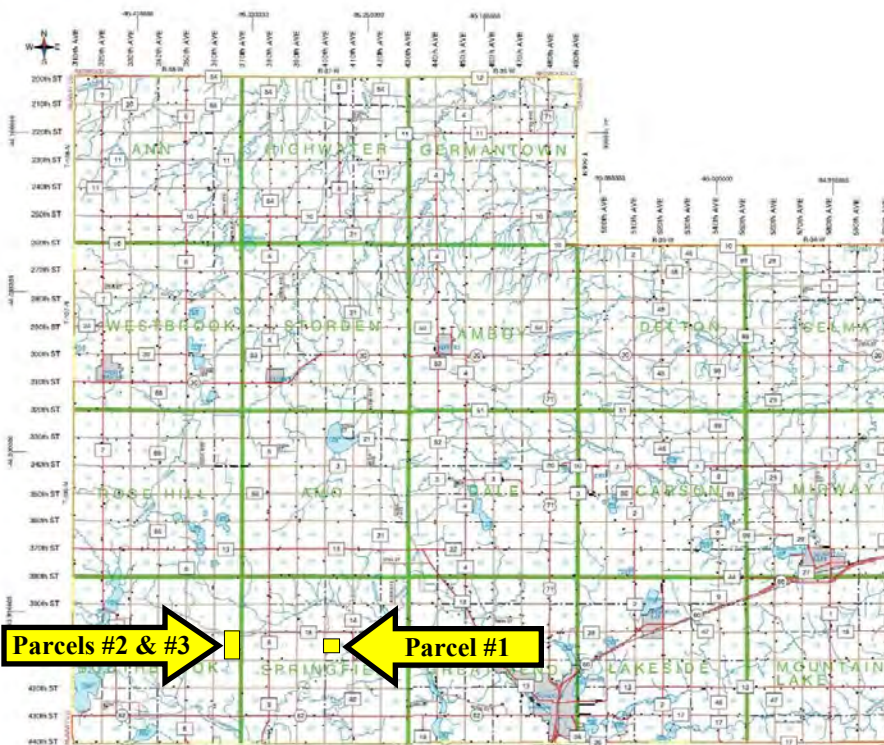
LIVE ONLINE BIDDING



For those wishing to bid online go to www.danpikeauction.hibid.com

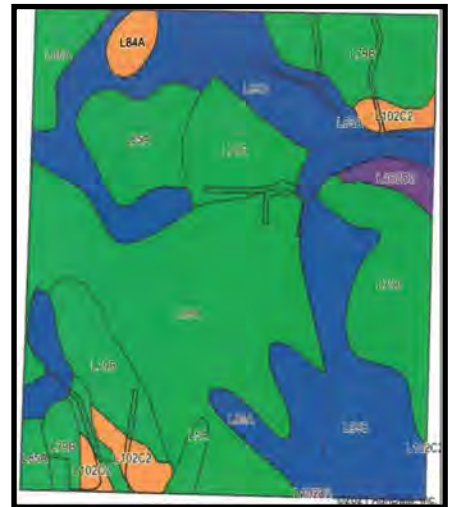
Sale will be held at the Windom Community Center at 1750 Cottonwood Lake Drive Windom, MN.

Cottonwood County, Minnesota



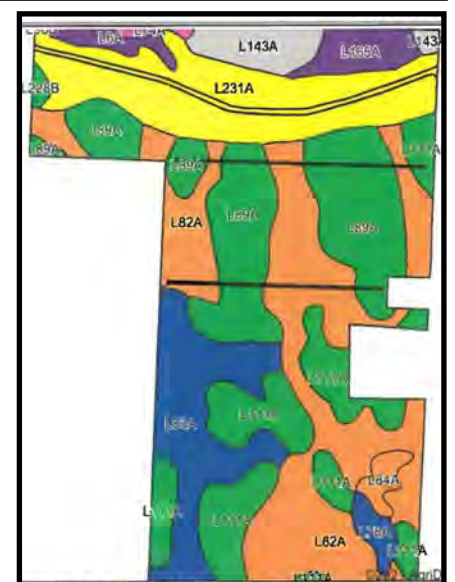
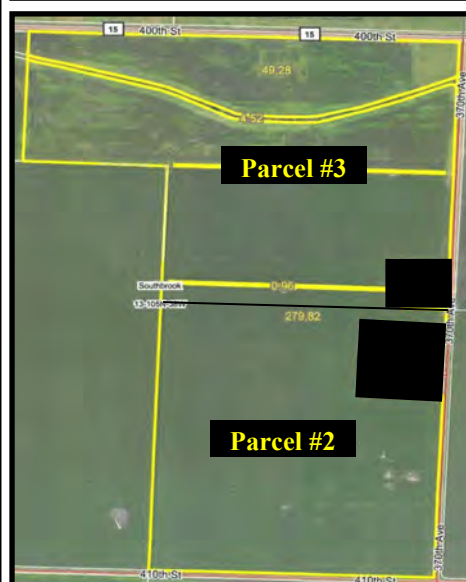
COTTONWOOD COUNTY MINNESOTA

PARCEL #1



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Productivity Index	Corn	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans	
L85A	Nicollet clay loam, 1 to 3 percent slopes	55.52	35.0%	Green	llw	99			81	82	
L79B	Clarion loam, 2 to 6 percent slopes	40.25	25.4%	Light Green	lle	95			80	84	
L83A	Webster clay loam, 0 to 2 percent slopes	27.63	17.4%	Blue	llw	93			78	82	
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	22.86	14.4%	Dark Blue	lle	92			77	83	
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.97	3.1%	Orange	llle	87			70	73	
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	2.90	1.8%	Light Green	llw	96	177	53	87	85	
L102D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	2.38	1.5%	Purple	lve	76			68	69	
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.09	1.3%	Light Orange	llw	86			76	76	
Weighted Average							95	3.2	1	*n 79.2	*n 82.2

PARCELS - #2 & #3



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Productivity Index	Corn	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans	
L82A	Mama silty clay loam, 0 to 2 percent slopes	91.77	27.4%	Light Orange	llw	87			77	72	
L89A	Gucken silty clay loam, 1 to 3 percent slopes	64.66	19.3%	Light Green	llw	95			82	75	
L231A	Mayer clay loam, loamy substratum, 0 to 2 percent slopes	54.70	16.3%	Yellow	llw	80	147	44	68	63	
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	49.89	14.9%	Light Green	lle	100	184	55	82	83	
L83A	Webster clay loam, 0 to 2 percent slopes	36.70	10.9%	Blue	llw	93			78	82	
L143A	Linder loam, 0 to 2 percent slopes	11.82	3.5%	Light Green	lls	60	110	33	69	52	
L165A	Mayer loam, 0 to 2 percent slopes	9.16	2.7%	Purple	llw	72			69	68	
L8A	Biscay clay loam, 0 to 2 percent slopes	5.23	1.6%	Purple	llw	70			69	66	
L78A	Canisteo clay loam, 0 to 2 percent slopes	4.10	1.2%	Blue	llw	93			71	81	
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.84	1.1%	Light Orange	llw	86			76	76	
L74A	Estherville sandy loam, 0 to 2 percent slopes	1.93	0.6%	Pink	llls	44	81	24	53	35	
L228B	Clarion-Ocheyedan complex, 2 to 5 percent slopes	1.25	0.4%	Light Green	lle	95	175	52	83	79	
L96B	Estherville-Hawick complex, 2 to 6 percent slopes	0.34	0.1%	Pink	llls	43	79	24	49	34	
Weighted Average							88.2	56.4	16.9	*n 76.5	*n 72.9

PROPERTY LEGAL DESCRIPTION

PARCEL #1: S1/2 NW1/4 & N1/2 SW1/4 15-105-37 Cottonwood County, MN. (160+/- acres)
 PARCEL #2: SE1/4 exc. a 12.03 acre tract 13-105-38 Cottonwood County, MN. (147.97+/- acres)
 PARCEL #3: NE1/4 exc. a 6.46 acre tract & NE1/4 NW1/4 13-105-38 Cottonwood County, MN. (193.54+/- acres)

METHOD OF SALE

Parcels will be offered separately & in combination through our multi-parcel bidding system.

PROPERTY INFORMATION

Deeded Acres: 501.51+/- Cropland Acres: 478.4+/-

Crop Productivity Index Rating

Parcel #1 - 95 and Parcels #2 & #3 - 88.2 (combined)

FSA INFORMATION

Corn Base: 244.3+/- Acres PLC Yield: 169 bu.
 Soybean Base: 227.9+/- Acres PLC Yield: 45 bu.

For more complete details and information, please visit our web page www.danpikeauction.com

AUCTION SALE TERMS

The property will be offered through our multi-parcel bidding system. The farm is being sold subject to a cropland lease for 2021 with the Seller's retaining all 2021 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 November 15, 2021 with the balance being due and payable in full at closing. 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 2022 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.

ONLINE BIDDING OPTION

Interested parties that can not attend the auction in person can use our online bidding platform through www.danpikeauction.hibid.com to participate in the auction. Please register for online bidding at least 24 hours ahead of the auction. Buyer is responsible for understanding our multi-parcel bidding process prior to bidding. Please call at least 24 hours ahead of sale if bidding online if you have questions regarding it. For those that wish to participate, but don't have access to an internet connection and would rather bid by phone that can be arranged as well by calling the Dan Pike Auction company at least 24 hours ahead of the auction to register and make arrangements. This property will be offered via both Live & On-line webcast public auction. Those parties bidding on-line will be required to wire transfer the earnest money and sign the purchase agreements the day of the auction. There will be NO "Buyers Premium" charged to those bidding on-line or in person.

AUCTIONEER'S NOTE

We are very honored to have been asked to represent the Margaret Larsen Family 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.

For Additional Property Information

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

SALE ARRANGED BY



COMPLETE PROFESSIONAL AUCTION SERVICES
 410 Springfield Parkway
 Jackson, MN 56143
 507-847-3468
www.danpikeauction.com

Auctioneers

Dan Pike

Auctioneer/Real Estate Broker
 CAI & GPA - 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

Ashley J.P. Schmit

Focused Law Firm

410 Springfield

Parkway

Jackson, Minnesota

507-847-3239

OWNER

The Don & Margaret
 Larsen Family