

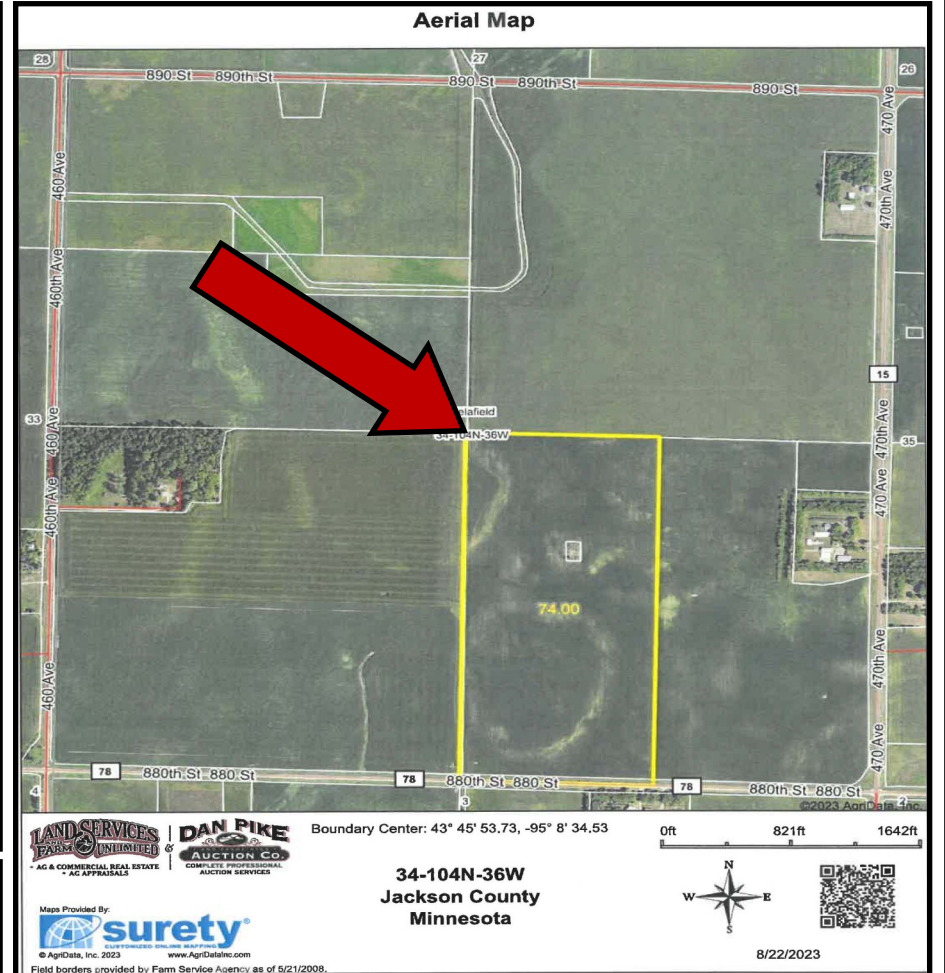
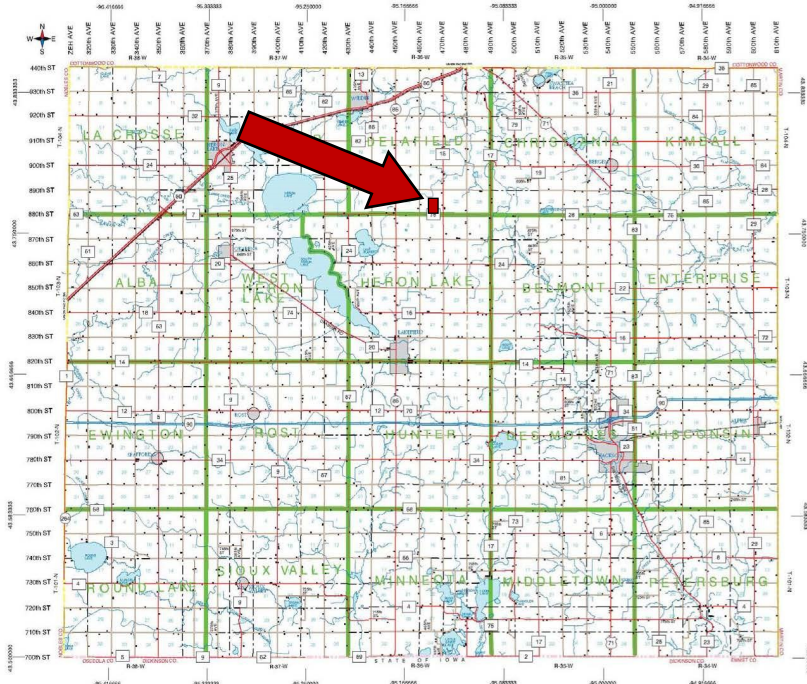
74+/- ACRE DELAFIELD TOWNSHIP JACKSON COUNTY, MN.

FARMLAND AUCTION

THURSDAY, SEPTEMBER 28, 2023 @ 10:00 A.M.

Sale will be held at the American Legion Hall at 413 Main Street in Lakefield, MN.

Jackson County, Minnesota



PROPERTY LEGAL DESCRIPTION
The West 74 acres of the Southeast Quarter (W. 74 Acres SE1/4) 34-104-364 Jackson County Minnesota. Parcel #04.034.0400 Containing 74+/- acres.

PROPERTY LOCATION
The farm is located from the junction of Highway #86 & Co. Road #78 (880th Street) north of Lakefield, MN. then 1-1/2 miles east on Co. #78 (880th Street) on the north side of the road. Watch for auction signs.

METHOD OF SALE
The property will be offered in one parcel of 74+/- acres.

PROPERTY & FSA INFORMATION
Total Acres: 74+/- Cropland Acres: 72.11+/-
Corn Base: 35.73 Corn Yield: 159
Soybean Base: 26.90 Soybean Yield: 39

Crop Productivity Index Rating: 92.6 Estimated 2022 REAL ESTATE TAX: \$ 3,038.00

AUCTION SALE TERMS

The property will be offered as 1 parcel. The Buyer shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The property is being sold subject to a 2023 cropland lease with the Seller's retaining all of the 2023 cropland lease payments. The Buyer will be granted possession of the property subject to the 2023 cropland lease. The closing shall be held on November 1, 2023 with the balance being due and payable in full at closing. The sale will NOT be contingent upon any buyer financing. The Seller will pay all the real estate taxes due and payable in 2023 with the Buyer responsible for all real estate taxes and assessments that are due and payable in 2024 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 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.

AUCTIONEER'S NOTE

We are very honored to have been asked to represent the Hazel (Hohenstein) Newman 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 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.

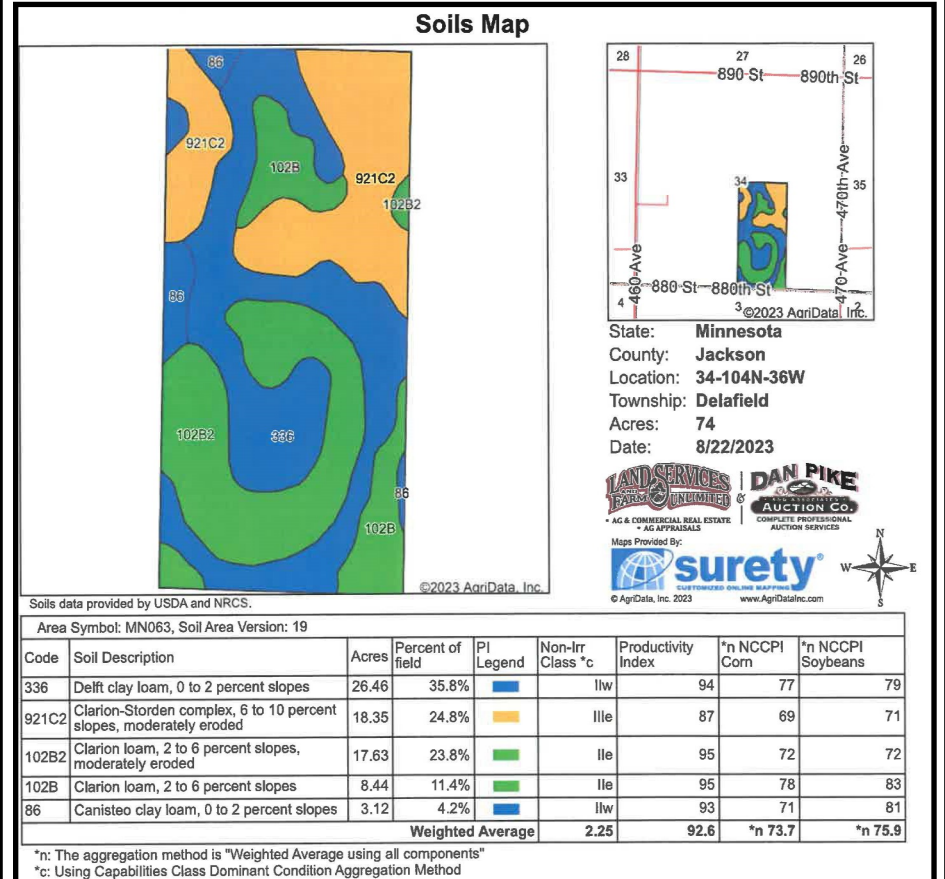
No "Buyers Premium" will be charged - what you bid is what you will pay.

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

SALE ARRANGED & CONDUCTED 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



For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information booklet under the Hazel (Hohenstein) Newman Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.
For those wishing to bid online go to www.danpikeauction.hibid.com

OWNER

Hazel (Hohenstein) Newman Trust
Cheryl Stone & Caren Abdelaal - Co-Trustees

ATTORNEY FOR SELLER

Ronald Schramel
Schramel Law Office
Windom, MN. 507-831-1301