

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

# 501.51+/- ACRE FARMLAND AUCTION

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

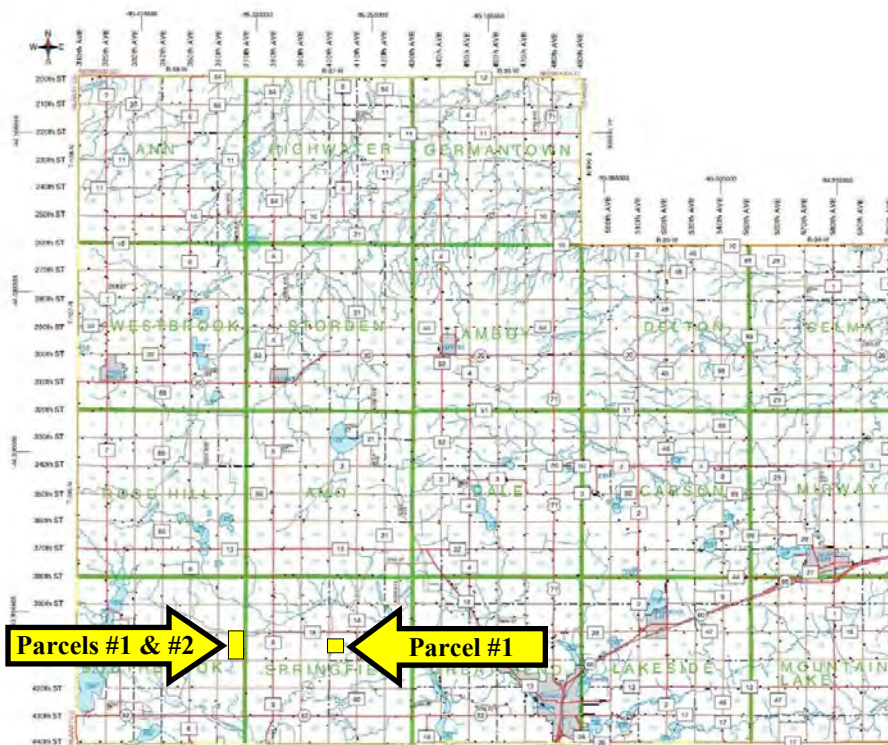
LIVE ONLINE BIDDING



For those wishing to bid online go to [www.danpikeauction.hibid.com](http://www.danpikeauction.hibid.com)

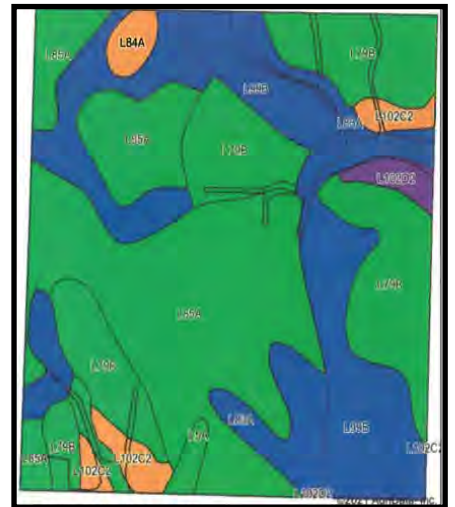
Sale will be held at the Windom Community Center at 1750 Cottonwood Lake Drive Windom, MN.

Cottonwood County, Minnesota



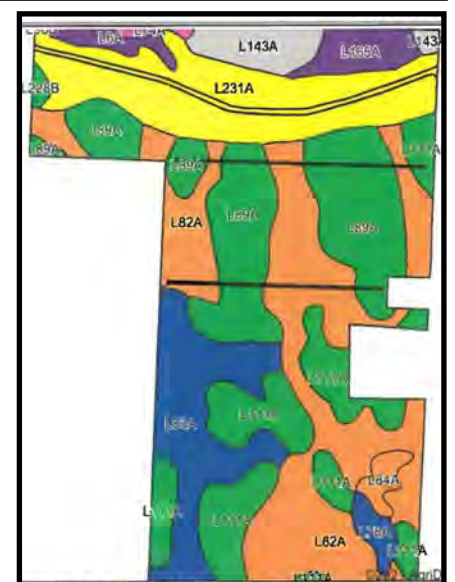
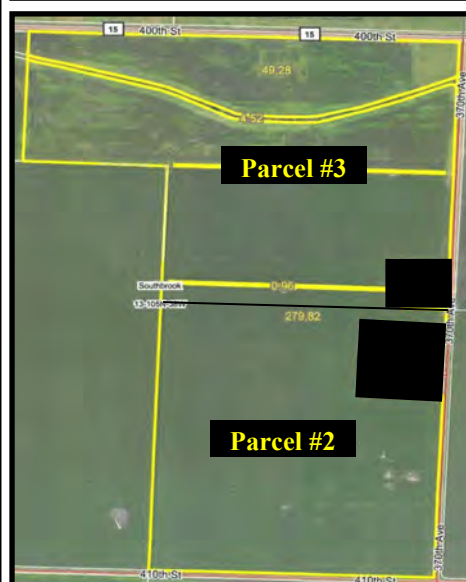
COTTONWOOD COUNTY MINNESOTA

## 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%            |           | llw              | 99                 |      |          | 81            | 82                |         |
| L79B             | Clarion loam, 2 to 6 percent slopes                                | 40.25 | 25.4%            |           | lle              | 95                 |      |          | 80            | 84                |         |
| L83A             | Webster clay loam, 0 to 2 percent slopes                           | 27.63 | 17.4%            |           | llw              | 93                 |      |          | 78            | 82                |         |
| L99B             | Clarion-Swanlake complex, 2 to 6 percent slopes                    | 22.86 | 14.4%            |           | lle              | 92                 |      |          | 77            | 83                |         |
| L102C2           | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 4.97  | 3.1%             |           | llle             | 87                 |      |          | 70            | 73                |         |
| L5A              | Delft, overwash-Delft complex, 1 to 4 percent slopes               | 2.90  | 1.8%             |           | llw              | 96                 | 177  | 53       | 87            | 85                |         |
| L102D2           | Omsrud-Storden complex, 10 to 18 percent slopes, moderately eroded | 2.38  | 1.5%             |           | lve              | 76                 |      |          | 68            | 69                |         |
| L84A             | Glencoe clay loam, 0 to 1 percent slopes                           | 2.09  | 1.3%             |           | 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%            |           | llw              | 87                 |      |          | 77            | 72                |         |
| L89A             | Gucken silty clay loam, 1 to 3 percent slopes            | 64.66 | 19.3%            |           | llw              | 95                 |      |          | 82            | 75                |         |
| L231A            | Mayer clay loam, loamy substratum, 0 to 2 percent slopes | 54.70 | 16.3%            |           | llw              | 80                 | 147  | 44       | 68            | 63                |         |
| L111A            | Nicollet silty clay loam, 1 to 3 percent slopes          | 49.89 | 14.9%            |           | lle              | 100                | 184  | 55       | 82            | 83                |         |
| L83A             | Webster clay loam, 0 to 2 percent slopes                 | 36.70 | 10.9%            |           | llw              | 93                 |      |          | 78            | 82                |         |
| L143A            | Linder loam, 0 to 2 percent slopes                       | 11.82 | 3.5%             |           | lls              | 60                 | 110  | 33       | 69            | 52                |         |
| L165A            | Mayer loam, 0 to 2 percent slopes                        | 9.16  | 2.7%             |           | llw              | 72                 |      |          | 69            | 68                |         |
| L8A              | Biscay clay loam, 0 to 2 percent slopes                  | 5.23  | 1.6%             |           | llw              | 70                 |      |          | 69            | 66                |         |
| L78A             | Canisteo clay loam, 0 to 2 percent slopes                | 4.10  | 1.2%             |           | llw              | 93                 |      |          | 71            | 81                |         |
| L84A             | Glencoe clay loam, 0 to 1 percent slopes                 | 3.84  | 1.1%             |           | llw              | 86                 |      |          | 76            | 76                |         |
| L74A             | Estherville sandy loam, 0 to 2 percent slopes            | 1.93  | 0.6%             |           | llls             | 44                 | 81   | 24       | 53            | 35                |         |
| L228B            | Clarion-Ocheyedan complex, 2 to 5 percent slopes         | 1.25  | 0.4%             |           | lle              | 95                 | 175  | 52       | 83            | 79                |         |
| L96B             | Estherville-Hawick complex, 2 to 6 percent slopes        | 0.34  | 0.1%             |           | 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

Parcel #1 - will be offered as one tract.  
 Parcel #2 & Parcel #3 - will be offered separately & in combination.

### 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](http://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](http://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](http://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](http://www.danpikeauction.com)

### Auctioneers Dan Pike

Auctioneer/Real Estate Broker  
 CAI & GPPA - 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