

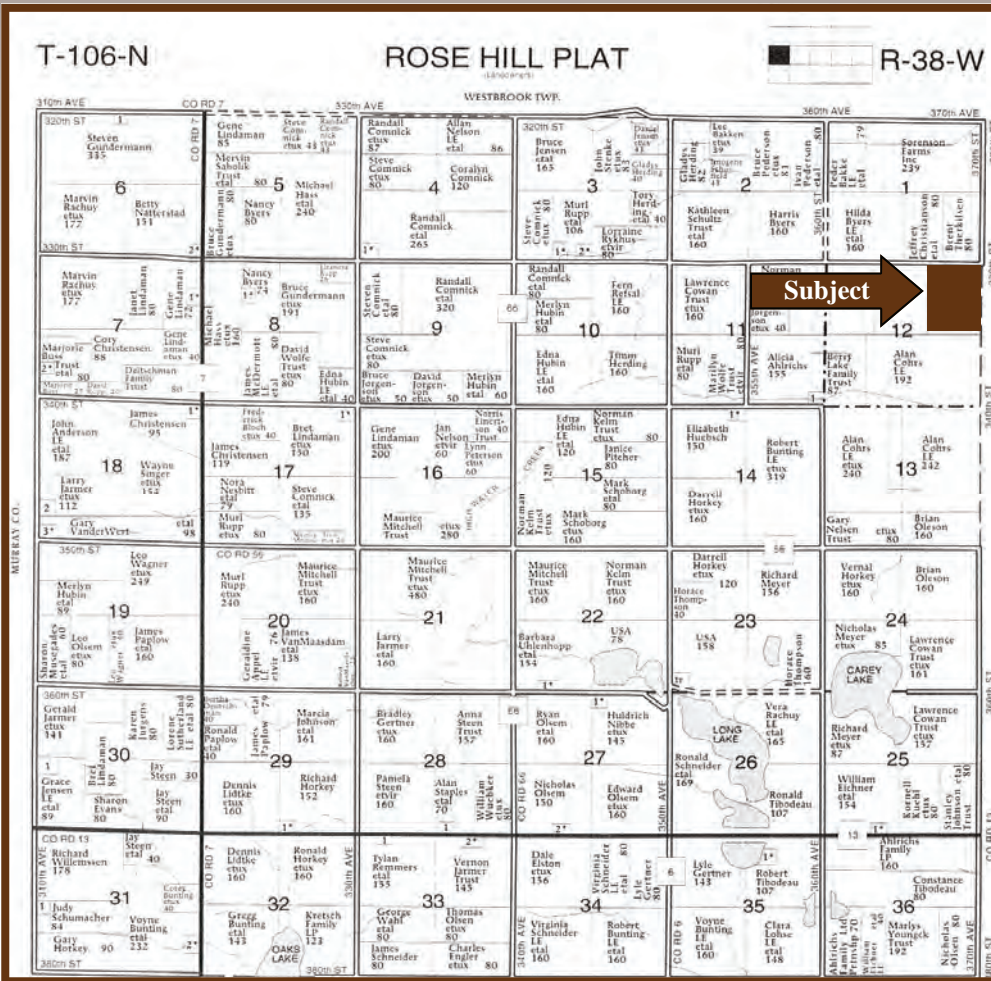
116.02 Acres +/- Rose Hill Township Cottonwood County, MN

# FARMLAND AUCTION

Monday July 23, 2012 @ 10:30 A.M.

**SALE LOCATION:** The auction will be held at the Storden Community Center in Storden, MN.

Watch for auction signs the day of the auction.

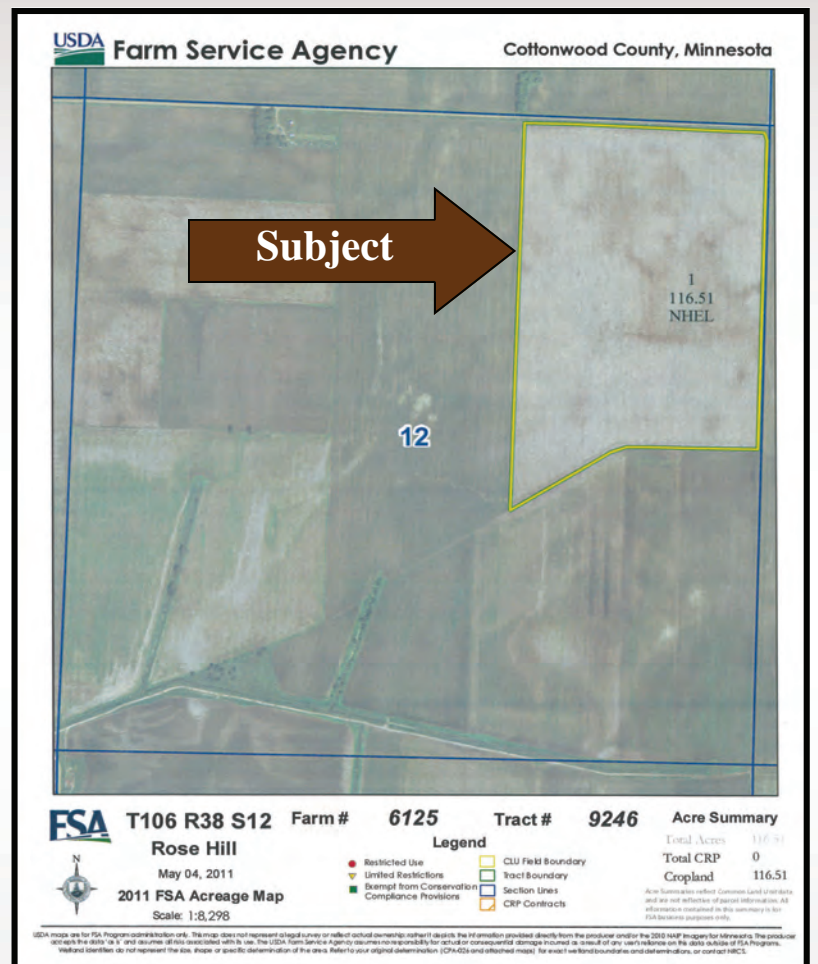


## PROPERTY LEGAL DESCRIPTIONS

E1/2 of the NE1/4; Part of NW1/4 NE1/4; Part of Govt. Lot #4 & Part of Mean Lot B in E1/2 12-106-38 Cottonwood County, MN. Complete legal description shall be available at the auction.

## PROPERTY LOCATION

The farm is located from Storden, Minnesota 2 miles south on County Road #5 to 330th. Street, then 1 mile west on 330th street. Watch for auction signs.



**Crop Productivity Index: 94.3 CPI Rating (Estimated)**

**Cropland: Approximately 116.5 Acres more or less**

For additional information regarding sale terms, soil maps & CPI Soil ratings, FSA information, go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Vaupel & Gries Land Auction sale bill area or call Dan Pike Auction Company at 507-847-3468.

## AUCTION SALE TERMS

This property is being sold subject to a cropland lease for the 2012 crop year. Sellers shall credit the buyer at the time of closing, \$120 per tillable acre of the cropland rents payable in 2012. The successful buyer at the conclusion of the auction will enter into a Purchase Agreement / Contract and shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before August 23, 2012, when clear title is given. The buyer will have possession for 2013 crop year. The seller shall pay all real estate taxes that are due and payable in 2012. Property is being sold **AS IS**. Property is being sold subject to any easements including road, drainage, utility or other easements of record and 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.

## AUCTIONEERS NOTE

This is an excellent farm and this is an excellent opportunity if you are looking for good farmland. We are very honored to have been asked to represent the Vaupel & Gries family with the sale of this property. Please come prepared to purchase as the seller has chosen the auction method to market this land. 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. 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.

Respectfully, Dan Pike & Associates Auction Company.

## OWNER

**Karen A. Gries & Michael J. Vaupel**

SALE CONDUCTED BY



410 Springfield Parkway  
Jackson, MN 56143  
507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)

### Auctioneers

Dan Pike - CAI & GPPA  
MN License #32-11-010  
Jackson, MN

Doug Wedel

Fairmont, MN 507-236-4255

Kevin, Allen & Ryan Kahler

Fairmont & Sherburn, MN

507-920-8060

### Attorney for the Sellers & Closing Agent

Ronald Schramel  
Schramel Law Firm  
906 Forth Avenue  
Windom, MN. 56101  
507-831-1301





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