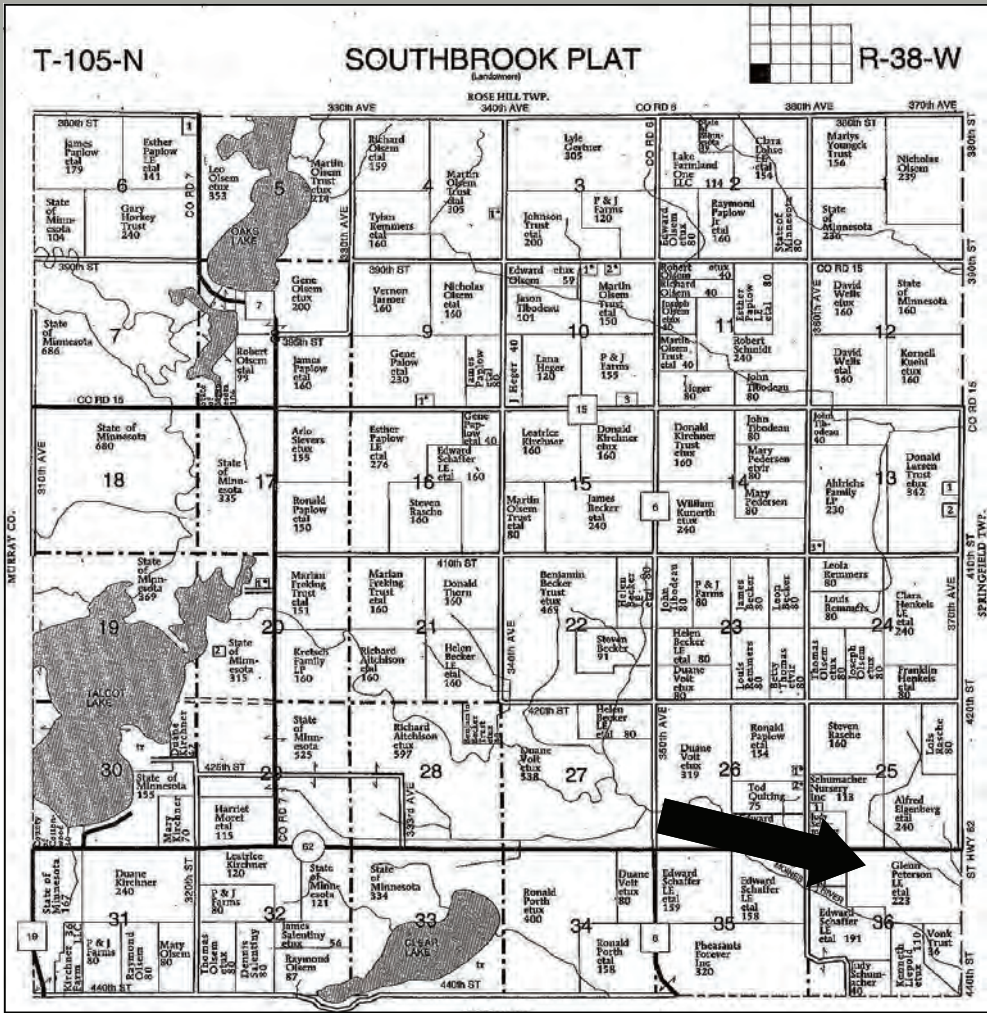


222.58 Acres +/- Southbrook Township, Cottonwood County, MN
FARM & RECREATIONAL LAND WITH BUILDING SITE
REAL ESTATE AUCTION

Monday Evening, December 2, 2013 @ 6:30 P.M.

SALE LOCATION: The auction will be held at the Heron Lake Community Center in Heron Lake, Minnesota.
 Watch for auction signs the day of the auction.



map center: 43° 51' 18.83, 95° 21' 4.01
 scale: 10081

36-105N-38W
 Cottonwood County
 Minnesota

7/9/2013

DAN PIKE
 AND ASSOCIATES
AUCTION CO.
 COMPLETE PROFESSIONAL
 AUCTION SERVICES

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

SALE CONDUCTED BY

MINNESOTA STATE AUCTIONEERS ASSOCIATION

NAA
 Auctioneer

OPEN HOUSE PROPERTY INSPECTION

Friday, November 15, 2013 from 10:30 to 11:30 A.M.
 or by appointment with Dan Pike



Parcel #1 Improvement Description: This building site has a wonderful location on a good hard surface road and includes a 1-1/2 story home and other buildings include a Garage, Barn and several other buildings. This is a very unique building site with a great view of the recreational and hunting ground area of this property. It is located within a reasonable drive distance from area towns and employment centers.

PROPERTY LEGAL DESCRIPTION: North East Quarter (NE1/4) and Northeast Quarter of the Northwest Quarter and the North Half of the Southeast Quarter Northwest Quarter and a 2.58 acre more or less tract located in the Northeast Corner of the Southeast Quarter 36-105-38 Cottonwood County, MN. Containing 222.58 acres more or less.

PROPERTY LOCATION: 36605 State Highway 62 Heron Lake, MN. Which is located from Heron Lake, Minnesota, approximately 5 miles north to Highway #62, then 1-1/4 miles west on #62 or from Windom, MN. approximately 12.5 miles west on Highway #62 or from Fulda, MN. approximately 12.5 miles east on Highway #62. Watch for auction signs.

Farm Service Agency Information

- | | |
|--------------------------------|------------------|
| ◆ <u>Cropland:</u> | 180.23 acres +/- |
| ◆ <u>Corn Base:</u> | 60.10 acres +/- |
| ◆ <u>Corn Direct Yield:</u> | 92 bu. |
| ◆ <u>CC Corn Yield:</u> | 92 bu. |
| ◆ <u>Soybean Base:</u> | 45.30 acres +/- |
| ◆ <u>Soybean Direct Yield:</u> | 34 bu. |
| ◆ <u>CC Soybean Yield:</u> | 34 bu. |
| ◆ <u>Wheat Base:</u> | 49.9 |
| ◆ <u>Wheat Direct Yield:</u> | 32 bu. |
| ◆ <u>CC Wheat Yield:</u> | 32 bu. |

Parcel Information

For additional information including sale terms, soil maps & FSA information:
 Go to our web site at www.danpikeauction.com and check the information brochure under the Peterson Estate Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

AUCTION SALE TERMS

All bidders must register for a bidding number at the auction prior to bidding. 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 January 10, 2014, when clear title is given. The buyer will have possession for 2014 crop year. The seller shall pay all real estate taxes that are due and payable in 2013. The Seller shall retain all cropland rental income for the 2013 crop year. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. 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 a great opportunity if you are looking for farm & recreational land with building improvements. It has a wonderful location on a good hard surface road, within a short driving distance from Windom, Worthington, Heron Lake & other area communities. We are very honored to have been asked to represent the Peterson family with the sale of this property. Please come prepared to purchase as the sellers have 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. Remember that the auction begins at 6:30 P.M. sharp, so don't be late.

Respectfully, Dan Pike & Associates Auction Company.

OWNERS:

Glenn & Grace Peterson Heirs

Auctioneers

Dan Pike - CAI & GPPA
 MN License #32-13-015 Jackson, MN.
 507-847-3468 (O) or 507-841-0965 (C)

Doug Wedel

Fairmont, MN. 507-236-4255

Kevin, Allen & Ryan Kahler
 Fairmont & Sherburn, MN. 507-920-8060

Dustyn Hartung - Fairmont, MN

Attorney for the Sellers & Closing Agent

Paul M. Malone

Malone & Mailander

Attorneys at Law

Slayton, MN. 56172

507-836-8581