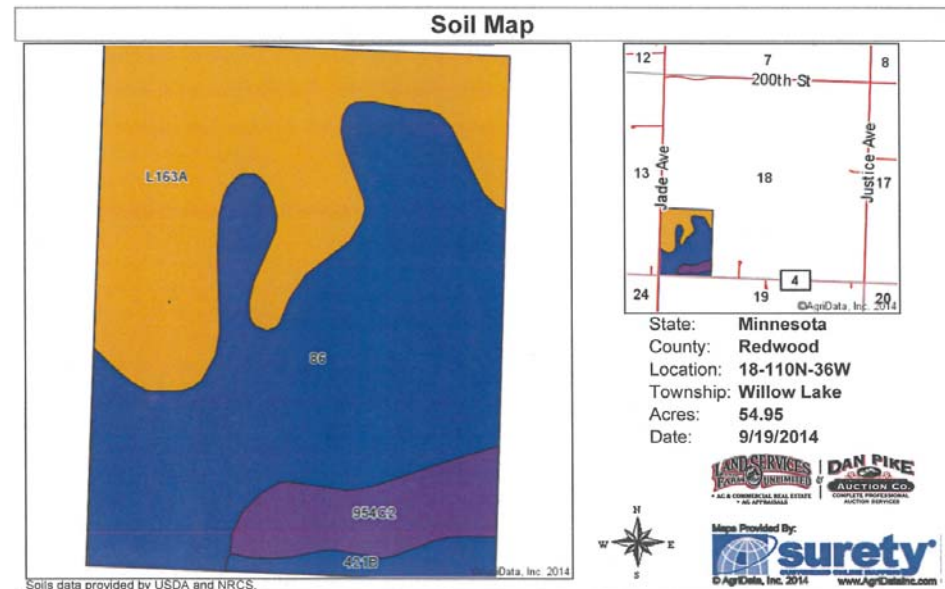
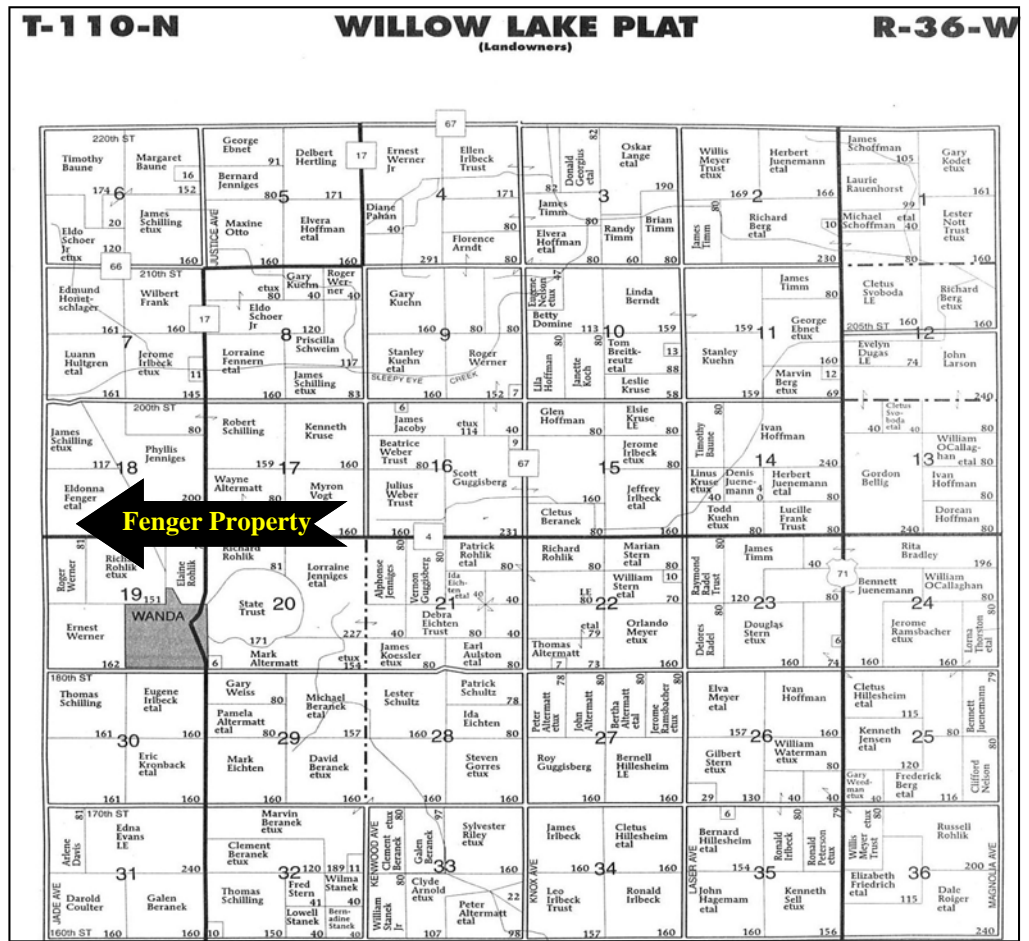


54.95 Acres +/- Willow Lake Township, Redwood County, Minnesota

FARMLAND AUCTION

Tuesday, November 25, 2014 @ 11:00 A.M.

SALE LOCATION: The auction will be held at the Wanda Legion Hall in Wanda, MN.
Watch for auction direction signs on the day of the sale.



Viewing soils data as of 2/5/2014
Area Symbol: MN127, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	
86	Canisteo clay loam	27.87	50.7%	[Blue]	IIw	93		171		51		
L163A	Okoboji silty clay loam, depressional, 0 to 1 percent slopes	20.42	37.2%	[Orange]	IIIw	86	3.3	158	80	47	55	
954C2	Storden-Ves loams, 6 to 12 percent slopes, eroded	4.82	8.8%	[Purple]	IIle	77		142		42		
421B	Ves loam, 1 to 4 percent slopes	1.84	3.3%	[Light Blue]	Ile	90		166		50		
Weighted Average							88.9	1.2	163.5	29.7	48.7	20.4

LEGAL DESCRIPTION

All of Government Lot 4, Part of Government Lot 3, and part of the East Half of the Southwest Fractional Quarter of Section 18, Township 110 North, Range 36 West in Willow Lake Township, Redwood County, Minnesota, Described as follows: Beginning at an existing iron monument at the Southwest Corner of Section 18, thence south 89 degrees 29 minutes 29 seconds East, bearing based on Redwood County Coordinate System, along the South line of the Southwest fractional quarter of said Section 18, and along the centerline of County Road Number 4, as exists, a distance of 1,353.80 feet; thence North 00 degrees 35 minutes 08 seconds East, Parallel with the West line of said Southwest Fractional Quarter, a distance of 1,766.86 feet, to an iron monument set with a survey cap 23008; thence North 89 degrees 23 minutes 19 seconds West, parallel with the North line of said Southwest Fractional Quarter, a distance of 1,353.80 feet, to the West line of said Southwest Fractional Quarter; thence South 00 degrees 35 minutes 08 seconds West, along the West line of said Southwest Fractional Quarter and along the centerline of township road, as exists, a distance of 1,769.29 feet, to the point of beginning. The tract contains 54.95 acres and is subject to existing county road easement, existing township road easement, and other easements of record, if any.

PROPERTY LOCATIONS
This property is located from the junction of County roads #4 & #17 north of Wanda, Minnesota, then 3/4 mile west on #17. Watch for auction signs.

AUCTION SALE TERMS
All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer(s) 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 December 30, 2014, when clear title is given. The Buyer(s) will have possession for 2015 crop year. The Seller shall retain all cropland rental income for 2014 and will pay all real estate taxes that are due and payable in 2014. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. If property is sold to separate buyers the USDA Farm Services Agency determination of allocation of all benefits shall prevail in the division of basis, yields and other benefits. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers & probate court approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

AUCTIONEERS NOTE
This is a great opportunity if you are looking for farmland to add to your operations or investment portfolio. We are very honored to have been asked to represent the Fenger 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 11:00 A.M. sharp, so don't be late. Respectfully, Dan Pike & Associates Auction Company.

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 Fenger Land Auction sale bill area or call Dan at the Dan Pike Auction Company at 507-847-3468.

OWNER
Harlan Fenger
Rindy Filzen & Chasten Fenger, Conservators/Guardians

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