

80 Acres +/- Rost Township, Jackson County, Minnesota IMPROVED FARMLAND & HOG FINISHING FACILITY REAL ESTATE AUCTION

Thursday, February 12, 2015 @ 10:30 A.M.

MULTI-PARCEL

(BLIZZARD DATE - Friday, February 20, 2015, but please check our web site www.danpikeauction.com for announcements.)

SALE LOCATION: The auction will be held at the farm at 39223 800th Street Lakefield, Minnesota. Which is located from the I-90 exit south of Lakefield, Minnesota 1/4 mile north to County Road #12, then 5-3/4 miles west on #12 or from the I-90 & Highway #60 exit at Worthington, Minnesota approximately 12.5 miles east on I-90 to Jackson County Road #9, then 1/2 mile north on #9 to County Road #12, then 1 mile east on County Road #12. Watch for auction signs the day of the sale.



AUCTION SALE TERMS

Property will be offered as 2 tracts through our multi-parcel board bidding system. 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 March 12, 2015, when clear title is given. Possession will be granted upon closing. The Seller 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 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 well kept highly improved farm. It is a great opportunity if you are looking to add to your present hog finishing and farming operation or investment portfolio. We are very honored to have been asked to represent the Secured Creditor 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 land or contemplating additional expansion with additional hog finishing facilities 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 10:30 A.M. sharp, so don't be late. Again the auction will be held at the farm. We look forward to seeing you at the auction.

Respectfully, Dan Pike & Associates Auction Company.

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

PROPERTY INFORMATION

Tract #1: This highly improved approximately 8 acres more or less farm building site features a 2007 - 2,200 head 102' x 172' confinement hog finishing barn with associated equipment; Two - 2006 - approximately 550 head per barn hog nursery buildings with associated equipment; Modern 4 bedroom, 2 bath home w/ central A/C, double car attached garage and fireplace, 54' x 90' machinery shed; 6 steel grain bins with a combined total capacity of approximately 42,000 bushels; Barn, Open front pole livestock shed; Katolight SP series standby generator system and many other improvements. This property is well located on a good blacktop hard surface road within an approximate 15 to 20 minute drive from Worthington, Windom & Jackson, Minnesota.

Tract #2: Consisting of approximately 72 acres more or less (Subject to a survey to be completed if sold to two separated buyers with the cost of the survey being paid 50% sellers & 50% buyers) of farm tillable land of approximately 49.36 acres more or less and 22.56 acres of CRP enrolled land and road right of way. The tillable land is level farmland with an average CPI rating on the tillable of 74.9.

ABBREVIATED TRACT LEGAL DESCRIPTIONS

TRACT #1: An approximately 8 acres more or less building site area in the northeast corner of W1/2 of the NW1/4 16-102N-37W Jackson County, Minnesota. (Subject to a survey to be completed if sold to two separated buyers with the cost of the survey being paid 50% sellers & 50% buyers)

TRACT #2: W1/2 of the NW1/4 16-102N-37W Jackson County, Minnesota. Except the approximate 8 acres contained in Tract #1 above. Containing approximately 72 acres more or less (Subject to a survey to be completed if sold to two separated buyers with the cost of the survey being paid 50% sellers & 50% buyers).

PROPERTY OPEN HOUSE INSPECTION: Will be held on Thursday, January 29, 2015 from 10:00 A.M. to Noon or by appointment with Dan Pike at 507-847-3468.

PROPERTY LOCATION: Located from the I-90 exit south of Lakefield, Minnesota 1/4 mile north to County Road #12, then 5-3/4 miles west on #12 or from the I-90 & Highway #60 exit at Worthington, Minnesota approximately 12.5 miles east on I-90 to Jackson County Road #9, then 1/2 mile north on #9 to County Road #12, then 1 mile east on County Road #12.

OWNER

Secured Creditor

**SALE
CONDUCTED
BY**



DAN PIKE
AND ASSOCIATES
AUCTION CO.
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