

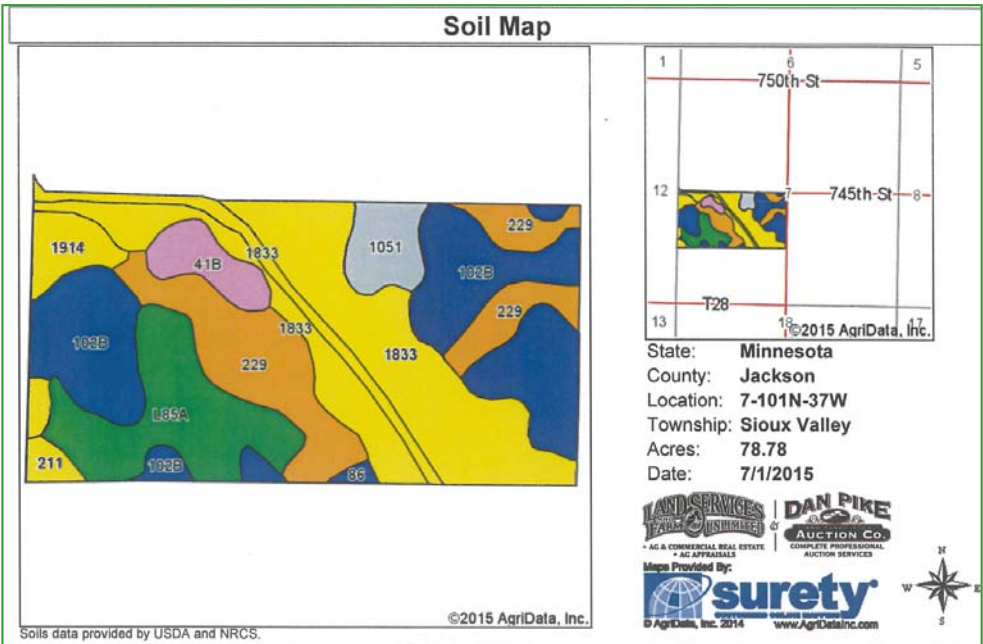
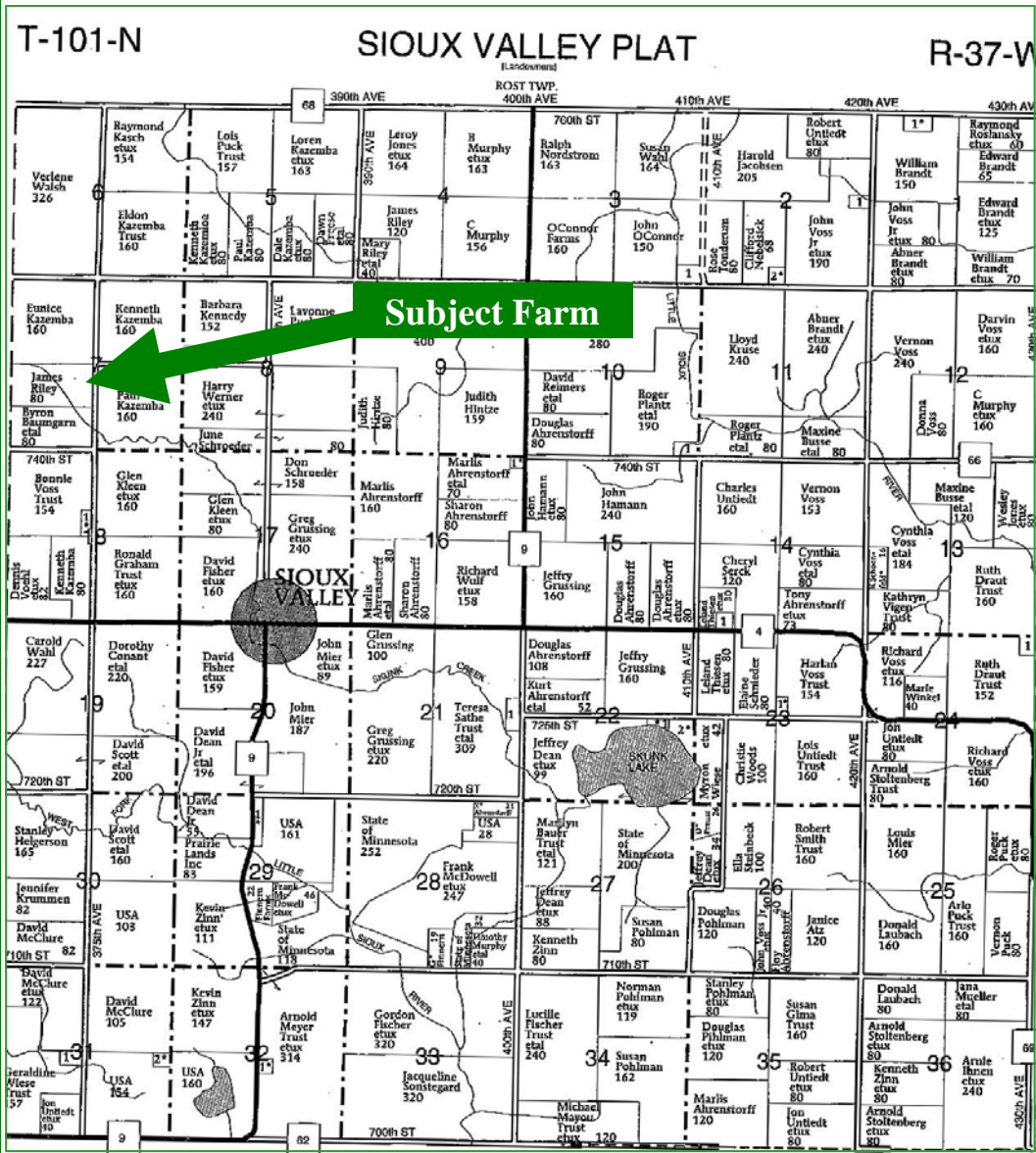
JACKSON COUNTY MINNESOTA 80 ACRE FARMLAND LAND AUCTION

THURSDAY, FEBRUARY 23, 2017 @ 10:30 A.M.

In case of VERY inclement weather - blizzard, please check our web site at www.danpikeauction.com for details.

The alternate blizzard storm date would be Friday, February 24, 2017 @ 10:30 A.M., but please check our web site for updates!!!!

SALE LOCATION: The auction will be held at the Lakefield Legion Hall at 413 Main Street Lakefield, MN.
Watch for auction signs the day of the auction.



Area Symbol: MN063, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	
1833	Coland clay loam, occasionally flooded	24.11	30.6%		IIw	83		4.4	157	78	46	
102B	Clarion loam, 2 to 6 percent slopes	20.03	25.4%		Ile	94						
229	Waldorf silty clay	13.32	16.9%		IIw	85	4.8	161	84	47	55	
L85A	Nicollet clay loam, 1 to 3 percent slopes	10.69	13.6%		Iw	98						
1051	Glencoe clay loam, ponded	3.22	4.1%		VIIlw	5						
1914	Lura silty clay, nearly level	3.17	4.0%		IIw	81	4.7	153	83	45	55	
41B	Estherville sandy loam, 2 to 6 percent slopes	2.94	3.7%		IIIs	44	1.7	83	47	24	31	
211	Lura silty clay	0.94	1.2%		IIlw	81	3.9	153	78	45	50	
86	Canistota clay loam	0.36	0.5%		IIw	93	4.8	176	84	51	55	
Weighted Average							83.5	2.5	87.2	44.5	25.5	29.1

LEGAL DESCRIPTION: N1/2 SW1/4 7-101N-37W Jackson County, MN. 80.03 Acres +/-

CROP PRODUCTIVITY RATINGS: 83.5 All CPI ratings are estimated subject to change or correction and are based on Surety Agri-Data, Inc. mapping services.

METHOD OF SALE: The real estate will be offered as one tract. Auction procedure and increments of bidding are at the discretion of the auction company. Any announcements made by the auction company the day of the auction take precedence over any print information.

AUCTION SALE TERMS: All bidders are to register at the auction for a bidding number with driver's license identification. The successful bidder at the conclusion of the auction, will be required to 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 or any other contingencies of the buyers. All unpaid contract balances shall be due and payable in full on or before March 31, 2017 when clear title will be granted upon closing. The buyer will have possession for 2017 crop year. The buyers shall pay all real estate taxes in 2017 and thereafter. All Properties are being sold "AS IS", with no implied guarantee's or warranties whatsoever, except clear title. Property is being sold subject to any easements including road, drainage, utility or other easements of record. The buyers are solely responsible for all inspections of the properties prior to their purchase and agree that they are purchasing the properties "AS IS". The sale of the land is subject to the seller's approval. Any statements made at the auction may take precedence over any printed information. The seller and auction company reserve the right to offer these properties in any combination they so desire, which may vary from advertising materials. The Dan Pike & Associates Auction Company and staff represent the sellers solely with this auction and the sale of these properties.

To view the informational booklet about the property, go to www.danpikeauction.com and check the information brochure under the James Riley Estate Land Auction or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

OWNER

James M. Riley Estate

Mathew L. Mitton of Jones & Waldo Law Office - Personal Representative for the Estate

Minnesota Attorneys for the Estate & Closing Agents: Candace L. Riordan & Jesse A. Flynn - Flynn & Riordan, PLLC
906 Third Avenue P.O. Box 201 Worthington, MN. 507-372-2620 WWW.FLYNNRIORDAN.COM

AUCTION CONDUCTED BY



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Auctioneers

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Doug Wedel - Fairmont, MN.
Kevin, Allen & Ryan Kahler
Fairmont & Sherburn, MN
Dustyn Hartung



AUCTIONEER'S NOTES

We are very honored again to have been asked to represent the James M. Riley Estate with the sale of this property. If you are looking farmland for your investment portfolio or to add to your operation this is certainly an auction that you will not want to miss. Please come prepared to purchase as the personal representatives for the estate have chosen the auction method to market this land. The information contained in this sale bill and other information provided by the seller & 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 their sales staff are representing the seller. This auction is open to the public. Make sure to mark your calendars for Thursday February 23, 2017 to be with us at this southern Minnesota farmland auction. We look forward to seeing you at the auction.

Respectfully, Dan Pike of the Dan Pike Auction Company, LLC.