

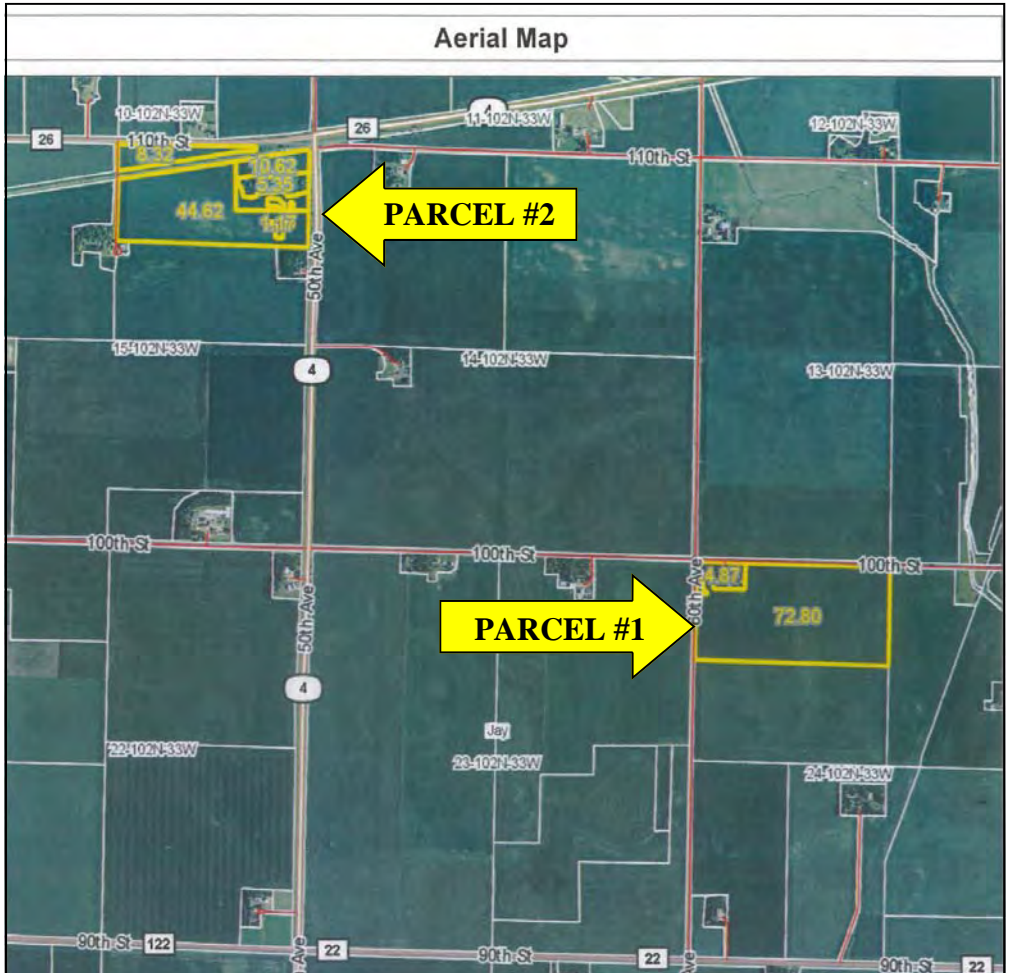
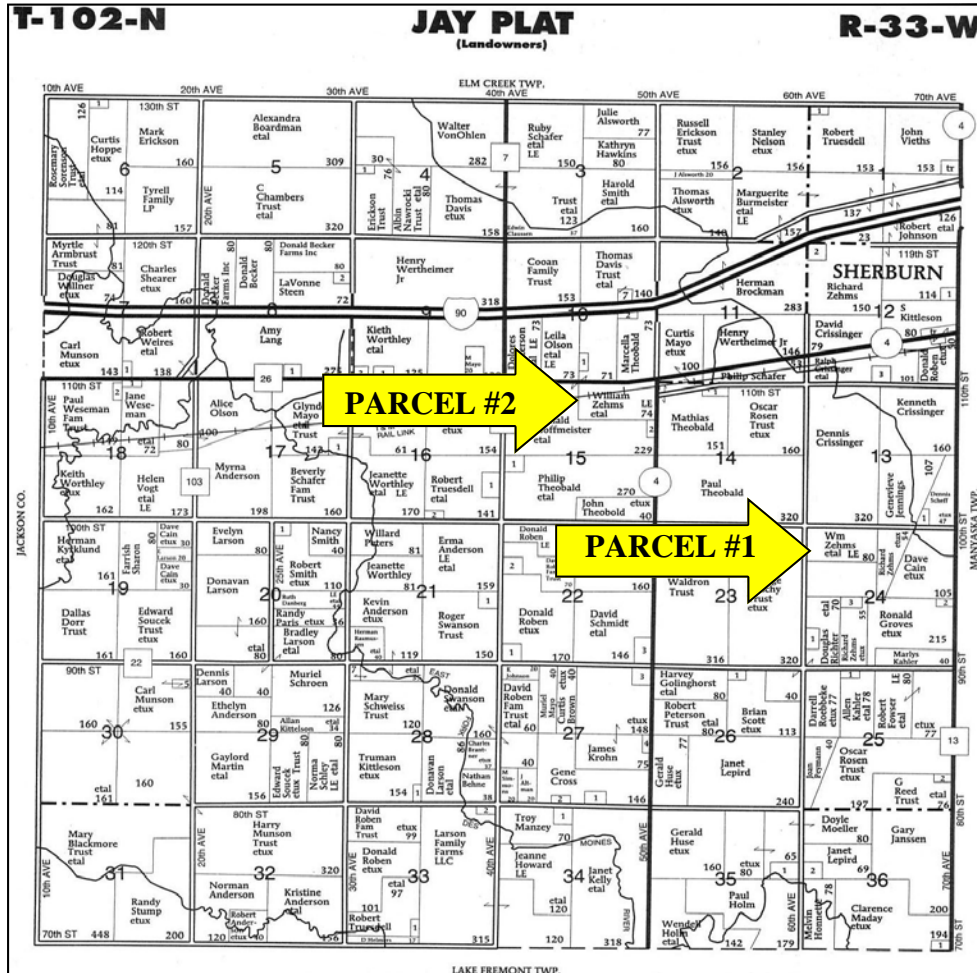
Two Parcels - Containing 154.2 Acres +/- Jay Township, Martin County, MN.

IMPROVED FARMLAND AUCTION

Tuesday, April 4, 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 Wednesday, April 5, 2017 @ 10:30 A.M., but please check our web site for updates!!

SALE LOCATION: The auction will be held at the Sherburn Minnesota Community Center at 116 North Main Street in Sherburn, Minnesota. Watch for auction signs the day of the sale.



OPEN HOUSE / BUILDING SITE INSPECTION

An open house building site inspection will be held for Parcel #1's building site on Saturday, March 25, 2017 from 10:00 to 11:30 AM. or by appointment.
Parcel #1 BUILDING IMPROVEMENTS INCLUDE: An Older two story home, Machinery sheds, Grain bins, Barn and other assorted improvements.

PROPERTY LOCATIONS

PARCEL #1: From the junction of County Roads #26 & #13 on the southwest corner of Sherburn, Minnesota 1-1/4 miles south on #13 to 100th Street then 1/2 mile west.

PARCEL #2: From the junction of County Roads 26 & #13 on the southwest corner of Sherburn, Minnesota 2 miles west.

PROPERTY LEGAL DESCRIPTIONS

PARCEL #1: N1/2 of the NW1/4 24-102N-33W Martin County, MN. Containing 80 acres more or less.

PARCEL #2: That part of the N1/2 of the NE1/4 except Rail Road right of way 15-102N-33W Martin County, MN. Containing 74.20 acres more or less.

INFORMATION & CROP PRODUCTIVITY RATINGS

PARCEL #1 : SOIL TYPES: Canisteo-Glencoe complex, Nicollet-Crippin complex, Clarion - Swanlake complex, Clarion loam, Delft clay loam, Clarion-Storden complex, Canisteo clay loam, Webster clay loam & Glencoe clay loam. **CPI Estimated Rating - 93.5 (Estimated)**

PARCEL #2: SOILS TYPES: Canisteo-Glencoe complex, Nicollet-Crippin complex, Webster clay loam, and Clarion-Swanlake complex. **CPI Estimated Rating: 93.5 (Estimated)**

AUCTION SALE TERMS

The farms will be offered as two parcels via our Multi-Parcel bidding system. The buyer or buyers shall enter into a purchase agreement and make a 20% **Non-Refundable** down-payment the day of the auction. The balance shall be due and payable on May 14, 2017, when clear title & possession will be passed by warranty deed. Buyers will be granted access to the farmland to do spring field work prior to the closing. Possession of the building site will not be granted until time of the closing. The buyer is responsible for all real estate taxes that are due and payable in 2017 and thereafter. Property is being sold **"AS IS"**. Potential buyers are responsible for property & improvement inspections prior to the auction. Property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statues. 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.

AUCTIONEER'S NOTE

This is a great opportunity if you are looking for good farmland to add your operation or investment portfolio. They are good farms that provide great potential and are located in an area that is being considered for potential development of wind turbines which may have added benefits. We are pleased to represent the Zehms Family with the sale of these farms. 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. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of property. 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.

For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information brochure under the Zehms Family Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

SALE ARRANGED BY

DAN PIKE AND ASSOCIATES AUCTION CO.
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Zehms Family

OWNERS

Richard Zehms, Elizabeth Groves, Yvonne Lee, Dawn Zehms-Young & Vonda Pettis