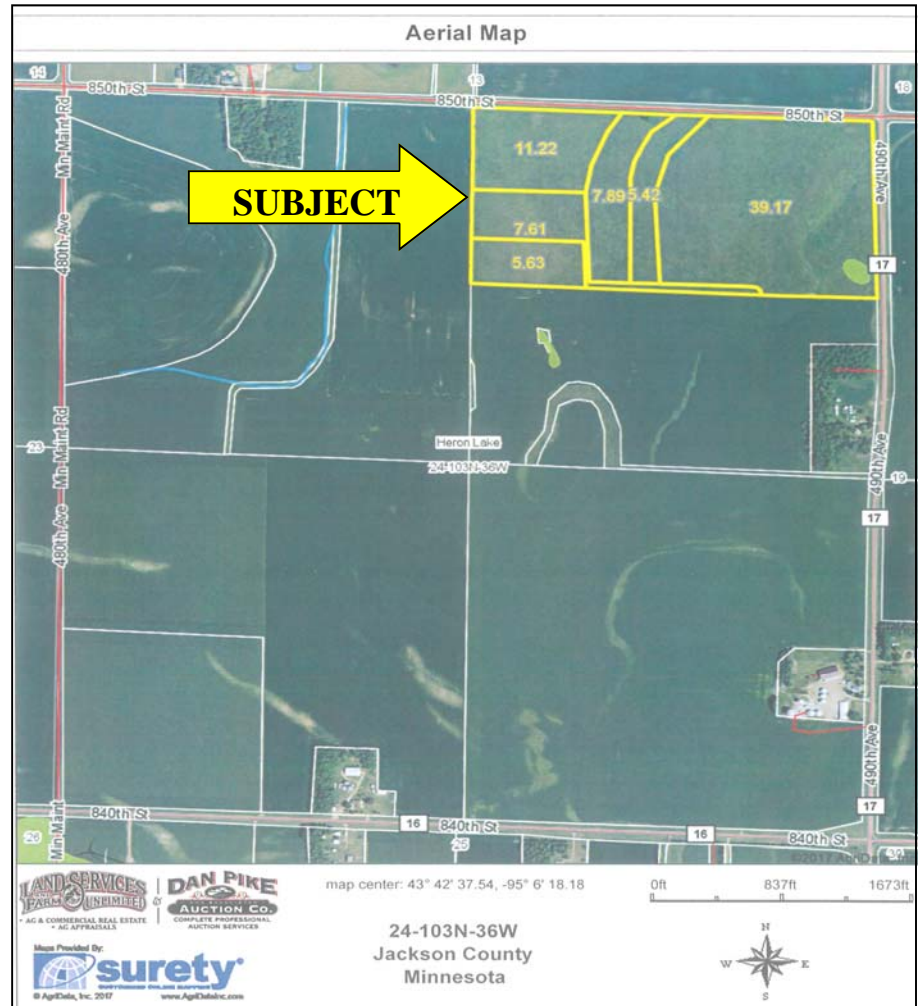
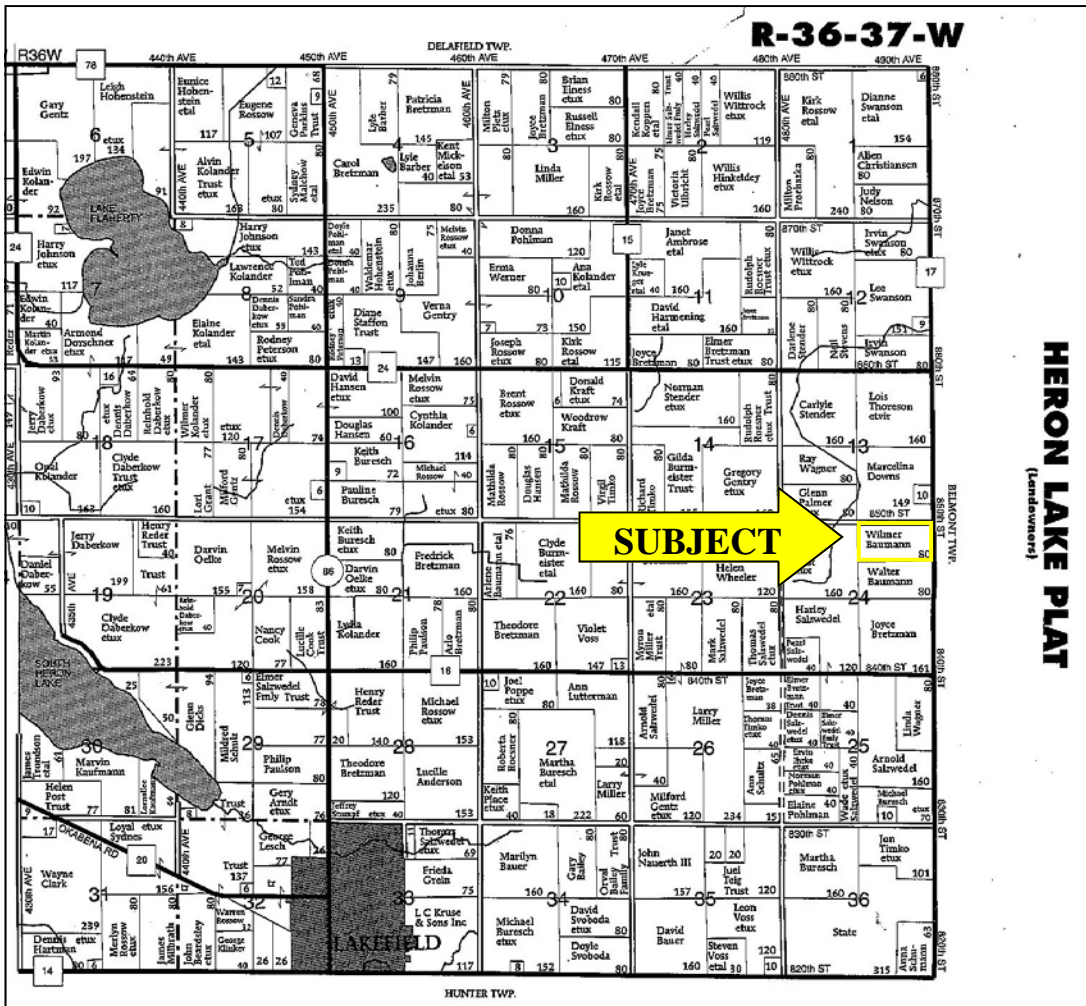


80 Acres +/- Heron Lake Township, Jackson County, MN

FARMLAND AUCTION

Tuesday, November 7, 2017 @ 10:00 A.M.

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



LEGAL DESCRIPTION

N1/2 NE1/4 24 -103N - 36W Jackson County, MN.
Containing 80 acres more or less.

PROPERTY LOCATION: This property is located from the junction of Highway #86 and County Road #14 in Lakefield Minnesota 4 miles east on County Road #14 to County Road #17 (490th. Avenue) then 2-3/4 miles north on County Road #17. Watch for auction signs.

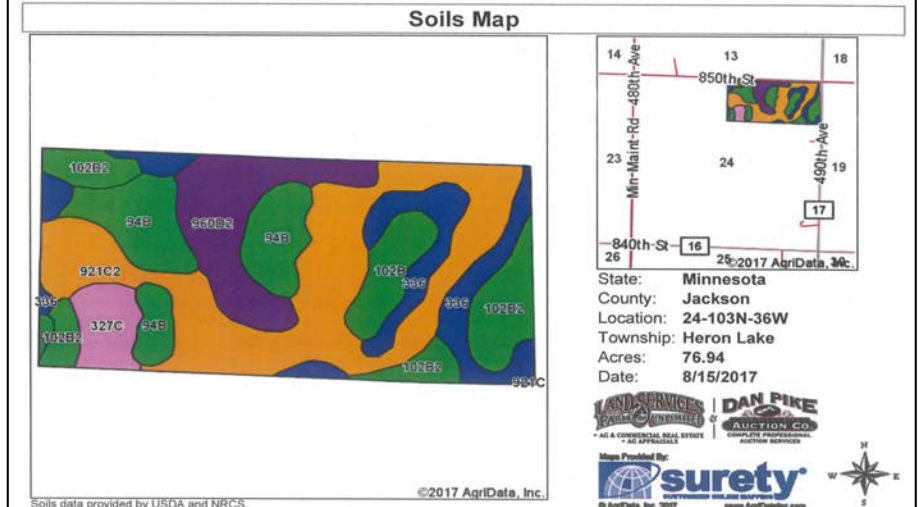
AUCTION SALE TERMS

Property is being sold subject to the existing CRP program contract agreement that runs through September of 2018. The land will be transferred to the buyer subject to that agreement and the buyer agrees to be liable to comply with the terms of said CRP contract and maintain the property in compliance with the terms of the agreement. 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 or before December 19, 2017, when clear title is given. The buyer will have possession of the properties upon closing. The Seller's shall retain all 2017 CRP program rental income. The Buyer shall pay all real estate taxes that are due and payable in 2018 and there after. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. 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 statutes. 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

We are very honored to have been asked to represent the Baumann 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 farmland 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 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 10:00 A.M. sharp, so don't be late.

Respectfully, Dan Pike & Associates Auction Company.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class 'c'	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	25.84	33.6%		IIIe	87						
94B	Terril loam, 2 to 6 percent slopes	11.69	15.2%		IIe	99						
336	Delft clay loam, 0 to 2 percent slopes	11.40	14.8%		IIw	94						
960D2	Omsrud-Storden complex, 10 to 15 percent slopes, moderately eroded	10.32	13.4%		IVe	76						
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	9.69	12.6%		IIe	95						
102B	Clarion loam, 2 to 6 percent slopes	4.03	5.2%		IIe	95						
327C	Dickman sandy loam, 6 to 12 percent slopes	3.64	4.7%		IVe	40	2.3	76	55	22	35	
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.33	0.4%		Iw	99						
Weighted Average							87.6	0.1	3.6	2.6	1	1.7

For Additional Information

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

OWNERS

Wilmer A. Baumann Trust
John Baumann - Trustee



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