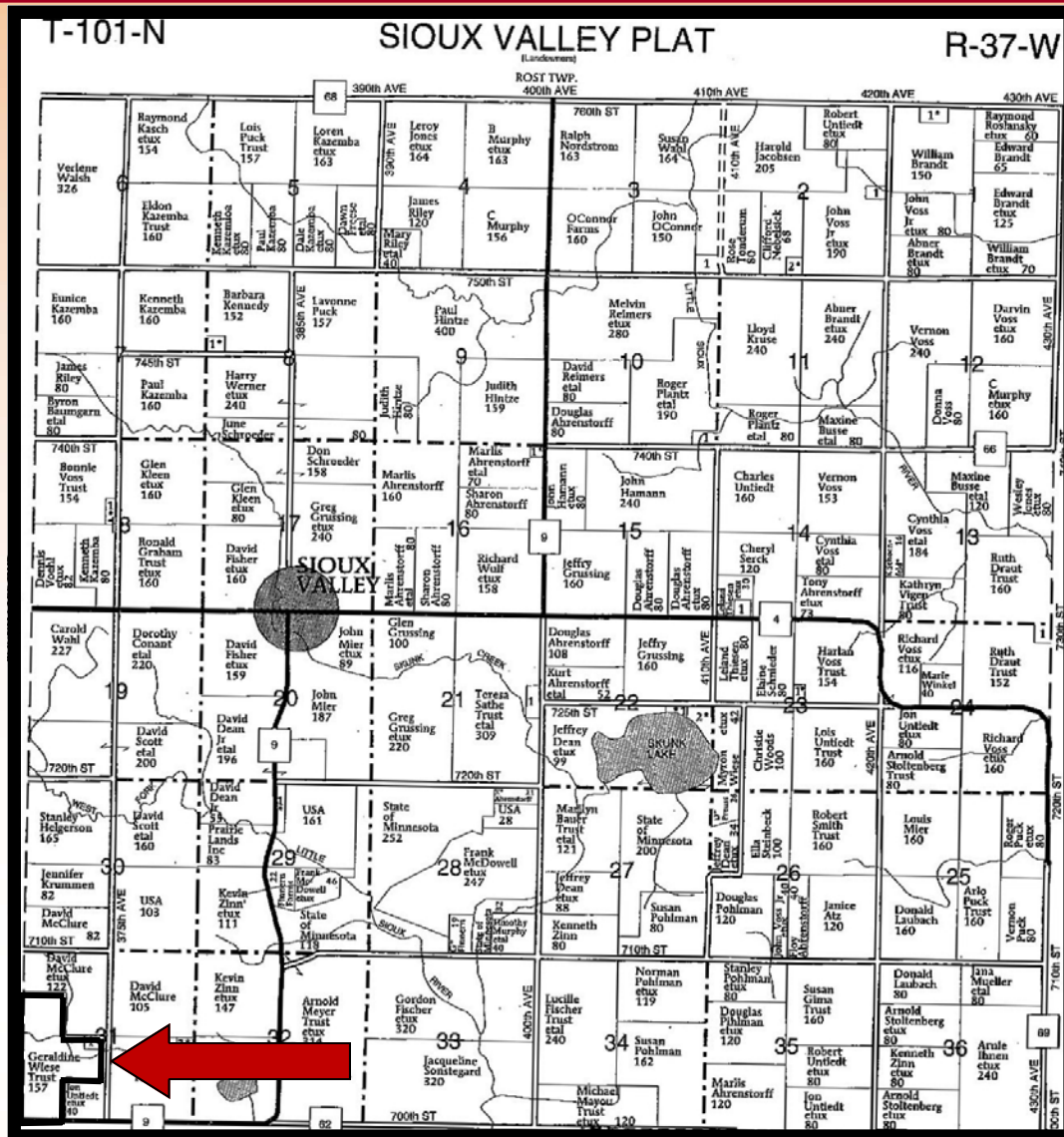


156.66 Acres +/- Sioux Valley Township - Jackson County, MN

LAND AUCTION

Saturday April 2, 2011 @ 9:30 A.M.

SALE LOCATION: Lake Park, Iowa Community Center
at 903 S. Market Street in Lake Park, Iowa. Just north of the school.



156.66 Acres +/- Bare Farmland



PARCEL DESCRIPTION

The N1/2 of the SW1/4 excepting an approximate 6 acre building site area and the SW1/4 of the SW1/4 and the SW1/4 of the NW1/4 all in Section 31, Township 101N (Sioux Valley), Range 37W Jackson County, Minnesota.

"Full complete legal description will be provided in the buyer information packet available on our web site and in the packet at the auction."

FSA & CPI / CER RATING INFORMATION

Cropland 145.7 acres, Corn Base 68.9 acres, 111 bu. Corn Direct Yield, 142 bu. Corn CC Yield, Soybean Base 68 acres, 37 bu. Soybean Direct Yield, 44 bu. Soybean CC Yield. Crop Productivity Index Rating 90 & Crop Equivalency Rating 80.83.

FARM LOCATION

From Lake Park, Iowa - 3 miles north on M27 to the Iowa / Minnesota state line then 1-1/4 miles west on Jackson County Road #9. Watch for Dan Pike Auction signs on the property.

For additional information regarding Sale terms, Soil maps, CPI & CER Ratings, FSA information, go to our web site at www.danpikeauction.com and check the information brochure under the Wiese Estate Land Auction sale bill area or call Dan Pike Auction Company at 507-847-3468.

AUCTION SALE TERMS

The successful buyer at the conclusion of the auction will enter into a Purchase Agreement & 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 May 2, 2011, when clear title is given. The farm is being sold subject to a cash rent lease for the 2011 crop year. The buyer will receive all cash rent payments that are due and payable in 2011. Additional information regarding the lease and the lease payments will be provided at the auction. The buyer will have possession for farming / operating purposes for the 2012 crop year and thereafter. The buyer shall pay all real estate taxes that are due and payable in 2011. Property is being sold AS IS, subject any easements including road, drainage, utility or other easements of record. The buyer is 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.

AUCTIONEERS NOTE

This farm has an excellent location just north of Lake Park, Iowa in Sioux Valley Township of Jackson County, MN on a good hard surfaced road. It has a very respectable Crop Productivity Rating. We are very honored to have been asked to represent the heirs of the Geraldine Wiese Estate with the sale of this bare farmland. Please come prepared to purchase as the sellers have chosen the auction method to market this farmland. If you are considering the purchase of farmland to add to a present farming operation or looking for land as an investment 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 buyer 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.

Respectfully, The Dan Pike & Associates Auction Company

OWNERS

Heirs of Geraldine Wiese Estate



COMPLETE PROFESSIONAL AUCTION SERVICES

410 Springfield Parkway
Jackson, MN 56143

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Attorney

for the Sellers
& Closing Agent

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