

# FARMLAND - FARM EQUIPMENT - ANTIQUE & HOUSEHOLD AUCTION

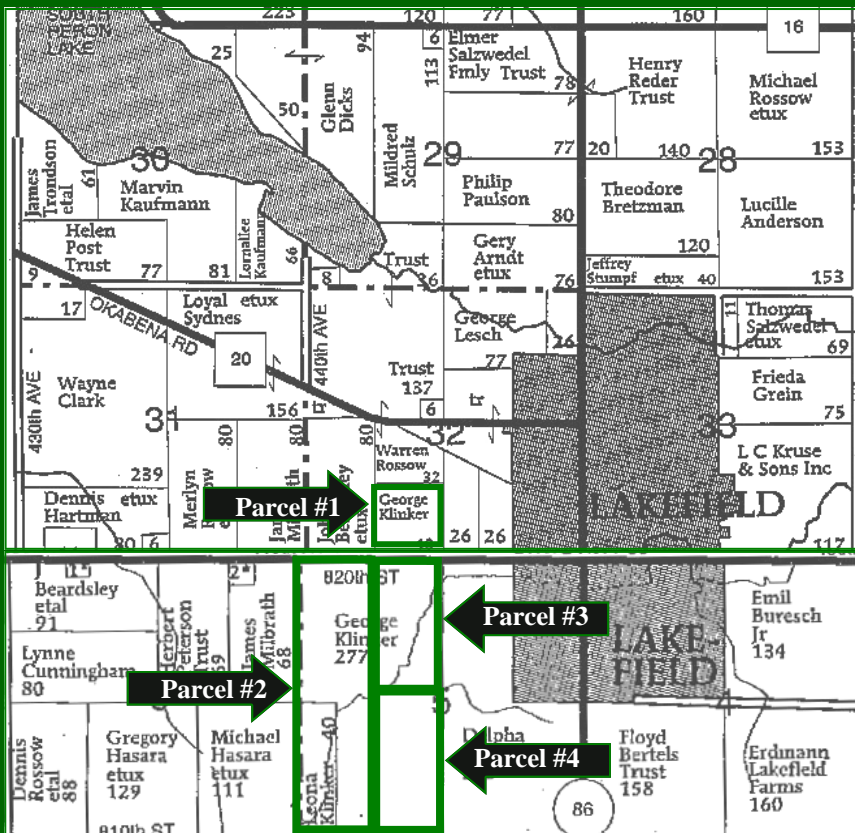
**Saturday July 16, 2011 @ 9:15 A.M.**

**SALE LOCATION:** At the Klinker farm 44313 820th Street (County road #14) Lakefield, MN. Which is located from the junction of Highway #86 & County road #14 in Lakefield, MN. 1/2 miles west on #14. Watch for auction signs.

Not responsible for accidents. Normal auction terms as posted.



**Jackson County, Minnesota**  
**357.35 Acres + / - Improved Farmland**  
**Heron Lake & Hunter Townships**



Real Estate to be sold following equipment & personal property.

### 357.35 ACRES IN 4 PARCELS - LEGAL DESCRIPTIONS

**PARCEL #1:** SE-1/4 of the SW-1/4 in 32-103N-36W Jackson County, MN. Containing 40 acres +/-.

**PARCEL #2:** W-1/2 of the NW-1/4 & W-1/2 of the SW-1/4 in 5-102N-36W Jackson County, MN. Containing 158.675 acres +/-.

**PARCEL #3:** E-1/2 of the NW-1/4 in 5-102N-36W Jackson County, MN. Containing 78.675 acres +/-.

**PARCEL #4:** E-1/2 of the SW1/4 in 5-102N-36W Jackson County, MN. Containing 80 acres +/-.

### COMBINED UNIT FSA INFORMATION

Combined Unit: Cropland 226 acres, Corn Base 88.2 acres, 116 bu. Corn Direct Yield, 110 bu. Corn CC Yield, Soybean Base 62.9 acres, 27 bu. Soybean Direct Yield, 32 bu. Soybean CC Yield. Oats Base 15.3 acres, 71 bu. Oats Direct Yield & 61 bu. Oats CC Yield.

### CROP PRODUCTIVITY INDEX

Parcel #1: 95.0 (Estimated) - Parcel #2: 81.9 (Estimated)

Parcel #3: 85.1 (Estimated) - Parcel #4: 44.3 (Estimated)

**INSPECTION OF THE BUILDING SITE ON PARCEL #3:** Inspection of the building site on Parcel #3 will be by appointment with Lisa Barkeim 507-841-1363.

### AUCTION SALE TERMS

The property will be sold in 4 parcels by our multi-parcel board bidding system. 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 November 1, 2011, when clear title is given. The farm is being sold subject to a cash rent lease for the 2011 crop year. The seller will receive all cash rent payments that are due and payable in 2011. 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 2012. 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 auction company & staff represent the sellers in this transaction. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information.

For additional information regarding Sale terms, Soil maps, CPI Maps, FSA information, go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Klinker Estate Land Auction sale bill area or call Dan Pike Auction Company at 507-847-3468.



**TRACTORS:** 1959 JD 530 w/ only 2,445 original hours, fenders, NF., very good rubber, ser. #5303522. This tractor was purchase new by the Klinker family and is in very nice condition.; 1953 JD 50 w/ like new 11.2 x 38" rubber, NF., ser.#501963. This tractor is also very nice condition.; 1963 Minneapolis Moline Jet Star 2 (G) w/ Stanhoist loader with trip bucket, WF., 13.6x28" rubber, 3pt., ser.#25800415; 1962 Oliver 770 (G) w/ WF., fenders, cab & single hyd., ser.#122614-736;



**PICKUP - LIVESTOCK TRAILER - ATV & FIRETRUCK:** 1983 Dodge 150 2wd pickup w/ 89,864 miles & 4 spd. trans.; Bumper hitch 5' x 10' livestock trailer; 1946 Dodge single axle fire tanker truck; 2002 Polaris Magnum 325 2wd ATV;



**FARM EQUIPMENT - ANTIQUE EQUIPMENT & RELATED ITEMS:** NI 325 2 row corn picker w/ 8 roll bed; NH 269 PTO baler; NH pulltype swather w/ crimper; JD 3 bottom pulltype plow w/ hyd. lift; Flare wagon w JD gear & hoist; MN 125 PTO manure spreader; JD 15' straight disk; JD front mounted 2 & 4 row cultivators; Portable bale elevator w/ motor & transport; Barn bale conveyor; JD roll a bar hay rake; Barge wagon w/ gear & hoist; AC 14' tandem disk; JD #8 sickle mower; Kewanee PTO elevator; Brady pulltype 14' hyd. lift field cultivator; 2 - 200 bu. gravity wagons w/ gears; 2 flatracks w/ gears; Old potato lifter plow; Old pulltype binder; Tractor mounted hyd. wood post driver; JD hand corn shelter; Old JD 4 row wide corn planter; Old wooden wheeled wagon w/ box; Old hay loader; Older pulltype sub soiler; 2 - PTO burr mills; Little Giant ear corn elevator; 4" auger w/ motor; 4 section drag; Lander packer; Assorted tractor wheel & other weights; and many other items.



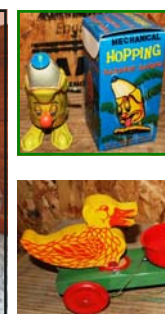
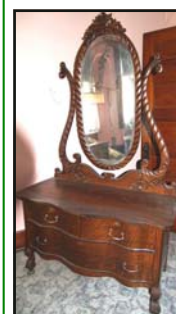
### ASSORTED FARM LITERATURE ITEMS:

Assorted JD and other pamphlets & literature items.

**MISCELLANEOUS ITEMS:** Sickle sharpener; Assorted tires; Assorted tractor tire & log chains; Lumber; Screw jacks; Barb wire; Cedar shingles; Tarps; Cattle tube gates; Assorted shovels & forks; Stock water tanks; A framed over head hoist; Shop press; Coast air compressor; Snow fencing; Planter check wire; Wood & steel posts; Plastic drainage tile; Cement tiles; Cement mixers; Assorted salvage steel & copper; and many other items.



**ANTIQUITY ITEMS:** Oak drop front secretary / Curio w/ side glass front china cupboard, nice; 3 drawer curved front dresser w/ ornately carved framed mirror, very nice; Oak Dining room set w/ 6 chairs, leafs & Queen Ann style legs; Antique buffet w/ mirror; 5 drawer chest of drawers; Antique dresser w/ mirror; 2 wooden arm chair rockers; Very nice old Travel King trunk wardrobe; Several Redwing items including 4 gal butter churn, two 2 gal., one 5 gal., two 10 gal. crocks; Buckeye 15 gal. crock; Curved front dresser w/ mirror; EW Home treadle sewing machine; Oval library table w/ drawer; Several antique chairs; Milk can; Old portable radio; Stereo card viewer w/ several photo cards; Wood planes; Pie safe; Copper boiler; 2 large cast iron kettles; Chicken crates; Wooden clothes rack; Peddle wheel grinder; Assorted hand tools & wrenches; Old wooden barrel; Cistern pumps; Barrel cart; Wooden doors; Fairbanks Morse balance scale; Camel back truck; Old butter churn with lid; Several old toys including: Pulltype Dipper ducks #258 with box, Tinker Toy set; Childrens microscope set, Tins Hopping Barney banana and Assorted glassware; Coffee tins & Other tins; Assorted lamps; Iron Bed; German Bavaria china; Old pictures and many other items.



**APPLIANCES & HOUSEHOLD ITEMS:** Frigidaire 18 cu. ft. refrigerator freezer w/ textured door; Chest type freezer; Eureka vacuum cleaner; New electric space heater, Assorted other household items to numerous to mention.

## OWNER

# George Klinker Estate

Lisa Barkeim & Michelle Bernholz  
Personal Representatives for the Estate

## SALE CONDUCTED BY



410 Springfield Parkway  
Jackson, MN 56143  
507-847-3468

[www.danpikeauction.com](http://www.danpikeauction.com)



### Auctioneers

**Dan Pike**  
CAI & GPPA - MN License #32-11-010  
Jackson, MN  
507-847-3468 (O) or 507-841-0965 (C)  
**Doug Wedel**  
Fairmont, MN 507-236-4255  
**Kevin, Allen & Ryan Kahler**  
Fairmont & Sherburn, MN  
507-920-8060

### Attorney for the Estate & Closing Agent

**Brad Anderson**  
Handevitd & Anderson  
Law Firm  
309 Sherman Street  
Jackson, MN. 561431  
507-847-2052