

OUTSTANDING - SPRINGFIELD TOWNSHIP, COTTONWOOD COUNTY, MN.

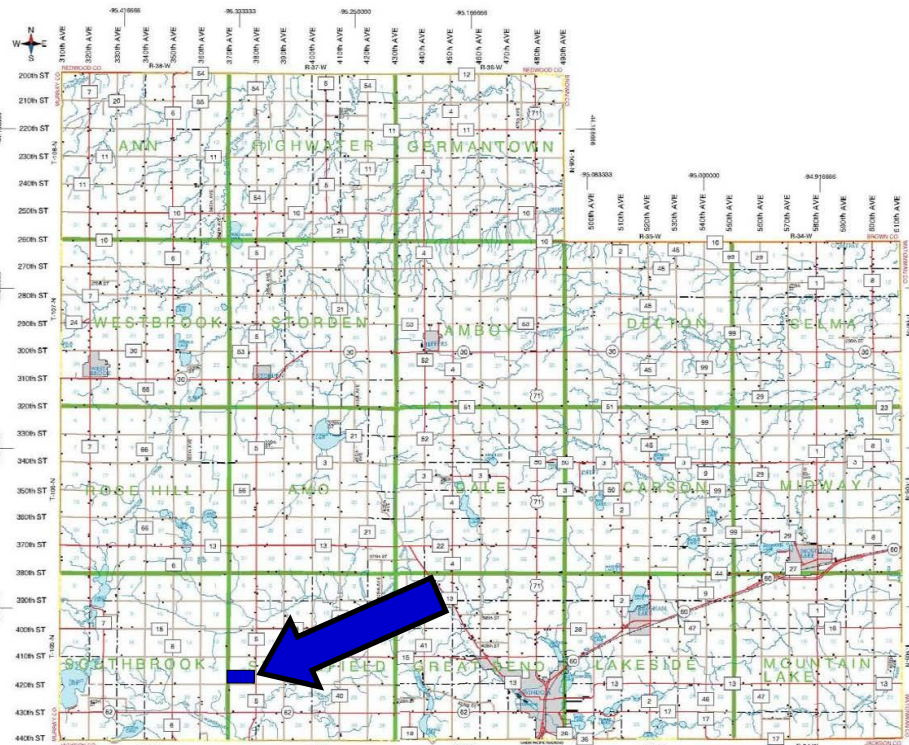
320.04+/- ACRE FARMLAND & ACREAGE AUCTION



Wednesday, September 14, 2022 @ 10:00 A.M.

SALE LOCATION: Sale will be held at the Windom Community Center at 1750 Cottonwood Lake Drive in Windom, MN.

Cottonwood County, Minnesota

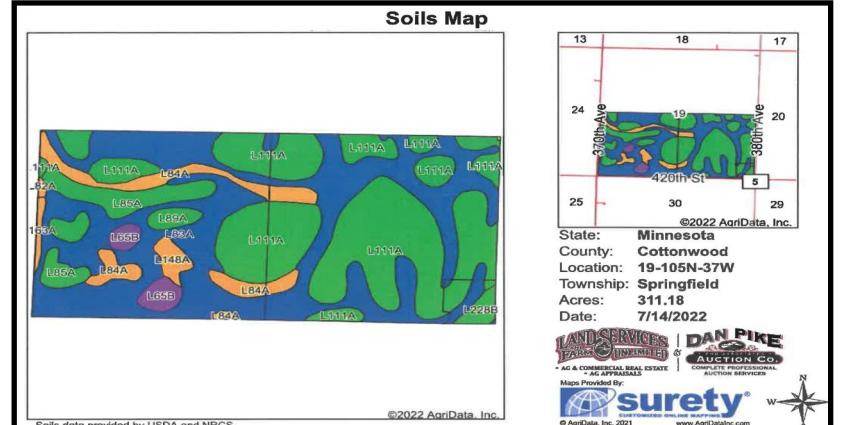
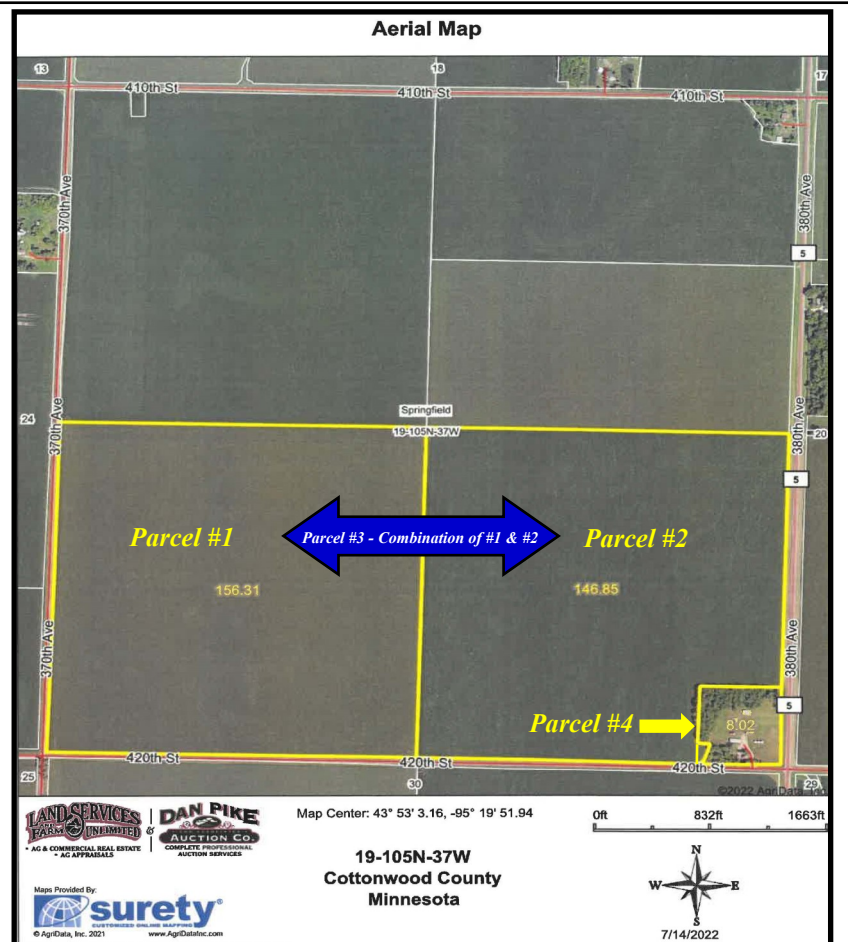


BEAUTIFUL ACREAGE

ADDRESS: 37948 420th Street Heron Lake, MN.

ACREAGE OPEN HOUSE INSPECTION: Tuesday, August 30, 2022 from 5 to 7 P.M.

This is a very well maintained 9.88 acre acreage with an excellent location just off a good hard surface road. It features a move in ready home with attached double car garage and central A/C. The home has been updated and is very nice. There are several very useable outbuildings consisting of a large barn, machinery storage buildings and grain bins. If you are in the market for an acreage make sure to take a look at this one as they don't come any nicer.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class 'c	Productivity Index	Corn Bu	Soybeans Bu	"n NCCPI Corn	"n NCCPI Soybeans
L83A	Webster clay loam, 0 to 2 percent slopes	132.53	42.6%	IIIw	Illw	93			78	82
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	119.56	38.4%	IIIw	Illw	100	184	55	82	83
L84A	Glencoe clay loam, 0 to 1 percent slopes	20.88	6.7%	IIIw	Illw	86			76	76
L85A	Nicollet clay loam, 1 to 3 percent slopes	19.44	6.2%	IIIw	Illw	99			81	82
L65B	Augusta Lake fine sandy loam, 1 to 6 percent slopes	6.48	2.1%	IIIw	Illw	70	129	39	72	57
L148A	Lowlein sandy loam, 1 to 3 percent slopes	3.75	1.2%	IIIw	Illw	89	164	49	76	69
L89A	Guckeen silty clay loam, 1 to 3 percent slopes	3.36	1.1%	IIIw	Illw	95			82	75
L228B	Clarion-Ocheyedan complex, 2 to 5 percent slopes	3.12	1.0%	IIIw	Illw	95	175	52	83	79
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	1.53	0.5%	IIIw	Illw	86			74	74
L82A	Marna silty clay loam, 0 to 2 percent slopes	0.53	0.2%	IIIw	Illw	87			77	72
Weighted Average						1.63	95.1	77.1	23.1	79.5

PROPERTY LEGAL DESCRIPTION

South Half (S1/2) 19-105-37 Cottonwood County, Minnesota.

Cottonwood County Parcel #'s 16.019.0200 & 16.019.0210. Containing 320.04+/- deeded acres.

PROPERTY ADDRESS & LOCATION

37948 420th Street Heron Lake, MN.

Located from Windom, Minnesota 9 miles west on highway #62 to Co. road #5 then 1 mile north or 11 miles south of Storden, MN

METHOD OF SALE

The property will be offered in separate parcels & in combination via our multi-parcel bidding program.

Parcel #1 - SW1/4 19-105-37. Containing 160.04+/- acres.

Parcel #2 - SE1/4, except building site area 19-105-37. Containing 150.12+/- acres.

Parcel #3: Combination of Parcels #1 & #2

Parcel #4 - The building site area in the southwest corner of SE1/4 19-105-37. Containing 9.88 acres.

PROPERTY INFORMATION (Combined)

Deeded Acres: 320.04+/- Cropland Acres: 303.17+/-

FSA INFORMATION (Combined)

Corn Base: 151.6+/- Acres PLC Yield: 170 bu.

Soybean Base: 151.6 +/- Acres PLC Yield: 45 bu.

Crop Productivity Index Rating: 95.1

For more complete details and information, please visit our web page www.danpikeauction.com

AUCTION SALE TERMS

The property will be offered via our multi-parcel bidding program. The farm is being sold subject to a cropland lease for 2022 with the Seller's retaining all 2022 cropland lease payments. The Buyer or Buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on November 15, 2022 with the balance being due and payable in full at closing. Possession after all 2022 crops have been removed. The sale will NOT be contingent upon any buyer financing. The buyer is responsible for all real estate taxes that are due and payable in 2023 and thereafter. Property is being sold "AS IS", 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 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.

AUCTIONEER'S NOTE

This is an outstanding farm with a very well kept nice acreage! It may be one of the best farms to be offered for sale this year in southern Minnesota. You will want to take a look at this property. We are very honored to have been asked to represent the Hanson Family with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. If you are considering the purchase of very good farmland to add to your investment portfolio or looking for a very well kept nice acreage 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 10:00 A.M. sharp, so don't be late.

No "Buyers Premium" will be charged - what you bid is what you will pay.

SALE ARRANGED BY



Dan Pike - Ag Land Broker
1362 Springfield Parkway
Jackson, MN 56143
507-847-3468
Scott Christopher 507-841-3125
Kevin & Chris Kahler & Doug Wedel
www.danpikeauction.com

Closing Attorney for the Sellers
Paul Muske
Muske Law Firm
Windom, Minnesota
507-831-5575

For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information booklet under the David & Donna Hanson Trust Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

OWNER

David & Donna Hanson Trusts