

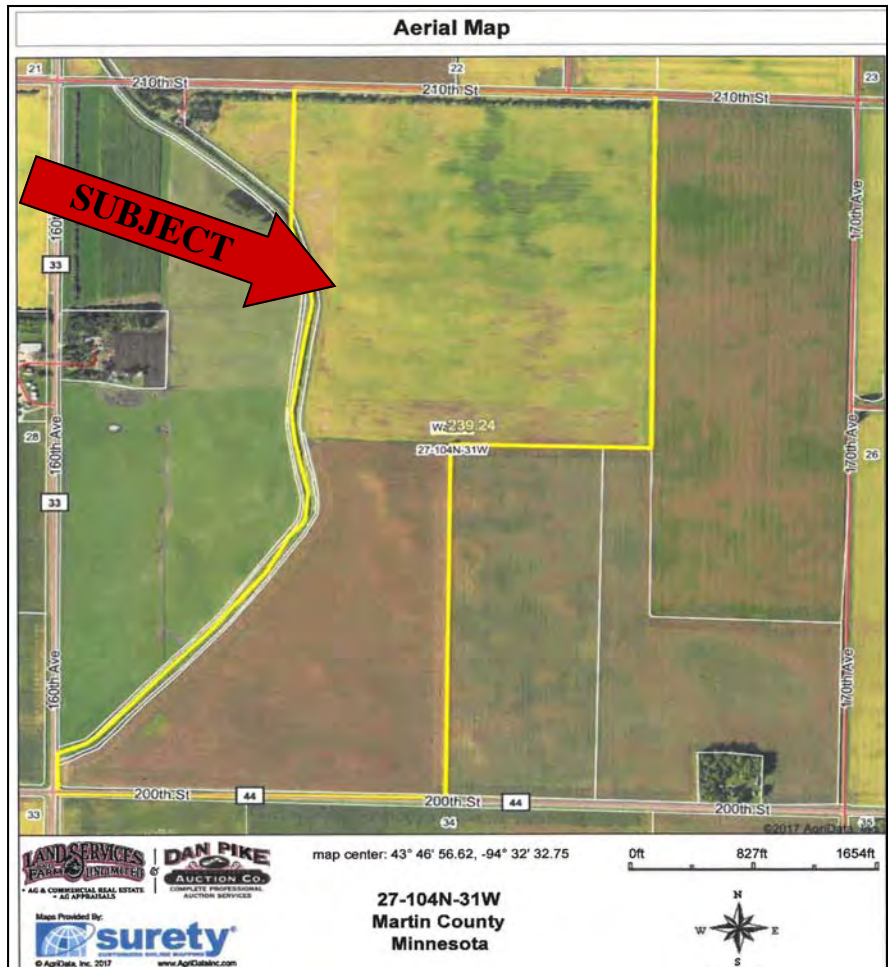
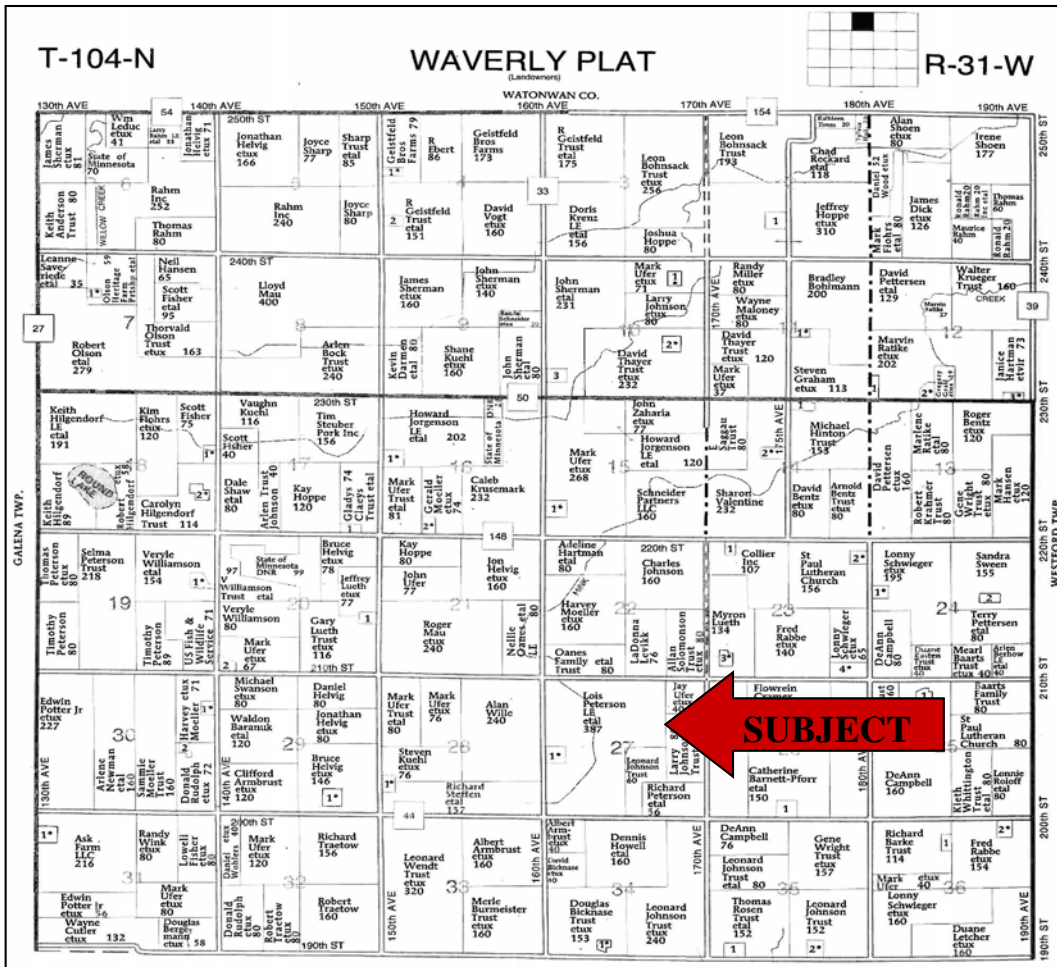
239.24 Acres +/- Waverly Township, Martin County, MN

# FARMLAND AUCTION

Tuesday, February 20, 2018 @ 10:30 A.M.

Blizzard/Storm Date - Tuesday, February 27, 2018 @ 10:30 A.M., but please check our web site [www.danpikeauction.com](http://www.danpikeauction.com) for any updates.

**SALE LOCATION:** The auction will be held at the Truman Community Center at 313 N. First Avenue in Truman, Minnesota. Watch for auction signs the day of the sale.



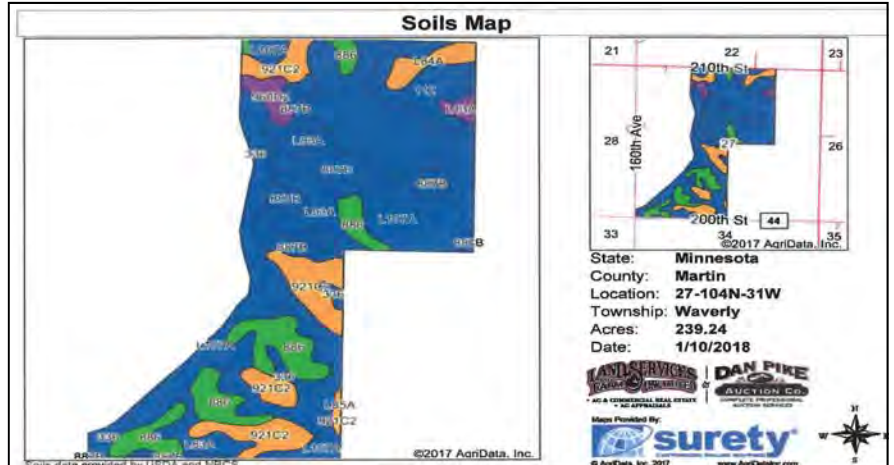
- **LEGAL DESCRIPTION:** W1/2 NE1/4 & that part of the SW1/4 & NW1/4 lying east of Mink Creek except tracts 27-104N-31W Martin County, Minnesota. Full legal description will be provided at the auction.
- **PROPERTY LOCATION:** From the junction of Highway #15 & County Road #50 on the south edge of Truman, Minnesota - 6 miles west to 160th Avenue, then 3 miles south on 160th Avenue to 210th Street. Look for auction signs on property.
- **CROP PRODUCTIVITY RATING & SOIL TYPES:** Approximately 91.8 CPI with Nicollet-Crippin, Delft Clay, Clarion Loam, Webster Clay, Canisteo-Glencoe and Clarion-Swanlake, Clarion-Storden, Harps Clay, Glencoe Clay, Omsrud-Storden & Klossner Muck.
- **METHOD OF SALE:** Property will be offered as 1 parcel of 239.24 acres more or less.

**AUCTION SALE TERMS**

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 April 27, 2018, when clear title & possession is given. The buyer will have possession of the properties upon closing. The Buyer shall pay all real estate taxes that are due and payable in 2018 and thereafter. The Buyer shall pay in addition to the purchase price of the farmland all of the fall tillage and fertilizer expenses that were done to the farm after the 2017 crops were removed. Those expenses amounts will be provided at the auction. 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 Sauck & Halverson families 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 very good 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 be the 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. Respectfully, Dan Pike Auction Company & Auctioneer Alley.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class 'c'	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	82.00	34.3%	llw		91						
336	Delft clay loam, 0 to 2 percent slopes	32.07	13.4%	llw		94						
88B	Nicollet-Crippin complex	27.48	11.5%	I		100	5.2	210	94	60	5.2	
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	28.75	11.2%	lle		92						
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	26.15	10.9%	llle		87						
L83A	Webster clay loam, 0 to 2 percent slopes	20.76	8.7%	llw		93						
112	Harps clay loam, 0 to 2 percent slopes	12.44	5.2%	llw		90						
L84A	Glencoe clay loam, 0 to 1 percent slopes	5.13	2.1%	lllw		86						
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	4.09	1.7%	lVe		76						
L13A	Klossner muck, 0 to 1 percent slopes	1.99	0.8%	lllw		77						
102B	Clarion loam, 2 to 6 percent slopes	0.38	0.2%	lle		95						
<b>Weighted Average</b>							<b>91.8</b>	<b>0.6</b>	<b>24.1</b>	<b>10.8</b>	<b>6.9</b>	<b>0.6</b>

**For Additional Information**  
Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Sauck - Halverson Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468 or Dustyn Hartung 507-236-7629.

**OWNERS**  
**Kay & Mark Sauck**  
and  
**Jane E. & David C. Halverson**

**DAN PIKE**  
AND ASSOCIATES  
**AUCTION CO.**  
COMPLETE PROFESSIONAL  
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**Alley**

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MN License #32-17-003 Jackson, MN.  
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**Dustyn Hartung - 507-236-7629 (C)**  
Kevin Kahler - 507-920-8060 (C)  
Allen & Ryan Kahler 507-227-8528 (C)  
Doug Wedel - 507-236-4255 (C)

**Attorney for the Sellers**  
**& Closing Agent**  
**Darin G. Haugen**  
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& Madsen, P.A. - Law Firm  
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