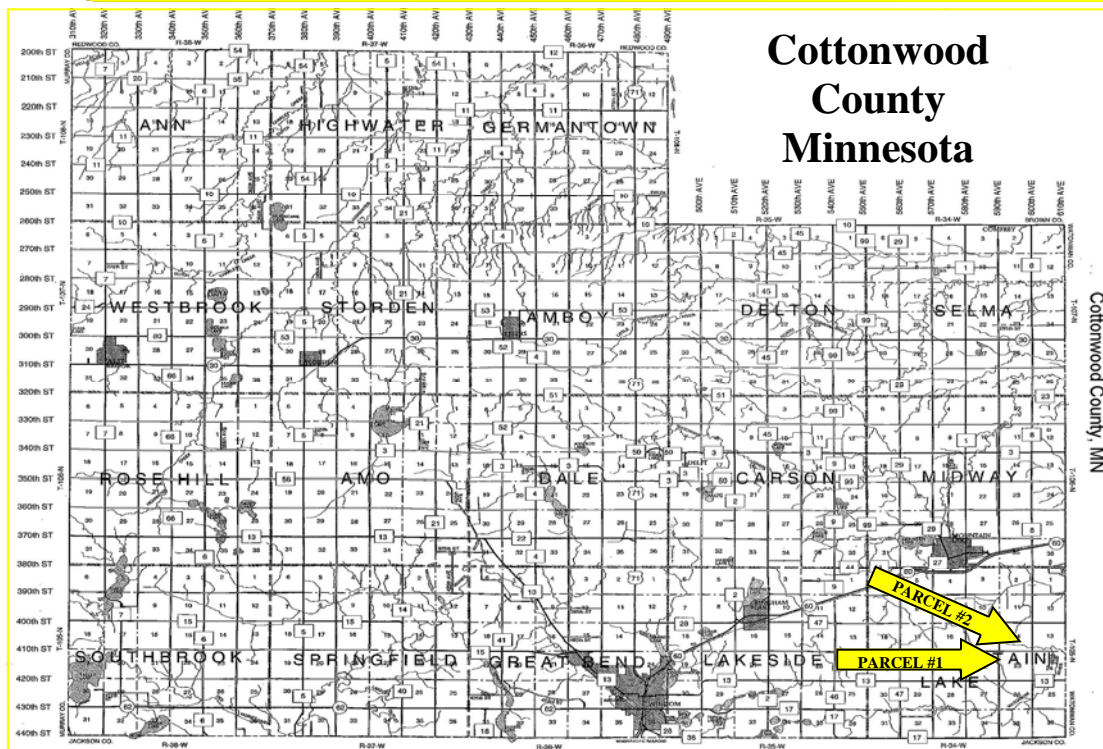


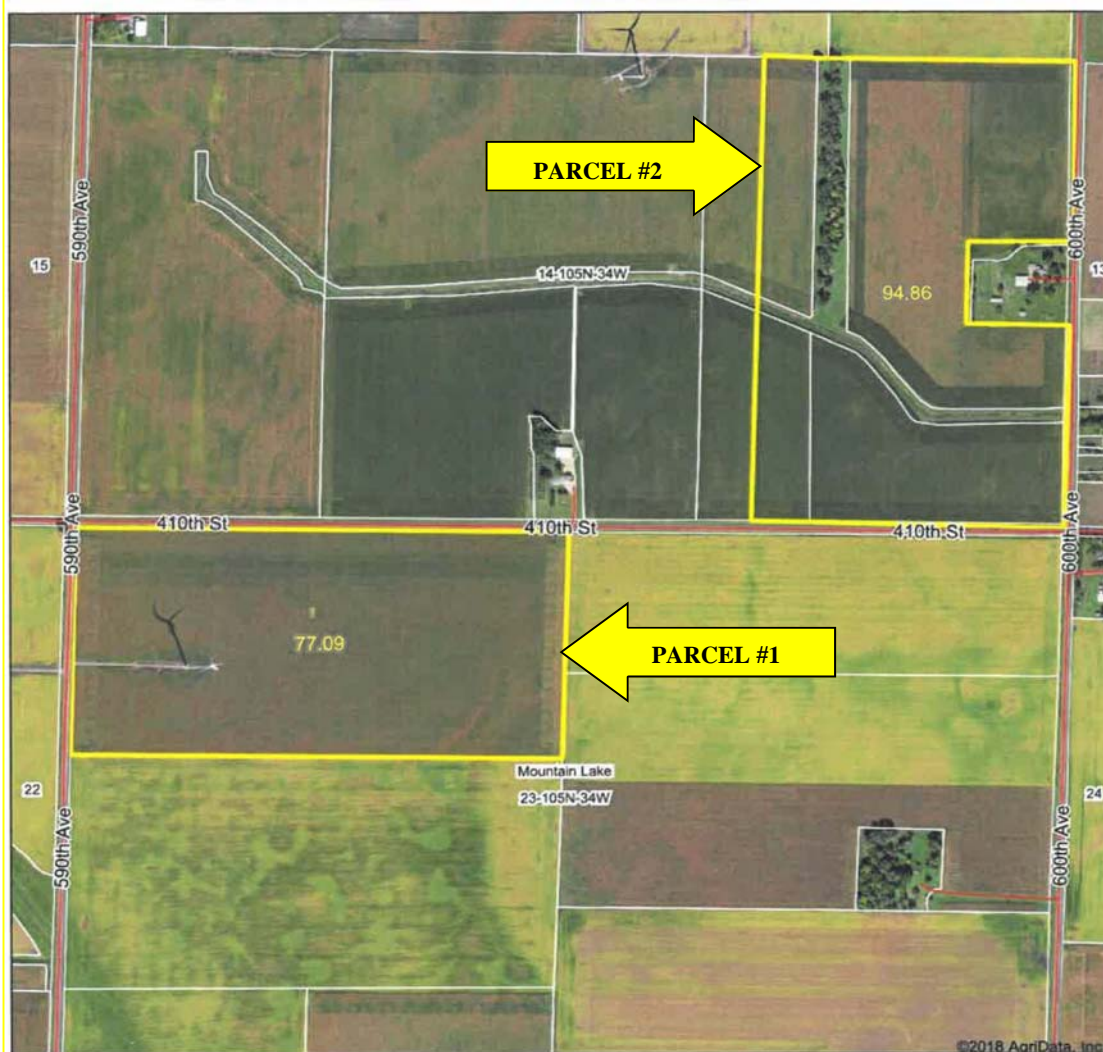
174.86 Acres +/- Mt. Lake Township, Cottonwood County, MN MULTI-PARCEL FARMLAND AUCTION

Tuesday, July 31, 2018 @ 10:30 A.M.

SALE LOCATION: The auction will be held at the Windom Community Center at 1750 Cottonwood Lake Drive in Windom, Minnesota. Watch for auction signs on Highway #71 by Toro day of the sale.



Aerial Map



map center: 43° 53' 28.7, -94° 53' 22.12

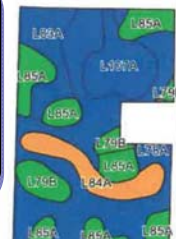
23-105N-34W
Cottonwood County
Minnesota

Logos for Land Services, Dan Pike Auction Co., and Surety are present.

Cottonwood County Minnesota

Soils Map

Parcel #1
Has a wind turbine. The buyer of Parcel #1 will be assigned the lease for the wind turbine upon closing.



State: Minnesota
County: Cottonwood
Location: 23-105N-34W
Township: Mountain Lake
Acres: 171.95
Date: 6/21/2018



Area Symbol: MN033, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index
L85A	Nicollet clay loam, 1 to 3 percent slopes	49.09	28.5%		lw	99
L83A	Webster clay loam, 0 to 2 percent slopes	45.49	26.5%		llw	93
L78A	Canisteo clay loam, 0 to 2 percent slopes	44.24	25.7%		llw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	12.12	7.0%		lllw	86
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	10.90	6.3%		llw	91
L79B	Clarion loam, 2 to 6 percent slopes	6.65	3.9%		lle	95
L102C	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.46	2.0%		llle	87
Weighted Average						94

PROPERTY LEGAL DESCRIPTIONS

PARCEL #1: N1/2 of the NW1/4 23-105N-34W Cottonwood County, MN. Containing 80 acres more or less.

PARCEL #2: E1/2 SE1/4 except 5.14 acre buildings site tract & E1/2 E1/2 W1/2 SE1/4 14-105N34W Cottonwood County, MN. Containing 94.86 acres more or less.

INFORMATION & CPI RATINGS

PARCEL #1:

SOIL TYPES: Nicollet Clay Loam, Webster Clay Loam, Canisteo clay loam, Clarion-Storden complex, Glencoe clay loam & Clarion loam.
CPI Estimated Rating: 94.7 (Estimated)

PARCEL #2:

SOIL TYPES: Clarion Loam, Nicollet Clay Loam, Webster Clay Loam, Canisteo - Glencoe complex, Canisteo clay loam, Clarion - Storden complex & Glencoe clay loam.
CPI Estimated Rating - 93.5 (Estimated)

AUCTION SALE TERMS

The properties shall be offered as two parcels via our Multi-Parcel board bidding system. The buyer or buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. Sellers shall retain all rental and wind turbine/wind rights payments for the year of 2018 with the buyer receiving all wind turbine/rights payments in 2019 and thereafter. The closing of the two parcels shall be held on November 15, 2018 with the balances being due and payable in full, when clear title will be passed. 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 2019 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 warrant 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 statues. 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 a great opportunity if you are looking for very good farmland to add your operation or investment portfolio. We are very honored to have been asked to represent the Wall 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 land 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 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.

For Additional Property Information
Go to our web site at www.danpikeauction.com and check the information brochure under the Walls Trust Heirs Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

SALE ARRANGED BY

DAN PIKE AND ASSOCIATES AUCTION CO.
COMPLETE PROFESSIONAL AUCTION SERVICES
410 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

Auctioneers
Dan Pike
Auctioneer/Real Estate Broker
CAI & GPPA - MN#32-13-018 Jackson, MN.
507-847-3468 (O) or 507-841-0965 (C)
Scott Christopher - Jackson, MN.
Doug Wedel - Fairmont, MN.
Kevin, Allen & Ryan Kahler
Dustyn Hartung - Fairmont & Sherburn, MN.
Darwin Hall - Butterfield, MN.

Closing Attorney for the Sellers
Pamela D. Steinle Sunde, Olson, Kircher, & Zender Law Office
108 Armstrong Blvd. S.
St. James, MN. 56081
507-375-4483

OWNERS
Heirs of the
Arthur & Norma Wall Trust
Curtis & Byron Wall - Trustees