

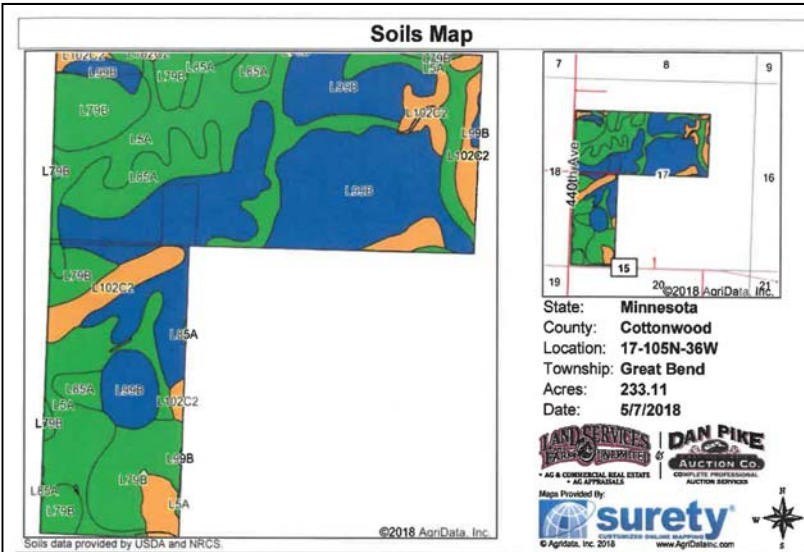
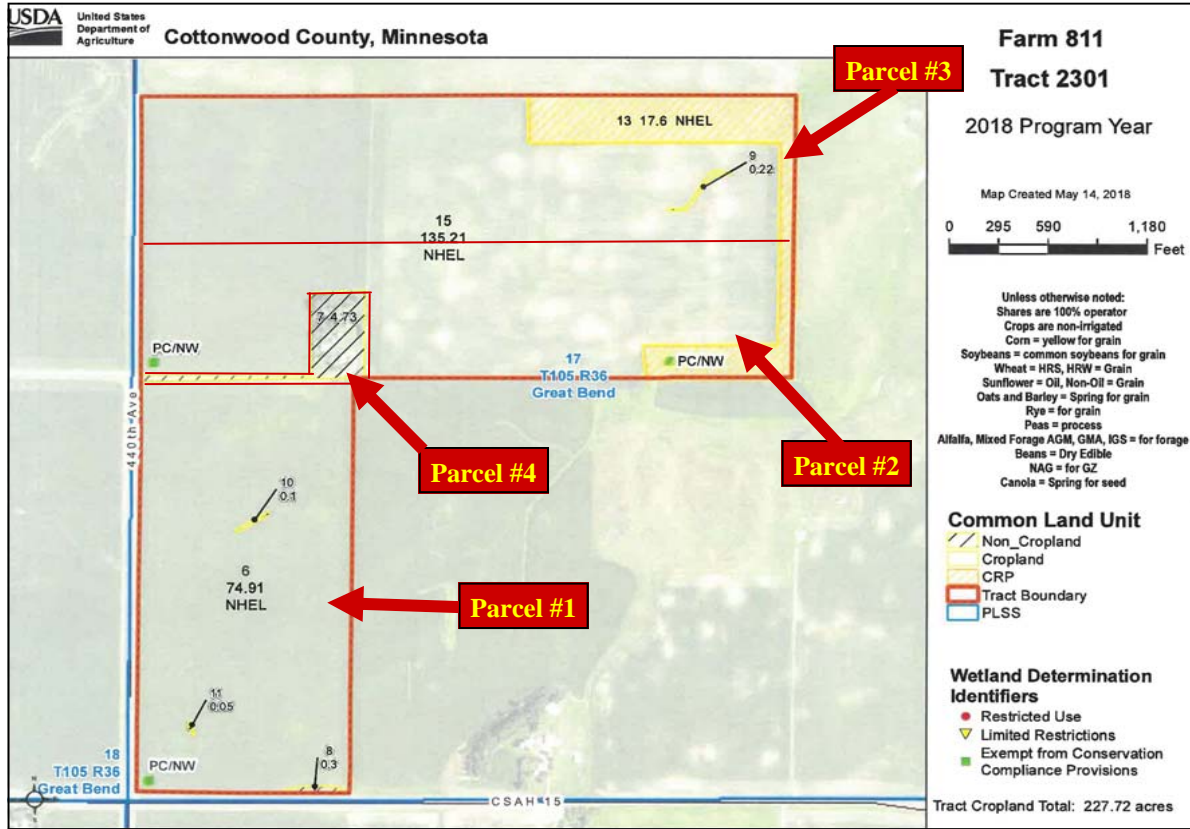
240 Acres +/- Great Bend Township, Cottonwood County, MN

FARMLAND & ACREAGE & HOUSEHOLD AUCTION

TUESDAY, JULY 17, 2018 @ 4:00 P.M.

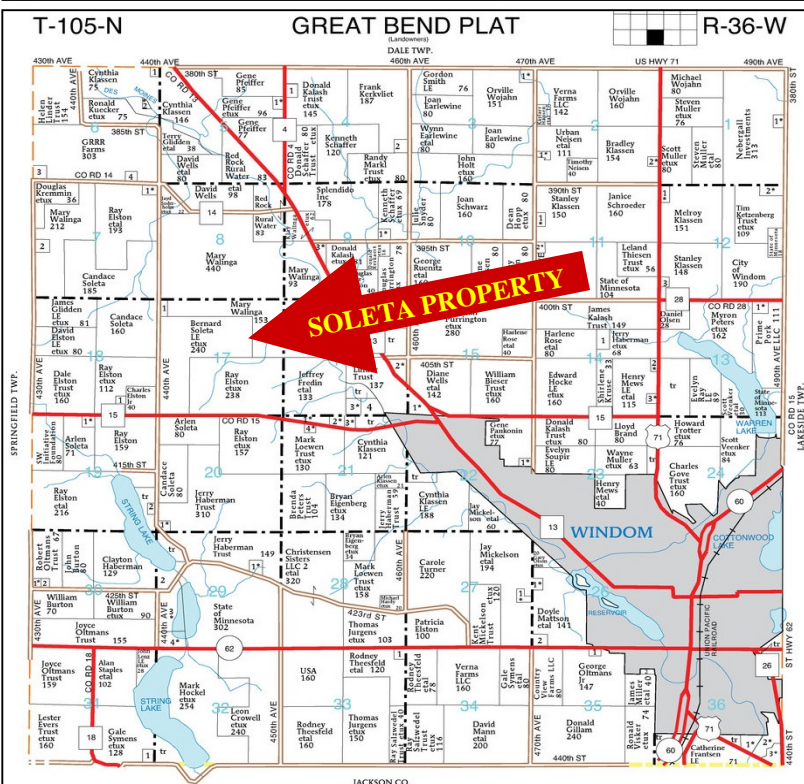
SALE LOCATION: The auction will be held at the Soleta farm 40504 440th Avenue, which is 1 mile north the junction of Highway #71 & #60 by Toro in Windom Minnesota to the junction of Highway #71 & County Road #15, then 4 miles west on #15 to 440th Avenue, then 1/2 miles north.

Watch for auction signs the day of the auction.



Area Symbol: MN033, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °C	Productivity Index	Corn	Soybeans	
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	92.65	39.7%		ile		92		
L5A	Deift, overwash-Deift complex, 1 to 4 percent slopes	58.87	25.3%		ilw		96	177	
L79B	Clarion loam, 2 to 6 percent slopes	35.91	15.4%		ile		95		
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	25.91	11.1%		ille		87		
L85A	Nicollet clay loam, 1 to 3 percent slopes	19.77	8.5%		hw		99		
Weighted Average							93.5	44.7	13.4



PROPERTY LEGAL DESCRIPTION

PARCEL #1: W1/2 of SW1/4 17-105N-36W Cottonwood County, MN. Containing 80 acres more or less.

PARCEL #2: S1/3 of NW1/4 & S1/3 of W1/2 of NE1/4 17-105N-36W Cottonwood County, MN. Except the approximate 5 acre building site area & driveway offered as Parcel #4. Containing approximately 75 acres more or less. Subject to a survey to be completed of Parcel #4 if sold separately from Parcel #2.

PARCEL #3: S1/3 of N2/3 of NW1/4 & S1/3 of N2/3 of W1/2 of NE1/4 17-105N-36W Cottonwood County, MN. Containing 80 acres more or less.

PARCEL #4: The approximate 5 acre building site area & driveway in S1/3 of NW1/4 & S1/3 of W1/2 of NE1/4 17-105N-36W Cottonwood County, MN. Subject to a survey to be completed of Parcel #4 if sold separately from Parcel #2.

BUILDING SITE OPEN HOUSE INSPECTION
 An open house inspection will be held on **Monday, June 25, 2018** from 5:30 P.M. to 7:00 P.M. or by appointment with Dan Pike or Scott Christopher.

Property will be offered via our multi-parcel board bidding system.

LAND AUCTION SALE TERMS - PARCELS #1 THROUGH #3

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 December 14, 2018, when clear title is given. The sale is subject to a cropland lease for the 2018 crop year with the seller retain all 2018 cropland & CRP rental payments. The buyer will have possession for 2019 crop year. The Buyer shall pay 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. 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 statutes. Property is being offered with the division of FSA/CRP benefits between parcels being done at the discretion of the FSA upon transfer & closing. 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.

BUILDING SITE AUCTION SALE TERMS - PARCEL #4

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 \$15,000 NON-refundable earnest money down-payment WITH A BANK CASHIER CHECK or MONEY ORDER made out to the Ronald Schramel Law Office Trust account 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 August 22, 2018, when clear title and possession is given. The present farmland tenant shall have possession and use of the grain bins through December 1, 2019 that are located on the building site. The tenant shall have the right of ingress and egress to use the grain bins and tend to their grain stored in them. The buyer is responsible to pay all costs to have the septic system inspected, and all costs to install a compliant septic system if required. The buyer is responsible to seal any abandoned wells should there be any on the property. The Buyer shall pay 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. 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 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 Soleta Family 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 good land or looking for a nice building site with a great location, 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 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 4:00 P.M. sharp, so don't be late. The real estate will sell after the personal property items. For Additional Information: Go to our web site at www.danpikeauction.com and check the information brochure under the Soleta Family Land & Personal Property Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

BUILDING SITE INFORMATION

The approximate 5 acre building site consists of a well maintained two story home that features 5 bedrooms with the master bedroom on the main floor and 4 nice sized bedrooms up stairs. It has 1-1/2 baths, kitchen with dine-in area and built-in dishwasher, Dining room, Livingroom and also main floor laundry area. The garage is attached to the home with entrance into the home. The home also has permanent siding, central A/C, high efficiency LP gas furnace and much more. Out building include a pole/steel machinery shed, 3 grain bins and large hip roofed barn that has great potential. The building site area will be surveyed if sold separately from the land. Plus a GREAT LOCATION close to Windom, MN.

SALE ORDER: Small items on racks followed by household furniture with the real estate at the end of the auction.

PERSONAL PROPERTY AUCTION TERMS: U.S. funds - cash or bankable check or bank wire transfer payable the day of the auction. Owners & sales staff are not responsible for accidents. All items are being sold as is with no stated or implied warranty. Statements made the day of the auction taken precedence over any & all printed material. All titles will be transferred by the auction company, a \$35 document fee will be charged to the buyers in addition to applicable taxes & license fees. The information given is believed to be true & correct to best of the owners & sales staffs ability, but IS NOT GUARANTEED. Buyers assume full responsibility for all items upon purchase and winning the bid. Buyer shall make all inspections of items prior to purchase and rely solely on their judgment as to condition, age, hours, mileage and any safety or other defects. All out of the area buyers shall provide letter of credit to the auction company prior to purchasing. All buyers must register for buyers number prior to bidding. All sales are final.

HOUSEHOLD & PERSONAL PROPERTY AUCTION ITEMS - Selling first starting at 4:00 P.M.

APPLIANCES: White Frigidaire glass-top electric stove; White Maytag model MBB1954 GEW refrigerator with bottom freezer; White matching Maytag automatic washer and electric dryer, very nice; Stereo; White electric sewing machine with cabinet and other items.

FURNITURE: Bedroom set with full size bed & dresser; Bedroom set with full size bed, dresser and mirror; White bedroom set with full size post bed no mattress, matching chest of drawers, dresser with mirror and night stands; Youth bed; Drop leaf kitchen table with 4 chairs; Dining room set with table and 2 leafs, 6 chairs, matching china cupboard; Modern roll-top writing desk with 3 lower drawers; Occasional chair with hardwood arms; Living room end tables and coffee table; 2 wing-back occasional chairs; Brown sofa; Metal wardrobe; Waterfall front chest of drawers and matching night stands; Book shelf; Table and floor lamps; Storage shelves and Other items.

MISCELLANEOUS & TOOLS: Garden hoses; Aluminum extension ladder; Pull type lawn sprayer; Garden tools; Heavy duty extension cord; Werner fiberglass step ladders; Assorted hand tools; Craftsman portable tool chest; SMC portable air compressor; Nut and bolt index; Assorted handicap equipment; Garden tools; Gas grill; 300 gallon overhead fuel barrel and many other items too numerous to mention.

ANTIQUES: Serenado Victrola hand crank phonograph in oak cabinet; One Minute Washer Company from Kellogg Iowa small hand washing machine with hand ringer; Assorted games and toys; Assorted china; Children's wooden rocker, Garden sprinkling water can, A few antique oil/cans; Barn cupola; Old steel spoke implement wheels; 2 - Wooden truck or car rims, Kerosene/oil lamps and Other items too numerous to mention.

OTHER ITEMS: 2 sets of golf clubs; Assorted suitcases; 2 hat/coat racks; Floor fan; Assorted bedding; Assorted sheets and blankets; Assorted dishes, pots, pans; Towels; Lawn furniture; Deck swinging love seat; Assorted bikes; Bench grinder; Hand tools; Toro garden tiller & push lawn mower; Jary mower; Barn ropes; Air compressor; Aluminum ladders; Garden tools and Other items to numerous to mention.

SALE CONDUCTED BY

DAN PIKE AND ASSOCIATES AUCTION CO.
 COMPLETE PROFESSIONAL AUCTION SERVICES

410 Springfield Parkway
 Jackson, MN 56143
 507-847-3468
www.danpikeauction.com

Auctioneers
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 MN License #32-18-003 Jackson, MN.
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 Scott Christopher
 507-841-3125 - Jackson, MN.
 Doug Wedel - Fairmont, MN.
 Kevin, Allen & Ryan Kahler
 Fairmont & Sherburn, MN.
 Dustyn Hartung - Fairmont, MN.

OWNERS: Heirs of Bernard A. Soleta & Muriel T. Soleta - Trusts

Attorney for the Sellers & Closing Agent
Ronald Schramel - Attorneys at Law 910 Fourth Avenue
 Windom, MN. 56101 Office Phone #507-831-1301