

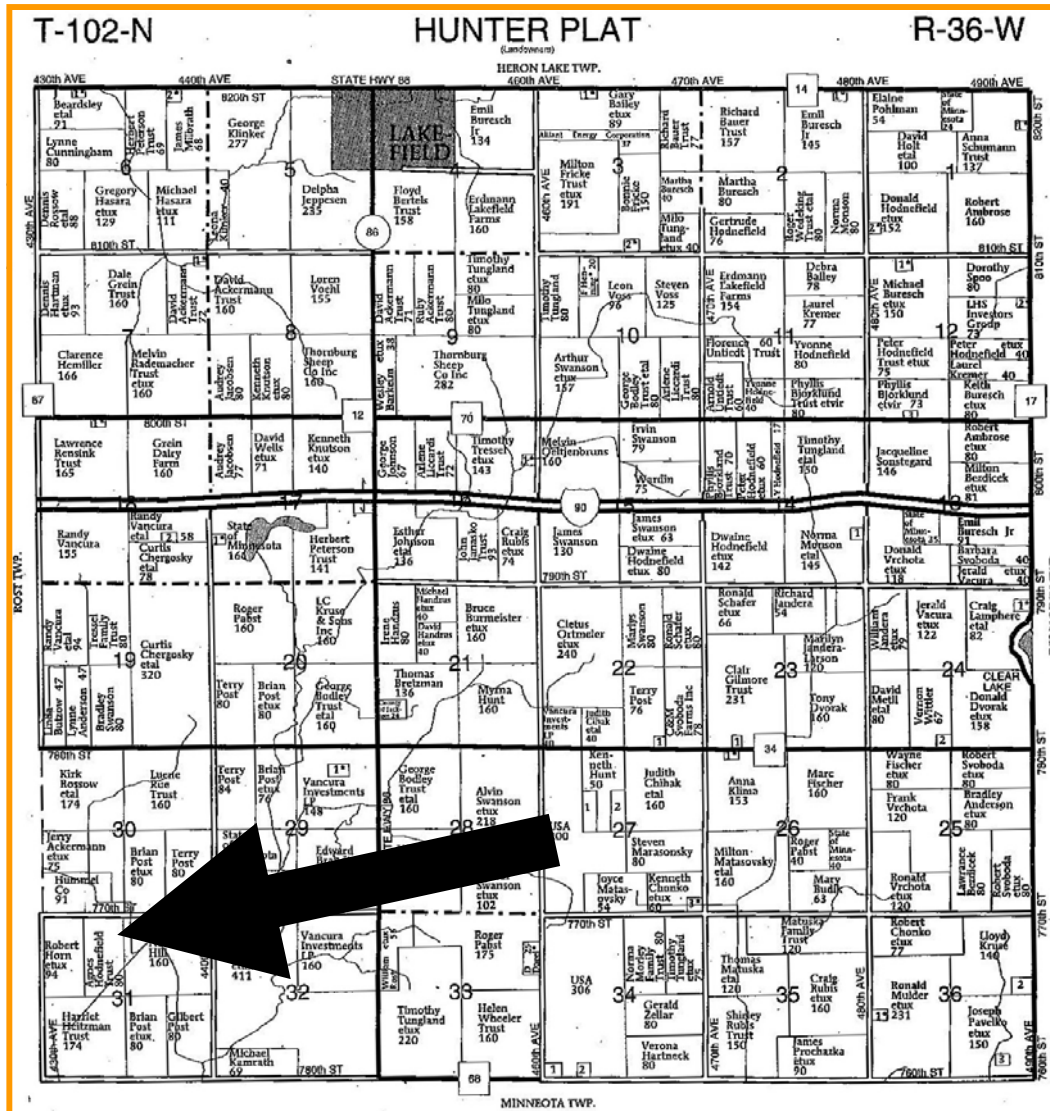
74.86 Acres +/- Hunter Township, Jackson County, MN.

# FARMLAND AUCTION

Friday, October 17, 2014 @ 9:00 A.M.

## SALE LOCATION

The auction will be held at the Lakefield American Legion Hall at 413 Main Street in Lakefield, Minnesota.  
Watch for auction signs the day of the sale.



**PROPERTY LEGAL DESCRIPTION:** East Half of the Northwest Quarter (E1/2 NW1/4) except 5.14 acres 31-102N-36W, Jackson County, MN. Containing 74.86 acres more or less.

**AUCTION SALE TERMS:** This property will be offered at public auction, subject to a "60 Day Right of First Refusal" that will be extended to Carol J. & Robert G. Horn, for a purchase contract between Joseph & Agnes Hodnefield to Carol J. Horn & Robert G. Horn dated 12/17/92. Further information will be announced and available at the auction. 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 10% 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 **January 30, 2015**, when clear title is given. The buyer will have possession for 2015 crop year. The Seller shall retain all cropland rental income for 2014 and will pay all real estate taxes that are due and payable in 2014. Property is being sold "AS IS". Property is being sold subject to 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 sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. The Auction Company & Staff represent the owner in this transaction.

**AUCTIONEERS NOTE:** This auction offers potential buyers the opportunity to add a farmland tract to their portfolio or operation that an excellent drainage outlet and respectable soil types for conventional row crop farming typical to this area. We are very honored to have been asked to represent the Hodnefield Trust with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this land. 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. 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 9:00 A.M. sharp, at the American Legion Hall in Lakefield, MN. Please don't be late! Respectfully, Dan Pike Auction Company.

**FOR ADDITIONAL INFORMATION:** Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Agnes Hodnefield Land Auction sale bill area or call Dan at the Dan Pike Auction Company at 507-847-3468.

## OWNER

# Agnes M. Hodnefield Trust

SALE  
CONDUCTED  
BY



410 Springfield Parkway  
Jackson, MN 56143  
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[www.danpikeauction.com](http://www.danpikeauction.com)

### Auctioneers

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### Attorneys for the Estate & Closing Agent

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