LAND AUCTION

172 +/- acres of prime Eden Twp, Pipestone Co. MN. Native Grass Pasture

The property is located 2 mi. east of Ihlen, MN on Co. Rd. 2 and 1 mile south on the west side of the road; or from the Snyder Drug corner in Pipestone, MN go 6 mi. south on Co. Road 56 to Co. Road 2, go west 1 mile, turn south and proceed 1 mi. to the NE corner of the property.

MONDAY, JUNE 18, 2012 • 10:00 AM

AUCTIONEER'S NOTE: This auction presents the opportunity to purchase 172 acres of PRIME, PRIME, PRIME pasture that is fenced into 7 different paddocks to be rotationally grazed. The perimeter fences consist of 5 barbed wires that have been well maintained. There are 3 dugouts on the property for the main water source. There is also a working well on the property that is currently not being used. It is very apparent to the eye that the grazing program and weed control in this pasture has been excellent.

LEGAL DESC: The Northeast Quarter (NE ¼) and 12 acres of pasture located in the NE corner of the North One half of the Southeast Quarter (N ½ of SE ¼) of Section Twenty Three (23), Township One Hundred Five (105), Range Forty Six (46), consisting of 172+/-acres in Pipestone County, Minnesota.

This 172+/- acres of pasture will be offered as a unit. The approximate 12 acres of pasture located in the NE corner of the N ½ of the of the SE ¼ of Section 23-105-46 will be surveyed prior to possession date at the sellers expense with the price adjusted in accordance with the survey. Any action and work needed to cap abandoned wells on the property will be the responsibility and expense of the seller prior to possession. The real estate taxes due and payable in the year 2012 will be paid by the seller. The 2013 and beyond will be paid by the buyer.

TERMS: The buyer will be required to make a 10% nonrefundable earnest money deposit on the day of sale, at which time a purchase agreement will be signed. Upon completion of the survey an abstract of title will be continued and provided to the buyer for inspection. This will be the only abstract update at the expense of the seller. At this time a short term contract for deed will be executed by the parties at no interest on the unpaid balance. The buyer will pay 40% of the sale price on Nov. 1, 2012 at which time possession will be given. The remaining 50% will be due on Jan. 2, 2013 at which time the seller will provide a Warranty Deed to the Buyer.

Due to the presence of livestock in the pasture we will conduct two days of escorted viewings. The days are as follows. Wed. June 6, 2:00-4:00 p.m. and Sun. June 10, 2:00-4:00 p.m. Other times may be set by contacting Auctioneers. No trespassing please.

To view auction online go to www.pipestonestar.com & click on auctions or www.thepeachlist.com and click on the auctionlist

Wayne & Marlys Beatty Trust, Owners

Ph. 507-760-0110

Merlyn Anderson: Attorney and closing agent for the seller. Slayton, MN. 507-836-6060

Auctioneers: DEAN STOLTENBERG, Auctioneer lic# 59-38, Jasper, MN. 507-348-7352

CHUCK SUTTON, Auctioneer, Land Broker; lic# 59-26, with offices in Sioux Falls, Flandreau and Pipestone. 605-336-6315

ARLYN ZYLSTRA Auctioneer; lic# 59-28, Pipestone, MN 507-825-3952