

830.76 Acres • Grant & Otter Tail Counties, MN

Farmland Auction

Bidding Opens: Monday, July 27, 2026 – 8:00 a.m.

Bidding Closes: Thursday, July 30, 2026 – 12:00 p.m.



OWNER: Theodore A Johnson Trust



Pifer's

218.849.3110

www.pifers.com

INTRODUCTION

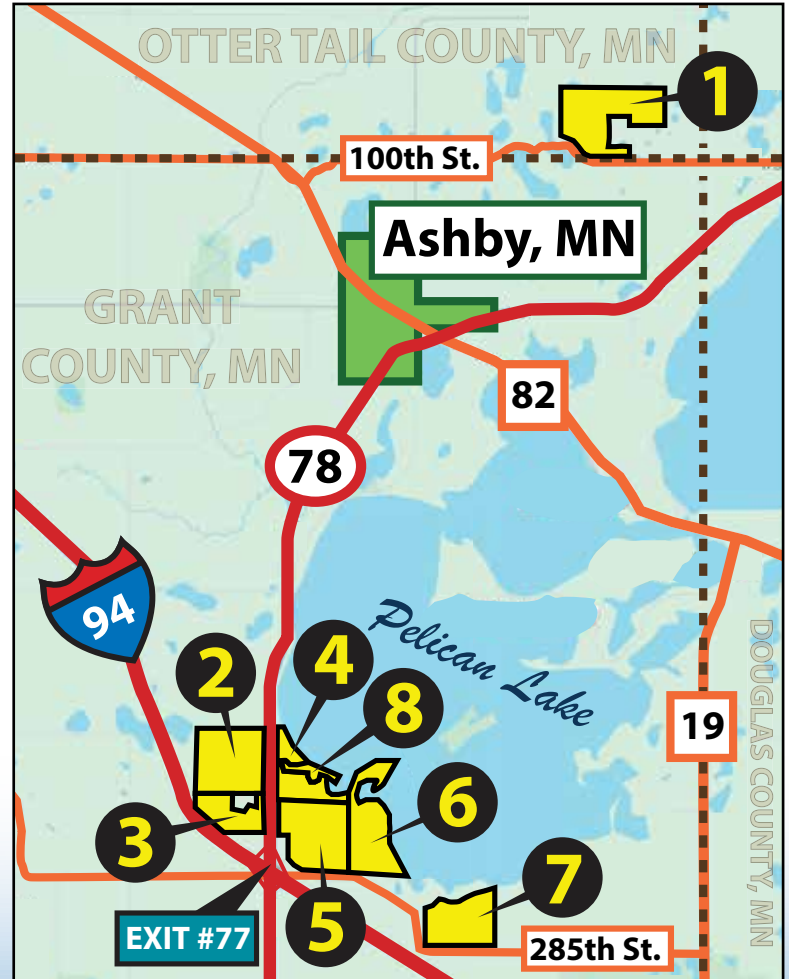
Auction Note: Pifer's is proud to offer 830.76 +/- total acres offered in 8 parcels, presenting a diverse range of land types from high-quality cropland to exceptional wildlife and waterfowl habitat. The property boasts nearly 3 miles of undeveloped lakeshore on stunning Pelican Lake, providing a rare investment and recreation opportunity in west-central Minnesota.

Property Highlights

- Productive farmland with proven yields and strong soils
- Expansive lakeshore frontage. Nearly 3 miles on Pelican Lake
- 11 +/- acre lakeside farm site with building potential
- Excellent hunting & fishing: deer, waterfowl, pheasants & walleye
- Scenic mix of open fields, wetlands, woods, and lakeshore
- Conveniently located near Ashby, MN, and I-94 access (Exit #77)

Land Use & Potential

Ideal for expanding farm operations, investment buyers, or outdoor enthusiasts seeking a combination of income-producing land and premier recreation. Parcels range from crop parcels to native habitat, each offering its own character and potential.



Troy Johnsrud | 218.849.3110 • tjohnsrud@pifers.com

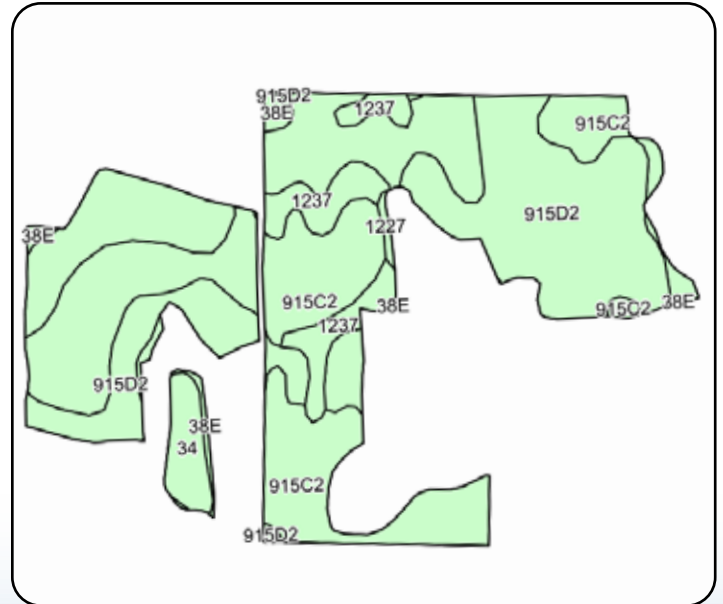
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1506 29th Ave. S • Moorhead, MN 56560

PARCEL 1 • OTTER TAIL COUNTY

Acres: 165.87 +/-
Legal: NW¼ SE¼ & SW¼ EX TRS in 36-131-41
Crop Acres: 110.91 +/-
Taxes (2026): \$4,732.00

This attractive parcel contains approximately 110.91 +/- acres of productive cropland, predominately featuring Forman–Buse complex soils with 6–20% slopes. The weighted Soil Productivity Index (SPI) is 73.3, reflecting solid yield potential for a variety of crops. The balance of the property consists of wooded areas, wetlands, and native grasses, offering natural habitat diversity and potential recreational appeal. Access and topography make this a strong operator or investor parcel with both agricultural and habitat value.



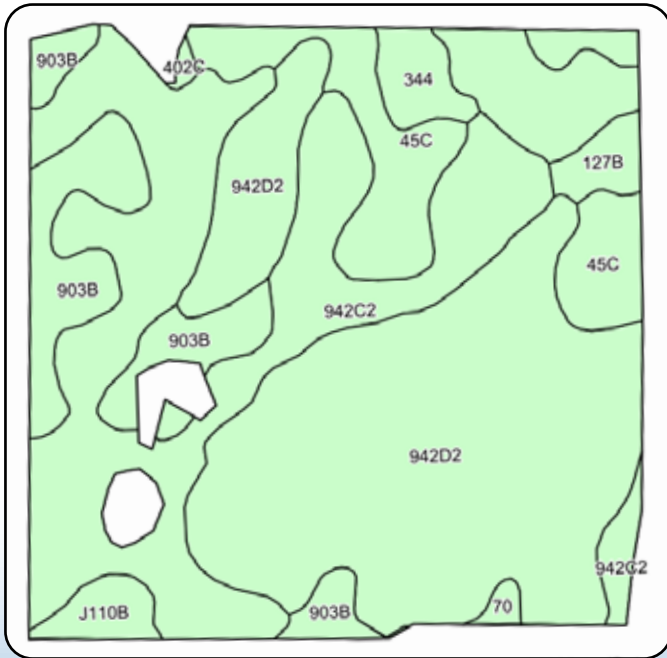
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
915C2	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	51.21	46.1%	IIIe	80
915D2	Forman-Buse complex, 12 to 20 percent slopes, moderately eroded	46.11	41.6%	IVe	64
1237	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	7.75	7.0%	IIlw	92
34	Parnell silty clay loam, occasionally ponded, 0 to 1 percent slopes	3.48	3.1%	IIIw	86
38E	Waukon loam, 20 to 30 percent slopes	1.96	1.8%	VIIe	32
1227	Quam, Cathro, and Urness soils, frequently ponded, 0 to 1 percent slopes	0.40	0.4%	VIIIw	5
Weighted Average					73.3

PARCEL 2 • GRANT COUNTY

Acres: 152.52 +/-
Legal: NE¼ Less 13.9 Acres in 28-130-41
FSA Crop Acres: 150.98 +/- (64.21 +/- Acres in Grass; Recently Expired CRP)
Taxes (2026): \$3,524.00

This parcel offers 150.98 +/- acres of cropland with the balance in grassland, wetlands, and natural cover. The cropland is composed primarily of Langhei-Barnes complex with 6-20% slopes suited for grain and forage production, with manageable slopes and good drainage characteristics. The non-crop areas have recently been taken out of the Conservation Reserve Program (CRP) and provide valuable wildlife habitat and water features typical of west-central Minnesota. This parcel represents an attractive combination of income-producing farmland and scenic recreational potential.

Crop	Base Acres	Yield
Wheat	9.56	50 bu.
Corn	22.52	158 bu.
Sunflowers	7.12	1,149 lbs.
Soybeans	25.64	40 bu.
Total Base Acres: 64.84		

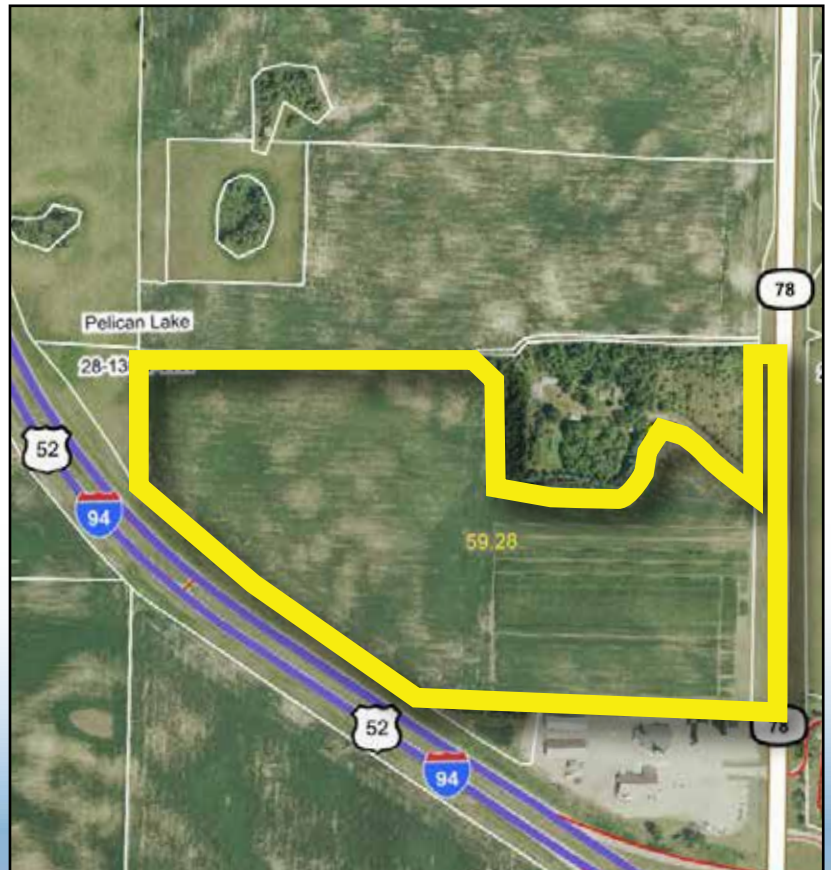
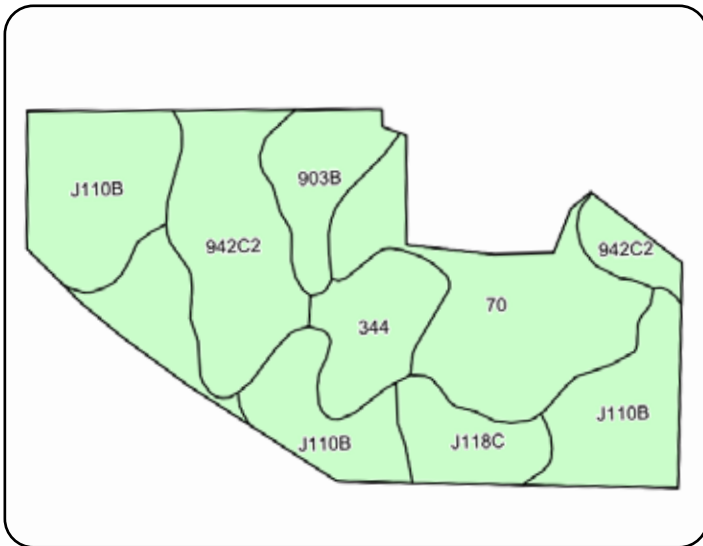


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
942D2	Langhei-Barnes, moderately eroded, complex, 12 to 20 percent slopes	58.55	39.8%	Ive		60
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	44.64	30.3%	Ive		74
45C	Maddock loamy sand, 6 to 18 percent slopes	19.92	13.5%	VI s		44
903B	Hokans-Buse complex, 2 to 6 percent slopes	14.41	9.8%	Ile		89
127B	Sverdrup sandy loam, 2 to 6 percent slopes	3.55	2.4%	IIIe		49
344	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	2.94	2.0%	IIIw		88
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	2.39	1.6%	IIc		93
70	Svea loam, 1 to 3 percent slopes	0.60	0.4%	Ile		99
402C	Sandberg sandy loam, 2 to 12 percent slopes	0.33	0.2%	VI s	VI s	30
Weighted Average						65.8

PARCEL 3 • GRANT COUNTY

Acres: 59.28 +/-
Legal: SE¼ Lying NE of I -94 Less 12.18 Acres & 13.96 Acres, in 28-130-41
FSA Crop Acres: 59.8 +/- (FSA Crop Acres Exceed Deeded Tax Acres)
Taxes (2026): \$2,202.00

This all cropland parcel features 59.8 +/- acres of productive cropland with an exceptional SPI of 88.3. Soils include Aazdahl-Formdale-Balaton clay loams, Svea loam, and Langhei-Barnes loams, with gentle 0-12% slopes providing excellent drainage and workability. This is a high-quality, stand-alone farmland parcel located near I-94, well suited for row-crop production and investment.



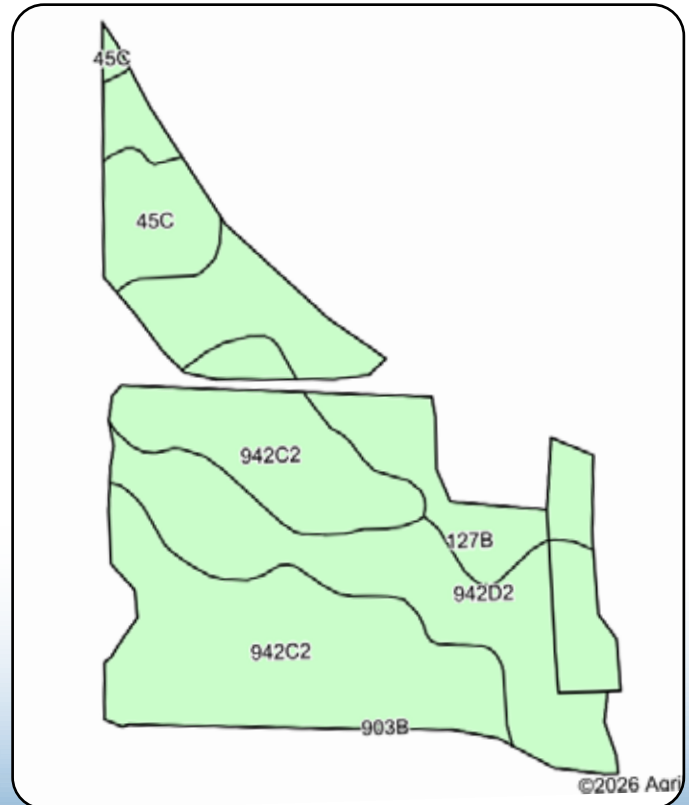
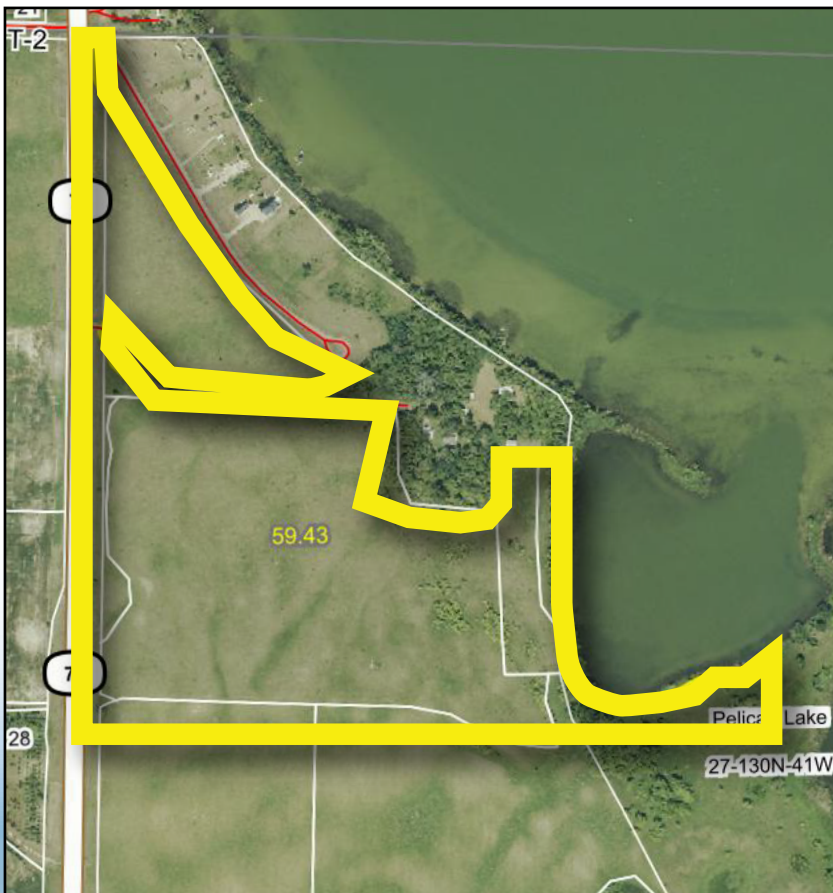
Crop	Base Acres	Yield
Wheat	7.91	50 bu.
Corn	18.63	158 bu.
Sunflowers	5.9	1,149 lbs.
Soybeans	21.24	40 bu.
Total Base Acres: 53.68		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	18.66	31.5%	IIc	93
70	Svea loam, 1 to 3 percent slopes	12.51	21.1%	IIe	99
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	11.21	18.9%	IVe	74
J118C	Hokans-Svea-Buse complex, 2 to 12 percent slopes	7.40	12.5%	IIe	80
344	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	5.02	8.5%	IIIw	88
903B	Hokans-Buse complex, 2 to 6 percent slopes	4.47	7.5%	IIe	89
Weighted Average					88.3

PARCEL 4 • GRANT COUNTY

Acres: 59.43 +/-
Legal: Government Lot 1 Less Platted Portion & Government Lot 2 Less 11.55 Acres in 27-130-41
FSA Crop Acres: 46.99 +/- (Recently Expired CRP)
Taxes (2026): \$844.00

A diverse parcel offering 46.99 +/- acres of cropland comprised primarily of Langhei–Barnes and Svedrup sandy loam soils with 2–20% slopes. This cropland has recently been taken out of CRP. The SPI is 62.6, supporting solid crop performance with moderate topography. The remainder of the parcel features grassland, scattered trees, and undeveloped lakeshore, adding habitat diversity and recreational appeal. This parcel combines crop acres with scenic natural features near the Pelican Lake area.

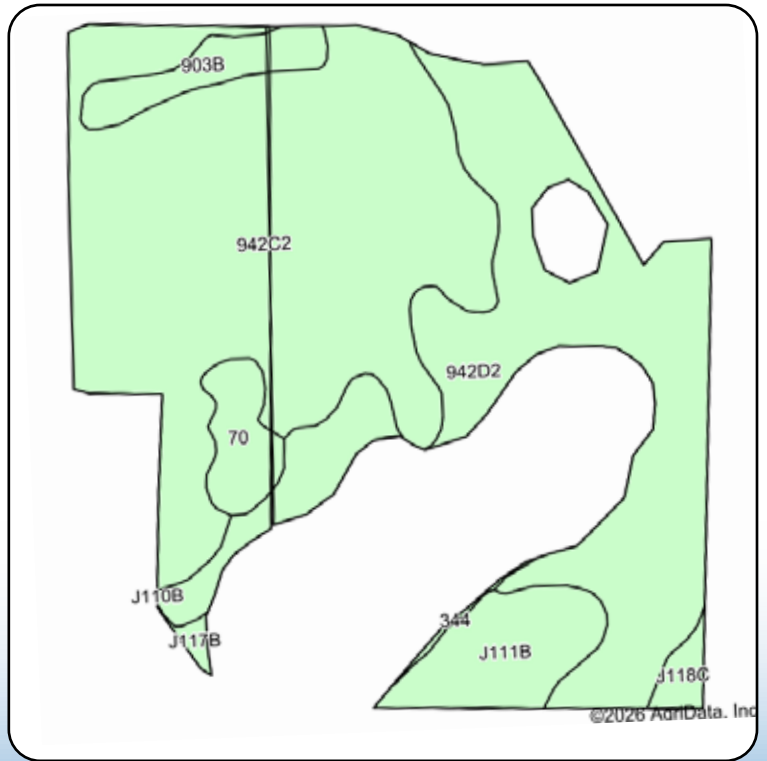


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
942C2	Langhei-Barnes, moderately eroded, complex 6 to 12 percent slopes	21.73	44.0%	IVe	74
942D2	Langhei-Barnes, moderately eroded, complex, 12 to 20 percent slopes	13.35	27.0%	IVe	60
127B	Sverdrup sandy loam, 2 to 6 percent slopes	10.79	21.8%	IIIe	49
45C	Maddock loamy sand, 6 to 18 percent slopes	3.53	7.1%	VI s	44
903B	Hokans-Buse complex, 2 to 6 percent slopes	0.06	0.1%	IIe	89
Weighted Average					62.6

PARCEL 5 • GRANT COUNTY

Acres: 147 +/-
Legal: SW¼ Less 5 Acres in the SW Corner of 27-130-41
FSA Crop Acres: 84.02 +/- (72.05 +/- Acres in Grass; Recently Expired CRP)
WRP Acres: 51.72 +/-
Taxes (2026): \$1,894.00

This parcel features 84.02 +/- acres of cropland, comprised mainly of Langhei–Barnes moderately eroded soils with 6–20% slopes. The SPI is 72.4, offering solid yield potential on rolling ground. The cropland was recently released from CRP, providing an attractive opportunity for immediate production or flexible land use. A large wetland area on the property enhances its wildlife habitat and natural appeal.

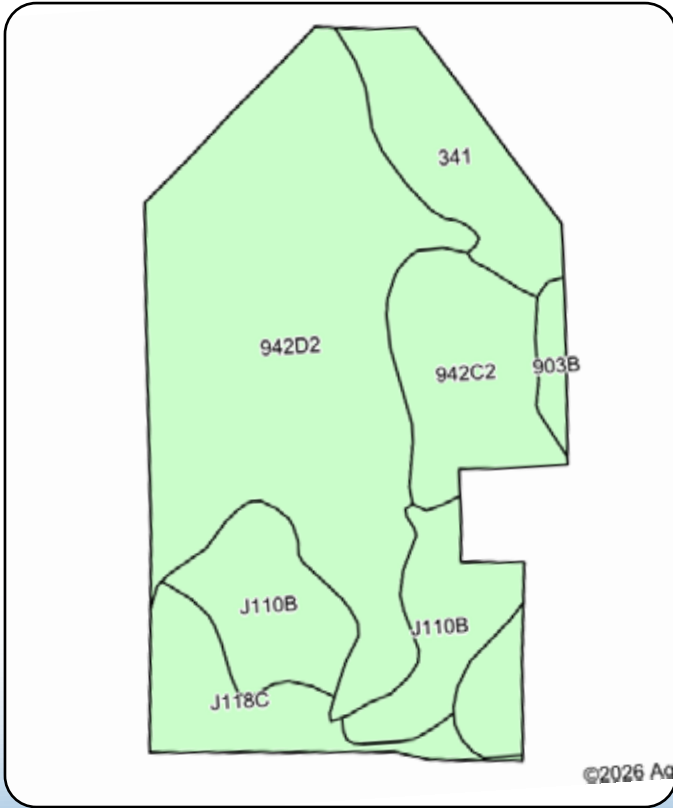


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	53.14	51.1%	Ive	74
942D2	Langhei-Barnes, moderately eroded, complex, 12 to 20 percent slopes	35.43	34.0%	Ive	60
J111B	Aazdahl-Lakepark complex, 0 to 4 percent slopes	6.81	6.5%	IIc	99
903B	Hokans-Buse complex, 2 to 6 percent slopes	3.69	3.5%	Ile	89
70	Svea loam, 1 to 3 percent slopes	3.31	3.2%	Ile	99
J118C	Hokans-Svea-Buse complex, 2 to 12 percent slopes	1.14	1.1%	Ile	80
J117B	Hokans-Svea complex, 2 to 6 percent slopes	0.43	0.4%	Ile	99
344	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	0.23	0.2%	IIIw	88
Weighted Average					72.4

PARCEL 6 • GRANT COUNTY

Acres: 123.11 +/-
Legal: Lots 3, 4 & 5 in 27-130-41
Crop Acres: 58.14 +/-
Taxes (2026): \$1,984.00

This parcel includes 58.14 +/- acres of cropland featuring a productive mix of Langhei–Barnes, Aazdahl–Formdale–Balaton, and areas of Arvilla sandy loam soils. The property has an SPI of 67.8, reflecting moderate to good agricultural potential. The balance of the property consists of small trees, grassland, and approximately 11,000 feet of undeveloped lakeshore, offering outstanding recreational value and wildlife habitat along the scenic Pelican Lake area.

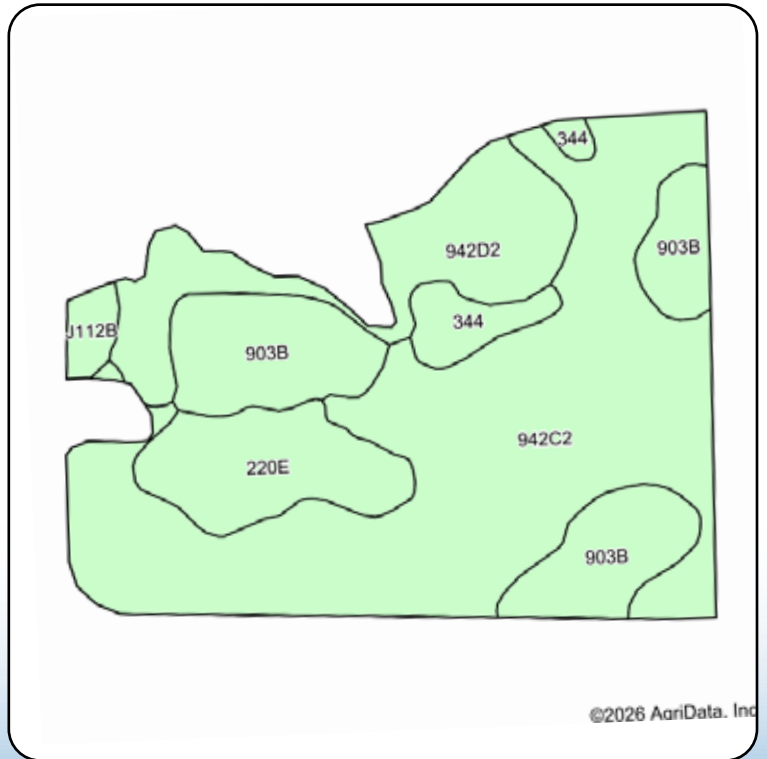
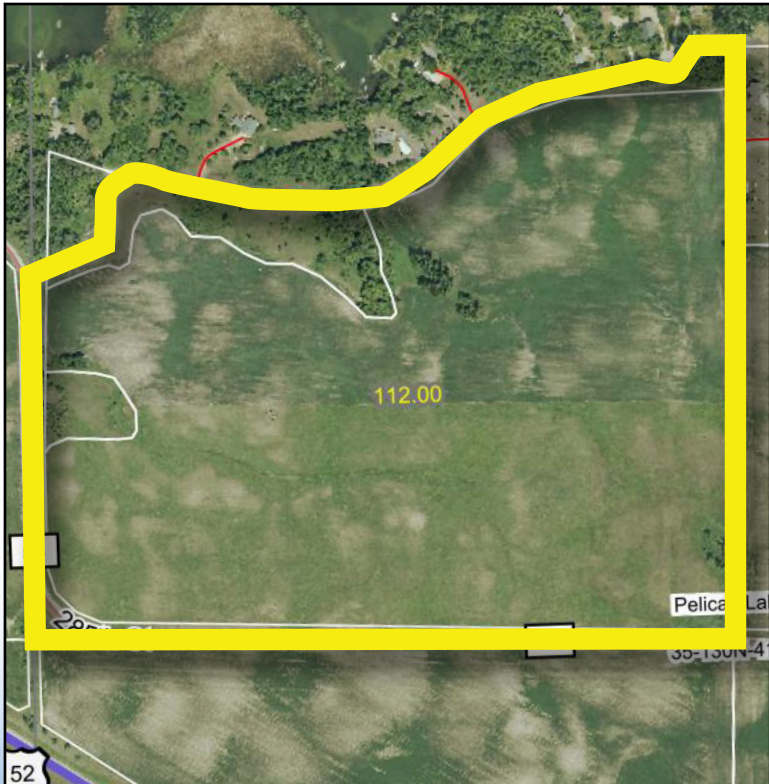


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
942D2	Langhei-Barnes, moderately eroded, complex, 12 to 20 percent slopes	28.50	49.1%	IVe		60
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	9.20	15.8%	IIc		93
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	8.65	14.9%	IVe		74
341	Arvilla sandy loam, Till Prairie, 0 to 2 percent slopes	6.00	10.3%	III _s	III _s	44
J118C	Hokans-Svea-Buse complex, 2 to 12 percent slopes	4.79	8.2%	IIe		80
903B	Hokans-Buse complex, 2 to 6 percent slopes	1.00	1.7%	IIe		89
Weighted Average						67.8

PARCEL 7 • GRANT COUNTY

Acres: 112 +/-
Legal: S½NW¼ & Government Lot 2 Less Ashby Estates West in 35-130-41
Crop Acres: 96.17 +/-
Taxes (2026): \$2,664.00

This productive parcel includes 96.17 +/- acres of cropland, comprised primarily of Langhei–Barnes, Hokans–Bruse, and Langhei loam soils. The land has an SPI of 70.4, demonstrating stable yield potential and versatility for a range of crops. Gently rolling topography and good access make this parcel an excellent operator, investor, or expansion parcel in a strong agricultural region.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	51.11	53.1%	IVe	74
903B	Hokans-Buse complex, 2 to 6 percent slopes	17.41	18.1%	IIe	89
942D2	Langhei-Barnes, moderately eroded, complex, 12 to 20 percent slopes	13.57	14.1%	IVe	60
220E	Langhei loam, 12 to 40 percent slopes	9.23	9.6%	VIIe	21
344	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	3.35	3.5%	IIIw	88
J112B	Aazdahl-Quam-Lakepark complex, 0 to 4 percent slopes	1.50	1.6%	IIw	93
Weighted Average					70.4

PARCEL 8 • GRANT COUNTY

Acres: 11.55 +/-
Legal: 11.55 Acre Farmstead in 27-130-41
Taxes (2026): \$2,416.00

A very private 11.55 +/- acre farmstead featuring a traditional 4-bedroom, 1½-bath farmhouse accented by several useful outbuildings. Surrounded by established trees and accessed by a long, winding driveway, this property offers exceptional privacy and rural charm. The setting includes over 1,800 feet of private lakeshore, providing idyllic lake views and recreational opportunities. This parcel is an ideal homestead, weekend retreat, or headquarters for nearby farming operations.



PROPERTY PHOTOS



PROPERTY PHOTOS



TERMS & CONDITIONS

1. AUCTION REGISTRATION:

Registration is required to become a qualified and eligible bidder ("Bidder") for the Auction. To become fully registered and eligible to bid, a prospective Bidder must:

- (a) Complete the bidder registration located on the website at pifersland.nextlot.com
- (b) Fully accept and agree to these Auction Terms and Conditions.

The identity of all bidders will be verified. Bidding rights are provisional, and if complete verification is not possible, the seller will reject the bidder's registration. All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF. It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes. Sellers reserve the right to reject any and all bids.

2. WINNING BID, TOTAL PURCHASE PRICE, EARNEST MONEY DEPOSIT, and PURCHASE AGREEMENT:

(a) Immediately following the close of the auction event, if the bids are deemed acceptable, the Winning Bidder for the property will be required to execute, as Buyer ("Buyer"), the Real Estate Purchase Agreement and applicable Addendums, if any, ("Agreement") with no exceptions, and tender the earnest money deposit. No modifications to the form of the Agreement will be accepted. Failure to execute the Agreement in the form presented or to tender the earnest money deposit may result, at the Seller's option, in a voiding of the sale and resulting in the sale of the property to the next high bidder, or placement of the property back on the market. Winning Bidders not executing and returning their Agreement with earnest money deposit within may be considered in default and subject to Administrative Fees and liable for failure to specifically perform. All Administrative Fees are non-refundable. The required earnest money deposit shall be held in a trust account with the Seller's designated closing agent pursuant to the terms of the Agreement.

(b) The Earnest Money Deposit shall be equal to 10% of the Total Purchase Price and is NON-REFUNDABLE. The Pifer Group Inc, dba Pifer's Auction Company and the Seller assumes that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is," "where is" condition. The buyer agrees to hold The Pifer Group, Inc. and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.

(c.) All high bid(s) will only be considered binding upon seller when seller signs Purchase Agreements. Whether or not the bidding Internet platform indicated "sold" or "closed" the acceptance of high bid is only binding upon seller when seller signs Purchase Agreement.

3. CLOSING AND PAYMENT OF TOTAL PURCHASE PRICE:

(a) The Closing date ("Closing") will be on or before September 14, 2026, unless extended by Seller.

(b) The Total Purchase Price will be due and payable by Buyer at Closing. Buyer shall receive credit for the Earnest Money Deposit which shall be released from escrow and applied by the Settlement Agent towards the Total Purchase Price at Closing.

(c) Time shall be of the essence as to all of Buyer's obligations. Any buyer not closing within the contractual time period to close may forfeit his / her earnest money. Please review the Seller's Sample Real Estate Purchase Agreement to determine closing requirements.

(d) It is understood and agreed, when represented, that title to the property shall be insurable after closing and will be conveyed to the Buyer by Warranty Deed (the "Deed"). The acceptance of the Deed by Buyer shall constitute and be deemed and considered full compliance by the Seller of all the terms and conditions of the Agreement on the part of the Seller to be performed. It is further expressly agreed that none of the provisions of the Agreement shall survive the delivery and acceptance of the Deed, except insofar as may therein otherwise be expressly and specifically provided.

(e) Buyer agrees that the Property is subject to all laws, ordinances, codes, rules and regulations of applicable governmental authorities pertaining to the ownership, use and occupancy of the Property including, but not limited to, zoning, land use, building codes, and agrees to take title subject to such matters, and the following permitted exceptions: (i) all covenants, restrictions, easements and agreements of record now on the Real Property; (ii) the state of facts which would be shown by a current survey or inspection of the Real Property; (iii) any matter created by or through Buyer; (iv) any title matters which Buyer has accepted or is deemed to have accepted as set forth in the Agreement; (v) such other items that will not make the Real Property unusable or unmarketable for the purposes for which it is currently used. . (vi) It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local, and federal codes. The Pifer Group, Inc. and the sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by buyer is strongly recommended.

4. BUYER'S NOTE:

(a) The sale of the Property is an "All Cash" transaction and shall not be subject to any financing, other contingencies, or post Auction due diligence. Buyer will be solely responsible for making Buyer's own financial arrangements.

(b) The Seller, Broker, Auctioneer and their representatives, attorneys, agents, and sub-agents, assume no liability for errors or omissions in this or any other property listing or advertising or promotional / publicity statements and material. The Seller, Broker, Auctioneer and their representatives, attorneys, agents and sub-agents, make no guarantee as to the accuracy of the information herein contained or in any other property listing or advertising or promotional / publicity statements and material. Neither Seller, nor Broker nor Auctioneer has any obligation to update this information. Neither Seller, nor Broker, nor Auctioneer nor their Agents and Sub-Agents, have any liability whatsoever for any oral or written representations, warranties, or agreements relating to the Property (including information appearing in advertisements or announcements / updates prior to the time of the Auction) except as is expressly set forth in the Agreement.

(c) The Property is sold in its "AS IS" condition with all faults and limitations and no warranties expressed or implied. All Bidders are encouraged to inspect the Property prior to placing any bid and the Winning Bidder, as Buyer, acknowledges that he/she/it has had a reasonable opportunity to inspect and examine the condition of the Property and make inquiries of applicable governmental authorities pertaining to Buyer's proposed use of the Property prior to the Auction as Buyer has deemed necessary or desirable. (d) Competitive bidding is an essential element of an Auction sale, and such a sale should be conducted fairly and openly with full and free opportunity for competition among bidders. Any conduct, artifice, agreement, or combination the purpose and effect of which is to stifle fair competition and chill the bidding, is against public policy and will cause the sale to be set aside. Collusion / Bid Rigging are a Federal Felony punishable by imprisonment and fine. Seller will report all illegal conduct to the F.B.I. and cooperate with any prosecution.

(e) The Seller in its absolute sole discretion reserves the right to amend, negotiate, modify, or add any terms and conditions to these Terms and Conditions and to announce such amendments, modifications, or additional terms and conditions on, during or before the Auction. The seller reserves the right to reject any and all bids. All high bids will only be binding upon seller when seller signs purchase agreement.

(f) Back-up bids will be recorded and received. Should the Property not close with the original winning bidder (Buyer), the Seller in its sole discretion will have the option to pursue back-up bids.

(g) Review of the Agreement (Sample Real Estate Purchase Agreement and applicable Addendums) before making any bids is strongly recommended. No modification to the form of the Agreement will be accepted, at Seller's sole discretion.

(h) The Property may be withdrawn at any time without notice and is subject to additional deletions and / or prior sales. All Pre- Auction offers are encouraged and will be considered.

(i) The purchase is not contingent on obtaining financing or qualification.

TERMS & CONDITIONS

5. ANNOUNCEMENTS:

All announcements and updates prior to the Auction will take precedence over all previously printed material and any other oral statements made. As a bidder it is your responsibility to know and understand all announcements/updates before the auction begins. In the event of a dispute over any matter, the Seller shall make the sole and final decision and will have the right either to accept or reject the final bid or reopen the bidding. Bidding increments and order of sale shall be at the sole discretion of the Seller.

6. ONLINE BIDDING:

The Auction is being conducted solely by Online Internet bidding via the nextlot.com. All Interested bidders must obtain, fully complete and accept the proper forms as indicated in item 1 (a) and (b) above in order to receive your secure password and user ID with instructions allowing access to the online bidding platform.

7. DEFAULT:

If the Buyer fails to comply with any of these Terms and Conditions, or if the Closing shall not occur on or before closing date because of the fault of Buyer, the Seller may retain the earnest money deposit and any required deposit(s) under the Agreement as liquidated damages and not as a penalty. By retaining the deposits, Seller does not waive any right or remedies it may have because of the Buyer's default. It is intended hereby that all of the rights and remedies of Seller available either pursuant to the terms of this Agreement, or under the law or otherwise, are cumulative and not exclusive of any other such right or remedy.

8. REPRESENTATIONS:

All information was derived from sources believed to be correct but is not guaranteed. Bidders shall rely entirely on their own information, judgment, and inspection of the Property and records. Neither Seller, Broker, Auctioneer its Agents nor Sub-Agents makes any representation or warranties as to the accuracy or completeness of any information provided. All sizes, dimensions, drawings are approximations only.

9. OFFICE OF FOREIGN ASSETS CONTROL (OFAC) COMPLIANCE:

All bidders are subject to providing appropriate government identification that includes full legal name and date of birth. In addition, all bidders are subject to being required to disclose their place of birth. By providing this information bidders agree to allow Seller to perform a search of the Specially Designated Nationals List, Blocked Persons List and Sanctioned Country List provided by the United States Office of Foreign Assets Control. Seller reserves the right to reject any bidder from registration after this search has been completed. By registering all bidders agree to abide by all of these Terms and Conditions.

10. RESERVE AUCTION SUBJECT TO SELLER CONFIRMATION:

This is a reserve auction, subject to seller confirmation. The suggested opening bid will be posted on each parcel. The seller has set an unpublished reserved price that is higher than the suggested opening bid. At the close of the auction event, the winning bid will be presented to Seller for confirmation. Seller will either accept, reject or counter the High Bid, depending on whether it meets or exceeds the seller's unpublished reserve price.

11. BIDDING PROCESS:

All bids are an irrevocable offer to buy and shall remain valid and enforceable until the Seller signs a Real Estate Purchase Agreement and the auction has concluded. The bidder's number, secure password and user ID is nontransferable.

13. ENVIRONMENTAL DISCLAIMER:

The Seller, Broker, Auctioneer, agents, and their agents, contractors and employees do not warrant or covenant with Buyer(s) with respect to the existence or nonexistence of any pollutants, contaminants, mold, or hazardous waste prohibited by federal, state or local law or claims based thereon arising out of the actual or threatened discharge, release, disposal, seepage, migration or escape of such substances at, from or into the premises. Buyer is to rely upon its' own environmental audit or examination of the premises.

14. ACREAGE:

All acreages are approximate. If there is a discrepancy between Seller or its representative and the actual acreage as determined by a surveyor or other legal documents, the price will only be adjusted with seller confirmation. The statements, while not guaranteed, are from reliable sources. Any costs incurred in establishing boundaries shall be the responsibility of the Buyer. The sale is subject to easements, right-of-way, reservation and/or restrictions of record.

15. ALL SALES ARE FINAL:

By registering and bidding, the Buyer acknowledges they understand accept and agree to these Terms and Conditions. The Buyer acknowledges that they have read the Sample Real Estate Purchase Agreement and Addendum and the Terms and Conditions of the Auction Sale posted on the website and accept the Real Estate Purchase Agreement without any changes to the pre-printed text. The Buyer must sign the contract Addendum after the Auction concludes and deposit the required earnest money deposit as instructed. In the event a Winning Bidder fails to submit the signed Addendum and earnest money deposit as stipulated in the Agreement, the Winning Bidder will be charged an Administrative Fee. Additional default remedies are reserved by the Seller as provided in these Terms and Conditions. All administrative Fees are Non-Refundable.

16. HOLD HARMLESS:

Seller, Broker, and Auctioneer cannot, and will not, be held responsible for any interruption in service, errors, and / or omissions, caused by any means, therefore they cannot guarantee continual, uninterrupted or error free service as the website could be interfered with by means out of their control. Bidder acknowledges that the online auction is conducted electronically and relies on hardware and software that may malfunction without warning. The Seller may void any sale, temporarily suspend bidding and re-sell the Property that was affected by any malfunction. The decision of the Seller is final. Bidder agrees not to use any device, software or routine to interfere or attempt to interfere with the proper working of any transaction being conducted during the auction.

ACKNOWLEDGMENT AND ACCEPTANCE:

The Undersigned Bidder acknowledges receipt and copy of these Terms and Conditions and having read and understood the provisions set forth therein, accepts same and agrees to be bound thereby. Facsimile and electronic signatures will be treated and considered as original.

This sale is managed by Pifer's Auction Company, Kevin Pifer, MN #14-106.

Pifer's



218.849.3110



www.pifers.com