

Outstanding Dairy Farm Sells at Auction at 10:00 A.M.

- Large, Sauk Centre, MN Area -
Real Estate, Dairy Cattle, Farm Equipment

Excellent Herd of Well Uddered, High Producing Composite Dairy Cattle

Real Estate and Livestock Sell Under Cover

AUCTION

Real Estate, Farm Equipment, Livestock

Due to health issues, we have decided to discontinue our farming operation and sell the following at auction located from the stop lights in downtown Sauk Centre, MN, approximately 4 miles east on County Tar #17 to Farm #36763. Follow the Mid-American Auction Co. signs; roads will be plainly marked.

Tuesday, February 28, 2012

Sale Time: 10:00 A.M.

J & B Lunch Wagon

Outstanding 240 Acre +/- Stearns County Dairy Farm Sells at Auction

at 10:00 A.M.

Offered in 2 Parcels Featuring Excellent Dairy Facility, Tillable Farm Land & Recreational or Hunting Land



NOTE: This is an outstanding opportunity to purchase a very clean, efficient dairy facility and good productive farm land at auction. Rarely do dairy farms become available in this part of central Minnesota, as many are sold to family members or first offered to adjoining land owners. The Borgerdings have decided to liquidate their farm and personal property at auction giving all potential buyers an equal opportunity. Both parcels are either located on, or just off good black top roads - just minutes to downtown Sauk Centre and Interstate 94. The Borgerdings have always been concerned with good maintenance practices concerning their farmsite and buildings as well as being good stewards of the land. If you have been searching for a good productive farm with good buildings, livestock facilities, complete with corn silage, haylage, and farm land with a great location, we hope you will attend the inspections and experience first hand the Borgerding farming operation.



PARCEL #1: This parcel contains approximately 120 acres, including approximately 81 acres tillable +/- approximately 15 acres tiled, balance building site and lower land. Parcel #1 contains the building site featuring a very nice approximately 2700 square ft. 3 plus bedroom home with walkout lower level, 2 bedrooms on main level, one with walk-in closet, 1.5 baths on main level, beautiful kitchen with oak cabinetry, center island, built-in dishwasher, newer electric range and refrigerator freezer, large living or family room, kitchen, dining and entry has ceramic tile flooring, attached single car garage with direct access to mudroom and bath. Finished lower level includes large bedroom, full bath, laundry complete with late model electric dryer and automatic washer, separate hot tub room, tanning bed, weight room and nice storage areas, Lennox oil furnace, central air with heat pump, new roof in 2010, full deck, exterior recently painted with aluminum soffits. *Very clean and well maintained.*

Nice colored steel dairy barn with new steel roof, includes 8 stall flat parlor that could be expanded to 12 maternity pens, office and storage areas, milk room complete with Mueller hi-perform 1000 gallon bulk tank with auto wash, Mueller tre-heater, plate cooler, pipeline milker from flat parlor, 8 Surge omni automatic take-off milker units, vacuum pump, holding area with headgate, attached approximately 90x117 5-bay 6-row matted solar barn greenhouse with drive-through feeding, 2 roll-up doors, 104 stalls with rubber mats, completely cemented. Lifting side curtains, (this portion was added in 1996 with updated roof and several side curtains). 4 Johnson concrete waterers, Ritchie outside waterer, liquid manure lagoon permitted in 2010.

Approximately 40x70 galvanized machine storage shed with 2 sliding and one service door.

Bork portable monoslope livestock shelters includes three 18x24 and one 12x18 with 10-ft. back walls, one 24x24 monoslope portable building with 10-ft. back wall currently used for bedding or commodities. Served by 75-ft. drilled well, plus detached single stall garage and storage building.

Feed Included: Selling with Parcel #1 will be approximately 75 acres of 2010 corn silage piled and covered as well as approximately 120 acres of first through third crop haylage piled and covered. What a great opportunity to purchase a turnkey dairy operation complete with feed and located on nice tar road.



Legal Description: N2 NE4 (40 Ac) Sect 7, Twp 126, Range 33, Melrose Twp, Stearns Co, MN, Plus NW4 NW4 Sect 8, Twp 126, Range 33, (80 Ac) Melrose Twp, Stearns Co, MN.

Inspection Dates:

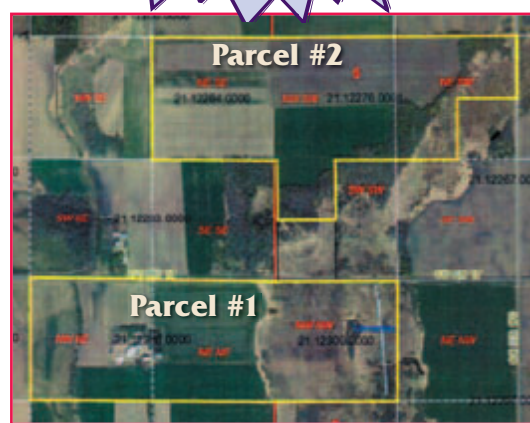
Sat., Feb. 4, 2012 (1 to 2:30 p.m.)
Sat., Feb. 11, 2012 (1 to 2:30 p.m.)
Sat., Feb. 18, 2012 (1 to 2:30 p.m.)
or by appointment if necessary.

PARCEL #2: This parcel is located just east and north of main dairy facility. This parcel includes approximately 120.25 acres +/-, including approximately 92.91 Acres +/- of tillable farm land. Good productive soil. Balance wooded with oak, ash and maple trees, with the balance being lower land.

Legal Description: NE4 SE4 Sect 06, Twp 126 R 33, (40 Ac) & NW4SW4SW4 and Undivided 1/2 Int in W 33 Ft of SW 4, SW 4, SW 4 Sect 5, Twp 126 R 33 (10.25 Ac) & NW2SW4 Less 660 Ft. of E 660 Ft. Sect 5, Twp 126 R 33 All in Melrose Twp, Stearns Co, MN.



Please Review Inspection Times and Terms Carefully



TERMS: All potential buyers shall have in their possession on auction day a non-refundable cashier's check made to themselves in the amount of \$35,000.00 on each parcel you intend to purchase. This means if you intend on purchasing both parcel #1 and #2, two \$35,000.00 cashier's checks will be required. In addition to the cashier's checks, all potential bidders must have a bank letter of pre-approval indicating adequate financing. The balance of purchase price will be due in full in approximately 30 days of auction upon completion of necessary paper work. Possession shall be upon successful closing. This will be a cash sale with no contingencies of any type either expressed or implied. All buyers shall be asked to enter into an as-is purchase agreement with all aspects of this property selling as-is, including but not limited to, acreage, building size or repair, septic systems, wells, dairy equipment and/or any and all other components of this property. All buyers should inspect this property carefully prior to auction and review all local, county, state and federal regulations concerning the use of this property to ensure it meets their requirements for future use and enjoyment.

TAXES: Property taxes due and payable in the year 2012 will be prorated to time of closing. Taxes due and payable in the year 2013 and beyond shall be the responsibility of the buyers. For reference: Proposed taxes for 2012 on Parcel #1 are \$1962.00 and on Parcel #2 are \$1134.00.

Buyers should note that this property sells with no Buyer's Premium and sells subject to owner's confirmation. The land will not be surveyed and will be sold using existing legal descriptions. Please review all terms and conditions carefully prior to the auction, including the requirements of cashier's checks and bank letters of pre-approval. While we believe information provided hereon is accurate and correct, any addendums made auction day will supersede any and all previous written or oral statements. If you wish to review purchase agreements prior to auction or have further questions, please contact our broker Steve Hansen with ReMax Realty Source at (320) 241-0905 or for more information, contact Mid-American Auction Co. Inc at (320) 760-2979 or (320) 352-3803.

Bidders Informational Meeting:

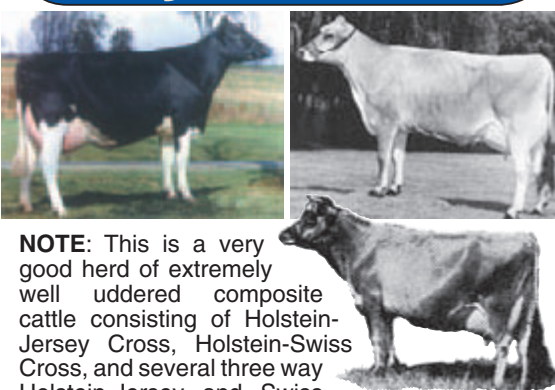
If you would like to preview purchase agreements or have last minute questions or concerns prior to sale time, representatives will be available beginning at 9:30 a.m. the morning of auction.

Pickup, Calf Huts & Misc. Items

1994 GMC 1/2 Ton Extended Cab 4x4 Pickup, AT, AC, Bedliner, High Miles
(8) Calfel & Poly Square Calf Huts
(3) Pentagon Calf Huts
Hydraulic Cylinders
Misc. Hand Tools
100-Ft. 220 Cord
500 Gallon Diesel Fuel Barrel and Gas Boy
Electric Meter Pump
300 Gallon Fuel Barrel and Stand
Misc. Livestock Supplies

NOTE: Mid-American Auction Co. is very pleased to be selected by the Borgerdings to conduct their outstanding real estate, livestock and personal property auction. The Borgerding family has farmed on this farm for over 60 years with Dick, Barb and their family operating the farm since 1983. Now facing Dick's serious back issues, the Borgerdings have decided to discontinue their farming operation. This auction will feature their outstanding, well maintained 220 acre +/- dairy farm, plus dairy cattle, farm machinery and related items. Please note that the real estate will sell on site first at 10:00 a.m., followed by miscellaneous items, farm machinery and dairy cattle. The real estate and dairy cattle will sell under cover; however, please dress for the weather. Inspection of livestock and farm equipment welcome by appointment beginning Thursday, February 23rd with inspection times for real estate listed elsewhere in this brochure. As those of us involved in the livestock industry are well aware, bio-security is always an issue; therefore, we are asking those inspecting the livestock or livestock facilities to not wear clothing you may have worn in direct contact with your own livestock. Thank you in advance for understanding this request. In case of severe weather, please listen to KASM Albany 1150 AM or phone owners for further information. *Thank you!*

104 Head of Very Good Composite Dairy Cattle 104



NOTE: This is a very good herd of extremely well uddered composite cattle consisting of Holstein-Jersey Cross, Holstein-Swiss Cross, and several three way Holstein-Jersey and Swiss Cross cows and heifers. Several recently fresh or due soon after sale time, with the balance fresh, bred back and in full production. Current herd average is approx. 18,000 pounds of milk with outstanding components including 4.59% fat, 3.78 protein, SCC averages 150,000. Many first through third lactations. Exclusively artificially bred since 1985 using leading sires including Holsteins Marvel & Dover, Jerseys Lexington and Simba, Brown Swiss' Power Surge, Zipper and Vanguard, among others. A few cows carry the service of Norwegian Red 10245 and 10432. All cows are housed in a free-stall facility and milked in a flat parlor making them easily adaptable to any type facility. The Borgerdings have carefully chosen sires, service sires and replacement heifers that develop great udders, high components, gentle disposition, superior feet and legs with the stamina to remain in the herd. If you are looking for hard to find high quality, farm fresh composite herd replacements, please mark this date on your calendar and make plans now to attend the Borgerding complete dispersal. Complete breeding and freshening dates will be available day of sale. Sale will be held under cover. Trucking available.

Includes: 55 Fancy Dairy Cross Cows, several recently fresh or due soon after sale time with the balance fresh, bred back and in full production. Many first through 3rd lactations.
(16) High Quality Bred Heifers, AI Sired and AI Bred to Calve from Sale Time on
(12) Open Heifers that are AI Sired from 10 to 15 Months Old
(21) Very Nice Heifer Calves from Babies to 10 Months Old, with Possibly More Heifer Calves by Sale Date.

Hay & Forage Equipment

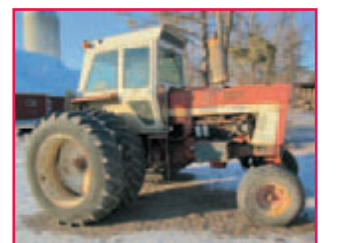
John Deere Model 3970 Forage Harvester, New Cantilever Auger, New Blower Drum, New Paddles and Other Updates, SN 03970X896493
John Deere 3RN Corn Head, SN E000RCA989422, (Green)
(2) H&S BB18 (18-Ft.) Hydraulic Rear Unload Forage Boxes on 415-617 H&S Heavy-Duty 4-Wheel Running Gears, 385/65R X 22.5 Rubber, Extension Poles, Light Kits, (Nice Condition)
10 Ft. X 16 Ft. Wooden Rack on HD 4-Wheel Running Gear, Ext. Pole
New Holland Model 254 Rotary Rake
OMC Commander 280 Gas Windrower with 12-Ft. Draper Head, (Needs Work)
John Deere 6-Ft. Hay Head

Tractors

Case Model 4490 Four-Wheel Diesel Tractor, Power Shift, 1000 RPM PTO, 3-Point, Dual Hydraulics, New Turbo in 2010, New Brakes, SN 10198250



IH 966 Diesel Tractor, Cab, 3-Point, Dual Hydraulics, 540 and 1000 PTO, 18.4x38 Inch Rubber, Hub Duals, New TA, Clutch and PTO in 2011, Approximately 2000 Hours on Engine Overhaul, SN 2510175U007805



IH 656 Diesel Tractor, Q11 Cab, 3-Point, Single Hydraulics, Wide Front, SN 2450123U046950



Farmall Super H Tractor, (Engine Not Stuck, Needs Work)

Skid Loaders, Wheel Loader & Attachments

John Deere Model 260 Series 2 Diesel Skid Steer, 2-Speed, 6.5 Ft. Material Bucket, Auxiliary Outlets, 2746 Hours, SN T00260B916916



Rounder 18 HP Skid Steer, Kohler Gas Engine, Material Bucket, Manure Bucket and Scraper, (Great for Restricted Work Areas)

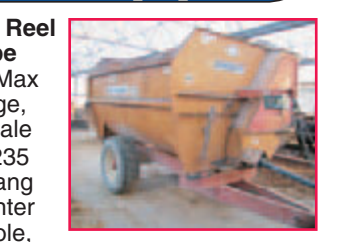
Clark 125A Wheel Loader, Detroit 371 Diesel, 7-Ft. Material Bucket, TA Recently Gone Through



Skid Loader Attachments Include Good Rhino 74-Inch Rock Bucket, 5.5-Ft. Manure Bucket fits JD, Pallet Fork with Hay Fork and 3-Point Converted Attachment

TMR, Cushion Gang Disc, & General Farm Equipment

Knight Model 3375 Reel Augie Trailer Type TMR Mixer, Hay Max Kit, Slide Discharge, Digistar Digital Scale



John Deere Model 235 24-Ft. Cushion Gang Tandem Disc, Center Fold, Hydraulic Pole, Dual Wheels, (Nice Condition)

Morris Model CP525 Hydraulic Fold Chisel Plow with Mulcher
4-Section Tine Tooth Harrow on Cart
Badger Model BN85 PTO Lagoon Liquid Manure Pump
Loftness 8-Ft. 3-Point Snowblower with Hydraulic Spout
Shop Built 10-Ft. Hydraulic Dump Box with Single Axle Duals
Allied 8-Ft. 3-Point Blade Older 4-Wheel Wagon
Older Gravity Box 10-Ft. Double Road Drag

Hay & Straw

(48) 3x3x8 Square Bales of Second Crop Dairy Quality Alfalfa
(20) Round Bales of Second Crop Alfalfa
(10) 3x3x8 Bales of Straw
(11) 3x3x8 Bales of Meadow Hay
(31) Round Bales of Meadow Hay

Dick & Barb Borgerding, owners (320) 352-5138

MID-AMERICAN AUCTION CO., INC.

COLS: AL WESSEL - LIC. NO. 77-60
PH. 320-547-2206 (Sale Day: 320-760-2979)

KEVIN WINTER - LIC. NO. 77-18
PH. 320-352-3803 (Sale Day: 320-760-1593), AUCTIONEERS



TERMS: CASH. If credit is desired, make arrangements with your credit agent prior to sale. Out of area buyers please have letter of credit. Everything sold as is, no warranties given or implied. Nothing removed until settlement has been made. While we believe everything stated hereon to be correct as to age and description, anything stated day of sale by owners or auctioneers will take precedence over all printed materials. Owners, auctioneers, clerks or their helpers are not responsible for accidents. All information stated hereon is provided by the owner, Mid-American Auction Co., Inc. makes no warranty as to its accuracy.

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