



LAND AUCTION

+/-80.53 Acres of Choice Rock Lake Twp., Lyon Co., MN Land

We will offer the following real property at auction with the auction to be held On Site at the land – The land is located from Balaton, MN (Jct. of Hwy. #5 & #14) – 4 miles west on Hwy. #14 and 2 ½ miles south on Hwy. #91; from Russell, MN - approx. 7 ½ miles south on Hwy. #91; from Florence, MN – (Jct. of Hwy's. #23 & #14) – 4 ½ miles east and 2 ½ miles south on Hwy. #91; From Lake Wilson, MN on Hwy. #30 – approx. 14 ½ miles north to the Murray/Lyon County Line (The Lyon-Murray Road/Co. Rd. #12 & Hwy. #91 Jct./170th Ave.) – then an additional ¼ mile north on Hwy. #91; approx. 4 ¼ miles north of the former Current Lake Store on Hwy. #91; or approx. 20 miles southwest of Marshall, MN.

THURSDAY DECEMBER 1, 2016

SALE TIME: 10:00 AM

Auctioneer's Note: This auction presents an opportunity to purchase a choice +/-80.53 acre piece of farmland that has an extremely high percentage tillable and is situated in one of the leading agricultural areas of Southwestern Minnesota. If you are in the market for a piece of farmland that could serve as an excellent addition to a row crop farming operation or investment, then get your financing in order and make plans to be in attendance at this land auction.

Three words best describe this land – Choice, Choice Choice! This land auction presents the opportunity to buy a very desirable +/-80.53 acre piece of Lyon County, MN land, that has excellent eye appeal and a great location with this land bordered on the west by Hwy. #91 (170th Ave.). This farm has a very high percentage tillable, some excellent productive soils, has been maintained in an excellent state of cultivation and has drain tile in place throughout portions of the farm. According to FSA information this farm has approximately 79.29 acres of cropland with a 49.52 acre corn base with a 130 bu. PLC yield and a 29.78 acre soybean base with a 37 bu. PLC yield and is enrolled in the ARC County election of the USDA farm program. According to the Lyon Co. Assessor this parcel has a CER of 62.142, comparatively information obtained from Surety Agri-Data, Inc. indicates that this farm has an extremely high weighted average productivity index of 93.9, with the cropland comprised predominately of Class I & II soils. The general topography of this land is level to very gently rolling. The total 2016 ag-homestead RE taxes on this property are \$1,254.00. This property has been well farmed and is located in Rock Lake Twp. of Lyon Co., MN - which is a highly regarded farming area of the county. If you are in the market for a choice parcel of land that has potential to serve as a terrific addition to an area row crop farming operation or as an investment, then make plans to inspect this property and be in attendance at this auction.

LEGAL DESC.: The N½ SW¼ of Sec. 31, T. 109N., R. 42W., Rock Lake Twp., Lyon Co., MN.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale, an additional 40% on Dec. 29, 2016 with possession and the remaining 50% on Jan. 4, 2017. Any Fall Tillage completed on this land will pass at “no cost” to the buyer. Marketable Title will be conveyed and an abstract of title will be continued to date and will be provided to the buyer for examination prior to closing. All of the RE taxes due & payable in 2016 will be paid by the sellers with the buyer(s) to be responsible for payment of all of the RE taxes due & payable in 2017. The sellers do not warranty 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. FSA cropland acres, yields, bases & other information are estimated and subject to County Committee approval. This property is sold based on the acres as stated on the County Assessor’s records, with the acres understood to be “more or less”. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable county zoning ordinances. Information contained herein is deemed to be correct, but is not guaranteed. The RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Owners.

For additional information contact the auctioneers or see www.suttonauction.com

LOREN & SUANNE CHRISTIANSEN, Owner
Lynn A. Johnson – Attorney & Closing Agent for the Seller -
Slayton, MN - ph. - 507-873-4034

CHUCK SUTTON - Auctioneer & Land Broker - Lic. #59-26 -
Sioux Falls, SD - ph. 605-336-6315, Pipestone, MN – ph. 507-825-3389 &
Flandreau, SD - ph. 605-997-3777;
DEAN STOLTENBERG - Auctioneer - Lic. #59-38 -
Jasper, MN - ph. 507-348-7352
& JARED SUTTON – Auctioneer – Lic. #59-72-
Flandreau, SD – ph. 605-864-8527

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They're Planned!**

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2016 Program Year

Map Created April 26, 2016



Unless otherwise noted: crops are non-irrigated

- Corn = yellow for grain
- Soybeans = common soybeans for grain
- Wheat = HRS for grain or HRW for grain
- Oats and Barley = Spring for grain
- Rye = for grain
- Peas = process
- Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
- Beans = Dry Edible
- NAG = for GZ
- Canola = Spring for seed
- Sunflower = oil or non-oil for grain

Roads

Common Land Unit

- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

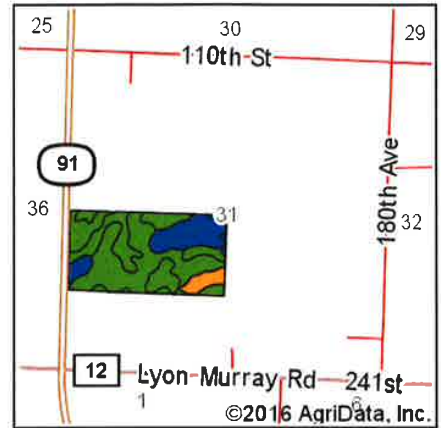
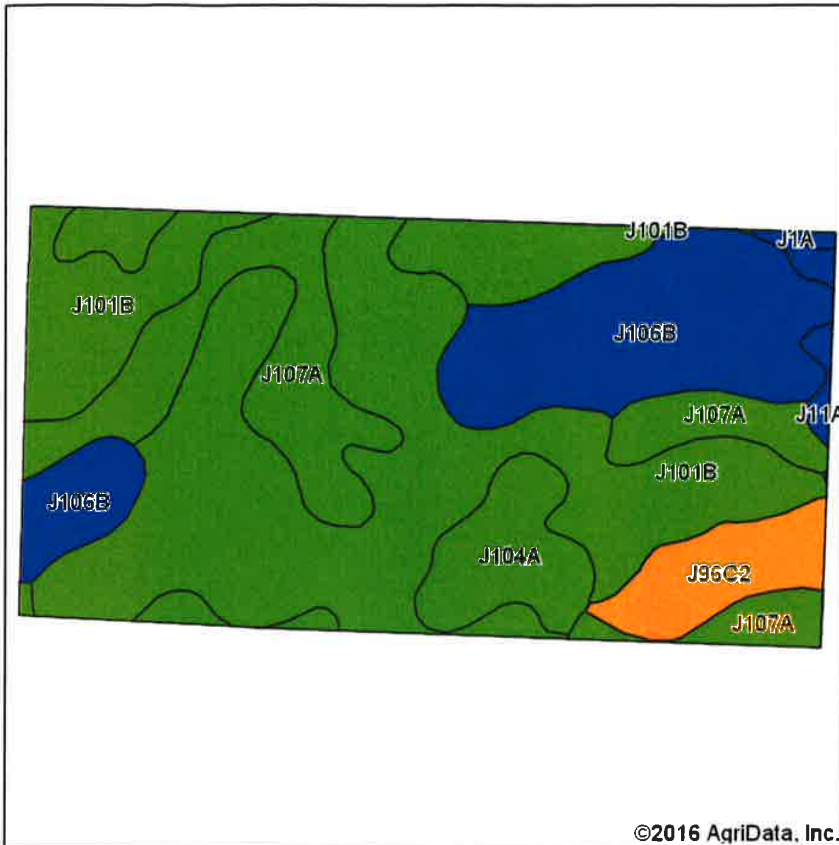
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 79.29 acres



USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2015 NAIP Imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Soils Map



State: **Minnesota**
 County: **Lyon**
 Location: **31-109N-42W**
 Township: **Rock Lake**
 Acres: **79.29**
 Date: **6/30/2016**

CHUCK
 AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN083, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Oats	Soybeans	Spring wheat
J101B	Hokans-Svea complex, 1 to 4 percent slopes	35.15	44.3%		Ile	98	171	83	54	5
J107A	Lakepark-Roliss-Parnell, depression, complex, 0 to 3 percent slopes	18.81	23.7%		IIw	93	162	80	51	5
J106B	Barnes-Buse-Svea complex, 1 to 6 percent slopes	15.23	19.2%		Ile	88	153	83	48	5
J104A	Svea loam, 1 to 3 percent slopes	4.76	6.0%		Ie	99	172	84	54	5
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	4.22	5.3%		IIIe	80	139	72	44	4
J11A	Vallers clay loam, 0 to 2 percent slopes	0.84	1.1%		IIw	90	157	78	50	5
J1A	Parnell silty clay loam, depression, 0 to 1 percent slopes	0.28	0.4%		IIIw	86	150	73	47	5
Weighted Average						93.9	163.5	81.7	51.5	56.

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*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.