

HEMME LAND AUCTION

85.75 Acres of High Producing Rose Dell Township Rock County Minnesota Land

We will offer the following real property at auction at the land located from Jasper, MN – 5 miles south on Hwy. #23 to 201st St./Rock Co. Hwy. #7, then 5½ miles east to the SE Corner of the Land (Jct. of 201st St & 90th Ave.); from Luverne, MN – 7 miles north on Hwy. #75 to the Hardwick, MN Corner, then 4 miles west on 201st St. to the SE Corner of the land; from the Pipestone-Jasper Exit #1 on I-90 – approx. 11 ½ miles north on Hwy. #23 to 201st St. and 5 ½ miles east on 201st St.; or from Garretson, SD – 3 miles east to the Jct. of 161st St. & Hwy. #23, then 4 miles north on Hwy. #23 and 5½ miles east on 201st.

WEDNESDAY OCTOBER 19, 2016

SALE TIME: 10:00 AM

This auction presents a great opportunity to purchase a very well located +/-85.75 acre surveyed parcel of land that is located in one of the leading agricultural areas of Southwestern Minnesota. This farm has some excellent high producing soils and a relatively high percentage tillable. According to FSA information this +/-85.75 acre farm has approximately 75.68 acres of cropland with a 36.34 acre corn base with a 170 bu. PLC yield and a 36.30 acre soybean base with a 48 bu. PLC yield. The nontillable portions of this farm predominately include a grassed waterway and a grassed hayland/drainage area in the SE corner. According to the Rock Co. Assessor this parcel has an excellent CER of 92.15, also information obtained from Surety Agri Data, Inc. indicates that this farm has a very high weighted average productivity index of 89. The general topography of this land is gently rolling to rolling with a predominately southeasterly slope. The total 2015 non-homestead RE tax amount on this property payable in 2016 are \$1,872.00. If you are in the market for a productive parcel of land located in an excellent farming area of Rock County, MN 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 East 85.75 Acres of the SE¼, of Sec. 25, T. 104N., R. 46W., (Rose Dell Twp.), Rock Co., MN.

TERMS: Cash - A 10% nonrefundable earnest money payment on sale day; an additional 40% on Dec. 29, 2016 with possession and the remaining 50% on Jan. 3, 2017. Marketable Title will be conveyed and an abstract of title continued to date will be provided to the buyer for examination prior to closing. All of the RE taxes 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 a survey of the property, with the acres understood to be "more or less", and 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.

HOWARD HEMME & JEROLD HEMME, Owners

- Donald Klosterbuer – Klosterbuer & Haubrich Law Firm

Attorney Closing Agent for the Sellers –

Luverne, MN - ph. 507-283-9111

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

**WEDNESDAY
OCT. 19, 2016**

Aerial Map



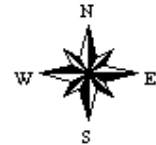
CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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map center: 43° 47' 0.47, -96° 18' 5.8

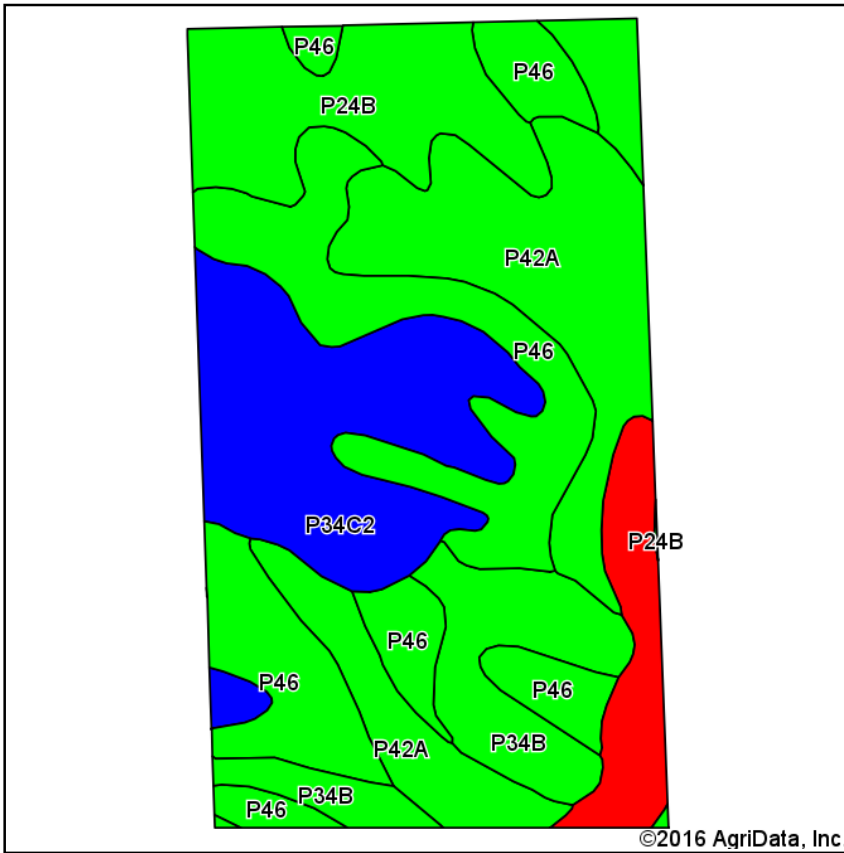
0ft 830ft 1660ft

25-104N-46W
Rock County
Minnesota

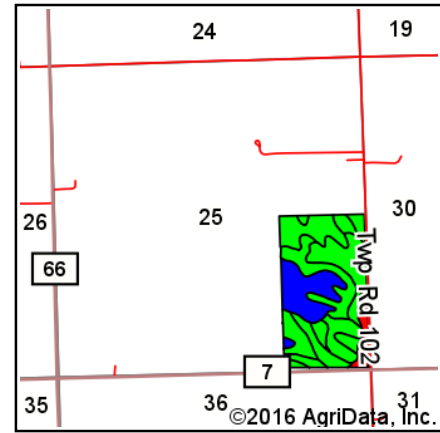


9/21/2016

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Rock**
 Location: **25-104N-46W**
 Township: **Rose Dell**
 Acres: **85.78**
 Date: **9/21/2016**

CHUCK
 AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By:



Area Symbol: MN133, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Oats	Soybeans	Spring wheat
P46	Trent silty clay loam, 1 to 3 percent slopes	24.37	28.4%		le	*m 100				
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	18.62	21.7%		llw	94	169	82	52	58
P34C2	Splitrock silty clay loam, 5 to 9 percent slopes, eroded	16.84	19.6%		llle	83	149	74	46	53
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	12.15	14.2%		lle	*m 95				
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	8.76	10.2%		lle	91	164	85	50	61
P4A	Calco silty clay loam, 0 to 2 percent slopes, frequently flooded	5.04	5.9%		Vw	20				
Weighted Average						*m 89	82.7	41	25.4	29.2

Area Symbol: MN133, Soil Area Version: 12

*m: Productivity index updated on 3/14/2016

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOTES