



HEIRS OF SINA PEDERSON

ESTATE LAND AUCTION

**+/157.53 Acres of High Producing Cropland Situated in
Westline Township, Redwood County Minnesota –
Consisting of 2 Farms**

FARM #1 – +/-80 Acres of Productive Cropland

**FARM #2 – +/-80 Acres with a Mix of Productive Cropland,
Remnants of an Abandoned Building Site & Trees**

We will offer each of these farms at auction on site at the location of FARM #1– Located from Milroy, MN – ½ Mile North and Situated on the West Side of Hwy. #68 to the Southeast corner of the property at the Jct. of Hwy. #68 (Balsa Ave.) & 260th St.; or from the Jct. of Hwy's. #19 & #68 (Balsa Ave.) - 2 miles south on Hwy. #68, to the Southeast Corner of the Land. FARM #2 is an East-West 80 - Located directly across Hwy. # 68 to the east – To be offered at auction on ...

THURSDAY OCTOBER 27, 2016

SALE TIME: 10:00 AM

Both FARM #1 & FARM #2 to be Offered at the Site of FARM #1

Auctioneer's Note: This auction presents the opportunity of a lifetime to purchase 2 parcels of land which are located in one of the leading agricultural areas of Southwestern Minnesota, which have been in the Pederson Family for over 115 years dating back to 1900. Each of these farms have a superb location, good eye appeal and varying percentages of choice productive cropland. If you are in the market a parcel of parcels of Redwood Co., MN Land, make plans to be in attendance at this auction.

FARM #1 – (SALE SITE): +/-80 Acres of Well Located Westline Twp, Redwood County, MN Cropland which Lies Adjacent to Hwy. #68 – ABBREVIATED LEGAL DESC.: The NE¼ SE¼ and the SE¼ SE¼ of Sec. 8, T. 111N., R. 39W., Redwood Co., MN.

Farm #1 consists of an extremely well located parcel of land which is bordered on the east by Hwy. #68 and on the south by 260th St. According to FSA information this ±80 acre farm is estimated to contain approximately 70.1 acres of cropland with a 35.5 acre corn base with a 141 bu. PLC yield and a 34.6 acre soybean base with a 41 bu. PLC yield and is enrolled under the ARC County Election of the USDA farm program; with the nontillable acres comprised of a private co-op drainage ditch and roads. According to the Redwood Co. Assessor this parcel of land has CER of 70.12 on the south 40 acres and 69.1 on the north 40 acres, comparatively information obtained from Surety Agri Data, Inc. indicates that this farm in it's entirety has a very high weighted average productivity index of 93.2, with the cropland comprised predominately of Class II and III soils. The general topography of the cropland is level to gently rolling. According to members of the Pederson family, sectors of this farm have been enhanced by the installation of drain tile throughout the years of family ownership and the tile outlets into the drainage ditch that traverses the property, although much of the drain tile is older and the actual locations are undocumented. The total non-homestead RE tax amount on this property payable 2016 is \$2,100.00.

FARM #2 - (To be Offered on Site at Farm #1) – +/-80 Acres of Productive Westline Twp, Redwood County, MN Land – To be Offered as an 80 acre tract - LOCATED – From the SE Corner of Farm #1 – (Jct. Hwy. #68 & 260th St.) - ¼ mile north to the SW Corner of the land - directly east across Hwy. 68 from FARM #1. **ABBREVIATED LEGAL DESC.: The N ½ SW ¼ of Sec. 9, T. 111N., R. 39W., Redwood Co., MN.**

Farm #2 consists of a productive parcel of farmland which has some excellent productive soils. According to FSA information this ±80 acre farm is estimated to contain approximately 68.45 acres of cropland with a 34.6 acre corn base with a 141 bu. PLC yield and a 33.8 acre soybean base with a 41 bu. PLC yield and is enrolled under the ARC County Election of the USDA farm program. The non-tillable portion of this farm is comprised primarily of remnants of an abandoned building site, tree grove, private co-op drainage ditch and road. According to the Redwood Co. Assessor this parcel of land has CER of 69.15, comparatively information obtained from Surety Agri Data, Inc. indicates that this farm in its entirety has a very high weighted average productivity index of 91.8, with the cropland comprised predominately of Class II & III soils. The topography of this land is generally level with good eye appeal. According to members of the Pederson family, sectors of this farm have been enhanced by the installation of drain tile throughout the years of family ownership and the tile outlets into the drainage ditch that traverses the property, although much of the drain tile is older and the actual locations are undocumented. The total non-homestead RE tax amount on this property payable in 2016 is \$2,116.00.

TERMS: Cash - A 10% nonrefundable earnest money payment on sale day on each farm and the balance on or before December 20, 2016, with Full Possession for the 2017 crop year. Marketable Title will be conveyed and abstracts of title continued to date will be provided to the buyer for examination prior to closing, or in lieu of an abstract the owners will have the option to provide an Owner's Title Insurance Policy, in which case the cost will be divided 50-50 between the buyer and seller. 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 the county tax 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. Dean Stoltenberg an auctioneer on this auction is a licensed MN RE Salesperson and is an owner/heir to a percentage of this land. The RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Owners.

If you are in the market for a smaller parcel or parcels of Redwood County, MN land that could serve as an excellent addition to an area row crop farming operation or investment, then make plans to inspect this property and be in attendance at this auction. **For additional information contact the auctioneers or see www.suttonauction.com**

HEIRS OF SINA PEDERSON, Owners

**James O'Neill – O'Neill & Barduson Law Firm – Attorney & Closing Agent for the Estate/Heirs
- Pipestone, MN - ph. - 507-825-4266**

**CHUCK SUTTON - Auctioneer & Land Broker - Lic. #59-26
– Sioux Falls, SD - ph. 605-336-6315 & Pipestone, MN – ph. - 507-825-3389;
DEAN STOLTENBERG - Auctioneer – RE Lic. #40300974 & Auctioneers Lic. #59-38
- Jasper, MN - ph. 507-348-7352
JARED SUTTON – Auctioneers Lic. #59-72 - Flandreau, SD – ph. 605-864-8527**



2016 Program Year

Map Created April 12, 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

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

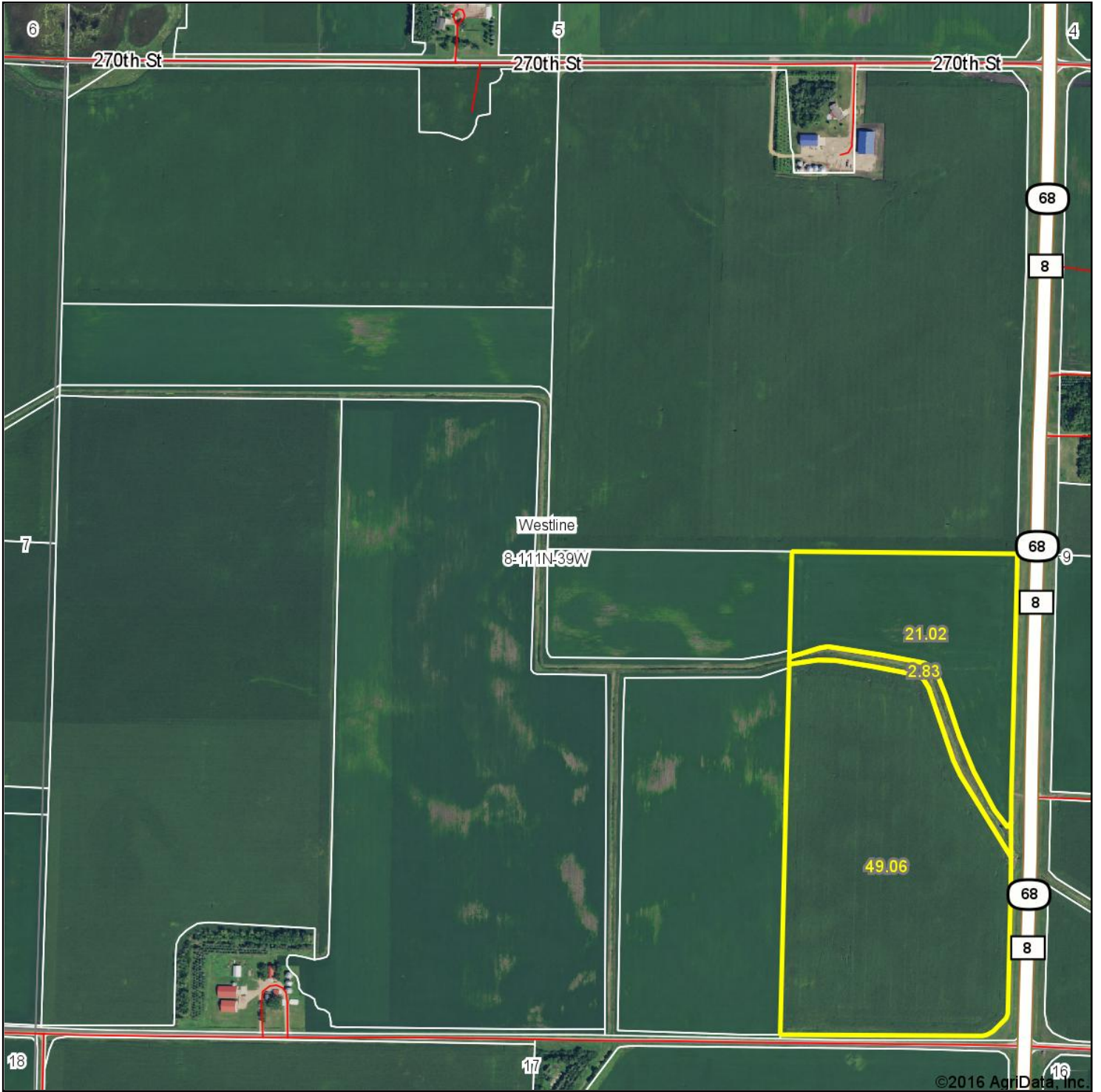
Tract Cropland Total: 70.08 acres



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 of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Aerial Map

Farm #1

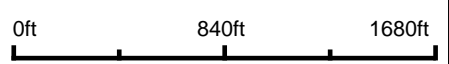


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CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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map center: 44° 26' 8.73, -95° 33' 49.36



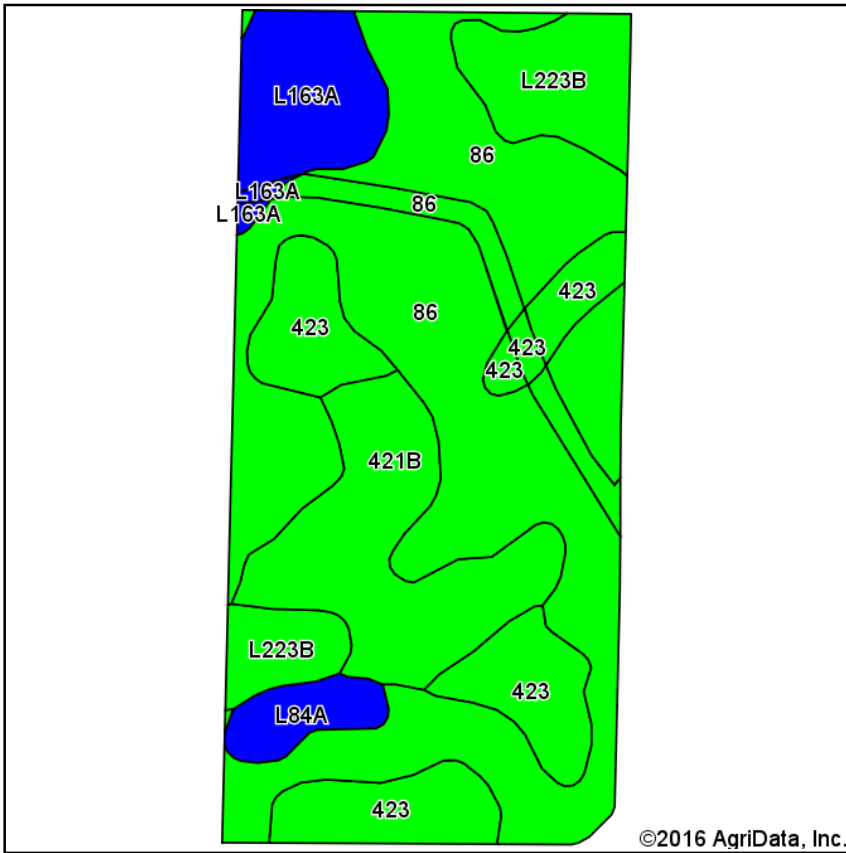
8-111N-39W
Redwood County
Minnesota



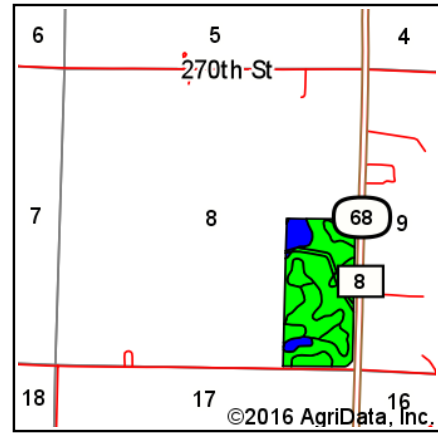
10/4/2016

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Farm #1



State: **Minnesota**
 County: **Redwood**
 Location: **8-111N-39W**
 Township: **Westline**
 Acres: **72.91**
 Date: **10/4/2016**

CHUCK
 AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By:



Area Symbol: MN127, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Oats	Spring wheat
86	Canisteo clay loam, 0 to 2 percent slopes	36.78	50.4%		IIw	*m 93		
423	Seaforth loam, 1 to 3 percent slopes	11.84	16.2%		IIs	*m 95		
421B	Amiret loam, 2 to 6 percent slopes	10.36	14.2%		Ile	*m 98	8	6
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	6.63	9.1%		Ile	92	16	9
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	5.26	7.2%		IIIw	*m 86		
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.04	2.8%		IIIw	*m 86		
Weighted Average						*m 93.2	2.6	1.7

Area Symbol: MN127, Soil Area Version: 14

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Redwood County, Minnesota

Farm 3125

Tract 2407



2016 Program Year

Map Created April 12, 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
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- Canola = Spring for seed
- Sunflower = oil or non-oil for grain

Roads

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

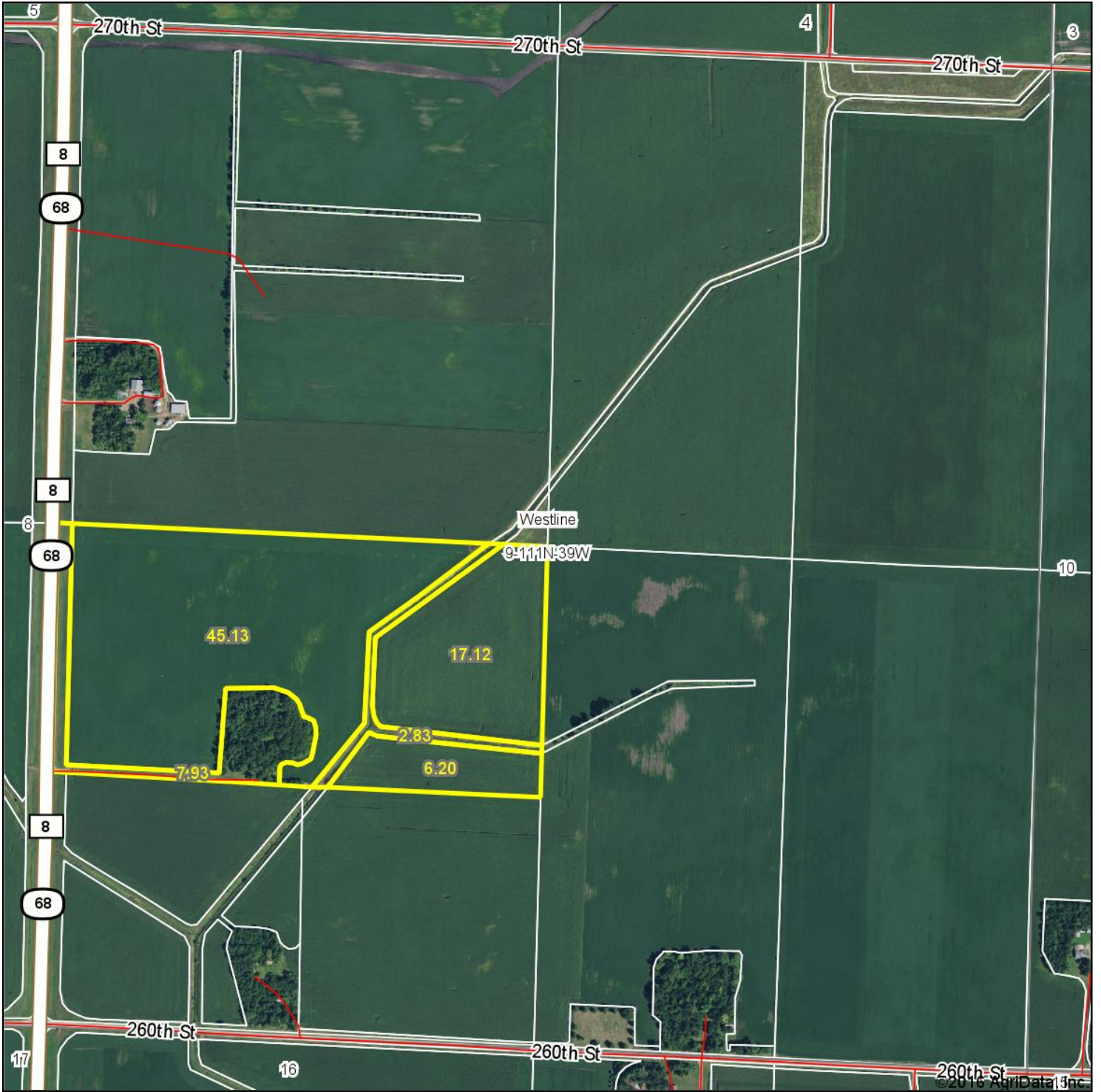
Tract Cropland Total: 68.45 acres



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Aerial Map

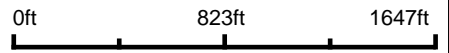
Farm #2



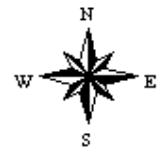
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Maps Provided By:
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map center: 44° 26' 8.72, -95° 32' 36.71



9-111N-39W
Redwood County
Minnesota

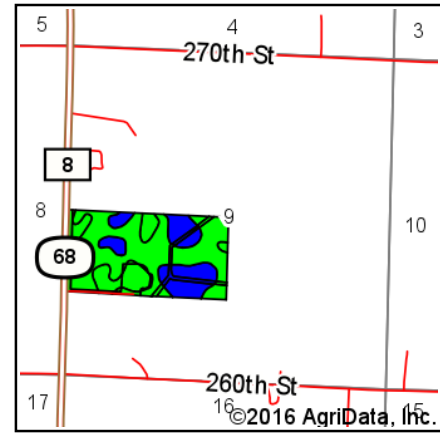
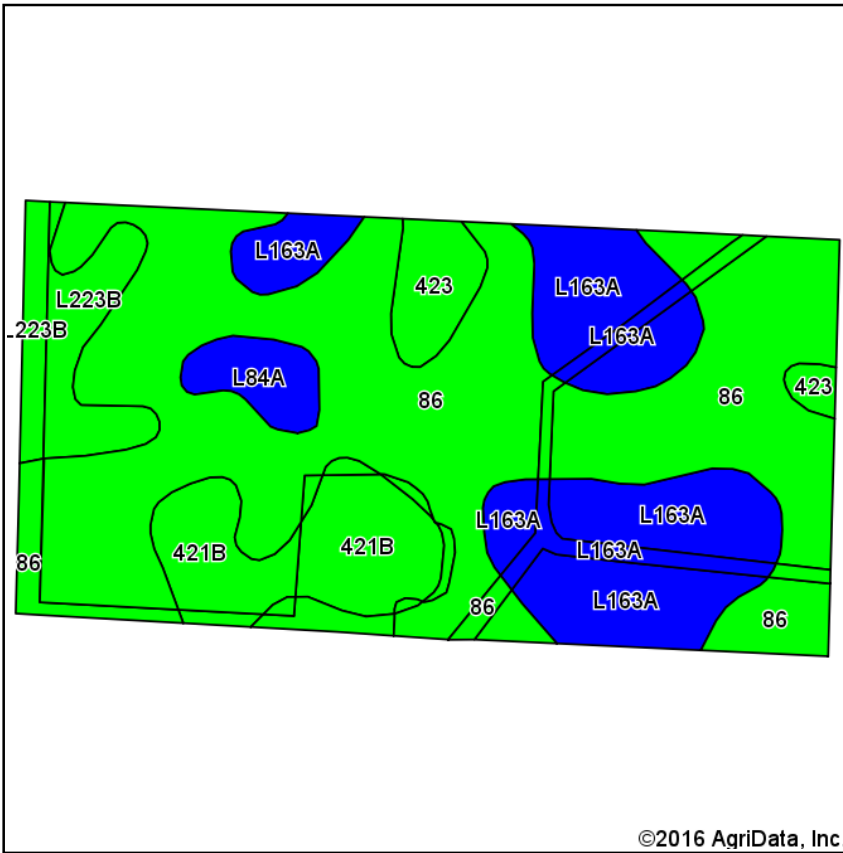


9/29/2016

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map

Farm #2



State: **Minnesota**
 County: **Redwood**
 Location: **9-111N-39W**
 Township: **Westline**
 Acres: **79.21**
 Date: **9/29/2016**



Area Symbol: MN127, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Oats	Spring wheat
86	Canisteo clay loam, 0 to 2 percent slopes	44.88	56.7%		IIw	*m 93		
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	17.03	21.5%		IIIw	*m 86		
421B	Amiret loam, 2 to 6 percent slopes	7.41	9.4%		Ile	*m 98	8	6
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	4.86	6.1%		Ile	92	16	9
423	Seaforth loam, 1 to 3 percent slopes	2.91	3.7%		IIs	*m 95		
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.12	2.7%		IIIw	*m 86		
Weighted Average						*m 91.8	1.7	1.1

Area Symbol: MN127, Soil Area Version: 14

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.