

RASCHKE ESTATE LAND AUCTION

+/- 147.97 Acres of Choice Grange Township Pipestone County Minnesota Land Situated in an Excellent Agricultural Area of Pipestone County, MN

We will offer the following real property at auction "On Site" at the land located from Pipestone, MN (Jct. of Hwy's. #30, #75 & #23 - McDonald's Corner) – Approx. 6 miles north on Hwy. #75 to 161st St., then 2 ½ miles east on 161st St.; from the NW Corner of Holland, MN (Jct. 171st St. & 130th Ave.) – 2 ¾ miles west on 171st St. and ½ mile south on 110th Ave. to the NE corner of the land.

WEDNESDAY NOVEMBER 8, 2017

SALE TIME: 10:00 AM

Auctioneer's Note: This auction presents a great opportunity to purchase a desirable +/-147.97 acre parcel of farmland with a high percentage tillable which has been in the Raschke family for over 90 years, dating back to 1924 when acquired by Louis Raschke. This land is situated in one of the leading agricultural areas of Southwestern Minnesota. This land "Is Not" leased for the 2018 crop year, thus the buyer will be awarded Full Possession of this land for the 2018 crop year. If you are in the market for a tract of land 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.

This land auction presents the opportunity to buy a high caliber +/-147.97 acre parcel of Pipestone County, MN land that is situated in Grange Township - which is a highly regarded agricultural area of the county. This land has high quality soils and a relatively high percentage tillable. According to FSA information this farm has approximately 136.71 acres of cropland with a 74.4 acre corn base with a 147 bu. PLC yield and a 60.80 acre soybean base with a 37 bu. PLC yield and is enrolled in the County ARC election of the USDA Farm Program. According to the Pipestone Co. Assessor this parcel has a CER of 74.10, comparatively information obtained from Surety Agri Data, Inc. indicates that this farm has a very high weighted average productivity index of 87.2, with the cropland comprised predominately of virtually all Class I & II soils. The non-tillable acreage on this farm consists of a grassed waterway and roads. The general topography of this land is gently rolling to rolling. The total Non-Homestead RE Tax Amount payable in 2017 on this land were \$5,344.00. There is a Petroleum Pipeline Monitoring Device located in the SW corner of the land. 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 SE¼, (exc. the S. 618' of the E. 848' of the SE ¼), Sec. 9, T. 107N., R. 45W., Grange Twp., Pipestone Co., MN, containing 147.97 acres more or less.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before Dec. 21, 2017. 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 payable in 2017 will be paid by the sellers with the buyer(s) to be responsible for payment of all of the RE taxes due & payable in 2018. 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 Personal Representative.

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

ESTHER RASCHKE ESTATE

Rodney DeKam, Personal Representative – ph. 507-825-2977

- Scott Barduson - O'Neill, O'Neill & Barduson Law Firm

Attorney for the Estate & Closing Agent -

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

& Flandreau, SD - ph. 605-997-3777;

DEAN STOLTENBERG - Auctioneer - Lic. #59-38 -

Jasper, MN - ph. 507-348-7352

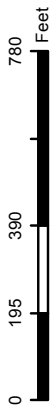
JARED SUTTON – Auctioneer – Lic. #59-72-

Flandreau, SD – ph. 605-864-8527



2017 Program Year

Map Created April 18, 2017



Unless otherwise noted:

- Shares are 100% operator
- Crops are non-irrigated
- Corn = yellow for grain
- Soybeans = common soybeans for grain
- Wheat = HRS, HRW = Grain
- Sunflower = Oil, Non-Oil = 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

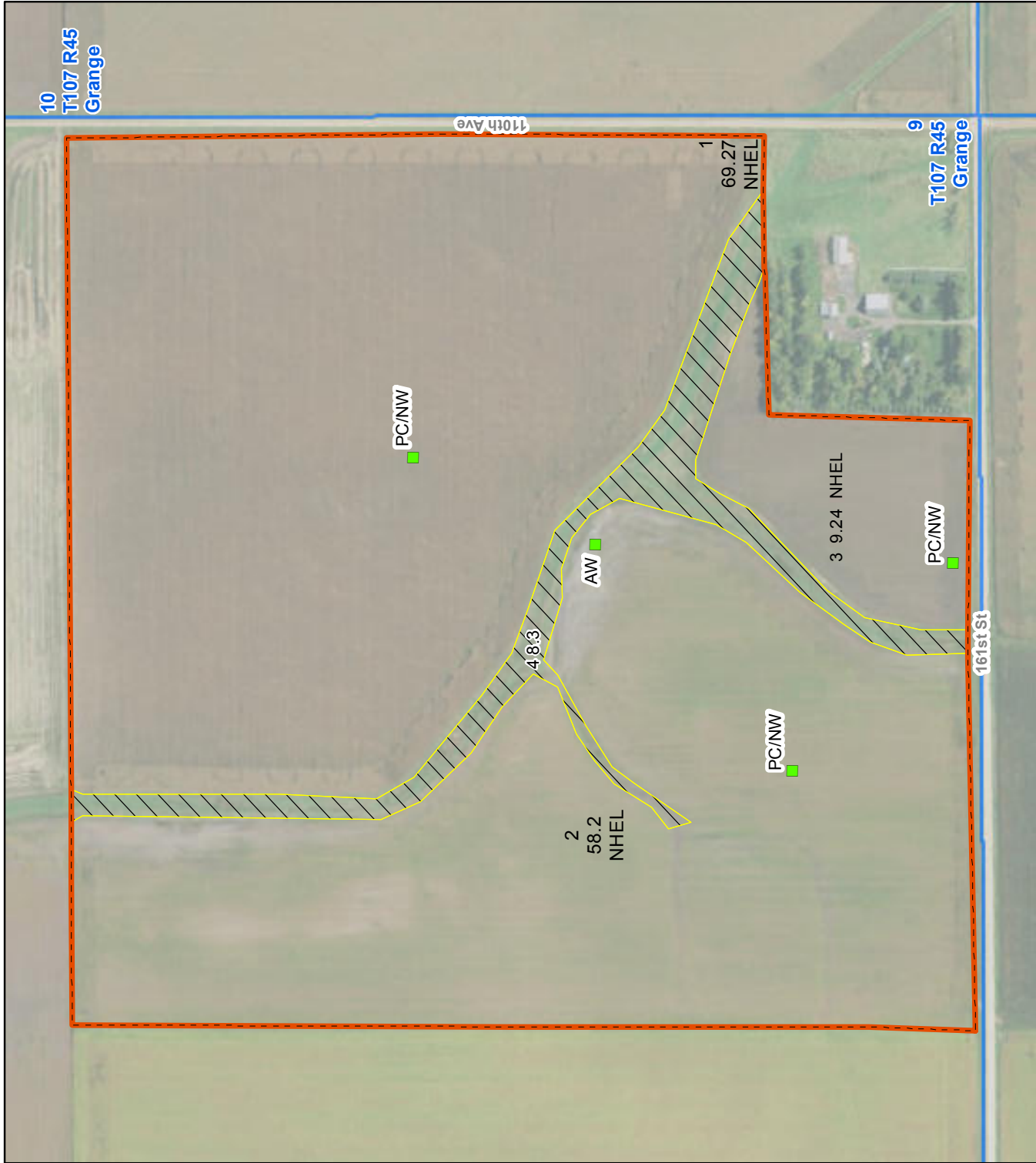
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 136.71 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



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AUCTIONEER — LAND BROKER
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Maps Provided By:

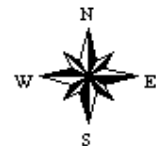
 **surety**
CUSTOMIZED ONLINE MAPPING

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map center: 44° 5' 7.49, -96° 15' 1.35

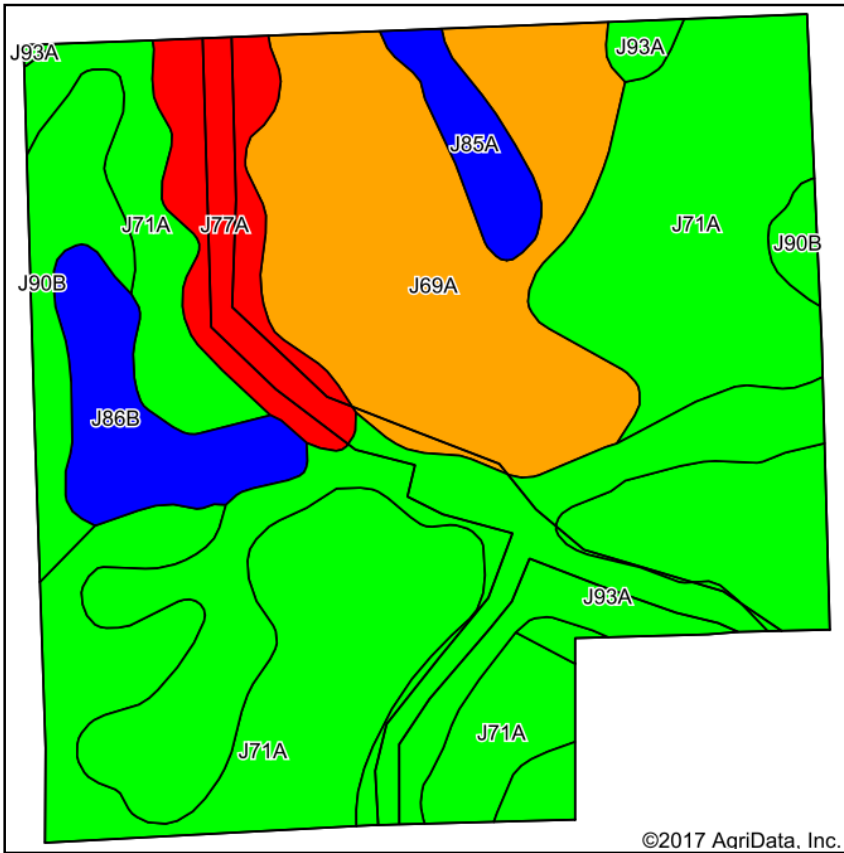


9-107N-45W
Pipestone County
Minnesota

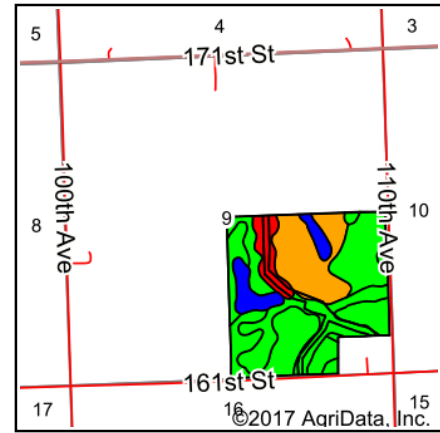


10/11/2017

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Pipestone**
 Location: **9-107N-45W**
 Township: **Grange**
 Acres: **144.54**
 Date: **10/11/2017**

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Area Symbol: MN117, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Oats	Soybeans	Spring wheat
J71A	Brookings silty clay loam, 0 to 2 percent slopes	60.44	41.8%		lw	98				
J69A	Athelwold silty clay loam, 0 to 2 percent slopes	29.50	20.4%		ls	80	139	72	44	50
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	25.34	17.5%		llw	92	160	74	51	52
J77A	Lamoure silty clay loam, 0 to 2 percent slopes, frequently flooded	9.23	6.4%		Vw	20				
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	8.96	6.2%		lle	93				
J86B	Vienna silty clay loam, 3 to 6 percent slopes	7.59	5.3%		lle	90	157	84	50	58
J85A	Trosky silty clay loam, 0 to 2 percent slopes	3.48	2.4%		llw	83	144	70	46	48
Weighted Average						87.2	68.1	33.8	21.7	23.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOTES