

TIEDEMAN ESTATE LAND AUCTION

+/- 152.25 Acres of Rock Township, Pipestone County, MN Land Situated Near Woodstock, MN in East Central Pipestone County - Inclusive of a Mixture of Productive Cropland and Established Pasture

In order to settle the Judith Tiedeman Estate we will offer the following real property at auction at the land located just 1 mile north of Woodstock, MN; from Pipestone, MN (McDonalds Corner) – 10 miles east on Hwy. #30 to the Diamond Corner on Hwy. #30 (Woodstock, MN Corner) – 2 miles north on Co. Hwy. #18 (180th Ave.) to 121st St. and 1/8th mile west; from Holland, MN – 4 miles east on 171st St. and 4½ miles south on 180th Ave.

FRIDAY NOVEMBER 17, 2017

SALE TIME: 10:00 AM

ATTENTION CROP-LIVESTOCK OPERATORS - This auction presents a great opportunity to purchase a well located parcel of land consisting of +/-152.25 acres situated in a prominent crop and livestock area of eastern Pipestone County, MN, situated north of Woodstock, MN and just 2 miles west of the Murray/Pipestone County, MN line. This parcel of land is inclusive of a mixture of productive cropland and pasture. According to FSA this farm has a total of approx. 93.61 acres of cropland, with a 46.80 acre corn base with a 138 bu. PLC yield and a 46.80 acre soybean base with a 38 bu. PLC yield, with this farm enrolled under the ARC County election of the USDA farm program; the remainder of the property consists of pasture which appears to have a mixture of native & tame grass that is well suited for use as pasture and grazing land for cattle or other livestock, this pasture has an abundant water supply for livestock provided by a dugout and from a creek which traverses the pasture. According to the Pipestone Co. Assessor this parcel has a CER of 63.15, information obtained from Surety Agri-Data, Inc. indicates that this parcel of land has a weighted average productivity index of 69.3. The total Non-Homestead RE taxes payable in 2017 on this property are \$2,690.00. The preceding wind easement on this property is scheduled to expire in Oct. 2018, recently there was an offer to the current owners to extend a wind lease agreement, although due to the death of the owner and the intent of the estate to sell the property, no agreement has been executed by the estate, thus future wind lease agreements, if any, will be between the buyer and the wind energy company. If you are in the market for a very well located parcel of land with a mixture of cropland and pasture, then make plans to inspect this property and be in attendance at this auction.

ABBREVIATED LEGAL DESC.: SE¼, Less 7.75 acres (the S. 660' of the E.511.5' in the SE¼ SE¼), Sec. 34, T. 107N., R. 44W., (Rock Twp.), Pipestone Co., MN.

TERMS: Cash - A \$75,000.00 nonrefundable downpayment by cashier's check, wire or pre-approved personal check sale day and the balance on or before January 12, 2018 with full possession for the 2018 crop and grazing season. A Personal Representative's Deed 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 in "AS IS" Condition 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 Personal Representative. For additional information contact the auctioneers or see www.suttonauction.com.

JUDITH A. TIEDEMAN ESTATE

Bruce W. Christopherson, Personal Representative – ph. 320-226-1749

Benjamin Denton – Attorney for the Estate & Closing Agent - Pipestone, MN - ph. 507-825-9969

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
 MAG = for GZ

Canola = Spring for seed

Common Land Unit

-  Non-Cropland
-  Cropland
-  Tract Boundary
-  PLSS

Wetland Determination Identifiers

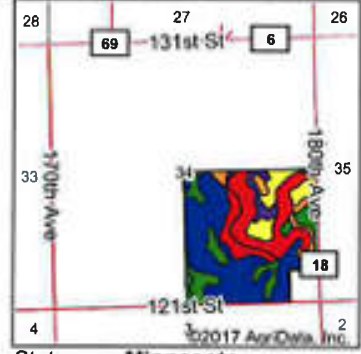
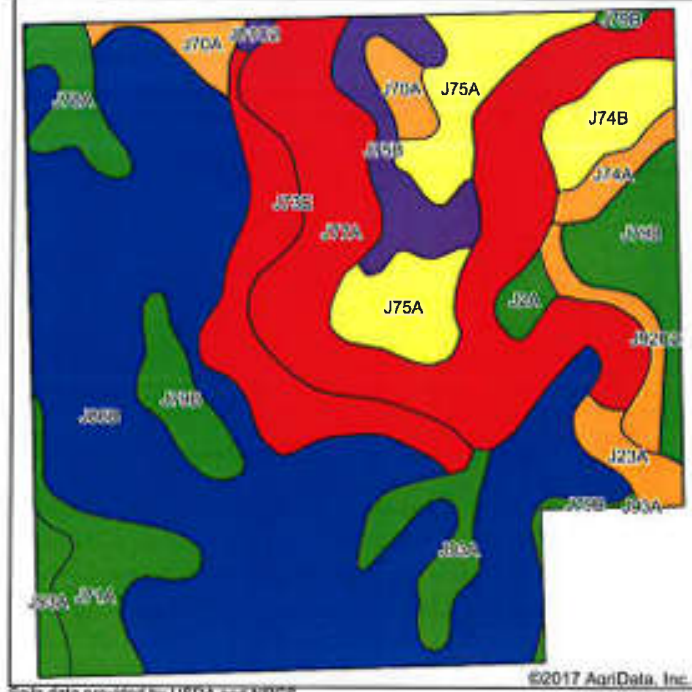
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

Tract Cropland Total: 93.61 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 NAIIP 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.

Soils Map



State: **Minnesota**
 County: **Pipestone**
 Location: **34-107N-44W**
 Township: **Rock**
 Acres: **152.24**
 Date: **10/10/2017**

State Provided By:

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Soils data provided by USDA and NRCS. ©2017 AgriData, Inc.

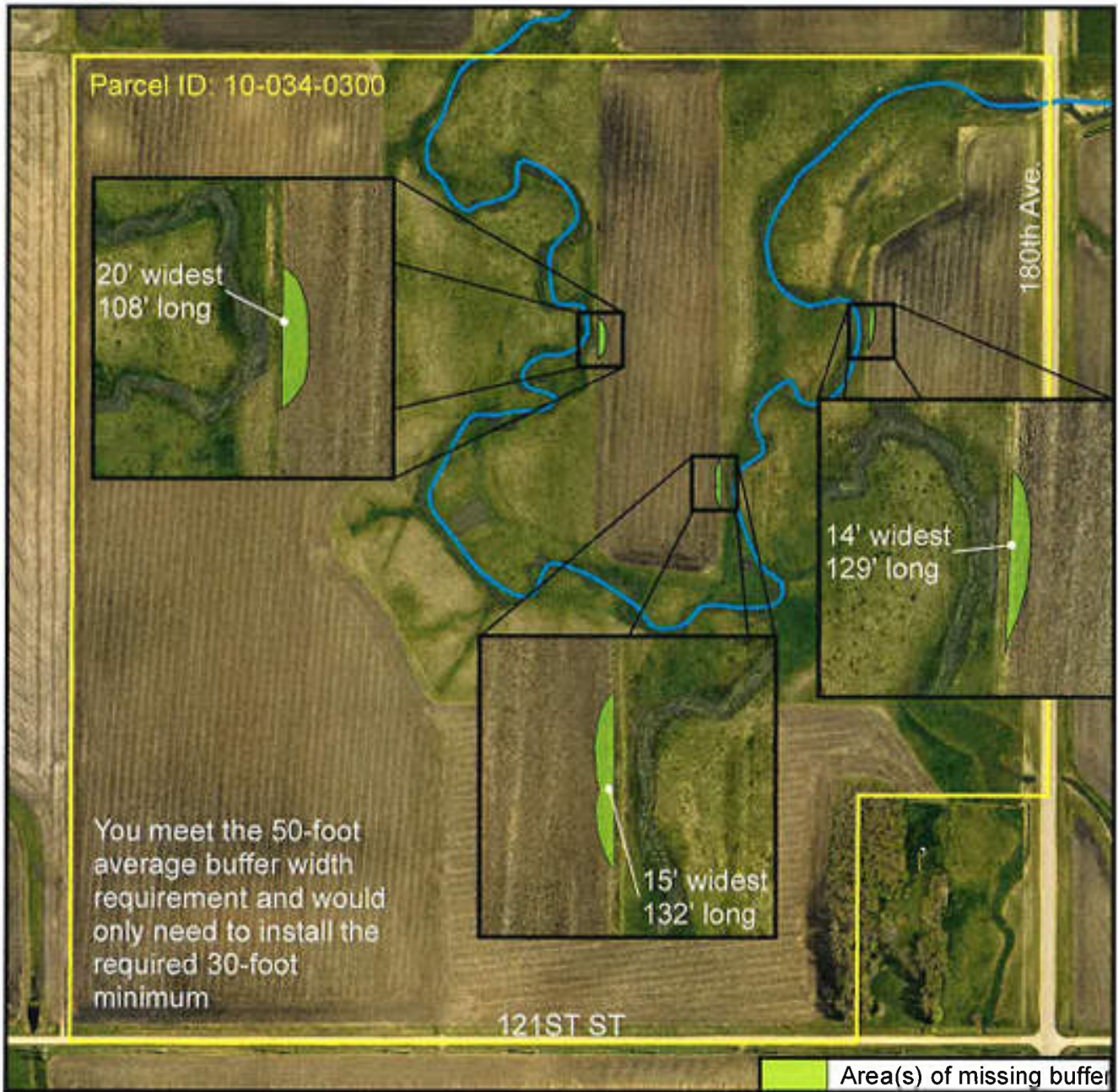
Area Symbol: MN117, Soil Area Version: 15										
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Oats	Soybeans	Spring wheat
J86B	Vienna silty clay loam, 3 to 6 percent slopes	59.00	38.8%		Ile	90	157	84	50	58
J77A	Lamoure silty clay loam, 0 to 2 percent slopes, frequently flooded	29.58	19.4%		Vw	20				
J79B	Vienna-Brookings complex, 1 to 4 percent slopes	9.92	6.5%		Ile	94	164	84	52	59
J75A	Fordville loam, coteau, 0 to 2 percent slopes	9.79	6.4%		Ils	64				
J73E	Buse clay loam, 18 to 25 percent slopes	9.12	6.0%		Vle	29				
J71A	Brookings silty clay loam, 0 to 2 percent slopes	5.99	3.9%		Iw	98				
J75B	Renshaw-Fordville loams, coteau, 2 to 6 percent slopes	5.44	3.6%		IVs	56				
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	5.25	3.4%		Ilw	92	160	74	51	52
J74B	Estelline silty clay loam, 2 to 6 percent slopes	3.77	2.5%		Ile	70	122	91	39	49
J70A	Brandt silty clay loam, 0 to 2 percent slopes	3.41	2.2%		Is	80	139	78	44	54
J78A	Lismore silty clay loam, 1 to 3 percent slopes	3.28	2.2%		Ie	98	171	84	54	65
J92C2	Buse-Vienna complex, 6 to 12 percent slopes, moderately eroded	2.32	1.5%		IIIe	76	132	68	42	46
J23A	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.16	1.4%		Ilw	78	136	71	43	49
J74A	Estelline silty clay loam, 0 to 2 percent slopes	1.72	1.1%		Ils	75	131	73	41	50
J2A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	1.19	0.8%		Iw	91	158	83	50	57
J81C2	Renshaw-Barnes complex, 6 to 12 percent slopes, moderately eroded	0.30	0.2%		IVe	54	94	48	30	33
Weighted Average						69.3	93.7	50	29.8	34.4






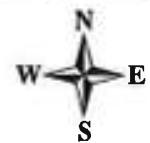
Missing Buffer Location Map

Judith Ann Tiedeman

Rock T107N R44W section 34



-  Public Waters (50-foot average & 30-foot minimum buffer requirement)
-  Public Waters (50-foot average and 30-foot minimum buffer requirement / needs field review)
-  Public Drainage Ditches (16.5-foot buffer requirement)



Created 10/6/2016 by NS. The lines drawn on this map are only to be used as guidelines and may not accurately depict actual field boundaries or correct buffer distance.