

ANDERSON LAND

AUCTION

**+/- 144.09 Acres of Choice Fountain Prairie Township
Pipestone County Minnesota Land
With an Extremely High Percentage of Choice Productive
Cropland 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 - McDonald's Corner) – Approx. 10 miles north on Hwy. #75 to 201st St. and 3 miles east on 201st St. to the NW Corner of the land; from Holland, MN – approx. 3 miles north on 140th Ave. and 2½ miles west on 201st St. to the NE Corner of the land.

THURSDAY DECEMBER 7, 2017

SALE TIME: 10:00 AM

Auctioneer's Note: This auction presents a great opportunity to purchase a choice +/-144.09 acre parcel of farmland that has an extremely high percentage tillable and 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 +/-144.09 acre parcel of Pipestone County, MN land which has an extremely high percentage tillable and some excellent high quality soils. According to FSA information this farm has approximately 138.35 acres of cropland with a 79.50 acre corn base with a 113 bu. PLC yield and a 39.50 acre soybean base with a 30 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 74.18, comparatively information obtained from Surety Agri Data, Inc. indicates that this farm has an extremely high weighted average productivity index of 90.6, with the cropland comprised predominately of virtually all Class I & II soils. The general topography of this land is level to nearly level. The total Non-Homestead RE Taxes due and payable in 2017 on this property are \$4,756.00. This property has been well farmed and is located in Fountain Prairie Twp. of Pipestone 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 NW ¼, (except the bldg. site in the SW ¼ NW ¼), Sec. 27, T. 108N., R. 45W., Fountain Prairie Twp., Pipestone Co., MN, containing 144.09 acres more or less.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before January 26, 2018. The buyer will be awarded full possession of the land for the 2018 crop year. A Warranty 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 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.

PAUL & JANICE ANDERSON, Owners

Ph. 605-529-5387

- Damain Sandy- O'Neill, O'Neill & Barduson Law Firm

- Attorney & Closing Agent for the Seller - 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 – RE Salesperson & Auctioneer

Lic. #59-38 - Jasper, MN - ph. 507-348-7352

JARED SUTTON – RE Salesperson & Auctioneer Lic. #59-72 –

Flandreau, SD ph. 605-864-8527



United States
Department of
Agriculture

Pipestone County, Minnesota

Farm 465

Tract 851



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: 138.35 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



CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By:

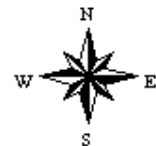
 **surety**
CUSTOMIZED ONLINE MAPPING

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map center: 44° 8' 9.18, -96° 14' 24.54

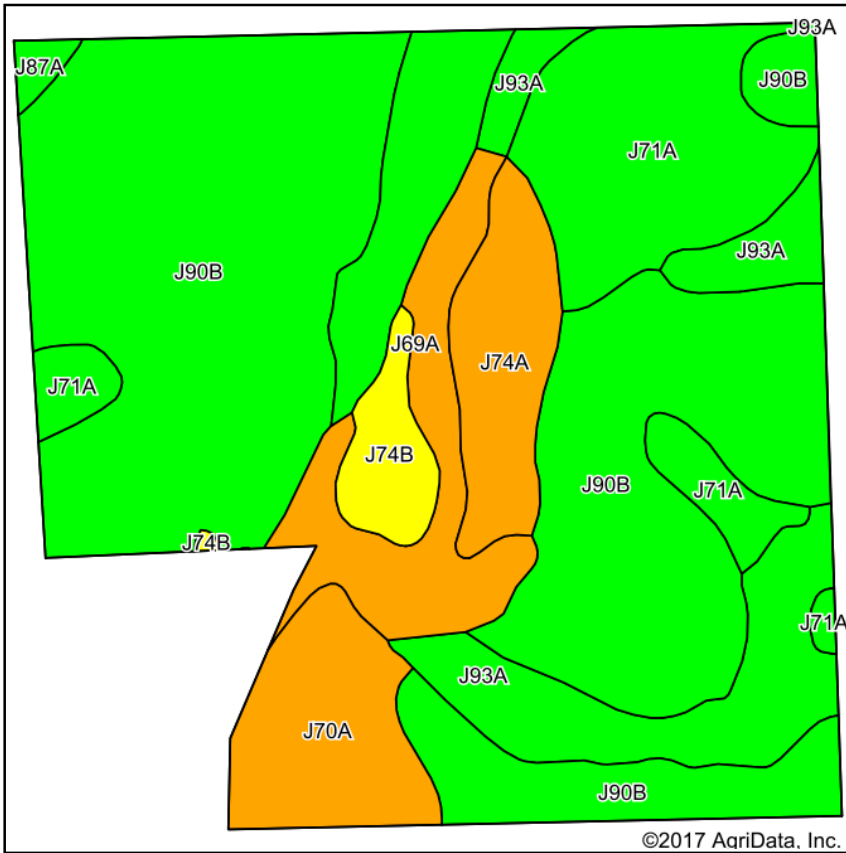
0ft 463ft 925ft

27-108N-45W
Pipestone County
Minnesota

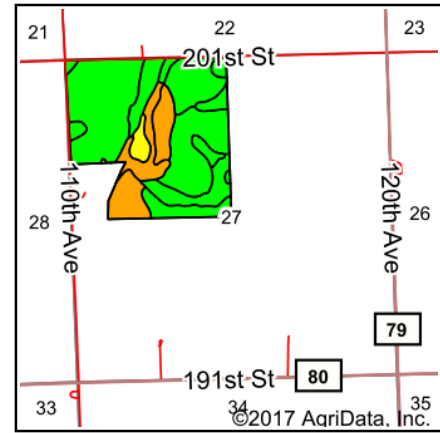


11/13/2017

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Pipestone**
 Location: **27-108N-45W**
 Township: **Fountain Prairie**
 Acres: **144.09**
 Date: **11/13/2017**

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Maps Provided By:



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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
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	73.09	50.7%		Ile	93				
J71A	Brookings silty clay loam, 0 to 2 percent slopes	25.64	17.8%		Iw	98				
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	14.45	10.0%		Ilw	92	160	74	51	52
J69A	Athelwold silty clay loam, 0 to 2 percent slopes	9.86	6.8%		Is	80	139	72	44	50
J70A	Brandt silty clay loam, 0 to 2 percent slopes	9.08	6.3%		Is	80	139	78	44	54
J74A	Estelline silty clay loam, 0 to 2 percent slopes	7.63	5.3%		Ils	75	131	73	41	50
J74B	Estelline silty clay loam, 2 to 6 percent slopes	3.62	2.5%		Ile	70	122	91	39	49
J87A	Waubay silty clay loam, loess deposit, 1 to 3 percent slopes	0.72	0.5%		Ie	99	172	84	54	60
Weighted Average						90.6	45.2	23.8	14.3	16.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOTES

SOLD! It's a Sutton Thing!

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