TOEWS LAND AUCTION

+/- 51 Acres of Altona Township, Pipestone County, MN Land – Situated in Northwest Pipestone County - Inclusive of a Mixture of Productive Cropland w/Drain Tile & Established CRP – This is a Parcel of Land Which Provides Combined Income & Hunting Opportunities

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As we are relocating our business, we have decided to offer our land at public auction with the auction to be held on-site at the land located from the New Horizons Elevator at the Jct. Of Hwy's. #75 & #23 in Pipestone, MN - 10 miles north on Hwy. #75 to the KT Corner, 1 mile west on 211th St. (Co. Hwy. #10) and approx. 1¼ miles north on 70th Ave.; from Ward, SD - 7 miles east and 1¼ miles north on 70th Ave.

WEDNESDAY DECEMBER 13, 2017 SALE TIME: 10:00 AM

ATTENTION CROP-LIVESTOCK OPERATORS, HUNTERS & WILDLIFE ENTHUSIASTS! - This auction presents a great opportunity to purchase a well located parcel of land consisting of +/- 51 acres situated in a prominent crop-livestock and hunting area of northwestern Pipestone County, MN. This parcel of land is inclusive of a mixture of productive cropland and CRP acres and is situated in an area surrounded by parcels of land that are operated with hunting and wildlife production in mind. Based on a preliminary measurement this property is estimated to contain approximately 51 total acres, of which FSA information indicates that this parcel of land has a total of approx. 47.97 acres of cropland, of which approx. 32.69 acres are under cultivation & 15.28 acres are enrolled in CRP; with a 9.77 acre corn base with a 106 bu. PLC yield and a 2.43 acre soybean base with a 37 bu. PLC yield, with the crop acres enrolled under the ARC County election of the farm program. The acres which have been under cultivation has a topography that is gently rolling to rolling and in 2016 there was approx. 2,760' of drain tile installed which has further enhanced the productivity and farmability of the cropped acres, evidenced by the 2017 corn crop on this land which yielded approx. 190 bushels per acre according to the owner. The portion of this land in CRP is enrolled at a rate of $116.61 per acre generating a total annual payment of $1,784.00 with the contract scheduled to expire on Sept. 30, 2023. Information obtained from Surety Agri-Data, Inc. indicates that this parcel of land has a weighted productivity index of 78.8. The total actual number of acres being sold will be in accordance with surveyed acres, with the survey costs to be paid by the sellers. If you are in the market for a smaller parcel of land with both income and hunting amenities, then get your financing in order and make plans to inspect this property and be in attendance at this auction.

ABBREVIATED LEGAL DESC.: +/- 51 acres in the E ½ of the SE ¼, excluding +/- 14.7 acres of Bldg. Site & Pasture in the SE Portion of the Farm, Sec. 11, T. 108N., R. 46W., (Altona Twp.), Pipestone Co., MN.

TERMS: Cash – A 10% nonrefundable downpayment sale day & balance on or before February 1, 2018 with full possession for the 2018 crop year. The seller to retain the CRP payments payable in 2017 with the buyer to receive 100% of the 2018 CRP payment with no proration, payable on Sept. 30, 2018 and each year thereafter until the expiration of the CRP contract, furthermore, the buyer (s) will be obligated to comply with all of the remaining terms and provisions of the existing CRP contract; any penalty for noncompliance with the existing CRP contract or buyout of the existing CRP contract will be the responsibility of the new owner(s). 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 buyer 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 estimated acres, with the actual sales price to adjusted based on surveyed acres and subsequent to completion of the survey. 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 Owners. **For addt'l information see www.suttonauction.com or contact the auctioneers.**

STEVEN & SONYA TOEWS, Owners
Ph. 507-820-0032 or 507-825-7984
- Damain Sandy- O'Neill, O'Neill & Barduson Law Firm
Attorney & Closing Agent for the Sellers -
Pipestone, MN - ph. - 507-825-4266

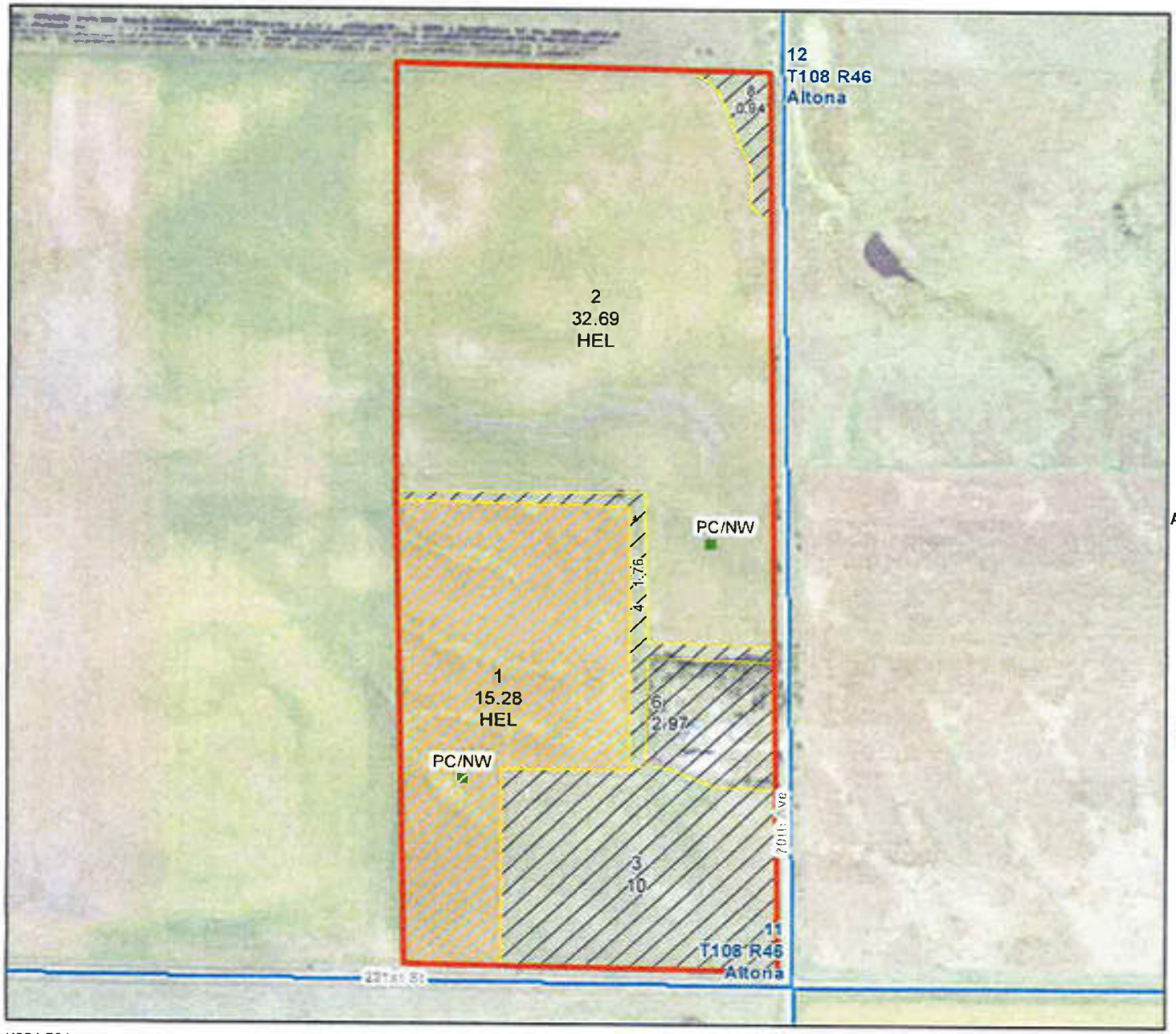
CHUCK SUTTON - Auctioneer & Land Broker - Lic. #59-26 -
Sioux Falls, SD - ph. 605-336-6315, Pipestone, MN – ph. 507-825-3389
& Flandreau, SD - ph. 605-997-3777;
DEAN STOLTENBERG - Auctioneer - Lic. #59-38 -
Jasper, MN - ph. 507-348-7352
& JARED SUTTON – Auctioneer – Lic. #59-72-
Flandreau, SD – ph. 605-864-8527

USDA United States Department of Agriculture

Pipestone County, Minnesota

Farm 4535

Tract 4024



2017 Program Year

Map Created April 18, 2017

0 190 380 760 Feet

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 fora
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- PLSS

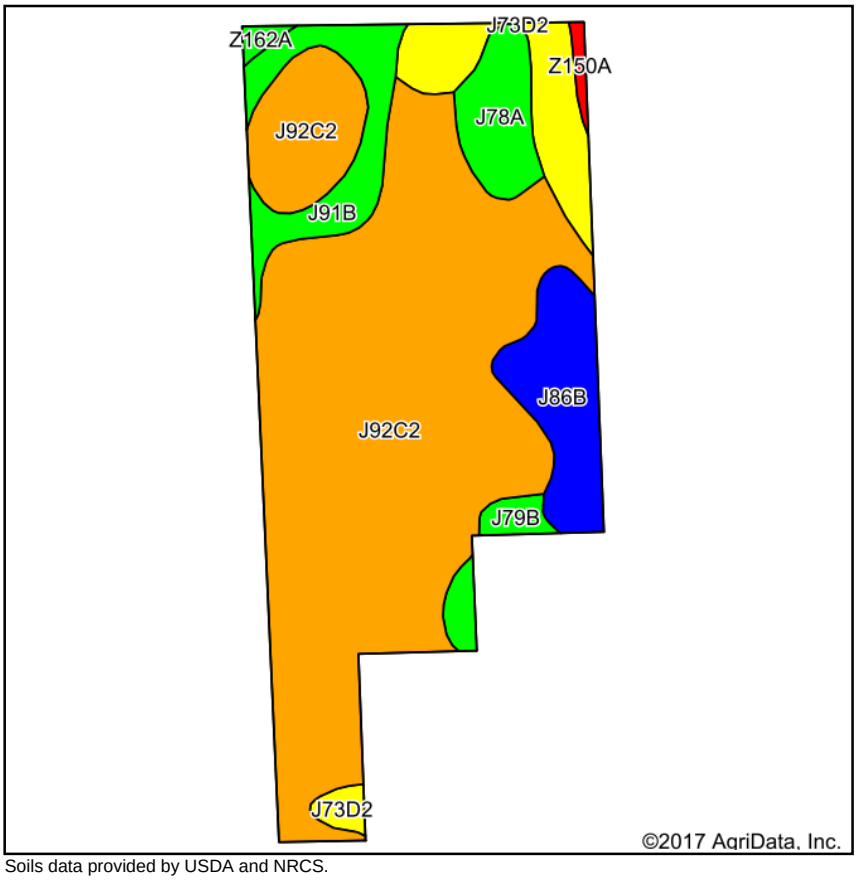
Wetland Determination Identifiers

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

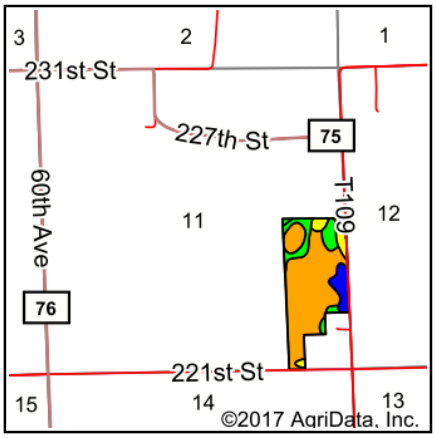
Tract Cropland Total: 47.97 acres

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.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Pipestone**
Location: **11-108N-46W**
Township: **Altona**
Acres: **51.3**
Date: **11/20/2017**

CHUCK SUTTON, LLC
AUCTIONEER — LAND BROKER

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: MN117, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J92C2	Buse-Vienna complex, 6 to 12 percent slopes, moderately eroded	35.47	69.1%		IIIe	76
J86B	Vienna silty clay loam, 3 to 6 percent slopes	4.11	8.0%		IIe	90
J73D2	Buse clay loam, 12 to 18 percent slopes, moderately eroded	4.00	7.8%		IVe	63
J91B	Darnen loam, stratified substratum, 2 to 6 percent slopes	3.52	6.9%		IIe	97
J78A	Lismore silty clay loam, 1 to 3 percent slopes	2.56	5.0%		Ie	98
J79B	Vienna-Brookings complex, 1 to 4 percent slopes	1.13	2.2%		IIe	94
Z150A	Rauville silty clay loam, coteau, 0 to 1 percent slopes, frequently flooded	0.26	0.5%		Vw	20
Z162A	La Prairie loam, coteau, 0 to 2 percent slopes, occasionally flooded	0.25	0.5%		Is	91
					Weighted Average	**78.8**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.