



OLSEN LAND AUCTION

+/-155.09 Acres of Productive Shelburne Twp., Lyon Co., MN Land

We will offer the following real property at auction **with the auction to be held Off Site ... in Florence, MN (North of the Park and South of the Former Florence Bar)**. The land is located from the Jct. of Hwy's #23 & #14 at Florence, MN – approx. ½ mile east on Hwy. #14 and ½ mile south on 130th Ave.; from Tyler, MN – approx. 5 miles east on Hwy. #14 and ½ mile south on 130th Ave.; from Balaton, MN – (Jct. Hwy. #2 & #14) – 8 miles west on Hwy. #14 and ½ mile south on 130th Ave.; or from Marshall, MN – approx. 15 miles southwest on Hwy. #23 to the Jct. of Hwy's #23 & #14 at Florence, MN, then ½ mile east on Hwy. #14 and ½ mile south on 130th Ave.

FRIDAY AUGUST 10, 2018

SALE TIME: 10:00 AM

This auction presents the opportunity to purchase a desirable parcel of land located in Shelburne Township in southwestern Lyon County, MN, with this land including a mixture of productive cropland, as well as some excellent hunting and recreational attributes – especially in the SW corner of the land adjacent to East Twin Lake. This land has been in the Olsen family for over 50 years. This land has been well farmed and maintained in an excellent state of cultivation with some areas of the farm enhanced by the installation of approximately 10,000 feet of drain tile according to the operator. According to FSA information this farm has approx. 140.13 acres of total cropland and 127.14 acres of effective cropland subsequent to the CRP reduction; with a 57.4 acre corn base with a 134 bu. PLC yield, a 53.8 acre soybean base with a 37 bu. PLC yield and a 3.5 acre oats base with a 53 bu. PLC yield, additionally there currently are 12.99 acres enrolled in CRP in two contracts with approx. 8.39 acres enrolled in CRP at \$153.98 per acre, generating a total annual payment of \$1,292.00 with the contract expiring 9/30/2022 and an additional 4.6 acres has been enrolled at \$98.40 per acre – this contract expires in 2018 and reapplication has been made to re-enlist this in CRP, although approval is pending through FSA. According to the Lyon County Assessor this farm has a CER soil rating of 56.10, also information obtained from Surety Agri Data, Inc. indicates that this farm has respectable weighted average productivity index of 85.6. This farm has a topography which is generally gently rolling to somewhat undulating. This land has potential to serve as an excellent addition to an area row crop farming operation or investment property. If you are in the market for a very desirable parcel of productive Lyon Co., MN land, located in a highly regarded agricultural area near Florence, MN, and East Twin Lake, then make plans inspect this property and be in attendance at this auction.

LEGAL DESC.: The N½ SE¼ and Lots 1 & 2 and 1A in the SW ¼, Exc. .09 Acre Rd and .07 Acre, all in Sec. 20, T. 109N., R. 43W., (Shelburne Twp.), Lyon Co., MN – containing 155.09 Acres M/L.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before October 19, 2018 with possession and fall tillage privileges to be awarded subsequent to the harvest of the existing 2018 crops and the existing tenants rights under the 2018 farm lease. Marketable Title will be conveyed and an abstract of title continued to date will be provided to the buyer for examination prior to closing. The RE taxes payable in 2018 were \$1,334.00 and will be paid in full by the owners; the buyer will be responsible for payment of all of the RE taxes due & payable in 2019. 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. The seller will retain the CRP payments payable in 2018, with the buyer to receive 100% of the payment on the CRP acres payable in 2019 with no proration, the buyer will be obligated to comply with all the remaining terms and provisions of the existing CRP contract; furthermore any buyouts or penalty due for cancellation or non-compliance with the terms of the CRP contract will be the responsibility of the new owner(s). FSA yields, bases, CRP info., payments & other FSA information is estimated and not guaranteed and are 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" 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.

VIVIAN OLSEN ESTATE

Roger Olsen – Pers. Representative
Glen A. Petersen – Attorney & Closing Agent for the Sellers –
Tyler, MN - ph. 507-247-5515

CHUCK SUTTON - Auctioneer & Land Broker - Lic. #59-26 – Pipestone, MN
– Sioux Falls, SD - ph. 605-336-6315 or ph. 507-825-3389;
JARED SUTTON – Auctioneer - Lic. #59-72 -
Flandreau, SD – ph. 605-864-8527 &
BURLAGE & PETERSON – Auctioneers & Realtors -
Brookings, SD – ph. 605-692-7102

MAP COURTESY OF LYON CO., MN ASSESSOR



Lyon County, Minnesota

Farm 5188

Tract 1856

2018 Program Year

1094320

Map Created May 15, 2018



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

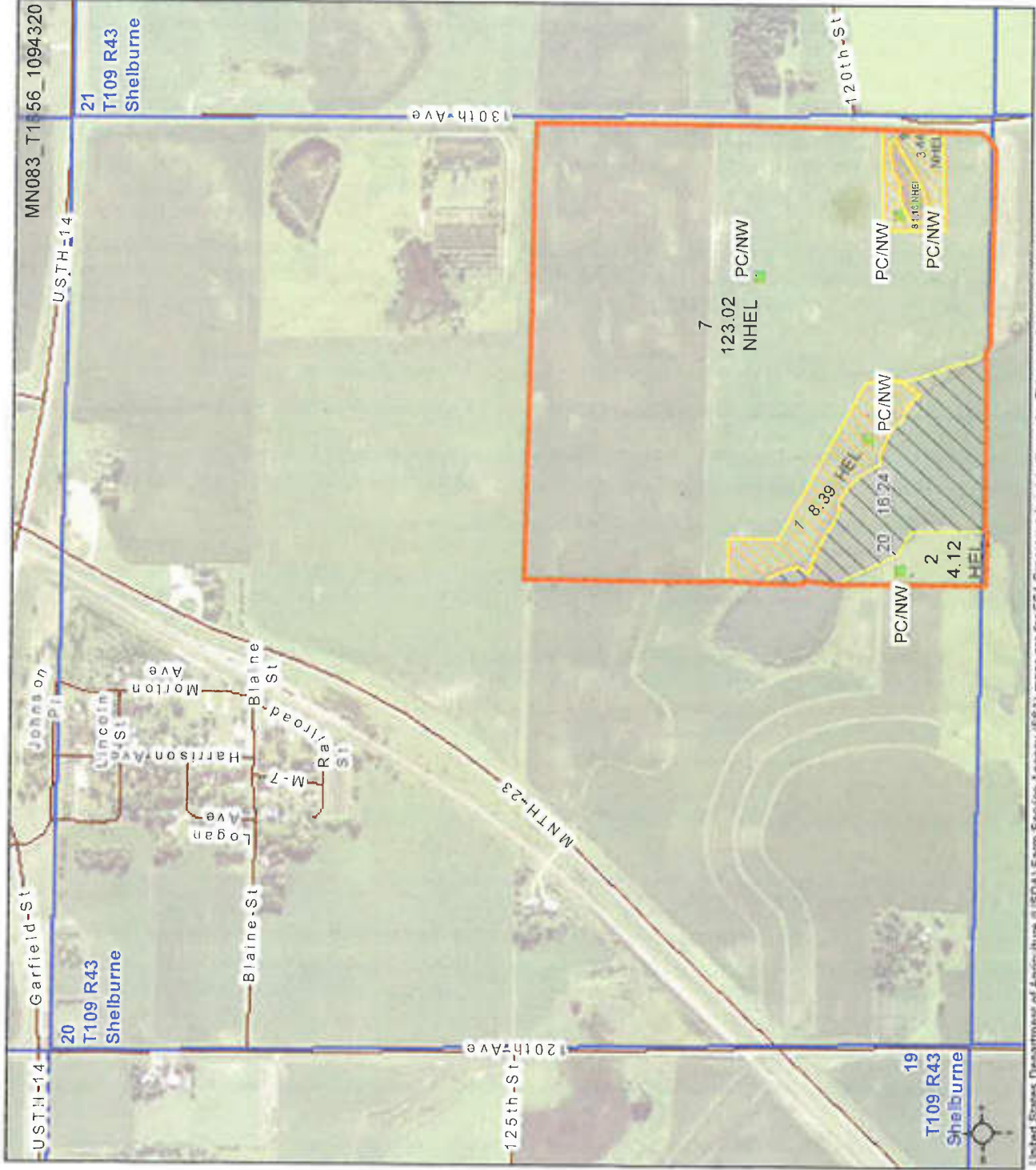
Common Land Unit

- Non_Cropland
- Cropland
- CRP
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 140.13 acres



United States Department of Agriculture (USDA) Farm Services Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership. This map depicts the information provided from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the date 'as is' and assumes all risks associated with its use. USDA-FSA 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2017 NAIP imagery.

Aerial Map

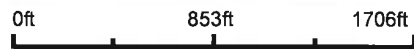


©2018 AgriData, Inc.

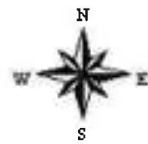
CHUCK SUTTON, LLC
AUCTIONEER - LAND BROKER

Maps Provided by:
surety
CUSTOMER ONLINE MAPPING
© AgriData, Inc 2018 www.AgrDataInc.com

map center: 44° 13' 57.96, -96° 2' 51.43

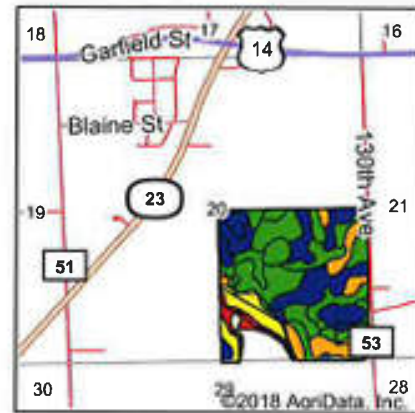
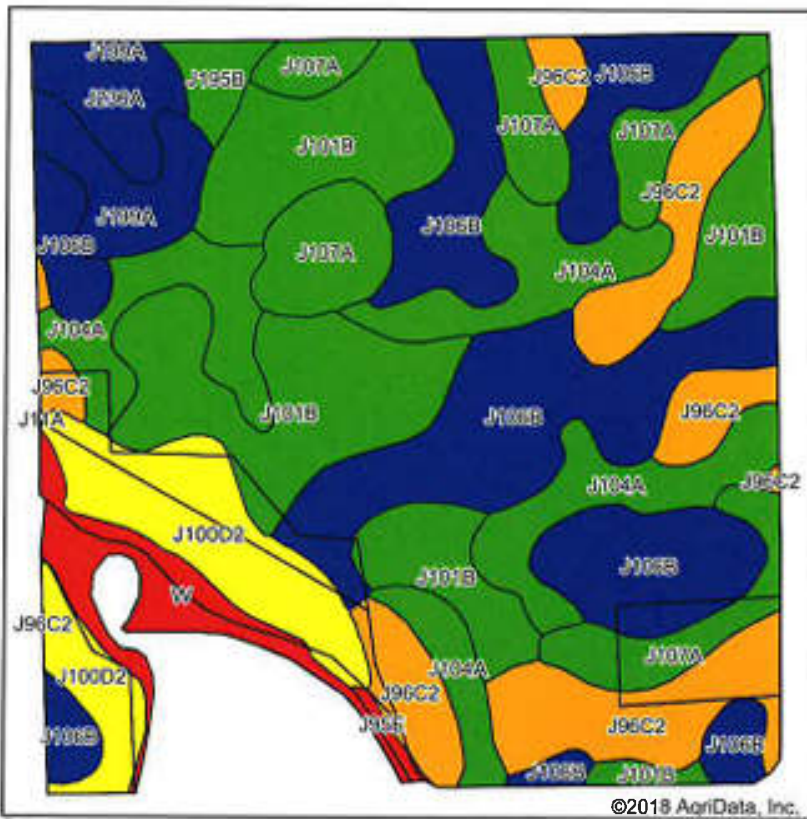


20-109N-43W
Lyon County
Minnesota

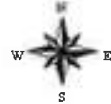


2/12/2018

Soils Map



State: **Minnesota**
 County: **Lyon**
 Location: **20-109N-43W**
 Township: **Shelburne**
 Acres: **146.95**
 Date: **2/12/2018**



Soils data provided by USDA and NRCS.

Area Symbol: MN083, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Oats	Soybeans	Spring wheat
J106B	Barnes-Buse-Svea complex, 1 to 6 percent slopes	36.50	24.8%	[Dark Blue]	Ile	88	153	83	48	58
J101B	Hokans-Svea complex, 1 to 4 percent slopes	29.42	20.0%	[Green]	Ile	98	171	83	54	58
J104A	Svea loam, 1 to 3 percent slopes	19.43	13.2%	[Light Green]	Ie	99	172	84	54	58
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	19.04	13.0%	[Orange]	IIle	80	139	72	44	49
J107A	Lakepark-Roliss-Parnell, depressional, complex, 0 to 3 percent slopes	14.82	10.1%	[Light Green]	IIw	93	162	80	51	55
J100D2	Buse, eroded-Wilno complex, 12 to 18 percent slopes	11.86	8.1%	[Yellow]	Ive	64	111	50	35	34
W	Water	5.44	3.7%	[Red]		0				
J199A	Fulda silty clay, 0 to 2 percent slopes	4.60	3.1%	[Dark Blue]	IIw	86	150	70	47	48
J236A	Highpoint Lake silty clay, 0 to 2 percent slopes	3.69	2.5%	[Dark Blue]	IIs	90	157	76	50	52
J195B	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	1.77	1.2%	[Green]	Ile	93				
J95E	Buse, stony-Wilno complex, 18 to 25 percent slopes	0.38	0.3%	[Red]	VIe	26				
Weighted Average						85.6	146.9	73.9	46.3	51.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.