BELAU, ETAL LAND AUCTION

MONDAY
DECEMBER 16, 2019

Time: 10:00 AM

+/-80 Acres of Choice High Quality Altona Township, Pipestone County Land With Superb Soil Ratings, Drain Tile and a High Percentage Tillable

This auction will be held "On Site" at the farm located at the Jct. of 201st St. & 70th Ave.; or from the McDonald's Corner (Jct. of Hwy's #30 & #75) in Pipestone, MN - 10 miles north on Hwy. #75 to 201st St., then go West 1 mile to 70th Ave. which is at the SE corner of the land; from Ward, SD – approx. 6¼ miles east on Co. Hwy. #10 (211th St.) and ½ mile south on 70th Ave.

ATTENTION: Area farmers and investors! This parcel of land has been in the same family for several decades and now due to the multi-fractioned ownership of this land by +/-10 owners, they have decided to allow us the privilege to offer this high caliber +/-80 acres of Altona Township, Pipestone County, MN land at public auction. This is a very high quality parcel of land with superb soil ratings that are at or near the highs in Pipestone County, MN. Portions of this farm have been enhanced by the installation of drain tile, thus this is a very high quality tract of land that should be of interest to a wide variety of buyers that must be seen to be fully appreciated. Please inspect the property at you leisure prior to the auction and mark your calendars to be in attendance at this auction.

This Choice +/-80 acre farm will be offered as a unit. According to FSA information this farm has approx. 73.85 acres of cropland, with the non-tillable portion comprised of a tree grove on the south edge of the farm and right of ways, with an FSA 36.86 acre corn base with a 159 bu. PLC and a 36.84 acre soybean base with a 49 bu. PLC yield. According to Pipestone County Assessor's info. this farm has a very high CER of 77.6 and comparatively data obtained from Surety Agri-Data Inc., indicates this land has a soil rating of 96.3 with all Class 1 and 2 soils. This farm has a level to nearly level topography. Areas on this farm have been enhanced with the installation of approximately 6,236 ft. of 5" tile in 2005 by Evans Farm Drainage. The RE taxes paid in 2019 were $2,826.00 and the projected taxes for 2020 are estimated to be $2,950.00. Farms of this quality are difficult to find and rarely become available on the market, so make plans to take advantage of this opportunity to purchase this high caliber +/-80 acre parcel of land that truly would make an excellent addition to an area row crop operation and/or investment.

LEGAL DESC.: The E½ of SE¼ of Sec. 23, T. 108N., R.46W., Altona Township, Pipestone County, MN.

TERMS: Cash - A 10% nonrefundable downpayment on the day of the sale with the balance due and payable on or before Feb. 5, 2020, with full possession for the 2020 crop year. Marketable Title will be conveyed and at the option of the sellers either an abstract of title continued to date or owner's title insurance will be provided to the buyer for examination prior to closing, if title insurance is utilized the cost of the owner's policy will be divided 50-50 between the buyer and seller. The RE taxes payable in 2019 in the non-homestead tax amount of $2,826.00 will be paid by the owners; with the purchaser(s) to be responsible all of the RE taxes payable in 2020. 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 yields, bases, payments & other FSA information is estimated and not guaranteed and are subject to County Committee Approval. 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. **To View Soil & Tile Maps and add'l. information see www.suttonauction.com or contact the auctioneers.**

Lucille Belau, etal, Owners

Scott Barduson – Attorney & Closing Agent for the Sellers
- O'Neill, O'Neill & Barduson Law Firm -Pipestone MN

Dean Stoltenberg – Auctioneer & RE Salesperson - Jasper, MN – ph. 507-829-6856
Chuck Sutton - Auctioneer & Land Broker
- Sioux Falls, SD - ph. 605-336-6315 or Pipestone, MN – 507-825-3389
Jared Sutton - Auctioneer & RE Salesperson – Flandreau SD - 605-864-8527

USDA United States Department of Agriculture

Pipestone County, Minnesota

Farm 2978

Tract 157

2019 Program Year

Map Created May 07, 2019

0 180 360 720 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 forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

Cropland
Tract Boundary

Wetland Determination Identifiers

Restricted Use
Limited Restrictions
Exempt from Conservation Compliance Provisions

Tract Cropland Total: 73.85 acres

United States Department of Agriculture (USDA) Farm Service Agency (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 National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data '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 exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2017 NAIP imagery.

Soils Map

Soils data provided by USDA and NRCS

State: **Minnesota**
County: **Pipestone**
Location: **23-108N-46W**
Township: **Altona**
Acres: **73.85**
Date: **11/21/2019**

Maps Provided By surety
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Area Symbol: MN117, Soil Area Version: 19

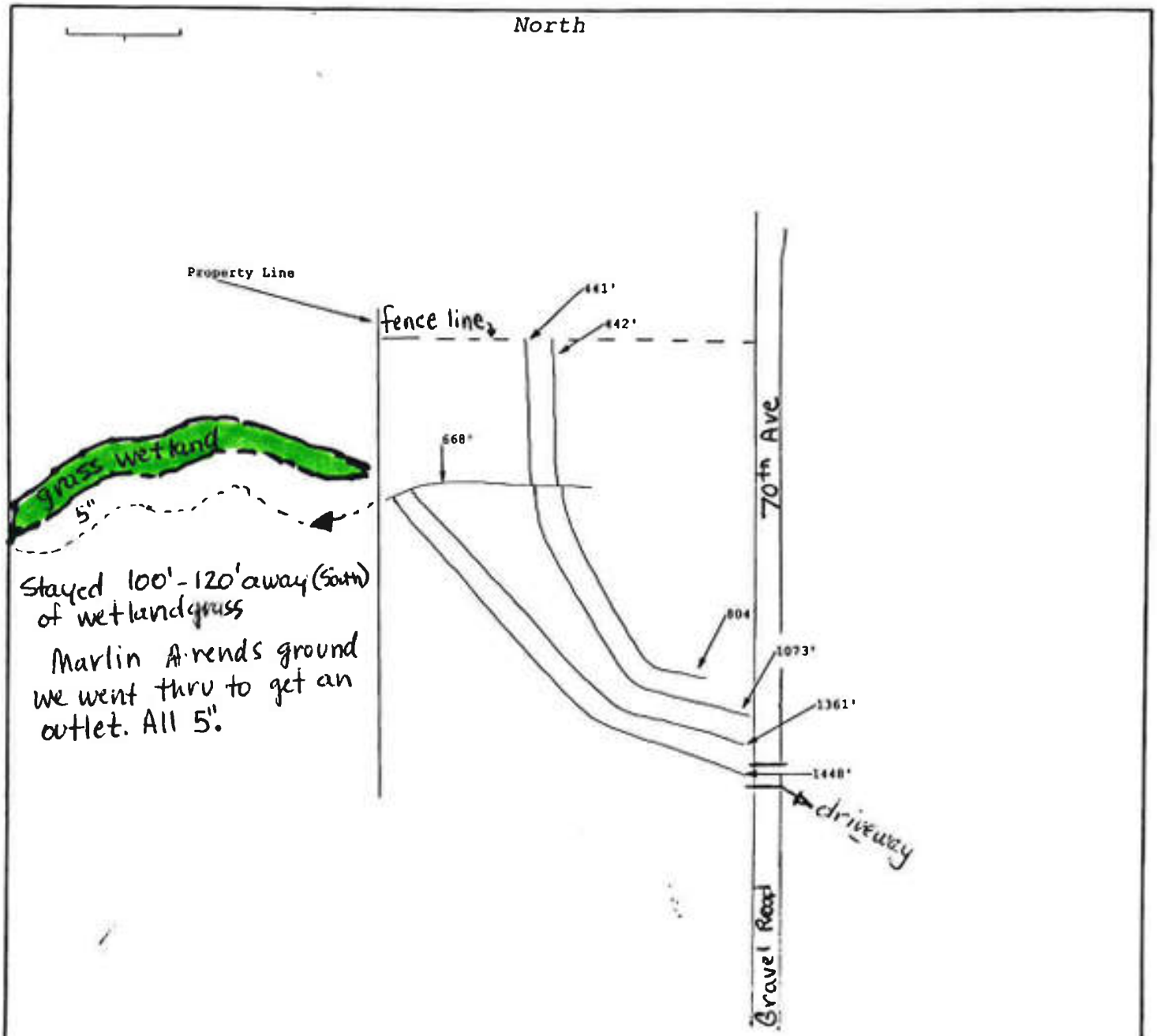
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
J71A	Brookings silty clay loam, 0 to 2 percent slopes	46.80	63.4%		Iw	98					77
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	22.04	29.8%		IIw	92	160	74	51	52	69
J87A	Waubay silty clay loam, loess deposit, 1 to 3 percent slopes	5.01	6.8%		Ie	99	172	84	54	60	70
					Weighted Average	**96.3**	**59.4**	**27.8**	**18.9**	**19.6**	***n 74.1**

*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

NOTES

LATEC GPS: Map 1.gps



Stayed 100'-120' away (South) of wetland grass

Marlin Arends ground we went thru to get an outlet. All 5".

Customer: Dave Krusemark			
Location: Altona Township Sec. 23 2460			
Scale: 350 feet	Spacing: 80'	Date: Dec. 2005	
Evans Farm Drainage & Contruction Inc.			5 in.: 6236 ft