

HEIRS OF NONA WALTER

# LAND AUCTION

- +/- 151.32 Acres of Choice High Quality  
Rose Dell Township, Rock County, MN Land  
With Very Good Soil Ratings and  
a High Percentage Tillable**
- This Land is Conveniently Located to Jasper, MN,  
MN Hwy. #23, Sherman & Garretson SD  
& Other Area Communities & Grain Markets**

In order to settle the Nona Walter Estate we will offer the following real property at auction "On Site" at the land located from Jasper, MN - 4 miles south on Hwy. #23 and 5/8ths mile west on 211<sup>th</sup> St.; from Sherman, SD - approx. 3 1/2 miles east to Hwy. #23, then 2 miles north on Hwy. #23 and 5/8ths mile west on 211<sup>th</sup> St.; or from the Pipestone/Jasper-MN Hwy. #23 Exit #1 on I-90 - approx. 13 miles north on Hwy. #23 and 5/8ths mile west on 211<sup>th</sup> St.; or from Hardwick, MN - 9 1/2 miles west on 201<sup>st</sup> St., 1 mile north on Hwy. #23 and 5/8ths mile west on 211<sup>th</sup> St.

**FRIDAY MARCH 6, 2020 SALE TIME: 10:00 AM**

**ATTENTION: Area farmers and investors! This parcel of land has been in the Walter family for over 45 years, and due to the recent death of Nona Walter, her heirs have decided to offer this property at public auction. This land consists of a surveyed +/-151.32 acre parcel of land with a high percentage tillable located in an excellent agricultural area in Rose Dell Township in western Rock County, MN and just 1 1/2 miles east of the MN/SD State Line. This is a very high quality tract of land that should be of interest to a wide variety of buyers and must be seen to be fully appreciated. Please inspect the property at your leisure prior to the auction and mark your calendars to be in attendance at this auction.**

**CHUCK SUTTON  
AUCTIONEER &  
LAND BROKER, LLC**

1116 N. West Ave.  
Sioux Falls, SD 57104  
ph. 605-336-6315  
[www.suttonauction.com](http://www.suttonauction.com),



This Choice +/- 151.32 acre farm will be offered as a unit. According to FSA information this farm has approx. 146.88 acres of cropland, with the non-tillable portions comprised of a small grassed area and roads, with an FSA 69.78 acre corn base with a 160 bu. PLC and a 69.78 acre soybean base with a 44 bu. PLC yield. According to Rock County Assessor's info. this farm has a very high CER of 92.48 and comparatively data obtained from Surety Agri-Data Inc., indicates this land has a weighted soil rating of 95.7 with the soils being comprised of predominately Class I and II soils with the general topography of this land being level to gently rolling with slopes of 0 to 6%. The Non-Homestead RE taxes paid in 2019 were \$4,386.00 and the proposed Non-Homestead RE taxes for 2020 are estimated to be \$4,398.00. Farms of this quality are difficult to find and rarely become available on the market, this evidenced by the long tenure of ownership by the Walter Family, so make plans to take advantage of this opportunity to purchase this high caliber +/-151.32 acre parcel of land, as this farm would truly make an excellent addition to an area row crop operation and/or investment.

**ABBREVIATED LEGAL DESC.:** The SE¼, except a +/-11.04 Acreage Site, Sec. 24, T. 104N., R. 47W., Rose Dell Twp., Rock Co., MN.

**TERMS: Cash** - A 10% nonrefundable downpayment on the day of the sale with the balance due and payable on or before April 23, 2020, with full possession for the 2020 crop year. A Warranty Deed will be conveyed and at the option of the sellers either an abstract of title continued to date or an owners title insurance policy will be provided to the buyer for examination prior to closing, if title ins. Is utilized the cost of the owners policy will be divided 50-50 between the buyer and seller. The RE taxes payable in 2019 in the non-homestead tax amount of \$4,386.00 have been paid by the owners; the projected RE taxes payable in 2020 are \$4,398.00 - with the sellers to pay the 1<sup>st</sup> half and the purchaser(s) to be responsible for the 2<sup>nd</sup> half of the actual tax amount. The acres being sold are based on surveyed acres as determined by a survey as completed by Midwest Land Surveying, Inc., with the acres understood to be "more or less." 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 Aerial & Soil Maps and additional information see [www.suttonauction.com](http://www.suttonauction.com) or contact the auctioneers.**

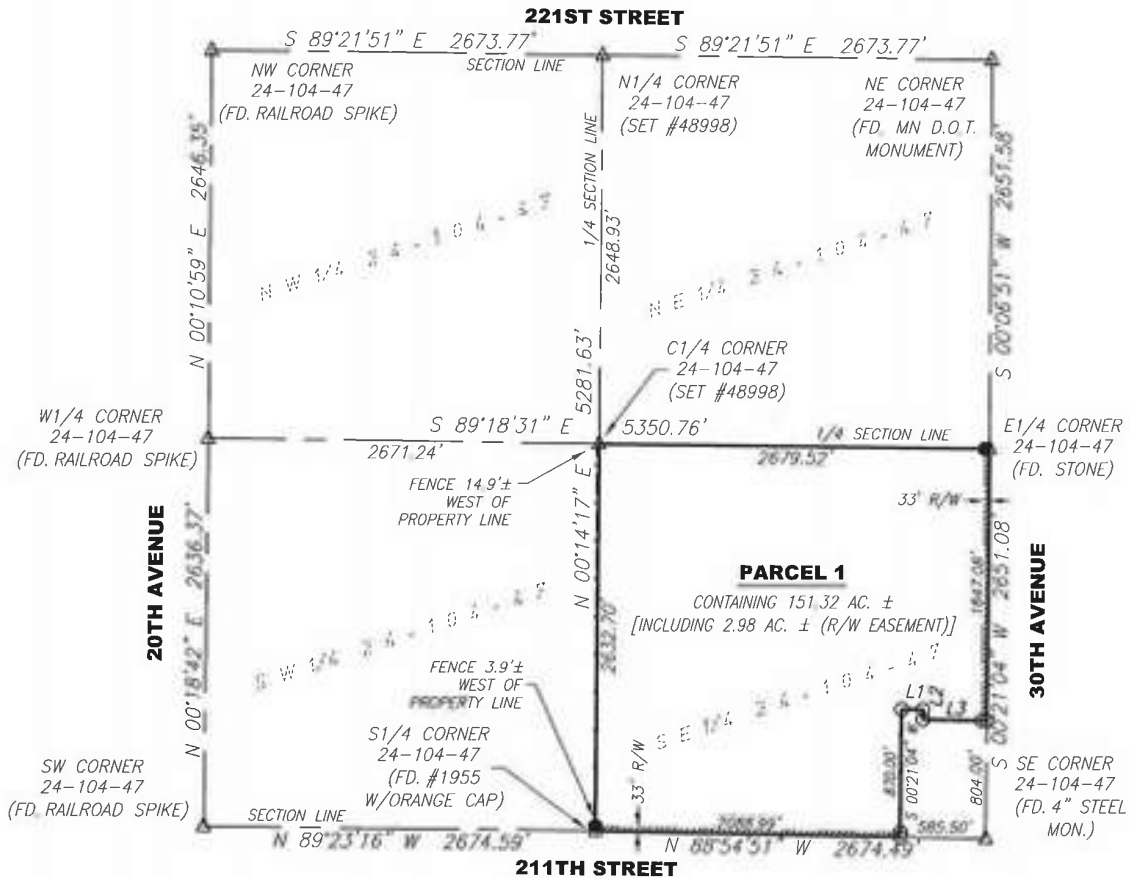
## **HEIRS OF NONA WALTER**

Scott Walter & Suzanne Walter-Gleason  
Paul A. Vis - Eisma & Eisma Law Firm  
- Attorney & Closing Agent for the Sellers - Luverne, MN

**CHUCK SUTTON - Auctioneer & Land Broker**  
- Sioux Falls, SD - ph. 605-336-6315 or Pipestone, MN – 507-825-3389  
**DEAN STOLTENBERG – Auctioneer & RE Salesperson - Jasper, MN – ph. 507-829-6856**  
**JARED SUTTON - Auctioneer & RE Salesperson – Flandreau SD - 605-864-8527 &**  
**TOM SOUVIGNIER – MN Auctioneer Lic. #67-49 - Canton, SD – ph. 605-987-2404**

# SALE DRAWING - PARCEL 1

IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 104 NORTH, RANGE 47 WEST, 5TH P.M., ROCK COUNTY, MN.



**CLIENT: SUTTON AUCTION SERVICE**

**TOTAL ACRES FOR PARCEL 1**

151.32 ACRES±  
[INCLUDING 2.98 AC.± OF R/W (EASEMENT)]

**LEGEND:**

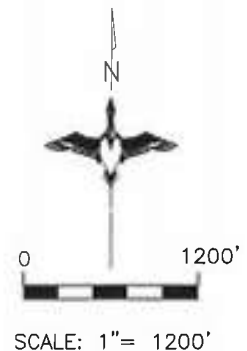
- SET PROPERTY CORNER
- FOUND PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

NOTES:  
BASIS OF BEARINGS IS  
UTM-ZONE 14.  
PROJECT #20-051  
DRAWN BY: JEB

**PREPARED BY:**

**Midwest**  
Land Surveying, Inc.

Land Surveying and GPS Consulting  
211 E. 14th Street Suite 100  
Sioux Falls, South Dakota 57104  
Phone: (605) 339-8901 FAX:(605) 274-8951



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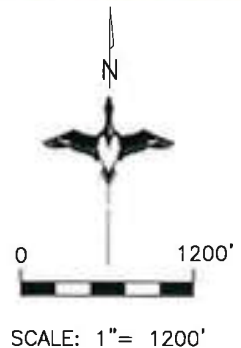
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United States  
Department of  
Agriculture

# Rock County, Minnesota

## Farm 3861

### Tract 1545

#### 2019 Program Year

Map Created April 22, 2019



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  
Allalfa, Mixed Forage AGM, GMA, GS = for forage

Beans = Dry Edible  
MAG = for GZ

Canola = Spring for seed

### Common Land Unit

Non-Cropland

Cropland

Tract Boundary

### Wetland Determination Identifiers

Restricted Use

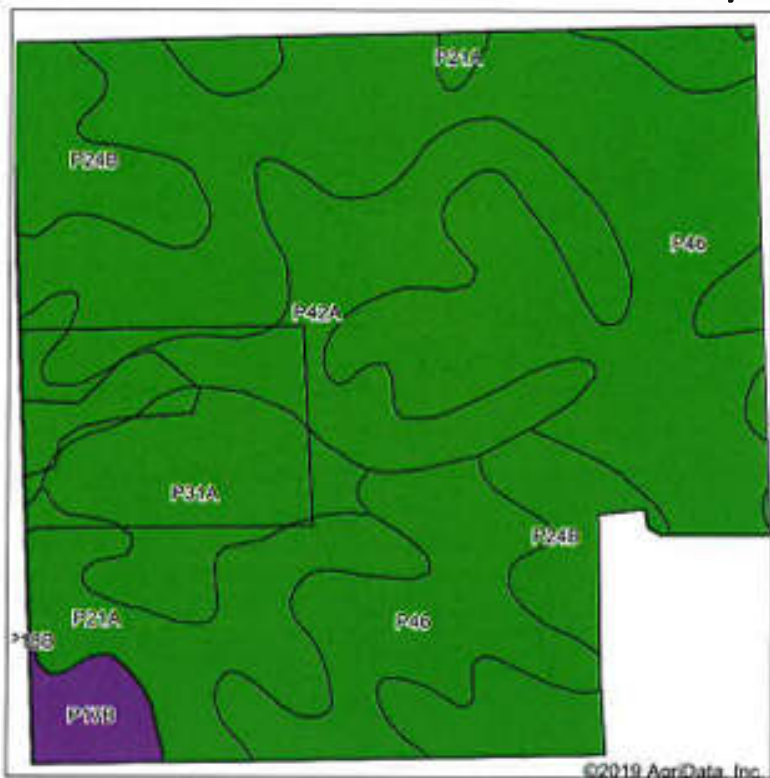
Limited Restrictions

Exempt from Conservation Compliance Provisions

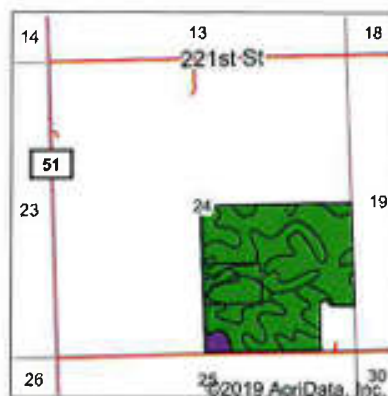
Tract Cropland Total: 146.88 acres

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: **Rock**  
 Location: **24-104N-47W**  
 Township: **Rose Dell**  
 Acres: **149.49**  
 Date: **1/2/2020**



Area Symbol: MN133, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans	
P46	Trent silty clay loam, 0 to 3 percent slopes	72.80	48.7%		I	I	100					76	
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	23.35	15.6%		IIw		94	169	82	52	58	82	
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	22.45	15.0%		IIe		95					70	
P21A	Marcus silty clay loam, 0 to 2 percent slopes	14.30	9.6%		IIw		93					72	
P31A	Spicer silty clay loam, 0 to 2 percent slopes	13.03	8.7%		IIw		91	164	78	50	56	82	
P17B	Ihlen silty clay loam, 2 to 6 percent slopes	3.56	2.4%		IIe		53	95	66	29	44	34	
<b>Weighted Average</b>								<b>95.7</b>	<b>43</b>	<b>21.2</b>	<b>13.2</b>	<b>15</b>	<b>*n 75.2</b>

\*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



**HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION**

Name	Don Arends	Request Date:	4/25/2012	County:	Rock
Address	1179 201st St. Hardwick MN 56134				
Agency or Person Requesting Determination:	Landowner	Tract No:	1545	Farm No:	3861

**Section I - Highly Erodible Land**

Is a soil survey now available for making a highly erodible land determination?

Are there highly erodible soil map units on this farm?

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust(Y/N)	Acres	Determination Date
<b>Refer to the Previous HEL determination available on file from your FSA office</b>				

**Section II - Wetlands**

Are there hydric soils on this farm? **Yes**

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label	Occurrence Year	Acres	Determination Date	Certification Date
1	PC/NW		132.6	4/25/2012	5/25/2012
2	PC/NW		14.4	4/25/2012	5/25/2012
3	PC/NW		11.6	4/25/2012	5/25/2012
4	FWP		2.6	4/25/2012	5/25/2012

The wetland determination was completed in the Field It was delivered by: Mail On: 4/25/2012

Remarks: *TILE SYSTEM PREVIOUSLY INSTALLED IN FWP AREA CAN BE MAINTAINED WITHOUT ADDITIONAL TILE LINES INSTALLED. ADDITIONAL NEW TILE CAN BE INSTALLED ADJACENT TO FWP SIDE USING LATERAL EFFECT DISTANCES.*

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
Kurt Halfmann	4/25/2012

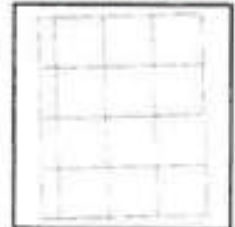
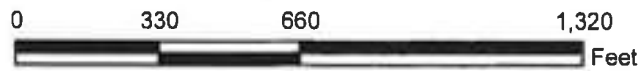


Agency: NRCS  
Field Office: Rock  
District: Rock SWCD

Tract 1545 Sec. 24F Rose Dell Twp.

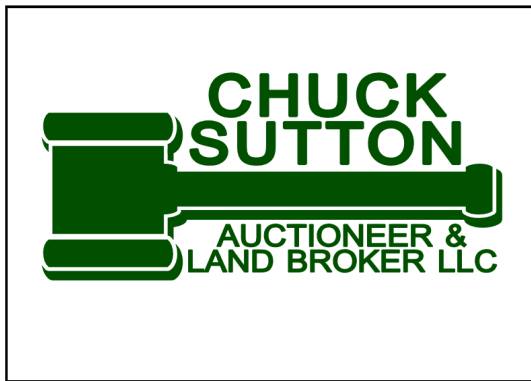


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Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, NRCS cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. NRCS makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.





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Our company has been serving the auction needs of clients since 1932 & presently we are licensed real estate brokers in SD, MN, IA, & NEB. Our firm has grown to be recognized as industry leaders in the Auction Industry.

In the last 5 years our firm has sold over 60,000 acres of Property including Ag Land, Acreages & Development Property. We have also sold numerous Farm Equipment, Construction Equipment & other Personal Property Auctions.

**"Successful Auctions Don't Just Happen They're Planned"** - The Sale of your property may be a once in a lifetime event, so it is important that you rely on an auctioneer with experience, knowledge, education, marketing & promotional skills, established contacts with numerous qualified prospective buyers and last but not least - a track record of success! Our auction company has been serving the auction needs of clients since 1932 and currently we are licensed RE Brokers in South Dakota, Minnesota, Iowa and Nebraska. Our firm has grown to be recognized as a leader in the auction industry. Furthermore, auctions have become ***the marketing method of choice for farmland***, being the most tried and true method of marketing with a proven record of results surpassing such methods as sealed bids and negotiated sales, ***with auctions providing the "Ultimate Marketplace" - by maximizing the number of prospective buyers and also allows the seller to set the terms of sale and puts all buyers on an equal playing field, where all parties have a fair and equal opportunity to bid and buy.***

If you are considering the sale of your land, contact, Chuck Sutton and his staff at Chuck Sutton Auctioneer & Land Broker, LLC or any of our other affiliated offices, and let him and his professional associates put their years of experience to work for You!!

**"Remember, Successful Auctions Don't Just Happen, They're Planned!!"**

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<p><b>Chuck Sutton Auctioneer &amp; Land Broker, LLC</b>          1116 N. West Ave          Sioux Falls, SD          ph. 605-336-6315</p>	<p><b>Kuhle-Sutton Agency, LLC</b>          127 2nd Ave. W          Flandreau, SD          ph. 605-997-3777  <a href="http://www.kuhlesutton.com">www.kuhlesutton.com</a></p>	<p><b>Pipestone Realty, LLC</b>          120 N. Hiawatha Ave.          Pipestone, MN          ph. 507-825-3389  <a href="http://www.pipestonerealty.com">www.pipestonerealty.com</a></p>
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# NOTES