

GARNMEISTER LAND AUCTION

**147.65 Acres of High Producing Springwater
Township Rock County Minnesota Land**

We will offer the following real property at auction at the land located from Jasper, MN (Jct. Hwy. #23 & 251st St./Co. Hwy. #12 – 2 ½ miles east on 251st St. & 7 ½ miles south on 60th Ave. (Co. Hwy. #6 to the NE Corner of the Land; the Pipestone-Jasper Exit #1 on I-90 – 8 ½ miles north on Hwy. #23 to 171st St., then 3 ½ miles east; from Garretson, SD – 3 miles east to the Jct. of 161st St. & Hwy. #23, then continue 4 miles east on 161st St. to 60th St. (Co. Hwy. #6), 1 mile north on 60th Ave.; from the Hardwick MN Corner on Hwy. #75 – 7 miles west on 201st St. & 2½ miles south on 60th Ave.

FRIDAY OCT. 2, 2020

Time: 10:00 am

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SALE TIME: 10:00 AM**

This auction presents a great opportunity to purchase a very well located +/-147.65 acre parcel of land that is located in Springwater Twp. of Rock County which is one of the leading agricultural areas of Southwestern Minnesota. This farm has excellent soils, very good eye appeal and an extremely relatively high percentage tillable. This farm has a very good location bordered on the east by Co. Hwy. #6 (60th Ave.) and on the south by 171st St. This farm has been maintained in an excellent state of cultivation with contour practices and grassed waterways implemented. According to FSA information this +/-147.65 acre farm has approximately 135.51 acres of cropland with a 66.7 acre corn base with a 161 bu. PLC yield and a 66.7 acre soybean base with a 44 bu. PLC yield, with the non-tillable portions comprised of grassed waterways and roads. According to the Rock Co. Assessor this parcel has an excellent CER of 90.47, also information obtained from Surety Agri-Data, Inc. indicates that this farm has a very high weighted average productivity index of 87.9 with the cropland comprised predominately of Class I & II soils, with approx. 11.9 acres of lower quality soils in the waterways and drainage areas. According to the owners this property has a mixture of older clay tile and approx. 5,790' of newer tile installed by Evans Farm Drainage (approx. 2,936' of 5" & 6" in 2007 and 2,858' of 5", 6" & mostly 8" tile installed in 2008).

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The general topography of this land is gently rolling to rolling. There is an existing wind easement on this property with no towers in place with the most recent annual payment for 2019 payable 2020 being \$3,325.56, in addition the 2020 payment payable in 2021 will be retained by the owners. The total non-homestead RE taxes on this property payable in 2020 were \$5,044.00. If you are in the market for a productive parcel of land located in an excellent farming area of Rock County, MN 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 SE¼, exc. +/-12.35 acre acreage in the SE Corner and the W½ E½ W½ NE¼, Sec. 9, T. 103N., R. 46W., (Springwater Twp.), Rock Co., MN.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before December 11, 2020, with possession subsequent to the harvest of the 2020 crops and the rights of the existing tenant and his rights under the lease which expires on March 1, 2021. Marketable Title will be conveyed and abstracts of title continued to date will be provided to the buyer for examination prior to closing. This property is subject to a previously conveyed Wind Rights Easement to which the purchaser will be obligated to comply, with the sellers retaining the payment paid in 2020 in the amount of \$3,325.56, also the 2020 payment payable in 2021 to be retained by the sellers, with any or all future payments to be paid to the new owner. All of the RE taxes payable in 2020 will be paid by the sellers with the buyer(s) to be responsible for payment of all of the RE taxes due & payable in 2021. 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 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. **For additional information see www.suttonauction.com or contact the auctioneers.**

HEIRS OF RUFUS AND VERNA GARNMEISTER, Owners

Jeff Haubrich – Klosterbuer & Haubrich, LLP

Attorney & Closing Agent for the Sellers

Luverne, MN - ph. 507-283-9111

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 and

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



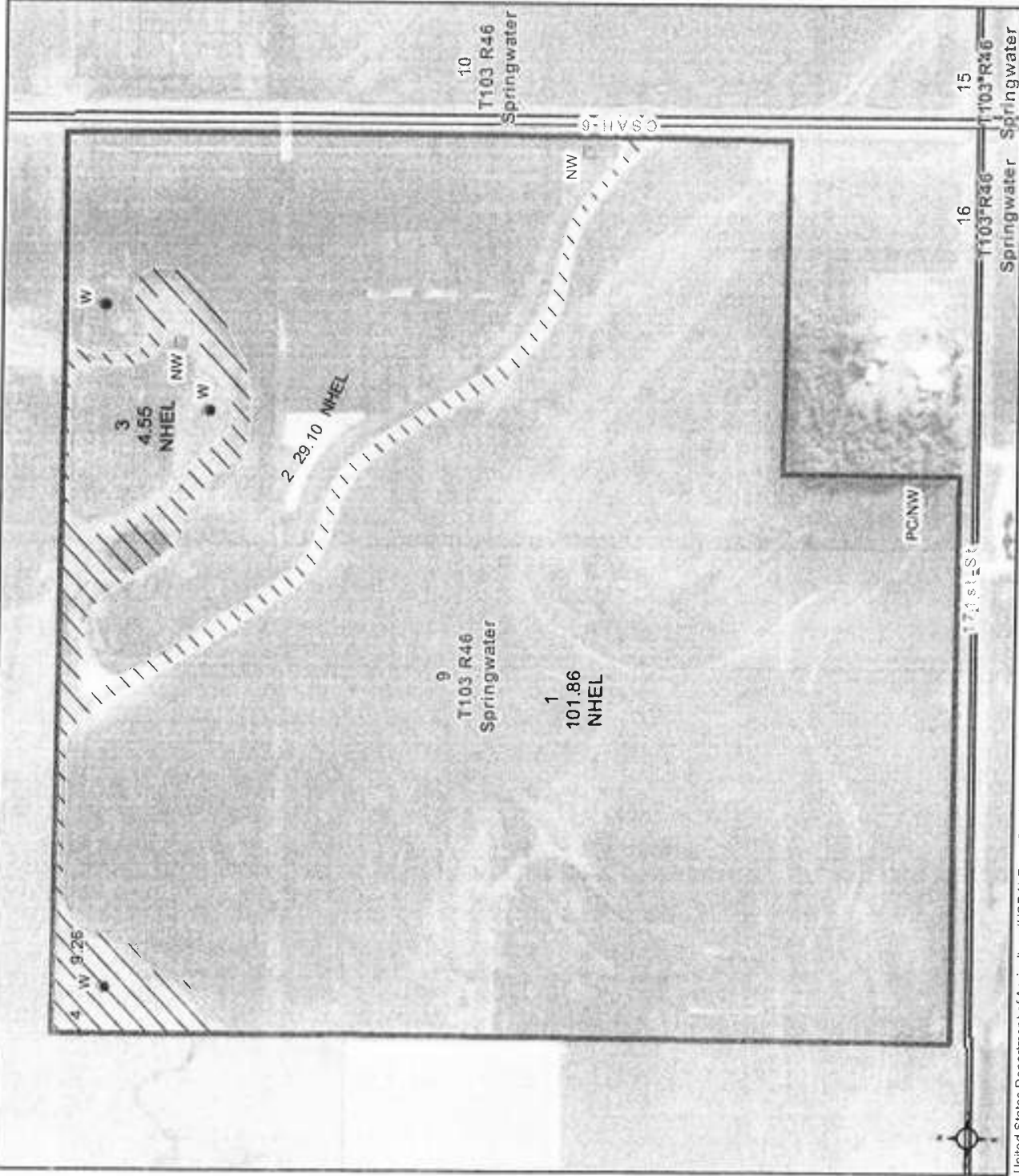
United States
Department of
Agriculture

Rock County, Minnesota

Farm 3758 Tract 8725

2020 Program Year

Map Created May 04, 2020



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, ICS = for forage
 Beans = Dry Edible
 MAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Minnesota_Transparency_Polygon_02142019

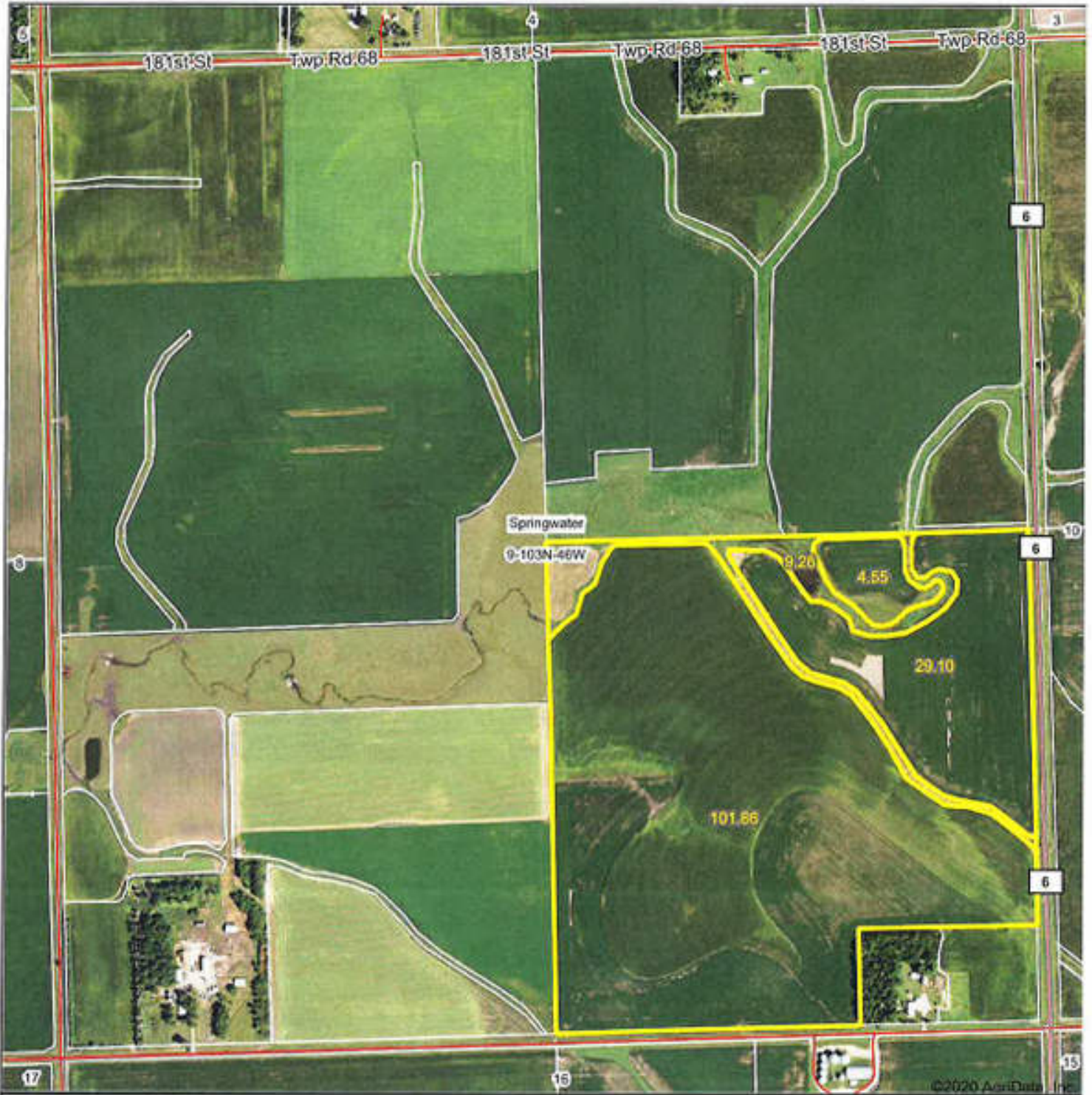
Wetland Determination Identifiers

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

Tract Cropland Total: 135.51 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 2019 NAIP imagery.

Aerial Map

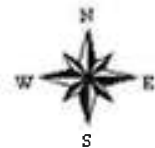


Map Center: 43° 44' 24.28, -96° 21' 43.02

0ft 830ft 1661ft



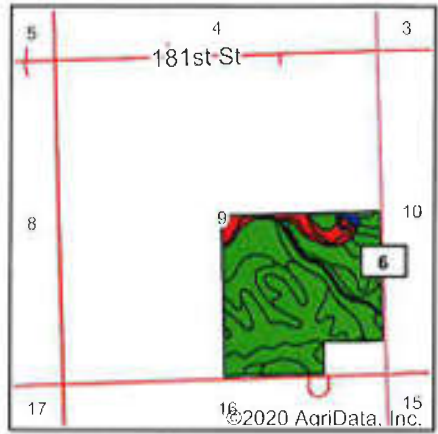
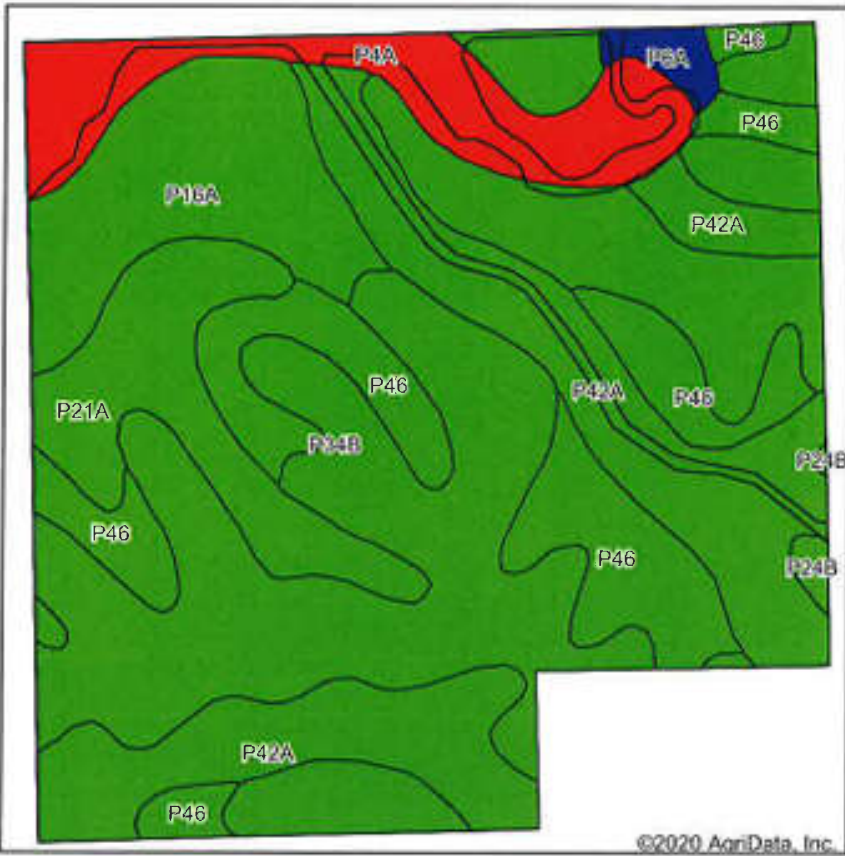
9-103N-46W
Rock County
Minnesota



7/30/2020

Field borders provided by Farm Service Agency as of 02/1/2008

Soils Map



State: **Minnesota**
 County: **Rock**
 Location: **9-103N-46W**
 Township: **Springwater**
 Acres: **144.77**
 Date: **7/28/2020**



Soils data provided by USDA and NRCS

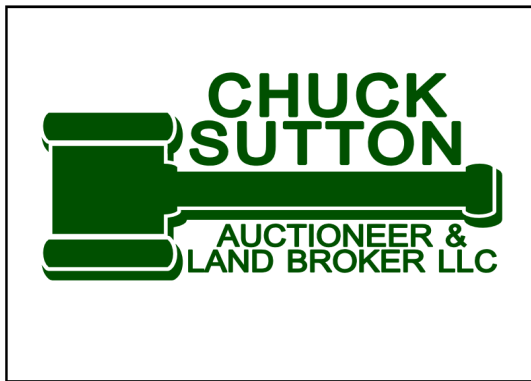
Area Symbol: MN133, Soil Area Version: 18

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	
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	53.18	36.7%		Ile		91	164	85	50	61	69	
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	30.26	20.9%		IIw		94	169	82	52	58	84	
P46	Trent silty clay loam, 0 to 3 percent slopes	21.79	15.1%		I	I	100					76	
P16A	Graceville silty clay loam, 0 to 2 percent slopes	14.13	9.8%		Is		98	176	83	54	59	75	
P4A	Calco silty clay loam, 0 to 2 percent slopes, frequently flooded	11.88	8.2%		Vw		20					17	
P21A	Marcus silty clay loam, 0 to 2 percent slopes	11.56	8.0%		IIw		93					75	
P6A	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	1.38	1.0%		IIw		81					80	
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	0.59	0.4%		Ile		95					72	
Weighted Average								87.9	112.7	56.5	34.5	40.3	*n 70.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS



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The Sale of your property may be a once in a lifetime event...

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