



**HEIRS OF ROBERT & GERDA SIEBENAHLER**

# LAND AUCTION

**+/- 160 Acres of Improved Rose Dell Township,  
Rock County, MN Land  
With an Older Farmstead and Productive Cropland &  
Pasture - This Land is Conveniently Located to Jasper,  
MN, Hardwick MN, Edgerton MN  
& Other Area Communities & Grain Markets**

On behalf of the Heirs of Robert & Gerda Siebenahler, we will offer the following real property at auction "On Site" at the land located from Hwy. #23 in Jasper, MN - 2½ miles east and 3 miles south on Rock Co. Hwy. #6 (60<sup>th</sup> Ave.) to the NE Corner of the land at the Jct. of 60<sup>th</sup> Ave. & 221<sup>st</sup> St.; from the Pipestone/Jasper-MN Hwy. #23 Exit #1 on I-90 – approx. 11½ miles north on Hwy. #23 to the Hardwick Corner (201<sup>st</sup> St.), 2 ½ miles east on Co. Hwy. #7 and 1 ½ miles north on 60<sup>th</sup> Ave.; or from Hardwick, MN (Jct. Hwy. #75 & 201<sup>st</sup> St.) – 7 miles west on Hwy. #7 (201<sup>st</sup> St.) and 1 ½ miles north on Co. Hwy #6 (60<sup>th</sup> Ave.).

**Friday March 5, 2021 Sale Time: 10:00 am**

**ATTENTION: Area farmers and investors! This parcel of land has been in the Siebenahler Family for over 45 years, and due to undivided ownership interests of the Heirs, they have decided to offer this property at public auction. This land consists of a older farmstead that could have potential with renovation of the existing home or as desirable site for future construction of a new home and includes a mixture of productive cropland and a few acres of pastureland. This is a well located parcel of land that should be of interest to a wide variety of buyers and must be seen to be fully appreciated. Please inspect the cropland and pasture at your leisure prior to the auction, to inspect the buildings, please contact the auctioneers. THIS PROPERTY WILL BE SOLD SUBJECT TO EXISTING LEASES FOR 2021 ON THE CROPLAND & PASTURE! Mark your calendars and make plans to be in attendance at this auction.**

This +/- 160 acre improved farm will be offered as a unit. The Improvements on this property include an older 1½ story home with the main floor comprised of an open front porch, living room, dining room, den, kitchen, and back entry; 2nd story with an open landing and 2 bedrooms w/closets and a full bath; the home has a basement with a Ruud LP gas furnace, elec. HW heater, laundry area and a fused electrical service and there is a lean-to area attached to the rear of the home. Other improvements include a double garage, single garage, metal pole type machine shed w/3 sliding doors and gravel floor (approx. 30'x75'), a barn w/2 lean-to's, an open front cattle shed, 8'x8' stg. shed, 2 brooder houses, 2 small hog/sheep barns and misc. other improvements. Water for the farmstead is provided by a well with a pressure system. The home on this property is old and in need of a significant amount of repair, thus not knowing whether or not the home will be occupied in the future, any updating of the existing septic system or rural water, if available, will be the responsibility of the buyer. According to FSA information this +/-160 acre farm has approx. 128.25 acres of cropland, with the non-tillable portions comprised of the farmstead and a +/- 25 acre pasture, a few acres of non-cropland in the NE corner of the farm and roads; with an FSA 63.2 acre corn base with a 161 bu. PLC and a 63.2 acre soybean base with a 39 bu. PLC yield.

According to Rock County Assessor's info. this farm has a very good CER of 76.44 and comparatively data obtained from Surety Agri-Data Inc., indicates this land has a weighted soil rating of 59.1 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 2020 were \$3,538.00 and the proposed 2021 RE taxes are the same. This land is sold subject to existing leases on the cropland and pasture for 2021 with the buyer to receive credit at closing for the cash rent, which is calculated as \$250.00/Acre on 128 acres of cropland or \$32,000.00 and 24.5 acres of pasture at \$85.00 per acre rounded to \$2,085.00 – note the 3.61 acres in the NW Corner of the farm, the Bldg. Site and roads are not included in the lease, although the tenant on the pasture does have access to the livestock yard and the well and electricity at the farmstead. The purchaser of this property will have possession subsequent to closing to the farmstead including the house and outbuildings. Crop/Livestock 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 Siebenahler Family, so make plans to take advantage of this opportunity to purchase this desirable +/-160 acre parcel of land, as this farm would truly make an excellent future addition to an area row crop/crop-livestock operation and/or investment.

**LEGAL DESC.:** The NE¼ of Sec. 21, T. 104N., R. 46W., Rose Dell Twp., Rock County, MN.

**TERMS: Cash** - A 10% nonrefundable downpayment on sale day with the balance due and payable on or before April 23, 2021, with landlord's possession for the 2021 crop year – with the buyer to receive the 2021 cash rents of \$250.00 per acre on the cropland and \$85.00 per acre on the pasture for a total rental amount of \$34,635.00 with 100% payable at closing. 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 2020 in the non-homestead tax amount of \$3,538.00 have been paid by the owners; the projected RE taxes payable in 2021 are \$3,538.00 - with all of the RE taxes payable in 2021 to be paid by the purchaser. The acres being sold are based on the acres as stated on the county tax records, 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. The home on the property is in need of a substantial amount of renovation or repair and may or may not be habitable, thus this property is sold in "AS IS" Condition with no contingencies whatsoever 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. This property is currently serviced by a well which is located on the property which will be certified as "in use". The existing septic system is "in use" and not required for upgrade upon transfer pursuant to current Rock County Regulations, if loan criteria or other requirements should require an update of the septic system and/or installation of rural water, any or all costs for future updating of the septic and/or rural water will be the sole responsibility of the buyer. 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 Photos, Aerial & Soil Maps and additional information see [www.suttonauction.com](http://www.suttonauction.com) or contact the auctioneers for add'l information or an appointment to inspect the building site.**

## **HEIRS OF ROBERT & GERDA SIEBENAHLER**

**Eugene Siebenahler, Mark Siebenahler, Lyle Siebenahler & Monica Flora  
O'Neill and Barduson Law Firm – Attorney & Closing Agent for the Sellers - Pipestone, MN**

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

16 T104-R46 Rose Dell 221st St 15 T104-R46 Rose Dell



**Farm 1041**

**Tract 1467**

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  
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
 Beans = Dry Edible  
 MAG = for GZ  
 Canola = Spring for seed

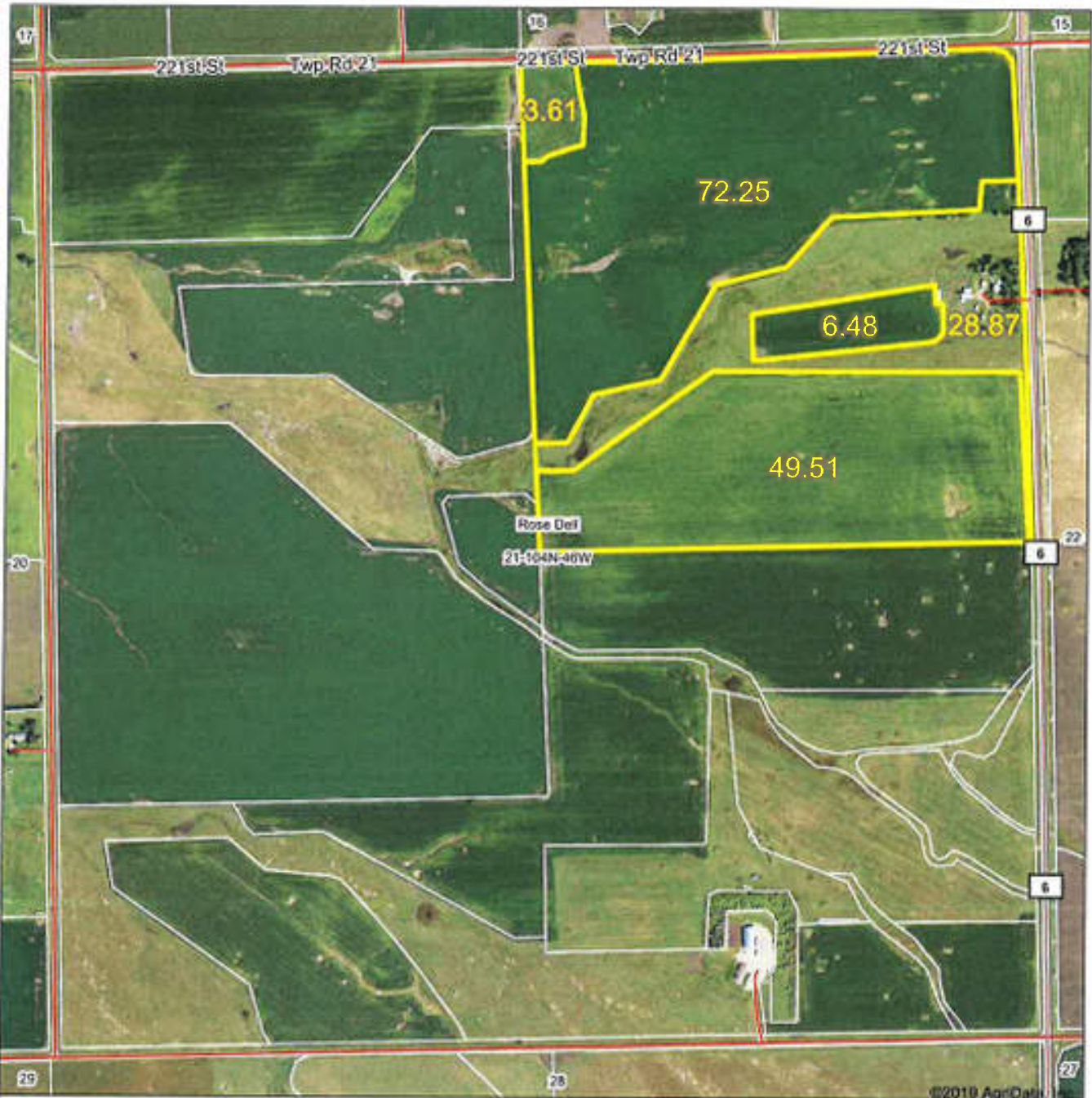
- Common Land Unit**
- Non-Cropland
  - Cropland
  - Tract Boundary

- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation Compliance Provisions

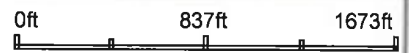
Tract Cropland Total: 128.25 acres

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.

# Aerial Map



Map Center: 43° 47' 53.34, -96° 21' 41.54

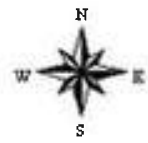


Map Provided By:



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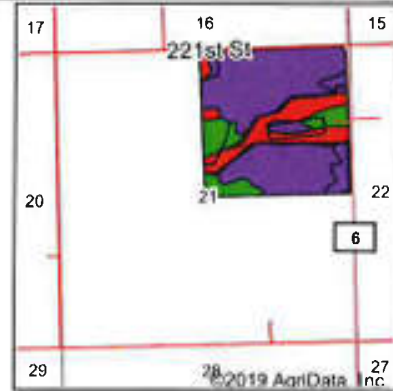
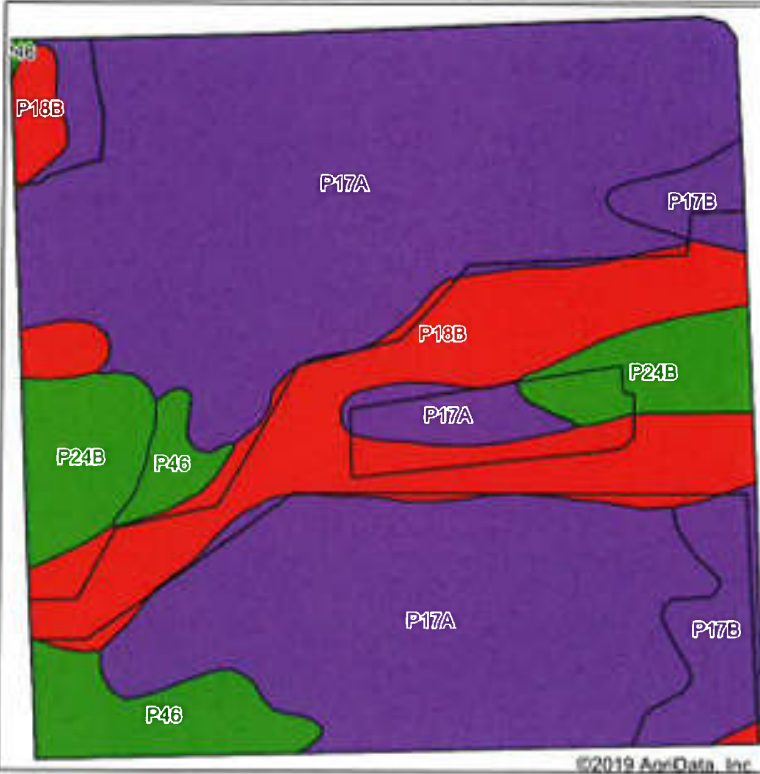
**21-104N-46W**  
**Rock County**  
**Minnesota**



3/18/2020

Field borders provided by Farm Service Agency as of 5/21/2008

# Soils Map



State: **Minnesota**  
 County: **Rock**  
 Location: **21-104N-46W**  
 Township: **Rose Dell**  
 Acres: **160.72**  
 Date: **3/18/2020**



Soils data provided by USDA and NRCS

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
P17A	Ihlen silty clay loam, 0 to 2 percent slopes	100.69	62.6%			Ils	57
P18B	Ihlen-Rock outcrop complex, 0 to 4 percent slopes	31.01	19.3%			Ile	43
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	11.66	7.3%			Ile	95
P17B	Ihlen silty clay loam, 2 to 6 percent slopes	8.78	5.5%			Ile	53
P46	Trent silty clay loam, 0 to 3 percent slopes	8.58	5.3%			I	100
<b>Weighted Average</b>							<b>59.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

3/19/20

\*-PARCEL INQUIRY-\*  
VALUATIONS

INQ010 11/24/09  
2020 PAY 2021

REAL ESTATE

PCL # 10-0103-000 EUGENE SIEBENAHLER &

TOTAL PARCEL VALUE

\*-----MARKET/TAXABLE VALUES-----\* \*--TAX CAPACITY--\* \*---MISCELLANEOUS---\*

LAND	836,300	836,300	NET TC	9,102
BUILD	73,900	73,900		
MACHINE			MKT REF	84,400

EXEMPT  
EXCLUSION  
TOT MKT

910,200 910,200

Q.T.A.  
HS HG/1A  
NH HG/1A  
1.00 %  
1.00 %

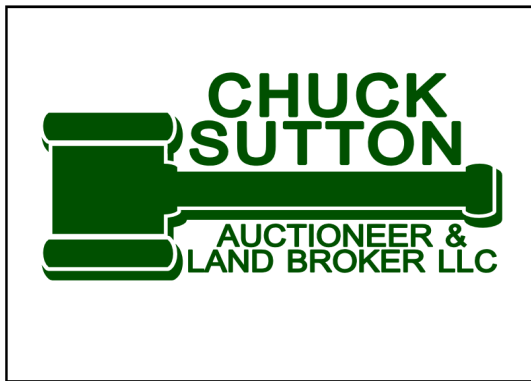
DEEDED AC 160.00  
TILLABLE AC 130.40

*CER 76.44*

GA LAND  
BLDG SITE  
HOUSE/GAR  
OTHER BLDG

TILL LAND 755,400  
NC HOUSE  
NC OTHER  
NEW IMPRV

ENTER PRCL#/YR - / 2019 F5-PRCL SEL F7-PRV YR INFO  
F1-RETURN F2-INQ F3-EOJ F6-NEXT PRCL F8-PRV YR F12-PRV SCR N F18-PRV PRCL



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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 10 years our firm has sold over 115,000 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!!"**

[www.suttonauction.com](http://www.suttonauction.com)

<b>Chuck Sutton Auctioneer &amp; Land Broker, LLC</b> 1116 N. West Ave Sioux Falls, SD ph. 605-336-6315	<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>	<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>
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# NOTES