

162.3 +/- ACRE PASTURE LAND AUCTION

All Pasture, Good Fences & Access in Verdi Twp., Lincoln Co., MN

We will offer the following land at auction located from Elkton, SD, 2 Miles North on Hwy 13, 5 miles East on Hwy 14, & ½ mile South on 140th Ave. Or from Lake Benton, MN, 5 Miles West on Hwy 14 & ½ mile South on 140th Ave.

Attention Livestock Producers & Ranchers – This farm presents an attractive parcel, ideal for livestock grazing utilization. The farm is primarily seeded to native grasses & forbes, and has good fences, a natural water source, and easy access a ½ mile South of Hwy. 14. Don't miss this sale, watch for auction signs on:

FRIDAY, May 14th, 2021 SALE TIME: 10:00 A.M.

Live & Online Bidding Available



This sale offers a tremendous pasture grassland farm that was seeded in 2015. The farm has been annually utilized for grazing, and has good fencing, a natural water source and dug out, and will include the corrals. This farm has good access and convenient loading/unloading, and an excellent location only ½ a mile south of Highway. 14. On an annual basis, the current owners remove the livestock the beginning of Nov., and the new buyer will receive immediate possession for the farm. Per the FSA Office, the farm had 74.99 cropland acres, and the farm is subject to a perpetual grassland easement through US Fish & Wildlife. According to Surety AgriData, the farm has an overall soil productivity rating of 72.3, with 55.11 acres representing strong Kranzburg-Brookings Silty Clay Loams. If you have been looking for a strong pasture farm, don't miss this sale.

Legal Description: SE ¼, Sec. 9, T-109-N, R-46-W, Verdi Twp., Lincoln Co., MN; 162.3 +/- Acres

For additional information, go to our websites or contact Auctioneers.

MAKE PLANS TO ATTEND THIS AUCTION AND COME PREPARED TO BUY!!!

TERMS: 10% non-refundable earnest money deposit due day of sale with balance due on or before June 18th, 2021. Closing fees and title insurance, if any, split 50/50 between buyers and sellers. The sellers do not warranty or guarantee that existing fences lie on the true & correct boundary and any new fencing, if any, will be the responsibility of the purchaser. The new buyer will receive immediate possession after the sale. The sellers are responsible for the 2020 Real Estate taxes, and the new buyers will be responsible for the 2021 taxes in the amount of \$1,428.00. This property is sold subject to easements and restrictions, if any, reservations and/or highways of record, and is sold as is, where is without warranties, guarantees or contingencies of any kind, and subject to owner's confirmation. Information contained herein, and all statements made herein are believed to be accurate but not guaranteed. Buyers are responsible to conduct their own due diligence for information containing to existing US Fish & Wildlife easement and any potential haying opportunities or conditions. Any announcements made the day of the sale shall take precedence over written materials. The auctioneers represent the sellers in this transaction. Buyers or sellers may elect to do a 1031 Exchange.

BRENT & CARRIE THOMPSON – OWNERS

Glen Petersen, Attorney at Law, 507-247-5515 – Closing Attorney

AUCTIONEERS/REALTORS & LAND BROKERS

Tyler & Lenny Burlage, Scott & Jim Peterson
Burlage Peterson Auctioneers & Realtors, LLC
317 4th St. Brookings, SD. 605-692-7102

www.burlagepeterson.com

Chuck & Jared Sutton
Chuck Sutton Auctioneer & Land Broker, LLC
Flandreau & Sioux Falls, SD 605-366-6315

www.suttonauction.com

Farm 4596

Tract 3824

2020 Program Year

Map Created April 27, 2020



Unless otherwise noted:
 Shares are 100% operator

Crops are non-irrigated

Corn = yellow for grain

Soybeans = common soybeans for grain

Wheat = HR5, HRW = Grain

Sunflower = Oil, Non-Oil = Grain

Oats and Barley = Spring for grain

Rye = for grain

Peas = for grain

Alfalfa, Mixed Forage AGM, GMA, ISS = for forage

Beans = Dry Edible





MAG = for GZ

Canola = Spring for seed

Common Land Unit

-  Non-Cropland
 -  Cropland
 -  Tract Boundary
- Minnesota_Tranparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 40.76 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 for 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-006 and attached maps) for exact boundaries and delineations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

Farm 4596

Tract 2214

2020 Program Year

Map Created April 27, 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, IOS = for forage
 Beans = Dry Edible
 NAC = for GZ
 Canola = Spring for seed

- Common Land Unit**
-  Non-Cropland
 -  Cropland
 -  Tract Boundary
- Minnesota, Transparency_Polygon_02142019

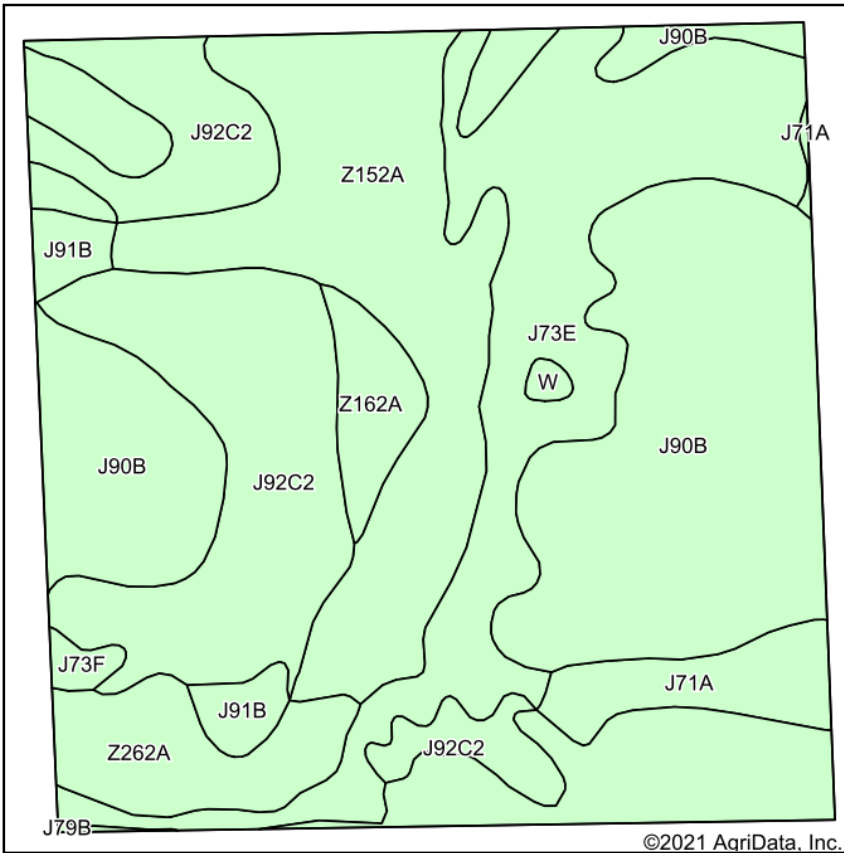
- Wetland Determination Identifiers**
-  Restricted Use
 -  Limited Restrictions
 -  Exempt from Conservation Compliance Provisions

Tract Cropland Total: 34.23 acres

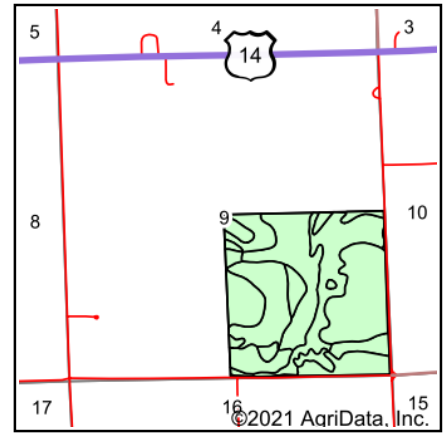


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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Lincoln**
 Location: **9-109N-46W**
 Township: **Verdi**
 Acres: **162.3**
 Date: **4/13/2021**

**BURLAGE
 PETERSON**
 Auctioneers & Realtors, LLC

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN081, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	57.09	35.2%	Well drained	Ile	3831	93	70
J92C2	Buse-Vienna complex, 6 to 12 percent slopes, moderately eroded	29.75	18.3%	Well drained	IIIe	0	76	55
J73E	Buse clay loam, 18 to 25 percent slopes	28.33	17.5%	Well drained	VIe	0	29	46
Z152A	Lamoure silty clay loam, coteau, 0 to 1 percent slopes, occasionally flooded	26.42	16.3%	Somewhat poorly drained	IIIw	5422	78	66
Z262A	Lamoure-La Prairie complex, coteau, channeled, 0 to 2 percent slopes, frequently flooded	7.49	4.6%	Poorly drained	VIw	5180	20	20
J71A	Brookings silty clay loam, 0 to 2 percent slopes	5.33	3.3%	Moderately well drained	Iw	4552	98	78
Z162A	La Prairie loam, coteau, 0 to 2 percent slopes, occasionally flooded	3.70	2.3%	Moderately well drained	Is	4626	91	69
J91B	Darnen loam, stratified substratum, 2 to 6 percent slopes	3.00	1.8%	Well drained	Ile	0	97	70
J73F	Buse clay loam, 25 to 40 percent slopes	0.79	0.5%	Well drained	VIIe	0	24	22
W	Water	0.40	0.2%			0	0	
Weighted Average						2724.2	72.5	*n 59.9

*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.

		ACRES		75	
Brent Thompson		> 35 PLS seeds/qlt			
		No single forb > 20% of forb mix (seeds/qlt)			

	Allowed	Seeded	LBS/Acre	Seeds/Sq	Mix	Cool/		
Latin Name	% of Mix	% of Mix	Seeded	Pt (1 LB)	Seeds/SqF	Warm		Origin
Big bluestem	0-30	24.7%	2.90	3.8	11.0	Warm		Folk Co, MN
Indiangrass	0-30	13.7%	1.75	4.0	7.0	Warm		Douglas Co, MN
Little bluestem	0-30	10.1%	0.73	6.0	4.3	Warm		Marshall Co, MN
Prairie Dropseed	0-10	4.0%	0.30	5.9	1.8	Warm		Folk Co, MN
Rough dropseed	0-10	6.3%	0.25	11.0	2.8	Warm		Faith Co, MN
Sideoats grama	0-30	14.8%	1.50	4.4	6.6	Warm		Douglas Co, MN
Green seedgrass	0-10	7.0%	0.83	4.0	1.4	Cool		Burleigh Co, ND (Ludum)
Slender wheatgrass	0-10	8.7%	1.00	3.7	1.7	Cool		Carroll (Reverie)
Western Wheatgrass	0-10	8.7%	1.00	2.6	1.0	Cool		Meade Co, SD
		100.0%	10.80		34.0			

Common Name	Latin Name	Allowed % of Mix	Seeded % of Mix	OZ/Acre Seeded	Seeds/Sq Ft (1 OZ)	Mix Seeds/SqF	PLS LBS	Origin
Anise Hyssop	Agastache foeniculum	20	5.8%	0.50	2.07	1.035	0.031	Allamakee Co, IA
Black-eyed Susan	Rudbeckia hirta	20	11.8%	1.00	2.11	2.11	0.063	Martin Co, MN
Butterfly Milkweed	Asclepias tuberosa	20	0.2%	0.35	0.10	0.035	0.022	Adams Co, IA
Canada Milkweed	Asragalus canadensis	20	4.8%	2.20	0.39	0.858	0.138	Lac Qui Parle Co, MN
Common evening primrose	Oenothera biennis	20	5.8%	0.50	2.07	1.035	0.031	Madison Co, IA
Culver's Root	Veronicastrum virginicum	20	5.1%	0.05	18.37	0.9185	0.005	ZI, IA
Golden Alexanders	Zizia aurea	20	0.7%	0.50	0.25	0.125	0.031	Martin Co, MN
Heart-Leaved Golden Alexan	Zizia aptera	20	0.6%	0.40	0.28	0.11	0.025	Blue Earth Co, MN
Heath Aster	Aster obovatus	20	3.8%	0.15	4.59	0.6885	0.009	Kossuth Co, IA
Hoary Vervain	Verbena stricta	20	2.5%	0.70	0.64	0.448	0.044	Madison Co, IA
Illinois Bundleflower	Desmodium illinoense	20	0.7%	1.25	0.10	0.125	0.078	Union Co, IA
Ironweed	Veronica fasciculata	20	0.6%	0.20	0.55	0.11	0.013	Allamakee Co, IA
Leadplant	Amaropsis canescens	20	2.1%	1.00	0.37	0.37	0.063	Grant Co, SD
Long-headed coneflower	Ratibida columnifera	20	5.2%	1.00	0.94	0.94	0.063	Brown Co, MN
Maximilian sunflower	Helianthus maximiliani	20	1.3%	0.75	0.30	0.225	0.047	Hughes Co, SD (Medicine Creek)
Mountain mint	Pycnanthemum virginianum	20	2.8%	0.10	5.05	0.505	0.006	Kossuth Co, IA
New England Aster	Aster nova-angliae	20	1.3%	0.15	1.52	0.228	0.009	ZI, IA
Ox-eye sunflower	Helopsis helianthoides	20	0.6%	1.50	0.14	0	0.000	Kossuth Co, IA
Partridge Pea	Chamaecrista fasciculata	20	0.7%	2.00	0.06	0.12	0.125	Madison Co, IA
Prairie cinquefoil	Potentilla arguta	20	10.3%	0.35	5.30	1.855	0.022	Webster Co, IA
Prairie rose	Rosa arkansana	20	0.1%	0.20	0.06	0.012	0.013	Moody Co, SD
Purple Prairie Clover	Dalea purpurea	20	5.7%	2.50	0.41	1.025	0.156	Folk Co, MN
Rough Blazingstar	Liatris aspera	20	1.0%	0.50	0.37	0.185	0.031	ZI, IA
Showy goldenrod	Solidago speciosa	20	1.8%	0.15	2.18	0.327	0.009	Wilkin Co, MN
Showy Tick Trefoil	Desmodium canadense	20	0.7%	1.00	0.15	0.13	0.063	Kossuth Co, IA
Sky Blue Aster	Aster oolentangiensis	20	5.1%	0.50	1.837	0.9185	0.031	Allamakee Co, IA
Smooth Blue Aster	Aster laevis	20	3.5%	0.50	1.20	0.63	0.031	ZI, IA
White prairie clover	Dalea candidum	20	5.9%	2.25	0.44	0.99	0.141	Stearns Co, MN
Wild hesperisot	Monarda fistulosa	20	6.7%	0.75	1.61	1.2075	0.047	Houston Co, MN
Yellow coneflower	Ratibida pinnata	20	3.8%	1.00	0.69	0.69	0.063	Kossuth Co, IA
		100.0%	24.00		18.0			

Total Grass Species	9	Total Seeds/SqPt	62.6
Total Forb Species	20	Cool Season Grass %	24.6%
Total Species	29	Grass % of Mix	71.31%
		Forb % of Mix	28.69%

CERTIFIED TO BE A
TRUE AND CORRECT COPY
BY: KANDIYOHI ABSTRACT & TITLE

GRANT OF EASEMENT FOR WILDLIFE HABITAT PROTECTION

THIS INDENTURE, by and between Brent G. Thompson and Carrie D. Thompson

hereinafter referred to as Grantors, and The Nature Conservancy, a nonprofit corporation of the District of Columbia, hereinafter referred to as Grantee.

WITNESSETH:

WHEREAS, Grantee is a qualified holder of conservation easements under Minnesota Statutes 84C.01. The purpose of this easement is to provide and protect quality habitat on the lands and wetlands described herein and such lands and wetlands shall be maintained and improved to provide cover and food for a varied array of aquatic, terrestrial, and avian wildlife, particularly migratory birds, and threatened and endangered species, and

WHEREAS, the lands and wetlands described below contain existing or potential habitat suitable for use for wildlife management purposes.

NOW, THEREFORE, for and in consideration of the sum of [REDACTED] the Grantors hereby grant to the Grantee, commencing with the acceptance of this indenture by the Grantee, an easement which includes a right of use for the maintenance of the lands described on Exhibit A, as wildlife management areas, in perpetuity, including the right of ingress to and egress on, over, across and through any and all lands of the Grantors, as described below, by authorized representatives of the Grantee. No rights herein are granted to the general public for access to or entry upon the land subject to this grant of easement for any purpose. The lands described on Exhibit A are located within, and the aforementioned right of ingress and egress extends on, over, across and through any and all lands within the following described legal subdivision(s) in the County of Lincoln, State of Minnesota to-wit:

See attached Exhibit A (Legal Description)

SUBJECT, however, to all valid existing rights-of-way for highways, roads, railroads, pipelines, canals, laterals, electrical transmission lines, cable lines, and all mineral rights.

The conveyance hereunder shall be effective on the date of the execution of this Indenture by Grantee; provided, however, that such acceptance must be made within 4 calendar months from the date of the execution of this Indenture by the Grantors, or any subsequent date as may be mutually agreed upon in writing by the parties hereto prior to the expiration of such date; and provided further, however, that in the event that such acceptance is not made by such date, this Indenture shall be null and void.

The Grantors, for themselves, and for their heirs, successors, and assigns, lessees, and any other person claiming under them, covenant and agree that they will cooperate in the maintenance and protection of the aforesaid lands and wetlands for the protection and management of fish and wildlife resources and to maintain the quality of these lands and wetlands to provide cover and food for a varied array of aquatic, terrestrial, and avian wildlife, particularly migratory birds, and threatened and endangered species. To that end and for the purpose of accomplishing the intent on this Indenture, the Grantors, for themselves, and for their heirs, successors, and assigns, lessees, and any other person claiming under them, covenant and agree as follows:

1. Grantors will not perform, cause to be performed or permit the following activities upon the easement area: haying, mowing or seed harvesting for any reason; altering of grassland, woodland, wildlife habitat or other natural features by digging, plowing, disking, cutting or otherwise destroying the vegetative cover; dumping refuse, wastes, sewage or other debris; burning; draining, dredging, channeling, filling, leveling, pumping, diking, impounding or related activities; altering or tampering with water control structures or devices; diverting or causing or permitting the diversion of surface or underground water into, within or out of the easement area by any means including ditching or the construction of wells; building or placing buildings or structures on the easement area; and producing agricultural crops, unless prior approval in writing is granted by the Grantee; except that grazing the aforesaid lands is permitted at anytime throughout the calendar year.

2. Grantors will pay all taxes and assessments, if any, which may be levied against the land.

3. Grantors will be responsible for noxious weed control and emergency control of pests to protect the public good subject to Federal and State Statutes and Regulations. Methods used to control noxious weeds and pests must be approved in writing by the Grantee prior to implementation by the Grantors. However, mowing or haying of noxious weeds is prohibited until after July 15 in any calendar year in accordance with the easement terms stated above.

4. The Grantee and its authorized representatives shall have the right to sign, post, mark, or otherwise identify the easement area and to maintain said identification.

5. The Grantee and its authorized representatives shall have the right to restore and/or maintain grasslands and wetlands on the easement area.

It is understood that this easement and the covenants and agreements contained herein shall run with the land and shall be binding on all persons and entities who shall come into ownership or possession of the lands and wetlands subject to this easement. The Grantor, successors and assigns shall notify the Grantee in writing of any sale or transfer within 30 days following the sale or transfer of any portion of the lands and wetlands subject to this easement.

SPECIAL PROVISIONS

1. This Indenture shall not be binding upon the Grantee until accepted on behalf of the Grantee by or its authorized representative, although this Indenture is acknowledged by the Grantors to be presently binding upon them and to remain so until the expiration of said period of acceptance, as hereinabove described, by virtue of payment to the Grantors, by the Grantee, of the sum of One Dollar, the receipt of which is hereby expressly acknowledged by Grantors.

2. Notice of acceptance of this Indenture shall be given to the Grantors by certified mail addressed to:
Brent G. Thompson and Carrie D. Thompson, 21883, SD Highway 13, Elkton, SD 57026

and shall be effective upon the date of mailing, and such notice shall be binding upon all Grantors without sending a separate notice to each.

3. This Indenture is in gross and may be assigned or transferred by the Grantee. The Grantee agrees that, if it transfers or assigns its interest in this Indenture:

a. The organization or entity receiving this interest will be a qualified holder of conservation easements under Minnesota Statutes 84C.01, as that section may be amended from time to time; and,

b. The transferee or assignee will be required to carry out in perpetuity the conservation purposes which this Indenture was originally intended to advance.

4. Payment of the consideration shall be made by check or wire transfer after acceptance of this Indenture by the Grantee.

5. All references in this Grant of Easement to "Grantee" shall refer to Grantee and its successors and assigns.

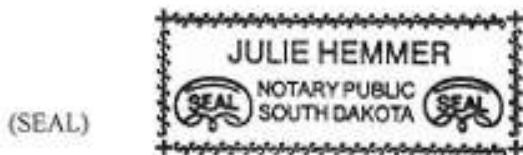
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 10 day of September 2014

Brent G. Thompson (L.S.)¹
Brent G. Thompson
Carrie D. Thompson (L.S.)²
Carrie D. Thompson

ACKNOWLEDGMENT

STATE OF South Dakota)
COUNTY OF Brookings) SS

On this 10th day of September, in the year 20 14, before me personally appeared Brent G. Thompson and Carrie D. Thompson, husband and wife, known to me to be the persons described in and who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.



Julie Hemmer
Notary Public
My Commission Expires: August 26, 2015

¹ With Capacity

² With Capacity

Exhibit "A"

All that part of the Southeast Quarter of Section 9, Township 109 North, Range 46 West, Lincoln County, Minnesota, being more particularly described as follows:

Commencing at the northeast corner said Southeast Quarter;
thence South 00 degrees 32 minutes 53 seconds East, bearing based on Lincoln County Coordinate System, along the east line of said Southeast Quarter, a distance of 5.50 feet, to the point of beginning;
thence continuing South 00 degrees 32 minutes 53 seconds East, along said east line, a distance of 2691.26 feet to the southeast corner of said Southeast Quarter;
thence North 88 degrees 46 minutes 04 seconds West, along the south line of said Southeast Quarter, distance of 2658.25 feet to the southwest corner of said Southeast Quarter;
thence North 00 degrees 00 minutes 09 seconds West, along the west line of said Southeast Quarter, a distance of 2663.86 feet;
thence South 88 degrees 51 minutes 47 seconds East a distance of 749.94 feet;
thence South 89 degrees 16 minutes 02 seconds East a distance of 573.32 feet;
thence South 89 degrees 39 minutes 52 seconds East a distance of 1308.96 feet to the point of beginning.

The above described tract of land is delineated on a plat prepared by Bueltel-Moseng Land Surveying, Inc, Daniel L. Bueltel, MN License No. 43844, dated May 15, 2014, which survey was recorded on May 22, 2014 in the Office of the Lincoln County Recorder as Document Number 2014-000696 and incorporated herein by reference.