ESTATE LAND AUCTION

HEIRS OF ANNA JEAN BECKERING

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

+/- 228.29 Acres in 2 Excellent High Producing Rock & Pipestone County Minnesota Farms Located Near Edgerton, MN - Including FARM #1 - +/- 148.29 Surveyed Acres in Osborne Twp., Pipestone County, MN and FARM #2 - +/- 80 Acres in Battle Plain Twp. of Rock County, MN

We will offer the following Land at public auction "On Site" at the SE Corner of FARM #1 (Jct. of 1st St. & 180th Ave.); Located from C&B John Deere in Edgerton, MN (Jct. of Co. Hwy. #18/175th Ave. & 16th St.) – 1½ miles south on Co. Hwy. #18 (175th Ave.) to the SW Corner of the land (Jct. of Co. Hwy. #18/175th Ave. & 1st St. – The Pipestone-Rock County Line), then ½ mile east on 1st St. to the sale site - both farms to be offered simultaneously at the Farm #1 Sale Site.

WEDNESDAY SEPTEMBER 15, 2021
SALE TIME: 10:00 AM

AUCTIONEER'S NOTE: Due to the recent death of Anna Jean Beckering and in order to settle her estate, her heirs have made the decision to offer this Choice Pipestone & Rock County, MN land at public auction. This auction presents the opportunity to purchase parcels of land that have been in the Beckering Family for many years, with both of the parcels have excellent eye appeal and are inclusive of some very productive high percentage tillable cropland, each with superb soils and enhanced with existing drain tile In place. If you are in the market for a parcel or parcels of productive Pipestone and Rock County MN Land to add to an area row crop farming operation or as an investment, then make plans to inspect these properties and be in attendance at this auction!

FARM #1 – +/- 148.29 Surveyed Acres – ABBREVIATED LEGAL DESC.: The SE¼, Less Exc. in the NW Corner, Sec. 34, T. 105N., R. 44W., (Osborne Twp.), Pipestone County, MN

FARM #1 consists of +/-148.29 Acres of Productive & Relatively High Percentage Tillable Land situated in Osborne Twp., of Pipestone County, MN and located just 1¼ miles south of Edgerton MN. This +/-148.29 acre parcel of land will be offered as an individual parcel. This farm has very good eye appeal and has a level to nearly level topography and has high quality soils. According to FSA information this +/-148.29 acre farm has approx. 141.41 acres of cropland, with the non-tillable acres comprised of roads that are adjacent to 3 sides of the property and a small triangle shaped parcel in the SW corner of the farm that lies west of the curve on Co. Hwy. #18; with an FSA 101.46 acre corn base with a 109 bu. PLC yield and an 18.95 acre soybean base with a 37 bu. PLC yield; for the USDA farm program currently the corn acres are enrolled under the Price Loss Coverage election and the soybeans are enrolled under the ARC County election. This land has some excellent soils as according to the Pipestone County Assessor this farm has a CER of 71.45 and information obtained from Surety Agri-Data indicates this land has an extremely high weighted soil rating of 88.1, with the predominate soils comprised of primarily Class I & II soils. The farmability of this land has been enhanced by the installation of approx. 26,459 feet of drain tile in 2016 (25,009' of 5" & 1,450' of 6"), plus some older drain tile in sectors of this land, according to the 2016 tile map and documentation provided by the owners. The sellers represent that there are no wells on the property. This property has been surveyed at the expense of the sellers and will be sold in accordance with the surveyed acres. The Non-Homestead RE taxes payable in 2021 on this land were $4,880.00.

FARM #2 - +/-80 Acres – **LEGAL DESC.:** The N½ SW¼ of Sec. 11, T. 104N., R. 44W., (Battle Plain Twp.), Rock County, MN. - Located from C&B John Deere in Edgerton, MN – 2 ½ miles south, then 1 mile east on Hwy. #10 (241st St.) and ½ mile south on 190th Ave.; from Kenneth, MN – 1 mile north to the Curve, 1 mile west on Hwy. #7 (201st St.) and 3 ¼ miles north on 190th Ave.; or from the SW Corner of Farm #1 at the Pipestone/Rock County Line on Hwy. #18 – 1 mile south, 1 mile east on 241st and ½ mile south on 190th Ave.

FARM #2 consists of +/-80 acre parcel of Battle Plain Township, Rock County, MN Land with a very high percentage tillable and a significant amount of pattern tile.
This +/- 80 acre parcel of land will be offered as an individual parcel. This farm has very good eye appeal and has an extremely high percentage tillable, a level to nearly level topography and has excellent high quality soils. According to FSA information this +/-80 acre farm has approx. 79.99 acres of cropland with an FSA 57.37 acre corn base with a 109 bu. PLC yield and a 10.72 acre soybean base with a 37 bu. PLC yield; for the USDA farm program currently the corn acres are enrolled under the Price Loss Coverage election and the soybeans are enrolled under the ARC County election. This land has some excellent soils as according to the Rock County Assessor this farm has a CER of 86.13 and information obtained from Surety Agri-Data indicates this land has an extremely high weighted soil rating of 95.4, with the predominate soils comprised of primarily Class I & II soils. The farmability of this land has been enhanced by the installation of a significant amount of pattern tile throughout the farm, with a detailed colored map available and a statement from SAS Farms, Inc. indicating that there was approx. 41,485' of tile installed in this land consisting of 37,640' of 5" tile and 3,845' of 6" tile, at a total cost of over $60,000.00 based on information as provided by the owners. The sellers represent that there are no wells on the property. This property will be sold as an 80 acre parcel based on the acres as stated on the county tax records. The Non-Homestead RE taxes payable in 2021 on this land were $2,100.00.

TERMS: Cash - A 10% nonrefundable earnest money payment sale day and the balance on or before Oct. 29, 2021, with full possession subsequent to the harvest of the 2021 standing crops and the rights of the existing tenants subject to the terms of their existing farm leases which expire subsequent to the harvest of the 2021 crops. Marketable Title will be conveyed and abstracts of title continued to date will be provided to the buyer for examination prior to closing. All of the RE taxes payable in 2021 will be paid by the sellers with the buyer (s) to be responsible for payment of all of the RE taxes due & payable in 2022. 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. Farm #1 will be sold based on surveyed acres and Farm #2 will be sold based on the acres as stated on the County Tax Records, with the acres understood to be "more or less". This land 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.

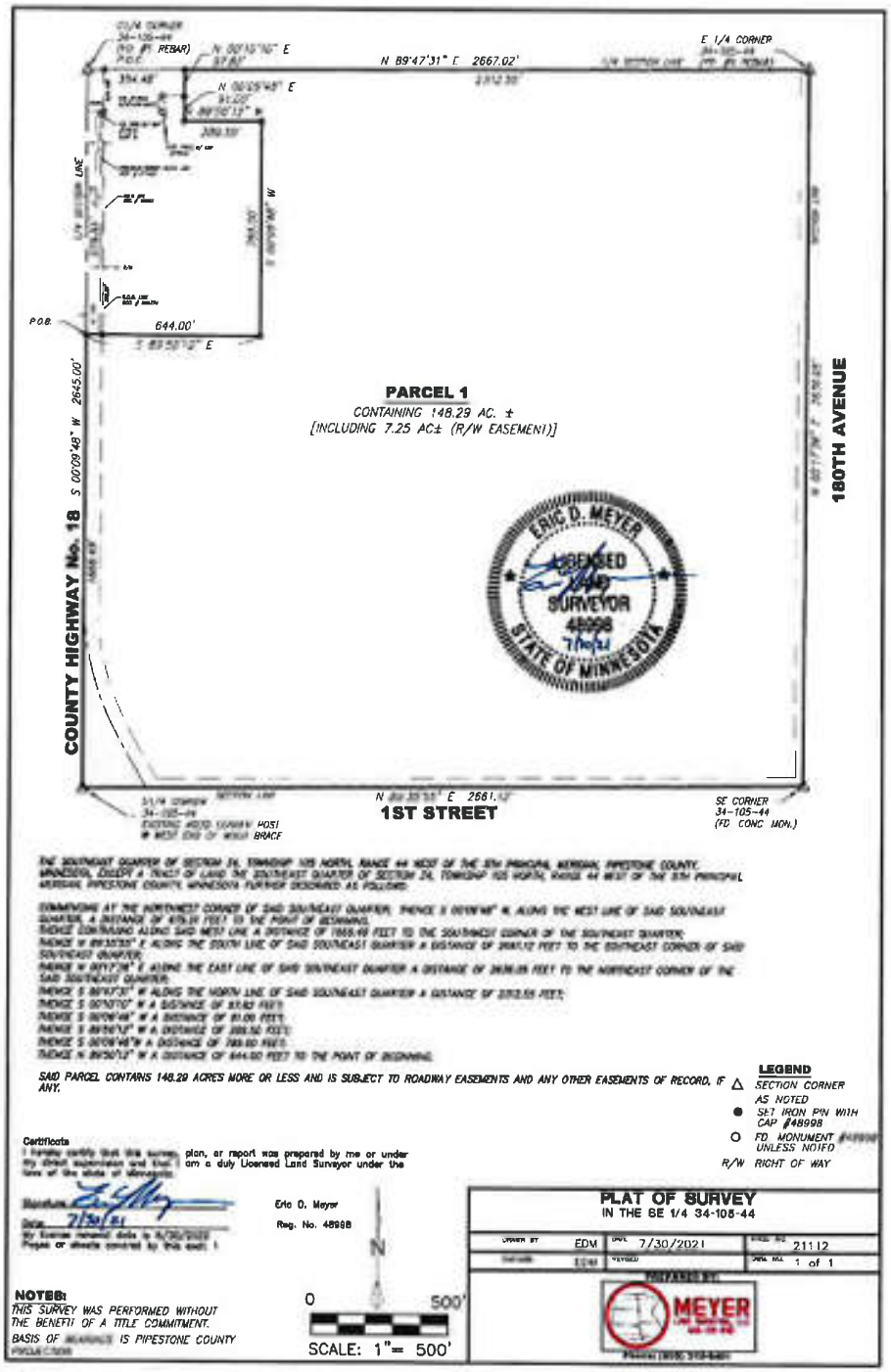
Each of these farms would make excellent additions to area row crop farming operations and/or as investment properties, as each have high caliber soils and high percentages tillable and are located in an excellent agricultural area near Edgerton, MN. Please mark your calendars and plan to attend this auction, or if you are unable to attend and need to make arrangements to bid by phone, then contact the auctioneers prior to sale day to make arrangements. To View FSA Maps, Soils, Tile Maps or addt'l information, see www.suttonauction.com or contact the auctioneers.

HEIRS OF ANNA JEAN BECKERING

Marilyn Folkerts, Barbara Van Eck, Lee Beckering, Marlene LaVigne & Donna Kuipers
Scott L. Barduson – O'Neill, O'Neill & Barduson Law Firm
- Attorney & Closing Agent for the Sellers – Pipestone, MN

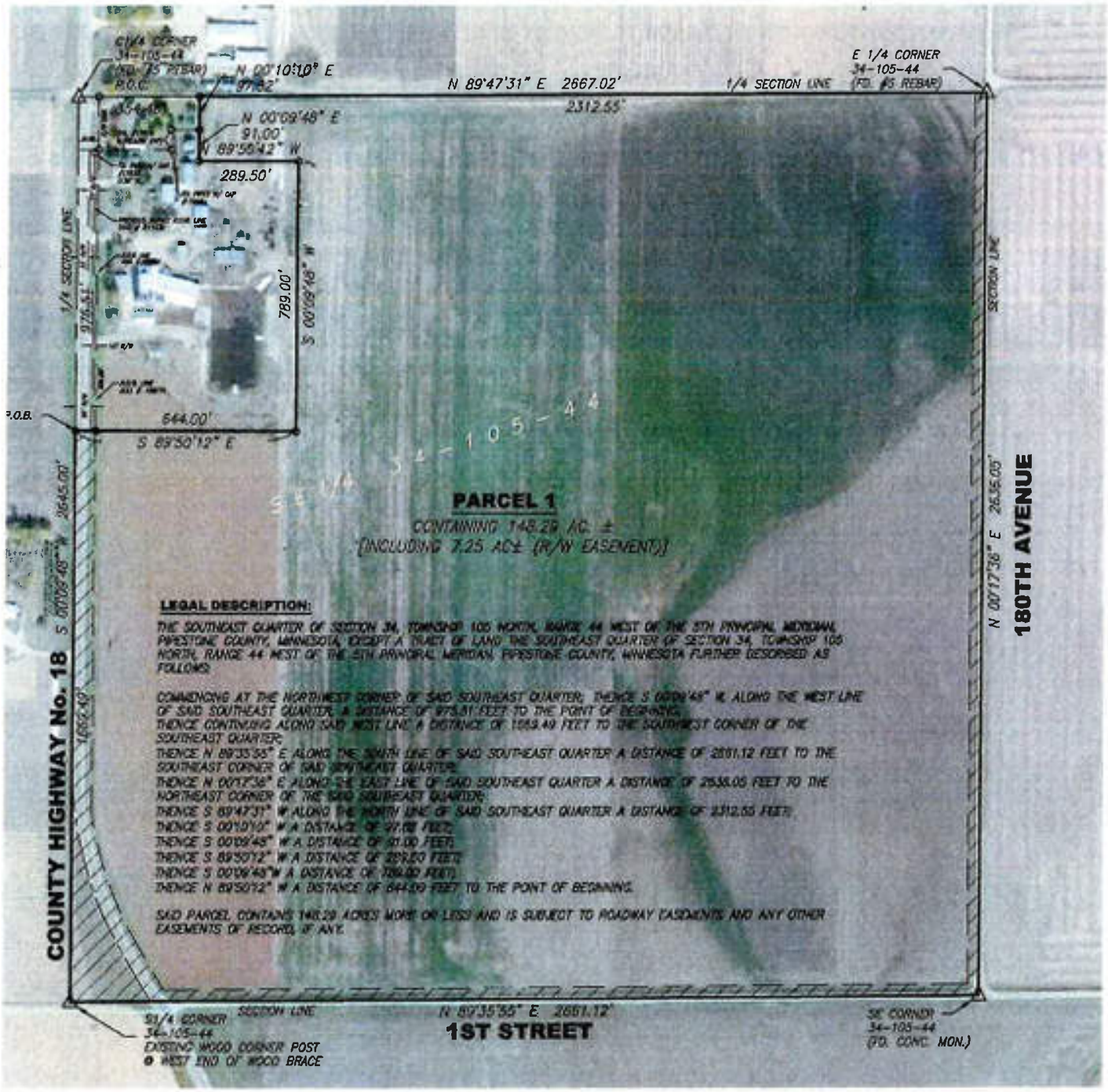
CHUCK SUTTON - Auctioneer & Land Broker – Pipestone Realty LLC- MN Auct. Lic. #59-26 - Sioux Falls, SD - ph. 605-336-6315 & Pipestone, MN – ph. 507-825-3389
DEAN STOLTENBERG – RE Salesperson & Auctioneer – Auct. Lic. #59-38
- Jasper, MN - ph. 507-348-7352
JARED SUTTON – RE Salesperson & Auctioneer –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

Farm #1


N 89°47'31" E 2667.02'
E 1/4 CORNER
644.00'
P.O.B.
PARCEL 1
CONTAINING 148.29 AC. ±
[INCLUDING 7.25 AC± (R/W EASEMENT)]
COUNTY HIGHWAY No. 18
S 00°09'48" W 2645.00'
180TH AVENUE
1ST STREET
SE CORNER
34-105-44
(FD CONC MON.)
ERIC D. MEYER
LICENSED
LAND
SURVEYOR
48998
STATE OF MINNESOTA
SAID PARCEL CONTAINS 148.29 ACRES MORE OR LESS AND IS SUBJECT TO ROADWAY EASEMENTS AND ANY OTHER EASEMENTS OF RECORD, IF ANY.
LEGEND
SECTION CORNER
AS NOTED
SET IRON PIN WITH CAP #48998
FD. MONUMENT UNLESS NOTED
R/W RIGHT OF WAY
Certificate
Eric D. Meyer
Reg. No. 48998
NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
BASIS OF BEARINGS IS PIPESTONE COUNTY
0
500'
SCALE: 1"= 500'
PLAT OF SURVEY
IN THE SE 1/4 34-105-44
DRAWN BY EDM
DATE 7/30/2021
PROJECT NO. 21112
SHEET NO. 1 of 1
PREPARED BY:
MEYER
LAND SURVEYING

SALE DRAWING

IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 105 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, PIPESTONE COUNTY, MINNESOTA



LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 105 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, PIPESTONE COUNTY, MINNESOTA, EXCEPT A TRACT OF LAND THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 105 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, PIPESTONE COUNTY, MINNESOTA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE S 00°09'48" W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 975.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE A DISTANCE OF 1669.49 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER;
THENCE N 89°35'55" E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2661.12 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER;
THENCE N 00°17'36" E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2635.05 FEET TO THE NORTHEAST CORNER OF THE SAID SOUTHEAST QUARTER;
THENCE S 89°47'31" W ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2312.55 FEET;
THENCE S 00°10'10" W A DISTANCE OF 971.82 FEET;
THENCE S 00°09'48" W A DISTANCE OF 91.00 FEET;
THENCE S 89°50'12" W A DISTANCE OF 289.50 FEET;
THENCE S 00°09'48"W A DISTANCE OF 789.00 FEET;
THENCE N 89°50'12" W A DISTANCE OF 644.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 148.29 ACRES MORE OR LESS AND IS SUBJECT TO ROADWAY EASEMENTS AND ANY OTHER EASEMENTS OF RECORD, IF ANY.

OWNER: ANNA JEAN BECKERING
CLIENT: SUTTON AUCTION SERVICE

TOTAL ACRES
148.29

NOTES:
BASIS OF BEARINGS PIPESTONE COUNTY COORDINATE SYSTEM
21123 DRAWN BY: EDM

PREPARED BY:
MEYER LAND SURVEYING, LLC
605-310-9401

N

0 400

USDA United States Department of Agriculture

Pipestone County, Minnesota

Farm 5951

Tract 5203

2021 Program Year

Map Created March 29, 2021

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

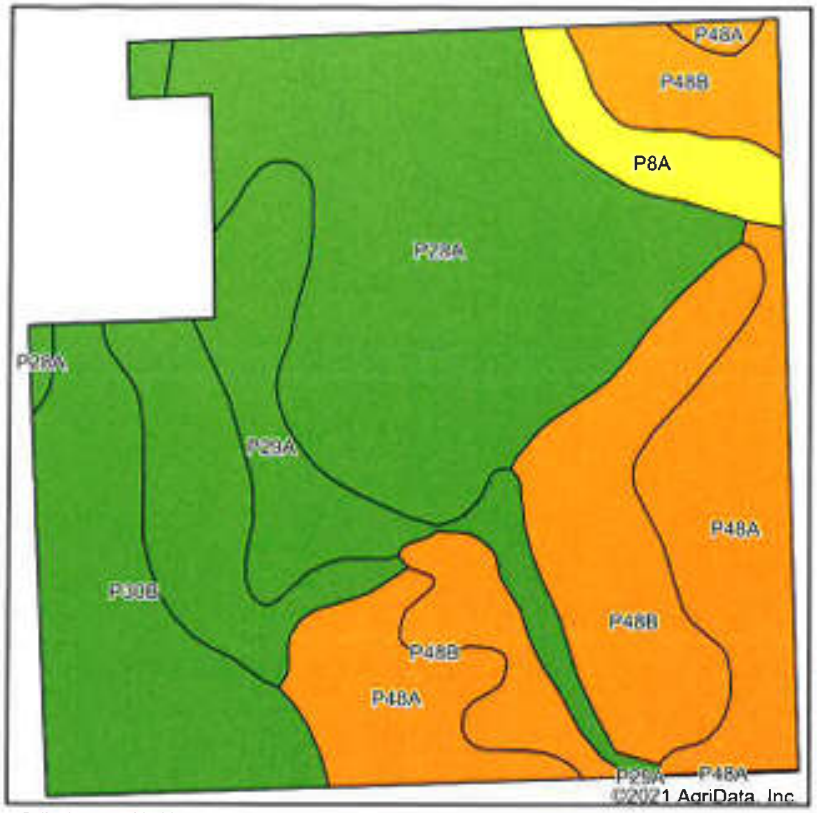
Common Land Unit
Non-Cropland
Cropland
Tract Boundary
Minnesota_Transparency_Polygon_02142019

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

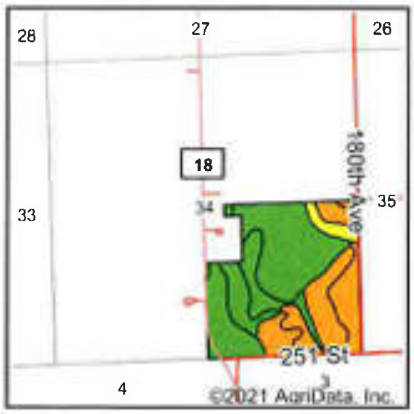
Tract Cropland Total: 141.41 acres

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.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Pipestone**
Location: **34-105N-44W**
Township: **Osborne**
Acres: **148.14**
Date: **8/3/2021**

CHUCK SUTTON
AG ENGINEER & LAND BROKER LLC

Maps Provided By surety

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Area Symbol: MN117, Soil Area Version: 20
Area Symbol: MN133, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
P28A	Ransom silty clay loam, 1 to 3 percent slopes	56.39	38.1%		Ie	99
P48B	Allendorf silty clay loam, 2 to 6 percent slopes	27.71	18.7%		IIe	74
P48A	Allendorf silty clay loam, 0 to 2 percent slopes	24.44	16.5%		IIs	75
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	20.28	13.7%		IIe	95
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	13.76	9.3%		IIw	94
P8A	Cylinder loam, 0 to 2 percent slopes, occasionally flooded	5.50	3.7%		IIs	65
P48A	Allendorf silty clay loam, 0 to 2 percent slopes	0.06	0.0%		IIs	75
					Weighted Average	**88.1**

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Aerial Map

map center: 43.852435, -96.109827

0ft 436ft 873ft

34-105N-44W
Pipestone County
Minnesota

N
W E
S

1/13/2017

Maps Provided By:
surety
© AgriData, Inc. 2016 www.AgriDataInc.com

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

USDA United States Department of Agriculture

Farm #2

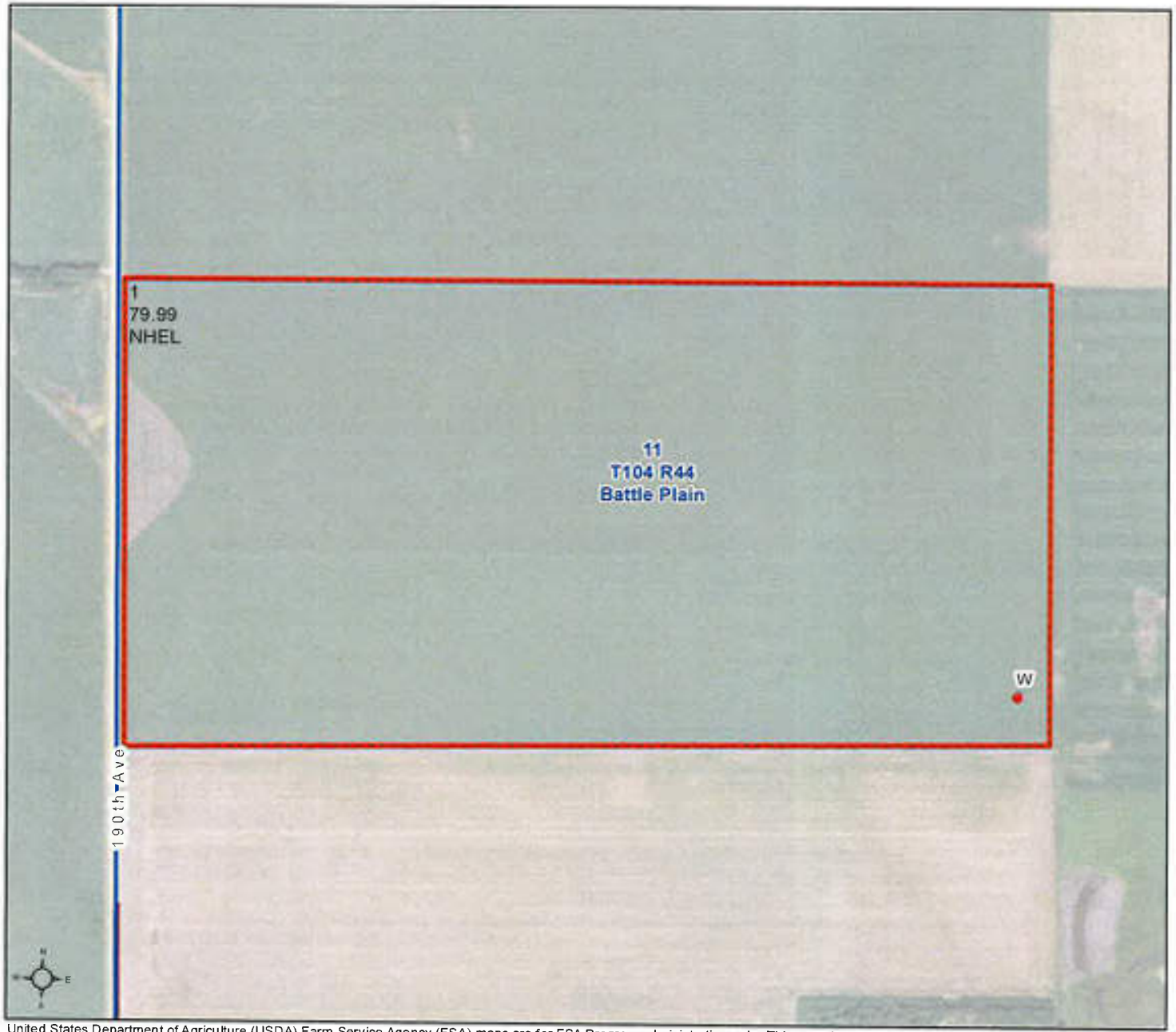
Pipestone County, Minnesota

Farm 5951

Tract 1139

2021 Program Year

Map Created March 29, 2021



0 175 350 700 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
Minnesota_Transparency_Polygon_02142019

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

Tract Cropland Total: 79.99 acres

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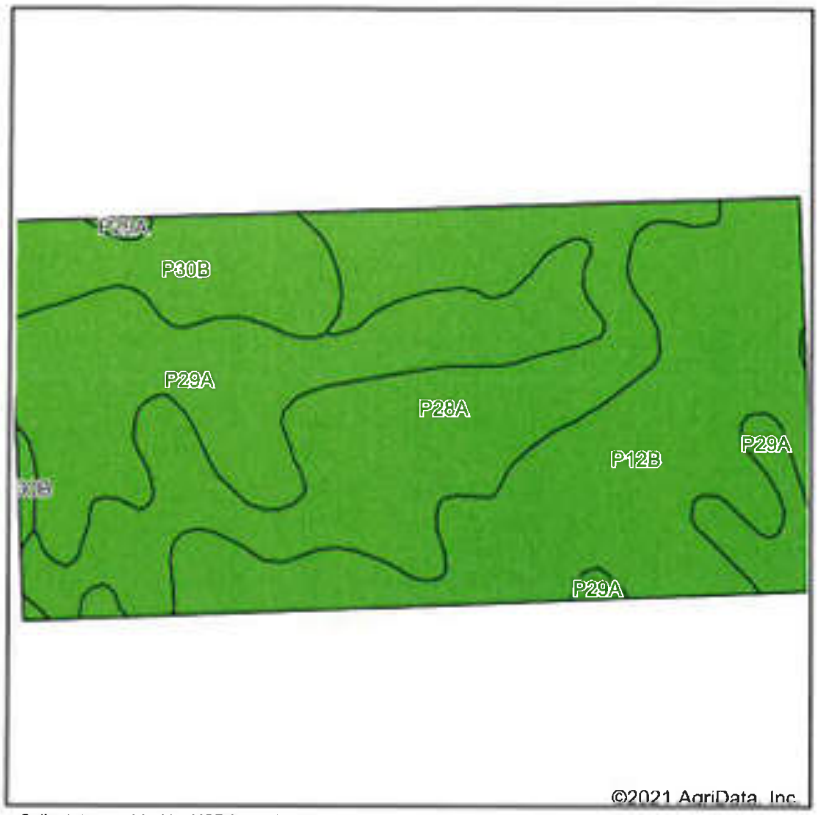
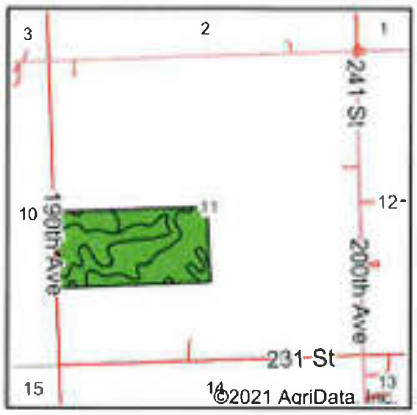
Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Rock**
Location: **11-104N-44W**
Township: **Battle Plain**
Acres: **80.06**
Date: **8/3/2021**

CHUCK SUTTON
AG-PIONEER & LAND BROKER LLC

Maps Provided By
surety®
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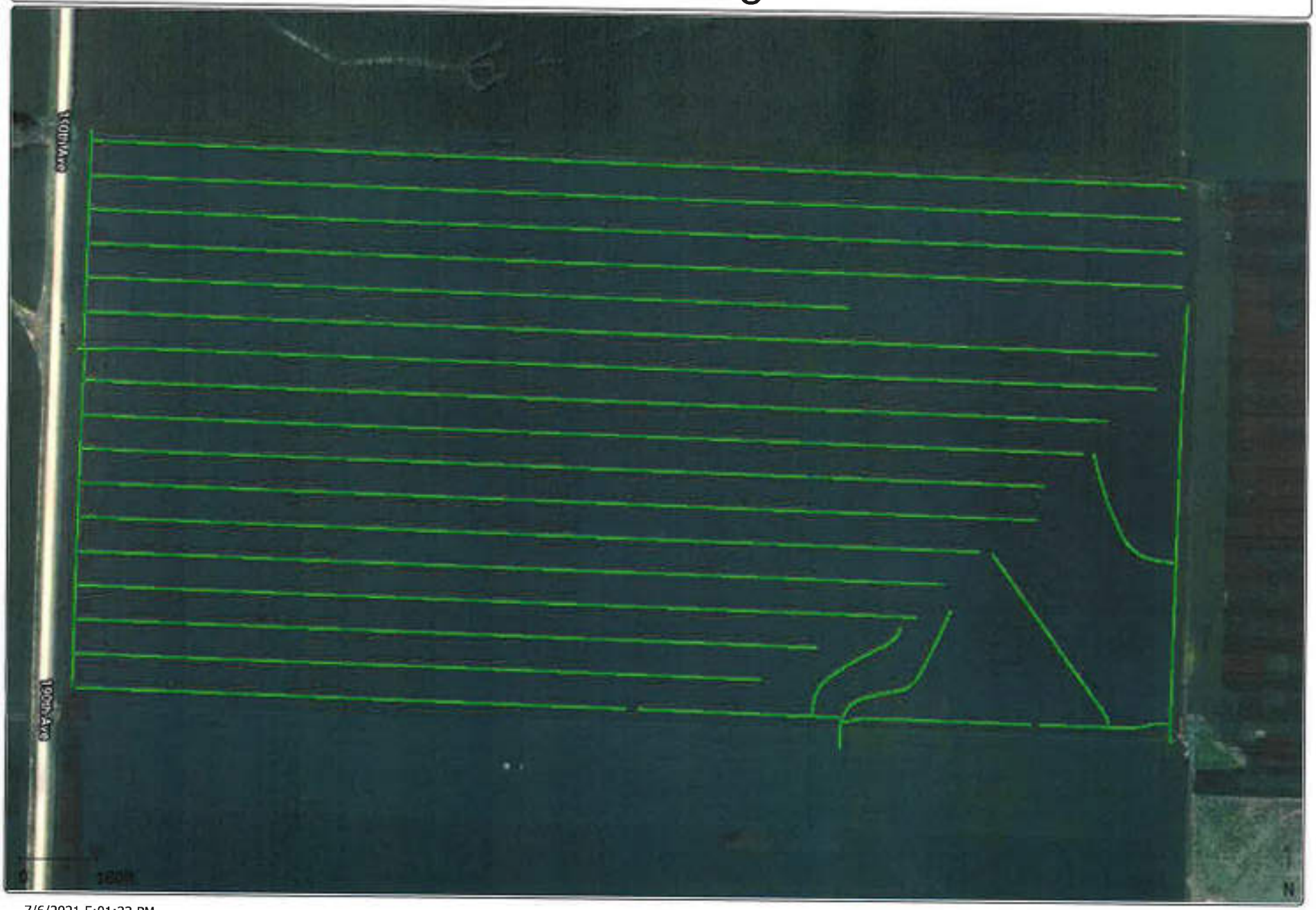
Area Symbol: MN133, Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
P28A	Ransom silty clay loam, 1 to 3 percent slopes	25.37	31.7%		Ie	99
P12B	Everly silty clay loam, 2 to 6 percent slopes	24.95	31.2%		IIe	93
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	21.21	26.5%		IIw	94
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	8.53	10.7%		IIe	95
					Weighted Average	**95.4**

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Beckering



CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

www.suttonauction.com

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

Chuck Sutton Auctioneer & Land Broker, LLC	**Kuhle-Sutton Agency, LLC**	**Pipestone Realty, LLC**
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	www.kuhlesutton.com	www.pipestonerealty.com

NOTES