

SUTTON AUCTION

# KENNEDY LAND AUCTION

**FRIDAY  
OCT. 1, 2021  
10:00 am**

**+/-160.20 Acres of High Producing Springwater Township Rock County Minnesota Land - Inclusive of a Farmstead with an Existing Home, Equipment Storage Buildings & Approx. 77,000 Bushels of Grain Storage and Cropland/Hayland Acres with Excellent Soils - Plus an Opportunity for the Purchaser to Lease an Adjacent 160 Acres**

We will offer the following real property at auction at the land located from Jasper, MN (Jct. Hwy. #23 & 251<sup>st</sup> St./Co. Hwy. #12) – Approx. 8 miles south on Hwy. #23 and 1 mile east on 171<sup>st</sup> St.; from Garretson, SD – 3 miles east to the Jct. of 161<sup>st</sup> St. & Hwy. #23, continue 1 mile east on 161<sup>st</sup> St., then ½ mile north on 30<sup>th</sup> Ave. to the SW Corner of the land; from the Pipestone-Jasper Exit #1 on I-90 – 7½ miles north on Hwy. #23 to 161<sup>st</sup> St., 1 mile east on 161<sup>st</sup> St. & ½ mile north on 30<sup>th</sup> Ave. or from Luverne, MN – 3 miles north on Hwy. #75, 10 miles west on 161<sup>st</sup> St. and ½ mile north on 30<sup>th</sup> Ave.

This auction presents a great opportunity to purchase a very well located +/-160 acre improved parcel of land that is located in Springwater Twp. of Rock County, MN, which is one of the leading agricultural areas of Southwestern Minnesota. Especially noteworthy – is the fact that this property has been owned by Williams/Kennedy family for 140 years and since homesteaded by Martin Williams – the great grandfather of the present owners in 1881.

This farm has excellent soils & very good eye appeal. The improvements on the property include an older 1½ story home (approx. 26'x36') with the main level comprised of a living room, kitchen w/dining area, 2 bedrooms and full bath; the 2<sup>nd</sup> story has 2 bedrooms; the home has a full basement w/LP gas furnace and a fused electrical service; the exterior of the home has vinyl siding and asphalt shingles and in generally in "Fair" condition overall.

Other improvements include a metal pole type machine shed (approx. 40'x75') w/approx. ½ concrete floor, +/-15' sidewalls and has an overhead door w/elec. opener; an open front pole bldg. (approx. 48'x72' w/+/-18' sidewalls & colored steel exterior; and approx. 77,000 bushels of grain storage comprised of a Brock 20,000 bu. steel bin, a Butler 17,000 bu. steel bin, a Conrad American 14,000 bu. steel dryer bin w/stirator & power sweep, a 9,000 Conrad American steel dryer bin w/stirator & power sweep and a Brock 17,000 bu. steel bin – all bins have perforated floors and fans; the farmstead is serviced with rural water and electrical; there is a well on the property that currently is "not in use". This farm has a very good location within one mile of two oil highways and is bordered on the west by 30<sup>th</sup> Ave. and on the north by 171<sup>st</sup> St. This farm has been maintained in an excellent state of cultivation with contour practices and grassed waterways implemented.

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1116 N. West Ave.  
Sioux Falls, SD  
605-336-6315  
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According to FSA this +/-160 acre farm has a total of approx. 141.70 acres of cropland with the non-tillable portions comprised of the farmstead, tree grove, grassed waterways, drainage and roads – presently FSA has this property broken into two tracts – Tr. 8094 (The parcel w/the farmstead in the NW¼ NW¼) has approx. 28.48 acres of cropland with a 13.7 acre corn base with a 186 bu PLC yield and a 13.9 acre soybean base with a 46 bu. PLC yield; Tr. #8095 (the remaining +/-120 acres) has approx. 113.22 acres of cropland with a 49.9 acre corn base with a 186 bu PLC yield and a 48.0 acre soybean base with a 46 bu. PLC yield. According to the Rock Co. Assessor the +/-40 acres w/the farmstead has an excellent CER of 95.07; the remaining +/-120 acres has a high CER of 91.20; similarly information obtained from Surety Agri-Data, Inc. indicates that this farm has a very high weighted average productivity index of 93.8 with the cropland comprised predominately of Class I & II soils. Portions of this land potentially could be improved by the installation of some drain tile and with approval of Richard Kennedy who is one of the owners and outlet potentially could be made available into a parcel of land he owns directly east of this property lying east of 30<sup>th</sup> Avenue. The general topography of this land is level to gently rolling. The total Homestead RE taxes payable in 2021 on the NW¼ NW¼ (Parcel # 11-0052-000) owned by Richard Kennedy are \$1,078.00; and the total Non-Homestead RE taxes on the NE ¼ NW ¼ & S ½ NW ¼ (Parcel # 11-0052-100) owned by the other Kennedy Heirs are \$4,112.00. If you are in the market for a productive parcel of land with powerful soils 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 NW¼ of Sec. 18, T. 103N., R. 46W., (Springwater Twp.), Rock Co., MN.

**TERMS: Cash** - A 10% nonrefundable earnest money payment sale day & the balance on or before Nov. 19, 2021, with possession subsequent to the harvest of the 2021 crops and the rights of the existing tenant and his rights under the lease which expires on March 1, 2022. 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. 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. There is an existing well on the property and sealing of the well or future upgrades of the septic system, if any, will be the responsibility of the purchaser in accordance with Rock County DENR requirements. 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. **This property has potential to serve as an excellent addition to an area row crop or crop/livestock operation and/or as an investment property. 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 additional information, see [www.suttonauction.com](http://www.suttonauction.com) or contact the auctioneers.**

**SPECIAL NOTE:** The Purchaser of the aforementioned Kennedy land - May Have the Opportunity to Lease an add'l 160 Acre farm owned by Richard Kennedy that is located in the NE¼ of Sec. 13 in Springwater Township - that is situated directly west of the land offered for sale by the Kennedy Family. This lease would be at a cash rental rate of \$275.00 per acre multiplied by 141 FSA cropland acres, and would be for a 2 year lease for the 2022 and 2023 crop years, with the lease term to end subsequent to the harvest of the 2023 crops. This lease is subject to approval of Richard Kennedy. Interested parties that are interested in this lease option should contact Richard Kennedy prior to the auction at cell ph. 605-759-2794.

**HEIRS OF LEONARD & MARY ELLEN KENNEDY**

**Richard Kennedy, John Kennedy, Paul Kennedy and Ann Buchaklian, Owners**  
**Don Klosterbuer – 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**

**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 6018 Tract 8094

### 2021 Program Year

Map Created March 30, 2021



- 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  
 Crop/land  
 Tract Boundary  
 Minnesota\_Transparency\_Polygon\_02142019

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

Tract Cropland Total: 28.48 acres

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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

Minnesota\_Transparency\_Polygon\_02142019

Wetland Determination Identifiers

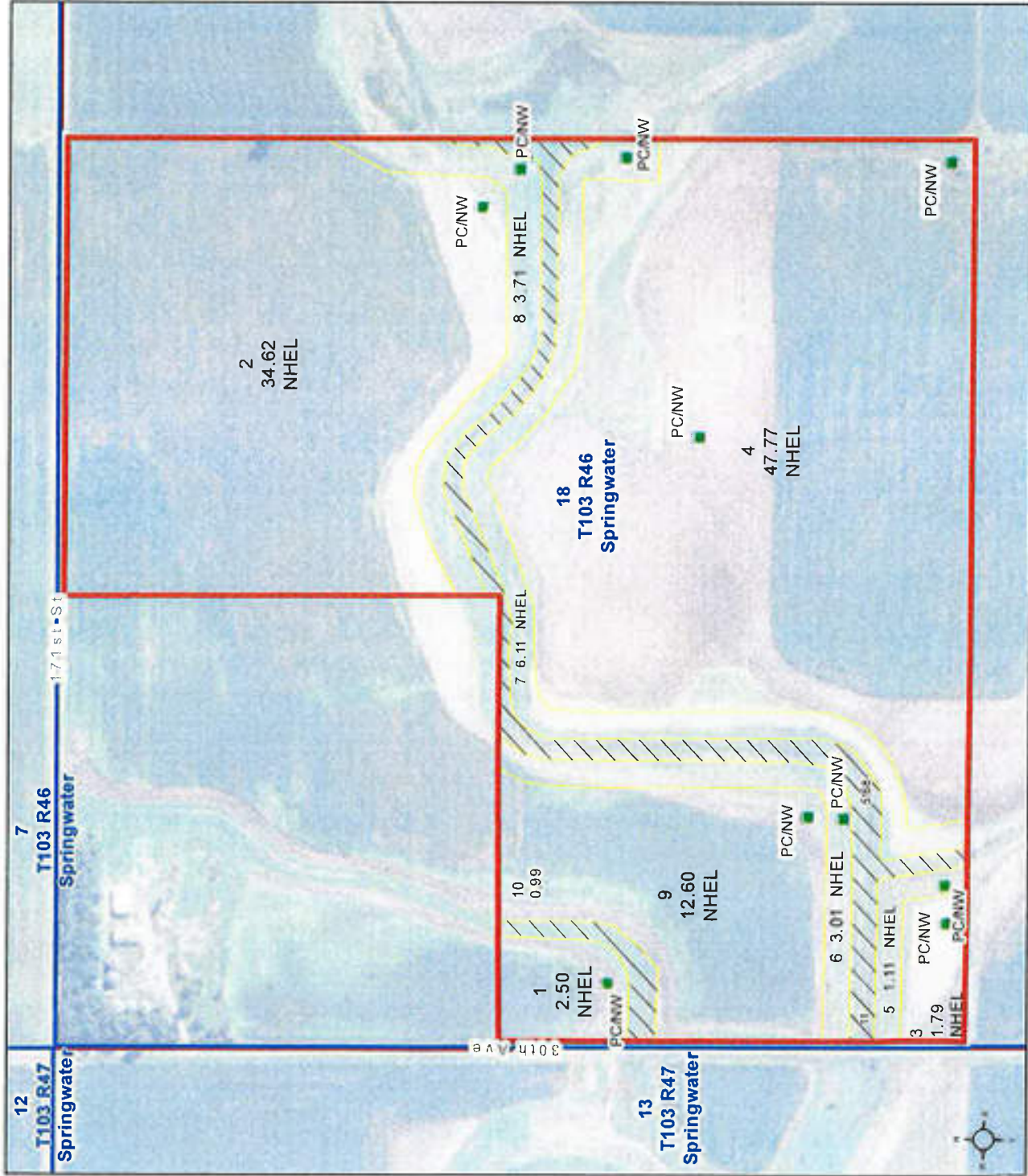
Restricted Use

Limited Restrictions

Exempt from Conservation

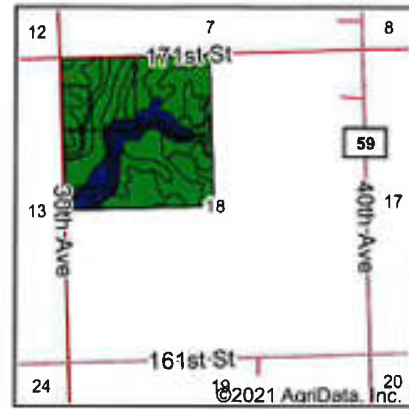
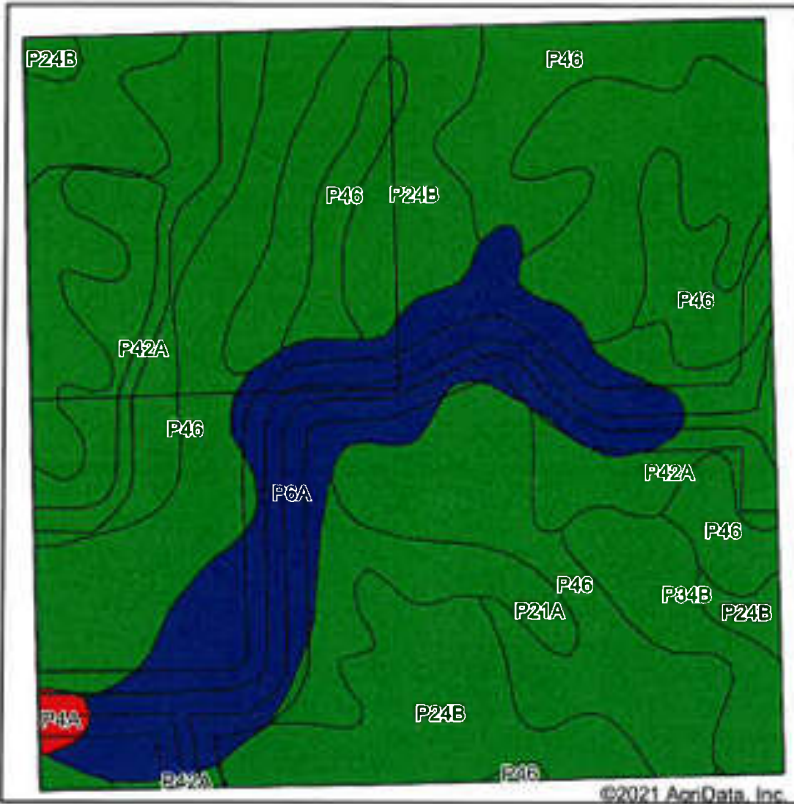
Compliance Provisions

Tract Cropland Total: 113.22 acres



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# Soils Map



State: **Minnesota**  
 County: **Rock**  
 Location: **18-103N-46W**  
 Township: **Springwater**  
 Acres: **157.15**  
 Date: **8/18/2021**

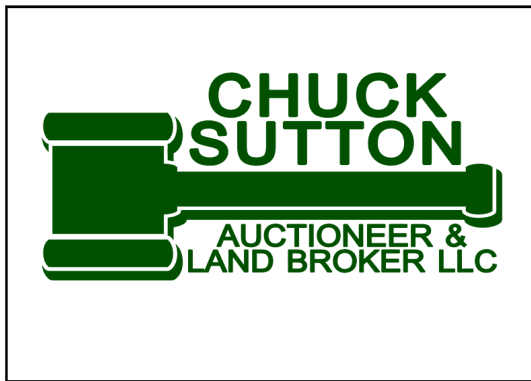


Soils data provided by USDA and NRCS.

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
P46	Trent silty clay loam, 0 to 3 percent slopes	57.41	36.5%		I	I	100
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	37.92	24.1%		Ile		95
P6A	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	25.42	16.2%		Iiw		81
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	23.02	14.6%		Iiw		94
P21A	Marcus silty clay loam, 0 to 2 percent slopes	6.52	4.1%		Iiw		93
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	6.13	3.9%		Ile		91
P4A	Calco silty clay loam, 0 to 2 percent slopes, frequently flooded	0.73	0.5%		Vw		20
<b>Weighted Average</b>							<b>93.8</b>

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



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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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<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