

HEIRS OF ELLA  
KLEINJAN

**FRIDAY**

**OCTOBER 15, 2021**

**10:00 AM**

**SUTTON AUCTION**

**www.**

**suttonauction.com**

**1116 N. WEST AVE.  
SIOUX FALLS, SD 57104  
PH. 605-336-6315**



# **ESTATE LAND AUCTION**

**+/-232.39 Acres of Elmer Township, Pipestone  
County Minnesota Land**

**This Farm Includes Relatively High Percentage  
Tillable and has Some Excellent Productive  
Cropland and is Situated in an Excellent Agricultural  
Area Between Trosky and Edgerton, MN**

We will offer the following farmland at public auction "On Site" at the land located from the Trosky Corner on Hwy. #75 – approx. ¼ mile south on Hwy. #75 to 21<sup>st</sup> St. (Hwy. #268) – then 2 miles east to the SW Corner of the land at the Jct. of 21<sup>st</sup> St. & 120<sup>th</sup> Ave.; from Edgerton, SD – approx. 4 miles west on 21<sup>st</sup> St. or from Pipestone, MN – approx. 8 miles SE on Hwy. #75 and 2 miles east on 21<sup>st</sup> St.; from Hwy. #23 in Jasper, MN – 8½ miles east on Hwy. #1 (1<sup>st</sup> Ave.) and 2 miles north on 120<sup>th</sup> Ave.

**FRIDAY OCTOBER 15, 2021 SALE TIME: 10:00 AM**

**AUCTIONEER'S NOTE: We are pleased to offer this high caliber farm at public auction on behalf of the Heirs of Ella Kleinjan. Due to the multi-fractioned ownership and the advancing ages of the owners, the difficult decision has been made to dissolve our partnership and offer this property at public auction. If you are in the market for a high caliber parcel productive Pipestone 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!**

***THIS PROPERTY WILL BE SOLD SUBJECT TO AN EXISTING FARM LEASE FOR 2022 – with the buyer to receive a seller enhanced rent of \$63,330.00.00 at closing and will receive 100% of the CRP Payment payable in 2022 in the total amount of \$375.00.***

This +/-232.39 acre parcel of land will be offered as one individual parcel of land. This farm has a gently rolling to somewhat rolling topography, has some high quality productive soils and has very good eye appeal and an excellent location near Trosky, MN and is bordered on the south by Hwy. #268 (21<sup>st</sup> St.). According to the Pipestone County Assessor this farm has a total of +/-232.39 acres and according to FSA information this farm has approx. 211.20 acres of cropland, with the non-tillable acres comprised of a waterway, 1.90 acres of CRP and roads, with an FSA 88.49 acre corn base with a 132 bu. PLC yield and a 88.11 acre soybean base with a 39 bu. PLC yield and is enrolled under the ARC County Election of the USDA farm program for Corn & Soybeans; also, this property has a CRP contract on 1.9 acres enrolled at \$197.49 per acre which generates a total annual pymt. of \$375.00, with the contract scheduled to expire on Sept. 30, 2023.

This land has some excellent soils as according to the Pipestone County Assessor this farm has a CER on the SW $\frac{1}{4}$  of 69.14 and on the S $\frac{1}{2}$  NW $\frac{1}{4}$  of 71.3 and information obtained from Surety Agri-Data indicates this land has a high weighted soil rating on the property in its entirety of 92.3, with the predominate soils on the crop acres comprised of primarily Class I & II soils. The buyer will be assigned to receive 100% of the CRP payments payable in 2022 and for the remaining term of the CRP contract. The farmability of this land has been enhanced by the installation of drain tile and ditching in sectors of this land, which according to documentation provided by the sellers, it is indicated that approx. 5,427' of tile installed in 2002; 1,150' of tile installed in 2002; approx. 1,100' of tile installed in 2003; 1,475' of tile installed in 2005; 2,640' of tile installed in 2009; and approx. 4,940' of tile was installed in 2011. Additionally, there was a significant amount of excavation and ditching completed at various times. The buyer will receive at closing a sellers enhanced cash rental payment for 2022 of \$63,330.00 on +/-209.1 acres of cropland equates to approx. \$302.00/acre, plus the CRP payment of approx. \$375.00 which equates to a total income of \$63,705.00 - which on the entire 232.39 acres equates to approximately \$274.13 per acre. The combined total Non-Homestead RE taxes payable in 2021 on this land were \$6,788.00.

**LEGAL DESC.:** SW $\frac{1}{4}$ , Exc. a Tract beginning 649' east of the SW corner of the SW  $\frac{1}{4}$ , then N. 86', W. 54', N. 394', E. 701', S. 480', W. 647' to the point of beginning; and the S $\frac{1}{2}$  NW $\frac{1}{4}$ , Sec. 23, T. 105N., R. 45 W., (Elmer Twp.), Pipestone County, MN.

**TERMS: Cash** - A 10% nonrefundable earnest money payment sale day and the balance on or before Dec. 1, 2021, with landlord's possession and subject to the assumption of the 2022 cash rental lease and the rights of the existing tenants to harvest the 2022 crops and the terms of their existing farm lease which ends on March 1, 2023. **At closing the buyer to receive payment for a seller enhanced cash rent of \$63,330.00.00 at closing and will receive 100% of the CRP Payment payable in 2022 in the \$197.49 per acre on 1.9 acres for a total amount of \$375.00 - with the CRP contract scheduled to expire on 9/30/2023.** Marketable Title will be conveyed and abstracts of title continued to date will be provided to the buyer for examination prior to closing. The buyer will be obligated to assume and comply with all remaining terms and provisions of the existing CRP contract and any repayment or penalty as a result of non-compliance with be the responsibility of the buyer, with the sellers retaining the CRP payment payable in 2021, with the purchaser to receive 100% of any CRP payments payable in 2022 or thereafter. 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. Drain tile maps are unavailable and tile installation information is as provided by the owners and is assumed to be correct, but is not guaranteed. These properties are sold based on the acres as stated on the County Tax Records, with the acres understood to be "more or less". 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.

**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 or addt'l information, see [www.suttonauction.com](http://www.suttonauction.com) or contact the auctioneers.**

**HEIRS OF ELLA KLEINJAN**

**Damain Sandy - O'Neill & Barduson Law Firm**

**- Attorney & Closing Agent for the Estate - 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 - 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

# Pipestone County, Minnesota

## Farm 499 Tract 653

### 2021 Program Year

Map Created March 29, 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
  - Cropland
  - CRP
  - Tract Boundary
- Minnesota\_Transparency\_Polygon\_02142019

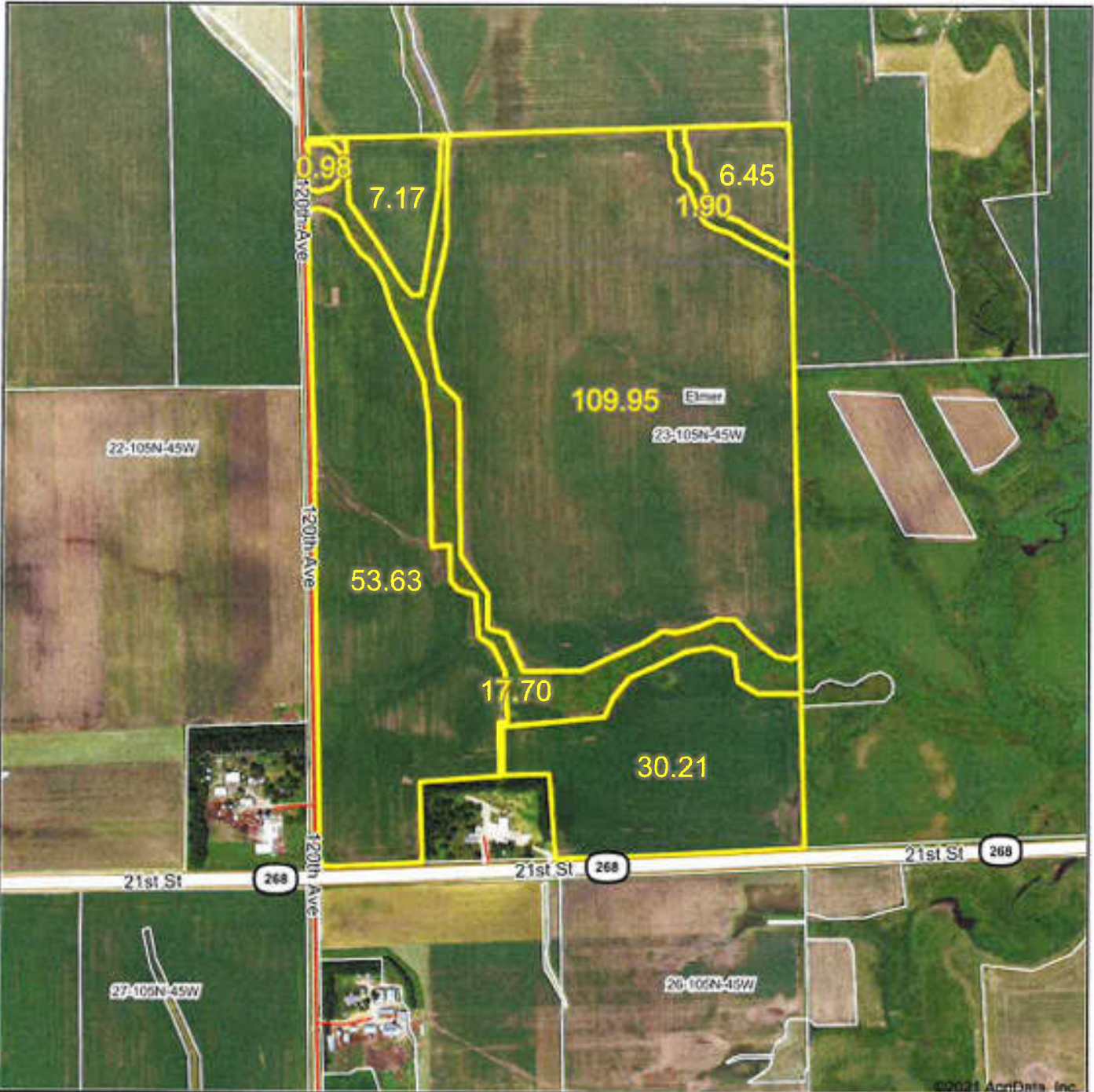
### Wetland Determination Identifiers

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

Tract Cropland Total: 211.20 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° 52' 56.17, -96° 13' 11.77

0ft 839ft 1679ft



Maps Provided By



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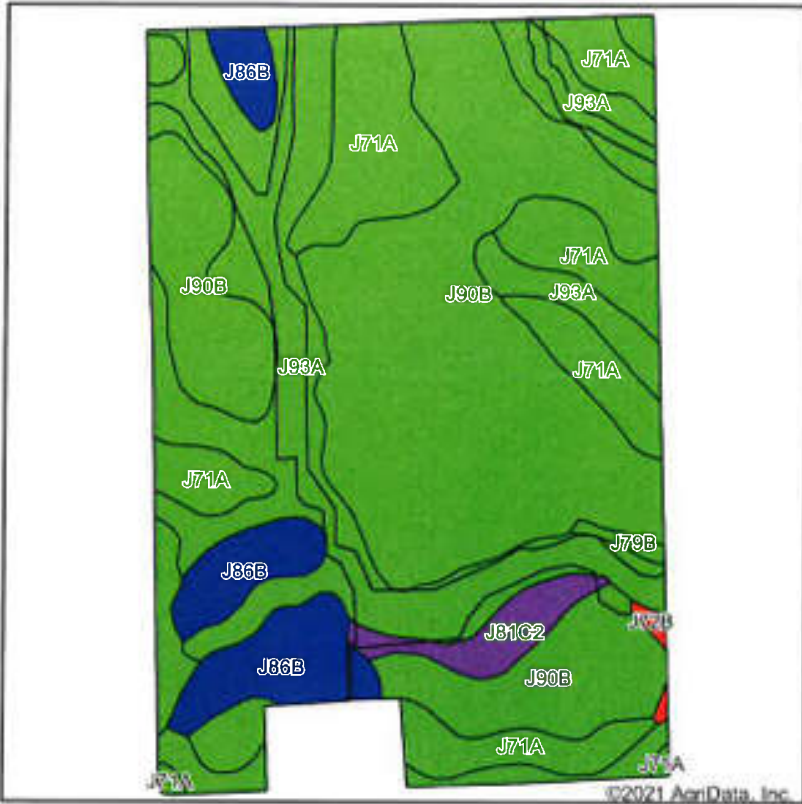
**23-105N-45W**  
**Pipestone County**  
**Minnesota**



9/13/2021

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

# Soils Map



State: **Minnesota**  
 County: **Pipestone**  
 Location: **23-105N-45W**  
 Township: **Elmer**  
 Acres: **227.99**  
 Date: **9/13/2021**



Map Provided By



© AgriData, Inc. 2021

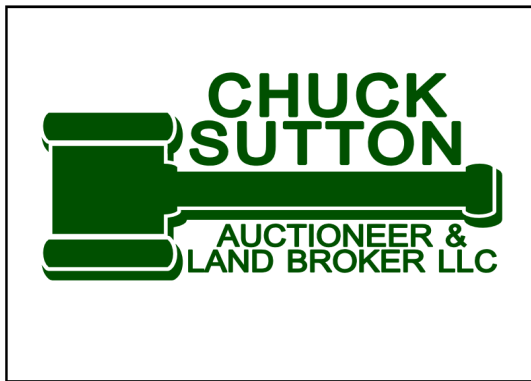
www.AgridataInc.com

Soils data provided by USDA and NRCS

Area Symbol: MN117, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	99.27	43.5%		Ile	93
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	63.03	27.6%		IIw	92
J71A	Brookings silty clay loam, 0 to 2 percent slopes	40.85	17.9%		Iw	98
J86B	Vienna silty clay loam, 3 to 6 percent slopes	17.79	7.8%		Ile	90
J81C2	Renshaw-Barnes complex, 6 to 12 percent slopes, moderately eroded	5.50	2.4%		IVe	54
J79B	Vienna-Brookings complex, 1 to 6 percent slopes	0.86	0.4%		Ile	94
J72B	Renshaw-Sandberg complex, 2 to 6 percent slopes	0.69	0.3%		IIIe	48
<b>Weighted Average</b>						<b>92.3</b>

\*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 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)

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