

DIETER PROEHL

LAND AUCTION



**Attention Cattle Producers, Livestock-Row Crop Operators,
Hunters & Wildlife Enthusiasts!**

**+/-234.66 Acres of Troy Township, Pipestone County, MN
Land with a Mixture of Productive Cropland & Pasture as
well as Portions Which Provide Some Excellent Hunting &
Wildlife Production Habitat Lying near the Pipestone County,
MN/Moody County, SD Border**

TUESDAY

November 23, 2021

Sale Time: 10:00 am

**DIETER PROEHL
OWNER**

CHUCK SUTTON AUCTIONEER & LAND BROKER, LLC

1116 N. West Ave.
Sioux Falls, SD 57104

Ph. 605-336-6315

www.suttonauction.com

We will offer this property at Public Auction with the sale to be held at the Land. Located **from Ward SD** – ½ Mile East to 10th Ave, then 3 ½ Miles South to 1746 10th Ave, Pipestone MN. **From Cazenovia MN** – 3 Miles West on Co. Hwy. #7, 1 Mile North on 20th Ave, 1 Mile West on 161st St., then 1 Mile North on Co. Hwy. #73/10th Ave. or **from Pipestone, MN** – (McDonald's Corner – Jct. Hwy's. #30 & #75) – 5 miles north on Hwy. #75, then 6 miles west on 151st Ave. (Co. Hwy. #7), then 1 Mile North on 20th Ave, 1 Mile West on 161st St., then 1 Mile North on Co. Hwy #73/10th Ave

TUESDAY NOV. 23, 2021 Sale Time: 10:00 AM

AUCTIONEER'S NOTE: This auction presents the opportunity to purchase a crop-livestock farm with a mixture of Productive Cropland and Pasture Situated in Troy Twp., Pipestone County MN. If you are in the market for a multi-faceted parcel of Pipestone County, MN Land which could serve as a nice livestock farm with a mix of native and tame grass pasture, cropland/hayland and hunting opportunities for deer, pheasants, and other wild game, then mark your calendars and make plans to inspect this property and be in attendance at this auction. *****Please Note – The current tenants of the property may have cattle grazing pasture & corn stalks. Please be respectful and close any gates as you enter in and out while inspecting the property.*****

This farm will be offered as a +/-234.66 acre unit which is comprised of a mixture of native & tame grass pasture, as well as some cropland acres which have been recently utilized for a combination of row crop production and hayland. According to FSA information this property contains approximately 143.17 acres of cropland with a 45.63 acre corn base with a 129 Bu. PLC yield & a 22.87 acre soybean base with a 37 Bu. PLC yield with the nontillable portion consisting primarily of pasture with dugouts, and the remainder in waterways, roads and other nontillable acres. This farm enrolled in the ARC County election of the USDA farm program. According to Pipestone County Assessor's information this parcel has CER's of a 71.88, 68.71. & 49.64. Comparatively, information from Surety-Agri-Data, Inc. indicates that this parcel has a weighted average productivity index of a 69 with a fairly high percentage of class I, II, & III soils on the cropland portions of the farm. Water for livestock provided by a combination of dugouts at various locations, waterways & there is a well on the property which is not currently in use. There is also electricity on the property provided through Sioux Valley Energy in the pasture which has been in use. This parcel has good fence with 2, 3 & 4 wire high tensile fence around the pasture areas. Some perimeter fence around the cropland is barbed. The pasture is very clean & maintained as weed control has been handled extremely well and the maintenance on the pasture areas is very well managed. An added feature of this property is that it includes some wildlife habitat with hunting opportunities for deer, pheasants, and other wild game. If you are in the market for a multi-faceted parcel of Pipestone County, MN land that is suitable for a variety of utilizations, then make plans to inspect this property prior to the auction at your leisure and be in attendance at this auction. The total 2021 taxes on this farm were \$4,218.

LEGAL DESC.: 139.22 Ac. in N 1/2 S 1/2 W of RY & ABAN RY RT of WAY & the S 1/2 SW 1/4 & 15.44 AC N & W of RY in the S 1/2 SE 1/4 in Sec. 1, T. 107N., R. 47W., (Troy Twp.), Pipestone Co., MN.

TERMS: Cash - A 10% nonrefundable earnest money payment on sale day & the balance on or before Jan. 10, 2022, with possession subsequent to the harvest of the 2021 crops and the rights of the existing tenant and his rights under the current lease. 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. 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. The sellers may desire to utilize this property in connection with a 1031 tax free exchange, and if so, the buyer will agree to cooperate in the facilitation of said exchange. The RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Owners. **For addt'l information contact the auctioneers or see www.suttonauction.com or www.burlagepeterson.com**

DIETER PROEHL, Owner

**Damain Sandy - O'Neill & Barduson Law Firm –
Attorney & Closing Agent for Seller – Pipestone, MN**

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**

**JARED SUTTON – RE Salesperson & Auctioneer - Lic. #59-72
Flandreau, SD – ph. 605-864-8527**

**DEAN STOLTENBERG – RE Salesperson & Auctioneer - Lic. #59-38
Jasper, MN - ph. 507-348-7352**

BURLAGE-PETERSON AUCTIONEER'S & REALTORS

**Lenny & Tyler Burlage, Jim & Scott Peterson
Brookings, SD – ph. 605-692-7102**

Successful Auctions don't just happen—They're Planned.

Call us today to book your successful auction!

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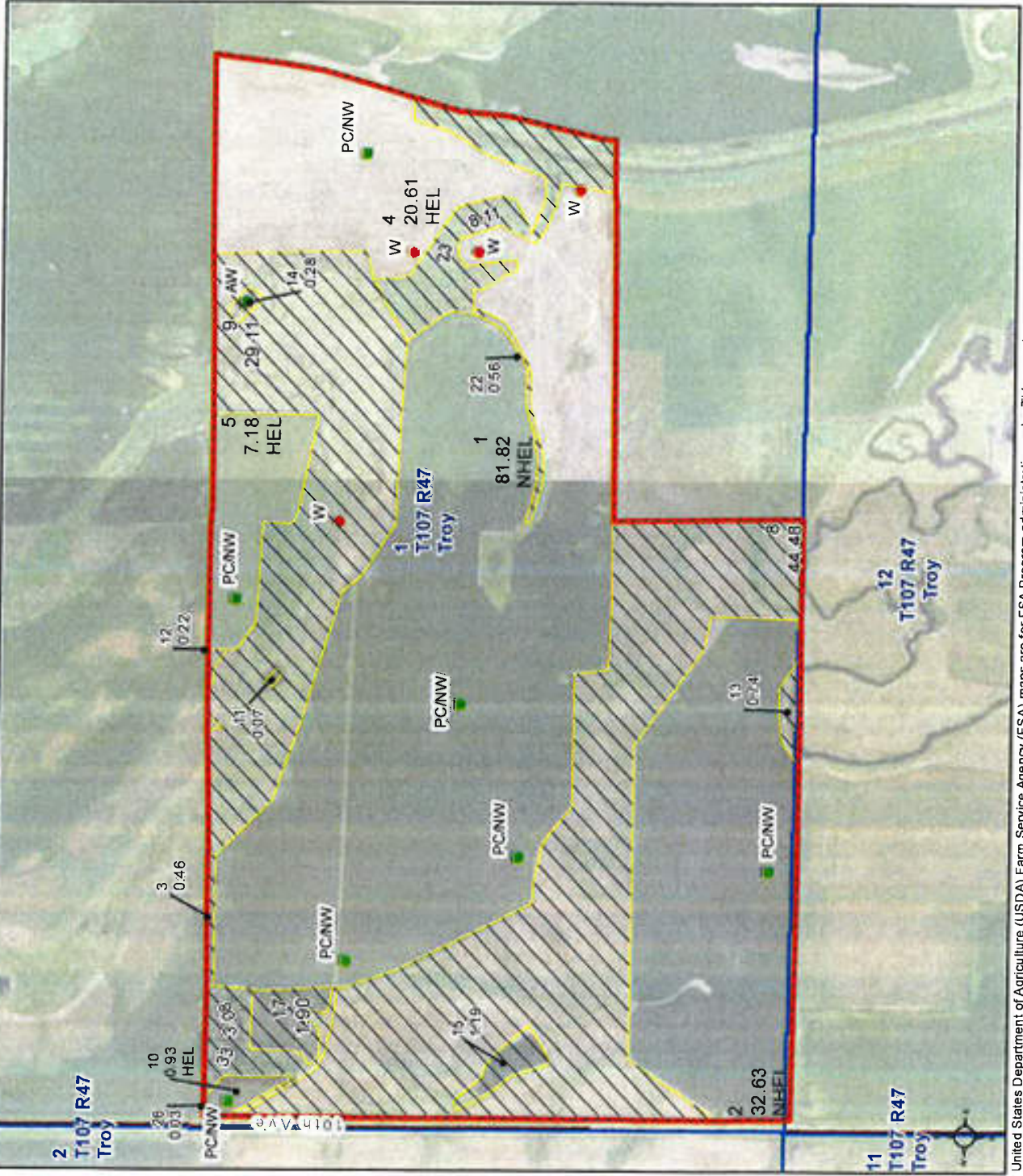
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Farm 1054
Tract 1598

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
 MAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- Minnesota Transparency Polygon_02142019

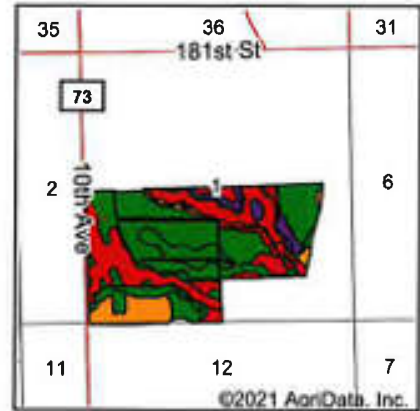
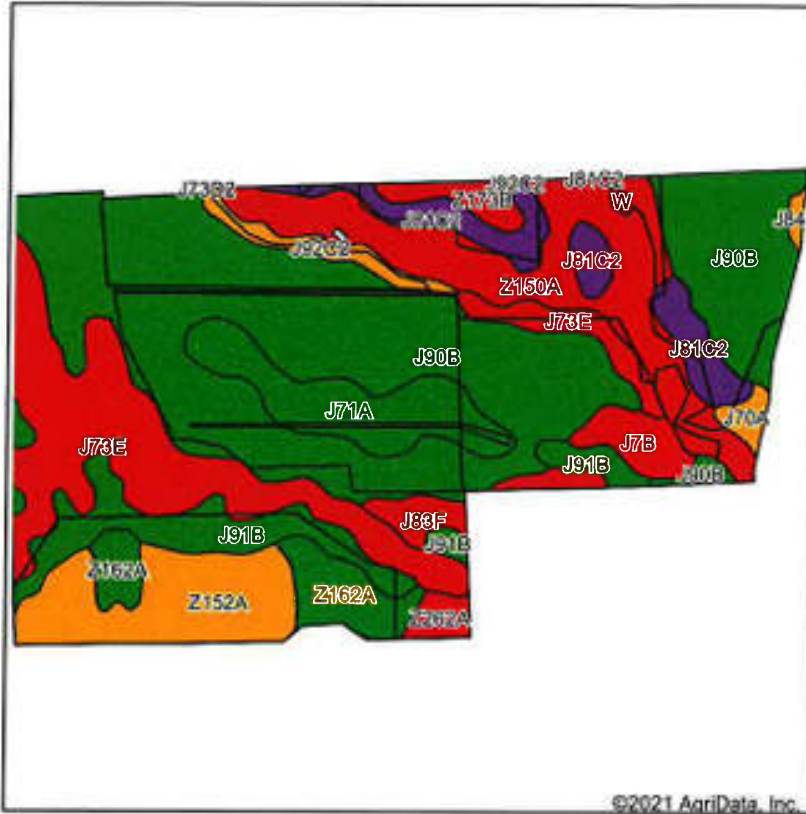
Wetland Determination Identifiers

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

Tract Cropland Total: 143.17 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



State: **Minnesota**
 County: **Pipestone**
 Location: **1-107N-47W**
 Township: **Troy**
 Acres: **232.54**
 Date: **10/20/2021**

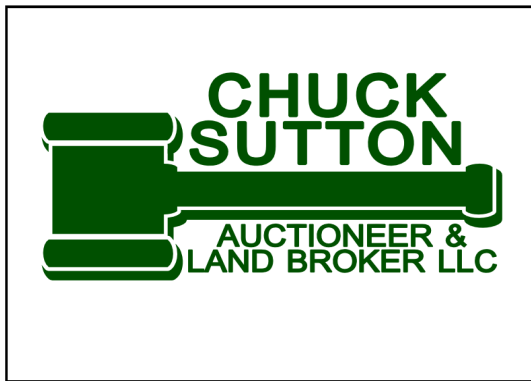


Soils data provided by USDA and NRCS.

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	89.14	38.3%		Ile	93
J73E	Buse clay loam, 18 to 25 percent slopes	35.72	15.4%		VIe	29
Z150A	Rauville silty clay loam, coteau, 0 to 1 percent slopes, frequently flooded	25.02	10.8%		Vw	20
Z152A	Lamoure silty clay loam, coteau, 0 to 1 percent slopes, occasionally flooded	16.37	7.0%		IIIw	78
J91B	Darmen loam, stratified substratum, 2 to 6 percent slopes	14.48	6.2%		Ile	97
J71A	Brookings silty clay loam, 0 to 2 percent slopes	13.32	5.7%		Iw	98
J81C2	Renshaw-Barnes complex, 6 to 12 percent slopes, moderately eroded	11.07	4.8%		IVe	54
Z162A	La Prairie loam, coteau, 0 to 2 percent slopes, occasionally flooded	8.65	3.7%		Is	91
J7B	Sverdrup sandy loam, 2 to 6 percent slopes	4.09	1.8%		IIIe	49
J83F	Sandberg-Buse-Everts complex, 12 to 40 percent slopes	3.95	1.7%		VIIe	23
J92C2	Buse-Vienna complex, 6 to 12 percent slopes, moderately eroded	3.45	1.5%		IIIe	76
Z173B	Renshaw-Sioux complex, coteau, 2 to 6 percent slopes	2.97	1.3%		IVs	48
Z262A	Lamoure-La Prairie complex, coteau, channeled, 0 to 2 percent slopes, frequently flooded	1.95	0.8%		VIw	20
J70A	Brandt silty clay loam, 0 to 2 percent slopes	1.51	0.6%		Is	80
J84B	Strayhoss loam, 2 to 6 percent slopes	0.58	0.2%		Ile	78
W	Water	0.27	0.1%			0
Weighted Average					3.18	69.2

*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.

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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!!"

www.suttonauction.com

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