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LAND AUCTION

**+/-149.70 Acres of Unimproved
Troy Twp., Pipestone County,
MN Cropland & Pasture**

We will offer the following real property at auction "On Site" at the land located from Pipestone MN (Jct. Hwy's #30 & #75 North (McDonald's Corner) – 5 miles north on Hwy. #75 to the Cazenovia Corner (151st St.), then 2 miles west on 151st St. (Co. Hwy. #7) and 1/4 miles north on 60th Ave. – (*Note – The Acreage in the SE Corner of this quarter section "is not" included); or from Cazenovia, MN – 1 mile north on 50th Ave. and 1/2 mile east on 161st Street to the SW Corner of the land; or from Ward, SD – 4 1/4 miles east MN 211th St., 5 miles south on 50th Ave. and 1/2 mile east on 161st St.

**WEDNESDAY
DECEMBER 1, 2021
Sale Time: 10:00 am**

**HEIRS OF HAROLD & NORMA
SHAFFER**

- Kim Shaffer, Carol Shaffer & Judith Ruud - Owners
Krahmer, Shaffer & Edmundson, Ltd. - Fairmont, MN
- Attorneys & Closing Agent for the Sellers



**CHUCK SUTTON - Auctioneer & Land Broker – Pipestone Realty
LLC - MN Auct. Lic. #59-26; SFalls, SD - 605-336-6315,
Pipestone, MN – 507-825-3389 & Flandreau, SD - 605-997-3777
DEAN STOLTENBERG – RE Salesperson & Auctioneer - Lic. #59-38
- Jasper, MN - 507-348-7352
JARED SUTTON – RE Salesperson & Auctioneer - Lic. #59-72
- Flandreau, SD – 605-864-8527**

This farm has been in the Shaffer Family for over 99 years, and now due to the multi-fractioned ownership in this land the Heirs of Harold & Norma Shaffer have decided to offer this property at public auction. This productive +/-149.70 acre farm will be offered as a unit, with the acres sold to be adjusted in accordance with a survey of the property. This parcel of land has a variety of amenities – including productive cropland & pasture situated in a prominent agricultural area of Pipestone County northwest of Pipestone and near Cazenovia, MN. According to FSA information this +/-149.70 acre farm has approx. 94.32 acres of cropland with a 46.03 acre corn base with a 156 bu. PLC yield and a 46.08 acre soybean base with a 43 bu. PLC yield and is enrolled under ARC County Election of the USDA farm program; the non-tillable acres are comprised of pastureland, grassed waterway, drainage and roads. According to the Pipestone County Assessor this farm has a CER of 70.35, furthermore information obtained from Surety Agri-Data indicates this land has a soil productivity index on the property in its entirety and inclusive of both the cropland acres and pasture of 68.4; although the +/-94.32 acres of cropland has a productivity index of 85.7. The general topography of this land is gently rolling to rolling, with some lower lying areas in the drainage and waterways. The RE taxes payable in 2021 on this land were \$2,950.00.

ABBREVIATED LEGAL DESC.: The SE¼ of Sec. 10., T. 107N., R. 46W., (Troy Twp.), Pipestone County, MN, excepting therefrom a 10.3 acre parcel in the SE¼ SE¼ - containing 149.70 Acres M/L

TERMS: Cash - A 10% nonrefundable earnest money payment sale day and the balance on or before January 14, 2022, with full possession for the 2022 crop year, with Fall Tillage completed to pass at NO Cost to the purchaser. 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. This property will be sold in accordance with the surveyed acres as determined by a survey as completed by Stockwell Engineers, Inc. The sellers do not warrant 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 is estimated and subject to FSA County Committee approval. 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 would make excellent addition to an area crop/livestock operation and/or investment property. For additional information see www.suttonauction.com or contact the auctioneers.

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Pipestone County, Minnesota

Farm 1120 Tract 1646

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
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

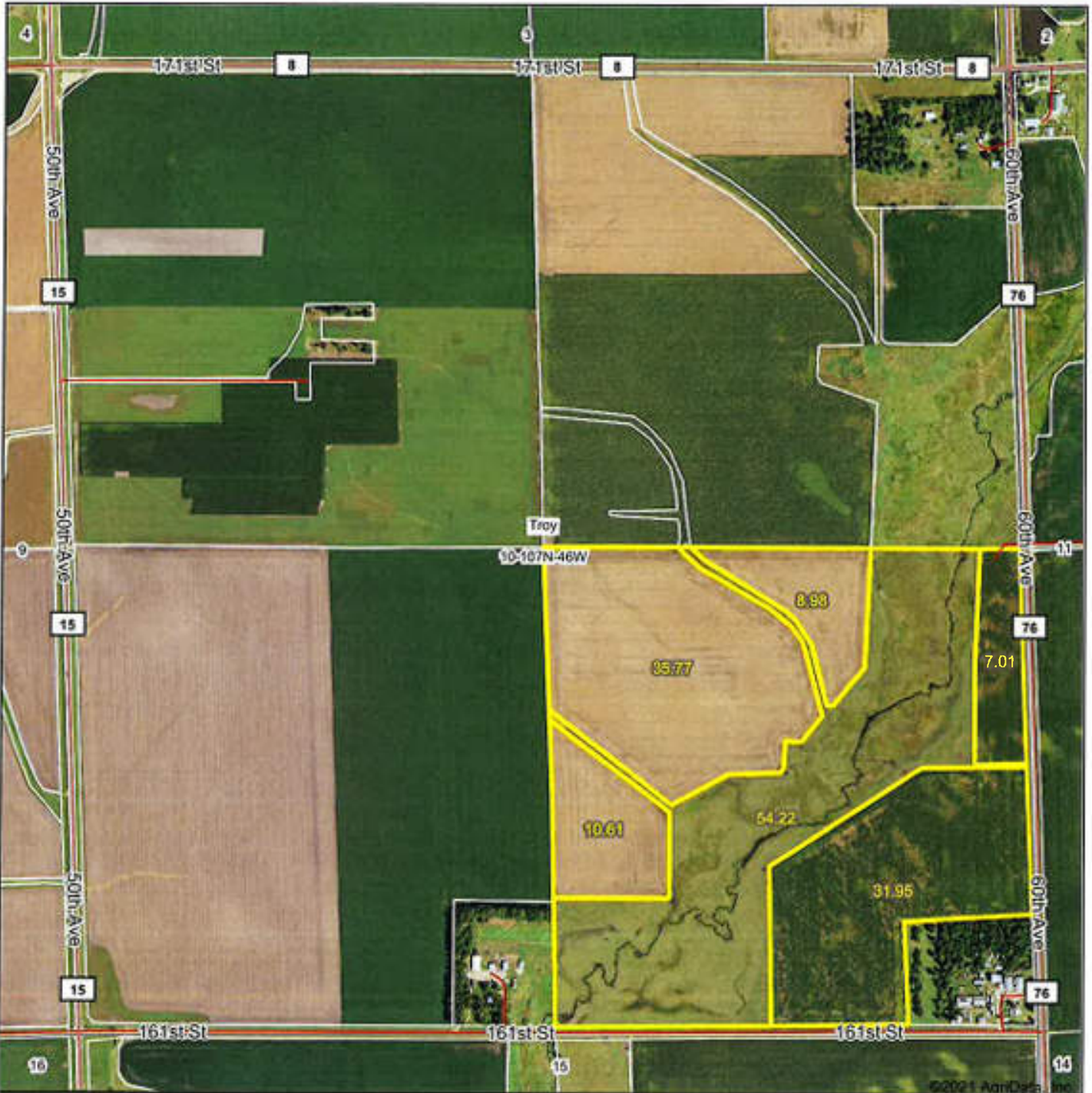
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 94.32 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: 44° 5' 18.85, -96° 21' 28.55

0ft 853ft 1706ft



10-107N-46W
Pipestone County
Minnesota

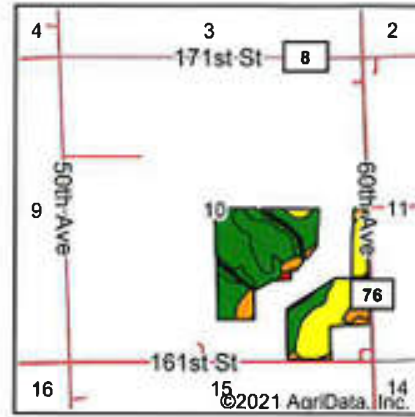
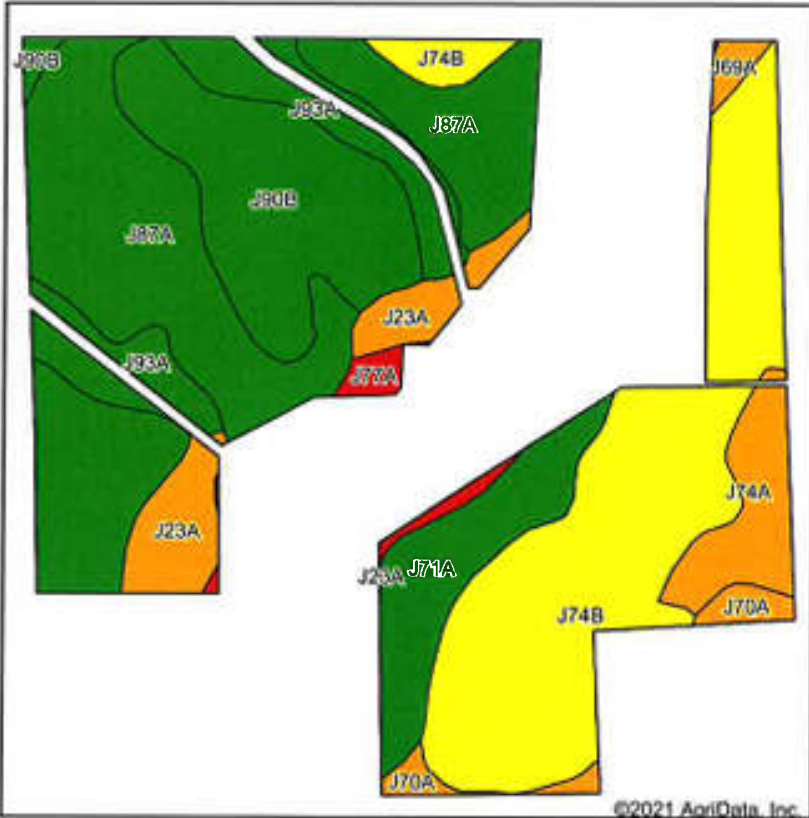


11/4/2021

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

Soils Map



State: **Minnesota**
 County: **Pipestone**
 Location: **10-107N-46W**
 Township: **Troy**
 Acres: **94.32**
 Date: **11/4/2021**



Maps Provided By



Soils data provided by USDA and NRCS.

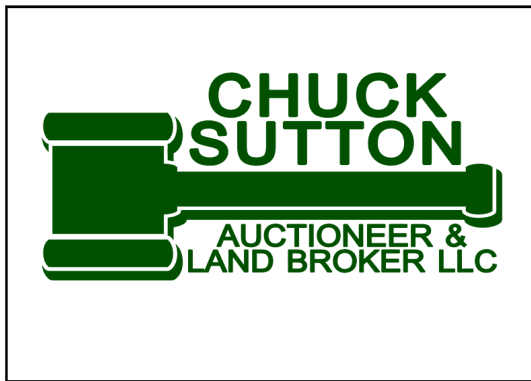
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Area Symbol: MN117, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J87A	Waubay silty clay loam, loess deposit, 1 to 3 percent slopes	27.84	29.5%		le	99
J74B	Estelline silt loam, coteau, 2 to 6 percent slopes	26.25	27.8%		lle	70
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	13.52	14.3%		lle	93
J71A	Brookings silty clay loam, 0 to 2 percent slopes	6.85	7.3%		lw	98
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	6.76	7.2%		llw	92
J23A	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.11	5.4%		llw	78
J74A	Estelline silt loam, coteau, 0 to 2 percent slopes	4.30	4.6%		lls	75
J70A	Brandt silty clay loam, 0 to 2 percent slopes	1.73	1.8%		ls	80
J77A	Lamoure silty clay loam, 0 to 2 percent slopes, frequently flooded	1.32	1.4%		Vw	20
J69A	Athelwold silty clay loam, 0 to 2 percent slopes	0.64	0.7%		ls	80
Weighted Average					1.65	85.7

*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

<p>Chuck Sutton Auctioneer & Land Broker, LLC 1116 N. West Ave Sioux Falls, SD ph. 605-336-6315</p>	<p>Kuhle-Sutton Agency, LLC 127 2nd Ave. W Flandreau, SD ph. 605-997-3777 www.kuhlesutton.com</p>	<p>Pipestone Realty, LLC 120 N. Hiawatha Ave. Pipestone, MN ph. 507-825-3389 www.pipestonerealty.com</p>
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