

EDWARD DOCK

LAND AUCTION

+/- 80 Acres of Well Located Eden Township Pipestone County Minnesota Land Located Near Ihlen & Jasper, MN that is Bordered on 2 Sides by Hardsurfaced Highways - This Farm has some Scenic Locations for Future Establishment of a Rural Home Site and is Comprised of Land with a Combination of Cropland and/or Areas Which Could be Developed for Hunting

We will offer the following Land at public auction "On Site" at the land located at 374 30th Ave., Jasper, MN; or located from Pipestone, MN (Jct. Hwy #30 and Hwy. #23) – approx. 6 miles SW on Hwy. #23 to Ihlen, MN (Jct. of Hwy. #23 & 41st St./Hwy. #2), then 1¾ miles west to the NW corner of the land at the Jct. of 41st St. & 30th Ave.; from the West Side of Jasper, MN – 3½ miles north on 30th Ave.; or from Trent SD – 9½ miles east to the SD/MN State Line, then approx. another 2¼ miles east.

WEDNESDAY DECEMBER 29, 2021

SALE TIME: 10:00 AM

This auction provided the opportunity to purchase a multifaceted parcel of land which has a mixture of productive cropland and areas which have previously been mined for gravel and other aggregates. This property has an excellent location bordered on 2 sides by hardsurfaced highways – on the north by 41st St and on the west by 30th Ave., thus with the excellent location and scenic nature of the land, this property offers some spectacular sites for the future potential establishment of a rural home site. Lincoln-Pipestone Rural Water indicates that water is available for a residential service at a cost of approx. \$25,000.00 (for more specific information concerning availability and costs, contact L-P RW @ 507-368-4248). According to FSA this farm is stated to contain 75.5 acres of farmland and has a total of 61.43 acres classified as cropland, with the remainder in grassland, former gravel pit, other non-tillable & hunting/recreational land and roads; with an FSA 26.3 acre corn base with a 131 bu. PLC yield and a 3.6 acre oats base with a 55 bu. PLC yield. Potentially this property may conceivably have areas that may afford opportunities for hunting and recreational opportunities. According to the Pipestone County Assessor this farm has a CER of 56.44, furthermore information obtained from Surety Agri-Data indicates this land has a soil productivity index on the property in its entirety has a productivity index of 64.4. The general topography of this land is gently rolling to undulating. The RE taxes payable in 2021 on this land were – \$1,644.00.

**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

LEGAL DESC.: W½ NW¼ of Sec. 17, T. 105N., R. 46W., (Eden Twp.), Pipestone Co., MN

TERMS: Cash - A 10% nonrefundable earnest money payment sale day & balance on or before Feb. 16, 2022 with full possession for the 2022 crop year. 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 is estimated and subject to FSA County Committee approval. This property will be sold in accordance with the acres as stated on the county tax records with the acres understood to be "more or less". This property is sold in "AS IS" Condition and 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 owner. **For add'l info see www.suttonauction.com or contact the auctioneers.**

EDWARD DOCK, Owner

**Scott Barduson – O’Neill & Barduson Law Firm
- Attorney & Closing Agent for the Seller – Pipestone, MN**

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**REMEMBER—Successful Auctions Don’t Just Happen . . .
They’re Planned!
Call us today at 605-336-6315 to plan
your successful auction!**





United States Department of Agriculture

Pipestone County, Minnesota

Farm 3888

Tract 521

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

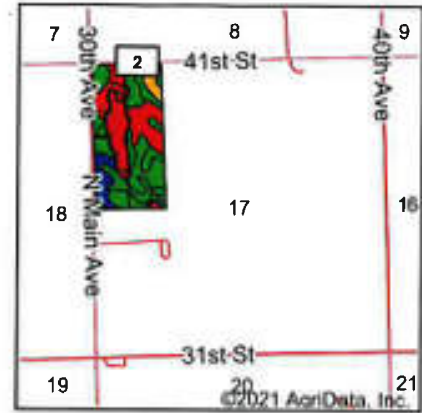
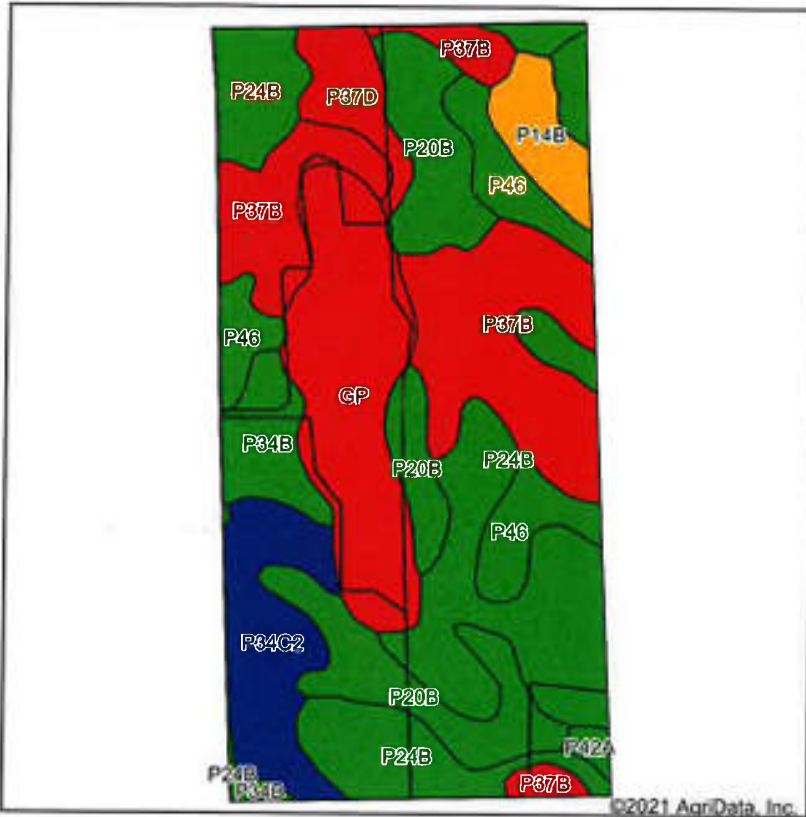
Wetland Determination Identifiers

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

Tract Cropland Total: 61.43 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: **17-105N-46W**
 Township: **Eden**
 Acres: **75.5**
 Date: **11/30/2021**



Map Provided By:

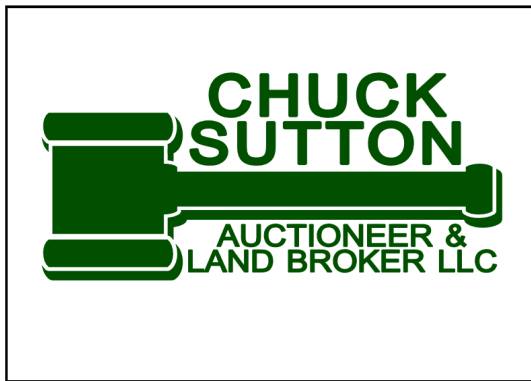


Soils data provided by USDA and NRCS.

Area Symbol: MN117, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	16.71	22.1%		Ile		95
P37B	Talmo gravelly sandy loam, 2 to 6 percent slopes	14.85	19.7%		IVs		26
GP	Pits, gravel-Udipsamments complex	10.89	14.4%				0
P20B	Alcester silty clay loam, cool, 2 to 6 percent slopes	10.84	14.4%		Ile	IIIe	98
P46	Trent silty clay loam, 0 to 3 percent slopes	7.37	9.8%		I	I	100
P34C2	Splitrock silty clay loam, 5 to 9 percent slopes, moderately eroded	6.19	8.2%		IIIe		83
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	3.13	4.1%		Ile		91
P37D	Talmo gravelly sandy loam, 6 to 35 percent slopes	2.59	3.4%		VIIIs		21
P14B	Flandreau silt loam, 2 to 6 percent slopes	2.51	3.3%		Ile		78
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	0.42	0.6%		IIw		94
Weighted Average					2.26	0.53	64.4

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



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

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