

WED. JUNE 29, 2022

Sale Time: 10:00 am

ESTATE LAND AUCTION

**Multi-faceted +/-301.92 Acres Crop & Recreational
Land – Inclusive of +/-223.03 Acres
of Whitewood Twp. South, Kingsbury County, SD
Land & +/-78.89 Acres of Bellview Twp.
Miner County, SD Land – Situated in Southeastern
Kingsbury County, SD &
Northern Miner County, SD – Near Oldham, SD -
Inclusive of a Mixture of Productive Cropland
along with a Few Acres of Wildlife Habitat –
To be Offered in Individual Parcels or as
Combinations of Parcels**

We will offer the following real property at auction "On Site" at the land located from Madison, SD – 15 miles north on US Hwy. #81 to the Oldham Corner (218th St.), 9 miles west to Oldham, SD (4 Way Stop/former Catholic Church), continue 4 miles west on 218th St. to 441st Ave., & 1 mile south to the NW Corner of FARM #1 at the Jct. of 219th St. & 441st Ave; from Lake Preston, SD – 9½ miles south on 441st Ave, to the Oldham Road, then continue 1 mile south on 441st Ave. to the NW corner of the Farm #1; or from Howard, SD – 2 miles east on Hwy. #34, 15 miles north on 437th Ave. (Co. Hwy.) to the Oldham Road, then 4 miles east on 218th St. and 1 mile south on 441st Ave. to the NW corner of Farm #1.

**REUBEN NICOLAI ESTATE TRUST, Owner
Steven Nicolai, Trustee**

**CHUCK SUTTON - Auctioneer & Land Broker -
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777
JARED SUTTON – Auctioneer & RE Broker Associate – Flandreau, SD – ph. 605-864-8527
& WAYNE BESSMAN – RE Auctioneer – Madison, SD – ph. 605-270-4980**

This auction presents a great opportunity to purchase 2 well located parcels of land consisting of +/-223.03 acres situated in an excellent agricultural & hunting area of Kingsbury Co., SD & +/-78.89 Acres in Miner Co., SD, that is inclusive of a mixture of productive cropland, along with a few acres of grassland & hunting habitat. This Land lays virtually contiguous divided by 220th St. with FARM #1 being approx. 223.03 acres, that runs 1 mile north and south along 441st Ave. and bordered on the south by 220th St. (the Kingsbury/Miner County Line); and FARM #2 being approx. 78.89 Acres, that runs 1 mile east and west being bordered on the north by 220th St. (the Kingsbury/Miner Co. Line) and will be offered individually as FARM #1 – Parcel #1A – the North +/-118.23 Acres, Parcel #1B – the South +/-104.80 Acres or Parcels #1A & 1B Combined the +/- 223.03 Acre Unit, FARM #2 - +/-78.89 Acres or as a combination of Parcels #1B & Farm #2 - +/- 183.69 Acres or FARMS #1 & #2 Combined – the Entire +/- 301.92 Acres as a Combined Unit.

This land is sold subject to an existing cash lease for 2022, with the new buyer to receive rental payments on FARM #1 of \$250.00 per acre on 205 acres for a total of \$51,250.00 (which if divided into multiple parcels will be divided in accordance with the FSA cropland acres) and the buyer of FARM #2 to receive \$250.00 per acre on 41 acres (\$10,250.00) and \$85.00 per acre on 29 acres of grassland/expired CRP with a cropland history (\$2,465.00) or a total combined rent on FARM #2 of \$12,715.00; with all rental credits to be credited to the buyer at closing, the term of this lease is from April 1st to Nov. 1, 2022 – providing ownership of the crop and the right to harvest said crop is the right of the tenant, with possession allowed subsequent to the harvest of the 2022 crops.

FARM #1 - +/-223.03 Acres – LEGAL DESC.: The NW ¼ and the N½ SW¼, Exc. Parcels 3 & 4 thereof, together with the SW¼ SW¼, Sec. 36, T. 109N., R. 55W., (Whitewood South Twp.), Kingsbury Co., SD, containing 223.04 Acres M/L according to the recent survey thereof.

Farm #1 consists of approx. +/-223.04 surveyed acres and is bordered on the north by 219th St. on the west by 441st Ave on the South by 220th St. and on the northeasterly three-fourths being bordered by a US Fish & Wildlife Production Area – which accentuates the hunting and recreational potential of this property. The fact that this property runs a full mile long north and south makes for excellent farmability with long rounds. According to FSA information this farm (Tr. 3842) has approx. 216.74 acres of farmland with approx. 206.26 acres of cropland with a 93.67 acre corn base with a 146 bu. PLC yield and a 93.11 acre soybean base with a 42 bu. PLC yield and is enrolled under the ARC County Election of the USDA farm program. The nontillable acres on this farm are comprised a +/-9.3 acre abandoned farmstead inclusive of remnants of some buildings & grove, as well as some lowland pockets, drainage and roads. The abandoned farmstead and tree grove is a haven for deer, waterfowl and other wildlife, especially since the east side borders the US Fish & Wildlife Production Area. This farm has some productive soils and has respectable soil ratings as according to the Kingsbury Co. Assessor this property has soil ratings on +/-118.22 of .698, on +/-65.38 acres of .719 and on +/-40 acres of .760, similarly info. obtained from Surety Agri-Data, Inc. indicates that this parcel as a whole has a productivity index of 70.1. The general topography of this farm is gently rolling to rolling. According to US Fish & Wildlife there are no wetland easements on this property. The total 2021 RE taxes payable in 2022 on this property are \$3,730.96. If you are in the market for a parcel of land with both income and recreational amenities, then make plans to inspect this property and be in attendance at this auction.

FARM #2 - +/-78.89 Surveyed Acres – LEGAL DESC.: Lots 1, 2, 3 & 4 in Sec. 2, T. 108N. R. 55W., (Bellview Twp.), Miner Co., SD. – Located directly southwest of FARM #1; or from Oldham, SD – 4 miles west and 2 miles south on 441st Ave. to the NE Corner of the land; or from Howard, SD - 2 miles east on Hwy. #34, 12 miles north on 437th Ave., 3 miles east on 221st St. and 1 mile north on 440th Ave. to the NW Corner of Farm #2 at the Jct. of 440th Ave. & 220th St.

Farm #2 consists of approx. 78.89 surveyed acres and is bordered on the north by 220th St. on the east by 441st Ave. (a grass road) and on the west by 440th Ave. This property runs a full mile long from east to west. According to FSA information this farm (Tr. 3838) has approx. 77.16 acres of farmland with approx. 71.27 acres of cropland with a 19.05 acre corn base with a 146 bu. PLC yield and a 18.94 acre soybean base with a 42 bu. PLC yield and is enrolled under the ARC County Election of the USDA farm program. At present and based on FSA info. it appears that approx. 41.94 acres is being row cropped with approx. 29.33 acres currently in grass (retired former CRP acres – not currently eligible for re-enrollment). This farm has some productive soils and has respectable soil ratings as according to the Miner Co. Assessor this property has an overall soil rating of .827, comparatively info. obtained from Surety Agri-Data, Inc. indicates that this parcel as a whole has a productivity index of 73.6. The general topography of this farm is gently rolling to rolling with a lowland pocket (+/-5.29 acres) on the east end of the farm. According to US Fish & Wildlife there are no wetland easements on this property. The total 2021 RE taxes payable in 2022 on this property are \$1,414.56. If you are in the market for a parcel of land with both income and recreational amenities, then make plans to inspect this property and be in attendance at this auction.

TERMS: Cash – A 10% non-refundable earnest money payment on the day of the sale and the balance on or before August 12, 2022 with landlord's possession subject to the existing farm lease for the 2022 crop year, with the buyer to receive a 2022 rental credit at closing. Marketable title will be conveyed with an owners title insurance policy provided with the cost divided 50-50 between the buyer and seller, additionally a title company closing fee will be divided 50-50 between the buyer and seller. All of the 2021 RE taxes payable in 2022 will be paid by the sellers, with the buyer to be responsible for all of the 2022 RE taxes payable in 2023. The total acres in both Farms #1 & #2 are based on the acres as determined by a survey as completed by Midwest Land Surveying, Inc., with the acres are understood to be "more or less". The sellers do not warranty or guarantee that the existing fences lie on the on the true and correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA cropland, yields, bases & other information is estimated and not guaranteed and are subject to county committee approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold in "AS IS" CONDITION and subject to any existing easements, restrictions, reservations or highways of record if any, as well as any or all County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the agent for the owners. Sold subject to confirmation of the Trustee.

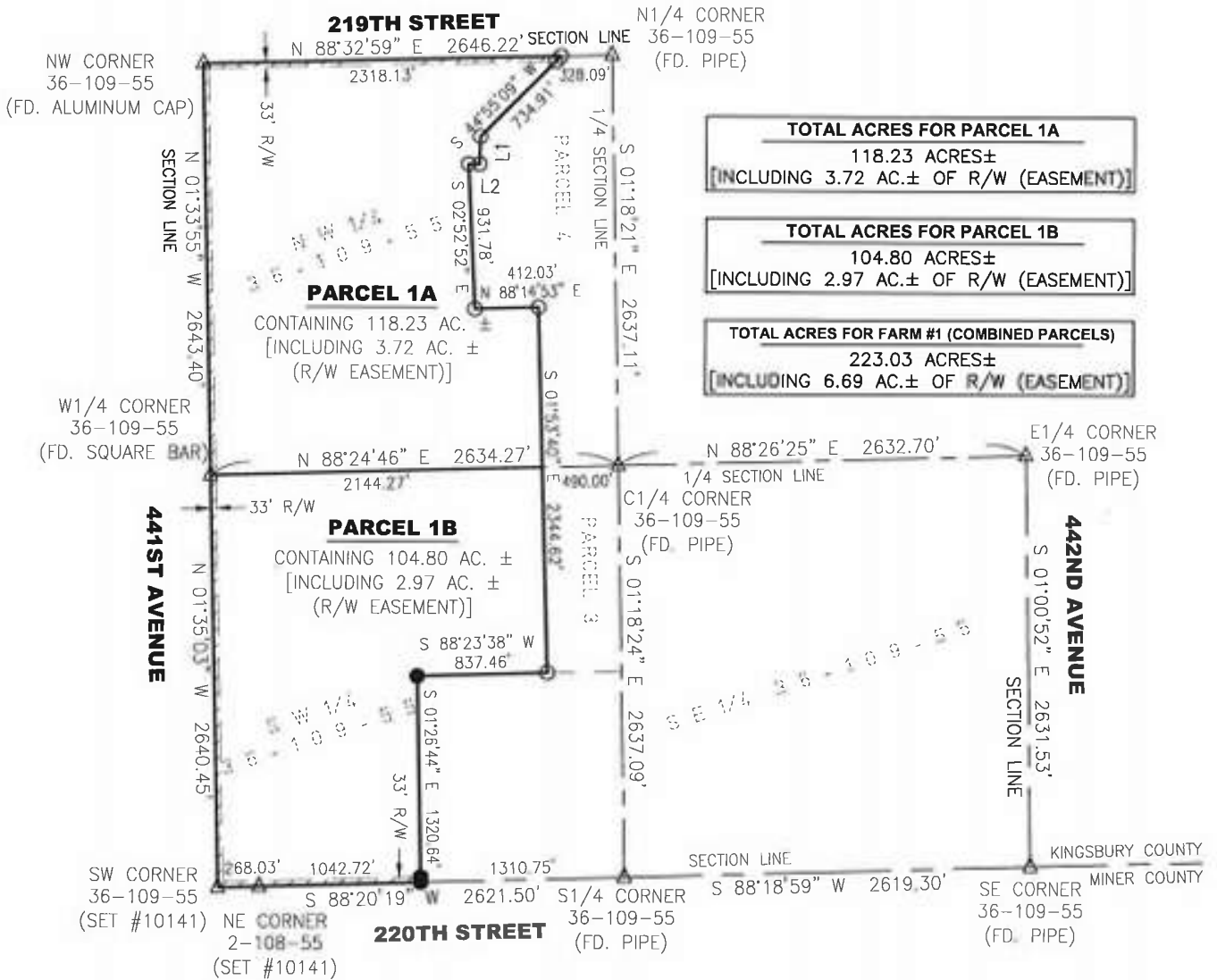
To view the aerial maps, soils data and other information concerning this property see www.suttonauction.com or to make arrangements for absentee bidding or other information contact the auctioneers.

REUBEN NICOLAI ESTATE TRUST, Owner
Steven Nicolai, Trustee

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& WAYNE BESSMAN – RE Auctioneer –
Madison, SD – ph. 605-270-4980

SALE DRAWING - FARM #1 - PARCELS 1A AND 1B

IN THE NW1/4 AND SW1/4 OF SECTION 36, TOWNSHIP 109 NORTH, RANGE 55 WEST, 5TH P.M., KINGSBURY CO., SD



TOTAL ACRES FOR PARCEL 1A
118.23 ACRES±
[INCLUDING 3.72 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR PARCEL 1B
104.80 ACRES±
[INCLUDING 2.97 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR FARM #1 (COMBINED PARCELS)
223.03 ACRES±
[INCLUDING 6.69 AC.± OF R/W (EASEMENT)]

LINE	BEARING	DISTANCE
L1	S 01°36'50" W	178.16'
L2	N 89°11'22" W	70.42'

PARCEL 1A LEGAL DESCRIPTION:
THE NORTHWEST QUARTER EXCEPT PARCEL 4 THEREOF, OF SECTION 36, TOWNSHIP 109 NORTH, RANGE 55 WEST OF THE 5TH PRINCIPAL MERIDIAN, KINGSBURY COUNTY, SOUTH DAKOTA.

PARCEL 1B LEGAL DESCRIPTION:
THE NORTH HALF OF THE SOUTHWEST QUARTER, EXCEPT PARCEL 3 THEREOF, OF SECTION 36, TOWNSHIP 109 NORTH, RANGE 55 WEST OF THE 5TH PRINCIPAL MERIDIAN, KINGSBURY COUNTY, SOUTH DAKOTA; TOGETHER WITH THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 109 NORTH, RANGE 55 WEST OF THE 5TH PRINCIPAL MERIDIAN, KINGSBURY COUNTY, SOUTH DAKOTA.

OWNERS: REUBEN NICOLAI REVOCABLE TRUST

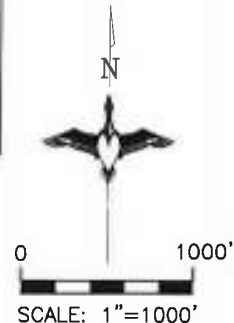
CLIENT: SUTTON AUCTION SERVICE

LEGEND:

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

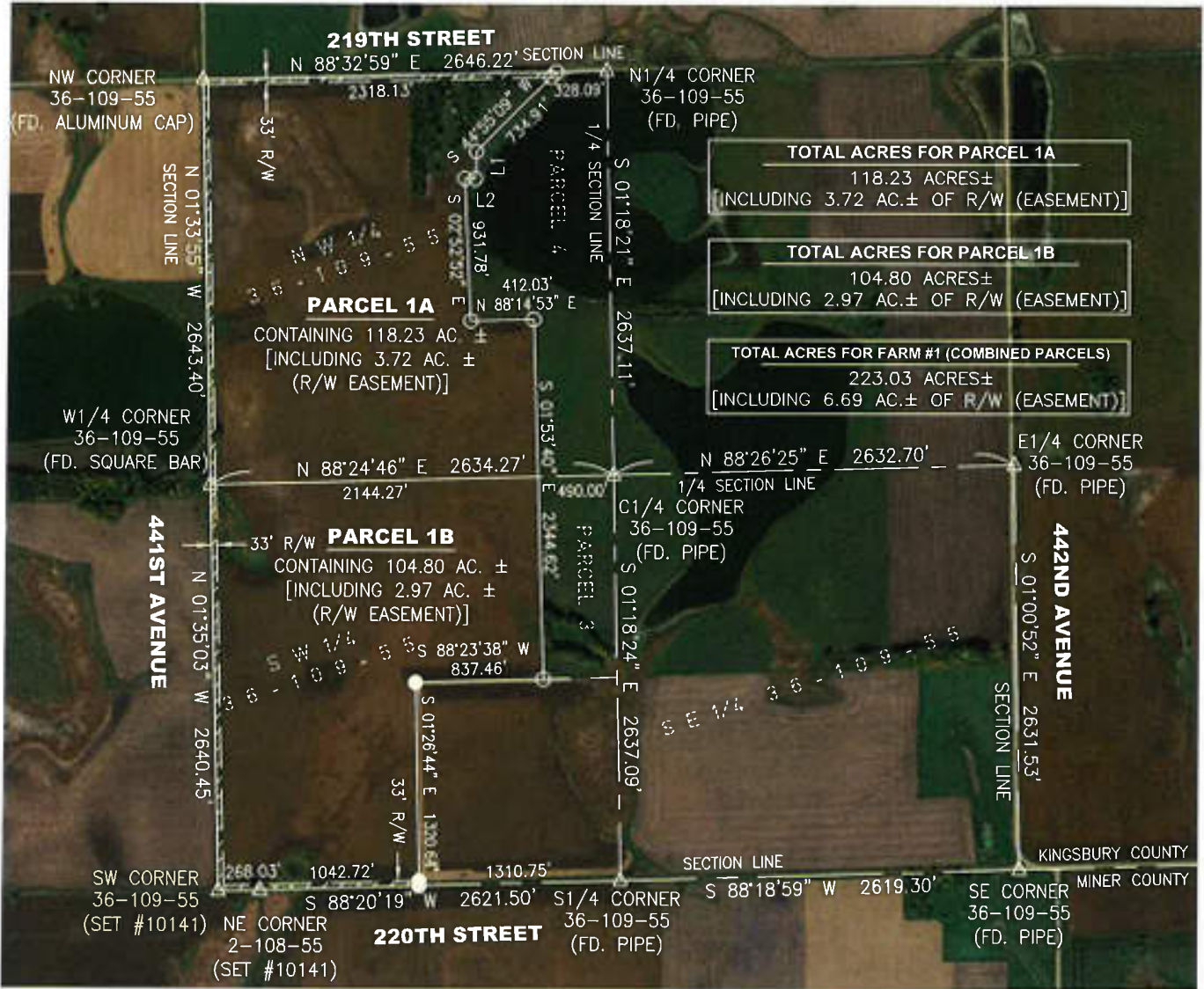
NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #22-284
DRAWN BY: JEB

PREPARED BY:
Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951



SALE DRAWING - FARM #1 - PARCELS 1A AND 1B

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OWNERS: REUBEN NICOLAI REVOCABLE TRUST

CLIENT: SUTTON AUCTION SERVICE

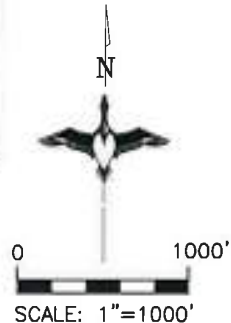
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United States
Department of
Agriculture

Hamlin County, South Dakota



Common Land Unit
 Non-Cropland
 Cropland
 Fract Boundary
 PLSS

Wetland Determination Identifiers

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

2022 Program Year

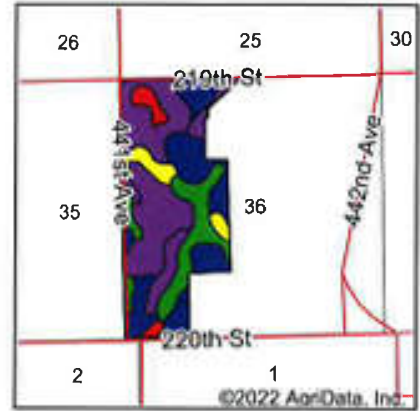
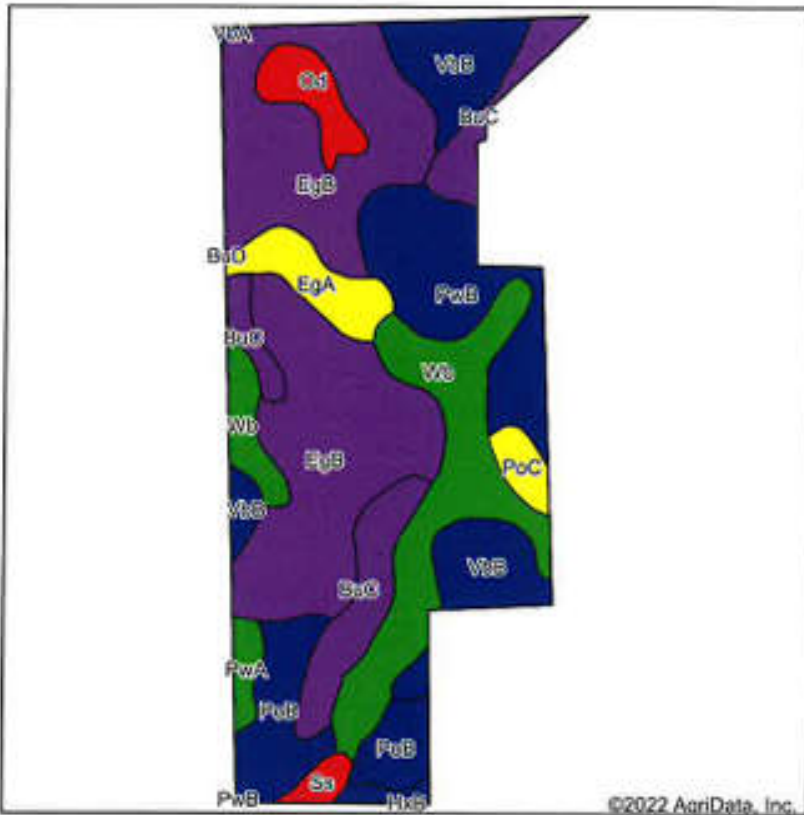
Map Created December 29, 2021

Farm 5150

36-109N-55W-Kingsbury

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).

Soils Map



State: **South Dakota**
 County: **Kingsbury**
 Location: **36-109N-55W**
 Township: **Whitewood**
 Acres: **223.01**
 Date: **6/2/2022**



Soils data provided by USDA and NRCS.

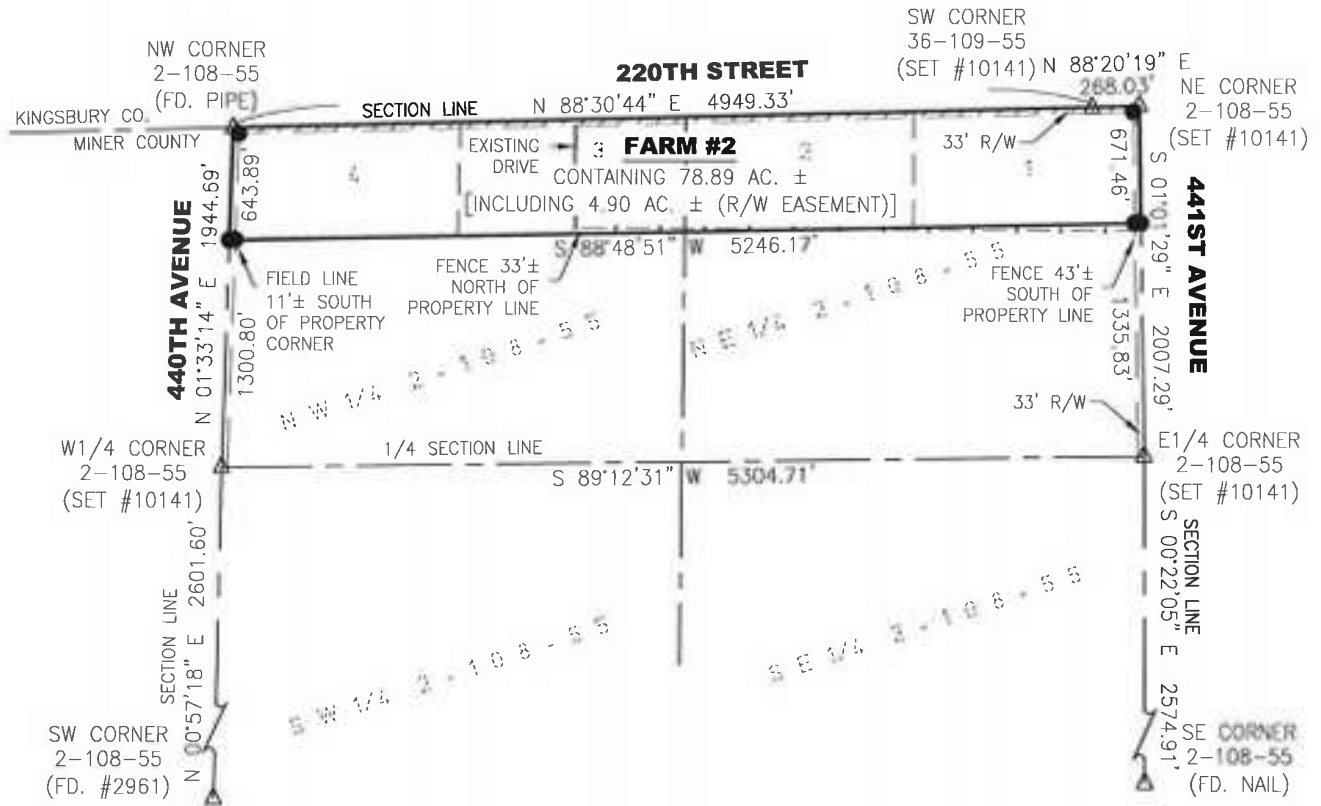
Area Symbol: SD077, Soil Area Version: 25
 Area Symbol: SD097, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EgB	Egeland-Embden complex, 2 to 6 percent slopes	77.18	34.6%		IIIe	55
Wb	Waubay-Badger silty clay loams, 0 to 2 percent slopes	34.68	15.6%		Iw	91
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	23.80	10.7%		IIe	86
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	23.62	10.6%		IIe	89
BuC	Buse-Barnes loams, 6 to 9 percent slopes	21.11	9.5%		IVe	60
PoB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	16.98	7.6%		IIe	81
EgA	Egeland-Embden complex, 0 to 2 percent slopes	8.47	3.8%		IIIs	64
Od	Oldham silty clay loam	6.58	3.0%		Vw	34
PoC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	3.37	1.5%		IIIe	69
PwA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	2.86	1.3%		Is	93
Ss	Southam silty clay loam, 0 to 1 percent slopes	2.31	1.0%		VIIIw	10
HeB	Hetland silty clay loam, 2 to 6 percent slopes	1.61	0.7%		IIe	84
VbA	Vienna-Brookings complex, 0 to 2 percent slopes	0.31	0.1%		Is	90
HxB	Huntimer-Egan silty clay loams, 2 to 6 percent slopes	0.13	0.1%		IIe	84
Weighted Average					2.57	70.2

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

SALE DRAWING - FARM #2

IN THE NW1/4 AND NE1/4 OF SECTION 2, TOWNSHIP 108 NORTH, RANGE 55 WEST, 5TH P.M., MINER COUNTY, SOUTH DAKOTA



OWNERS: REUBEN NICOLAI REVOCABLE TRUST

CLIENT: SUTTON AUCTION SERVICE

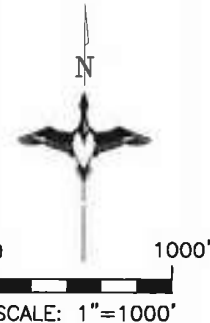
FARM #2 LEGAL DESCRIPTION:
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- LEGEND:**
- SET PROPERTY CORNER
 - △ SECTION CORNER
 - AC. ACRES
 - R/W RIGHT-OF-WAY
 - PREVIOUSLY PLATTED LINE
 - RIGHT OF WAY LINE

TOTAL ACRES FOR FARM #2
78.89 ACRES±
[INCLUDING 4.90 AC.± OF R/W (EASEMENT)]

PREPARED BY:

Midwest
Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951



NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #22-283
DRAWN BY: JEB

SALE DRAWING - FARM #2

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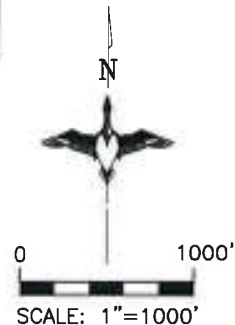
CLIENT: SUTTON AUCTION SERVICE

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United States
Department of
Agriculture

Hamlin County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

2022 Program Year

Map Created December 29, 2021

Farm 5150

2-108N-55W-Miner

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Soils Map



State: **South Dakota**
 County: **Miner**
 Location: **2-108N-55W**
 Township: **Bellevue**
 Acres: **78.9**
 Date: **6/2/2022**



Soils data provided by USDA and NRCS.

Area Symbol: SD077, Soil Area Version: 25
 Area Symbol: SD097, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EbB	Egan-Trent silty clay loams, 1 to 4 percent slopes	52.48	66.5%		Ile	87
Ba	Baltic silty clay loam	10.66	13.5%		Vw	31
EmB	Ethan-Egan complex, 3 to 7 percent slopes	7.11	9.0%		Ile	76
Wp	Worthing silty clay loam, ponded, 0 to 1 percent slopes	4.63	5.9%		VIIIw	10
HxB	Huntimer-Egan silty clay loams, 2 to 6 percent slopes	3.00	3.8%		Ile	84
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	0.56	0.7%		Ile	89
Od	Oldham silty clay loam	0.46	0.6%		Vw	34
Weighted Average					2.77	73.5

*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 132,000 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 or Jared Sutton at Chuck Sutton Auctioneer & Land Broker, LLC or any of our other affiliated offices, and let them and their professional associates put their years of experience to work for You!!

"Remember, Successful Auctions Don't Just Happen, They're Planned!!"
www.suttonauction.com

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