ROGER & NANCY BINNING—OWNERS

LAND AUCTION

+/-151.23 Acres of High Producing Gray Twp., Pipestone Co., Minnesota Land

We will offer both of these farms "On Site" at the land – Located from Pipestone, MN (Jct. Hwy. #75 & #30) – approx. 4¼ miles south on US Hwy. #75 and approx. ¾ mile west on 61st Street to the SW Corner of the Land at the Jct. of 61st St. & 90th Ave; from the Cargill Elevator South of Pipestone on Hwy. #23 – approx. ½ mile north on Hwy. #23 to 81st Street, then approx. 1¼ miles east on 81st St. to 80th Ave./Co. Hwy. 58, 2 miles south and 1 mile east on 61st St.; or from Pipestone, MN (McDonald's Corner) – 4 miles south on 8th Ave. SE or 80th Ave./Co. Hwy. 58 and 1 mile east on 61st St.

TUESDAY DEC. 13, 2022
Sale Time: 10:00 am

AUCTIONEER'S NOTE: This auction presents the opportunity to purchase this Century Farm which has been in the Binning Family for over 110 years with ownership dating back to 1909. This is a farm which exhibits superb cropland with excellent soils, with the nontillable acres currently comprised of a pasture located on the south end of the farm, some grassed waterways and roads. This land is located in a prominent agricultural area of Pipestone County, MN and is conveniently located within eyeshot of the Cargill Grain Terminal, as well as other area grain markets and has very good highway access to two nearby major highways, being between both Hwy. #75 & Hwy. #23, and also lying within 1 mile of a County Oil Highway - all of which provide ease of access from farm to market and for transporting of farm equipment. This is high quality land located in the Garden Spot of Southwestern Minnesota. If you are in the market for a parcel of productive Pipestone County MN Land to add to an area row crop farming operation or as an investment, then make plans to inspect this property and be in attendance at this auction!

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This +/-151.23 Acre Farm will be Offered as a Unit. This farm features Choice High Quality Productive Cropland with Superb Soils. According to FSA information this farm is stated to contain has approx. 121.70 acres of cropland with a 67.50 acre corn base with a 136 bu. PLC yield and a 52,20 acre soybean base with a 36 bu. PLC yield and is presently enrolled under the ARC County Election of the USDA farm program for Corn & Soybeans. This land has some excellent soils as according to the Pipestone County Assessor this farm has a CER of 76.10 and information obtained from Surety Agri-Data indicates this land has a very high weighted soil rating of 94.6, with the predominate soils comprised of primarily Class I & II soils. The non-tillable acres presently are comprised of a +/-23 acre pasture located in the southern portion of the farm which exhibits some quality soils, plus some grassed waterways and roads. The current cropland acres have very good eye appeal and has a level to gently rolling topography, while the pasture has some lower lying waterways, drainage and a dugout. The total Non-Homestead RE Taxes payable in 2022 on this farm were $4,426.00.

ABBREVIATED LEGAL DESC.: The SW¼ of Sec. 32, T. 106N., R. 45W., (Gray Twp.), Pipestone County, MN, exc. the S .726.5 of the East 526' of the SE¼ SW¼ (acreage site) – with this containing 151.23 Acres M/L in accordance with County Assessors Records.

TERMS: Cash - A 10% nonrefundable earnest money payment on sale day and the balance on or before February 1, 2023, with full possession for the 2023 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. The closing agent's fees (O'Neill & Barduson Law) to be paid by the seller. All of the RE taxes payable in 2022 will be paid by the sellers with the buyer(s) to be responsible for payment of all of the RE taxes due & payable in 2023. 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. The acres in this property are based on the acres as stated on the County Assessor's 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 Pipestone 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 land has potential to provide exceptional cash flows and would make excellent addition to an area row crop or crop/livestock operation and/or investment property. To make arrangements for absentee bidding or for additional information see the Sutton Auction Website at www.suttonauction.com or contact the auctioneers.

ROGER & NANCY BINNING, Owners

Damain Sandy - O'Neill & Barduson Law Firm
– Attorney & Closing Agent for the Estate – Pipestone, MN - ph. 507-825-4266

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

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SUCCESSFUL AUCTIONS
DON'T JUST HAPPEN . . .
THEY'RE PLANNED!
CALL US TODAY TO PLAN YOURS!
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USDA United States Department of Agriculture

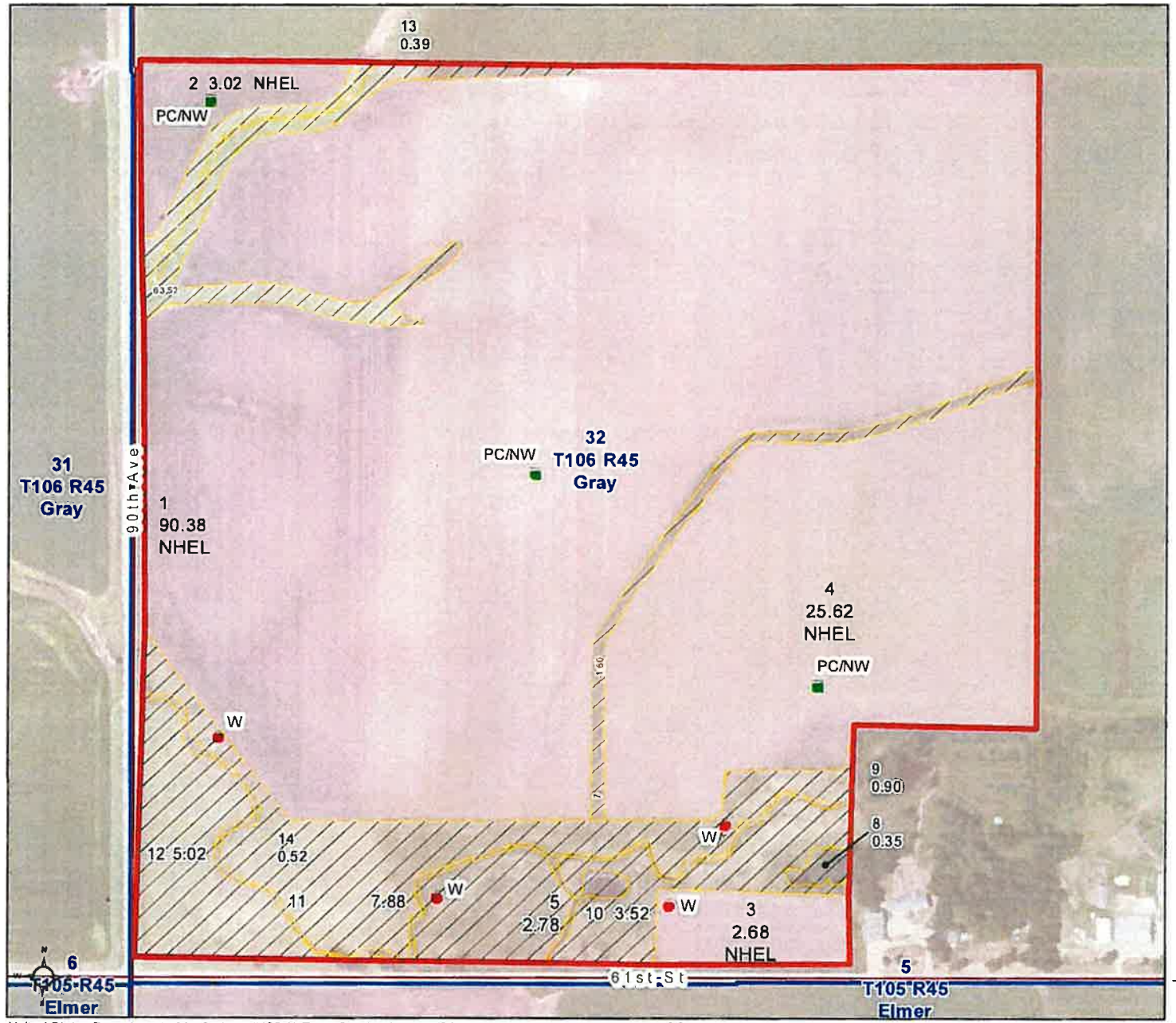
Pipestone County, Minnesota

Farm 762

Tract 984

2021 Program Year

Map Created March 29, 2021



0 180 360 720 Feet

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

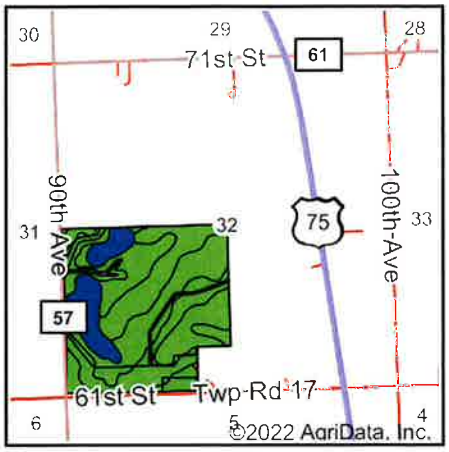
Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 121.70 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

Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Pipestone**
Location: **32-106N-45W**
Township: **Gray**
Acres: **148.18**
Date: **10/26/2022**

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Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: MN117, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J71A	Brookings silty clay loam, 0 to 2 percent slopes	68.35	46.1%		Iw	98
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	34.32	23.2%		IIw	92
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	25.92	17.5%		IIe	93
J86B	Vienna silty clay loam, 3 to 6 percent slopes	19.45	13.1%		IIe	90
J72B	Renshaw-Sandberg complex, 2 to 6 percent slopes	0.14	0.1%		IIIe	48
			Weighted Average		**1.54**	**94.6**

*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 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

NOTES: