Nov. 14, 2023

ESTATE LAND AUCTION

Time: 10:00 am

ROCK COUNTY, MN ESTATE LAND AUCTION

+/-167.74 Acres To be Sold in Accordance with a Survey

Consisting of 2 Parcels of Beaver Creek Township Rock County, MN Land Located Near Valley Springs, Brandon & Garretson, SD, Manley & Beaver Creek MN

FARM #1 +/-87.21Acres Lying Adjacent to the MN/SD State Line &

FARM #2 - +/-80.53 Acres -

Both Farms #1 & #2 are Within the Same Section and Lie Between the MN/SD State Line & MN Hwy. #23

D&J RANCH PROPERTIES, LLC, ETAL - Owners

Pamela R. Reiter – Reiter Law Firm, LLC – Court Appointed Receiver – Sioux Falls, SD – ph. 605-705-2900

SUTTON AUCTIONEERS & LAND BROKERS LLC

Due to the current Multi-Fractioned Ownerships in this land subsequent to the death of Dr. Dean & Jeraldine "Jerry" Johnson, the beneficiaries have made the decision to offer the following parcels of land at public auction, with the **auction of all parcels to be held "ON SITE" at FARM #1-** which is located from the Pipestone-Jasper, MN Exit #1 on I-90 – ½ mile north on Hwy. #23 and 1 mile west on 91st St. to the SW Corner of Farm #1; from Garretson, SD – approx. 5 miles south on 486th Ave., 2 miles east on Co. Hwy./258th St. to the SD & Rock County MN State Line, then 2 miles south on SD 488th Ave./MN 10th Ave. to the SW Corner of the Farm #1; or from Beaver Creek, MN – approx. 3 ½ miles west on Hwy. #17/91st St. to Hwy. #23, then 1 mile west on 217th to the SW Corner of Farm #1; or from the Brandon/Corson, SD Exit #406 on I-90 – 7 miles east to the Pipestone-Jasper, MN Exit #1, then ½ mile north on Hwy. #23 and 1 mile west on 91st St.

This auction presents an excellent opportunity to purchase 2 parcels of well-located Beaver Creek Twp., Rock County, MN land. If you are in the market for a parcel or parcels of land with many excellent amenities to add to a row crop farming operation and/or as an addition to your investment portfolio, then make plans to inspect this property and be in attendance at this auction or contact the auctioneers to make arrangements for absentee bidding.

BOTH OF THESE PROPERTIES WILL BE AVAILABLE WITH FULL POSSESSION TO THE BUYER TO FARM OR LEASE IN THE 2024 CROP YEAR.

FARM #1: +/- 87.21 Acres – SALE SITE – Located as described above -
LEGAL DESC.: Lot 2 in Sec. 22, T. 102N., R. 47W and the W½ SW¼, Exc. RR & Exc. Acreage Site Previously Sold, Sec. 23, T. 102N., R. 47W, all in Beaver Creek Twp., Rock Co., MN

This +/-87.21 acre farm will be offered as a single individual parcel. This property has been or will be surveyed, as the FSA acres appear to be overstated as compared to the acres on the county tax records, as according to FSA information this property (FSA TR. #8272) has approx. 88.45 acres of farmland with approx. 73.91 acres of cropland with an FSA 44.90 acre corn base with a 167 bu. PLC yield and a 28.0 acre soybean base with a 46 bu. PLC yield and has been enrolled under the ARC County election for corn and soybeans of the USDA farm program. According to the Rock County Assessor this land has a CER of 83.32, comparatively info. obtained from Surety Agri Data, Inc. indicates this land has a soil rating of 92.3. This land has a bit of an irregular shaped configuration with approx. 22.49 acres of cropland lying south and west of the RR and approx. 51.42 acres of cropland lying east and north of the RR. The non-tillable portion of this farm is comprised of waterway, trees/bushes & road. The general topography of this land is gently rolling to rolling with some lower lying areas in the waterways and drainage. This property has a convenient location near I-90, Hwy. #23, Valley Springs, Garretson & Brandon, SD, area grain terminals, other area communities and points of interest. The RE taxes payable in 2023 on this property were $2,228.00 and $502.00 or a combined total of $2,730.00.

FARM #2: +/- 80.53 Surveyed Acres – Located from the Sale Site (FARM #1 – Jct. 10th Ave. & 91st St.) – 1 mile north to the Jct. of 10th Ave & 101st St., then approx. ½ mile east on 101st St.; from the Pipestone-Jasper, MN Exit #1 on I-90 – 1½ miles north on Hwy. #23 and ¼ mile west on 101st St. to the NE Corner of Farm #2; from Garretson, SD – approx. 5 miles south on 486th Ave., 3 miles east on Co. Hwy. to MN Hwy. #23, then 1 mile south on Hwy. #23 and ¼ mile west on 101st St. **- LEGAL DESC.:** The W½ NE¼ of Sec. 23, T. 102N., R. 47W., all in Beaver Creek Twp., Rock Co., MN

This +/-80.53 acre farm will be offered as a single individual parcel. According to FSA information this property (FSA TR. #8271) has approx. 77.25 acres of farmland with approx. 71.92 acres of cropland with an FSA 58.91 acre corn base with a 166 bu. PLC yield and a 13.0 acre soybean base with a 43 bu. PLC yield and has been enrolled under the ARC County election for corn and soybeans of the USDA farm program. According to the Rock County Assessor this land has a CER of 79.67, comparatively info. obtained from Surety Agri Data, Inc. indicates this land has a soil rating of 87.2. The non-tillable portion of this farm is comprised primarily of waterway & road. The general topography of this land is gently rolling to rolling. This property has a convenient location near I-90, Hwy. #23, Valley Springs, Garretson & Brandon, SD, area grain terminals and other area communities and points of interest. The RE taxes payable in 2023 on this property were $2,322.00.

TERMS

TERMS: Cash - A 10% nonrefundable earnest money payment sale day and the balance on or before December 27, 2023, with full possession subject to the rights of the existing tenant to the harvest the 2023 crops and their rights under the existing farm lease. Marketable Title will be conveyed and at the option of the sellers - either a title insurance policy will be provided with the cost of the owner's title policy divided 50-50 between the buyer and seller; or abstract(s) of title continued to date will be provided to the buyer for examination prior to closing. The acres sold are based on the acres as determined by a recent survey as completed by Stockwell Engineering, with the acres understood to be "more or less". The closing agent's fee (Rock County Abstract) to be divided 50-50 between the buyers and sellers. Sellers will pay for the transfer documents and deed tax, buyers will pay for the recording of the deed and title examination. All of the RE taxes payable in 2023 will be paid by the sellers with the buyer(s) to be responsible for payment of all of the RE taxes due & payable in 2024. 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 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 Receiver.

These properties have the potential to fulfill the needs of a variety of buyers including those looking for a parcel or parcels of land to add to their row crop farming operation and/or their investment portfolio. These are desirable parcels of land located in a prominent agricultural area of Rock County, MN that be seen to be appreciated!
To view Additional Information pertaining to this property see the Sutton Auction Website at www.suttonauction.com or with other questions or to make arrangements for absentee bidding, contact the auctioneers.

D&J RANCH PROPERTIES, LLC,
ETAL - Owners

Pamela R. Reiter – Reiter Law Firm, LLC –
Court Appointed Receiver
– Sioux Falls, SD – ph. 605-705-2900

AUCTIONEERS:

CHUCK SUTTON – Auctioneer & Land Broker –
Mn. Auct. Lic. – #59-26
– Sioux Falls, SD – ph. 605-336-6315

JARED SUTTON, CAI – RE Salesperson &
MN Auct. Lic. #59-72
Flandreau, SD – ph. 605-864-8527

DEAN STOLTENBERG – RE Salesperson & Auctioneer –
MN Auct. Lic. #59-38
- Jasper, MN - ph. 507-829-6856

TOM SOUVIGNIER – Auctioneer -
MN Auct. Lic. #67-49 –
Canton, SD – 605-987-2404

TED SOUVIGNIER – Auctioneer – MN Auct. Lic. #67-87
Canton, SD – 605-660-3962

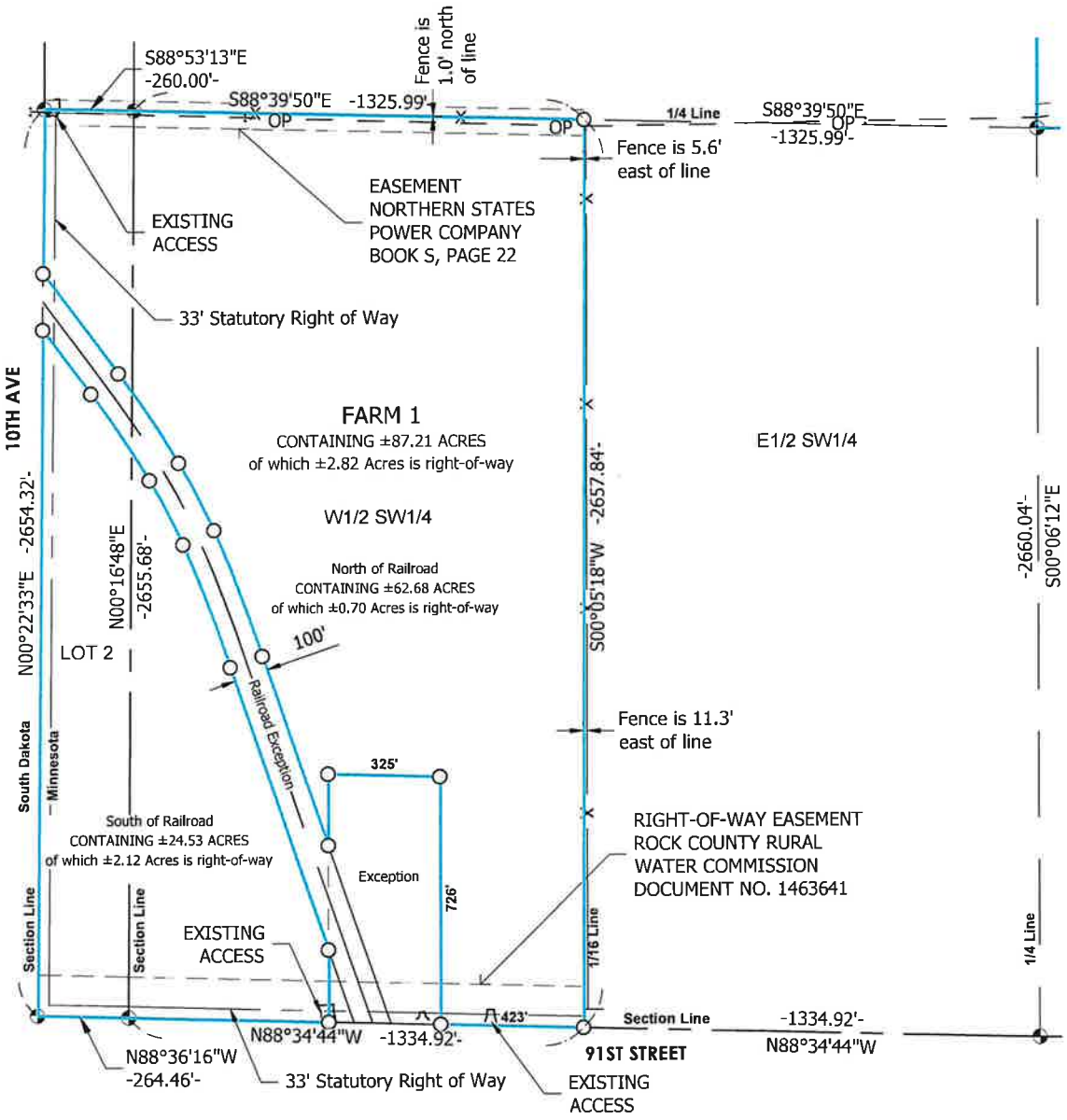
SUTTON
AUCTIONEERS & LAND BROKERS LLC

Successful Auctions Don't Just Happen . . .
They're Planned!

SALE DRAWING - FARM 1

W 1/2 OF THE SW 1/4 SECTION 23, T 102 N, R 47 W OF THE 5TH P.M.,
AND LOT 2 SECTION 22, T 102 N, R 47 W OF THE 5TH P.M.,
COUNTY OF ROCK, MINNESOTA

OWNERS: D & J RANCH PROPERTIES, LLC AND DEAN R. JOHNSON, P.C. DEFINED CONTRIBUTION PLAN AND TRUST
CLIENT: SUTTON AUCTION SERVICE



FARM 1 PROPERTY DESCRIPTION

The West Half of the Southwest Quarter (W1/2 SW1/4) of Section Twenty-Three (23), Township One Hundred-Two (102) North, Range Forty-Seven (47) West of the 5th P.M., subject to easements, and excepting there from the railroad right-of-way and a tract of land described as follows: Commencing at a point 423 feet west of the Southwest corner of the said W1/2 of the SW1/4; thence going in a Westerly direction 325 feet on the South side of said W1/2 of the SW1/4, thence going in a Northerly direction 726 feet parallel to the East side of said SW1/4; thence going in an Easterly direction 325 feet parallel to the South side of SW1/4; thence going in a Southerly direction 726 feet to the point of beginning, all in Rock County, Minnesota.

and

Lot 2 of Section Twenty-Two (22), Township One Hundred-Two (102) North, Range Forty-Seven (47) West of the 5th P.M., subject to easements, and excepting there from the railroad right-of-way all in Rock County, Minnesota.

BASIS OF BEARING
MN (ROCK COUNTY)

0 250 500
SCALE 1" = 500'

LEGEND
Sectional Corner
Set Property Corner

SEI 23360 & 23361

STOCKWELL

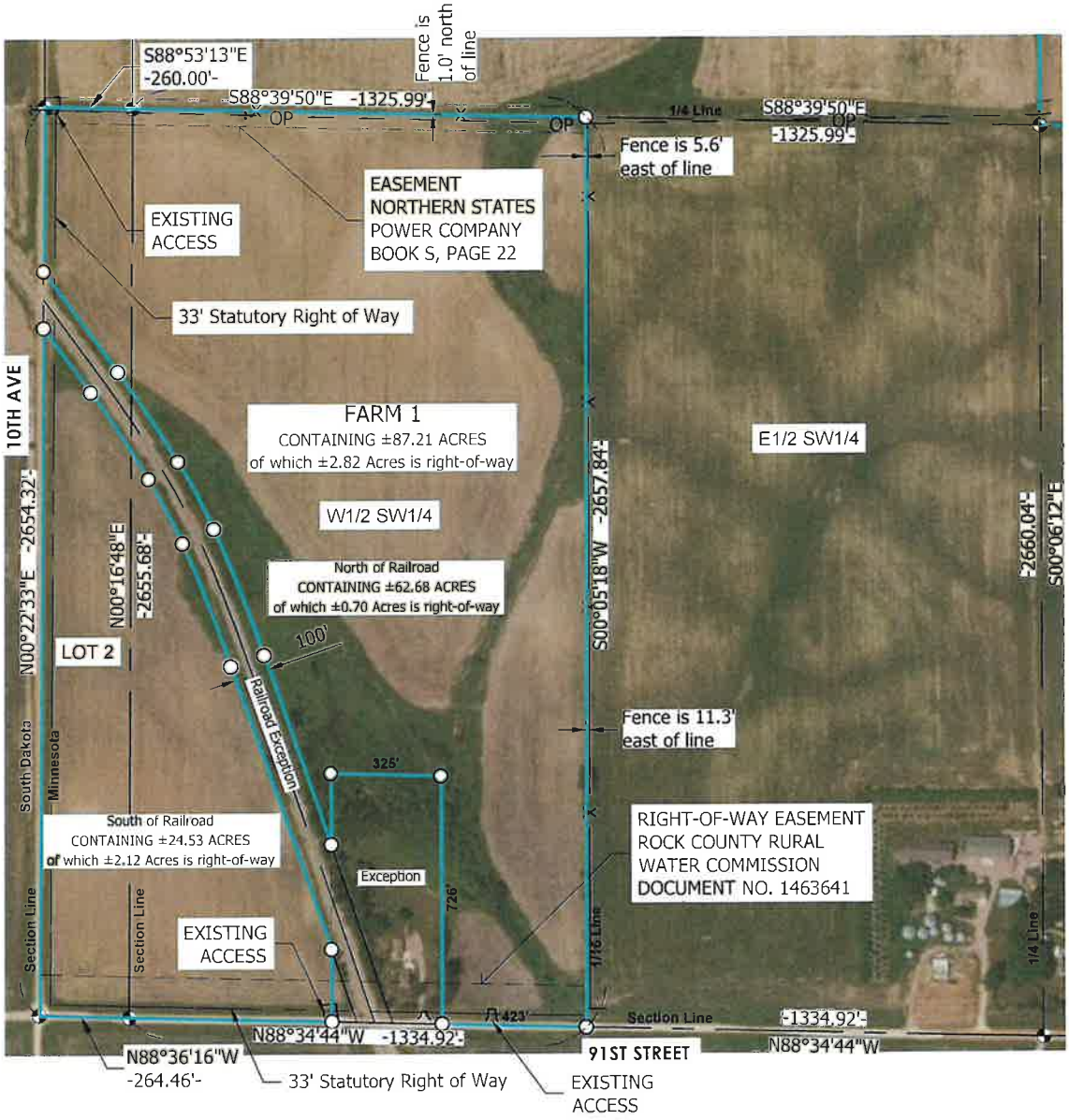
PREPARED BY:
STOCKWELL ENGINEERS, INC.
801 N. PHILLIPS AVENUE
SIOUX FALLS, SD 57104
PHONE: 605-338-6668
WWW.STOCKWELLENGINEERS.COM

SALE DRAWING - FARM 1

W 1/2 OF THE SW 1/4 SECTION 23, T 102 N, R 47 W OF THE 5TH P.M.,
AND LOT 2 SECTION 22, T 102 N, R 47 W OF THE 5TH P.M.,
COUNTY OF ROCK, MINNESOTA

OWNERS: D & J RANCH PROPERTIES, LLC AND DEAN R. JOHNSON, P.C. DEFINED CONTRIBUTION PLAN AND TRUST

CLIENT: SUTTON AUCTION SERVICE



FARM 1 PROPERTY DESCRIPTION

The West Half of the Southwest Quarter (W1/2 SW1/4) of Section Twenty-Three (23), Township One Hundred-Two (102) North, Range Forty-Seven (47) West of the 5th P.M., subject to easements, and excepting there from the railroad right-of-way and a tract of land described as follows: Commencing at a point 423 feet west of the Southwest corner of the said W1/2 of the SW1/4; thence going in a Westerly direction 325 feet on the South side of said W1/2 of the SW1/4, thence going in a Northerly direction 726 feet parallel to the East side of said SW1/4; thence going in an Easterly direction 325 feet parallel to the South side of SW1/4; thence going in a Southerly direction 726 feet to the point of beginning, all in Rock County, Minnesota.

and

Lot 2 of Section Twenty-Two (22), Township One Hundred-Two (102) North, Range Forty-Seven (47) West of the 5th P.M., subject to easements, and excepting there from the railroad right-of-way all in Rock County, Minnesota.

BASIS OF BEARING
MN (ROCK COUNTY)

0 250 500
SCALE 1" = 500'

LEGEND
Sectional Corner
Set Property Corner

SEI 23360 & 23361

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SIOUX FALLS, SD 57104
PHONE: 605-338-6668
WWW.STOCKWELLENGINEERS.COM

USDA United States Department of Agriculture

Rock County, Minnesota

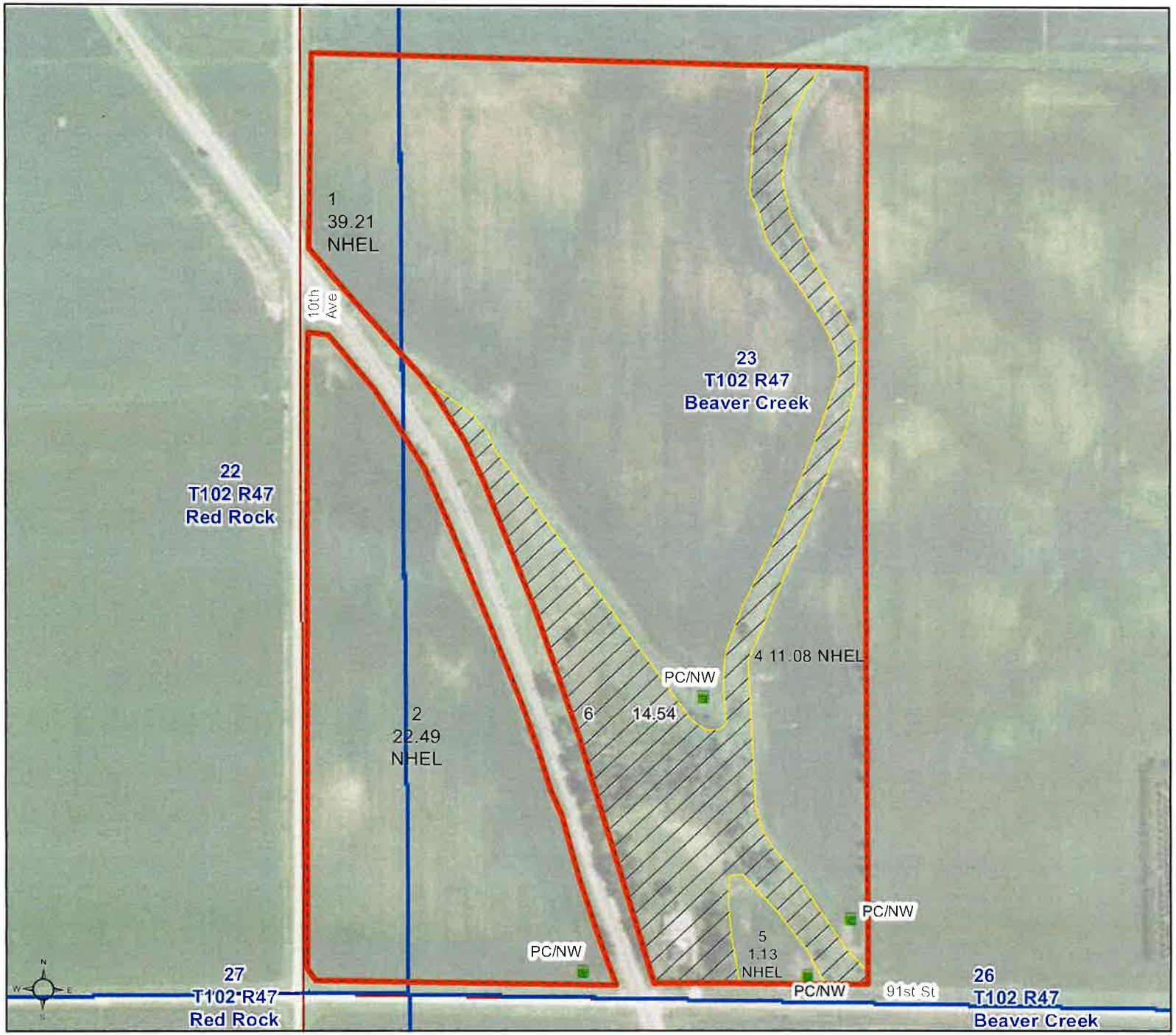
Farm 5491

Tract 8272

Farm #1

2023 Program Year

Map Created May 01, 2023



0 175 350 700 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 forag
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

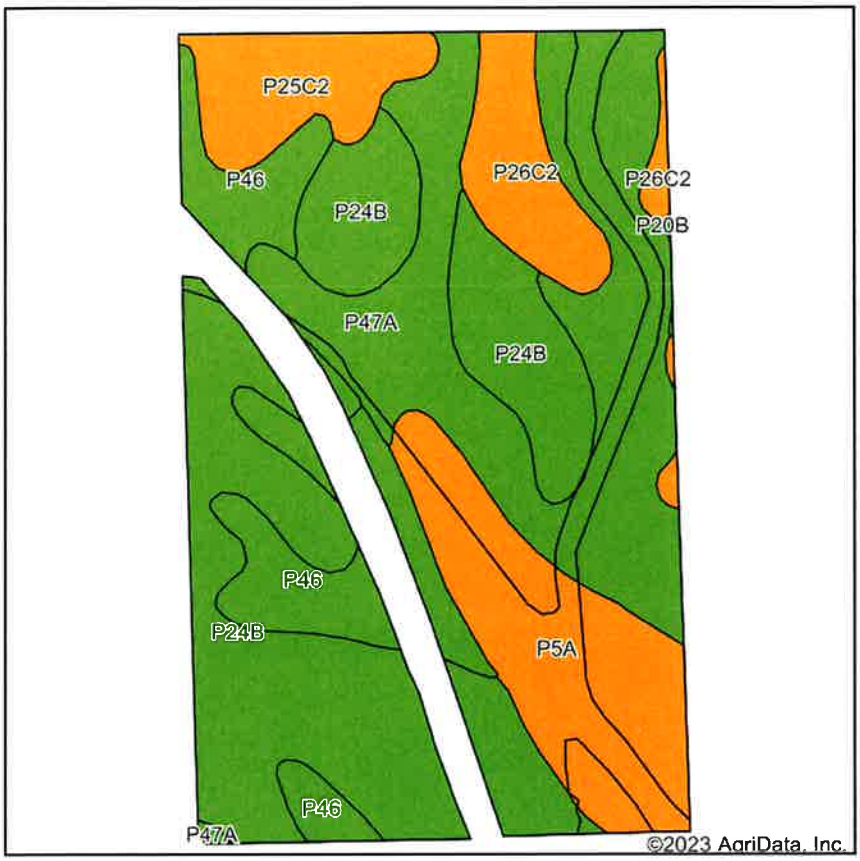
- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 73.91 acres

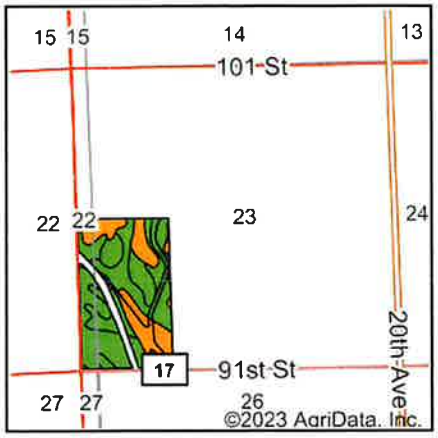
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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 2021 NAIP imagery.

Farm #1

Soils Map - Not Survey Accurate & For Visualization Only



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Rock**
Location: **23-102N-47W**
Township: **Beaver Creek**
Acres: **88.45**
Date: **10/13/2023**

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: MN133, Soil Area Version: 20

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	29.47	33.3%		IIe		95
P47A	Whitewood silty clay loam, overwash, 0 to 2 percent slopes	23.94	27.1%		IIw		98
P5A	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	12.77	14.4%		IIw		80
P46	Trent silty clay loam, 0 to 3 percent slopes	10.73	12.1%		I	I	100
P26C2	Nora-Crofton complex, 6 to 12 percent slopes, eroded	5.90	6.7%		IIIe		80
P25C2	Nora silt loam, 4 to 10 percent slopes, eroded	5.58	6.3%		IIIe		80
P20B	Alcester silty clay loam, cool, 2 to 6 percent slopes	0.06	0.1%		IIe	IIIe	98
			Weighted Average		**2.01**	***-**	**92.3**

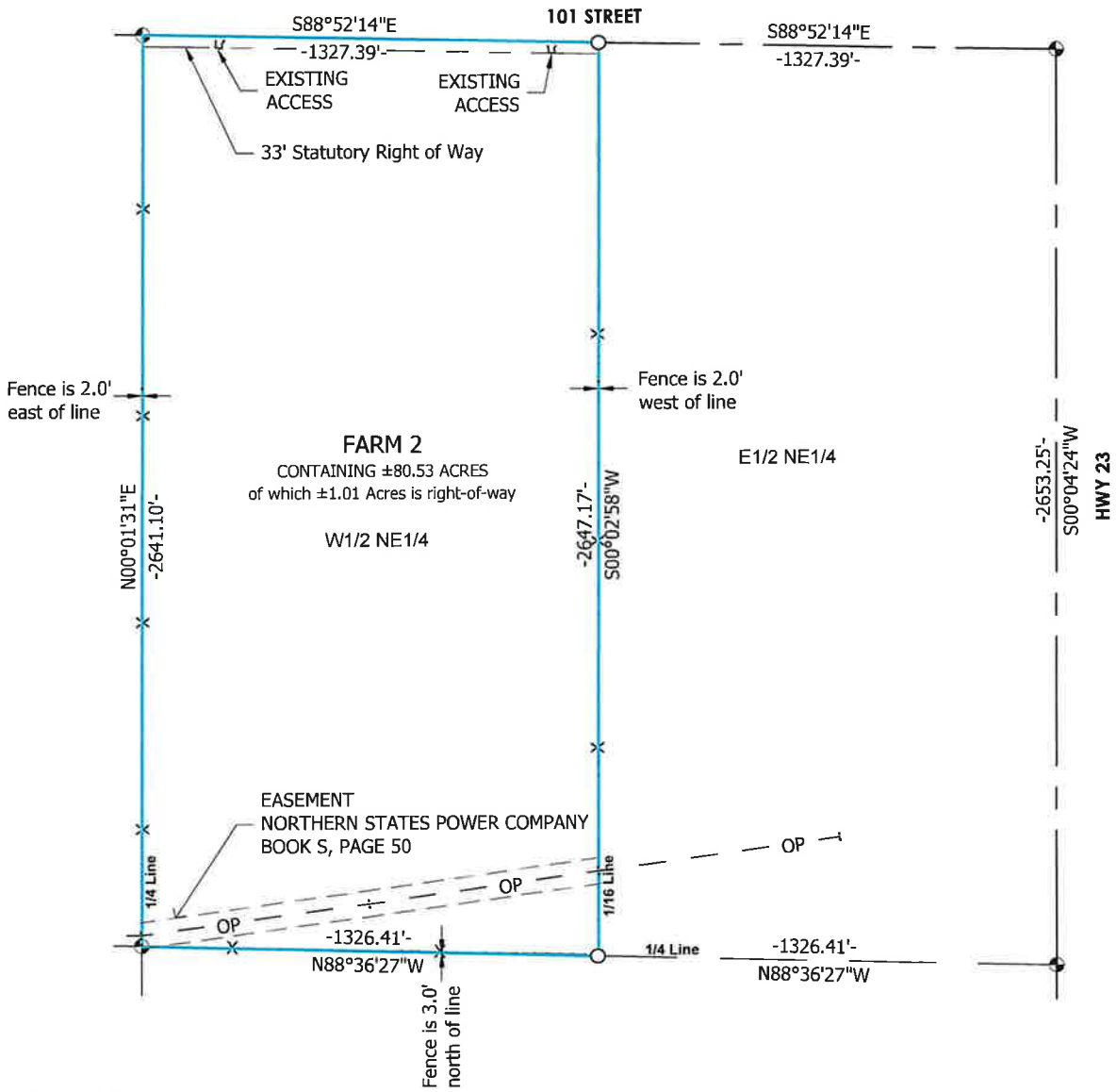
*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.
Soils data provided by USDA and NRCS.

SALE DRAWING - FARM 2

W 1/2 OF THE NE 1/4 SECTION 23, T 102 N, R 47 W OF THE 5TH P.M.,
COUNTY OF ROCK, MINNESOTA

OWNERS: D & J RANCH PROPERTIES, LLC

CLIENT: SUTTON AUCTION SERVICE



FARM 2 1 PROPERTY DESCRIPTION

The West One Half (W1/2) of the Northeast Quarter (NE1/4) of Section Twenty Three (23), Township One Hundred Two (102) North, Range Forty Seven (47) West of the 5th P.M., Rock County, Minnesota, containing 80.53 Acres more or less.

BASIS OF BEARING
MN (ROCK COUNTY)

0 250 500
SCALE 1" = 500'

LEGEND
Sectional Corner
Set Property Corner

SEI 23360 & 23361

STOCKWELL

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SALE DRAWING - FARM 2

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COUNTY OF ROCK, MINNESOTA

OWNERS: D & J RANCH PROPERTIES, LLC

CLIENT: SUTTON AUCTION SERVICE

FARM 2 1 PROPERTY DESCRIPTION

The West One Half (W1/2) of the Northeast Quarter (NE1/4) of Section Twenty Three (23), Township One Hundred Two (102) North, Range Forty Seven (47) West of the 5th P.M., Rock County, Minnesota, containing 80.53 Acres more or less.

BASIS OF BEARING
MN (ROCK COUNTY)

0 250 500
SCALE 1" = 500'

LEGEND
Sectional Corner
Set Property Corner

SEI 23360 & 23361

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USDA United States Department of Agriculture

Rock County, Minnesota

Farm 6559

Tract 8271

Farm #2

2023 Program Year

Map Created May 01, 2023

0 175 350 700 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 forag
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 71.92 acres

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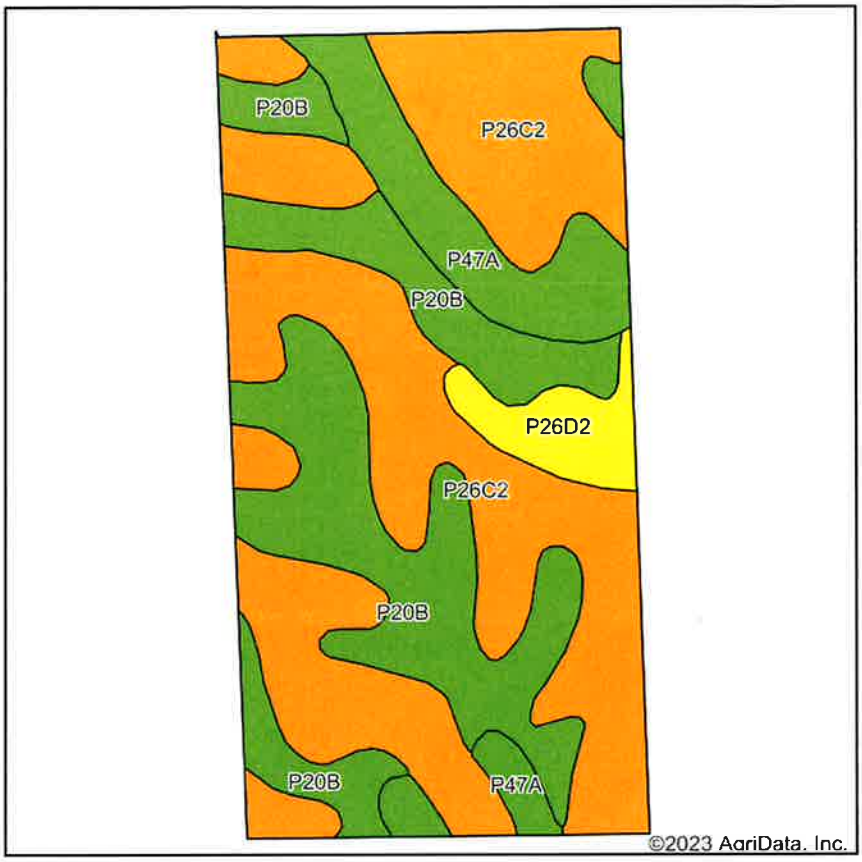
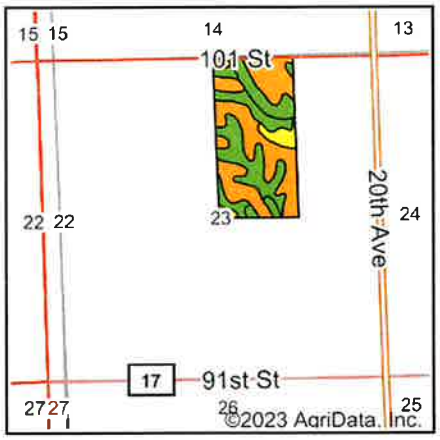
Farm #2

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Rock**
Location: **23-102N-47W**
Township: **Beaver Creek**
Acres: **80**
Date: **10/18/2023**

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: MN133, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
P26C2	Nora-Crofton complex, 6 to 12 percent slopes, eroded	41.67	52.1%		IIIe		80
P20B	Alcester silty clay loam, cool, 2 to 6 percent slopes	24.83	31.0%		IIe	IIIe	98
P47A	Whitewood silty clay loam, overwash, 0 to 2 percent slopes	9.91	12.4%		IIw		98
P26D2	Nora-Crofton complex, 12 to 18 percent slopes, eroded	3.59	4.5%		IVe		66
			Weighted Average		**2.61**	***-**	**87.2**

*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.
Soils data provided by USDA and NRCS.

SUTTON
AUCTIONEERS & LAND BROKERS LLC

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 260,000 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 Sutton Auctioneer & Land Brokers, 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