ESTATE LAND AUCTION

SALE TIME: 10:00 AM

SALE DATE: FRIDAY JANUARY 12, 2024

80 Acres of High Quality Productive Leota Township, Nobles County, MN Land—Located in an Excellent Agricultural Area Between Leota & Lismore, MN

We will offer the following real property at auction "On Site" at the land – Located from Leota, MN – ½ mile east on 110th St. (Co. Hwy. #20), 4 miles south on Birkett Ave. (Co. Hwy. #19) and ½ mile east on 150th St. to the NW Corner of the Land; from Lismore, MN – 3 miles west on 170th St., 2 miles north on Birkett Ave. and ½ mile east on 150th St.; or from the Adrian, MN Exit #26 on I-90 – approx. 7 miles north on Hwy #91, then 4 miles west through Lismore, MN on 170th St., then 2 miles north on Birkett Ave. and ½ mile east on 150th St.

AUCTIONEERS NOTE: The Heirs of the Justin King Estate, we will offer this well located parcel of Nobles County, MN land at public auction. This auction awards an opportunity to purchase a productive +/-80 acre parcel of land with a high percentage tillable located near Leota, MN. This land has been owned by the King Family for over 70 years, thus this auction presents a once in a lifetime opportunity to purchase this land. If you are in the market for a parcel of land to utilize as an addition to a row crop farming operation or as an investment, you will want to inspect this property and make plans to be in attendance at this auction.

- Chuck Sutton

SUTTON
AUCTIONEERS & LAND BROKERS LLC

HEIRS OF JUSTIN M. KING

Jeffrey King, Angela "King" Cunneen, Scott King & Lisa Troxel, Owners

CHUCK SUTTON - Auctioneer & Land Broker - MN Auct. Lic. #59-26
Sioux Falls, SD - ph. 605-336-6315 & Pipestone Realty – Pipestone, MN – ph. 507-825-3389
JARED SUTTON, CAI – RE Salesperson & Auctioneer – MN Lic. #59-72
Flandreau, SD – ph. 605-864-8527
DEAN STOLTENBERG – RE Salesperson & Auctioneer – MN Lic. #59-38
Jasper, MN - ph. 507-829-6856

This choice +/-80 acre farm will be offered as a unit. The land consists of a parcel of land which is has a relatively high percentage tillable. According to FSA 156EZ on this property, this +/-80 acre farm has approx. 75.64 acres of cropland, with a 38.2 acre corn base with a 135 bu. PLC yield and a 37.40 acre soybean base with a 44 bu. PLC yield. The non-tillable acres of this farm are comprised primarily of a grassed waterway in the northeasterly portion of the farm and roads. This farm has some very good soils on the cropland acres indicated by information obtained from the Nobles County Assessor which indicates this land has a CER of 68.82, comparatively information obtained from Surety Agri Data, Inc. indicates this land has productivity index of 92.0, with predominately Class II soils and a lesser percentage of Class III soils. This farm has very good eye appeal and a general topography that is gently rolling to rolling. The total Non-Homestead RE taxes payable in 2023 on this property were $2,424.00.

LEGAL DESCRIPTION:

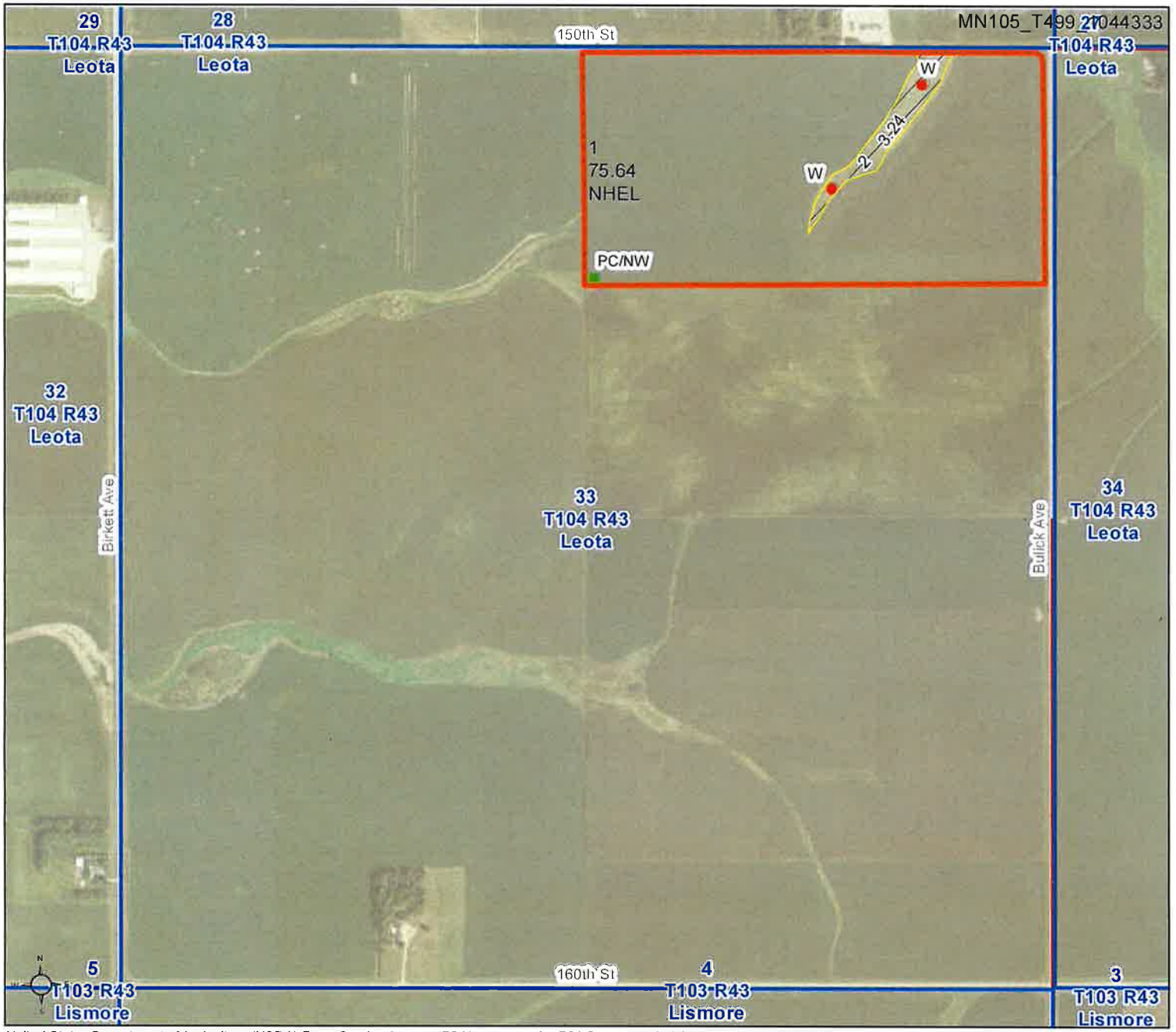
The N½ NE ¼ of Sec. 33, T. 104N., R. 43W., (Leota Twp.), Nobles County, MN.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before Feb. 28, 2024, with full possession for the 2024 crop year. Marketable Title will be conveyed and at the option of the seller either an abstract of title continued to date or an owner's title insurance policy will be provided to the buyer for examination prior to closing, if title ins. is utilized the cost of the owner's policy will be divided 50-50 between the buyer and seller. The acres sold are based on the acres as stated on the county tax records, with the acres understood to be "more or less". The closing agent's fee will be divided 50-50 between the buyers and seller. 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 Heirs.

This property has the potential to fulfill the needs of a variety of buyers including those looking for high quality productive cropland to add to their row crop farming operation and/or their investment portfolio. To make arrangements for absentee bidding, contact the auctioneers.

USDA United States Department of Agriculture

Nobles County, Minnesota



Farm 44

Tract 499

2023 Program Year

Map Created May 02, 2023

1044333

0 355 710 1,420 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

Wetland Determination Identifiers

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

Tract Cropland Total: 75.64 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.

Aerial Map

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

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

Boundary Center: 43° 46' 25.76, -95° 59' 52.89

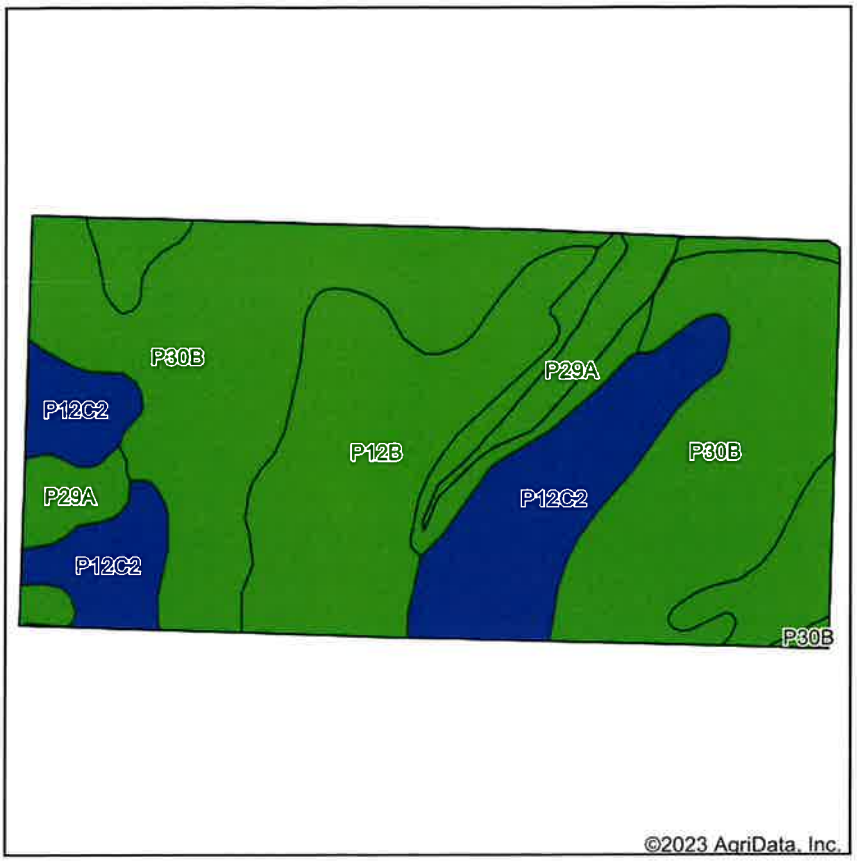
0ft 504ft 1007ft

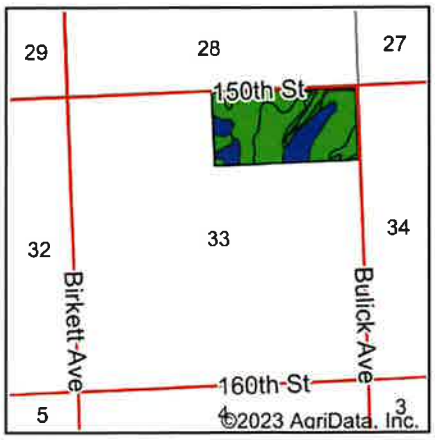
33-104N-43W
Nobles County
Minnesota

N
W E
S

12/11/2023

Soils Map





State: **Minnesota**
County: **Nobles**
Location: **33-104N-43W**
Township: **Leota**
Acres: **78.88**
Date: **12/11/2023**

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Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

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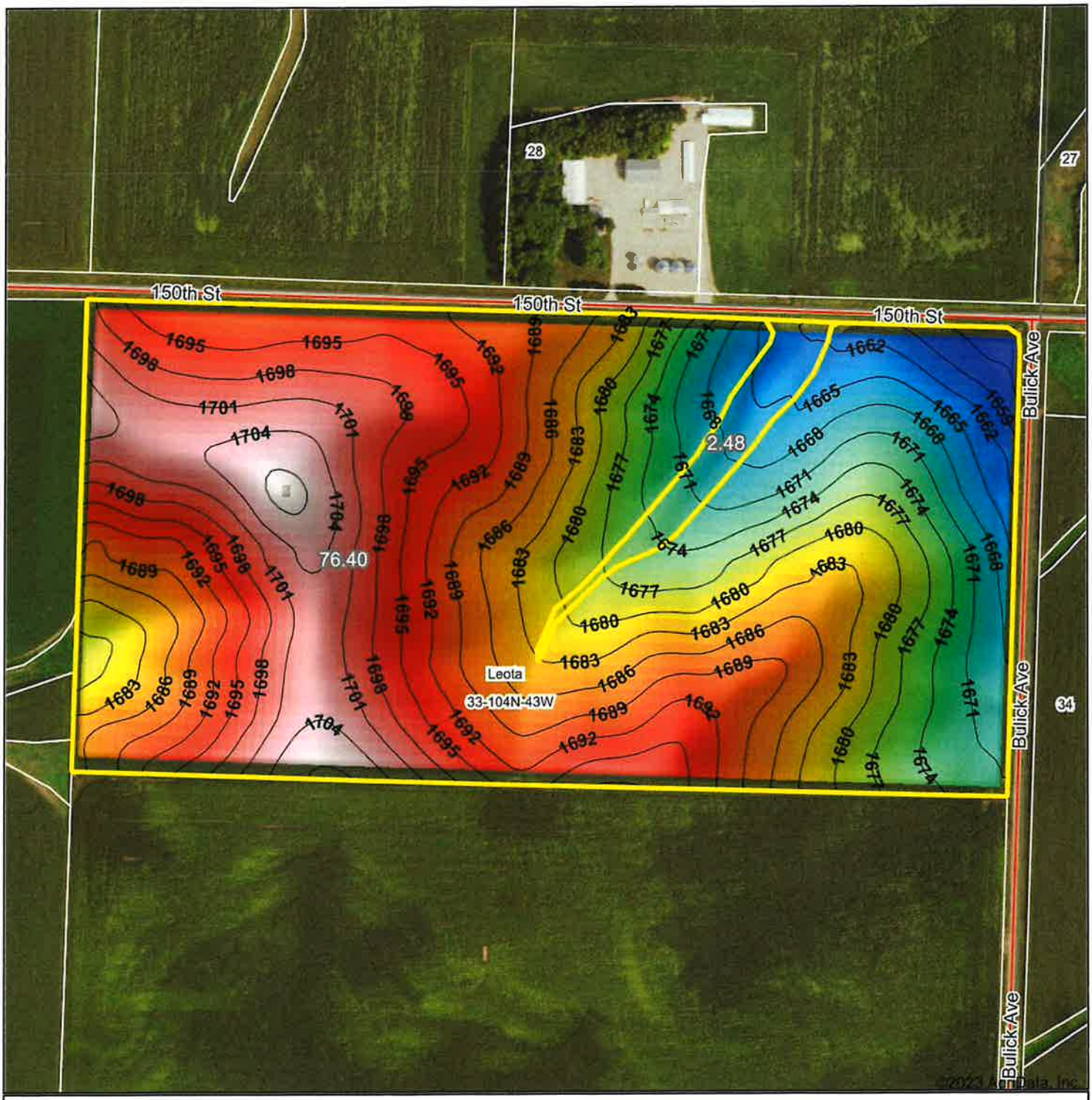
Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	36.05	45.7%		IIe	95
P12B	Everly silty clay loam, 2 to 6 percent slopes	15.12	19.2%		IIe	93
P12C2	Everly silty clay loam, 6 to 12 percent slopes, moderately eroded	14.88	18.9%		IIIe	82
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	12.83	16.3%		IIw	94
			Weighted Average		**2.19**	**92**

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

Topography Hillshade



Notes:

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