

ESTATE LAND AUCTION

**CHOICE +/-80 Acres
of Sweet Township,
Pipestone County,
MN Land**

We will offer this high caliber parcel of land "On Site" at the land - Located from Pipestone, MN – approx. 2 miles west on Hwy. #30 and 1 ½ miles south on 50th Ave. to the NW Corner of the land; from the Cargill Grain Terminal on Hwy.#23 south of Pipestone, MN (Jct. Hwy. #23 & 81st St/Hwy. #4) – approx. 1 ¾ miles west on 81st St. and ¼ mile north on 50th Ave.; or from Flandreau, SD - 3 miles south on Hwy. #13, then approx. 6½ miles east on Hwy. #34 to the SD/MN State Line – then continue approx. 4 ½ miles east on Hwy. MN #30, to 50th Ave., then 1 ½ miles south on 50th Ave.

**THE ESTATE OF
KATHRYNE STRAW
– MIKE STRAW -
OWNER**

**THURSDAY APRIL 11, 2024
SALE TIME: 10:00 AM**

AUCTIONEERS NOTE:

The Heirs of Vergel & Kathryne Straw have made the difficult decision to offer this +/-80 acre farm at public auction, which has been in the Johannsen/Straw Family for over 105 years - with family ownership dating back to 1917, evidencing that this land is situated in an area where land ownership is tightly held and seldom becomes available for sale on the open market. This auction presents the opportunity to purchase a highly productive parcel of land with superb soils and a high percentage tillable, with the non-tillable acres comprised of waterway and road. This land is located in one of the Garden Spots of Southwestern Minnesota. This farm has an excellent location to nearby highway accesses and is within approx. 2 miles of the Cargill Grain Terminal, as well as other nearby grain markets and livestock facilities. If you are in the market for an excellent parcel of 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!



**CHUCK SUTTON - Auctioneer & Land Broker –
MN Auct. Lic. #59-26 –
Sioux Falls, SD – ph. 605-336-6315 or Pipestone Realty, LLC –
ph. 507-825-3389**

**DEAN STOLTENBERG – RE Salesperson & Auctioneer
- Lic. #59-38 –**

Jasper, MN - ph. 507-829-6856

**JARED SUTTON, CAI – RE Salesperson & Auctioneer –
Lic. #59-72**

Flandreau, SD – ph. 605-864-8527

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THIS PROPERTY WILL BE SOLD SUBJECT TO AN EXISTING CASH FARM LEASE WITH THE PURCHASER TO RECEIVE LANDLORD'S POSSESSION FOR THE 2024 CROP YEAR – WITH THE PURCHASER TO RECEIVE A RENTAL CREDIT FROM THE SELLER OF \$300.00 PER ACRE FOR A TOTAL RENT CREDIT OF \$24,000.00 AT CLOSING. This farm consists of +/-80 acres of Choice High Quality Productive Cropland with Superb Soils. This +/-80 acre parcel of land will be offered as a unit. This farm has attractive eye appeal and has a level to gently rolling topography. According to FSA information this farm is stated to contain 79.92 acres of farmland with 75.53 acres of cropland with a 37.60 acre corn base with a 119 bu. PLC yield and a 37.20 acre soybean base with a 32 bu. PLC yield and is enrolled under the ARC County Election of the USDA farm program for Corn & Soybeans. According to Pipestone County Assessor's information this farm has a CER of 65, comparatively information obtained from Surety Agri-Data, Inc. indicates this land has an extremely high weighted soil rating of 93.7, with the predominate soils comprised of Class I & II soils. The Non-Homestead RE taxes payable in 2023 were \$2,518.00 and the proposed tax amount for taxes payable in 2024 are \$2,862.00. The drainage on this property is via existing waterways. This is an excellent parcel of land that would serve as a terrific addition to an area row crop farming operation and/or investment property.

LEGAL DESCRIPTION

The N¹/₂ SW¹/₄ of Sec. 22, T. 106N., R. 46W., (Sweet Twp.), Pipestone County, MN, containing 80 Acres M/L.

TERMS:

Cash - A 10% nonrefundable earnest money payment on sale day and the balance on or before May 30, 2024, with landlord's possession and the buyer will receive a rent credit for the 2024 crop year of \$24,000.00 (\$300.00 per acre) from the seller at closing; with full possession subsequent to the harvest of the 2024 standing crops and the existing tenants rights under the 2024 farm lease. Marketable Title will be conveyed and at the option of the seller either an abstract of title continued to date will be provided to the buyer for examination prior to closing, or an owner's title insurance policy will be provided. The closing agent's fee (O'Neill & Barduson Law) to be divided 50-50 between buyer & seller. For the RE Taxes payable in 2024, the 1st installment payable in May will be paid by the seller and the 2nd installment payable in October will be the responsibility of the buyer. 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 being sold based on the acres as stated on the records of the Pipestone County Assessor, with the acres sold being 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 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. **Mike Straw, as a beneficiary of this estate will be the future vested owner and he is a licensed MN RE Broker with Pipestone Realty, LLC.** Sold subject to confirmation of the owner.

**THE ESTATE OF
KATHRYNE STRAW -
Mike Straw, Owner
O'Neill & Barduson Law Firm – Attorney &
Closing Agent for the Owners
– Pipestone, MN - ph. 507-825-4266**

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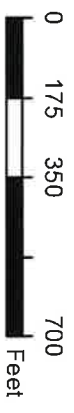


Farm 1043

Tract 1736




2023 Program Year

Map Created April 17, 2023

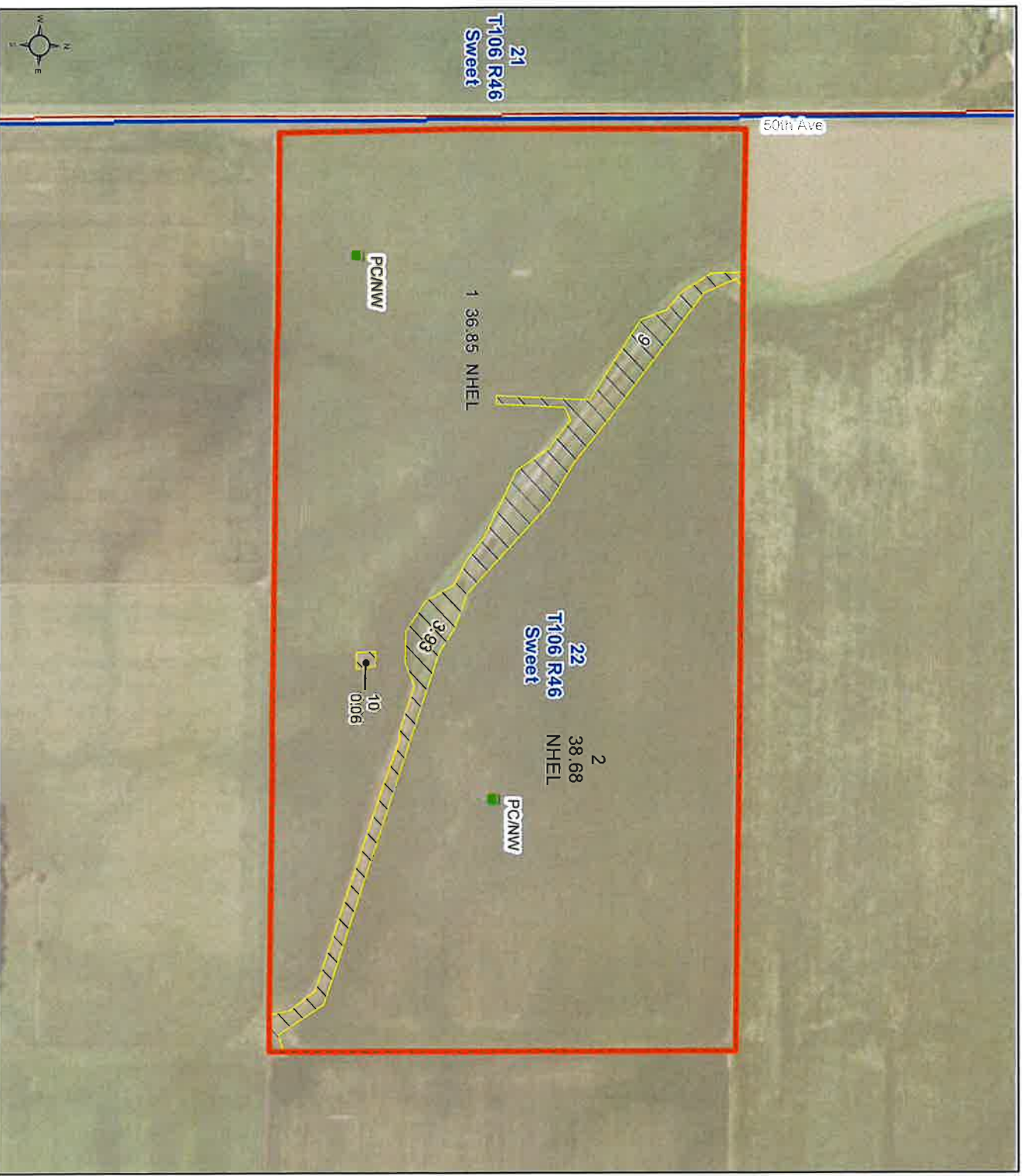


- Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 MAG = 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: 75.53 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.

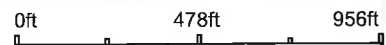
Aerial Map



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Boundary Center: 43° 58' 14.97, -96° 21' 45.77



22-106N-46W
Pipestone County
Minnesota

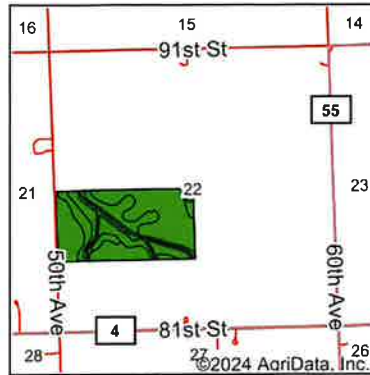
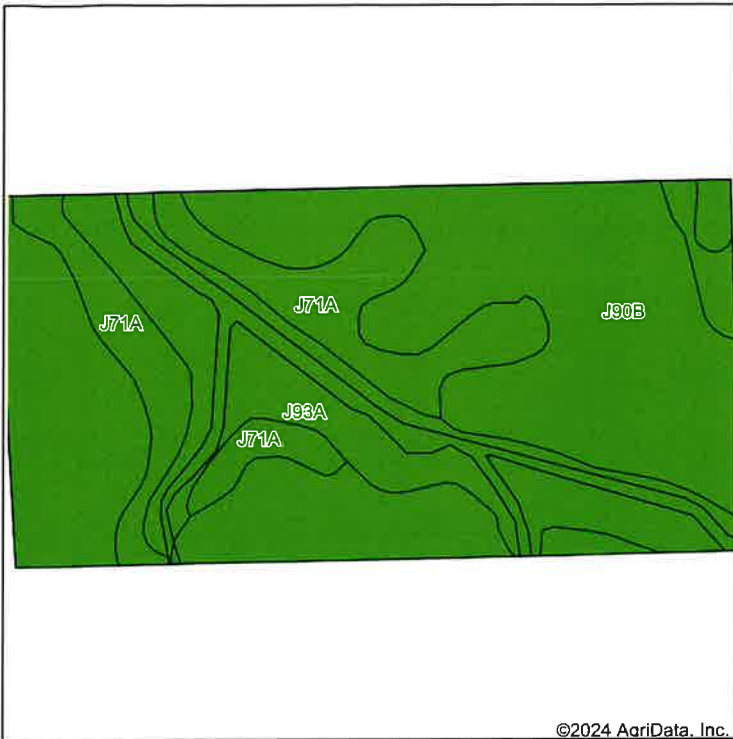


Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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1/26/2024

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

Soils Map



State: **Minnesota**
 County: **Pipestone**
 Location: **22-106N-46W**
 Township: **Sweet**
 Acres: **79.5**
 Date: **1/26/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: MN117, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	44.73	56.3%		Ile	93
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	19.40	24.4%		IIw	92
J71A	Brookings silty clay loam, 0 to 2 percent slopes	15.37	19.3%		Iw	98
Weighted Average					1.81	93.7

*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 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

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