LAND AUCTION

+/-168.26 Surveyed Acres of Springwater Township
Rock County, MN Land
- Located Near Luverne, MN, Beaver Creek, MN, Jasper, MN & Garretson, SD

Friday October 4, 2024
Sale Time: 10:00 am

suttonauction.com

PAUL & ALISON LEUNING - Owners
ph. 605-212-0499 or 507-597-3943

Eisma & Eisma Law Firm – Attorneys &
Closing Agents for the Sellers – Luverne, MN

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

SUTTON
AUCTIONEERS & LAND BROKERS LLC

We will offer the following parcel of land at public auction, with the **auction to be held "ON SITE" at the Land-** located from the Luverne. MN - 8 miles west on 121st St. (Co. Hwy. #5) and 2 miles north on 50th Ave. to the NE Corner of the Land at the Jct. of 50th Ave. & 141st St.; from the Beaver Creek, MN Exit #5 on I-90 – 5½ miles north on 60th Ave (Co. Hwy. #6) and 1mile west on 141st St. to the NE Corner of the land; from the Pipestone-Jasper, MN Exit #1 on I-90 – 5½ miles north on Hwy. #23 and 3miles east on 141st St. to the NE Corner of the Land at the Jct. of 141st St. & 50th Ave.; from Jasper, MN – approx. 11 miles south on Hwy. #23 and 3 miles east on 141st St. to the NE Corner of the Land; or from Garretson, SD – 3 miles east to Hwy. #23, then 2 miles south on Hwy. #23 and 3 miles east on 141st St.to the NE Corner of the Land.

This auction presents an excellent opportunity to purchase a parcel of productive high percentage Tillable Land Located in a pre-eminent agricultural area in Springwater Township in Rock County MN.

This +/-166.68 Acre farm will be offered as one single parcel. This parcel of land would serve as an excellent addition to an area row crop farming operation and/or investment property. Please mark your calendars and plan to be in attendance at this Auction, or if necessary, contact the auctioneers to make arrangements for absentee bidding. THIS LAND *WILL BE AVAILABLE TO THE BUYER WITH FULL POSSESSION OF THIS LAND TO FARM OR LEASE AS THEY DESIRE IN THE 2025 CROP YEAR.*

This surveyed +/-168.26 acre farm will be offered as a single individual parcel. According to FSA information this property (FSA TR. #8950 of Farm #4675 has approx. 160.42 acres of cropland with an FSA 109.5 acre corn base with a 170 bu. PLC yield and a 50.80 acre soybean base with a 45 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 90.92, comparatively info. obtained from Surety Agri Data, Inc. indicates this land has a soil rating of 89. The farmability and productivity of this land has been enhanced by the installation of drain tile in this land, as according to the owner and records they had in their possession, there was over approx. 12,000' of drain tile installed on this land in 1979 by Kooiman Construction & Farm Drainage with hand drawn maps available for reference. The non-tillable portion of this farm is comprised primarily of waterway, terraced areas & roads. The general topography of this land is gently rolling to undulating. The RE Ag Homestead RE taxes payable in 2024 on this property were $8,404.00. This property has been maintained in an excellent agricultural state of production and is located in a prominent agricultural area and could serve the needs of a variety of buyers in the market for productive Springwater Township, Rock County, MN land.

LEGAL DESCRIPTION:

ABREVIATED LEGAL DESC.: The NW ¼ & NE ¼ of Sec. 23, T. 103N., R. 46W., (Springwater Twp.) Rock Co., MN., Less and Except the Following: Beginning at the NW ¼ of Sec. 32, thence east 3,679.09', thence south 1,441.90', thence west 2,515.96', thence south 1,218.75' to the South Line of the N ½ of said section; thence west 1,109.70'; north 2,644.82'thence North 2,644.82' along the west line of said N ½ to the NW Corner of Said Section being the Point of Beginning – with the remaining portion of said N½ being sold - containing 168.26 acres M/L.

TERMS:

Cash - A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before Dec. 6, 2024, with full possession at closing for the 2025 crop year. Marketable Title will be conveyed and at the option of the sellers— 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 with the cost of the owner's title policy divided 50-50 between the buyer and seller; The acres being sold will be in accordance with the surveyed acres as determined by Stockwell Engineering, with the acres understood to be "more or less". The closing agent's fee (Eisma & Eisma Law Firm) to be paid by the 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 2024 will be paid by the sellers with the buyer(s) to be responsible for payment of all of the RE taxes due & payable in 2025. 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 Owner.

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, crop/livestock operation and/or their investment portfolio. This land is located in a prominent agricultural area of Rock County, MN that be seen to be appreciated! To view addt'l information pertaining to this property see www.suttonauction.com or with other questions or to make arrangements for absentee bidding, contact the auctioneers.

PAUL & ALISON LEUNING, Owners

Cell Ph. 605-212-0499 or Home Ph. 507-597-3943

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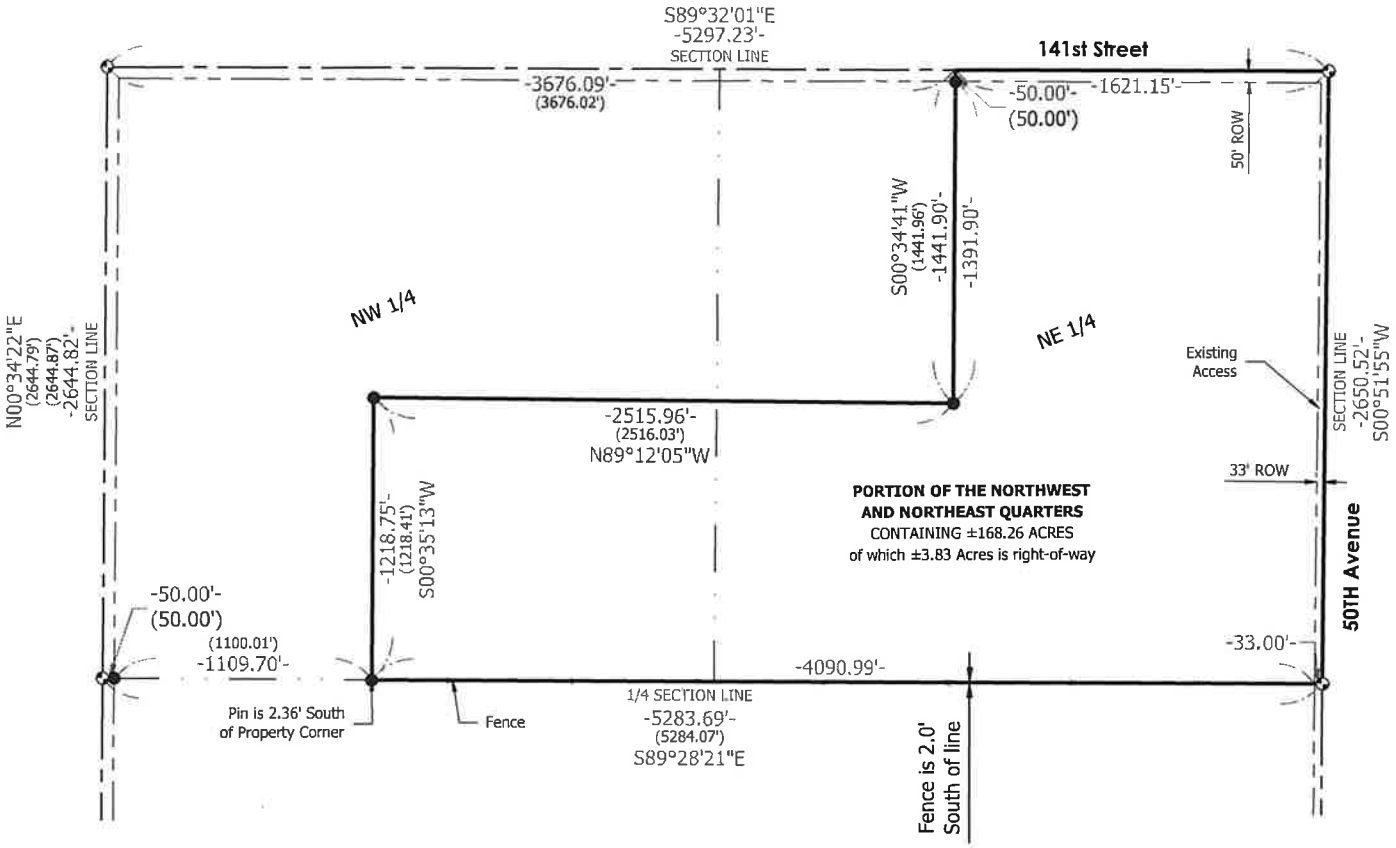
AUCTIONEERS & LAND BROKERS LLC

SALE DRAWING

A PORTION OF THE N1/2 SECTION 32, T 103 N, R 46 W OF THE 5TH P.M.,
ROCK COUNTY, MINNESOTA

OWNERS: PAUL H. LEUNING
CLIENT: SUTTON AUCTION SERVICE



PROPERTY DESCRIPTION

THE NORTHWEST QUARTER (NW1/4) AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 103 NORTH, RANGE 46 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROCK COUNTY, MINNESOTA, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTHWEST CORNER OF SECTION 32, THENCE SOUTH 89 DEGREES 32 MINUTES 01 SECONDS EAST (GEODETIC BEARING) ALONG THE NORTH LINE OF THE NORTH HALF (N1/2) OF SAID SECTION A DISTANCE OF 3676.09 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 41 SECONDS WEST A DISTANCE OF 50.00 FEET TO AN IRON STAKE; THENCE CONTINUING SOUTH 00 DEGREES 34 MINUTES 41 SECONDS WEST A DISTANCE OF 1391.90 FEET TO AN IRON STAKE; THENCE NORTH 89 DEGREES 12 MINUTES 05 SECONDS WEST A DISTANCE OF 2515.96 FEET TO AN IRON STAKE; THENCE SOUTH 00 DEGREES 35 MINUTES 13 SECONDS WEST A DISTANCE OF 1218.75 FEET TO THE SOUTH LINE OF THE NORTH HALF (N1/2) OF SAID SECTION; THENCE NORTH 89 DEGREES 28 MINUTES 21 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 1109.70 FEET TO AN IRON STAKE; THENCE CONTINUING NORTH 89 DEGREES 28 MINUTES 21 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 50.00 FEET TO THE WEST QUARTER CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 34 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF SAID NORTH HALF (N1/2) A DISTANCE OF 2644.82 FEET TO THE NORTHWEST CORNER OF SAID SECTION, BEING POINT OF BEGINNING.

CONTAINING 168.26 ACRES, MORE OR LESS

SUBJECT TO:

SHORT FORM EASEMENT AGREEMENT
WALLEYE WIND, LLC
DOCUMENT #197340

EASEMENT
SOUTHWESTERN MINNESOTA COOPERATIVE ELECTRIC
DOCUMENT #103143

BASIS OF BEARING
UTM 14

0 400 800
SCALE 1" = 800'

LEGEND

- ⊕ Sectional Corner
- ● Found Property Corner
- ○ Set Property Corner
- (100.00') Recorded Distance

STOCKWELL

PREPARED BY:

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

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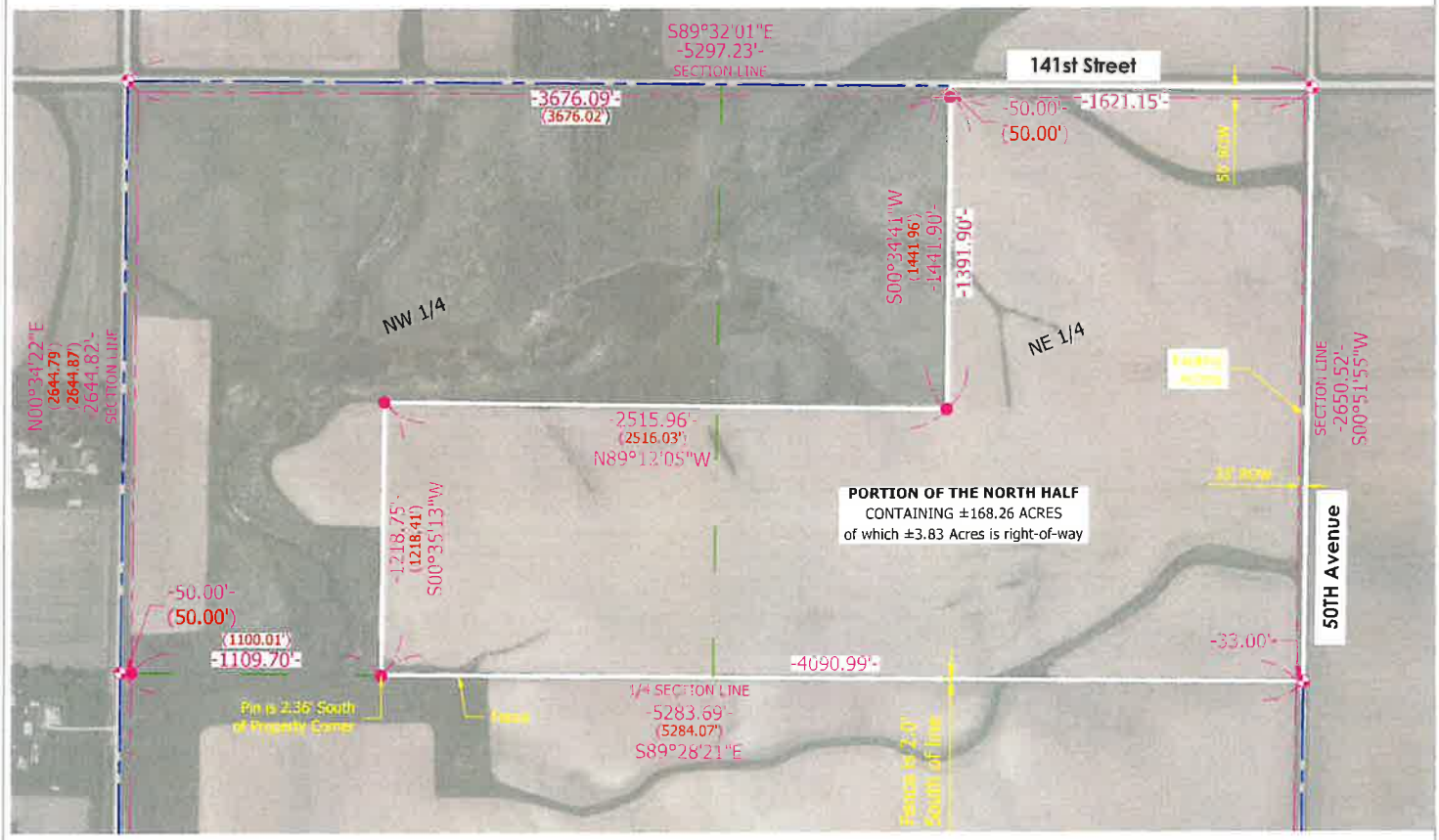
A PORTION OF THE N1/2 SECTION 32, T 103 N, R 46 W OF THE 5TH P.M.,
ROCK COUNTY, MINNESOTA

OWNERS: PAUL H. LEUNING
CLIENT: SUTTON AUCTION SERVICE



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0 400 800
SCALE 1" = 800'

LEGEND

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○	Set Property Corner
(100.00')	Recorded Distance

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USDA United States Department of Agriculture

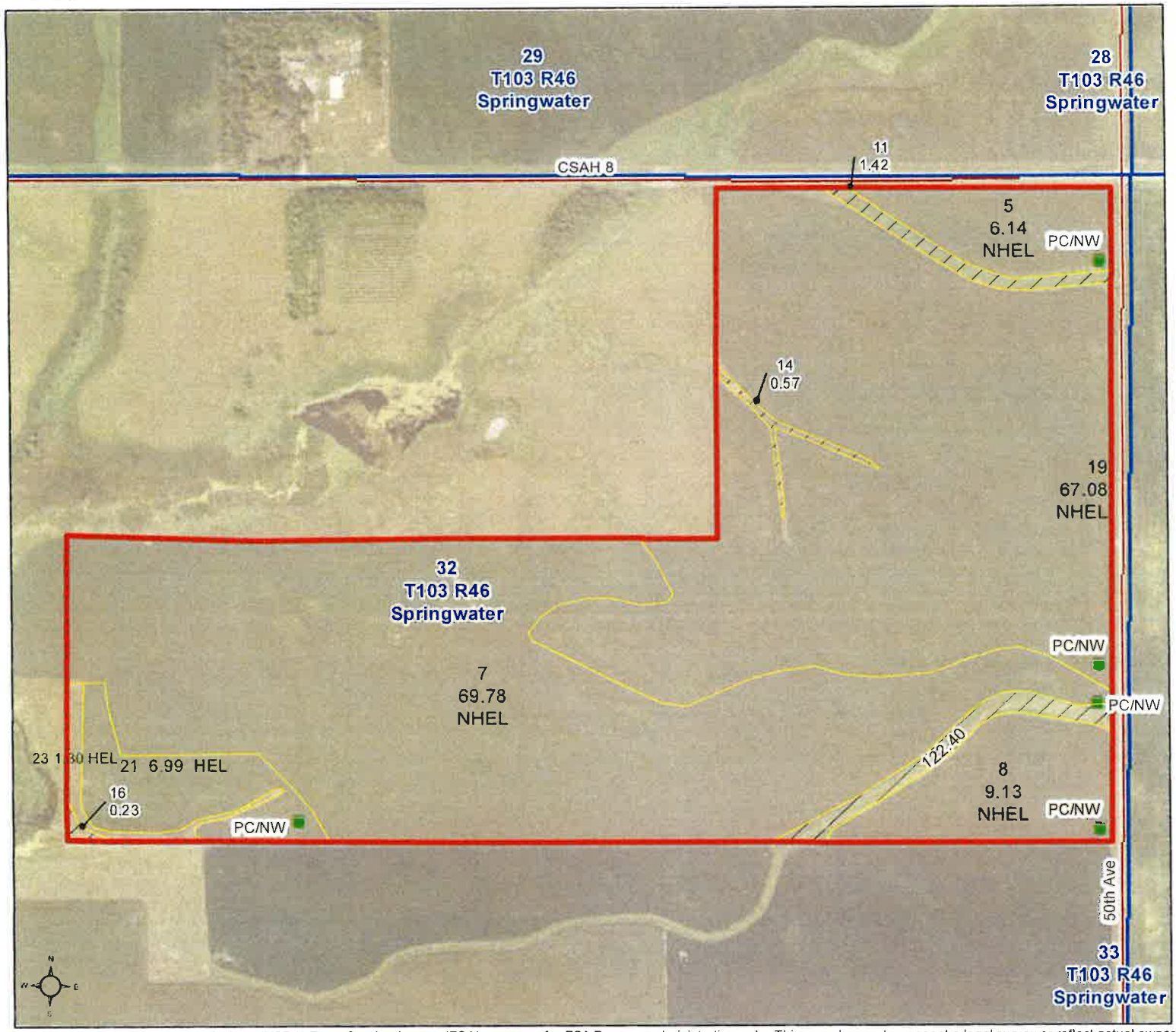
Rock County, Minnesota

Farm 4675

Tract 8950

2024 Program Year

Map Created April 29, 2024



0 245 490 980 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

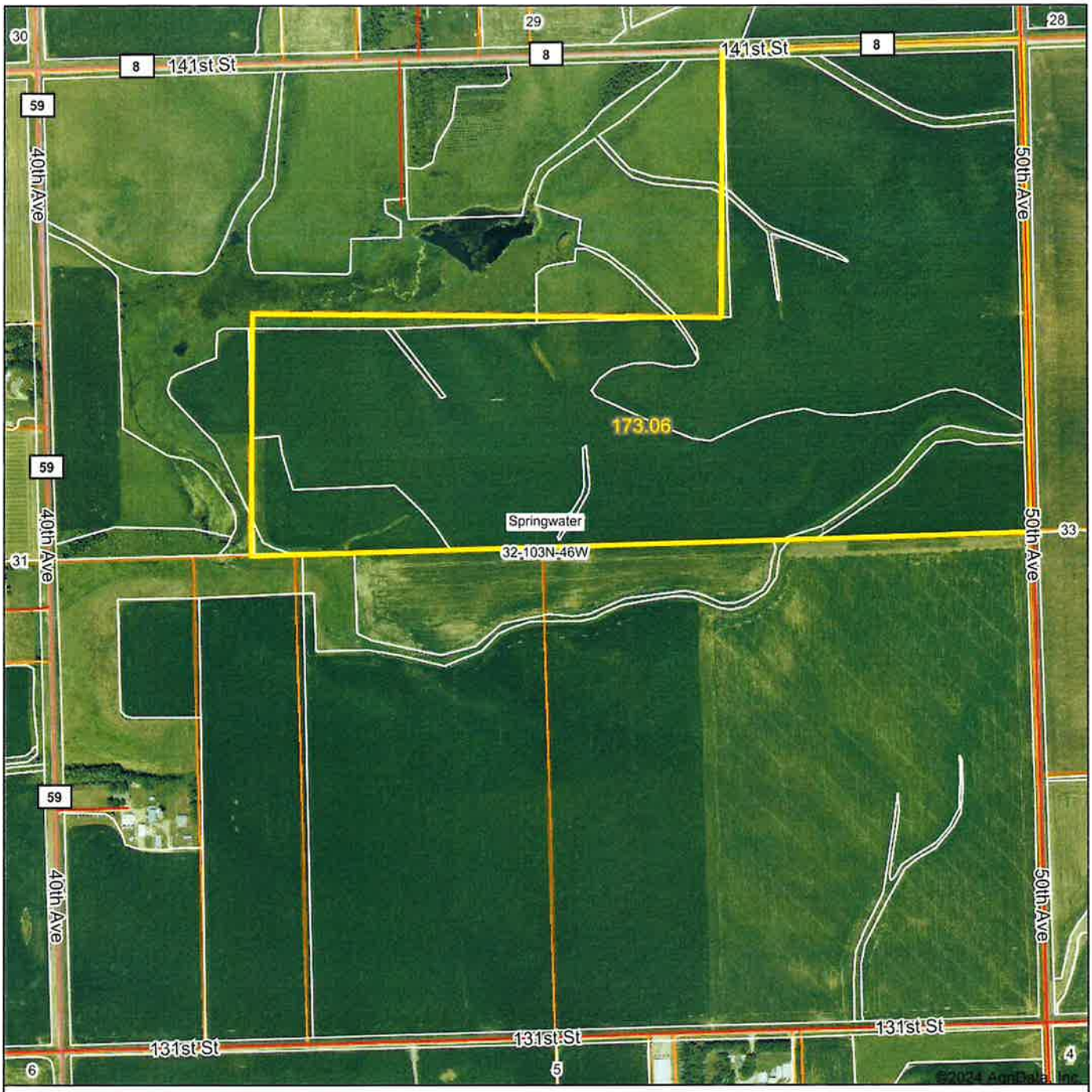
Wetland Determination Identifiers

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

Tract Cropland Total: 160.42 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



SUTTON AUCTIONEERS & LAND BROKERS LLC

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° 41' 7.95, -96° 22' 48.94

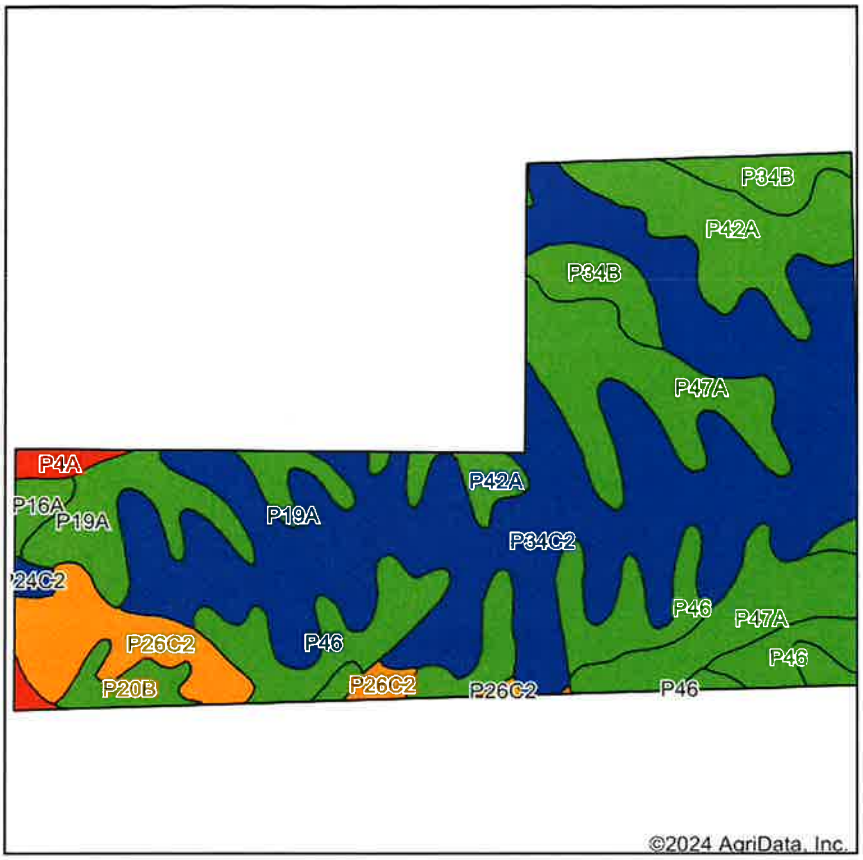
0ft 832ft 1663ft

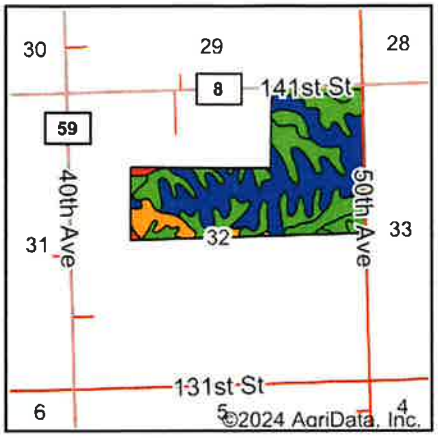
32-103N-46W
Rock County
Minnesota

N W E S

8/12/2024

Soils Map





State: **Minnesota**
County: **Rock**
Location: **32-103N-46W**
Township: **Springwater**
Acres: **173.01**
Date: **8/12/2024**

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc 2023 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

Area Symbol: MN133, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
P34C2	Splitrock silty clay loam, 5 to 9 percent slopes, eroded	76.63	44.3%		IIIe		83
P47A	Whitewood silty clay loam, overwash, 0 to 2 percent slopes	26.33	15.2%		IIw		98
P46	Trent silty clay loam, 0 to 3 percent slopes	17.63	10.2%		I	I	100
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	15.18	8.8%		IIw		94
P26C2	Nora-Crofton complex, 6 to 12 percent slopes, eroded	10.49	6.1%		IIIe		80
P19A	Alcester silty clay loam, cool, 0 to 2 percent slopes	10.41	6.0%		I	I	100
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	7.75	4.5%		IIe		91
P20B	Alcester silty clay loam, cool, 2 to 6 percent slopes	2.82	1.6%		IIe	IIIe	98
P4A	Calco silty clay loam, 0 to 2 percent slopes, frequently flooded	1.91	1.1%		Vw		20
P16A	Graceville silty clay loam, 0 to 2 percent slopes	1.57	0.9%		Is		98
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	1.55	0.9%		IIe		95
P24C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	0.74	0.4%		IIIe		82
			Weighted Average		**2.37**	***-**	**89**

*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.