LAND AUCTION

SUTTON AUCTIONEERS & LAND BROKERS LLC

+/-34.70 Acres of Choice High Percentage Tillable Pattern Tiled Sweet Twp., Pipestone Co., MN Land

We will offer the following real property "On Site" at the land located from Pipestone, MN (Pipestone Area School) – Approx. 5 ½ miles west on Hwy. #30, then at the curve veer west on 101st St. approx. 1/10th Mile to the NE Corner of the Land at the Jct. of 101st St. & 10th Ave.; from Flandreau, SD – 3 miles south, approx. 5 ½ miles east on SD Hwy. #34 to the SD/MN State Line – then follow the Hwy. Curve south approx. 9/10 mile on Hwy. #30, then at second curve continue 2/10 mile South on 10th Ave. to the NE Corner of the Land at the Jct. of 101st St. & 10th Ave.

TUESDAY NOVEMBER 26, 2024
SALE TIME: 10:00 AM

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 – ph. 507-829-6856

KAREN E. KERKAERT REVOCABLE TRUST

BARRY & KAREN KERKAERT, Trustees

www.suttonauction.com

This auction presents the opportunity to purchase a small 34.70 acre choice parcel of farmland which has a variety of great amenities - including choice high percentage tillable cropland w/superb soil ratings, 2,750' of well-designed recent drain tile installed in 2023, a recently cleaned waterway (2024), access to hog manure from an adjoining unit, excellent eye appeal and a great location near MN Hwy. #30 with great farm to market access. According to FSA information this +/-34.70 acre farm has approximately 26.78 acres of cropland which appears to be understated due to recent waterway cleanup, drain tile & other site improvements – which according to the owner should increase the actual cropland acres by approx. 6 acres, resulting in an estimated total of +/-32.5 acres of cropland; FSA also indicates this farm has a 6.85 acre corn base with a 172 Bu. PLC yield & a 6.85 acre soybean base with a 36 Bu. PLC yield. According to Pipestone County Assessors information this property has a CER of a 78.73 & information obtained from Surety Agri-Data Inc. indicates this parcel has an extremely high productivity index of a 97.3. The general topography of this land is level to very gently rolling. It is especially noteworthy that this land has benefited from the managed regular application of hog manure from an adjacent hog sow unit which has resulted in excellent fertility and high organic matter in this land. As an additional benefit to the buyer, hog manure will be applied to this land in the Fall of 2024 at the expense of the sellers – thus this hog manure applied will pass at "No Cost" to the purchaser. The 2024 RE taxes on this property are $708.00. Another positive aspect of this auction is that the purchaser will have the opportunity to lease +/-12.63 acres of adjacent cropland owned by Dakota Superior Gilts which was previously all operated together by the same tenant, thus the purchaser would have the option to lease an additional +/-12.63 acres at a rental rate of $225.00/acre on a 3 year lease for 2025, 2026 & 2027, if the buyer should elect to lease this land, they would be responsible for the cost of the hog manure and application applied in 2024 for benefit of the 2025 crop year and going forward throughout the term of the lease.

LEGAL DESCRIPTION:

+/-34.70 Acres - Commencing at NE Corner thence W. 1,286', S. 742', E. 709', S. 962', E. 577' and N. 1,704', to the Point of Beginning, Sec. 14, T. 106N., R. 47W., Sweet Twp., Pipestone County, MN.

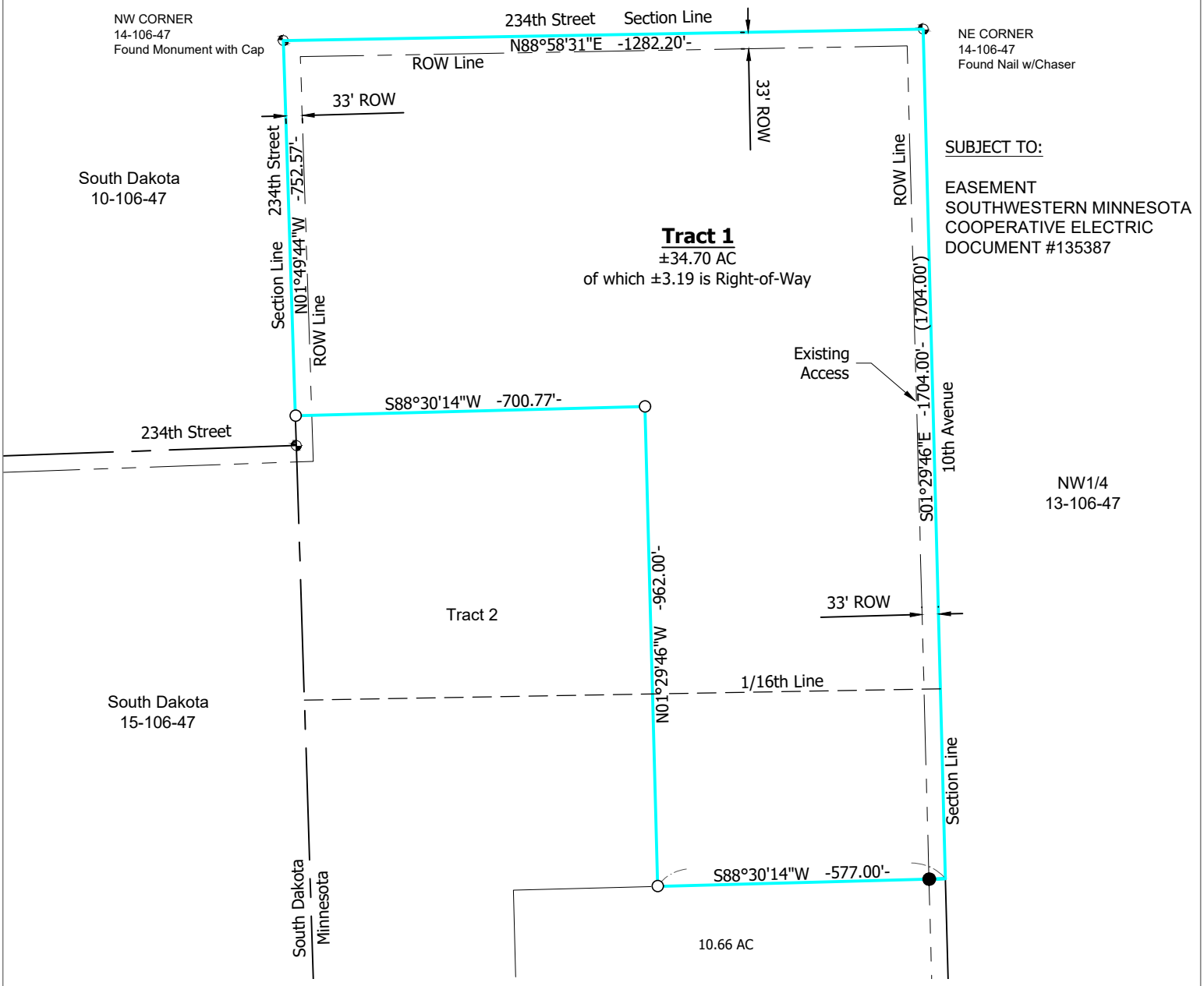
TERMS:

Cash - A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before January 3, 2025, with full possession at closing for the 2025 crop year. Marketable Title will be conveyed and an Owners Title Insurance Policy will be provided with the cost divided 50-50 between the buyer and seller. 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. The acres being sold will be in accordance with the survey, with the acres understood to be "more or less". 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. . Due to the Bio-Security for the adjacent hog sow unit owned by Dakota Superior Gilts, this property will be sold subject to a manure management easement, whereby any hog manure applied must come from that unit, with the application of manure from any other hog unit prohibited, with no restrictions on application of commercial fertilizer; the manure easement will also allow for ingress/egress to applicate manure on surrounding parcels. Buyer shall have the option to receive manure on the subject at 70% of commercial fertilizer rates. This property has recently been surveyed by Stockwell Engineering to monument the property corners and acres in the property, with the acres sold to be in accordance with the surveyed acres. 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 seller may desire to utilize this property in connection with a 1031 tax free exchange, and if so, the buyer will agree to cooperate with facilitation of the exchange, with all cost related to the exchange to be paid by the sellers. The RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Owners.

SALE DRAWING

TRACT 1 OF SECTION 14, T 106 N, R 47 W OF THE 5TH P.M.,
PIPESTONE COUNTY, MINNESOTA

OWNERS: BARRY R. AND KAREN E. KERKAERT
CLIENT: SUTTON AUCTION SERVICE



SUBJECT TO:

EASEMENT
SOUTHWESTERN MINNESOTA
COOPERATIVE ELECTRIC
DOCUMENT #135387

PROPERTY DESCRIPTION

That part of Government Lots One (1) and Two (2) of Section Fourteen (14), Township One Hundred Six (106) North, Range Forty-seven (47) West of the 5th Principal Meridian, Pipestone County, Minnesota, more particularly described as follows:

Tract 1

Beginning at the Northwest corner of said Section 14; thence N 88° 58' 31" E, along the North line of said Section 14, a distance of 1,282.20 feet to the Northeast Corner of said Section 14; thence S 01° 29' 46" E, along the East line of said Section 14, a distance of 1,704.00 feet; thence S 88° 30' 14" W, a distance of 577.00 feet; thence N 01° 29' 46" W a distance of 962.00 feet; thence S 88° 30' 14" W, a distance of 700.77 feet to the West line of said Section 14 and the Minnesota / South Dakota State Line; thence N 01° 49' 44" W, along said West line of Section 14 and the Minnesota / South Dakota State Line, a distance of 752.57 feet to the Point of Beginning and containing 34.70 Acres more or less.

BASIS OF BEARING
UTM 14

0 150 300
SCALE 1" = 300'

LEGEND

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

SEI 24314

PREPARED BY:

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

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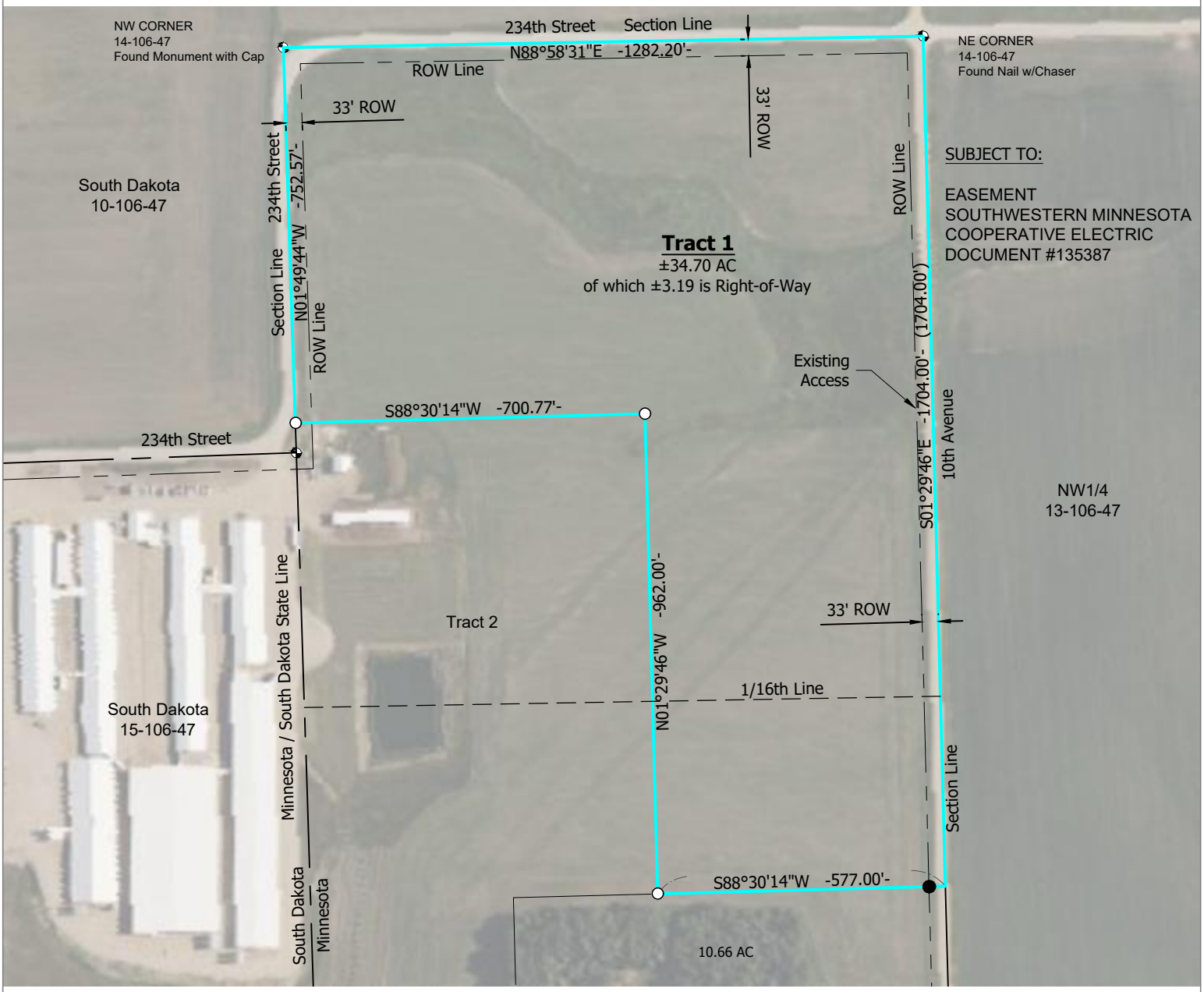

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USDA United States Department of Agriculture

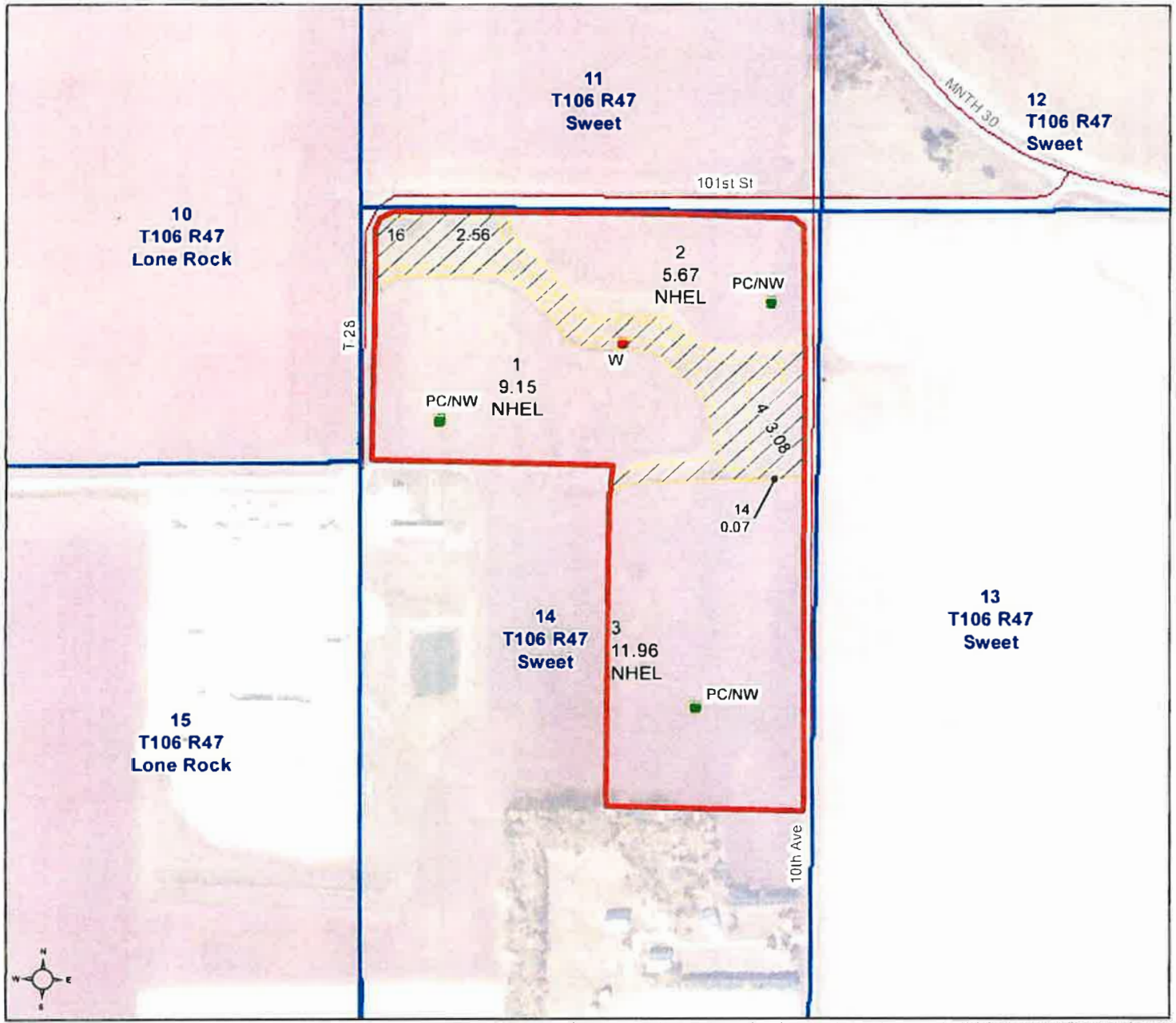
Pipestone County, Minnesota

Farm 5232

Tract 4466

2024 Program Year

Map Created April 23, 2024



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 forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

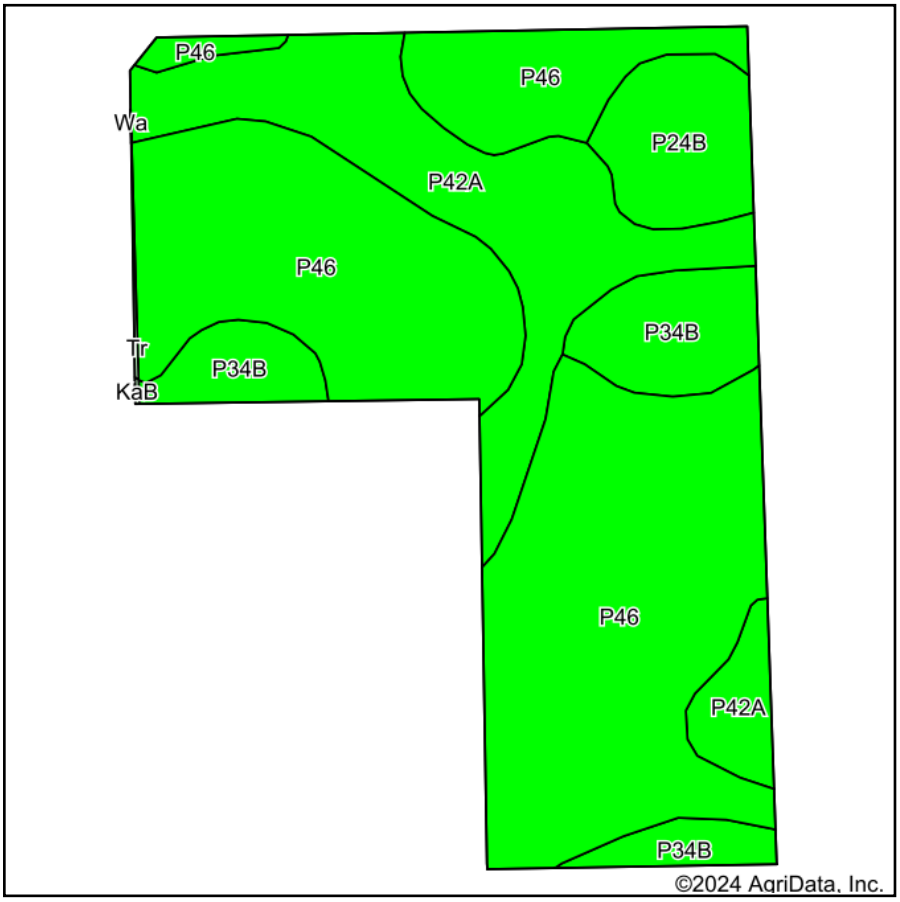
Wetland Determination Identifiers

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

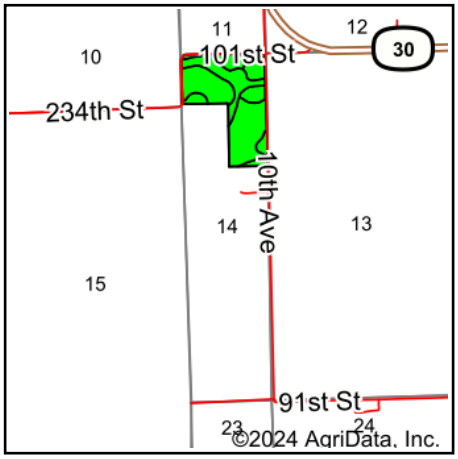
Tract Cropland Total: 26.78 acres

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.

Kerkaert - Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Pipestone**
Location: **14-106N-47W**
Township: **Sweet**
Acres: **34.64**
Date: **10/21/2024**

SUTTON AUCTIONEERS & LAND BROKERS LLC

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

Area Symbol: MN117, Soil Area Version: 23
Area Symbol: SD101, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
P46	Trent silty clay loam, 0 to 3 percent slopes	21.03	60.8%		I	I	100
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	7.66	22.1%		IIw		94
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	3.72	10.7%		IIe		91
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	2.23	6.4%		IIe		95
			Weighted Average		**1.39**	***-**	**97.4**

*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.

Customer: Barry Kerkaert
Tract: 4466
T106R47S14

Certified Wetland Determination

11/15/2023

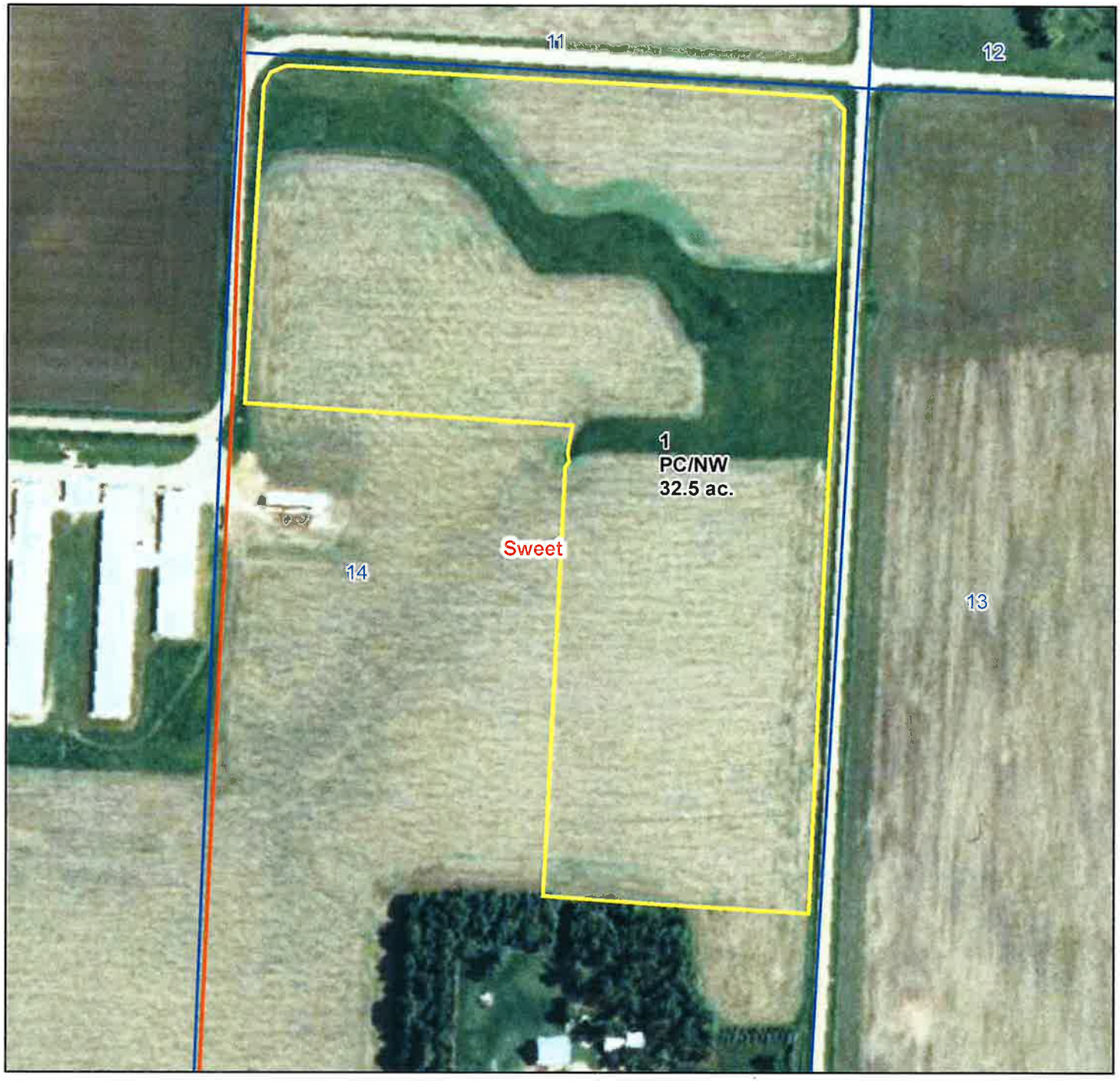

Image Year: 2009

Pipestone County

1:3,665 1 inch = 305 feet

440 220 0 440 Feet

Sections
PC/NW
Townships

This certified wetland determination/delineation has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of the Corps of Engineers' (COE's) Clean Water Act jurisdiction for this site. Other federal, state or local permits or restrictions may apply to activities impacting wetlands. Contact the US Fish and Wildlife Service for information concerning conservation easements. Contact the Local Governmental Unit (LGU) for State Wetland Conservation Act permits and Minnesota Department of Natural Resources for protected water permits prior to initiating wetland activities by completing the "Minnesota Joint Project Notification Form" available from the LGU.

USDA

Evans Farm Drainage
Jasper, MN
507-215-0255

Client: Kerkaert, Barry
Farm: Pipestone Cnty
Field: Sweet Twnshp Sec 11 R47
Name: 2023
Start Date: 11/6/2023
End Date: 11/17/2023

5 inch tile	17191.18 ft
6 inch tile	2370.21 ft
8 inch tile	180.56 ft
10 inch tile	413.42 ft
existing tile	2751.91 ft

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 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 Sutton Auctioneers & 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!!

Kuhle-Sutton Agency, LLC
127 2nd Ave. W
Flandreau, SD
ph. 605-997-3777
www.kuhlesutton.com

Sutton Auctioneers & Land Brokers, LLC
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Pipestone Realty, LLC
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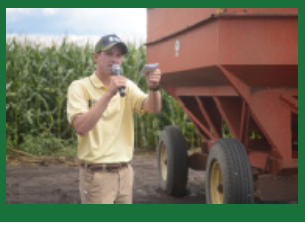

NOTES: