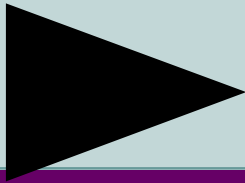


JD & CYNTHIA BOBB

**Chuck Sutton
Auctioneer & Land
Broker, LLC**

2 / 8 / 19

10:00 AM
& 1:00 PM



LAND AUCTION

**2 – Parcels of Pipestone County, MN Land
- FARM #1 – 40 Acres of High Percentage Tillable
Cropland in Grange Twp., Near Holland MN;
& FARM #2 – 123.70 Acres with a Mixture of
Cropland & Pasture in Altona Twp.
between the K-T Corner on Hwy. #75 & Ward, SD**

We will offer the following real property at auction with the auction to be held On Site at each of the designated sale times on ...

FRIDAY FEBRUARY 8, 2019

**SALE TIMES: FARM #1 – 40 Acres - 10:00 AM &
FARM #2 – 123.70 Acres - 1:00 PM**

Auctioneer's Note: This auction presents an opportunity to purchase 2 distinctly different parcels of Pipestone County, MN land - FARM #1 being a 40 acre farm with an extremely high percentage of productive cropland; and FARM #2 is a 123.70 acre parcel of land with a mixture of cropland and pasture, making this a parcel of land that would be an excellent addition to a crop/livestock operation. These properties are situated in Pipestone County, one of the leading agricultural areas of Southwestern Minnesota. Neither of these farms are presently leased and are available to farm with full possession for the 2019 crop year. If you are in the market for a parcel or parcels of land to add to your row crop or crop/livestock operation, or as investment properties, then get your financing in order and make plans to be in attendance at this land auction.

Located from the NE Corner of Holland, MN (Jct. of Hwy. #16/140th Ave. & Hwy. #8/171st St. – approx. 4 ³/₄ miles west on Hwy. #8/171st St.; or from Pipestone MN. - 6 miles north on Hwy. #75 and 1 ¹/₄ miles east on Hwy. #8/171st St.

Farm #1 Consists of a Choice Parcel of Land with excellent eye appeal, a very high percentage tillable and productive Class I & II soils. According to FSA information this farm has approximately 39.69 acres of cropland with a 16.53 acre corn base with a 117 bu. PLC yield and a 4.97 acre soybean base with a 32 bu. PLC yield and previously was enrolled in the ARC County election of the USDA farm program. According to the Pipestone Co. Assessor this parcel has a CER of 65.27, comparatively information obtained from Surety Agri-Data, Inc. indicates that this farm has a productivity index/soil rating of 77.78, with the cropland comprised predominately of Class I & II soils. The general topography of this land is level to nearly level. According to the previous tenant there is some existing drain tile in this land, although portions need repair and/or replacement. The total ag-homestead RE taxes payable in 2018 on this farm were \$514.00.

Legal Desc.: The W¹/₂ E ¹/₂ NW¹/₄ of Sec. 8., T. 107N., R. 45W., (Grange Twp.), Pipestone Co., MN, containing 40 Acres M/L.

FARM #2: +/-123.70 Acres – Located from Pipestone, MN - 10 miles north on Hwy. #75 to the K-T Corner, then 3 miles west on Hwy. #10/211th St. and ½ mile north on 50th Ave./Co. Rd. #15 to the SW Corner of FARM #2; or from Ward, SD – approx. 4 ¼ miles east and ½ mile north on 50th Ave.

Farm #2 consists of a +/-123.70 acre parcel of land with a mixture of cropland and pasture and is exclusive of the acres included in the hog unit and excluding a 8.3 acre parcel in the NW corner of the farm. According to FSA information this farm has approximately 76.64 acres of cropland with a 34.4 acre corn base with a 106 bu. PLC yield and a 34.4 acre soybean base with a 38 bu. PLC yield, with the farm enrolled in the ARC County election of the USDA farm program; the nontillable portion consists primarily of approx. 41 acres of pasture with a dugout and the remainder in waterways, roads and other nontillable acres. Both the cropland According to the Pipestone Co. Assessor this parcel has a CER of 48.10, comparatively information obtained from Surety Agri-Data, Inc. indicates that this farm has a weighted productivity index/soil rating of 75.4. The general topography of this land is gently rolling to somewhat hilly. The fertility of this land has been enhanced by the managed application of hog manure. The total ag-homestead RE taxes payable in 2018 on this property were \$808.00.

Abbreviated Legal Desc.: +/-123.70 Acres of the NW ¼, Less the N. 650' of the W. 555' containing 8.3 acres; and Less the E. 1,300' of the W. 226' of the N. 1,420' of the NW ¼; Exc. the S. 475' of the W. 375' and the S. 995' of the E. 450' thereof – containing 28 acres more or less, Sec. 15, T.108N., R.46W., (Altona Twp.), Pipestone Co., MN.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before March 29, 2019. Full Possession for the 2019 crop year. Marketable Title will be conveyed and an abstract of title will be continued to date and will be provided to the buyer for examination prior to closing. Both of these farms will be surveyed with the acres being sold and the final purchase price being adjusted in accordance with the survey, with the surveyed acres understood to be "more or less", with the survey costs paid by the sellers. All of the RE taxes payable in 2018 have been paid by the sellers, with the buyer(s) to be responsible for payment of all of the RE taxes due & payable in 2019. 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 and provisions of the new farm bill ****Note – FSA information was obtained from sources deemed reliable, although FSA verification was unavailable at the time of ad preparation, due to the Gov't. Shutdown****. The sellers have no knowledge of any wells on either property. There is a manure easement on this property which allows priority to obtain hog manure from the adjacent hog unit. 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 sellers may desire to utilize this property in connection with a 1031 tax free exchange, and if so, the buyer will agree to cooperate in the facilitation of said exchange. The RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Owners. **For additional information contact the auctioneers or see www.suttonauction.com.**

JD & CYNTHIA BOBB, Owners

Ph. 507-215-1700

**O'Neill & Barduson Law Firm – Attorney & Closing Agent for the Seller
- Pipestone, MN - ph. - 507-825-4266**

**DEAN STOLTENBERG - Auctioneer - Lic. #59-38 -
Jasper, MN - ph. 507-348-7352**

**CHUCK SUTTON - Auctioneer & Land Broker - Lic. #59-26 -
Sioux Falls, SD - ph. 605-336-6315, Pipestone, MN – ph. 507-825-3389
& Flandreau, SD - ph. 605-997-3777**

**JARED SUTTON – Auctioneer – Lic. #59-72-
Flandreau, SD – ph. 605-864-8527**

Aerial Map

Farm #1



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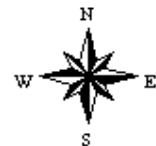
CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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map center: 44° 5' 31.02, -96° 16' 50.25

0ft 440ft 879ft

8-107N-45W
Pipestone County
Minnesota

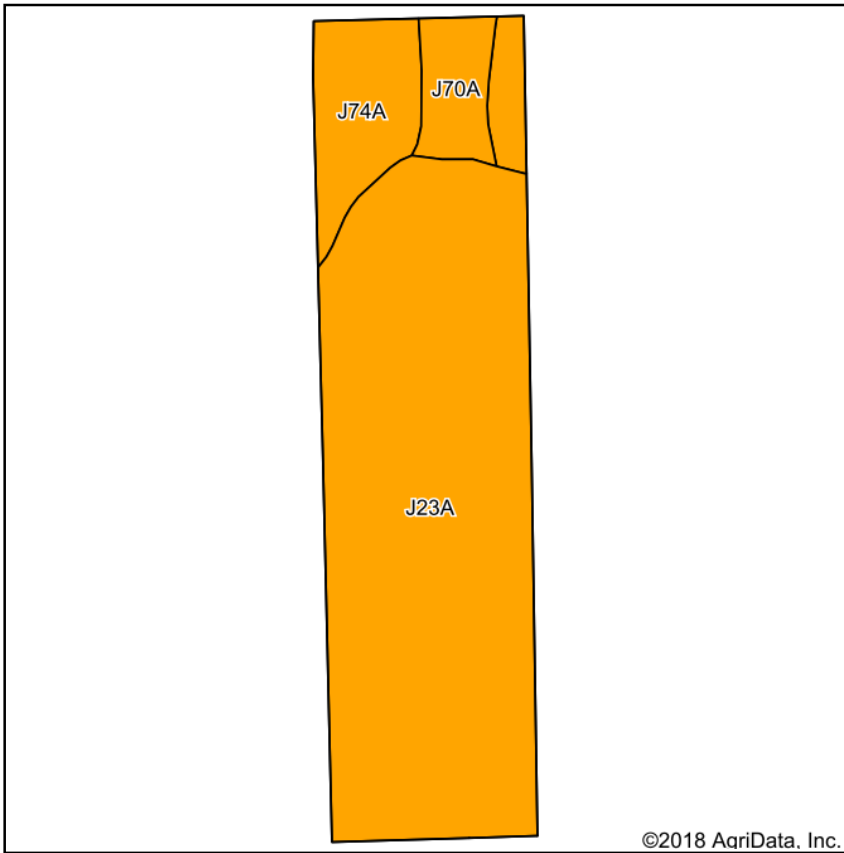


1/9/2019

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

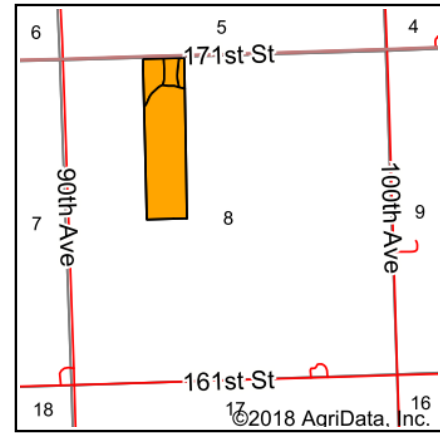
Soils Map

Farm #1



Soils data provided by USDA and NRCS.

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State: **Minnesota**
 County: **Pipestone**
 Location: **8-107N-45W**
 Township: **Grange**
 Acres: **39.69**
 Date: **1/9/2019**



Area Symbol: MN117, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
J23A	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	31.81	80.1%		IIw	78	136	71	43	49	72
J74A	Estelline silt loam, coteau, 0 to 2 percent slopes	5.54	14.0%		IIs	75					59
J70A	Brandt silty clay loam, 0 to 2 percent slopes	2.34	5.9%		Is	80					70
Weighted Average						77.7	109	56.9	34.5	39.3	*n 70.1

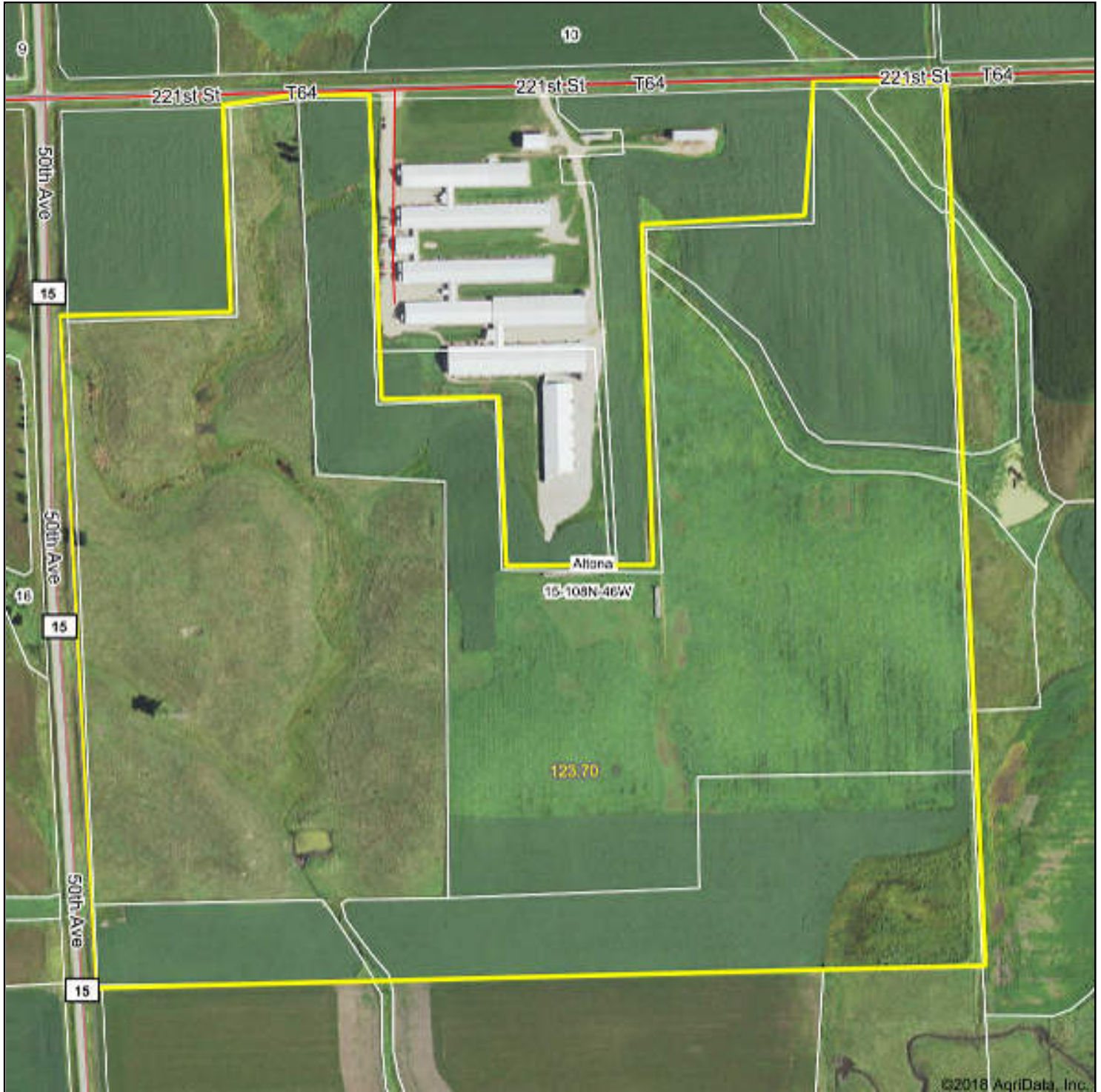
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map

Farm #2

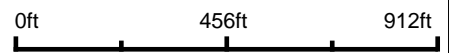


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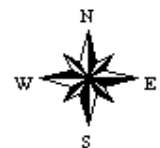
CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By
surety
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map center: 44° 9' 54.16, -96° 21' 46.77



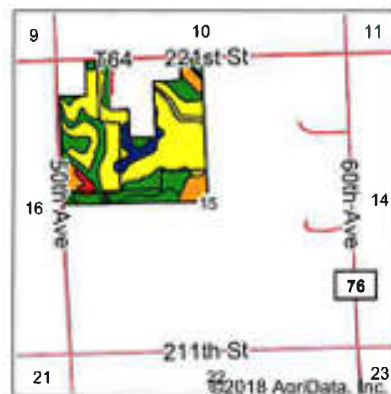
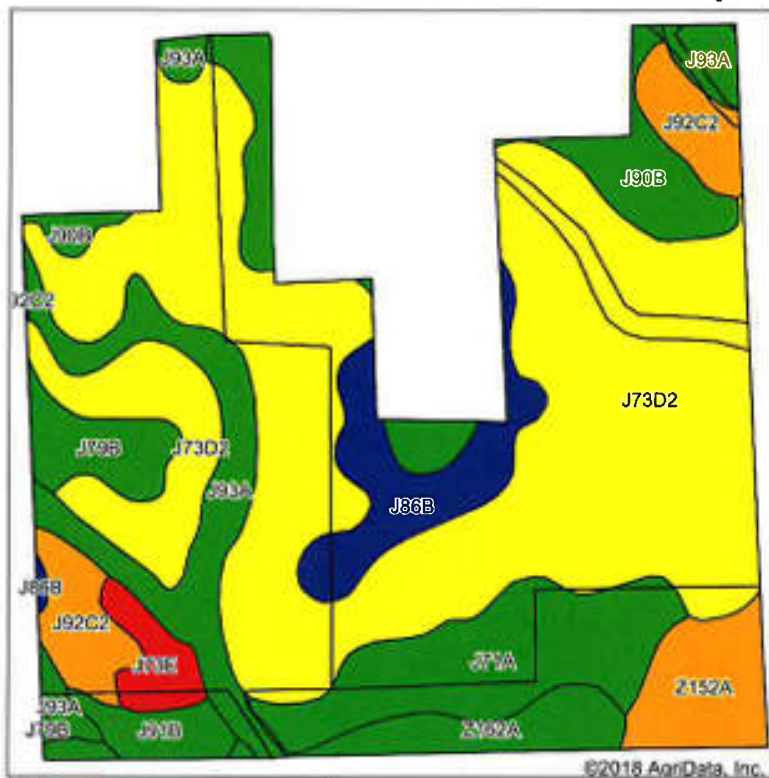
15-108N-46W
Pipestone County
Minnesota



1/9/2019

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

Soils Map



State: **Minnesota**
 County: **Pipestone**
 Location: **15-108N-46W**
 Township: **Altona**
 Acres: **120.1**
 Date: **1/4/2019**

CHUCK
 SUTTON, LLC
 AUCTIONEER - LAND BROKER

Map Provided by: **surety**
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Soils data provided by USDA and NRCS

Area Symbol: MN117, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
J73D2	Buse clay loam, 12 to 18 percent slopes, moderately eroded	61.34	51.1%	[Yellow]	Ive	63	110	49	35	34	43
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	11.13	9.3%	[Green]	IIw	92	160	74	51	52	69
J71A	Brookings silty clay loam, 0 to 2 percent slopes	10.72	8.9%	[Green]	Iw	98					78
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	8.05	6.7%	[Green]	Ile	93					70
J86B	Vienna silty clay loam, 3 to 6 percent slopes	6.73	5.6%	[Blue]	Ile	90	157	84	50	58	65
J92C2	Buse-Vienna complex, 6 to 12 percent slopes, moderately eroded	5.75	4.8%	[Orange]	IIle	76	132	68	42	46	49
Z152A	Lamoure silty clay loam, coteau, 0 to 1 percent slopes, occasionally flooded	4.71	3.9%	[Orange]	IIIw	78					66
Z162A	La Prairie loam, coteau, 0 to 2 percent slopes, occasionally flooded	4.19	3.5%	[Green]	Is	91					66
J79B	Vienna-Brookings complex, 1 to 6 percent slopes	3.29	2.7%	[Green]	Ile	94					69
J73E	Buse clay loam, 18 to 25 percent slopes	2.13	1.8%	[Red]	Vle	29					42
J91B	Darnen loam, stratified substratum, 2 to 6 percent slopes	2.06	1.7%	[Green]	Ile	97	169	84	53	58	65
Weighted Average						75.4	89	41.3	28.3	28.6	*n 54.6