

HALBUR LAND AUCTION

**+/- 139.45 Acres of Well Located
Leeds Township,
Murray County, MN Land
Bordered by an Oil Highway on the
West Side of the Property and Situated
Near Hadley, MN
Inclusive of a High Percentage of
Productive Cropland and Areas with
Existing Drain Tile Installed**



**FRIDAY MARCH 29, 2019
Sale Time: 10:00 am**

We will offer the following real property at auction at the land located from Hwy. #30 at Hadley, MN – 1 mile north on Hwy. #29, then follow the curve ½ mile east and continue ½ mile north to the SW corner of the land (The NW Corner of the Farm is at the Jct. of 110th Ave. & 121st St.); or from Slayton, MN – Approx. 4 ½ miles west on Hwy. #30 to Hadley, MN, then 2 miles north on Co. Hwy. #29.

This auction presents a great opportunity to purchase a very well located parcel of land consisting of +/-139.45 acres situated in a prominent crop and livestock area of western Murray County, MN, situated north of Hadley, MN. This parcel of land is inclusive of a high percentage of tillable cropland. According to FSA information this 139.45 acre farm has a total of approx. 135.78 acres of cropland, with a 68.2 acre corn base with a 130 bu. PLC yield, a 66.9 acre soybean base with a 42 bu. PLC yield, and previously has been enrolled under the ARC County election of the USDA farm program; the nontillable acres are comprised primarily of roads. The productivity of this land is enhanced by installation of some drain tile throughout areas of the farm. According to the Murray Co. Assessor this parcel has a CER of 58.37, comparatively information obtained from Surety Agri-Data, Inc. indicates that this parcel of land has a weighted average productivity index of 86.4. The total Non-Homestead 2018 RE taxes on this property are \$3,232.00. If you are in the market for a very productive and well located parcel of land that is well suited to serve as an addition to a row crop farming operation or investment, then make plans to inspect this property and be in attendance at this auction.

LEGAL DESC.: The NW¼, Exc. +/-22.05 acre acreage site, Sec. 1, T. 106N., R. 42W., (Leeds Twp.), Murray Co., MN.

TERMS: Cash - A 10% nonrefundable downpayment on the day of the sale and the balance on or before May 10, 2019, with no contingencies whatsoever and full possession for the buyer 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. The seller will pay the 1st half installment for the RE taxes payable in 2019, with the buyer to be responsible for the 2nd half and all RE taxes thereafter. 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 is estimated and subject to County Committee approval. This property is sold based on the acres as stated on the County Assessor's records, with the acres understood to be "more or less". This property is sold in "AS IS" Condition and 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. Sold subject to confirmation of the owners. **For additional information contact the auctioneers or see www.suttonauction.com.**

DOUG & REBECCA HALBUR, Owners

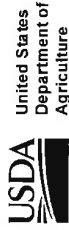
Ph. 507-227-7562

**Paul Malone – Attorney & Closing Agent for the Sellers –
Slayton, MN - ph. 507-836-8581**

**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;**

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

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



United States Department of Agriculture

Murray County, Minnesota

Farm 9219

Tract 12045

2018 Program Year



Map Created May 11, 2018



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

- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 135.78 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. This map displays the 2017 NAIP Imagery. 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-225 and attached maps) for boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2017 NAIP Imagery.

Aerial Map



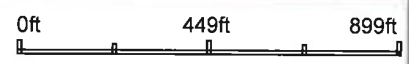
©2019 AgriData, Inc.

CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

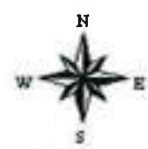
Maps Provided By:
surety
AGRI-INSURANCE ONLINE SUPPORT

© AgriData, Inc. 2019 www.AgriDataInc.com

map center: 44° 1' 7.22, -95° 50' 19.2



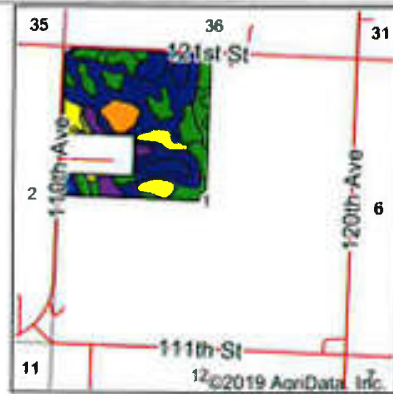
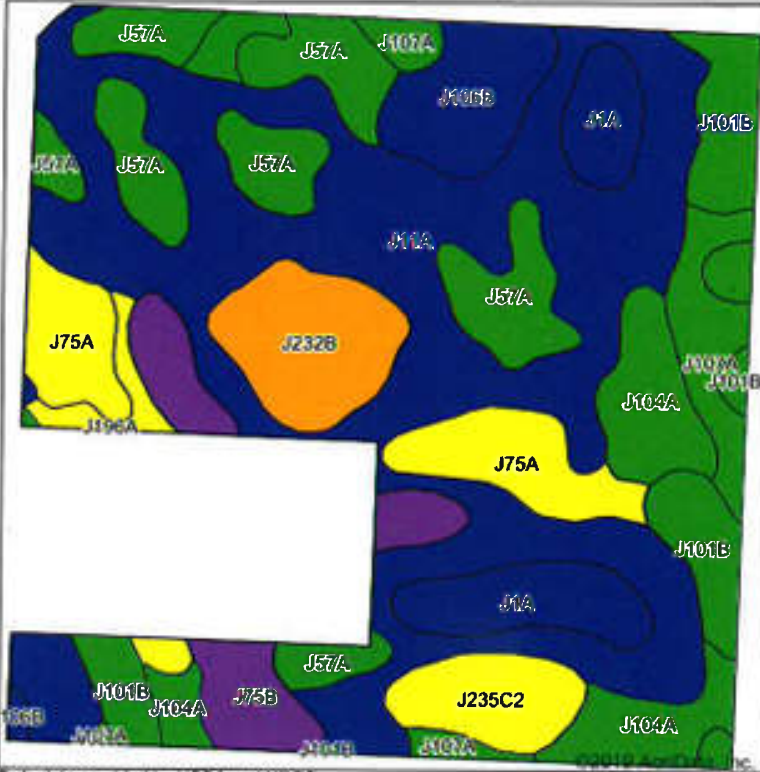
1-106N-42W
Murray County
Minnesota



1/23/2019

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

Soils Map



State: **Minnesota**
 County: **Murray**
 Location: **1-106N-42W**
 Township: **Leeds**
 Acres: **135.78**
 Date: **1/23/2019**

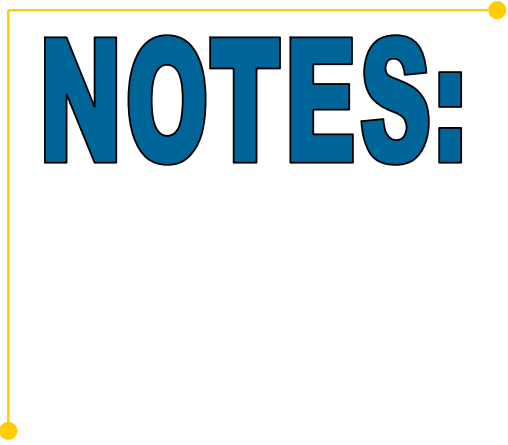
Map Provided by: **surety**
SALES THROUGH ONLINE MAPS
 © AgriData, Inc. 2019 www.Agridata.com



Soils data provided by USDA and NRCS

Area Symbol: MN101, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
J11A	Vallers clay loam, 0 to 2 percent slopes	52.20	38.4%		IIw	90	69
J57A	Balaton loam, 1 to 3 percent slopes	15.94	11.7%		IIs	96	71
J101B	Hokans-Svea complex, 1 to 4 percent slopes	9.87	7.3%		Ile	98	68
J104A	Svea loam, 1 to 3 percent slopes	8.95	6.6%		Ie	99	73
J75A	Fordville loam, coteau, 0 to 2 percent slopes	8.51	6.3%		IIs	64	49
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	7.38	5.4%		IIIw	86	60
J107A	Lakepark-Roliss-Parnell, depressional, complex, 0 to 3 percent slopes	6.96	5.1%		IIw	93	70
J232B	Barnes-Buse-Arvilla complex, 2 to 6 percent slopes	6.88	5.1%		Ile	74	52
J75B	Renshaw-Fordville loams, coteau, 2 to 6 percent slopes	6.86	5.1%		IVs	56	36
J106B	Barnes-Buse-Svea complex, 1 to 6 percent slopes	5.89	4.3%		Ile	88	66
J235C2	Buse-Barnes-Arvilla complex, 6 to 12 percent slopes, moderately eroded	4.42	3.3%		IIIe	64	42
J196A	Forada loam, 0 to 2 percent slopes	1.92	1.4%		IIw	65	55
Weighted Average						86.4	*n 64



NOTES: