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RETIREMENT ACREAGE & CATTLE FEEDING FACILITIES AT AUCTION

**41.18 Acre of Grange Township Pipestone Co., MN Acreage
with a Modern Ranch Style Home, Cattle Feeding Facilities,
Grain Storage & More!**

**Additionally, the Buyer Will Have the Option to Lease Approx.
173 Additional Adjacent Cropland Acres & Potentially 400
Acres of Pasture in 2 Separate Contiguous Parcels
Located in Pipestone Co., MN**

CHUCK SUTTON AUCTIONEER & LAND BROKER, LLC

FRIDAY JANUARY 31, 2020 SALE TIME: 10:00 AM

As we are retiring from farming, we will offer the following real property at auction at the property located at 1535 90th Ave, Pipestone, MN; or from the McDonald's Corner (Jct. of Hwy's #30 & #75) in Pipestone, MN - 5 miles north on Hwy. #75 to 151st St., then 1 mile east and approx. ¼ mile north to the farmstead; from Holland, MN – 4 miles west on Hwy. #8 (171st St.) and approx. 1 ¾ miles south on 90th Ave.



**CHUCK SUTTON
AUCTIONEER & LAND
BROKER
LLC**

**1116 N. West Ave.
Sioux Falls, SD 57104**

**Ph. 605-336-6315
suttonauction.com**

**Home & Building Site Available for Inspection Daily at Your Leisure
from 8:00 AM to 5:00 PM or by Appointment Arranged with the
Owner or the Auctioneers**

Attention – Acreage Buyers, Crop-Livestock Operators & Row Crop Operators! This auction presents an opportunity to purchase a nicely improved and sizeable +/-41.18 acre acreage/livestock farm. Additionally, the purchaser may have the opportunity to lease approx. 173 acres of Adjacent Productive Tillable Cropland. Furthermore, the owner has an additional 400 acres of contiguous pastureland located near Ward, SD, that may be available for lease to the purchaser. If you are in the market for a sizeable acreage with a modern ranch style home, cattle/livestock feeding facilities & grain storage, along with the opportunity to lease additional acres of cropland and pasture, then make plans to inspect this property and be in attendance at this auction.

This property has been recently surveyed and will be offered as a +/-41.18 Acre acreage/farmstead, inclusive of a modern ranch style home, livestock feeding facilities & grain storage. The improvements on this property include a stick built modern 3+ bedroom ranch style home constructed in 1993, with approx. 2,240 sq. ft. on the main floor, which is comprised of a living room w/vaulted ceiling & brick faced gas fireplace, formal dining room, kitchen w/oak cabinets & built-in dishwasher, island, snack bar and a dining area; an office/bedroom (no closet), 2 bedrooms w/closets, a full bath w/dual access from the master bedroom and hallway; a main floor laundry w/sink, a ¾ bath/mudroom, and a side entry to an attached double garage w/2 OH doors – which has accesses to both the main and basement levels of the home; this home has a full basement that is partially finished and is inclusive of a family room with a stone faced gas fireplace, a bedroom w/closet, a lg. stg room and/or bonus living space located next to the family room; a ¾ bath, a utility room with a Champion forced air furnace (2018) w/central AC (2019) and a Marathon 90 gal. elec. HW heater; an add'l. stg. room, and a stg./utility room w/access to a stairway that provides direct access to the garage and has a 200 amp breaker elec. service & sump pump. This home has a wood basement with concrete floor that is drain tiled around and under the home. The exterior of the home has masonite siding and asphalt shingles. The home is serviced by a septic system that will likely require updating pursuant to inspection and Pipestone County Conservation & Zoning regulations – the cost of any septic system updates will be at the expense of the buyer. The acreage is serviced by Lincoln-Pipestone rural water.

Other improvements include a metal machine shed (approx. 48'x120') w/approx. ½ concrete, and livestock facilities which according to Pipestone County Conservation & Zoning is registered as of the 2017 renewal of the Livestock Permit to accommodate 540 animal units (600 feeders & 100 cow/calf pairs); with facilities including a west alley with an open front cattle shed (approx. 36'x120) that services 2 livestock yards – south side with 192' of flat feed/pushup feed space and north side with 204' of flat feed/pushup feed space; barn with cattle working, sorting & loading area and a small office area, 6 livestock yards – much of which has continuous pipe fencing, miracle auto. water fountains at 9 locations, a northeast yard with approx. 224' of concrete flat/pushup feed space, SE yard with approx. 220' of concrete fenceline "J" bunk & +/-40'x60' open front bldg., S yard with approx. 140' of older "J" concrete feedbunk and a +/-45'x45' open front bldg., feed shed, 6,000 bu. steel grain bin & other incidental improvements. One additional noteworthy item is that electrical is mostly all underground power throughout the farmstead. The seller indicates that there currently are 2 existing wells on the property, 1 that will be certified as "in use" and a 2nd that will be sealed at the expense of the seller in the spring of 2020. South of the farmstead there is a grain storage facility which includes 2 Stormor bins – approx. 48'Dx32'H which are +/-50,000 bushels each; a Stormor grain bin – approx. 30'Dx28' bin (+/-15,000 bu.) with a Stormor Easy Drying System that needs work to be operational and a Stormor 24'Dx21' bin (+/-8,000 bu.) – A major item is that the bin site is serviced by 3 phase electrical. According to FSA information there are approx. 16 acres of cropland within the boundaries of the acreage, with the remainder comprised of the home site, livestock yards & other improvements, the bin site, waterway/drainage and roads. The adjacent cropland acres which are available for lease features some productive cropland which has excellent fertility gained from the regular application of cattle manure and has some high quality productive soils in the cropland areas. The RE taxes payable in 2019 on this property in the Homestead Amounts were \$3,954.00 on +/- 153 acres inclusive of the farmstead and \$156.00 on the +/-5 acre bin site.

GENERAL LEGAL DESC.: A parcel containing +/-41.18 acres in the E½ SE¼ in accordance with the Certificate of Survey thereof, in Sec. 18, T. 107N., R. 45W., except the N. +/-513' of the east +/-979' (11.50 acres), Grange Twp., Pipestone Co., MN.

TERMS: Cash - A 10% nonrefundable downpayment on the day of the sale with the balance due and payable on or before March 20, 2020, with possession of the home, livestock facilities & bin site. Marketable Title will be conveyed and at the option of the sellers either an abstract of title continued to date or owner's title insurance will be provided to the buyer for examination prior to closing, if title insurance is utilized the cost of the owner's policy will be divided 50-50 between the buyer and seller. The RE taxes payable in 2020 on the 153 acre parcel inclusive of the farmstead (proposed 2020 - \$3938.00 & the 5 acre bin site - proposed \$156.00) - will be split 50-50 between buyer and seller with the seller paying the May 15th payment & buyer paying the Nov. 15th payment. This property is sold in "AS IS" condition and is sold with no contingencies whatsoever and the merchantability or suitability of this property for any particular purpose is not guaranteed; any future permits concerning the use and compliance of the livestock feeding facilities as required by Pipestone County Conservation & Zoning that were last registered by the seller in 2017, will be the responsibility of the purchaser; furthermore any septic system replacement as required by Pipestone County Conservation & Zoning will be the responsibility and expense of the purchaser. The acres in this parcel are based on Surveyed Acres as determined by Midwest Land Surveying, Inc., with the survey and related costs to be paid by the seller, with the surveyed acres are understood to be "more or less". 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 yields, bases, payments & other FSA information is estimated and not guaranteed and are subject to County Committee Approval. 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. Sold subject to confirmation of the owner.

NOTE – The buyer of this property will have the opportunity to lease an adjacent +/-173 acres of cropland lying adjacent to it; additionally there is approx. 400 acres of pastureland located in Altona Twp. of Pipestone County, MN near Ward, SD (240 acres owned by Roger Rosendahl and a contiguous 160 acres owned by his sister, Marcella Eilders); the aforementioned lease acres that may be available to the purchaser(s) for lease in 2020 are subject to approval of Roger Rosendahl. For terms and rental information, contact Roger Rosendahl.

If you are in the market for an improved farmstead with a very nice home, livestock feeding facilities, grain storage and other amenities - that is especially well suited for cow-calf and/or cattle feeders, then make plans to inspect this parcel being offered for sale. Also, the opportunity for a purchaser to lease additional cropland and pasture acres is an added perk for the purchaser(s). Get your financing in order and make plans to be in attendance at this auction.

To view an auction packet see www.suttonauction.com or burlagepeterson.com. Property Available for interested parties to inspect at their leisure daily from 8:00 to 5:00 PM or contact Roger Rosendahl – ph. 507-820-1144 or the Auctioneers for Personal Showings. For additional information contact either the owner or the auctioneers.

ROGER ROSENDAHL, Owner

Cell Ph. 507-820-1144

Scott Barduson – Attorney & Closing Agent for the Sellers

- O'Neill, O'Neill & Barduson Law Firm - Pipestone MN - ph. 507-825-4266

CHUCK SUTTON - Auctioneer & Land Broker

- Sioux Falls, SD - ph. 605-336-6315 & Pipestone Office - ph. 507-825-3389

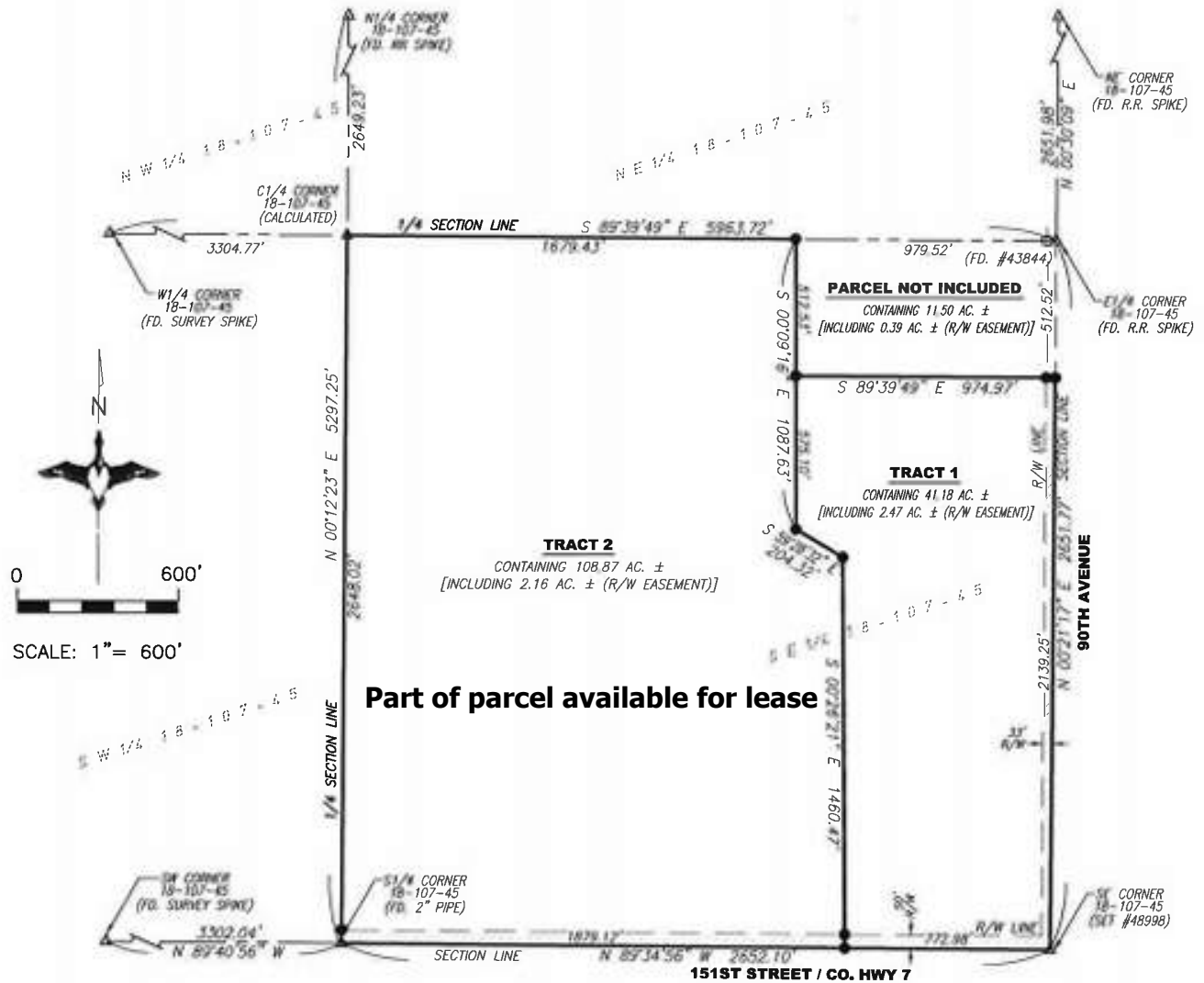
BURLAGE-PETERSON AUCTIONEERS & REALTORS – Brookings, SD – ph. 605-692-7102,

DEAN STOLTENBERG – Auctioneer & RE Salesperson - Jasper, MN - ph. 507-348-7352

& JARED SUTTON – Auctioneer & RE Salesperson – Flandreau, SD – ph. 605-864-8527

SALE DRAWING

OF THE SE1/4 OF SECTION 18, T107N, R45W, PIPESTONE COUNTY, MINNESOTA, EXCEPT THE NORTH 512.52' OF THE EAST 977' (MORE OR LESS) OF SAID SE1/4.



OWNERS: ROGER ROSENDAHL
CLIENT: SUTTON AUCTION SERVICE

LEGEND:

- SET PROPERTY CORNER
- FOUND PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

PREPARED BY:

Midwest
Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104

Phone: (605) 339-8901 FAX: (605) 274-8951

TOTAL ACRES FOR TRACT 1

41.18 ACRES±
[INCLUDING 2.47 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR TRACT 2

108.87 ACRES±
[INCLUDING 2.16 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR EXCLUDED PARCEL

11.50 ACRES±
[INCLUDING 2.16 AC.± OF R/W (EASEMENT)]

SALE DRAWING

OF THE SE1/4 OF SECTION 18, T107N, R45W, PIPESTONE COUNTY, MINNESOTA, EXCEPT THE NORTH 512.52' OF THE EAST 977' (MORE OR LESS) OF SAID SE1/4.



OWNERS: ROGER ROSENDAHL
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LEGEND:

- SET PROPERTY CORNER
- FOUND PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

NOTES:
 BASIS OF BEARINGS IS
 UTM-ZONE 14.
 PROJECT #19-816
 DRAWN BY: JEB

PREPARED BY:

Midwest
 Land Surveying, Inc.
 Land Surveying and GPS Consulting
 211 E. 14th Street Suite 100
 Sioux Falls, South Dakota 57104
 Phone: (605) 339-8901 FAX:(605) 274-8951

TOTAL ACRES FOR TRACT 1

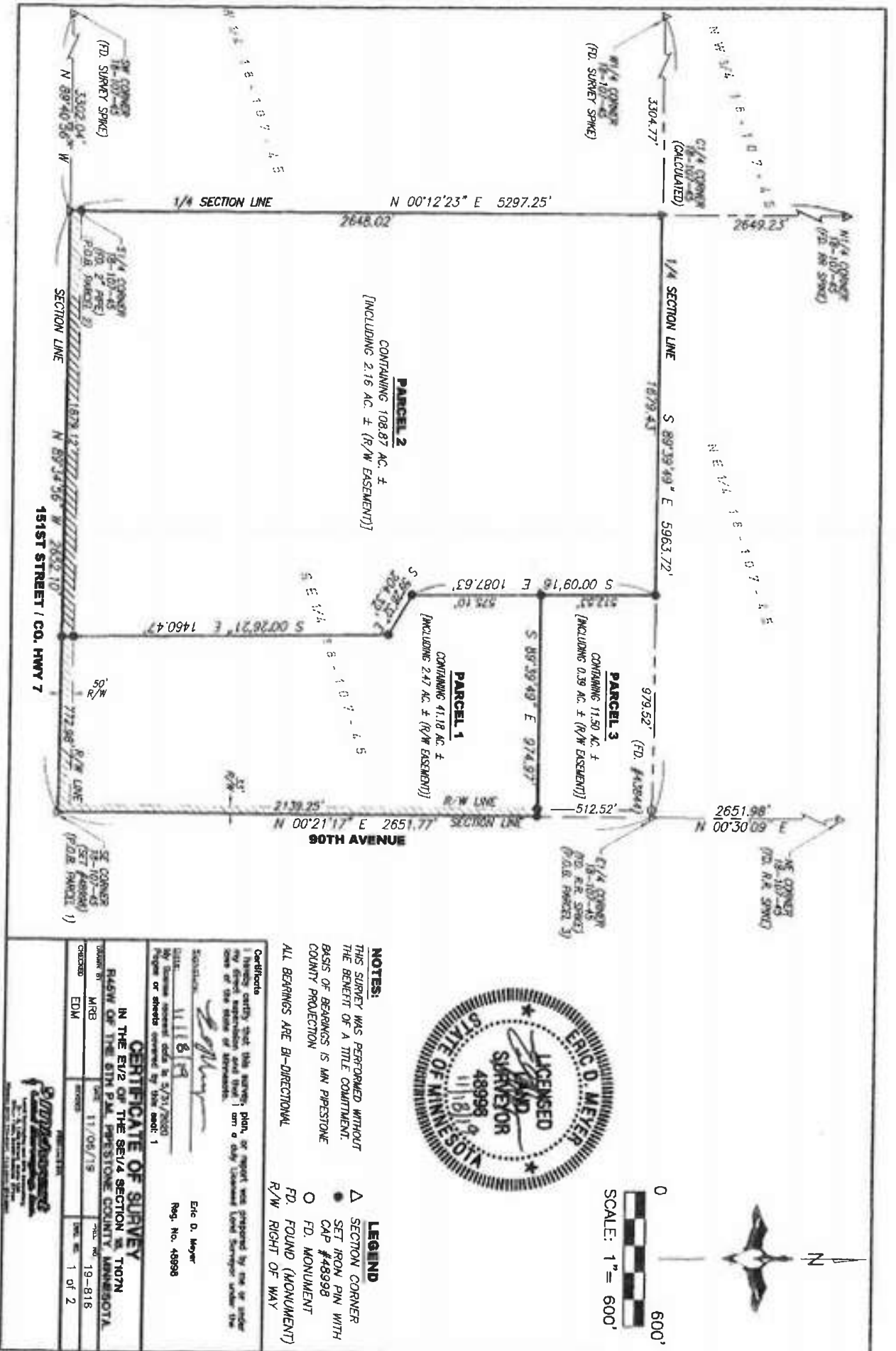
41.18 ACRES±
 [INCLUDING 2.47 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR TRACT 2

108.87 ACRES±
 [INCLUDING 2.16 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR EXCLUDED PARCEL

11.50 ACRES±
 [INCLUDING 2.16 AC.± OF R/W (EASEMENT)]



PARCEL 1 LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 107 NORTH, RANGE 45 WEST OF THE 5TH PRINCIPAL MERIDIAN, PRESTON COUNTY, MINNESOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;
THENCE SOUTH 89°34'54" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A
DISTANCE OF 772.88 FEET;
THENCE NORTH 00°26'21" WEST A DISTANCE OF 1460.47 FEET;
THENCE NORTH 59°28'32" WEST A DISTANCE OF 204.32 FEET;
THENCE NORTH 00°29'16" WEST A DISTANCE OF 379.19 FEET;
THENCE SOUTH 89°34'54" EAST A DISTANCE OF 874.87 FEET TO THE EAST LINE OF SAID
SOUTHEAST QUARTER;
THENCE SOUTH 00°27'17" WEST ALONG SAID EAST LINE A DISTANCE OF 2139.25 FEET TO THE
POINT OF BEGINNING.

SAID PARCEL HAVING AN AREA OF 1,793,790 SQUARE FEET OR 41.18 ACRES, MORE OR LESS.

PARCEL 2 LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 107 NORTH, RANGE
45 WEST OF THE 5TH PRINCIPAL MERIDIAN, PRESTON COUNTY, MINNESOTA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;
THENCE NORTH 00°27'21" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A
DISTANCE OF 2646.22 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER;
THENCE SOUTH 00°29'49" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A
DISTANCE OF 1679.43 FEET;
THENCE SOUTH 00°29'16" EAST A DISTANCE OF 1087.82 FEET;
THENCE SOUTH 89°34'54" EAST A DISTANCE OF 204.32 FEET;
THENCE SOUTH 00°27'21" EAST A DISTANCE OF 1084.47 FEET TO THE SOUTH LINE OF SAID
SOUTHEAST QUARTER;
THENCE NORTH 00°24'56" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1879.12 FEET TO THE
POINT OF BEGINNING.

SAID PARCEL HAVING AN AREA OF 4,742,197 SQUARE FEET OR 108.87 ACRES, MORE OR LESS.

PARCEL 3 LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 107 NORTH, RANGE
45 WEST OF THE 5TH PRINCIPAL MERIDIAN, PRESTON COUNTY, MINNESOTA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 00°27'17" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A
DISTANCE OF 512.53 FEET;
THENCE NORTH 89°34'49" WEST A DISTANCE OF 974.97 FEET;
THENCE NORTH 00°29'16" WEST A DISTANCE OF 512.53 FEET TO THE NORTH LINE OF SAID
SOUTHWEST QUARTER;
THENCE SOUTH 89°34'49" EAST ALONG SAID NORTH LINE A DISTANCE OF 979.52 FEET TO THE
POINT OF BEGINNING.

SAID PARCEL HAVING AN AREA OF 500,853 SQUARE FEET OR 11.50 ACRES, MORE OR LESS.



NOTES:

THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.

BASIS OF BEARINGS IS MN PIPESTONE
COUNTY PROJECTION

ALL BEARINGS ARE BI-DIRECTIONAL

Certification
I hereby certify that this survey, plan, or report was prepared by me or under
my direct supervision and that I am a duly Licensed Land Surveyor under the
laws of the State of Minnesota.

Eric D. Meyer

Reg. No. 48998

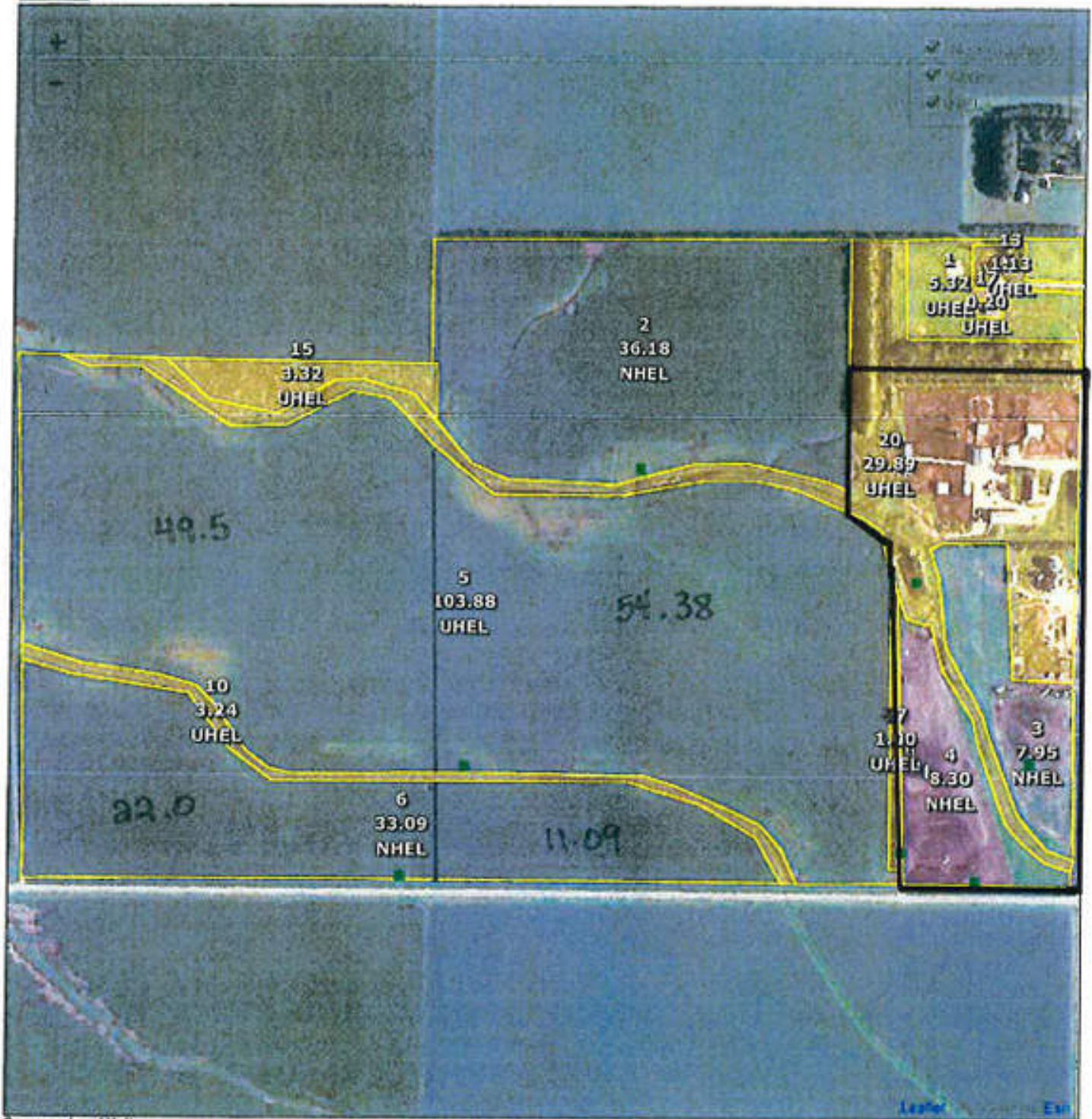
DATE: 11/16/17
By Electronic record date is 3/21/2020
Pages or sheets covered by this book: 1

CERTIFICATE OF SURVEY

IN THE E1/2 OF THE SE1/4 SECTION 18, TOWN
R45W OF THE 5TH P.M. PRESTON COUNTY, MINNESOTA.

OWNED BY	MRB	DATE	11/06/19	BOOK NO.	19-816
CHECKED	EDM	RECEIVED		DATE	2 OF 2





Common Land Unit
 Cropland Non-cropland CRP

Wetland Determination Identifiers

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

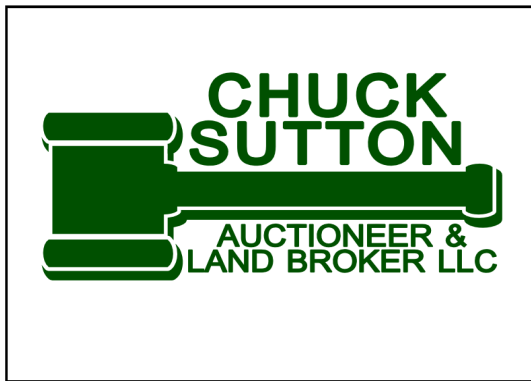
2020 Crop Year



Tract 3 of 4

Farm 6276
Tract 3747

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; neither 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).



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 5 years our firm has sold over 60,000 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 and his staff at Chuck Sutton Auctioneer & Land Broker, LLC or any of our other affiliated offices, and let him and his professional associates put their years of experience to work for You!!

"Remember, Successful Auctions Don't Just Happen, They're Planned!!"
www.suttonauction.com

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