

LAND AUCTION

2 Choice High Producing Parcels of Seward Township, Nobles County, MN Land

We will offer the following real property at auction at the land – Located from the Immanuel American Lutheran Church also known as Pflingsten Church - approx. ½ mile east with Farm #1 lying north and Farm #2 lying south of 130th Street and both are bordered on the east by Nystrom Ave. (Nobles Co. Hwy. #34); from Fulda, MN – approx. 3 ½ miles south on Hwy. #59, then 4 miles west on Hwy. #18 (120th St.) and 1 mile south on Hwy. #74 (Nystrom Ave.) to the Jct. of Hwy. #18 (130th St.); from Worthington, MN (I-90) – Approx. 12 ½ miles north on Hwy. #59 (Quine Ave.), 4 miles west on Hwy. #18 (120th St.) and 1 mile south on Hwy. #74 (Nystrom Ave.) to the Jct. of Hwy. #18 (130th St.); from Wilmont, MN – ½ mile east on 160th St., then 3 miles north on Hwy. #13 (Hesselt-Roth Ave. and 5 ½ miles east on Hwy. #18 (130th St.); or from Reading, MN – 7 miles north on Hwy. #9 (McCall Ave.) and 1 ½ miles east on 130th St.

THURSDAY OCTOBER 21, 2021 SALE TIME: 10:00 AM

AUCTIONEERS NOTE: This auction presents a great opportunity to purchase two Choice Well Located Parcels of Nobles County, MN Land which has been in the Brinkman Family for over 59 years. Both of these farms have high percentage tillable, high quality soils and very good eye appeal. This land has been well farmed and maintained in excellent states of cultivation. This land situated in a progressive agricultural area of Nobles County, MN and truly must be seen to be appreciated!

FARM #1 - +/- 106.44 Acres – LEGAL DESC.: The SE ¼ of the SE ¼ and the S ½ of the SE ¼, Exc. a +/-11.77 acre acreage site in the SE¼ SE¼, Sec.18, T. 104N., R. 40W., (Seward Twp.), Nobles Co., MN

This land is located approximately ¼ mile east of Pflingsten Church. According to FSA information this _106.44_ acre farm has approx. 103.48 acres of cropland with an FSA 52.08 acre corn base with a 165 bu. PLC yield and a 51.33 acre soybean base with a 47 bu. PLC yield and currently is enrolled under the ARC County option of the USDA farm program for corn and soybeans. According to the Nobles County Assessor this farm has a CER of 83.12 & 85.23, also information obtained from Surety Agri Data, Inc. indicates that this farm has a very high weighted average productivity index of 96.4, with the soils on this farm comprised of mostly Class I & II soils. The general topography of this land is level to nearly level.

FARM #2 - +/-80 Acres – LEGAL DESC.: The N½ of the NE¼ of Sec.19, T. 104N., R. 40W., (Seward Twp.), Nobles County, MN

This land is located approximately ½ mile east of Phingsten Church, with the NE Corner of the land at the Jct. of 130th St. & Nystrom Ave. According to FSA information this +/-80 acre farm has approx. 75.74 acres of cropland with an FSA 38.12 acre corn base with a 165 bu. PLC yield and a 37.57 acre soybean base with a 47 bu. PLC yield and currently is enrolled under the ARC County option of the USDA farm program for corn and soybeans. According to the Nobles County Assessor this farm has a CER of 81.60, also information obtained from Surety Agri Data, Inc. indicates that this farm has a very high weighted average productivity index of 95.2, with the soils on this farm comprised of mostly Class I & II soils. The general topography of this land is level to nearly level.

TERMS: Cash - A 10% nonrefundable earnest money payment sale day and the balance on or before December 2, 2021, with possession subsequent to the harvest of the 2021 crops and the rights of the existing tenant and his rights under the lease which expires on March 1, 2021. Marketable Title will be conveyed and abstracts of title continued to date will be provided to the buyer for examination prior to closing. All of the RE taxes payable in 2021 will be paid by the sellers with the buyer(s) to be responsible for payment of all of the RE taxes due & payable in 2022. 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 based on the acres as stated on the county tax records with the acres understood to be "more or less" 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. The sellers represent that there are no wells on the property. 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.

This property has potential to serve as an excellent addition to an area row crop or crop/livestock operation and/or as an investment property. If you are in the market for a very desirable parcel or parcels of high producing Nobles Co., MN land, then make plans inspect this property and be in attendance at this auction. Please mark your calendars and plan to attend this auction, or if you are unable to attend and need to make arrangements to bid by phone, then contact the auctioneers prior to sale day to make arrangements. To View FSA Maps, Soils, Tile Maps or additional information, see www.suttonauction.com or contact the auctioneers.

HEIRS OF IVAN & EDITH BRINKMAN

John Brinkman, JoAnne Smith, Mary Harrisville & Lori Crowley, Owners
- Hedeem, Hughes & Wetering - Attorney & Closing Agent for the Sellers
- Worthington, MN – ph. 507-376-3181

CHUCK SUTTON - Auctioneer & Land Broker – Sioux Falls, SD - ph. 605-336-6315,
- MN Auct. Lic. #59-26 - - Pipestone Realty, LLC – Listing Firm
- Pipestone, MN – ph. 507-825-3389

DEAN STOLTENBERG – RE Salesperson & Auctioneer - Lic. #59-38
- Jasper, MN - ph. 507-348-7352

JARED SUTTON – RE Salesperson & Auctioneer - Lic. #59-72 ph. 605-864-8527

Successful Auctions don't just happen—They're Planned. Call us today to book your successful auction! 605-336-6315 www.suttonauction.com



Aerial Map



Map Center: 43° 48' 18.34, -95° 40' 59.14



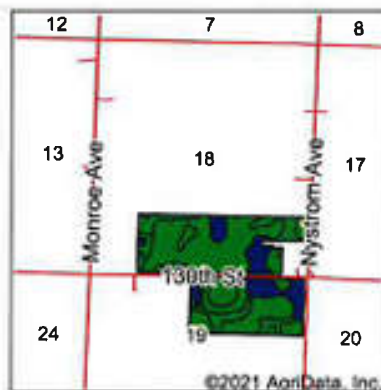
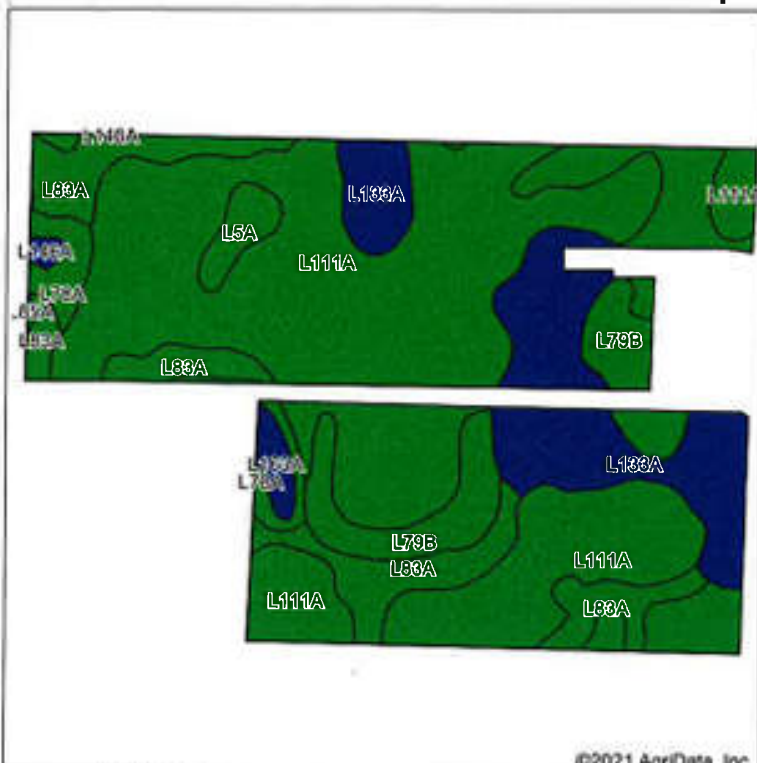
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19-104N-40W
Nobles County
Minnesota



7/28/2021

Soils Map



State: **Minnesota**
 County: **Nobles**
 Location: **19-104N-40W**
 Township: **Seward**
 Acres: **179.16**
 Date: **7/28/2021**



Maps Provided By:



Soils data provided by USDA and NRCS

Area Symbol: MN105, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	101.36	56.6%	■	Ie	100
L83A	Webster clay loam, 0 to 2 percent slopes	27.90	15.6%	■	IIw	93
L133A	Waldorf silty clay loam, 0 to 2 percent slopes	26.40	14.7%	■	IIw	85
L79B	Clarion loam, 2 to 6 percent slopes	13.29	7.4%	■	Ile	95
L78A	Canisteo clay loam, 0 to 2 percent slopes	4.85	2.7%	■	IIw	93
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	2.84	1.6%	■	IIw	96
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	1.79	1.0%	■	IIIw	86
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	0.59	0.3%	■	IIw	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.14	0.1%	■	Iw	99
Weighted Average						95.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS



United States Department of Agriculture

Nobles County, Minnesota

Farm 327

Tract 23119

2021 Program Year

Map Created April 06, 2021

1044018



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

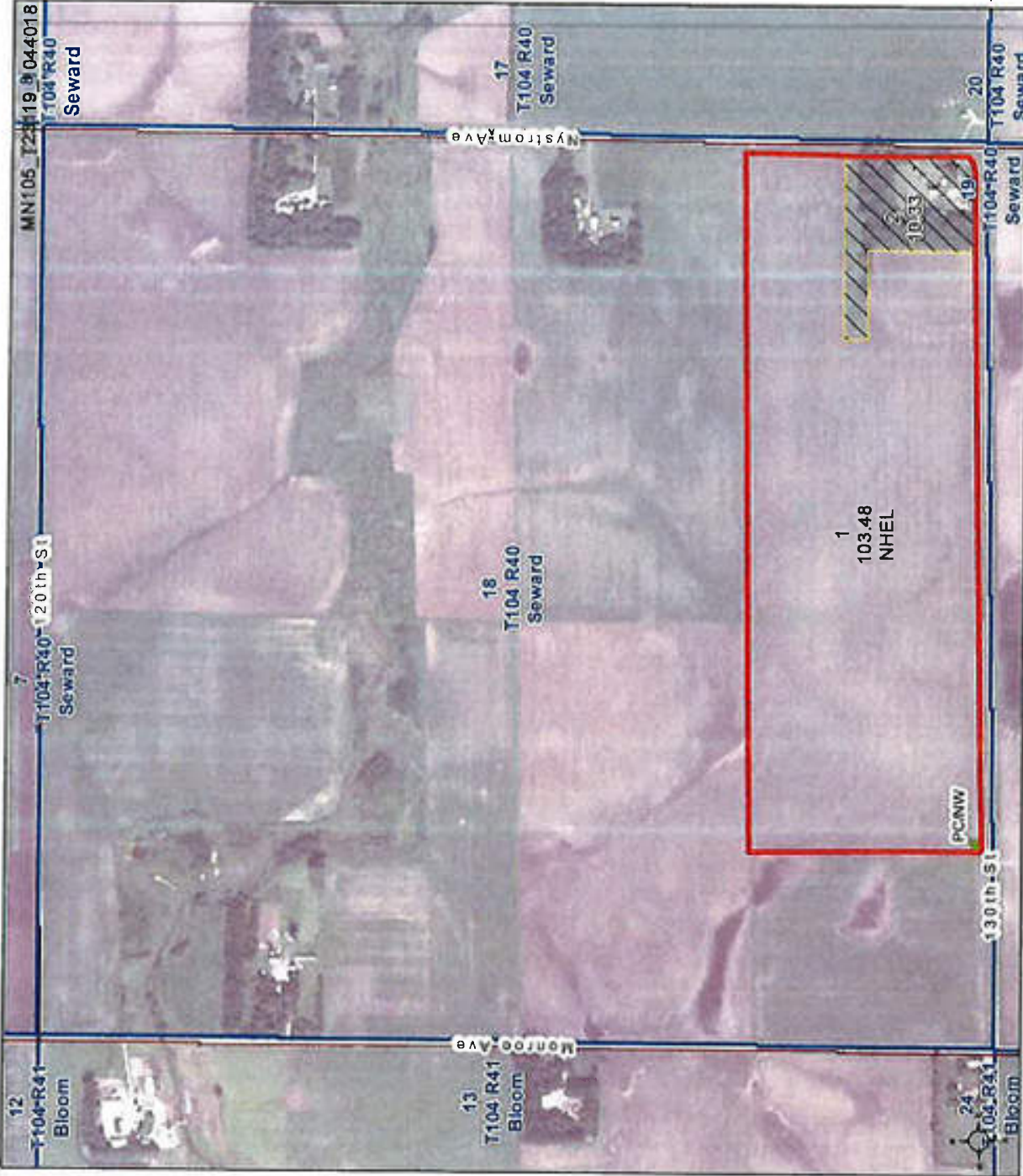
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 103.48 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. 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 2019 NAIP imagery.

Aerial Map



Nobles Co #7



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Map Center: 43° 48' 45.18, -95° 40' 58.13



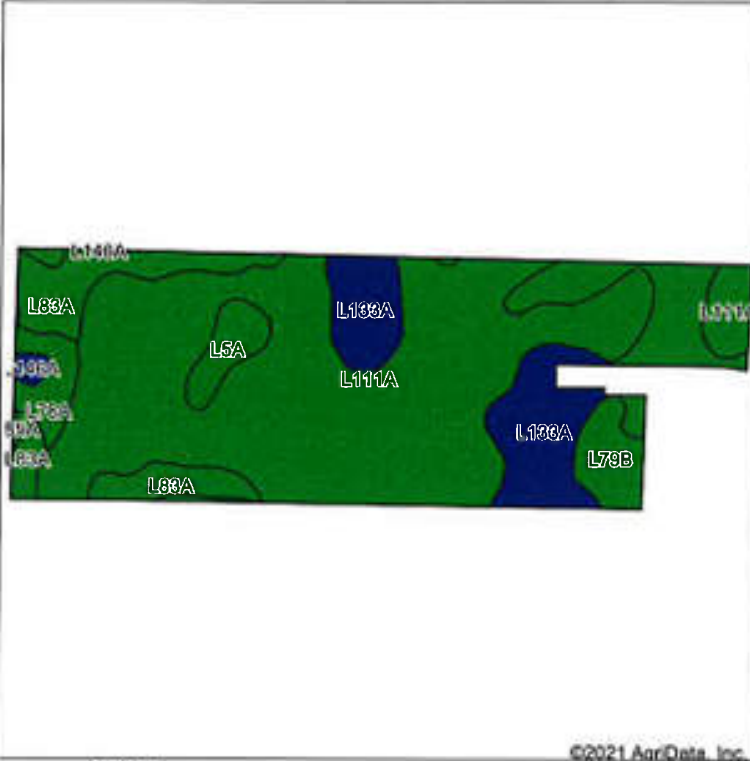
18-104N-40W
Nobles County
Minnesota



7/28/2021

Field borders provided by Farm Service Agency as of 5/21/2018

Soils Map



State: **Minnesota**
 County: **Nobles**
 Location: **18-104N-40W**
 Township: **Seward**
 Acres: **103.42**
 Date: **7/28/2021**



Maps Provided By



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Soils data provided by USDA and NRCS.

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Area Symbol: MN105, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	62.93	60.8%		Ie	100
L83A	Webster clay loam, 0 to 2 percent slopes	17.13	16.6%		IIw	93
L133A	Waldorf silty clay loam, 0 to 2 percent slopes	12.87	12.4%		IIw	85
L79B	Clarion loam, 2 to 6 percent slopes	3.69	3.6%		Ile	95
L78A	Canisteo clay loam, 0 to 2 percent slopes	3.23	3.1%		IIw	93
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	2.84	2.7%		IIw	96
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	0.59	0.6%		IIIw	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.14	0.1%		Iw	99
Weighted Average						96.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Customer: John Brinkman
 Tract: 395 Farm 327
 Date: 9/23/2014
 Seward Section 18-104-40

Certified Wetland Determination

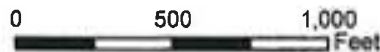
Agency: NRCS
 Field Office: Worthington
 District: Nobles SWCD



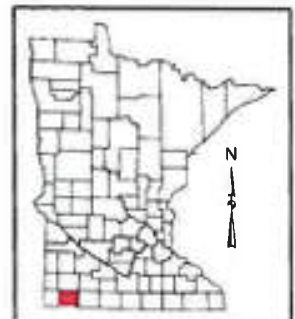
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	CPD		TP
	CW		WX

United States Department of Agriculture
 Natural Resources Conservation Service

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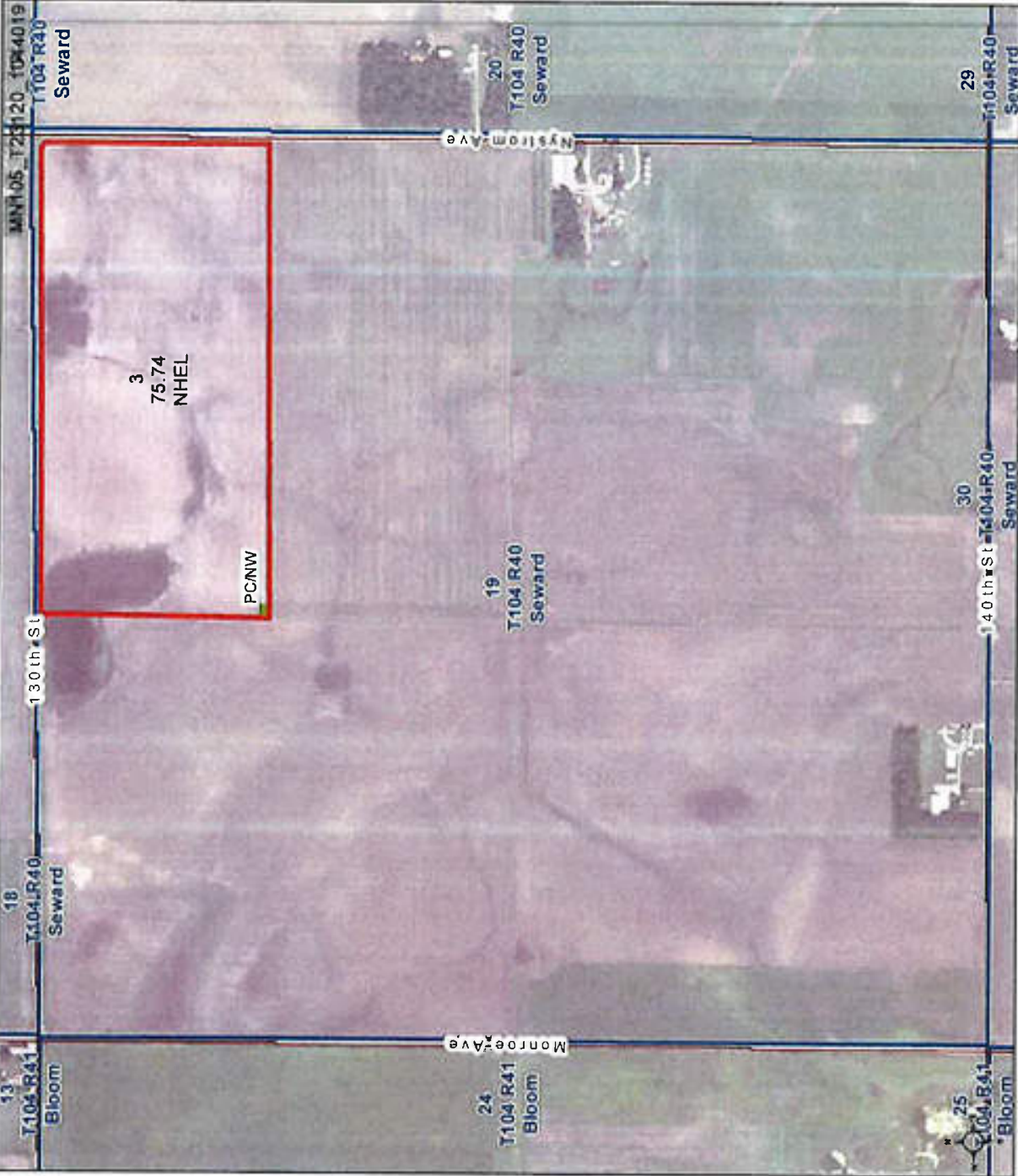


Farm 327
Tract 23120

2021 Program Year

Map Created April 06, 2021

1044019



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



Wetland Determination Identifiers

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

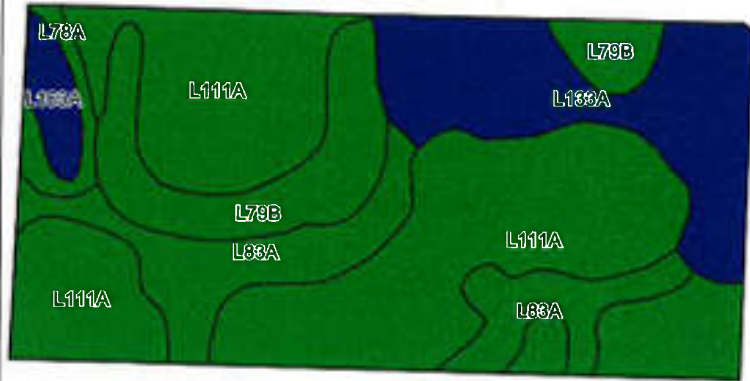
Tract Cropland Total: 75.74 acres

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Aerial Map



Soils Map



State: **Minnesota**
 County: **Nobles**
 Location: **19-104N-40W**
 Township: **Seward**
 Acres: **75.74**
 Date: **7/28/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

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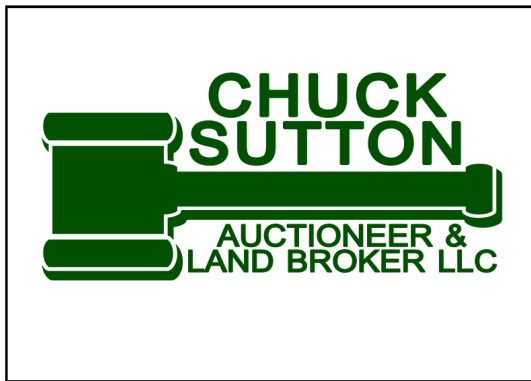
www.AgrDataInc.com

Area Symbol: MN105, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	38.42	50.7%		Ie	100
L133A	Waldorf silty clay loam, 0 to 2 percent slopes	13.53	17.9%		IIw	85
L83A	Webster clay loam, 0 to 2 percent slopes	10.77	14.2%		IIw	93
L79B	Clarion loam, 2 to 6 percent slopes	9.60	12.7%		Ile	95
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	1.79	2.4%		IIIw	86
L78A	Canisteo clay loam, 0 to 2 percent slopes	1.63	2.2%		IIw	93
Weighted Average						95.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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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!!"

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