

SUTTON AUCTION

TIEDEMAN LAND AUCTION

*WEDNESDAY
OCTOBER 27, 2021*

*SALE TIME:
10:00 AM.*

SUTTON AUCTION

1116 N. West Ave.
Sioux Falls, SD 57104
ph. 605-336-6315



+/-98.68 Acres of Unimproved Verdi Twp., Lincoln County, MN Cropland & Pasture with 1 Wind Tower

We will offer the following real property at auction "On Site" at the land located from Lake Benton, MN (Jct. of Hwy's. #14 & #75) – 2 miles west on Hwy. #14; from Elkton, SD – 2 miles north to Skyview Junction at the Jct. of Hwy's #14 & #13, then approx. 9¾ miles east on Hwy. #14. **Note the Acreage Sites are not included and the boundaries are somewhat irregular – see suttonauction.com or burlagepeterson.com to view maps & survey information.**

This productive +/-98.68 acre farm will be offered as a unit. This property has a variety of amenities – including productive cropland, pasture/hayland and has additional revenue generated from an existing wind turbine and wind rights. According to FSA information this farm has approx. 69.18 acres of cropland with a 29.83 acre corn base with a 159 bu. PLC yield and is enrolled under ARC County Election of the USDA farm program. Currently it appears that approx. 36 acres are under cultivation and the remainder of the cropland acres are being utilized as hay & grassland. According to the Lincoln County Assessor this farm has a CER of 53.05, furthermore information obtained from Surety Agri-Data indicates this land has a soil productivity index of 84.4. The general topography of this land is gently rolling to somewhat hilly, with some lower lying areas in the drainage and waterways.

There is an existing wind turbine and wind easement in place on this property with Minndakota Wind, LLC c/o Avangrid Renewables, LLC, which has wind rights and 1 wind turbine in place on the property – which will be assigned to the buyer of this parcel, with this contract paying a base minimum payment of \$2,750.00, plus a royalty payment based on the wind power generated from the existing wind turbine which historically in total within the past 3 years has paid \$6,154.00 in 2018, \$6,442.00 in 2019 and \$6,119.00 in 2020 according to the owner; the new buyer will receive 100% of the payment in 2022 and each year thereafter for the remaining initial term of the contract which is scheduled to expire in 2037, furthermore the easement provides for an option to renew for 2 additional 5 year extensions – one of which has been exercised extending the contract through 2042, with one additional 5 year option to extend not yet exercised (**Note past wind production payments are provided for reference and future payments may vary, as payments are subject to variables and terms of the existing easement**). The buyer will be assigned to receive 100% of any wind easement payments apportioned to the portion purchased, payable in 2022 and for the remaining term of the easement. The RE taxes payable in 2021 on this land were \$1,692.00.

LEGAL DESC.: The SE ¼ of Sec. 1, T. 109N., R. 46W., excluding a surveyed +/-14.85 acre parcel and except a +/-4.0 acre parcel, (Verdi Twp.), Lincoln County, MN

TERMS: Cash - A 10% nonrefundable earnest money payment sale day and the balance on or before Dec. 10, 2021, with landlord's possession and full possession subsequent to the harvest of the 2021 standing crops and the rights of the existing tenants subject to the terms of their existing farm lease which expires on March 1, 2022. Marketable Title will be conveyed and abstracts of title continued to date will be provided to the buyer for examination prior to closing. This property has a previously executed wind turbine & wind rights agreement/easement, to which the buyer will be obligated to assume and comply with all remaining terms and provisions, the sellers retaining the payment made in 2021 along with any previous payments and the buyer(s) to receive the payments in 2022 and in the future in accordance with the term of the agreement. 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 is estimated and subject to FSA County Committee approval. This property will be sold based on the acres as determined by a survey to be completed by Bueltel-Moseng Land Surveying, Inc., with the acres understood to be "more or less". 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. **This property would make excellent addition to an area row crop & crop/livestock operation and/or as investment property, with additional income generated from the wind turbine generation and wind energy easements. For additional information see the auctioneers websites at www.suttonauction.com or www.burlagepeterson.com, or contact the auctioneers.**

MARTIA (Mrs. Delmar) TIEDEMAN, Owner

Glen A. Petersen - Attorney & Closing Agent for the Seller – Tyler, MN – ph. 507-247-5515

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

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

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



United States
Department of
Agriculture

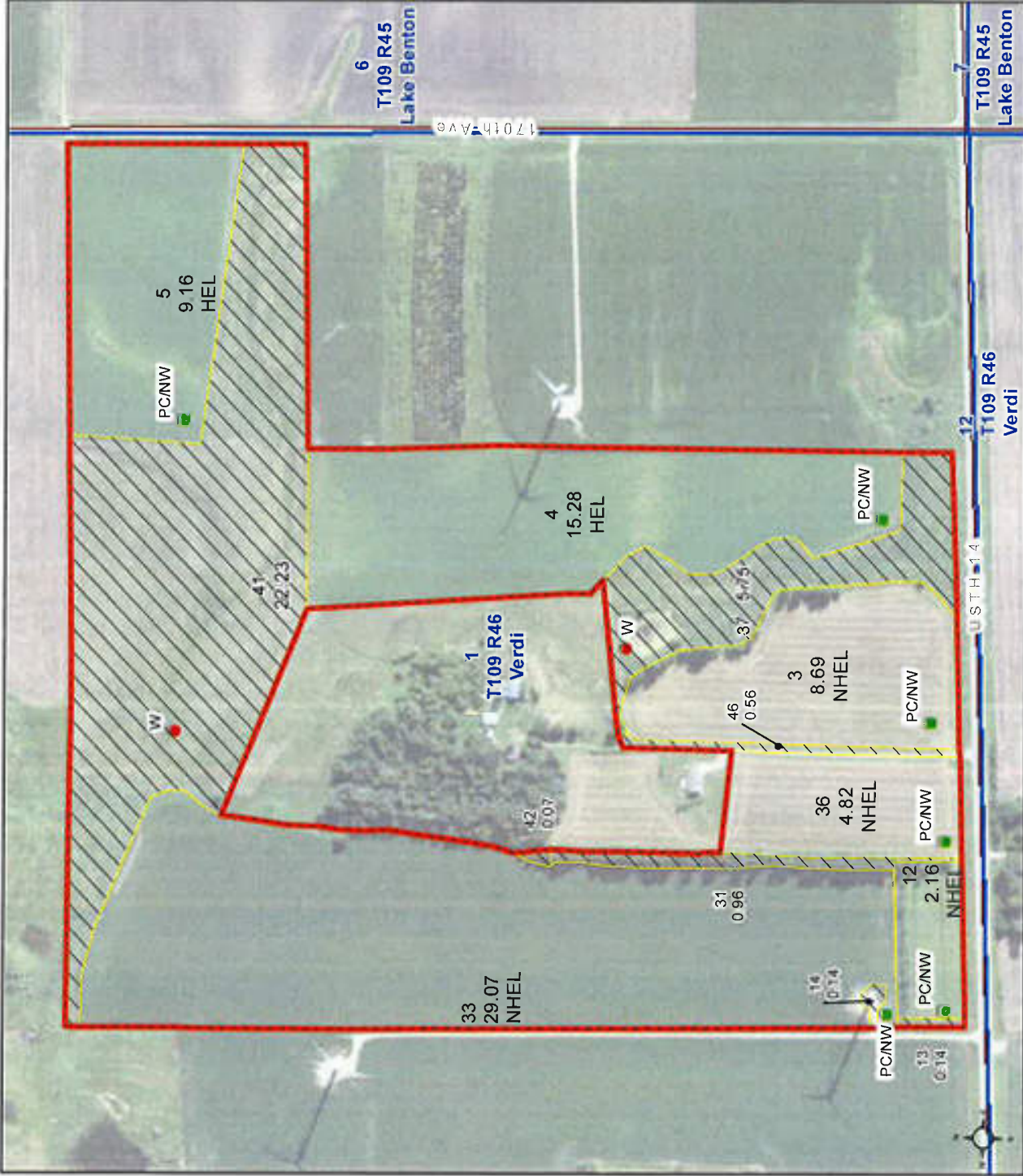
Lincoln County, Minnesota

Farm 6167

Tract 5699

2021 Program Year

Map Created March 30, 2021



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

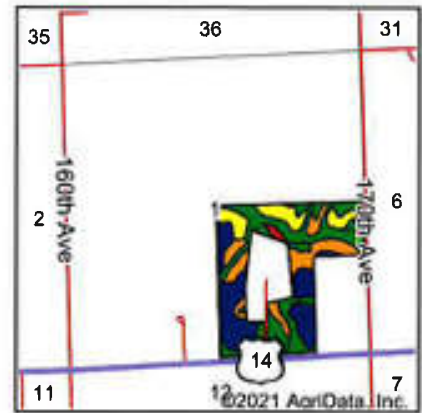
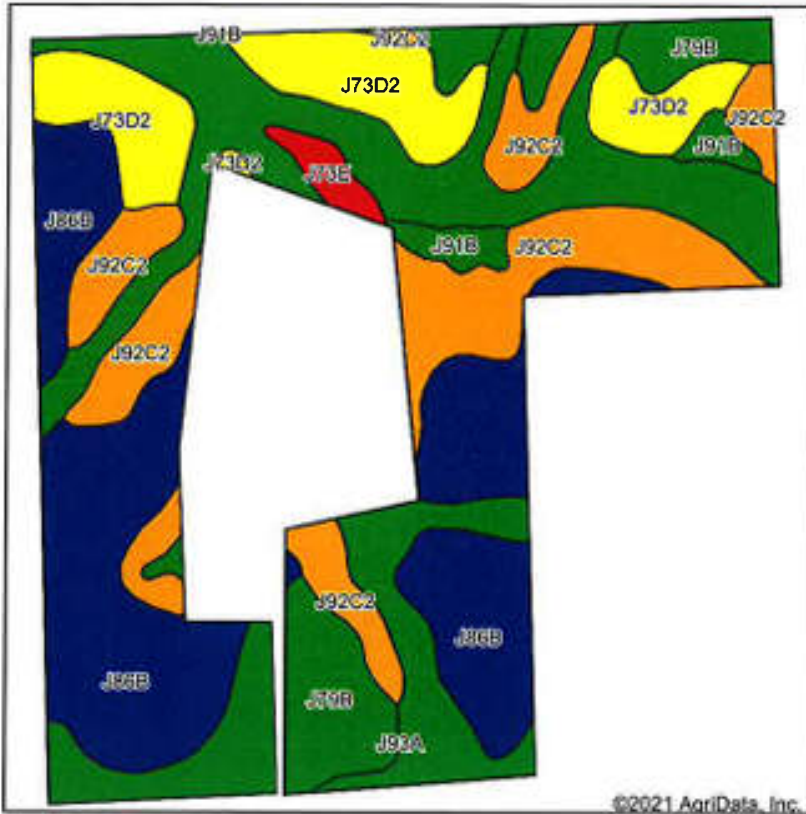
Wetland Determination Identifiers

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

Tract Cropland Total: 69.18 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 2019 NAIP imagery.

Soils Map



State: **Minnesota**
 County: **Lincoln**
 Location: **1-109N-46W**
 Township: **Verdi**
 Acres: **98.99**
 Date: **9/21/2021**



Soils data provided by USDA and NRCS.

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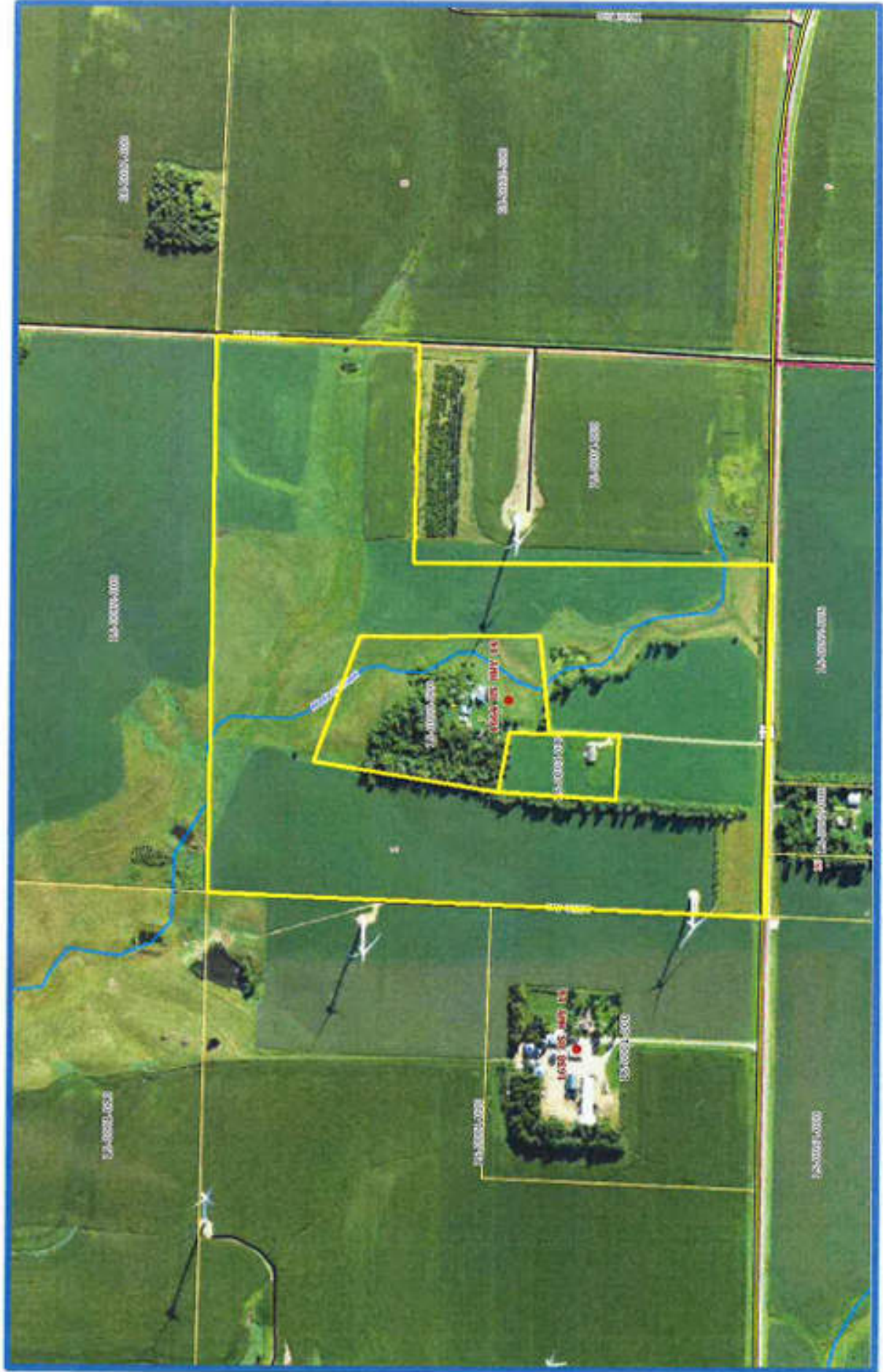
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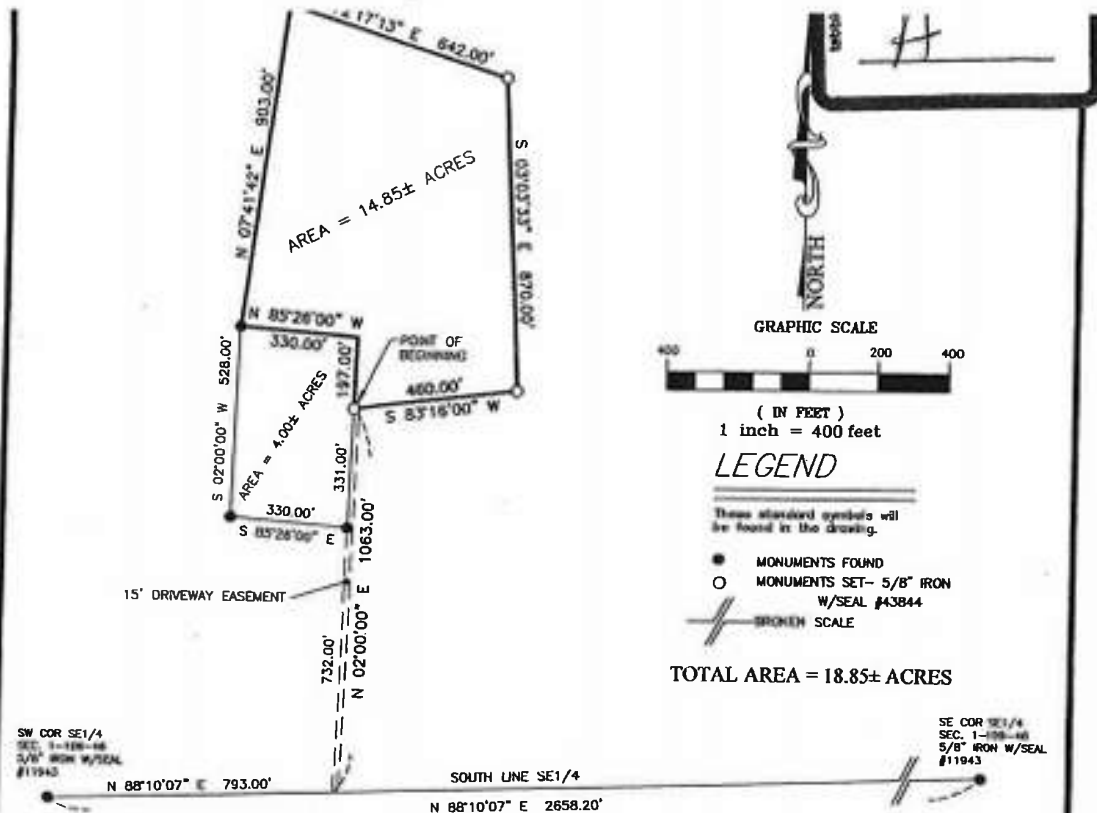
Area Symbol: MN081, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J86B	Vienna silty clay loam, 3 to 6 percent slopes	28.24	28.5%		Ile	90
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	23.34	23.6%		IIw	92
J92C2	Buse-Vienna complex, 6 to 12 percent slopes, moderately eroded	19.01	19.2%		IIIe	76
J79B	Vienna-Brookings complex, 1 to 6 percent slopes	13.07	13.2%		Ile	94
J73D2	Buse clay loam, 12 to 18 percent slopes, moderately eroded	12.19	12.3%		IVe	63
J91B	Darnen loam, stratified substratum, 2 to 6 percent slopes	1.91	1.9%		Ile	97
J73E	Buse clay loam, 18 to 25 percent slopes	1.23	1.2%		VIe	29
Weighted Average						84.4

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Map





LAND DESCRIPTION

All that part of the Southeast Quarter of Section 1, Township 109 North, Range 46 West, Lincoln County Minnesota, being more particularly described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence North 88 degrees 10 minutes 07 seconds East, bearing based on Lincoln County Coordinate System, along the south line of said Southeast Quarter, a distance of 793.00 feet; thence North 02 degrees 00 minutes 00 seconds East a distance of 1063.00 feet, to the point of beginning; thence continuing North 02 degrees 00 minutes 00 seconds East a distance of 197.00 feet; thence North 85 degrees 26 minutes 00 seconds West a distance of 330.00 feet; thence North 07 degrees 41 minutes 42 seconds East a distance of 903.00 feet; thence South 72 degrees 17 minutes 13 seconds East a distance of 642.00 feet; thence South 03 degrees 03 minutes 33 seconds East a distance of 870.00 feet; thence South 83 degrees 16 minutes 00 seconds West a distance of 460.00 feet, to the point of beginning.

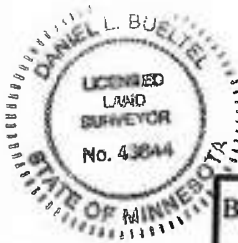
Together with a 15 foot driveway easement lying easterly and adjacent to the following described line:

Commencing at the southwest corner of said Southeast Quarter; thence North 88 degrees 10 minutes 07 seconds East, bearing based on Lincoln County Coordinate System, along the south line of said Southeast Quarter, a distance of 793.00 feet, to the point of beginning of said line to be described; thence North 02 degrees 00 minutes 00 seconds East a distance of 1063.00 feet, said line there terminating. The easterly side of said easement is to be prolonged to end on a line that bears North 83 degrees 16 minutes 00 seconds East from said point of termination.

Said tract is subject to any existing highways, roadways, or easements.

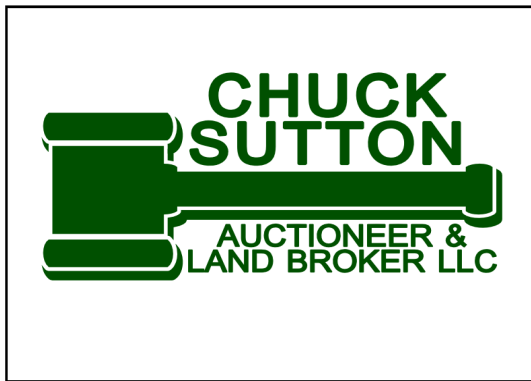
SURVEYOR'S CERTIFICATION
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

 DANIEL L. BUELTEL LICENSE NO: 43844
 DATE: NOVEMBER 3, 2014



TIEDEMAN/DELMAR SURVEY

Prepared by
Bueltel-Moseng Land Surveying, Inc.
 Marshall, MN 56258 Ph. 507-532-9043
 PROJECT NO. 14-4212



www.suttonauction.com

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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!!"

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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