

ESTATE LAND AUCTION

+/- 77.50 Acres of Productive High Percentage Tillable Burke Township Pipestone County Minnesota Land Located Near Woodstock, MN

We will offer the following real property at auction at FARM #1 located from .located from Howard, SD - 7 miles west on Hwy. #34 and 1/2 mile south on Hwy. #25 (427th Ave.) – with Farm #1 located on the east side of Hwy. #25 and Farm #2 located on the west side of Hwy. #25; or from Roswell, SD - 1 1/2 miles east on Hwy. #34 and 1/2 mile south on Hwy. #25; from Epiphany, SD - 1/4 mile west, 10 miles north on Hwy. #25.

TUESDAY NOVEMBER 2, 2021

Sale Time: 10:00 am

AUCTIONEER'S NOTE: Due to the multi-fractioned ownership in this land, the Heard Brothers have made the decision to offer this productive well located parcel of Pipestone County, MN land at public auction. This auction presents the opportunity to purchase parcel of land that has been in the Heard Family for over 40 years. This farm is inclusive of some Choice Productive High Percentage Tillable Cropland and would make an excellent addition to add to a row crop farming operation or investment., Please mark your calendars and make plans to inspect this property and we will look forward to your attendance at this auction!

DARYL HEARD, DALE HEARD & LESLIE HEARD, Owners

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This +/-77.5 acre parcel of land will be offered as a unit. According to FSA information this +/-77.50 acre farm may have the acres slightly overstated, as FSA indicates this farm has approx. 77.89 acres of cropland with an FSA 29.16 acre corn base with a 161 bu. PLC yield and a 28.94 acre soybean base with a 46 bu. PLC yield; and has been enrolled under the ARC County election of the USDA farm program for both corn and soybeans. This land has some excellent soils as according to the Pipestone County Assessor this land has a CER of 67.5, furthermore information obtained from Surety Agri-Data indicates this land has an extremely high weighted soil rating of 92.2, with the predominate soils comprised of primarily Class I & II soils. The general topography of this land is level to gently rolling. This is an inside parcel of land bounded on the north by MN Hwy. #30, with the non-tillable acres comprised of a grassed waterway. The RE taxes on this land payable in 2021 were \$2,610.00.

LEGAL DESC.: The E $\frac{1}{2}$ NW $\frac{1}{4}$, except roads and less the S. 2 Rods of the E $\frac{1}{2}$ NW $\frac{1}{4}$ (containing approx 1 Acre) in Sec. 15, T. 106N., R. 44W., (Burke Twp.), Pipestone County, MN

TERMS: Cash - A 10% nonrefundable earnest money payment sale day and the balance on or before Dec. 17, 2021, with landlord's possession, with full possession and Fall tillage privileges subsequent to the harvest of the 2021 standing crops and the rights of the existing tenant subject to the terms of their existing farm lease. 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 is estimated and subject to FSA County Committee approval. This property will be sold based on the acres as stated on the county tax records, 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. The 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 heirs/owners.

This is a desirable well located parcel of land with a high percentage tillable and excellent soils, which must be seen to be appreciated! If you are unable to attend and need to make arrangements for absentee bidding, please contact the auctioneers prior to the auction to make arrangements to bid. For additional information see www.suttonauction.com or contact the auctioneers.

DARYL HEARD, DALE HEARD & LESLIE HEARD, Owners

O'Neill & Barduson Law Firm - Attorney & Closing Agent for the Sellers – Pipestone, MN

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

DEAN STOLTENBERG – RE Salesperson & Auctioneer – Auct. Lic. #59-38

- Jasper, MN - ph. 507-348-7352

JARED SUTTON – RE Salesperson & Auctioneer – Auct. Lic. #59-72

- Flandreau, SD – ph. 605-864-8527



United States
Department of
Agriculture

Murray County, Minnesota

Farm 7924

Tract 8038

2021 Program Year

Map Created March 29, 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

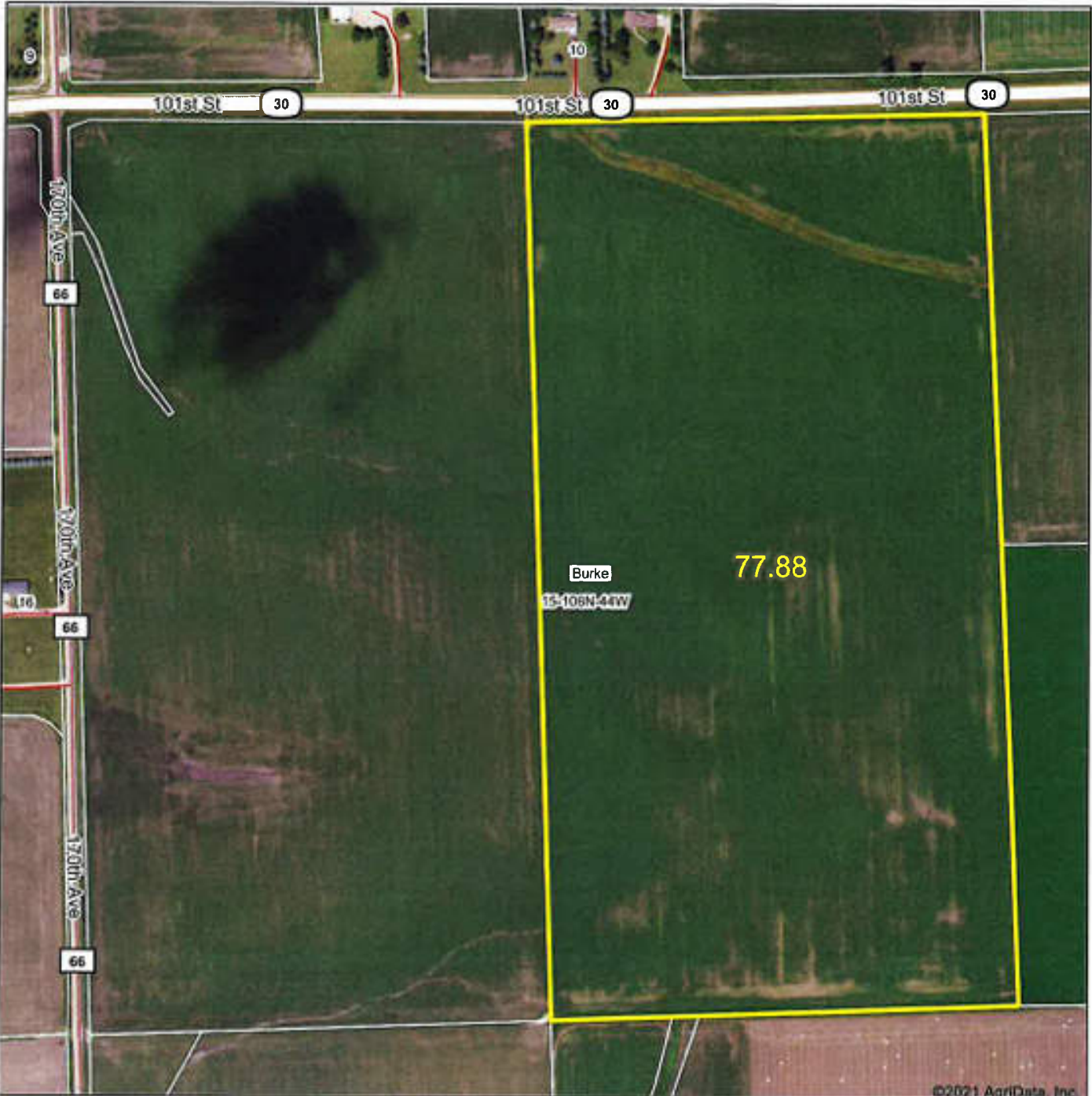
- Common Land Unit**
 Cropland
 Tract Boundary
 Minnesota_Transparency_Polygon_02142019

- Wetland Determination Identifiers**
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 77.89 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.

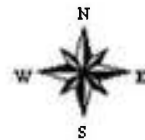
Aerial Map



Map Center: 43° 59' 24.47, -96° 7' 9.33



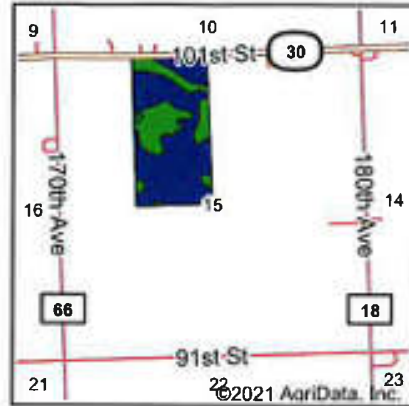
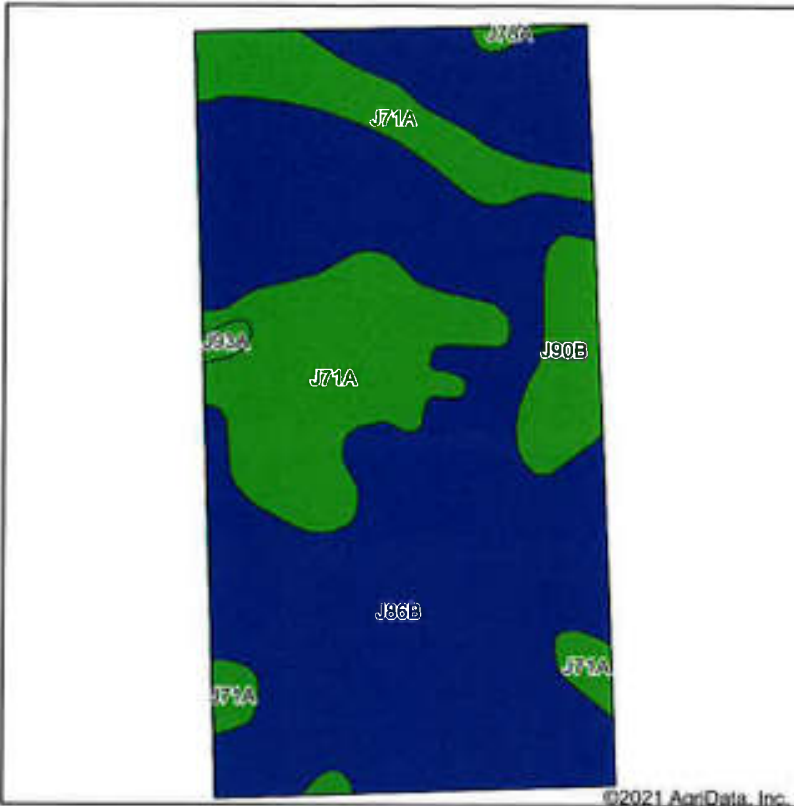
15-106N-44W
Pipestone County
Minnesota



2/8/2021

Field borders provided by Farm Service Aerials of 5/21/2020

Soils Map



State: **Minnesota**
 County: **Pipestone**
 Location: **15-106N-44W**
 Township: **Burke**
 Acres: **77.88**
 Date: **2/8/2021**



Maps Provided By



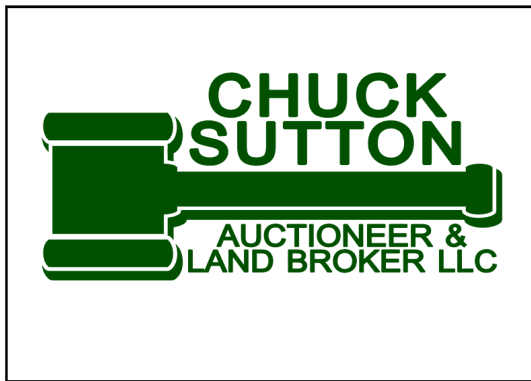
Soils data provided by USDA and NRCS.

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Area Symbol: MN117 - Soil Area Version: 20						
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	53.59	68.8%		Ile	90
J71A	Brookings silty clay loam, 0 to 2 percent slopes	19.89	25.5%		Iw	98
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	3.66	4.7%		Ile	93
J78A	Lismore silty clay loam, 1 to 3 percent slopes	0.38	0.5%		Ie	98
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	0.36	0.5%		Ilw	92
Weighted Average						92.2

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



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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 10 years our firm has sold over 115,000 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

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