

LORENZEN

**ESTATE
LAND
AUCTION**

**+/-374.47 Acres in
3 High Producing
Pipestone County
Minnesota Farms
Including**

**FARM #1 -
+/- 140.94 Acres**

**FARM #2 -
+/-78.2 Acres
Situated Across the
Road from One
Another in Elmer**

**Twp. and
FARM #3 -
+/- 155.33 Acres in
Eden Twp.**



**Chuck Sutton
Auctioneer & Land
Broker, LLC**

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

TUES. DEC. 8, 2020

**FARMS #1 & #2 – +/- 219.14 Acres of Elmer
Twp., Pipestone Co., MN Land -
Sale Time: 10:00 AM**

**FARM #3 – +/-155.33 Acres of Eden Twp.,
Pipestone Co., MN Land -
Sale Time: 2:00 PM**

AUCTIONEER'S NOTE: In order to dissolve the multi-fractioned ownership in the land owned by the Elmer & Dolores Lorenzen Family Trust, the beneficiaries have made the decision to offer the following parcels of land at public auction. This auction presents the opportunity to purchase 3 parcels of Pipestone County Minnesota land that are Inclusive of some Productive High-Quality Cropland Acres. If you are in the market for a parcel or parcels of productive Pipestone County MN Land to add to an row crop farming operation, crop-livestock operation or as an investment, then make plans to inspect these properties and be in attendance at this auction!

FARM #1 & #2: SALE TIME 10:00 AM – Both of these farms will be offered "On Site" at FARM #1 - which is located from Trosky, MN – approx. 1/8th mile west to Hwy. #75, then approx. 2 miles north on Hwy. #75 to Co. Hwy. #2 (51st St.), then 2 miles east on 51st St. & 1/2 mile north on 120th Ave. which is at the south end of Farm #1 on the west side of the road and Farm #2 on the east side of the road; from Pipestone, MN (Jct. of Hwy's. #30 & #75) – approx. 4 miles south on Hwy. #75 & approx. 2 1/8 mile east on 61st St. to the NE Corner of FARM #1 at the Jct. of 120th Ave. & 61st St.; from Hatfield, MN (Jct. of 130th Ave. & 71st St. – 1 mile west on 71st St. and 1 mile south on 120th Ave.; or from Ihlen, MN – 5 miles east on 41st St., 2 miles north on Hwy. #75 and approx. 2 1/8 miles east to the NE corner of the land.

FARM #1 – +/- 140.94 Acres – LEGAL DESC.: The NE¼, Sec. 3, T. 105N., R. 45W., less a +/-20 acre tract- commencing 1,304' S of the NE corner, then W. 733', NW'ly 301', W. 218', S. 174', E. 135', S. 795', E., 612', N. 76', E. 451' & N. 716' for Pt. of Beginning, (Elmer Twp.), Pipestone Co., MN.

FARM #1 consists of +/-140.94 acres of High Percentage Tillable Productive Elmer Twp., Pipestone County MN Land – This attractive +/-140.94 acre parcel of land will be offered as a unit. There are some improvements included with this farm that are located south of the driveway including a metal machine shed (approx. 48'x100'), a +/-5,000 bu. dryer bin w/24' diameter with a full drying floor and stirator and a +/-4,000 bu. bin w/18' diameter. This farm has excellent eye appeal and has a level to gently rolling topography and high quality soils. According to FSA information this farm has approx. 133.64 acres of cropland with a 73.52 acre corn base with a 152 bu. PLC yield and a 60.26 acre soybean base with a 44 bu. PLC yield and is enrolled under the ARC County Election of the USDA farm program. The non-tillable acres consist of a couple of small of grassland/drainage areas and roads. This land has some excellent soils as according to the Pipestone County Assessor this farm has a CER of 71.06 and information obtained from Surety Agri-Data indicates this land has an extremely high weighted soil rating of 93.3, with the predominate soils comprised of Class I & II soils. The productivity and farmability of this land has been enhanced by the installation of a substantial amount of drain tile, as according to the current operator this farm has over 21,000' of drain tile installed throughout sectors of the farm - including approx. 8,040' installed in 2002, 11,500' in 2003 installed by D.K.M. Construction with bills available showing the costs & footages (no maps available) and approx.1,760' installed in 2005 by Johnson Ditching with a map available. The RE taxes payable in 2020 on this land were \$5,342.00.

FARM #2 - +/-78.2 Acres – Located just east of Farm #1 - From the NE Corner of Farm #1 (Jct. of 61st St. & 120th Ave. – 1/4 mile south on the east side of 120th Ave. **LEGAL DESC.:** The NW ¼, Exc. the N. 82 Rods, in Sec. 2, T. 105N., R. 45W., (Elmer Twp.), Pipestone County, MN.

FARM #2 consists of +/-78.2 acre parcel of Elmer Township, Pipestone County, MN Land with a relatively high percentage tillable, with the nontillable acres comprised primarily of waterway and roads. This +/-78.2 acre parcel of land will be offered as an individual unit. This farm has good eye appeal and has a gently rolling to rolling topography and high quality soils. According to FSA information this farm has approx. 71.25 acres of total cropland, although through 2020 this farm had approx. 62.24 acres of effective cropland due to the CRP reduction in cropland acres, as approx. 9.01 acres of the cropland were enrolled in the CRP program which has now expired, so previously this farm had a 34.14 acre corn base with a 152 bu. PLC yield and a 28.05 acre soybean base with a 44 bu. PLC yield and is enrolled under the ARC County Election of the USDA farm program, thus the cropland and base acres may be subject to a slight adjustment subsequent to the expiration of the CRP contract. The non-tillable acres consist of a couple of small of grassed waterways/drainage areas and roads. This land has some quality soils as according to the Pipestone County Assessor this farm has a CER of 66.83 and information obtained from Surety Agri-Data indicates this land has a high weighted soil rating of 83.5. The productivity and farmability of this land has been enhanced by the installation of a small amount of strategically located drain tile in various locations on the farm including over 3,000' of unmapped older tile that runs from east to west near the waterway and in the NW sector of the farm according to the tenant, plus an additional +/-2,190' of tile installed by Johnson Ditching in 2005 with a map available on that portion. The RE taxes payable in 2020 on this land were \$2,406.00.

FARM #3: 2:00 PM – +/-155.33 Acres of Productive Eden Township, Pipestone County, MN Land -

Located from the Jct. of Hwy. #23 & Co. Hwy. #2 (41st Street) in Ihlen, MN – approx. 1 ¼ miles east on 41st ST. (Co. Hwy. #2) and approx. 1 ¼ miles north on 60th Ave. (Note the +/-11.24 acreage in the SW Corner of the Quarter is excluded); from Pipestone, MN – 4 miles southwest on Hwy. #23, approx. ¼ mile east on 61st St. and ½ mile south on 60th Ave. to the NW Corner of the land. **LEGAL DESC.:** The S½ SW¼ and the S ½ N ½ SW ¼, less an 11.24 acre acreage in the SW¼ SW¼ of Sec. 2, T. 105N, R. 46W. – Containing +/-108.76 acres; and the N½ N½ of the SW ¼ of Sec. 2, T. 105N, R. 46W. – Containing +/-40 acres; All in Eden Twp., Pipestone Co., MN.

FARM #3 consists of +/-155.33 acres of Eden Township, Pipestone County, MN Land. This +/-155.33 acre parcel of land will be offered as an individual unit. This farm has good eye appeal and has a level to gently rolling topography and productive soils. According to FSA information this farm has approx. 118.48 acres of cropland with a 64.99 acre corn base with a 152 bu. PLC yield and a 53.42 acre soybean base with a 44 bu. PLC yield and is enrolled under the ARC County Election of the USDA farm program. The non-tillable portions of this farm consist of a large +/-34.28 acre grassed waterway – much of which is hayed, with the exception of some lowland pockets, drainage & roads. This land has some quality soils as according to the Pipestone County Assessor the 108.76 acre parcel has a CER of 74.06 and on the 40 acre parcel has a CER of 78.3; also information obtained from Surety Agri-Data indicates this land has a high weighted soil rating of 75.8. This property has a superb location near the Cargill Grain Terminal and other area grain markets. This farm would make an excellent addition to an area row crop and/or crop/livestock operation. The farmability of this land has been enhanced by the installation of drain tile by Evans Farm Drainage, including approx. 2,088' in 2005 and approx. 3,860' in 2011 with maps available. The RE taxes payable in 2020 on this land were \$3,148.00 on the +/-108.76 acre parcel and \$1,782.00 on the 40 acre parcel.

TERMS: Cash - A 10% nonrefundable earnest money payment sale day & balance on or before January 29, 2021, with possession. 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 2020 will be paid by the sellers with the buyer(s) to be responsible for payment of all of the RE taxes due & payable in 2021. 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 determined by a survey as completed by Midwest Land Surveying, Inc., with the acres understood to be "more or less". All Drain Tile information is based on representations deemed to be reliable, but are estimated and not guaranteed, as maps from the installers are not available on various parcels and some maps are approximate hand drawn representations from the previous tenant. The properties are 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 Trustee. **For additional information see www.suttonauction.com or contact the auctioneers.**

ELMER & DELORES LORENZEN FAMILY TRUST

- Peoples Bank Trustee - Brad Van Heuvelen –

Sioux Center, Iowa – ph. 712-722-0100

– Scott L. Barduson – O'Neill, O'Neill & Barduson Law Firm

- Attorney & Closing Agent for the Sellers – Pipestone, MN

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 and

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

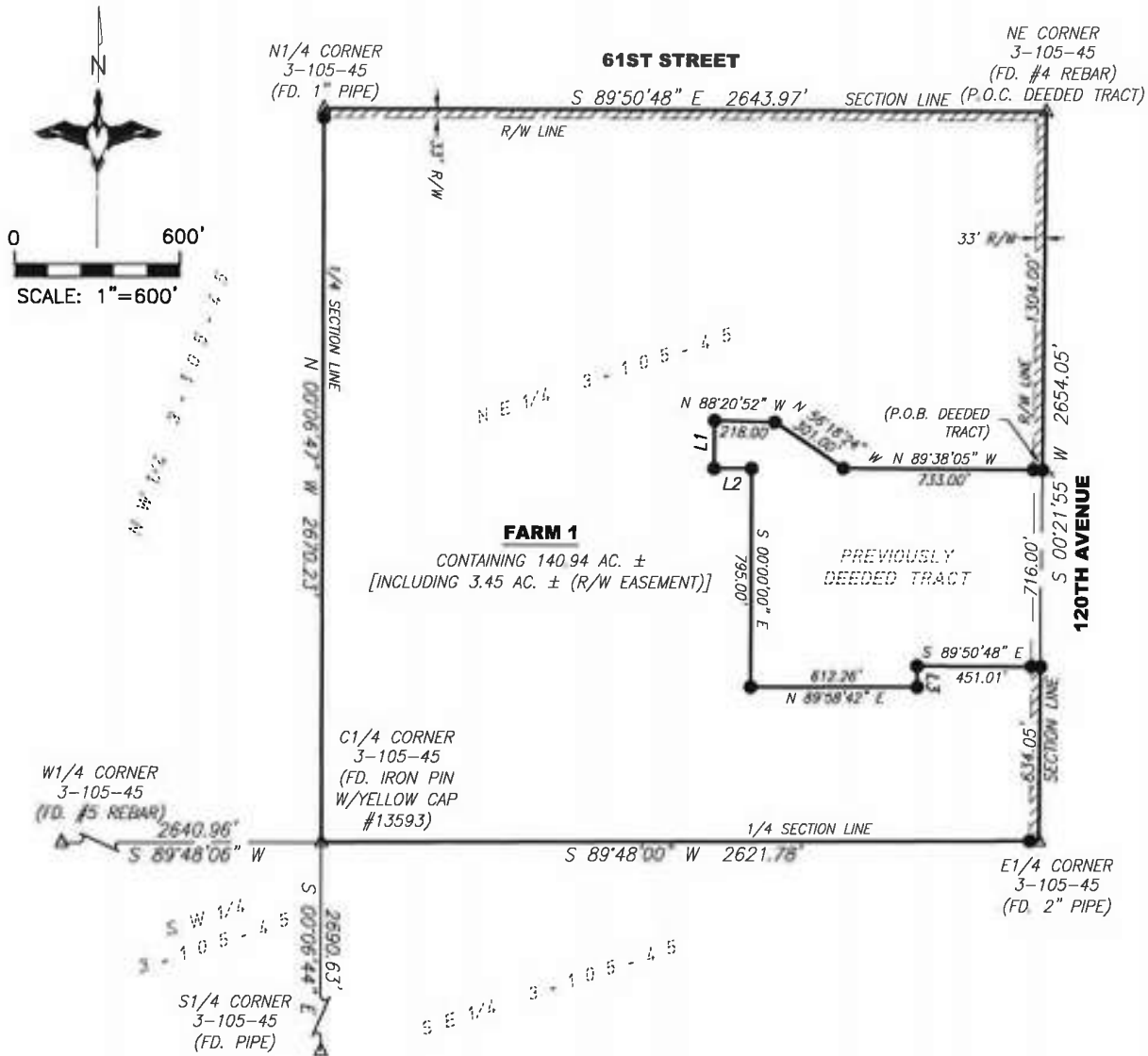
- Jasper, MN - ph. 507-348-7352

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

– Flandreau, SD – ph. 605-864-8527

SALE DRAWING - FARM 1

IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 105 NORTH, RANGE 45 WEST OF THE 5TH P.M., PIPESTONE CO., MN



OWNERS: ELMER & DELORES LORENZEN FAMILY TRUST
CLIENT: SUTTON AUCTION SERVICE

FARM 1 LEGAL DESCRIPTION:
 THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 105 NORTH, RANGE 45 WEST OF THE 5TH PRINCIPAL MERIDIAN, PIPESTONE COUNTY, MINNESOTA; EXCEPT A PREVIOUSLY DEEDED TRACT OF LAND.

LINE	BEARING	DISTANCE
L1	S 00°21'55" W	174.00'
L2	N 89°58'42" E	135.00'
L3	N 00°17'58" W	76.00'

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

TOTAL ACRES FOR FARM 1
 140.94 ACRES±
 [INCLUDING 3.45 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR PREVIOUSLY SURVEYED TRACT
 19.96 ACRES±
 [INCLUDING 0.54 AC.± OF R/W (EASEMENT)]

NOTES:
 BASIS OF BEARINGS IS UTM-ZONE 14.
 PROJECT #20-883
 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

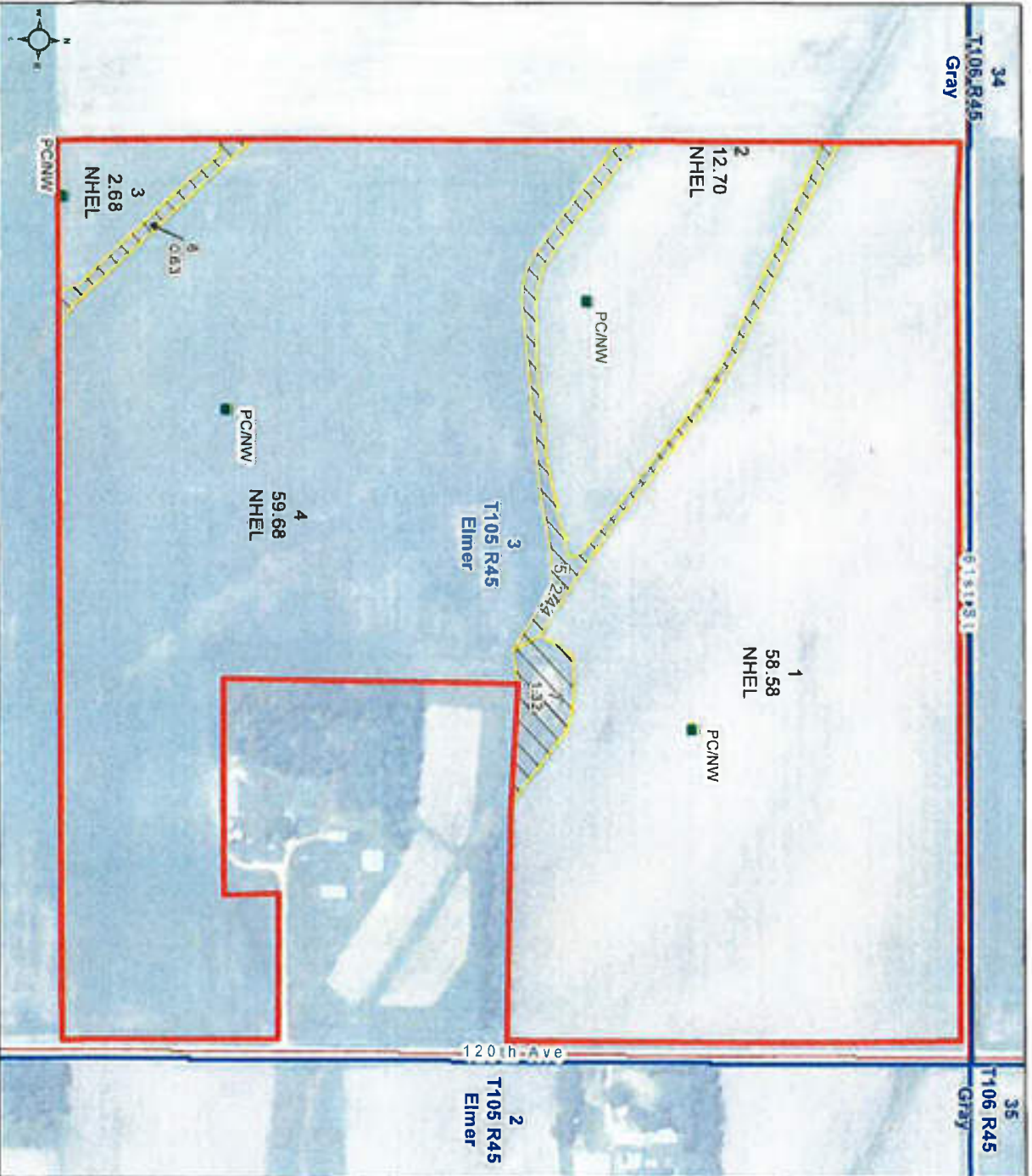
Pipestone County, Minnesota

Farm 5878

Tract 4771

2020 Program Year

Map Created May 04 2020



- 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, ISS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

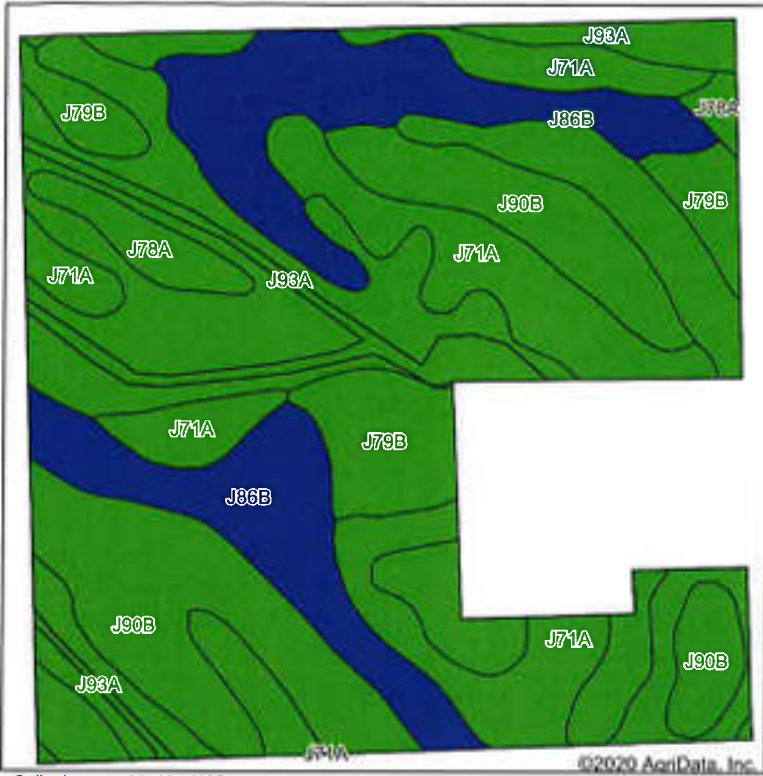
- Common Land Unit**
- Non-Cropland
 - Cropland
 - Tract Boundary
 - Minnesota_Transparency_Polygon_02142019

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

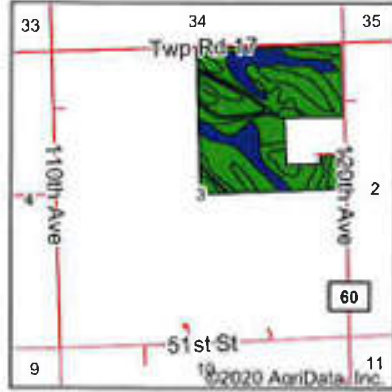
Tract Cropland Total: 133.64 acres

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.

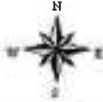
Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Pipestone**
 Location: **3-105N-45W**
 Township: **Elmer**
 Acres: **137.66**
 Date: **8/6/2020**



Area Symbol: MN117, Soil Area Version: 20

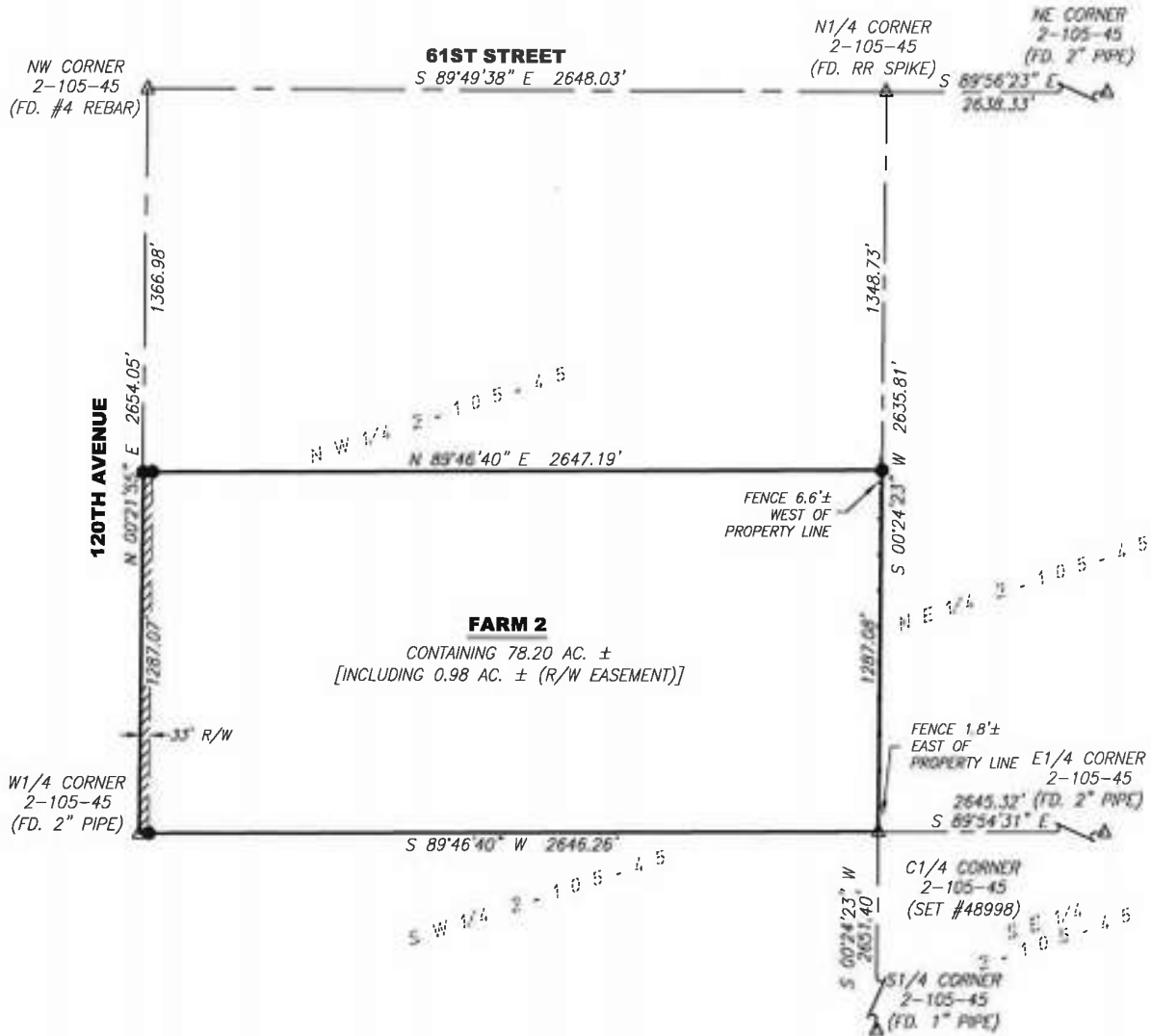
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	44.08	32.0%		llw	92
J71A	Brookings silty clay loam, 0 to 2 percent slopes	27.63	20.1%		lw	98
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	26.66	19.4%		lle	93
J86B	Vienna silty clay loam, 3 to 6 percent slopes	25.56	18.6%		lle	90
J79B	Vienna-Brookings complex, 1 to 6 percent slopes	10.03	7.3%		lle	94
J78A	Lismore silty clay loam, 1 to 3 percent slopes	3.70	2.7%		le	98
Weighted Average						93.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SALE DRAWING - FARM 2

SOUTH 78 RODS OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 105 NORTH, RANGE 45 WEST, 5TH P.M., PIPESTONE CO., MN



**OWNERS: ELMER & DELORES
LORENZEN FAMILY TRUST**
CLIENT: SUTTON AUCTION SERVICE

FARM 2 LEGAL DESCRIPTION:
THE SOUTH 78 RODS OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 105 NORTH, RANGE 45 WEST OF THE 5TH PRINCIPAL MERIDIAN, PIPESTONE COUNTY, MINNESOTA.

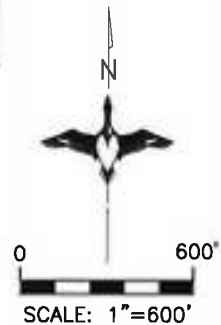
- LEGEND:**
- SET PROPERTY CORNER
 - △ SECTION CORNER
 - AC. ACRES
 - R/W RIGHT-OF-WAY
 - PREVIOUSLY PLATTED LINE
 - - - RIGHT OF WAY LINE

TOTAL ACRES FOR FARM 2
78.20 ACRES±
[INCLUDING 0.98 AC.± OF R/W (EASEMENT)]

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #20-884
DRAWN BY: JEB

PREPARED BY:

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



Pipestone County, Minnesota

Farm 5878





Tract 4772




2020 Program Year

Map Created May 04, 2020

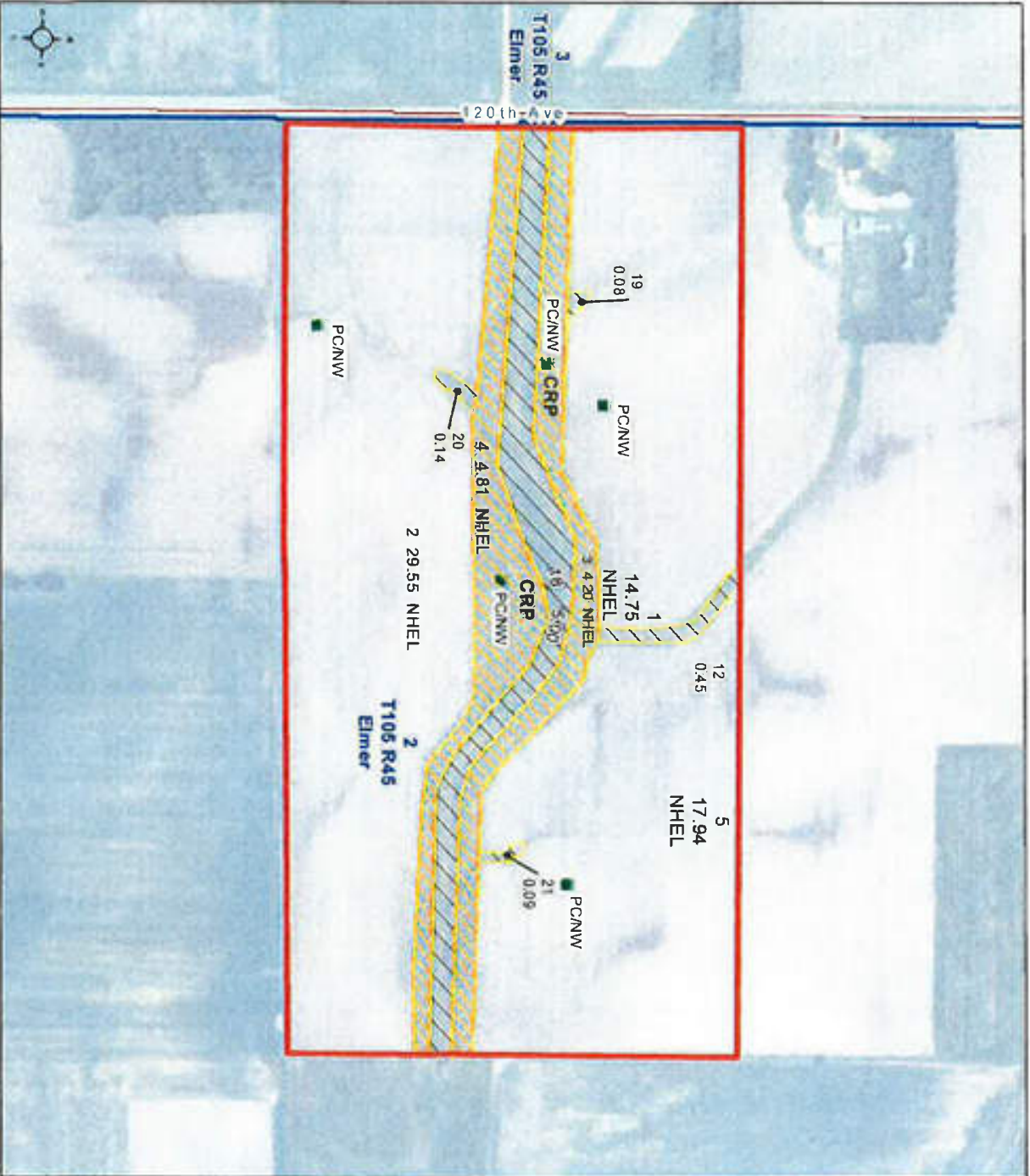


- Unless otherwise noted:
 Shares are 100%, operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

- Common Land Unit**
-  Non-Cropland
 -  Cropland
 -  CRP
 -  Tract Boundary
- Minnesota_Transparency_Polygon_02142019

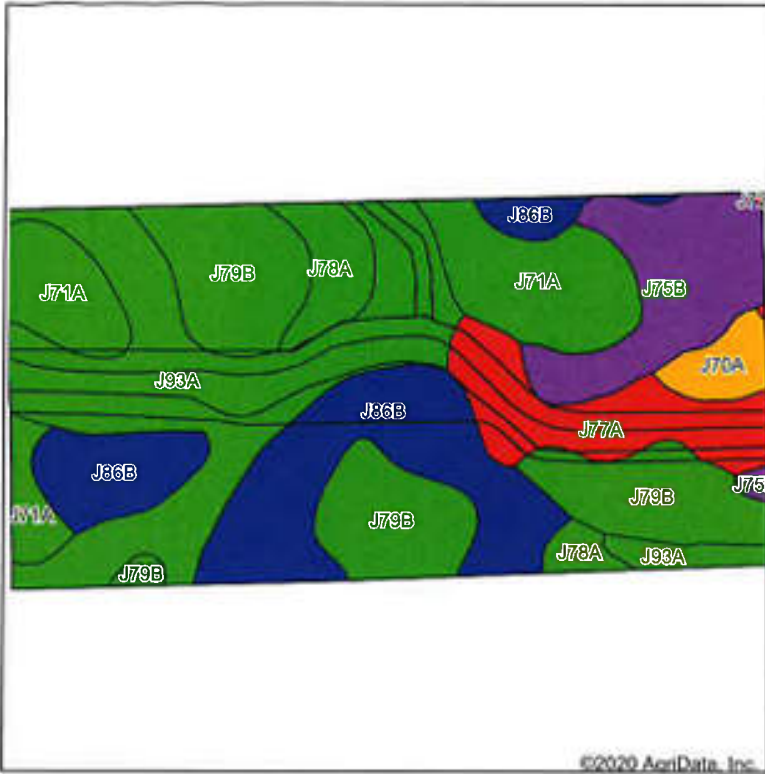
- Wetland Determination Identifiers**
-  Restricted Use
 -  Limited Restrictions
 -  Exempt from Conservation Compliance Provisions

Tract Cropland Total: 71.25 acres

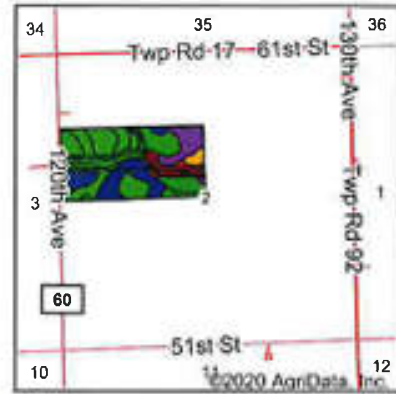


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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Pipestone**
 Location: **2-105N-45W**
 Township: **Elmer**
 Acres: **77.01**
 Date: **8/6/2020**

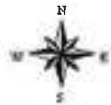


Maps Provided By



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www.AgriDataInc.com



Area Symbol: MN117, Soil Area Version: 20

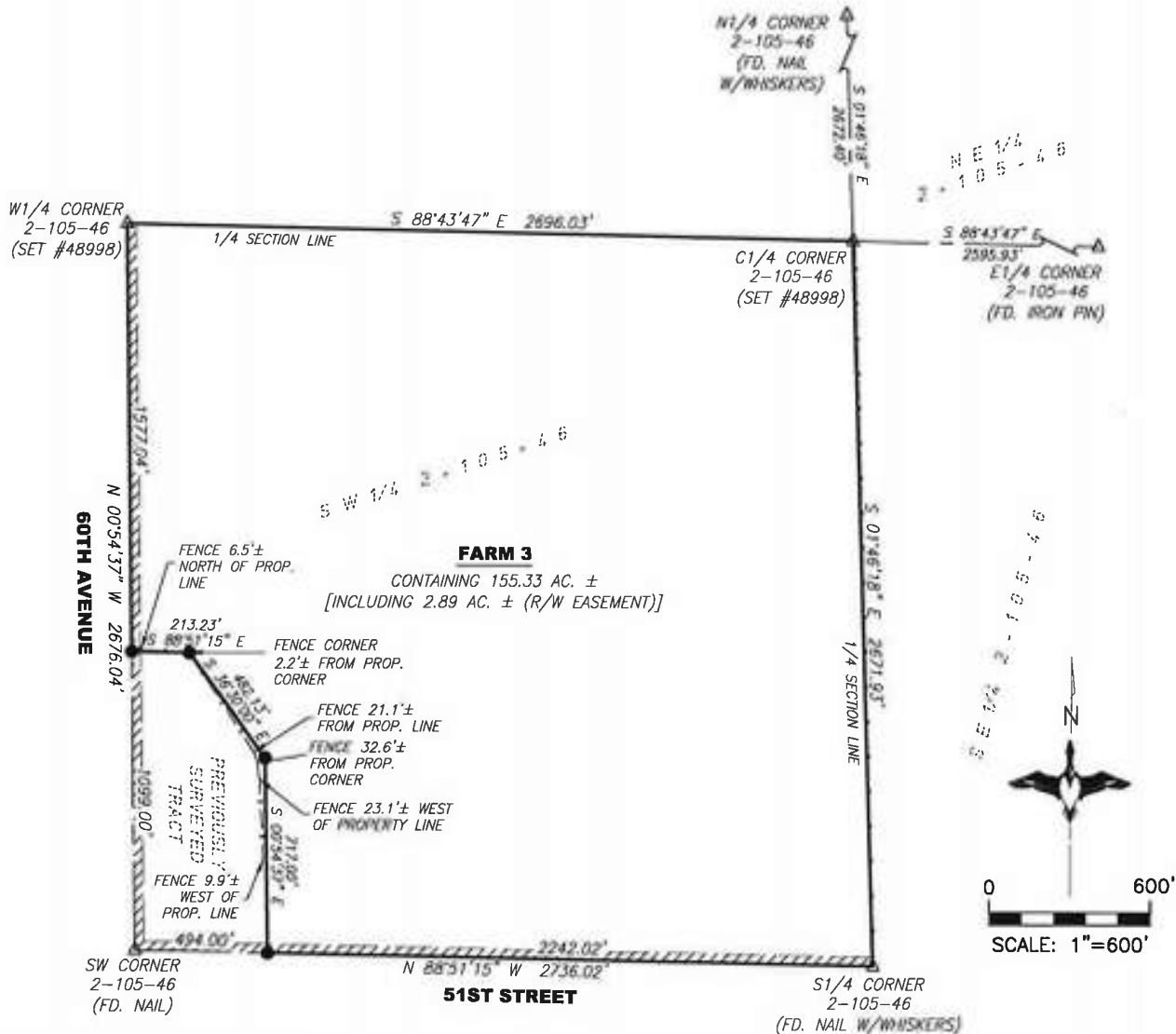
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	18.58	24.1%		IIw	92
J86B	Vienna silty clay loam, 3 to 6 percent slopes	14.74	19.1%		Ile	90
J79B	Vienna-Brookings complex, 1 to 6 percent slopes	14.64	19.0%		Ile	94
J71A	Brookings silty clay loam, 0 to 2 percent slopes	10.41	13.5%		Iw	98
J75B	Renshaw-Fordville loams, coteau, 2 to 6 percent slopes	7.47	9.7%		IVs	56
J77A	Lamoure silty clay loam, 0 to 2 percent slopes, frequently flooded	6.18	8.0%		Vw	20
J78A	Lismore silty clay loam, 1 to 3 percent slopes	3.22	4.2%		Ie	98
J70A	Brandt silty clay loam, 0 to 2 percent slopes	1.71	2.2%		Is	80
J72B	Renshaw-Sandberg complex, 2 to 6 percent slopes	0.06	0.1%		IIIe	48
Weighted Average						83.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SALE DRAWING - FARM 3

IN THE SOUTHWEST QUARTER OF SECTION 2, T105N, R46W, PIPESTONE COUNTY, MINNESOTA.



OWNERS: ELMER & DOLORES LORENZEN FAMILY TRUST
CLIENT: SUTTON AUCTION SERVICE

TOTAL ACRES FOR FARM 3
155.33 ACRES ±
[INCLUDING 2.89 AC. ± OF R/W (EASEMENT)]

FARM 3 LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 105 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, PIPESTONE COUNTY, MINNESOTA; EXCEPT A PREVIOUSLY SURVEYED TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 2;
THENCE EAST ALONG THE SOUTH SECTION LINE 494 FEET;
THENCE NORTH AND PARALLEL WITH THE WEST LINE 717 FEET;
THENCE NORTH 36.5 DEGREES WEST 475 FEET;
THENCE WEST AND PARALLEL WITH THE SOUTH LINE 214 FEET TO THE WEST LINE OF SECTION 2;
THENCE SOUTH ALONG THE WEST SECTION LINE 1,099 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING, WITH SAID TRACT OF LAND CONTAINING 11.24 ACRES, MORE OR LESS.

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



United States Department of Agriculture

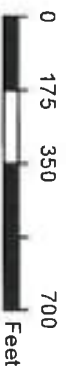
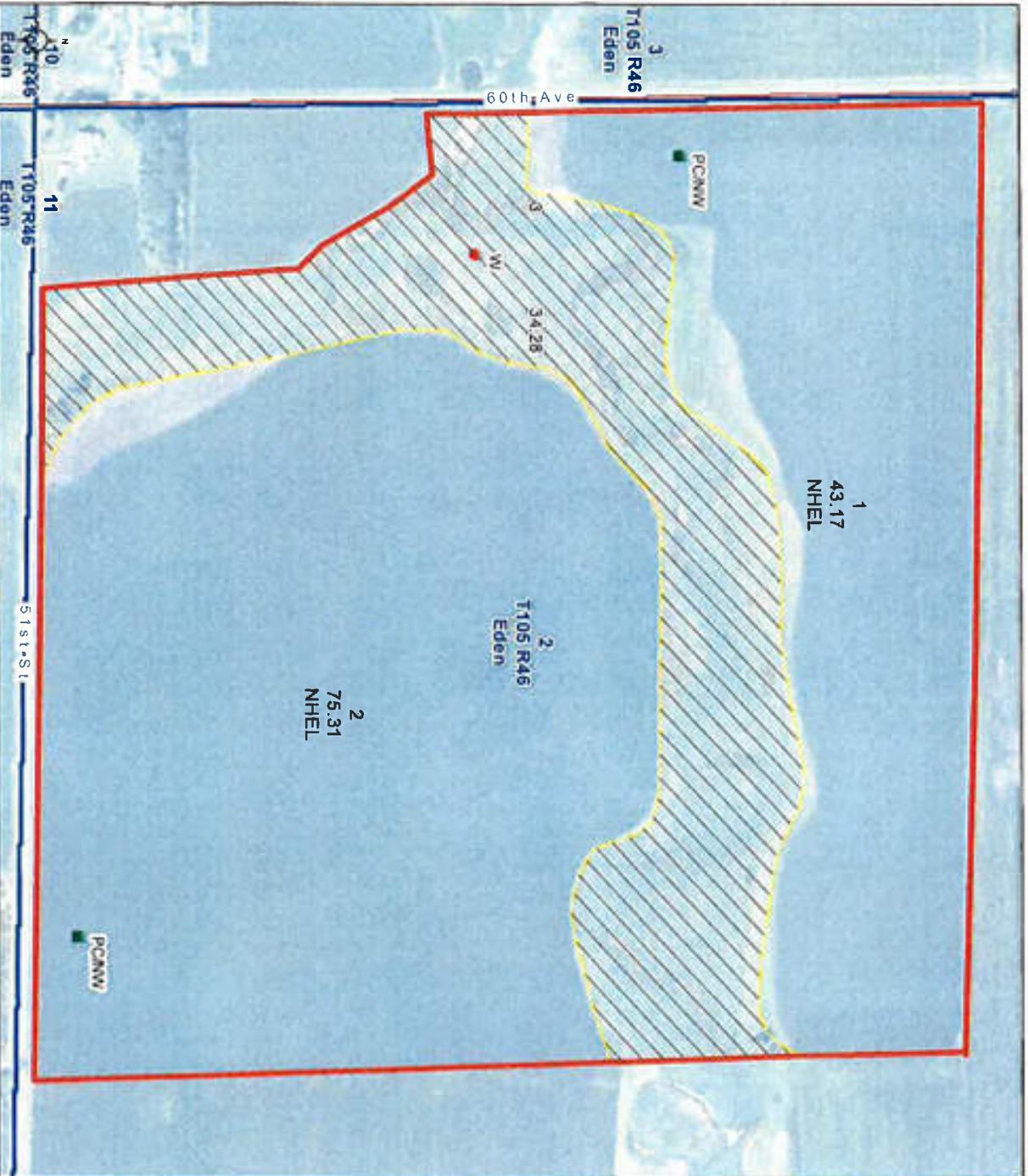
Pipestone County, Minnesota

Farm 5878

Tract 4774

2020 Program Year

Map Created May 04, 2020



- 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
 MAG = for GZ
 Canola = Spring for seed

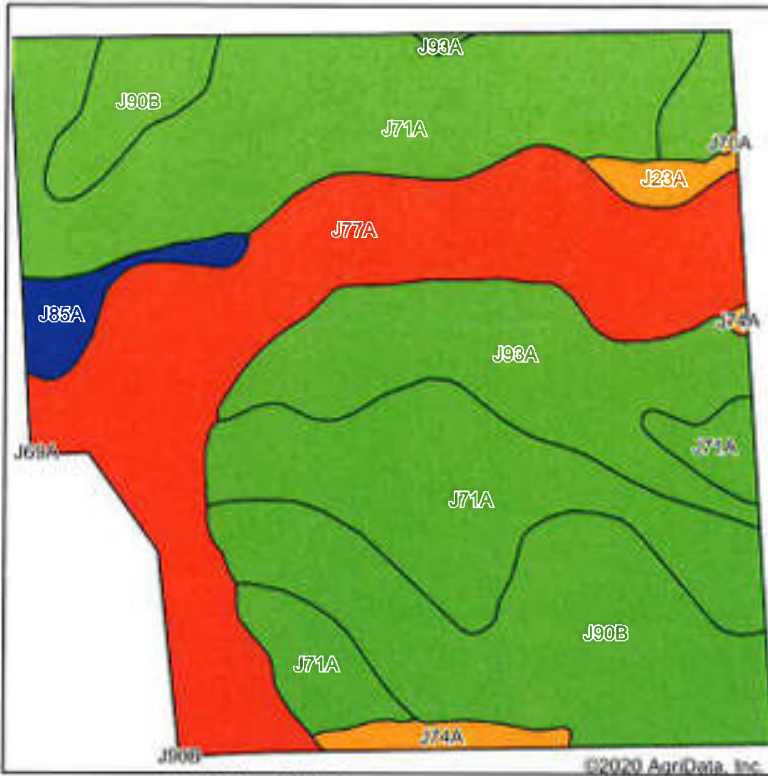
- Common Land Unit**
 / Non-Cropland
 Cropland
 Street Boundary
 Minnesota_Transparency_Polygon_02142019

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

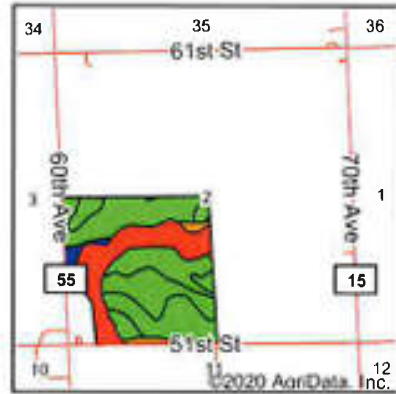
Tract Cropland Total: 118.48 acres

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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Pipestone**
 Location: **2-105N-46W**
 Township: **Eden**
 Acres: **154.98**
 Date: **10/26/2020**



Maps Provided By



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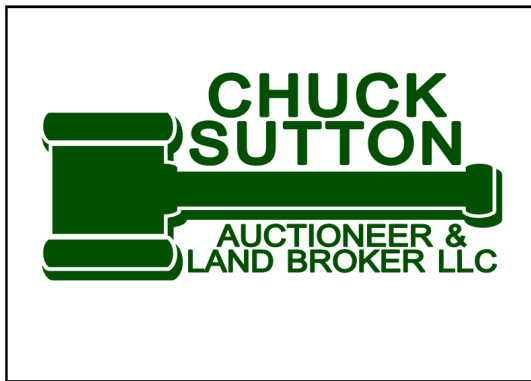
www.AgrDataInc.com

Area Symbol: MN117, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J71A	Brookings silty clay loam, 0 to 2 percent slopes	57.73	37.2%		lw	98
J77A	Lamoure silty clay loam, 0 to 2 percent slopes, frequently flooded	38.81	25.0%		Vw	20
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	31.69	20.4%		Ile	93
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	19.71	12.7%		Ilw	92
J85A	Trosky silty clay loam, 0 to 2 percent slopes	3.12	2.0%		Ilw	83
J74A	Estelline silt loam, coteau, 0 to 2 percent slopes	2.18	1.4%		Ils	75
J23A	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.65	1.1%		Ilw	78
J70A	Brandt silty clay loam, 0 to 2 percent slopes	0.09	0.1%		Is	80
Weighted Average						75.8

*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 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!!"

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