

LAND AUCTION

**+/-89.79 Acres of High Percentage Tillable,
High Producing and
Well Located
Elmer Township Pipestone County
Minnesota Land**

We will offer the following Land at public auction "On Site" at the farm located from Trosky, MN – approx. 1/8th mile west to the Trosky Corner on Hwy. #75, then approx. 3/4 mile north and on the west side of Hwy. #75; from Pipestone, MN (Jct. of Hwy's. #30 & #75) – approx. 6.6 miles south on Hwy. #75; or from Ihlen, MN – approx. 5 1/4 miles east on 41st St. (Co. Hwy. #2) and approx. 1/4 mile south on Hwy. #75 to the NE corner of the land..

**THURSDAY
DEC. 10, 2020
Sale Time: 10:00 am**

AUCTIONEER'S NOTE: Due to the recent benevolent gift from Roger & Joyce Lunstra to the Messiah New Hope Lutheran Church in Sioux Falls, SD, the church has decided to offer this property at public auction in order to raise funds for their ongoing pastoral mission. This auction presents the opportunity to purchase a choice parcel of Pipestone County Minnesota land that is inclusive of some productive high-quality cropland acres that would make an excellent addition to a row crop farming operation or as an investment. If you are in the market for a choice parcel of cropland, then make plans to inspect this properties and be in attendance at this auction!



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

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

**MESSIAH NEW HOPE
LUTHERAN CHURCH
Owner**

Dec. 10, 2020

10:00 am

This attractive +/-89.79 acre parcel of land will be offered as a unit. 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. 82.87 acres of cropland with a 42.61 acre corn base with a 158 bu. PLC yield and a 39.73 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 grassed waterways and road. This land has some excellent soils as according to the Pipestone County Assessor this farm has a CER of 67.52 and information obtained from Surety Agri-Data indicates this land has an extremely high weighted soil rating of 90.9, with the predominate soils comprised of Class I & II soils. The RE taxes payable in 2020 on this land were \$2,288.00. This property has a great location, as it is bordered on the east by Hwy. #75 and is conveniently located to various area grain terminals and other area points of interest.

LEGAL DESC.: The NE¼, Exc. Tr. Beginning at NW corner E. 2,662' to NE Corner, S. 1,047.74', W. 522.45', SW'LY 652.10', W. 1,515.43', N. 1,245.77' to point of beginning, Sec. 17, T. 105N., R. 45W., (Elmer Twp.), Pipestone County, MN – Containing +/-89.79 acres according to the survey thereof.

TERMS: Cash - A 10% nonrefundable earnest money payment sale day & balance on or before Jan. 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 stated on a survey of the property as completed by Hanson Land Surveying, Ltd on May 5, 2001, 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. 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. **For additional information and to view maps and soils information see www.suttonauction.com, or to make arrangements for absentee/phone bidding or other questions, contact the auctioneers.**

MESSIAH NEW HOPE LUTHERAN CHURCH, Owner

Sioux Falls, SD

**– 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**

PROJECT NO 5601

LOCATION NE 1/4 SECTION 17-105-45
PIPESTONE COUNTY, MN

PLAT OF SURVEY

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

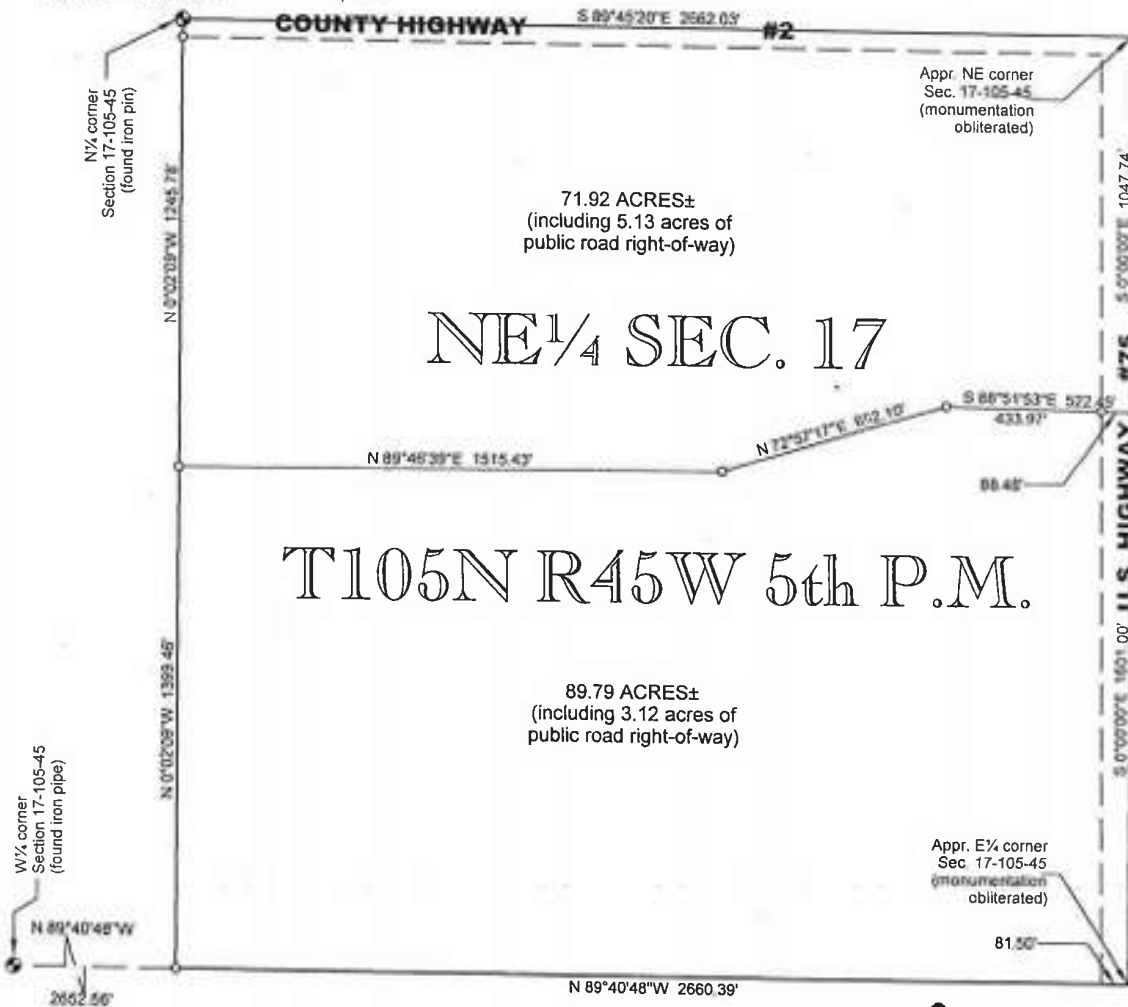
Charles M. Hanson
CHARLES M. HANSON
MY REGISTRATION RENEWAL DATE IS JUNE 30, 2007

DATE 05/09/2001 REG. NO. 14329

PROTECT YOUR CORNER MARKERS! A MINIMUM FEE OF \$150 EACH WILL BE CHARGED TO RESTORE ANY DISTURBED OR REMOVED MARKERS SHOWN ON THE ENCLOSED SURVEY PLAT.

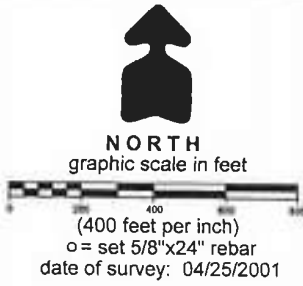


SEAL
(NOT OFFICIAL UNLESS STAMPED WITH BLUE INK)



prepared by C. Hanson

4308 SOUTH CHICAGO AVE
SIOUX FALLS, SOUTH DAKOTA 57103
(605) 334-8035

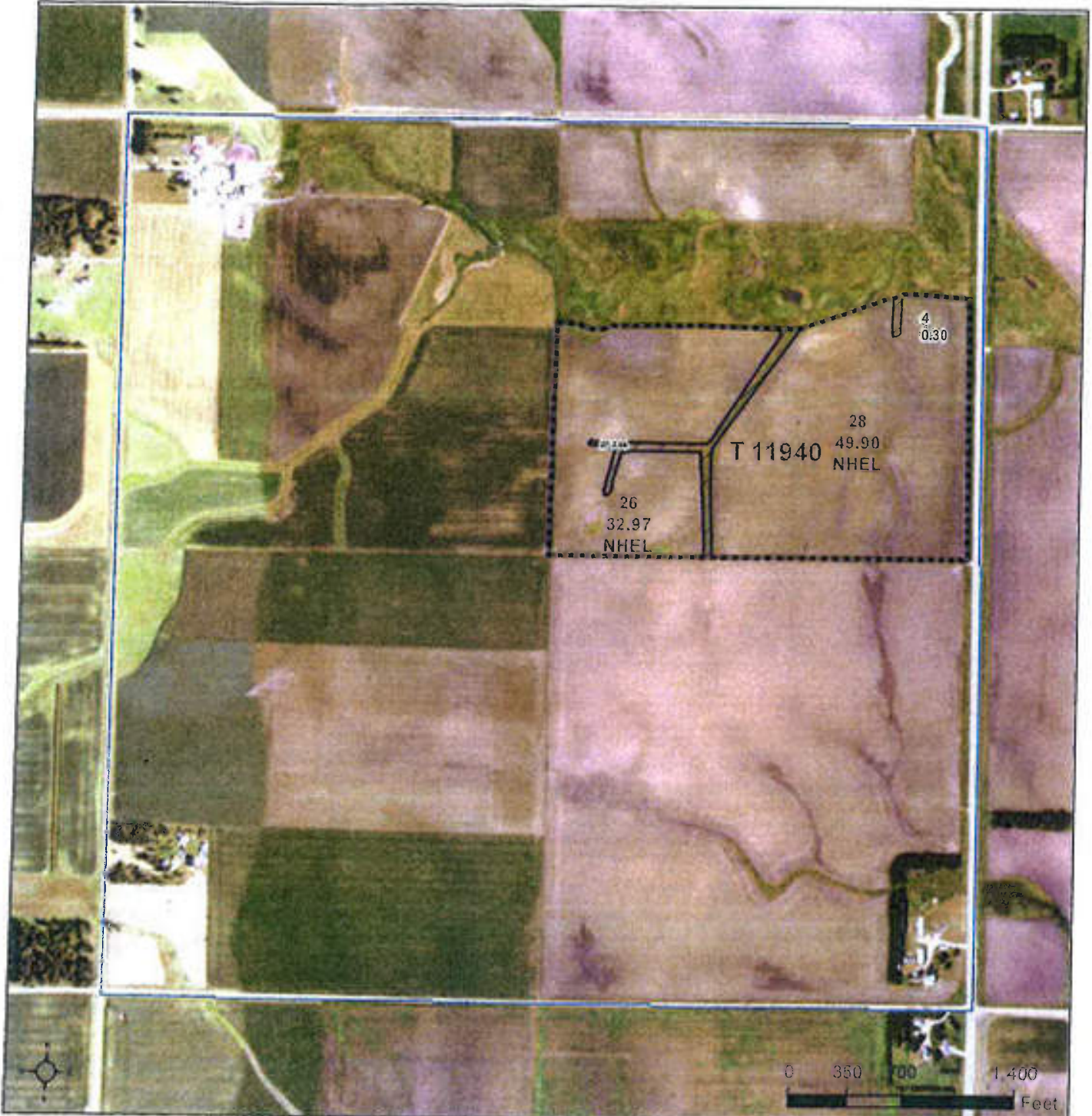


Abstract of Title

To the following described Real Estate, situated in

COUNTY OF PIPESTONE, STATE OF MINNESOTA:

The Northeast Quarter (NE $\frac{1}{4}$) of Section Seventeen (17), Township One Hundred Five (105) North, Range Forty-five (45) West of the Fifth P.M., County of Pipestone, State of Minnesota, EXCEPT a tract of land described as follows, to wit: Beginning at the northwest corner of said Northeast Quarter (NE $\frac{1}{4}$); thence, assuming the east line of said Northeast Quarter (NE $\frac{1}{4}$) bears due NORTH and SOUTH, S 89°45'20" E on the north line of said Northeast Quarter (NE $\frac{1}{4}$) 2662 feet more or less to the northeast corner of said Northeast Quarter (NE $\frac{1}{4}$); thence SOUTH on the east line of said Northeast Quarter (NE $\frac{1}{4}$) 1047.74 feet to a point on the east line of said Northeast Quarter (NE $\frac{1}{4}$); thence N 88°51'47" W, 522.45 feet to an iron pin; thence S 72°57'17" W, 652.10 feet to an iron pin; thence S 89°46'39" W, 1515.43 feet to an iron pin; thence N 00°02'09" W, 1245.77 feet to the point of beginning.



Common Land Unit
 Non-Cropland
 Cropland

Tract Boundary
 PLSS

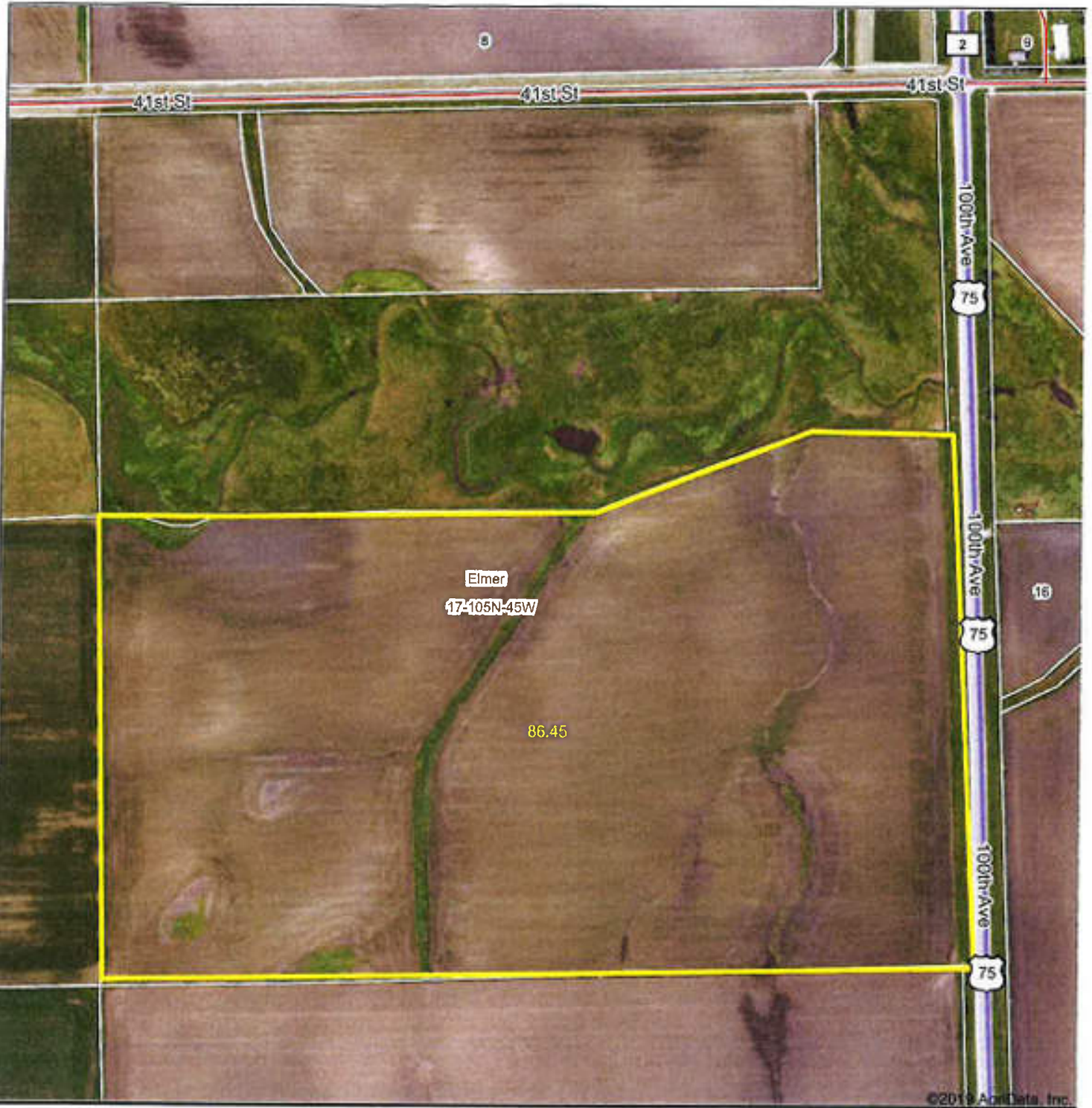
Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

2020 Program Year
 Map Created March 31, 2020
 Farm 13810

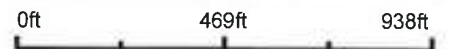
17-105N-450-Pipestone

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).

Aerial Map



Map Center: 43° 54' 11.13, -96° 16' 11.16

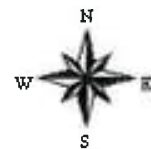


Maps Provided By



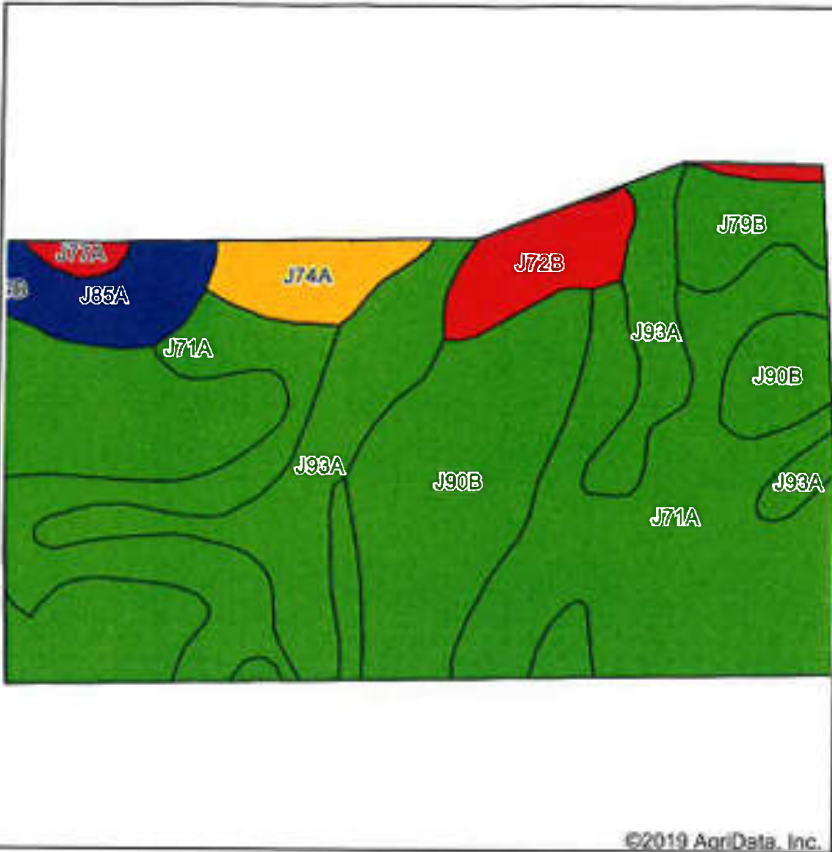
© AgriData, Inc. 2019 www.AgrIDataInc.com

17-105N-45W
Pipestone County
Minnesota

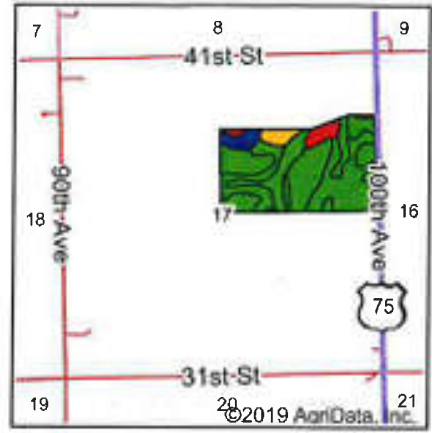


5/20/2020

Soils Map



Soils data provided by USDA and NRCS



State: **Minnesota**
 County: **Pipestone**
 Location: **17-105N-45W**
 Township: **Elmer**
 Acres: **86.45**
 Date: **5/20/2020**



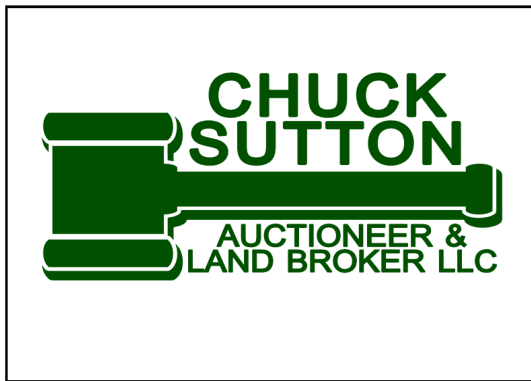
Area Symbol: MN117 Soil Area Version: 19

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | Cor n | Oats | Soybeans | Spring wheat | *n NCCPI Soybeans |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|-----------|-------------|-------------|--------------|-------------------|
| J71A | Brookings silty clay loam, 0 to 2 percent slopes | 31.47 | 36.4% | | Iw | 98 | | | | | 77 |
| J90B | Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes | 27.28 | 31.6% | | IIe | 93 | | | | | 70 |
| J93A | Hidewood-Badger complex, 0 to 2 percent slopes | 13.13 | 15.2% | | IIw | 92 | 160 | 74 | 51 | 52 | 69 |
| J85A | Trosky silty clay loam, 0 to 2 percent slopes | 3.76 | 4.3% | | IIw | 83 | 144 | 70 | 46 | 48 | 64 |
| J72B | Renshaw-Sandberg complex, 2 to 6 percent slopes | 3.57 | 4.1% | | IIIe | 48 | 84 | 64 | 26 | 44 | 23 |
| J79B | Vienna-Brookings complex, 1 to 6 percent slopes | 3.14 | 3.6% | | IIe | 94 | | | | | 69 |
| J74A | Estelline silt loam, coteau, 0 to 2 percent slopes | 3.06 | 3.5% | | IIs | 75 | | | | | 59 |
| J77A | Lamoure silty clay loam, 0 to 2 percent slopes, frequently flooded | 1.04 | 1.2% | | Vw | 20 | | | | | 19 |
| Weighted Average | | | | | | 90.9 | 34 | 16.9 | 10.8 | 11.8 | *n 69.2 |

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and 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

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