

LAND AUCTION

**+/-159.40 Acres of Choice Springwater Twp., Rock County, MN Land with Superb Soils & Existing Drain Tile
Situated in a Prominent Agricultural Area of Rock County, MN!**

We will offer the following Land at Public Auction located from Jasper, MN – 6 Miles South on MN Hwy. #23, then ½ Mile East on Co. Rd. #7/191st St. to the NW Corner of the Farm at the Jct. of 40th Ave & 191st St. From Hardwick, MN – 8 ½ Miles West on Co. Hwy#7/201st St., then 1 mile South on 50th Ave & ½ Mile West to the NE Corner of the Farm. From Sherman, SD – 4 ¼ Miles East on 250th St./191st St. to the NW Corner of the Farm.

FRIDAY DECEMBER 6, 2024 • SALE TIME: 10:00 AM

This auction presents a great opportunity to purchase a well-located, choice +/-159.40 acre parcel of land that is located in the tightly held area of Springwater Twp. of Rock County, MN, which is one of the leading agricultural areas of Southwestern Minnesota. This farm has superb soils, a high percentage tillable, good location, good eye appeal and has been enhanced by the installation of drain tile at various points in time during the current owners tenure. This farm is virtually all tillable with the exception of a narrow grassed waterway & +/-2.2 acres in the SW sector of the farm. According to FSA information this +/-159.40 acre farm has approx. 153.18 acres of cropland with a 91.70 acre corn base with a 186 Bu. PLC yield and a 56.10 acre soybean base with a 46 bu. PLC yield. According to the Rock Co. Assessor this farm has an excellent CER of 93.91. Comparatively information obtained from Surety Agri-Data, Inc. indicates that this farm has a very high weighted average productivity index of 94.5 comprised of 100% Class I & II soils. This farm has been maintained in an excellent state of cultivation and has been improved by the installation of some drain tile throughout portions of the farm. The general topography of this land is gently rolling. The total Non-Homestead RE taxes payable in 2024 on this land were \$6,570.00. If you are in the market for a productive parcel of land with powerful soils located in an excellent farming area of Rock County, MN that has potential to serve as a terrific addition to an area row crop farming operation or as an investment, then make plans to inspect this property and be in attendance at this auction.

LEGAL DESC.: The NW ¼ (Less 1.02 A. Hwy. #59) in Sec. 5, T. 103N., R. 46W., Springwater Twp., Rock Co., MN

TERMS: Cash – A 10% nonrefundable earnest money payment on sale day and the balance on or before January 17, 2025, with full possession for the 2025 crop year. 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 2024 will be paid by the seller. 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 Full Terms, Maps & all other info go to www.suttonauction.com.***

RICHARD KENNEDY, OWNER

**DON KLOSTERBUER-KLOSTERBUER & HAUBRICH, LLP – ATTORNEY & CLOSING AGENT
FOR THE SELLERS – LUVERNE, MN – PH. 507-283-9111**

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