

LAND AUCTION

**+/-159.40 Acres of Choice Springwater Twp., Rock County, MN Land with Superb Soils & Existing Drain Tile
Sited 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.

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 2023 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 with the buyer(s) to be responsible for payment of all of the RE taxes due & payable in 2025. 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 Ad, 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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