

LAND AUCTION

**+/-121.46 Surveyed Acres of Well Located Osborne Township Southeastern Pipestone County, MN Land
- Located Near Edgerton & Hatfield, MN and nearby Murray County, MN - This Farm has a Mixture of
Productive Cropland, Areas that May Have Opportunities for Potential Future Excavation of Gravel
& Other Aggregates and Some Acres of Grassland & Areas with Hunting Prospects**

We will offer the following Land at public auction "On Site" at the land located from Edgerton, MN – ½ mile NE on Co. Hwy. #18 St. to the Jct. of 180th Ave. & 26th Street and then ¼ mile west on 26th St. to the SE Corner of the property; from the Woodstock, MN Corner on Hwy. #30 – 7 miles south on Co. Hwy. #18 (180th Ave.) to the NE Corner of the land.

**FRIDAY SEPTEMBER 26, 2025
SALE TIME: 10:00 AM**

This Pipestone County MN Farm will be Offered as PARCEL #1 - +/-80.90 Acres (W½ NE¼); PARCEL #2 - +/-40.90 Acres (NE¼ NE¼); or as PARCELS #1 & #2 Combined – The +/-121.46 Acre Unit. This auction provides the opportunity to purchase a multifaceted parcel or parcels of land which has a mixture of productive cropland and areas that may have prospects for mining of gravel and other aggregates, and areas that may have hunting and recreational opportunities. This property has an excellent location bordered on the east by a County Hardsurfaced Highway and situated within 1 mile of Edgerton, MN. According to a preliminary FSA measurement it is estimated that PARCEL #1 - +/-80.90 Acres (W½ NE¼) has approx. 79.41 acres of cropland; PARCEL #2 - +/- 40.90 Acres (NE¼ NE¼) has approx. 32.97 acres of estimated cropland; the FSA aerial map indicates the non-tillable acres on these parcels of land are comprised primarily of grassland, some areas with hunting and recreational opportunities and roads; presently this parcel of land is part of a larger parcel owned by the owners and subsequently will be subject to an FSA reconstitution and allocation of the cropland acres, crop bases and yields (presently the larger parcel contains approx. 156 acres which has a 23.29 acre corn base with a 126 bu PLC yield, a 57.73 acre soybean base with a 37 bu. PLC yield and a 20.59 acre wheat base with a 67 bu. PLC yield). According to the owners this property may conceivably have areas that may afford opportunities for future excavation of gravel and other aggregates. Surety Agri-Data indicates the portion of the land included in PARCEL #1 has a soil productivity index of 64.8; the portion in PARCEL #2 appears to have a productivity index of a 54.8; and Parcels #1 & #2 Combined appear to have a productivity index of 61.4. The general topography of this land is gently rolling to undulating. The RE taxes payable in 2025 are part of a larger 160 acre parcel inclusive of the farmstead which is being retained by the owners, thus the taxes on the +/-121.46 acres being sold are presently unavailable.

LEGAL DESC.: The W½ NE¼ – 80.90 Acres M/L and NE¼ NE¼ - 40.56 Acres M/L, 22-105-44 (Osborne Twp.), Pipestone Co., MN – containing a combined total of 121.46 Acres M/L in accordance with the survey thereof.

TERMS: Cash - A 10% nonrefundable earnest money payment sale day and the balance on or before Nov. 21, 2025 with full possession subsequent to the harvest of the 2025 crops. 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 or add'l information visit www.suttonauction.com or contact the auctioneers.**

COREY & RENAE VANSTELTEN, OWNERS

Ph. 507-920-8628

O'Neill & Barduson Law Firm - Attorney & Closing Agent for the Seller – 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