

LAND AUCTION

+/-313.18 Acres of Burke Township Pipestone Co., MN Land Consisting of Two Farms –

FARM #1 Consisting of +/-153.18 Acres of Choice High Percentage Tillable Cropland and FARM #2 – An Excellent Crop Livestock Farm with a Mixture of Productive Cropland and Pasture with what appears to be

Mostly Native Grass with a Flowing Water Supply

We will offer the following real property at auction at the land located from Hatfield, MN- ½ mile east and ½ mile south to the Jct. of 140th Ave. & 71st St., then 1 mile east to the NE Corner of Farm #1 & SW Corner of Farm #2 (Jct. of 150th Ave. & 71st St.); from Edgerton, MN – 2 miles west on Co. Hwy. (21st St.), then 5 miles north on Co. Rd. #16 (140th Ave.) to 71st St., then 1 mile east on 71st St.; from the Woodstock, MN Corner on Hwy. #30 (Diamond Corner) – 2 miles west on Hwy. #30 to 160th Ave., then 3 miles south on 160th Ave. and 1 mile west on 71st St. to the Jct. of 71st St. & 150th Ave.

SALE DATE: FRIDAY OCTOBER 17, 2025 • SALE TIME: 10:00 AM

Attention – Row Crop Producers & Crop-Livestock Operators! This auction presents a terrific opportunity to purchase two parcels of land located in an excellent agricultural area Burke Twp. of Pipestone County, MN and conveniently located to nearby communities of Hatfield, Edgerton, Woodstock, Trosky & Pipestone, MN. FARM #1 consists of a parcel of land that is amongst the best in the area as it has an extremely high percentage tillable, superb soils and excellent eye appeal with a level to nearly level topography and FARM #2 is an excellent crop livestock farm with a mixture of productive cropland and pasture. Both of these farms are located at the Jct. of 150th Ave. & 71st St. – with Farm #1 being located at the SW Corner of the 150th & 71st and Farm #2 being located at the NE Corner of the intersection.

FARM #1 - +/-153.18 Acres – LEGAL DESC.: The NE¼, less the W. 598' of the E. 1,696' of the N. 497', Sec. 31, 106N., R. 44W., (Burke Twp.), Pipestone Co., MN.

Farm #1 consists of a choice high percentage tillable parcel of land with superb Class I & II soils and terrific eye appeal and farmability. Farms of this caliber seldom become available on the open market, evidenced by the fact that this land has been in the Dyk family for over 50 years. According to FSA information this +/-153.18 acre farm has approx. 150.11 acres of cropland with a 94.80 acre corn base with a 159 bu. PLC yield, a 35.10 acre soybean base with a 46 bu. PLC yield and a 4.80 acre oats base with a 122 bu. PLC yield. According to Surety Agri-Data information this farm has an extremely high soil productivity index of a 94.4 with the predominate soils being all Class I & II soils. According to the Pipestone Co. Assessor this land has a CER of 72.70. The general topography of this land is level to gently rolling. For many years that this land has been owned by the Dyk family the fertility of this land benefited from the application of cattle manure. According to Gordon Dyk, one of the owners and a former operator of this land, the productivity and farmability of this land was enhanced by the installation of drain tile throughout portions of this land, although no maps are available. The owners indicate there are no wells on this land, although there is a waterline and a well easement through this land from a well located in Farm #2 (SW ¼ of Sec. 29) for the benefit of the excluded acreage from Farm #1, although that waterline currently is not in use. The Non-Homestead RE taxes payable in 2025 on this land are \$8,914.00. This is a choice farm with an extremely high percentage tillable that would make an excellent addition to a row crop farming operation or investment, that must be seen to be fully appreciated!

FARM #2 - +/-160 Acres – LEGAL DESC.: SW ¼ of Sec. 29, 106N., R. 44W., (Burke Twp.), Pipestone Co., MN.

Farm #2 is an excellent crop/livestock farm which has a mixture of productive cropland and pastureland, especially well suited for the cow-calf producer.

According to FSA information this +/-160 acre farm has approx. 88.77 acres of cropland with a 55.90 acre corn base with a 159 bu. PLC yield, a 20.70 acre soybean base with a 46 bu. PLC yield and a small 2.70 acre oats base with a 122 bu. PLC yield; subsequently the remaining 71.23 acres is comprised of native and tame grass pasture and roads. According to Surety Agri-Data information this farm has an overall soil productivity index of a 60.1. According to the Pipestone Co. Assessor this land has a CER of 63.51. The general topography of this land varies significantly with the cropland being predominately gently rolling to rolling, while the pasture varies from gently rolling to hilly with some low lying areas in and around the Rock River which traverses the pasture and provides a flowing water supply for livestock. According to Gordon Dyk, one of the owners and a former operator of this land, areas of the cropland acres were enhanced by the installation of some drain tile throughout portions of this land, although no maps are available. The pasture acres There is a well on this property that is not utilized as a water supply on this farm, but the well is "in use" and there is a recorded easement which allows for this well to be utilized for the benefit of a farmstead formerly owned by Gordon Dyk in Sec. 32 and also for a farmstead/acreage formerly owned by the Dyk family in Sec. 31, with the benefitting parties being responsible for the maintenance and electricity servicing that well, also in the event that use of that well is discontinued it is the responsibility of parties which have benefitted from the use of that well, to seal that well if not in use. The Non Homestead RE taxes payable in 2025 on this land are \$3,830.00. With the strength of the cattle market, this farm would be an excellent addition to a crop-livestock operation

TERMS: CASH - A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before December 12, 2025, with full possession for the 2026 crop year. Sold subject to confirmation of the Owners. For full terms and additional information, visit suttonauction.com

If you are in the market for a parcel of choice farmland or a mixed use crop-livestock farm, then make plans to inspect this property and be in attendance at this auction. If you are unable to attend in person and wish to bid by phone or to participate with On-Line Bidding contact Sutton Auctioneers & Land Brokers, LLC.

HEIRS OF HENRY & MARIE DYK, OWNERS

KLOSTERBUER & HAUBRICH LAW FIRM – ATTORNEY & CLOSING AGENT

FOR THE SELLERS – LUVERNE, MN - PH. 507-283-9111

CHUCK SUTTON - Auctioneer & Land Broker - Lic. #59-26 - Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777

DEAN STOLTENBERG - Auctioneer - Lic. #59-38 - Jasper, MN - ph. 507-348-7352

JARED SUTTON, CAI – Auctioneer – Lic. #59-72 - Flandreau, SD – ph. 605-864-8527

& GAGE GULLICKSON – Auctioneer – Lic. #59-79 - Flandreau, SD – ph. 605- 651-3867