

LINCOLN COUNTY, MN LAND AUCTION

+/-154.42 Acres of Choice, Extremely Well-Located Verdi Twp., Lincoln County MN Land with Superb Soils & Existing Wind Tower Payments to be Offered in 2 Individual Tracts or as a Combination of Tracts - Located Between Lake Benton, MN & Elkton, SD!

We will offer the following Land at Public Auction with the Land being located from Lake Benton, MN – Jct. of Hwy. #75 & US Hwy. #14 – 2 ¼ Miles West on Hwy. #14 to the NE Corner of Tract #1A. From Elkton, SD (Skyview Junction) – Hwy. #13/486th Ave & US Hwy. #14 – 7 ½ Miles E. on US Hwy. #14 to the NW Corner of Tract #1A.

MONDAY OCTOBER 27, 2025 • 10:00 AM

AUCTIONEER'S NOTE: This auction awards the opportunity to purchase 2 extremely choice parcels of Lincoln County, MN Land with excellent location. These 2 farms will be offered individually or as a combined unit. Both of these farms have extremely high percentages tillable and superb soil ratings! If you are in the market for a parcel or parcels of high caliber Lincoln County, MN Land to add to an area row crop operation or investment, then make plans to inspect these properties & be in attendance at this auction!

TRACT #1A: The North +/-73.62 Surveyed Acres – Legal Desc.: The N. ½ of the NE ¼ Exc. Acreage Site in Sec. 12, T. 109N, R. 46W, Verdi Twp., Lincoln County, MN - Tract #1A has a high percentage tillable with +/-68.00 Acres of cropland with a 95.0 weighted average productivity index. There is an existing wind tower easement on this property through Minndakota Wind, LLC (Avangrid) for the 2 existing towers. The previous income for the 2 towers on the property since 2020 has ranged from \$7,602.39 up to \$11,577.46, (copies of Royalty Statements Available upon request). If these parcels are sold separately, all future payments for the existing wind towers will be allocated to Tract #1A. The 2025 RE taxes on this parcel are \$2,308.00

TRACT #1B: The South +/-80.80 Surveyed Acres – Legal Desc.: The S. ½ of the NE ¼ of Sec. 12, T. 109N, R. 46W, Verdi Twp., Lincoln County, MN - Tract #1B is an inside, virtually all tillable parcel of land with superb soils & +/-80.01 acres of cropland with a 94.5 weighted average productivity index. The 2025 RE taxes on this property are \$2,524.00. This parcel is part of the original Minndakota Wind lease on the NE ¼. As both towers are situated on Tract #1A, all future wind payments will be attributed to Tr. #1A if sold separately.

TERMS: A 10% non-refundable downpayment on the day of the sale and the balance on or before December 12, 2025. Marketable Title will be conveyed and an owner's title insurance will be provided with the cost of the owners policy to be split 50-50 between buyer & seller or in lieu of title insurance an abstract of title will be continued to date & will be provided to the buyer for examination prior to closing. Properties being sold based on surveyed acres. The RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the owners.

WILLIAM & DEBRA SCHAEFER AND DONNA WENDORFF, OWNERS

GLEN A. PETERSEN – ATTORNEY & CLOSING AGENT FOR THE SELLERS

AUCTION CONDUCTED BY SUTTON AUCTIONEERS & LAND BROKERS, LLC

CHUCK SUTTON – Auctioneer - #59-26 & Land Broker – Sioux Falls, SD – Ph. 605-336-6315

JARED SUTTON CAI – Auctioneer - #59-72 & RE Salesman – Flandreau, SD – Ph. 605-864-8527

DAN SUTTON – Listing Agent - RE Salesman – Flandreau, SD – Ph. 605-864-1477

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