

# LAND AUCTION

## 154.76 Acres of Productive Rose Dell Township Rock County Minnesota Land

We will offer the following Land at public auction "On Site" at the Land – Located from Jasper, MN – 5 miles south on Hwy. #23 to the Hardwick Road and 1 mile east on Hwy. #7 (201st St.); from the Hardwick, MN Corner on Hwy. #75 – 8 miles west on Hwy. #7 (201st St.); from Sherman, SD - approx. 3½ miles east to Hwy. #23, then 1 mile north on Hwy. #23 and 1 mile east on Hwy. #7 (The NE Corner of the Land is at the Jct. of 50th Ave & 201st St./Co. Hwy. #7).

## THURSDAY JANUARY 29, 2026 SALE TIME: 10:00 AM

**AUCTIONEER'S NOTE:** *The Heirs of Glenn & Joyce Hawes (Cathy "Hawes" Wentworth & Jerry Wentworth) have authorized Sutton Auctioneers & Land Brokers LLC with the privilege to offer this high caliber parcel of land at public auction. This land has been in the Hawes Family for many decades and is situated in Rose Dell Twp. in Rock County Minnesota, which is a highly regarded agricultural area of Southwest Minnesota, where land of this caliber rarely becomes available for purchase, so if you're in the market for land in Rock County, MN, mark your calendars and make plans to be in attendance at this auction, or make pre-sale day arrangements to bid absentee, either online or by phone. Thank you in advance for your interest and we look forward to seeing you at the auction or working with you remotely/absentee on sale day! Chuck & Jared Sutton of Sutton Auctioneers & Land Brokers, LLC.*

This attractive +/-154.76 acre parcel of land will be offered as a unit. This farm has very good eye appeal and has a gently rolling topography and has some excellent soils, as according to the Rock County Assessor this farm has a CER of 95.22 and comparatively information obtained from Surety Agri-Data indicates this land has an extremely high weighted soil rating of 87.8, with the predominate soils on the cropland acres being comprised of Class I & II soils and lower quality soils in the areas included in the drainage and waterway, some of which has historically been utilized as hayland. According to FSA information this farm has approx. 144.19 acres of cropland with a 71.90 acre corn base with a 158 bu. PLC yield and a 71.90 acre soybean base with a 44 bu. PLC yield and has previously been enrolled under the ARC County Election of the USDA farm program. The non-tillable acres consist primarily of a grassed waterway/drainageway and roads. The RE taxes payable in 2025 on this farm were \$5,052.00. This is a high quality parcel of land that would make an excellent addition to a row crop farming operation and/or investment property.

**LEGAL DESC.:** The NE¼ of Sec. 32, T. 104N., R. 46W., except a +/-5.24 acre acreage site (Rose Dell Twp.), Rock County, MN - containing a total of 154.76 acres more or less.

**TERMS:** Cash - A 10% nonrefundable downpayment sale day with the balance on or before March 20, 2026, with full possession for the 2026 crop year. Sold subject to confirmation of the owners. **This land is very well suited to serve as an addition to an area row crop farming operation or as an investment. To view full terms, aerial maps, soils data and other information or to make arrangements for absentee bidding – either by Phone or for Online Bidding see [www.suttonauction.com](http://www.suttonauction.com) or contact the auctioneers.**

## HEIRS OF GLENN & JOYCE HAWES

- Cathy "Hawes" Wentworth and Jerry Wentworth, Owners  
Donald Klosterbuer – Klosterbuer & Haubrich Law Firm  
Luverne, MN - Attorney for the Owners & Closing Agent

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

**& Pipestone Realty, LLC - Pipestone, MN - ph. 507-825-3389**

**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**