

ESTATE LAND AUCTION

**+/-565.53 Surveyed Acres in 3 Farms & Multiple Parcels of High Producing Altona & Troy Township
Pipestone County Minnesota Farms**

We will offer both of these farms "On Site" at or near FARM #1 – Located from Pipestone, MN – (Jct. Hwy's. #30 & #75 – McDonald's Corner) - 7 miles north on Hwy. #75 and 2 miles west on 181st St./Co. Road #8 to the SE Corner of Farm #1 at the Jct. of 181st St. & 60th Ave.; from Holland, MN – 5 miles west to Hwy. #75, then 2 miles and 1 mile west on 18/Co. Hwy. #8; or from Ward, SD – 5 ½ miles east on 211th St. (Co. Hwy. #10) and 2 miles south on 60th Ave to the NE Corner of Farm #1;

SALE DATE: WEDNESDAY NOVEMBER 4, 2026
SALE TIME: 10:00 AM

FARMS #1 #2 & #3 will ALL be Offered Simultaneously On Site" at FARM #1

AUCTIONEER'S NOTE: In order to settle Rita Paulsen Estate & the Other Paulsen Family Ownership in these farms, these extraordinary parcels of land will be offered at public auction – with the Auction of ALL of these Parcels of Land to be Offered "On Site" at the Location of FARM #1. This auction presents the opportunity to purchase 3 Farms & Smaller subdivided Parcels in Farm #1. These Farms have been owned by the Paulsen Family for Many Decades and have been well farmed well managed throughout their tenure of ownership. This auction includes parcels of highly productive cropland and are located in one of the Garden Spot of SW Minnesota and in an area where land ownership is tightly held and seldom becomes available for purchase on the open market, making this an extraordinary opportunity to purchase land in this area of Pipestone Co., MN. These farms are well located and are within 2 miles of Hwy. #75 with excellent access to area grain markets. If you are in the market for a parcel or parcels of productive Pipestone County MN Land to add to an area row crop farming operation or as an investment, then make plans to inspect these properties and be in attendance at this auction!

THIS PROPERTY WILL BE SOLD WITH THE BUYER TO RECEIVE FULL POSSESSION FOR THE 2027 CROP YEAR.

FARM #1 – +/- 323.54 Surveyed Acres of Extremely Choice High Percentage Tillable Land – To be Offered at Tr. #1A – The NE¼ (+/- 161.82 Surveyed Acres); Tr.#1B - The SE¼ (+/- 161.72 Surveyed Acres); or as Tr. #1A & 1B Combined – the +/- 323.54 Surveyed Acre Unit.– LEGAL DESC.: The E ½ of Sec. 34, T. 108N., R. 46W., (Altona Twp.), Pipestone County, MN.

FARM #2 – +/- 161.81 Surveyed Acres – This +/-161.81 Acre Parcel of Land Will be Offered as an Individual Farm – Located from the NE Corner of FARM #1 (Jct. of 60th Ave. & 191st St.) – ½ mile east on 191st St. with the SE Corner of the land at the Jct. of 70th Ave. & 191st St.; or from Pipestone MN Jct. Hwy. #30 & #75 – McDonald's Corner) – 8 miles north on Hwy. #75 and 1 mile west on 191st St. - LEGAL DESC.: The SE¼ of Sec. 26, T. 108N., R. 46W., (Altona Twp.), Pipestone County, MN, containing 161.81 surveyed acres M/L.

FARM #3 – +/- 80.18 Surveyed Acres – This +/-80.18 Acre Parcel of Land Will be Offered as an Individual Farm – Located from the SE Corner of FARM #1 (Jct. of 60th Ave. & 181st St.) – ½ mile south east on 60th Ave to the NE Corner of Farm #3; The SE Corner of Farm #3 is at the Jct. of 60th Ave & 171st St.; or from Pipestone MN Jct. Hwy. #30 & #75 – McDonald's Corner) – 6 miles north on Hwy. #75 and 2 miles east on 171st St. LEGAL DESC.: The E½ SE¼ of Sec. 3, T. 107N., R. 46W., (Troy Twp.), Pipestone County, MN, containing 80.18 surveyed acres M/L.

TERMS: Cash – A 10% nonrefundable earnest money payment sale day and the balance on or before Jan. 29, 2027, with possession for Fall tillage subsequent to the harvest of the 2026 standing crops and full possession at closing. The RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Trustees.

Each of these farms have potential to provide exceptional cash flows and would make excellent additions to area row crop or crop/livestock operations and/or as investment properties, as each have high caliber productive soils. For complete information see www.suttonauction.com or contact the auctioneers. Online bidding available.

**RITA PAULSEN TRUST- KEVIN PAULSEN – TRUSTEE & THE
OWNERSHIP INTERESTS OF OTHER PAULSEN FAMILY HEIRS**

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