



**Sutton Auctioneers
& Land Brokers,
LLC**



RICHARD KENNEDY, OWNER

**SPRINGWATER TWP., ROCK
COUNTY MN LAND AUCTION**

LAND AUCTION

**+/-159.40 Acres of Choice Springwater Twp., Rock County,
MN Land with Superb Soils & Existing Drain Tile Situated
in a Prominent Agricultural Area of Rock County, MN!**

FRIDAY DECEMBER 6th, 2024 – 10:00AM

We will offer the following Land at Public Auction located from Jasper, MN – 6 Miles South on MN Hwy. #23, then ½ Mile East on Co. Rd. #7/191st St. to the NW Corner of the Farm at the Jct. of 40th Ave & 191st St. From Hardwick, MN – 8 ½ Miles West on Co. Hwy#7/201st St., then 1 mile South on 50th Ave & ½ Mile West to the NE Corner of the Farm. From Sherman, SD – 4 ¼ Miles East on 250th St./191st St. to the NW Corner of the Farm.

This auction presents a great opportunity to purchase a well-located, choice +/-159.40 acre parcel of land that is located in the tightly held area of Springwater Twp. of Rock County, MN, which is one of the leading agricultural areas of South-western Minnesota. This farm has superb soils, a high per-centage tillable, good location, good eye appeal and has been enhanced by the installation of drain tile at various points in time during the current owners tenure. This farm is virtually all tillable with the exception of a narrow grassed waterway & +/-2.2 acres in the SW sector of the farm.

RICHARD KENNEDY, Owner
Don Klosterbuer – Klosterbuer & Haubrich, LLP
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 & Pipestone Realty – ph. 507-825-3389
JARED SUTTON, CAI – RE Salesperson & Auctioneer – Lic. #59-72
Flandreau, SD – ph. 605-864-8527
DEAN STOLTENBERG – RE Salesperson & Auctioneer – Lic. #59-38
Jasper, MN – ph. 507-829-6856

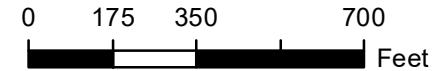
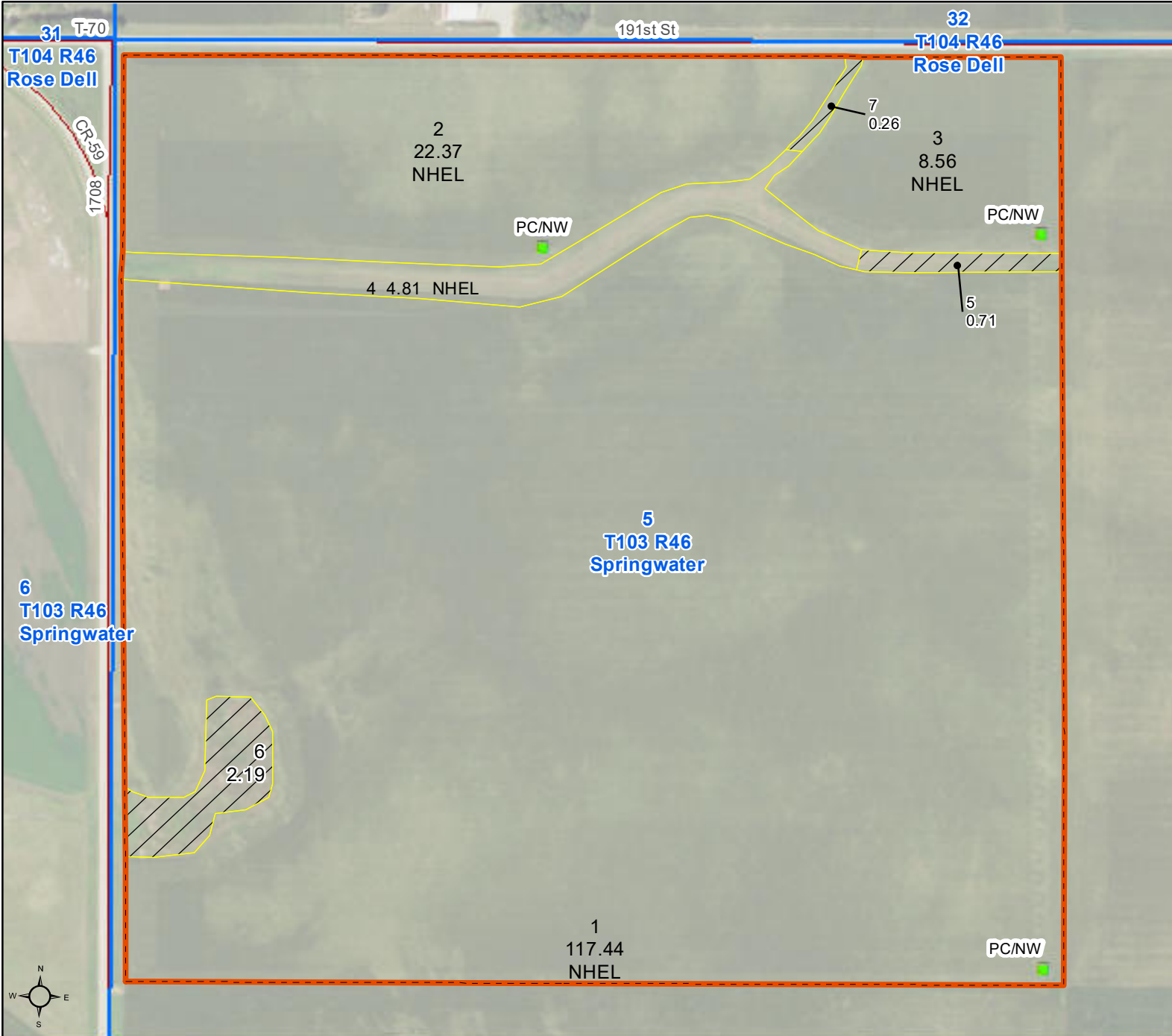
According to FSA information this +/-159.40 acre farm has approx. 153.18 acres of cropland with a 91.70 acre corn base with a 186 Bu. PLC yield and a 56.10 acre soybean base with a 46 bu. PLC yield. According to the Rock Co. Assessor this farm has an excellent CER of 93.91. Comparatively information obtained from Surety Agri-Data, Inc. indicates that this farm has a very high weighted average productivity index of 94.5 comprised of 100% Class I & II soils. This farm has been maintained in an excellent state of cultivation and has been improved by the installation of some drain tile throughout portions of the farm. The general topography of this land is gently rolling. The total Non-Homestead RE taxes payable in 2024 on this land were \$6,570.00. If you are in the market for a productive parcel of land with powerful soils located in an excellent farming area of Rock County, MN that has potential to serve as a terrific addition to an area row crop farming operation or as an investment, then make plans to inspect this property and be in attendance at this auction.

LEGAL DESCRIPTION:

The NW ¼ (Less 1.02 A. Hwy. #59) in Sec. 5, T. 103N., R. 46W., Springwater Twp., Rock Co., MN

TERMS:

Cash – A 10% nonrefundable earnest money payment on sale day and the balance on or before January 17, 2025, with full possession for the 2025 crop year. Marketable Title will be conveyed and abstracts of title continued to date & will be provided to the buyer for examination prior to closing. All of the RE taxes payable in 2024 will be paid by the seller with the buyer(s) to be responsible for payment of all of the RE taxes due & payable in 2025. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. FSA cropland acres, yields, bases & other information are estimated and subject to County Committee approval. This property is sold based on the acres as stated on the county tax records with the acres understood to be “more or less” and is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable county zoning ordinances. Information contained herein is deemed to be correct, but is not guaranteed. The RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Owner. This property has potential to serve as an excellent addition to an area row crop or crop/livestock operation and/or as an investment property. *Please mark your calendars and plan to attend this auction, or if you are unable to attend and need to make arrangements to bid by phone, then contact the auctioneers prior to sale day to make arrangements.*



- Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

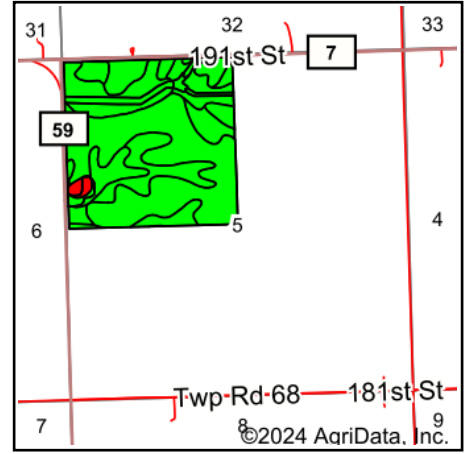
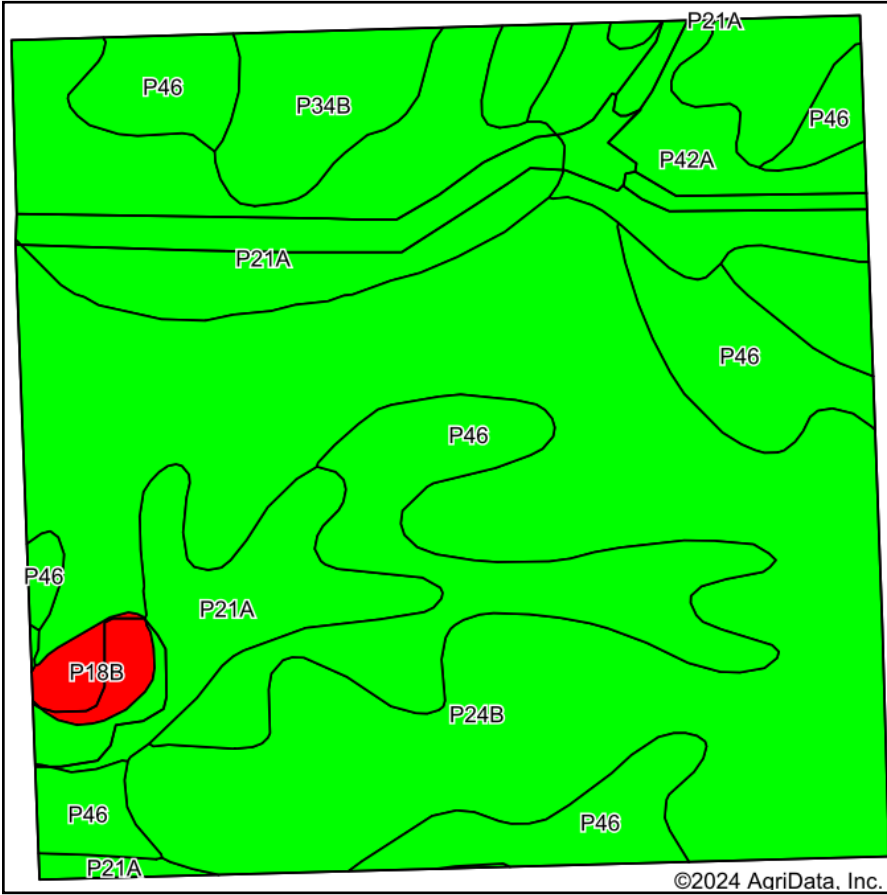
Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 153.18 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

Kennedy Soils Map



State: **Minnesota**
 County: **Rock**
 Location: **5-103N-46W**
 Township: **Springwater**
 Acres: **156.29**
 Date: **11/5/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MN133, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	70.28	44.9%		Ile		95
P46	Trent silty clay loam, 0 to 3 percent slopes	31.40	20.1%		I	I	100
P21A	Marcus silty clay loam, 0 to 2 percent slopes	28.82	18.4%		Ilw		93
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	13.39	8.6%		Ile		91
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	10.26	6.6%		Ilw		94
P18B	Ihlen-Rock outcrop complex, 0 to 4 percent slopes	2.14	1.4%		Ile		43
Weighted Average					1.80	*-	94.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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In the last 10 years our firm has sold over 132,000 acres of Property including Ag Land, Acreages & Development Property. We have also sold numerous Farm Equipment, Construction Equipment & other Personal Property Auctions.

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If you are considering the sale of your land, contact, Chuck Sutton or Jared Sutton at Sutton Auctioneers & Land Brokers, LLC or any of our other affiliated offices, and let them and their professional associates put their years of experience to work for You!!

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NOTES:

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