

LAND AUCTION

160.5 Acres – Consisting of 2 - Choice +/-80 Acre Parcels of High Producing Troy Township, Pipestone County, Minnesota Land

We will offer the following real property at auction at FARM #1 - Located from the Jct. of Hwy. #30 & 8th Ave. SW in Pipestone, MN (Dar's Pizza Corner) – 1 mile north, then 1 mile west on 111th Street, then 2 miles north on 60th Ave (Co. Hwy. #15) and 1¼ miles west on 131st Street to the Sale Site at the SE Corner of FARM #1; from the SD-MN State Line on SD Hwy. #34 & MN Hwy. #30 – go east on Hwy. #30 approx. 4 miles to 40th Ave., then 3 miles north on 40th Ave. and ½ mile east on 131st St.; or from Cazenovia, MN – 2 miles south on 50th Ave. and ¼ mile west on 131st St.

FRIDAY, AUGUST 10, 2012 SALE TIME: 10:00 AM

Three words best describe this land - Choice, Choice, Choice! This auction presents the opportunity of a lifetime to purchase land which has been in the Carson/Kirby Family for many decades as Farm #2 owned for over 104 years and Farm #1 owned for over 90 years. The farms to be offered for sale on this auction consist of two dynamic 80 acre parcels of western Troy Twp., Pipestone County, MN land, each of which have very high percentages tillable. This auction features some high caliber farmland with excellent eye appeal, high quality soils and each has a topography which is level to gently rolling, with these farms located in one of the "Garden Spots" of Western Minnesota.

FARM #1 – 80.5 Acres – Legal Desc.: The W ½ of the SE ¼ of Sec. 28, T. 107N., R. 46W., (Troy Twp.), Pipestone County, MN – Farm #1 is a Choice Parcel of land with high quality soils and an extremely high percentage tillable with the level to gently rolling topography. According to FSA information this 80.5 acre farm has approximately 78.6 acres of cropland with a 39 acre corn base with an 85 bu. direct & 139 bu. CC yield and a 39 acre soybean base with a 34 bu. direct and 41 bu. CC yield. According to the Pipestone Co. Assessor this farm has a CER of 77.4 and the superb quality of the soils is further evidenced by information obtained from Surety Agri Data, Inc. which indicates that this farm has an extremely high weighted average productivity index of 96.6, with the predominate soils comprised Class I & II soils. The production potential of this land has been enhanced by the installation of a significant amount of drain tile in this land. The RE taxes payable in 2012 were \$2,442.00.

FARM #2 – 80 Acres – Legal Desc.: The W ½ NW ¼ of Sec. 29, T. 107N., R. 46W., (Troy Twp.), Pipestone Co., MN.

Located from the SW Corner of Farm #1 – ½ mile west on 131st St., 1 mile north on 40th Ave. and ¾ mile west on Co. Rd. #72 (136th St.) – the SW Corner of the land at the Jct. of 30th Ave. & 136th St.; from Pipestone, MN (KLOH Radio) – 4 miles west on Hwy. #30, 3 ½ miles north on Co. Rd. #13 (20th Ave.) and 1 mile east on Co. Rd. #72 (136th St.); from the SD-MN State Line on SD Hwy. #34 & MN Hwy. #30 – go east on Hwy. #30 approx. 2 miles to 20th Ave., then 3 ½ miles north on 20th Ave. and 1 mile east on 136th St.

Farm #2 is a Choice Parcel which is nearly all tillable with the exception of a mature grove of trees situated in the SE corner of the land. This farm has some very high quality soils with the level to gently rolling topography. According to FSA information this 80 acre farm has approximately 72.7 acres of cropland with a 36.3 acre corn base with an 85 bu. direct & 150 bu. CC yield and a 35.3 acre soybean base with a 33 bu. direct and 39 bu. CC yield. According to the Pipestone Co. Assessor this farm has a CER of 78.48 and the superb quality of the soils is further evidenced by information obtained from Surety Agri Data, Inc. which indicates that this farm has an extremely high weighted average productivity index of 96.4, with the predominate soils comprised Class I & II soils. This farm has a significant amount of 4", 5" & 6" clay tile in place in this farm according to information provided by the owners. The RE taxes payable in 2012 were \$2,334.00.

TERMS: Cash - A 15% nonrefundable earnest money payment on the day of the sale and the balance on or before December 5, 2012, **with Fall Tillage Privileges subsequent to the harvest of the 2012 standing crops.** Marketable Title will be conveyed and an abstract of title continued to date will be provided to the buyer for examination prior to closing. The RE taxes payable in 2012 were paid by the owners; the buyer will be responsible for payment of all of the RE taxes due & payable in 2013. 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". This property 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 owners.

These farms have potential to serve as terrific additions to area row crop farming operations or investment properties.

These may be some of the finest parcels of land to come to the market in recent years, so if you're in the market for choice western Pipestone County, MN land, then make plans to inspect these farms and be in attendance at this auction.

HEIRS OF ORDETH "CARSON" KIRBY, Owners

James O'Neill - O'Neill & Barduson Law Firm – Attorney for the Estates & Closing Agent
Pipestone, MN - ph. 507-825-4266

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