

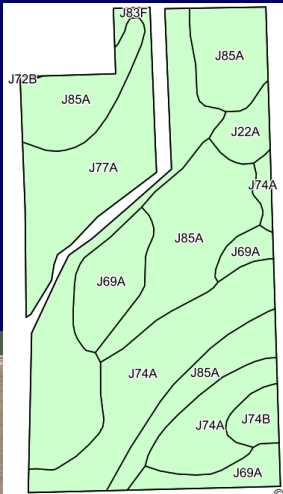
# 76.16 Surveyed Acres of Burke Township, Pipestone County, Minnesota

# A U C T I O N

## Friday, November 20, 2020

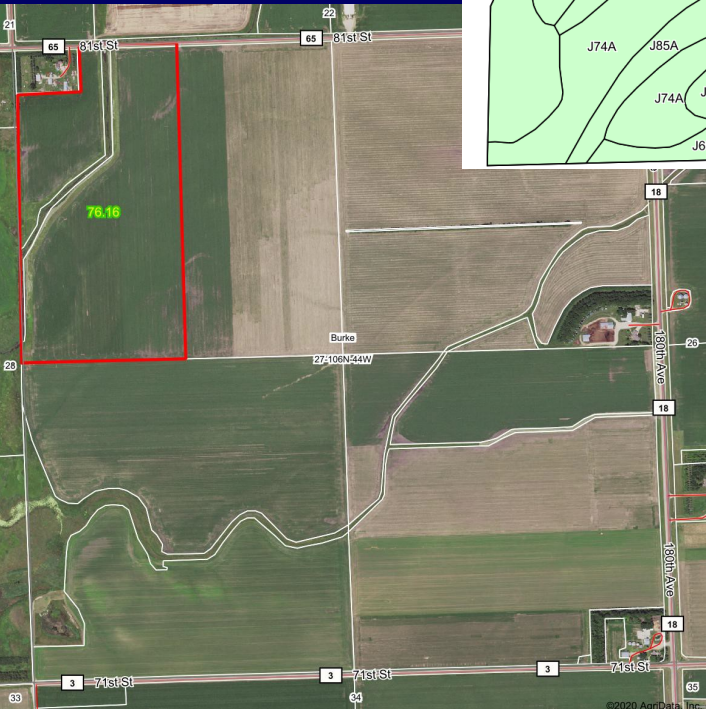
### Sale Time: 10:30 AM

Auction to be held at the  
Gray Wolf Saloon ~  
130 Howard St,  
Edgerton, MN 56128



**Location: From the east side of Edgerton, MN go approx. 1 mile east on Trosky Road, then 6 miles north on Hwy 18 (AKA 180th Ave) and 3/4 mile west on 81st. OR from Woodstock, MN go 3 miles south on Hwy 18 (AKA 180th Ave) and 3/4 mile west on 81st St. Signs Posted!**

Located North  
of Edgerton, MN



202.13	19	Del & Terri Ford	20	Dennis Johnson	21	Delmer & Henrietta Hulstein	22	Wesley Dekam	23	Elmer VanRuler	24	W X	Frederick Schuld
HATFIELD	160	82	78	76.39	169	219.77	160	310	111.07	160	200	80	
30	AD	Calvin & Cheryl Brouwer	29	Henry & Marie Dyk	28	Ruth Sorenson	27	DeGroot Farms Inc.	26	Jay DeGroot	25	65	Arwin Spronk
150	160	139.39	160	160	203.50	320	160	152.73	160	160	320	80	
63	AE	63	63	17	106.50	80	160	3	18	80	160	65	
31	153.18	Gordon & Ila Dyk	32	220	181.86	33	160	160	240	80	160	61	
Richard Gunderson	Allen Walhof	Lavonne Walhof	D.A. Rupp	Arvin & Rose Ella Bleyenberg	Rolland & Grace Schelhaas	Leon Hanenburg	Tracy Fey	William J. Spronk	Arwin & Luann Spronk	Arno Sluis	160	ST	
160	160	156.01	58.14	75	152.25	160	160	80	160	160	ST	ST	
JOINS OSBORNE TWP													

Live & Online Bidding!

**General Description:** Selling will a 76.16 surveyed acre farm located in Burke Township, Pipestone County, Minnesota. This farm is level to gently sloped. The primary soil types on the farm consist of the Trosky, Lamoure, Esteline, and Athelwold series. The productivity index on the tillable acres is 61.2. According to the FSA office the farm has approximately 66 tillable acres with the balance consisting of 5.95 acres of CRP ground, narrow creek, road and ditch.

**Brief Legal Description:** The W 1/2 of the NW 1/4 excluding a tract in the NW 1/4 in Section 27-106-44, Pipestone County, Minnesota. Property contains 76.16 surveyed acres. The complete legal description will be according to the survey.

**CRP:** There are currently 5.95 acres enrolled in the CRP program with a rental rate of \$203.62 per acre. The contract will expire on September 30, 2032.

**Farm Corn Base/Corn Yield:** The corn PLC yield on the entire NW 1/4 is 145 bushels, the soybean PLC yield is 43 bushels and the wheat PLC yield is 54 bushels. The corn base on the entire NW 1/4 is 50.39 acres, the soybean base is 39.66 acres and the wheat base is 3.15 bushels.

**Real Estate Taxes:** The real estate taxes payable in 2020 will be paid by the sellers, the purchasers will be responsible for the 2021 real estate taxes payable. The 2021 estimated taxes are \$2133 per year.

**Method of Sale:** Bid price per acre times 76.16 surveyed acres via live and online auction simultaneously.

**Terms:** 10% nonrefundable down payment is due on the day of the auction. The balance will be due on December 21, 2020. A late charge will apply for buyers delaying the closing. The abstract will be continued to date. The buyers will have 10 days from receipt of abstract to have the abstract examined. The sellers guarantee a clear and marketable title on the property. The owners reserve the right to reject any and all bids. Successful online bidder will be notified at the conclusion of the auction. Online bidders must agree to these terms and conditions as well as online conditions prior to registering and must be verified 24 hours prior to start of auction.

**Possession:** December 21, 2020

**Attorney for the sellers and closing agent:** Damain D. Sandy, O'Neill, O'Neill & Barduson Law Firm, Pipestone, MN 507-825-4266.

**Auction Company Note:** We are pleased to offer this Burke Twp farm on behalf of Matthew and Eloise Lee! The farm will be sold from the Gray Wolf Saloon on November 20, 2020. Check out our website at [www.vw72.com](http://www.vw72.com) for additional information. If you have any questions, give us a call and we thank you for your interest. Rich, Todd, Levi, Brent, and Shannon

**Note:** This farm is being sold "as is." While every effort has been made to ensure the accuracy of the information herein provided, no warranty is given and no responsibility is assumed by the auction company, the auctioneers, the seller or their agents concerning condition of the property, the corn bases, corn yields or other supplied information. Property is being sold subject to any easements, including road, drainage, utility or other easements of record. All prospective purchasers are encouraged to inspect and verify information provided herein. Vander Werff & Associates Inc., represent the sellers for this transaction. Any announcements made the day of will supersede this advertisement.

## Matthew and Eloise Lee

Damain D. Sandy, Attorney ~ O'Neill, O'Neill & Barduson Law Firm, Pipestone, MN

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712-540-7591



215 Main St. Sanborn, IA 51248

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