

LAND AUCTION

**+/-161.32 Surveyed Acres of Ash Lake Township
Lincoln County, MN Land with an
Annual Wind Rights Payment which Provides
Additional Cash Income**

On behalf of the Heirs of Barbara Herschberger we will offer the following real property at auction at land located from Ivanhoe, MN – ½ mile west on 280th St./Hwy. #19, then 5 miles south on Hwy. #75 to the Jct. of Hwy. #75 & Co. Hwy. #15 (230th St.) & 1 mile west to the NW of the Land at the Corner of 180th Ave. & 230th St.; from Arco, MN – approx. 5½ miles west on Hwy. #15/230th St.; from Lake Benton, MN (Jct. Hwy's. #14 & #75) – Approx. 8 miles north on Hwy. #75 and ½ mile west on 230th St. to the NE Corner of the land **(Auction to be Held "On the Site of the Former Farmstead" - which is approx. ¼ mile south of the Jct. of 230th St. & 180th Ave.)**

FRIDAY OCTOBER 31, 2025 Sale Time: 10:00

AUCTIONEERS NOTE:

This auction presents a great opportunity to purchase a very desirable +/-161.32 acre farm with a mixture of productive high caliber cropland and non-tillable acres comprised of a former farmstead with a few remaining outbuildings and mature grove, with the remaining non-crop acres comprised of a slough located in the SW portion of the farm and roads. The cropland acres have some very respectable soils, with areas enhanced by the installation of some drain tile. This land has been well farmed and maintained in an excellent state of cultivation by a long-term 35+ year tenant. Additionally, this farm has annual income generated from a wind easement payment which has been generating approximately \$3,500.00 per year. The current lease on this farm expires following the harvest of the 2025 crops and this farm is available for the buyer to farm or lease as they desire in 2026, with the buyer to receive Fall Tillage Privileges Subsequent to the Harvest of the 2025 crop. Mark your calendars to be in attendance at this auction and make plans to inspect this property prior to the auction!

**HEIRS OF BARBARA HERSCHBERGER, Owners
Terry Peterson, Michael Herschberger, Patricia Nielsen,
Myles Herschberger and Eric Herschberger**

WWW.SUTTONAUCTION.COM

SUTTON AUCTION



SUTTON AUCTION

**1116 N. West Ave.
Sioux Falls, SD
57104
605-336-6315**



This is a very desirable parcel of land with high quality tillable land with very good soils, eye appeal and more. This land has an excellent location and is bordered on the north by Co. Hwy. #15/230th St. This property has a former farmstead with a galv. metal machine shed pole bldg. (approx. 54'x70') w/2 sliding doors (approx. 13' high & 17' wide), a walk door and dirt floor, an old wooden granary, 3 small metal grain bins, which could be a very nice site for re-establishment of a rural building site, especially since there is an existing mature tree grove on the north and west of the site. This property is subject to a wind rights easement which has been yielding approx. \$3,500.00 per year, with additional renewal options in accordance with the existing wind rights agreement. According to a recent survey of this property by Bueltel-Moseng Land Surveying, Inc., this property as a whole consists of a total of +/-161.32 acres. According to FSA information this farm has approx. 127.21 acres of cropland, with a 62.53 acre corn base with a 150 bu. PLC yield and a 61.57 acre soybean base with a 43 bu. PLC yield and is enrolled in the County ARC election of the USDA farm program; with the non-tillable acres comprised of a combination of the acres included in the farmstead and grove, the slough and roads. According to the Lincoln Co. Assessor this parcel has a high CER of 66.19, comparatively information obtained from Surety Agri-Data, Inc. indicates that this farm has a high weighted average productivity index of 88.1, with the cropland acres comprised primarily of Class I, II & III soils. According to tile information provided there is approx. 3,500' of 5" drain tile installed in areas of this farm. The general topography of the cropland is gently rolling to rolling. There is an existing wind rights lease and easement in place on the property, which was executed in 2016 with an initial term of 20 years, with 3 additional renewals of 10 years each, unless terminated earlier in accordance with the lease agreement; which according to the owners has been generating approx. \$3,500.00 per year and presently is with Xcel Energy. – the payment received in 2024 was \$3,533.00; the seller will retain the 2025 wind easement payment with the buyer to receive 100% of the 2026 and future years wind easement payments. If you are in the market for a very desirable parcel of land with excellent crop and income potential to add to a row crop farming operation or investment, and/or a location for construction of a new rural residence, then make plans to inspect this property and be in attendance at this auction.

LEGAL DESC.:

The NW¼ of Sec. 32, T. 111N., R. 45W., (Ash Lake Twp.), Lincoln County, MN.

TERMS: **Cash** - A 10% non-refundable downpayment on the day of the sale and the balance on or before December 17, 2025 with full possession for the 2026 crop year. Fall tillage privileges may be awarded to the buyer subsequent to the harvest of the 2025 standing crops and the tenant's rights under the 2025 farm lease. The sellers will retain 100% of the 2025 rents and wind tower payment. Marketable Title will be conveyed and an abstract of title continued to date will be provided to the buyer for examination prior to closing. Attorney's closing fees will be paid by the sellers.

HEIRS OF BARBARA HERSCHBERGER

TERMS CONTINUED:



All of the RE taxes payable in 2025 on this property in the full-homestead amount of \$2,420.00 will be "paid in full" by the estate, with the buyer to be responsible for all of the RE taxes payable in 2026. The sellers have no knowledge of any wells on the premises. The sellers do not warranty or guarantee that exist-ing 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 has been surveyed to establish the location of the east boundary and to ascertain the total acres in this farm in accordance with a recent survey of the property by Bueltel-Moseng Land Surveying, Inc., with the acres understood to be "more or less". This property is sold in "AS IS" CONDITION and subject to any existing easements, restrictions, reservations or highways of record if any, as well as any or all Lincoln Co., MN 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 heirs.

**For additional information contact the auctioneers or see
www.suttonauction.com or www.burlagepeterson.com.
Online bidding available!**

HEIRS OF BARBARA HERSCHBERGER, Owners

**Terry Peterson, Michael Herschberger,
Patricia Nielsen,
Myles Herschberger and Eric Herschberger**
**Glen A. Petersen – Attorney & Closing Agent
for the Sellers**

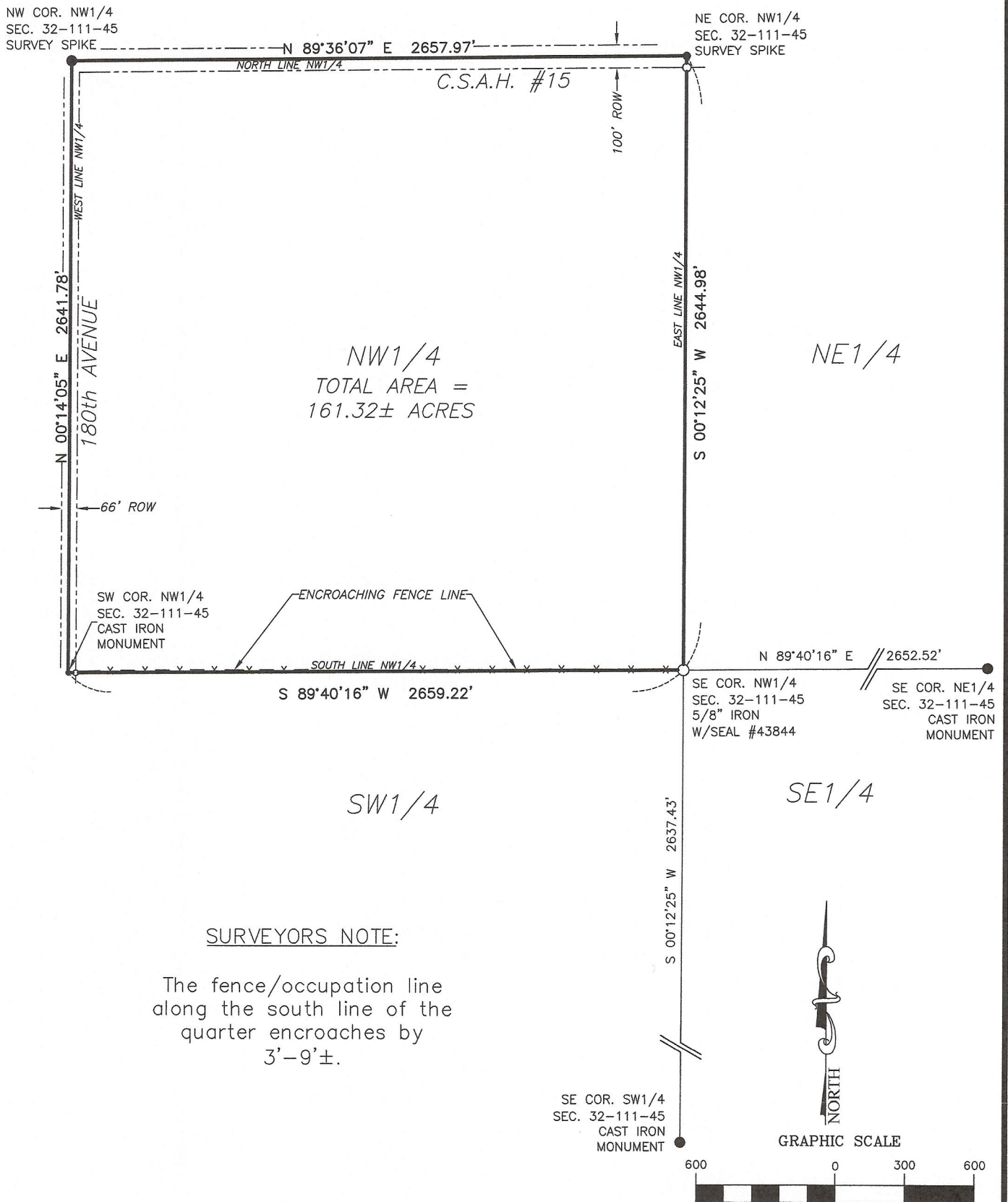
AUCTIONEERS:

**CHUCK SUTTON -
Auctioneer & Land Broker
Sioux Falls, SD - ph. 605-336-6315,
Pipestone, MN – ph. 507-825-3389 &
Flandreau, SD - ph. 605-997-3777;
JARED SUTTON, CAI –
Auctioneer & RE Salesman
Flandreau, SD – ph. 605-864-8527;
DEAN STOLTENBERG
Auctioneer & RE Salesman
Jasper, MN – 507-829-6856
BURLAGE-PETERSON
Auctioneers & Realtors
Brookings, SD – ph. 605-692-7102**



Certificate of Survey

All of the Northwest Quarter in
Section 32-111-45, Lincoln County, Minnesota.



SURVEYORS NOTE:

The fence/occupation line
along the south line of the
quarter encroaches by
3'-9'±.

SURVEYOR'S CERTIFICATION

I hereby certify that this plan, specification, or
report was prepared by me or under my direct
supervision and that I am a duly Licensed Land
Surveyor under the laws of the State of Minnesota.



DANIEL L. BUELTEL LICENSE NO: 43844

DATE: September 23, 2025

LEGEND

These standard symbols will
be found in the drawing.

- MONUMENTS FOUND
- MONUMENTS SET- 5/8" IRON
W/SEAL #43844

 BROKEN SCALE

BEARINGS BASED ON LINCOLN
COUNTY COORDINATES (1996 Adj)

Prepared for
Hershberger/Sutton Auctions

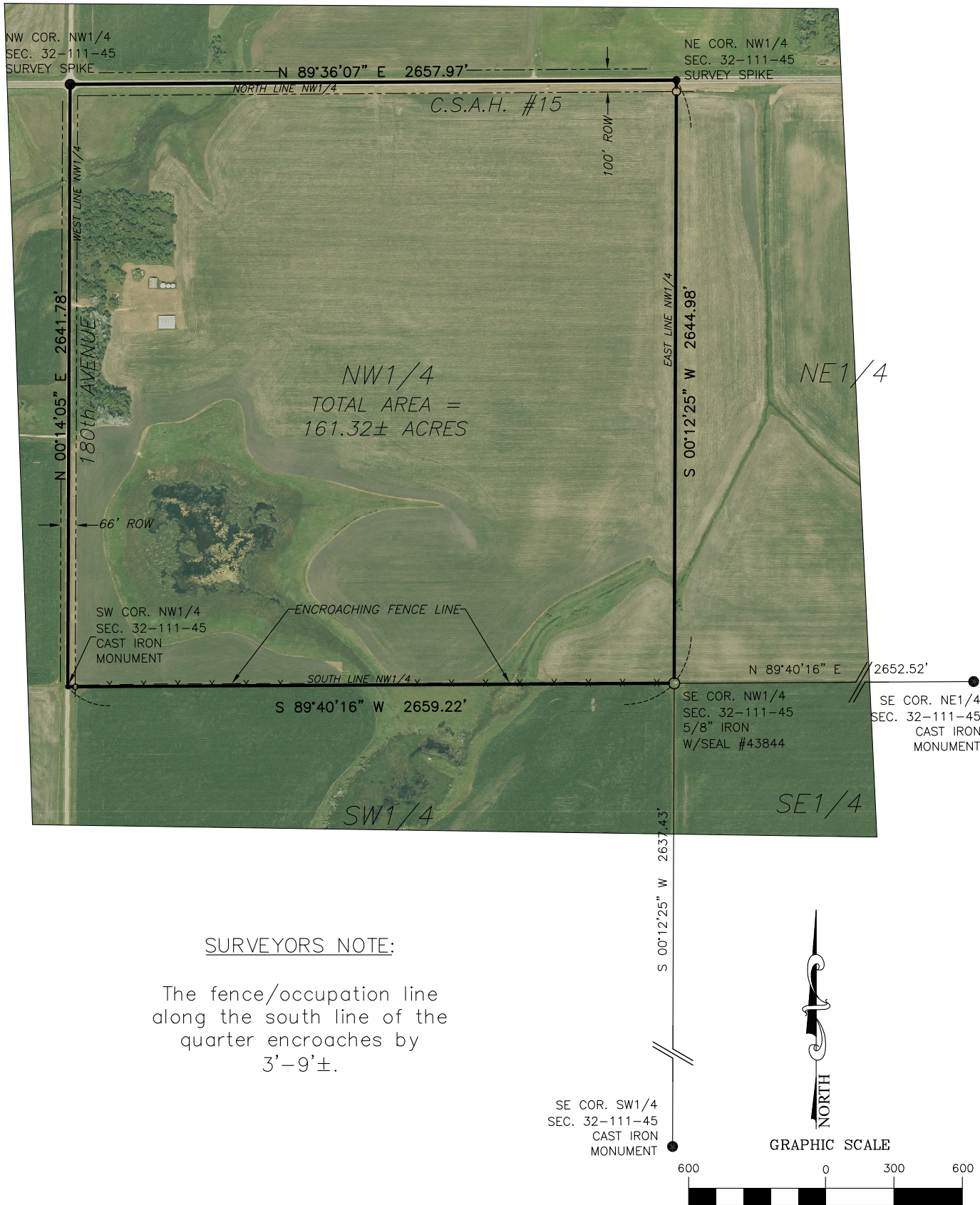
Prepared by
Bueltel-Moseng Land Surveying, Inc.

Marshall, MN 56258 Ph. 507-532-9043

PROJECT NO. 25-6926

Certificate of Survey

All of the Northwest Quarter in
Section 32-111-45, Lincoln County, Minnesota.



SURVEYORS NOTE:

The fence/occupation line
along the south line of the
quarter encroaches by
3'-9'±.

SURVEYOR'S CERTIFICATION

I hereby certify that this plan, specification, or
report was prepared by me or under my direct
supervision and that I am a duly Licensed Land
Surveyor under the laws of the State of Minnesota.

DANIEL L. BUELTEL LICENSE NO: 43844

DATE: September 23, 2025

Prepared by
Bueltel-Moseng Land Surveying, Inc.
Marshall, MN 56258 Ph. 507-532-9043
PROJECT NO. 25-6926

Farm 163 Tract 823

2025 Program Year

Map Created April 26, 2025



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: 127.21 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. 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

Aerial Map



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Maps Provided By:



surety®
CUSTOMIZED ONLINE MAPPING

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www.AgrIDataInc.com

Boundary Center: 44° 22' 58.12, -96° 17' 51.3

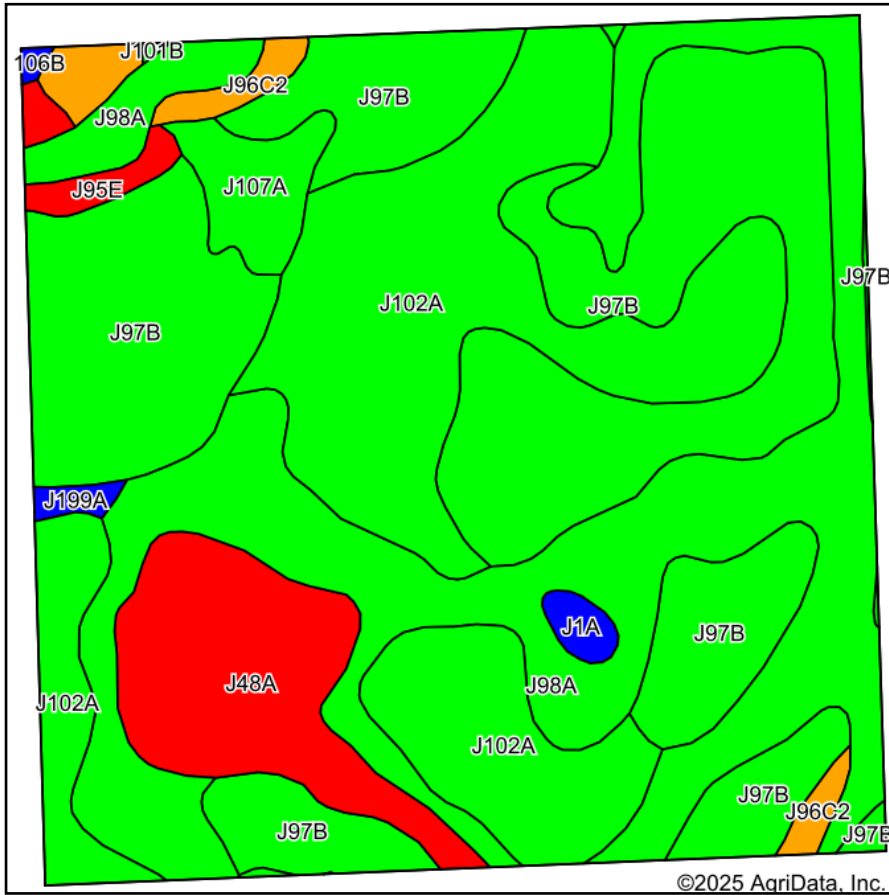
32-111N-45W
Lincoln County
Minnesota



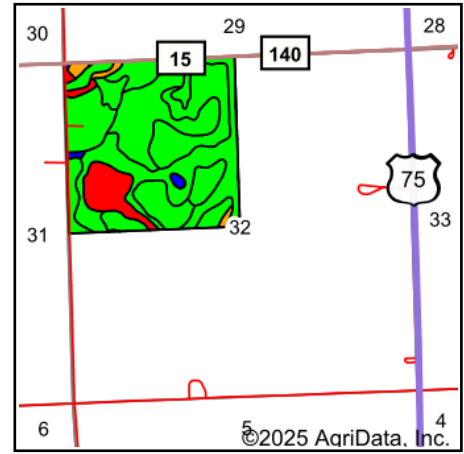
9/5/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Lincoln**
 Location: **32-111N-45W**
 Township: **Ash Lake**
 Acres: **160.79**
 Date: **9/23/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN081, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J97B	Singsaas-Oak Lake complex, 1 to 6 percent slopes	55.72	34.7%		Ile	97
J98A	Parnell silty clay loam, 0 to 2 percent slopes	42.45	26.4%		IIlw	93
J102A	Oak Lake silty clay loam, 1 to 3 percent slopes	40.28	25.1%		Ile	99
J48A	Southam silty clay loam, 0 to 1 percent slopes	12.43	7.7%		VIIIw	5
J107A	Lakepark-Roliss-Parnell, depressional, complex, 0 to 3 percent slopes	3.50	2.2%		IIlw	93
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	3.07	1.9%		IVe	80
J95E	Buse, stony-Wilno complex, 18 to 25 percent slopes	1.67	1.0%		VIe	26
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	0.85	0.5%		IIIw	86
J199A	Fulda silty clay, 0 to 2 percent slopes	0.57	0.4%		IIw	86
J106B	Barnes, occasional saturation-Buse-Svea complex, 1 to 6 percent slopes	0.18	0.1%		Ile	88
J101B	Hokans-Svea complex, 1 to 4 percent slopes	0.07	0.0%		Ile	98
Weighted Average					2.30	88.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TILE PLAN

Sheet 1 of 3

Name Paul Fehrman Surveyed By CA/DK Date 5-98

State MN County Lincoln Twp. Ash Lake Sec. 32 T 111 R 45

Contractor D & G Date Installed 5-98

Total - 3300' 5"

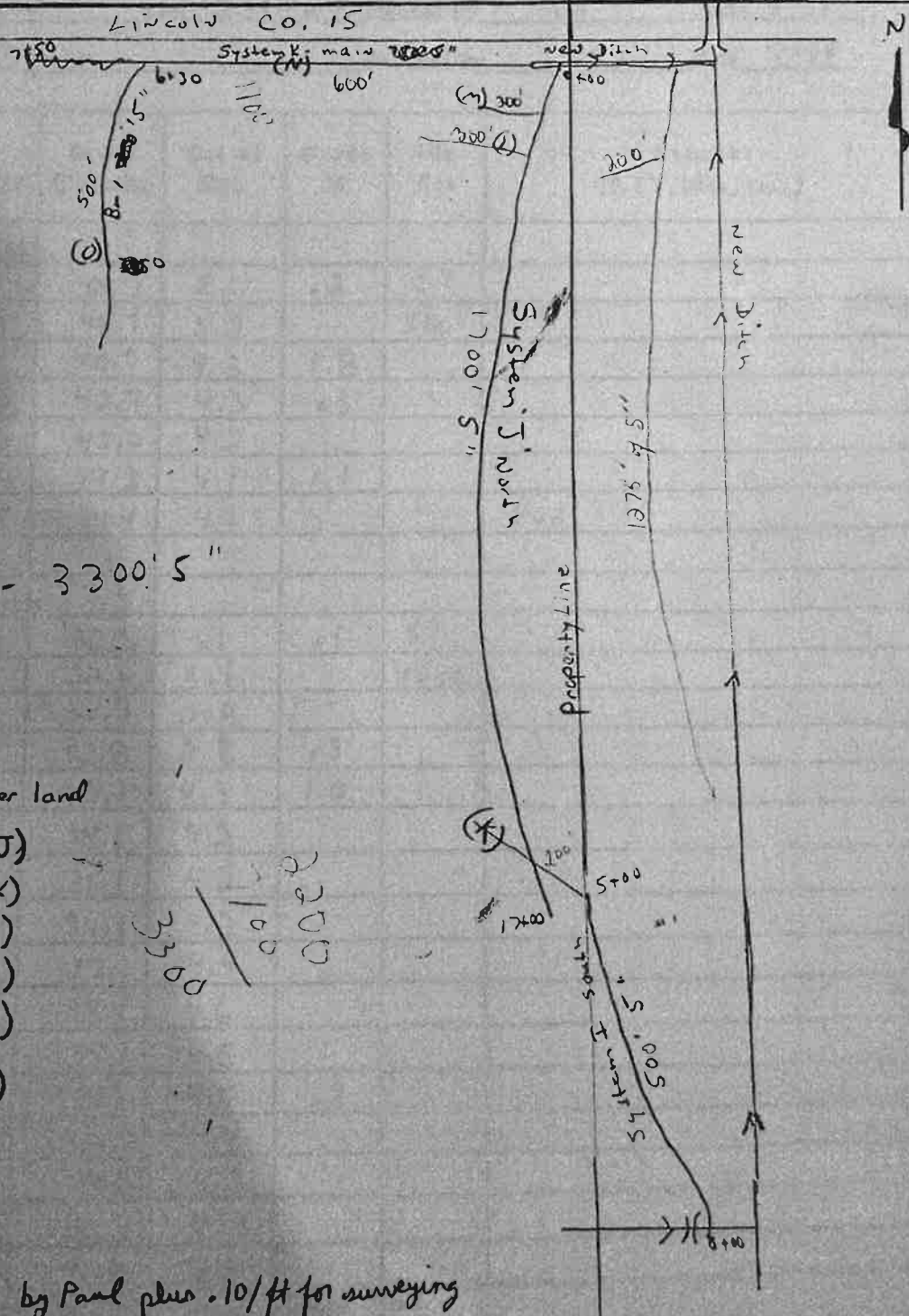
Tile on Herschberger land

- 1700' 5" tile (J)
- 200' 5" tile (K)
- 300' 5" tile (L)
- 200' 5" tile (M)
- 600' 5" tile (N)
- 500' 5" tile (O)

3500' total

at 1.15/ft

4025.00
3500
1175.00
Total cost Pd by Paul plus .10/ft for surveying





SUTTON AUCTIONEERS & LAND BROKERS, LLC

The sale of your land may be a once in a lifetime event . . .

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happen - They're
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successful
auction!**

Experience

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