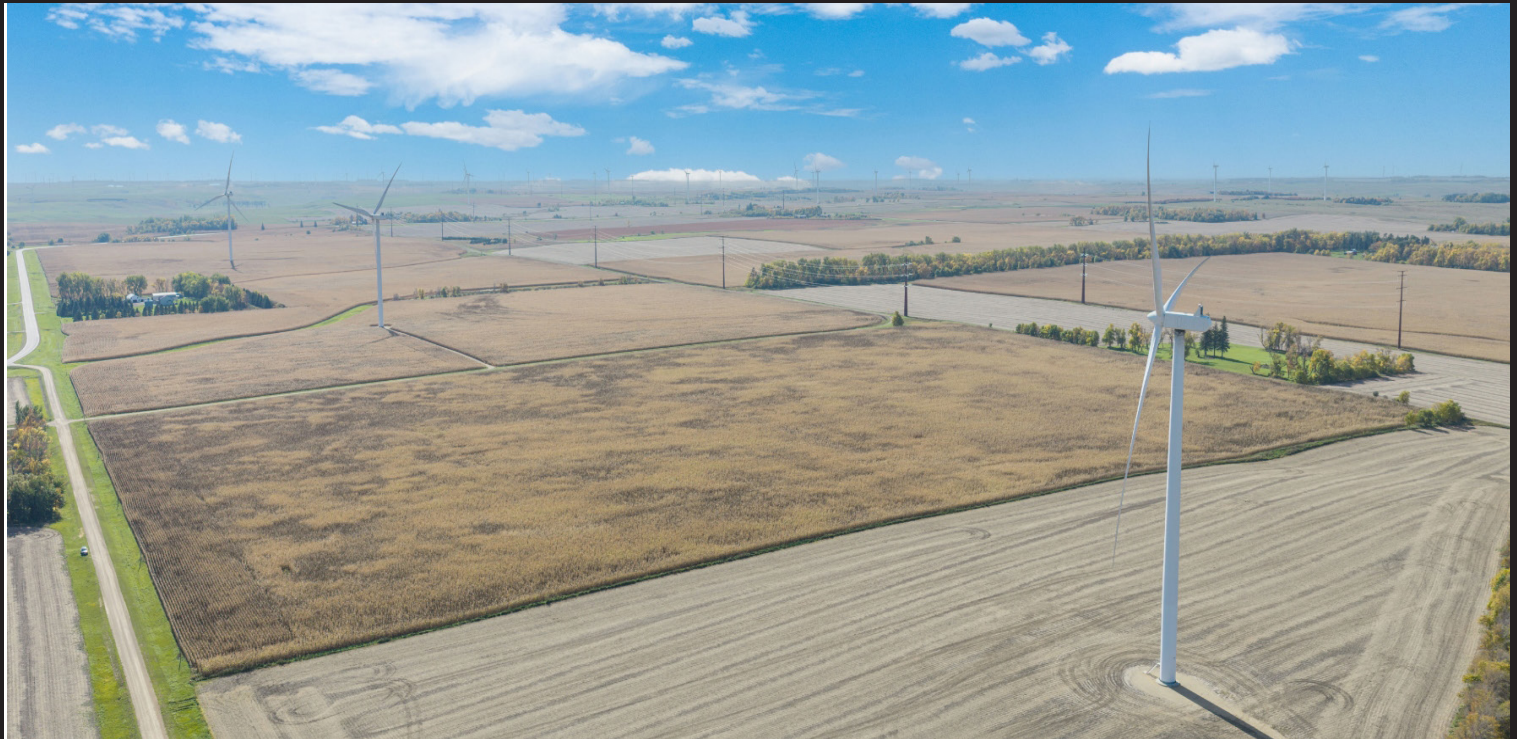


58.70 +/- ACRE LAND AUCTION

PRIME & ALL TILLABLE LAND IN HENDRICKS TWP., LINCOLN CO. MN



*This prime farm will be offered for sale, located from Hendricks MN,
3 miles south on Hwy. 1 & 1 mile west on Hwy. 19 & 280th St. Or from White, SD,
10 miles east on Hwy. 30 & 1 mile north on Hwy. 19 & 110th Ave.*

FRIDAY, NOVEMBER 20, 2026
SALE TIME: 10:00 A.M.

TIMOTHY ROSENTHAL LIVING TRUST - SELLER

**BURLAGE
PETERSON**
Auctioneers & Realtors, LLC.

Burlage Peterson Auctioneers & Realtors, LLC
LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS
office@burlagepeterson.com or 605-692-7102
www.burlagepeterson.com
Brookings - Watertown - De Smet, SD
Sutton Auctioneers & Land Brokers, LLC
Office@suttonauction.com or 605-336-6315

LAND BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC

LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

58.70 +/- ACRE LAND AUCTION

PRIME & ALL TILLABLE LAND IN HENDRICKS TWP., LINCOLN CO. MN

This prime farm will be offered for sale, located from Hendricks MN, 3 miles south on Hwy. 1 & 1 mile west on Hwy. 19 & 280th St. Or from White, SD, 10 miles east on Hwy. 30 & 1 mile north on Hwy. 19 & 110th Ave.

FRIDAY, NOVEMBER 20th, 2026 SALE TIME: 10:00 A.M.

AUCTIONEERS' NOTE: Here is an excellent opportunity for a prime, all-tillable farm with drain tile. The farm receives an annual wind rights payment, and possession is available for the upcoming crop year. The farm is conveniently located right off Highway 19, and is close to Hendricks, White, Lake Benton and Elkton. There is no buyer's premium, and the sale will be held live on-site with online bidding available during the sale. Come prepared to buy and don't miss this prime land sale!

58.70 +/- Acres: This all-tillable corn and soybean farm offers an excellent opportunity to purchase a choice farm with outstanding eye appeal in a great location on the South Dakota/Minnesota border. The farm has a high soil productivity rating of 96.6 and is primarily comprised of Class I & II soils, with the primary soils present listed as Oak Lake Silty Clay Loam and Singaas-Oak Lake Complex, ideal for row crops. Per the FSA office, the farm contains 55.68 DCP cropland acres, and additionally the farm receives approximately \$23 per acre for wind rights payment from a neighboring tower through Xcel Energy. Additionally, the farm has been enhanced by drain tile and underground clay berms. The property offers easy access, located just 1/10th of a mile off Highway 19, and presents a great opportunity to acquire highly productive, all tillable farmland. Farms of this quality and this size do not come available very often so don't miss this sale and opportunity to add high quality acres to your land or farming portfolio!

Description: Gov't. Lot 4 in Section 36, T-112-N, R-47-W, Hendricks Twp., Lincoln, Co., 58.70 +/- Acres.

TERMS: 10% non-refundable earnest money deposit due day of sale with balance due on or before January 5th, 2027. Title work and closing fees will be split 50/50 between buyer and seller. The new buyer will have possession for the upcoming crop year. The seller will pay all 2026 real estate taxes, and the buyers will be responsible for 2027 real estate taxes. Preliminary title work will be available prior to the sale. The sellers and agents make no claims regarding boundary lines, and the property will be sold by recorded acres. Fences are not guaranteed to be accurate boundary representations, and any new fencing will be the responsibility of the buyers. This property is sold subject to easements and restrictions, if any, and subject to confirmation of the seller. Buyers are responsible for conducting their own due diligence for future use and practices. Listed cropland acres are per the FSA office. The buyer will be responsible for setting up their accounts for wind rights payments and is encouraged to contact Xcel Energy with any questions. The sellers do not provide any guarantees, warranties, or contingencies, and information provided is believed to be accurate but is not guaranteed. Statements made day of sale take precedence over prior written material. All bids placed during the sale are binding, and the successful high bidder will initiate purchase agreements and earnest money deposit in accordance with the sale terms. Parties may conduct a 1031 exchange, and the auctioneers represent the seller in this transaction.

TIMOTHY ROSENTHAL LIVING TRUST – SELLER

LAND BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC
Office@burlagepeterson.com or 605-692-7102
Sutton Auctioneers & Land Brokers, LLC
Office@suttonauction.com or 605-336-6315

**BURLAGE
PETERSON**
Auctioneers & Realtors, LLC.

LAND BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC

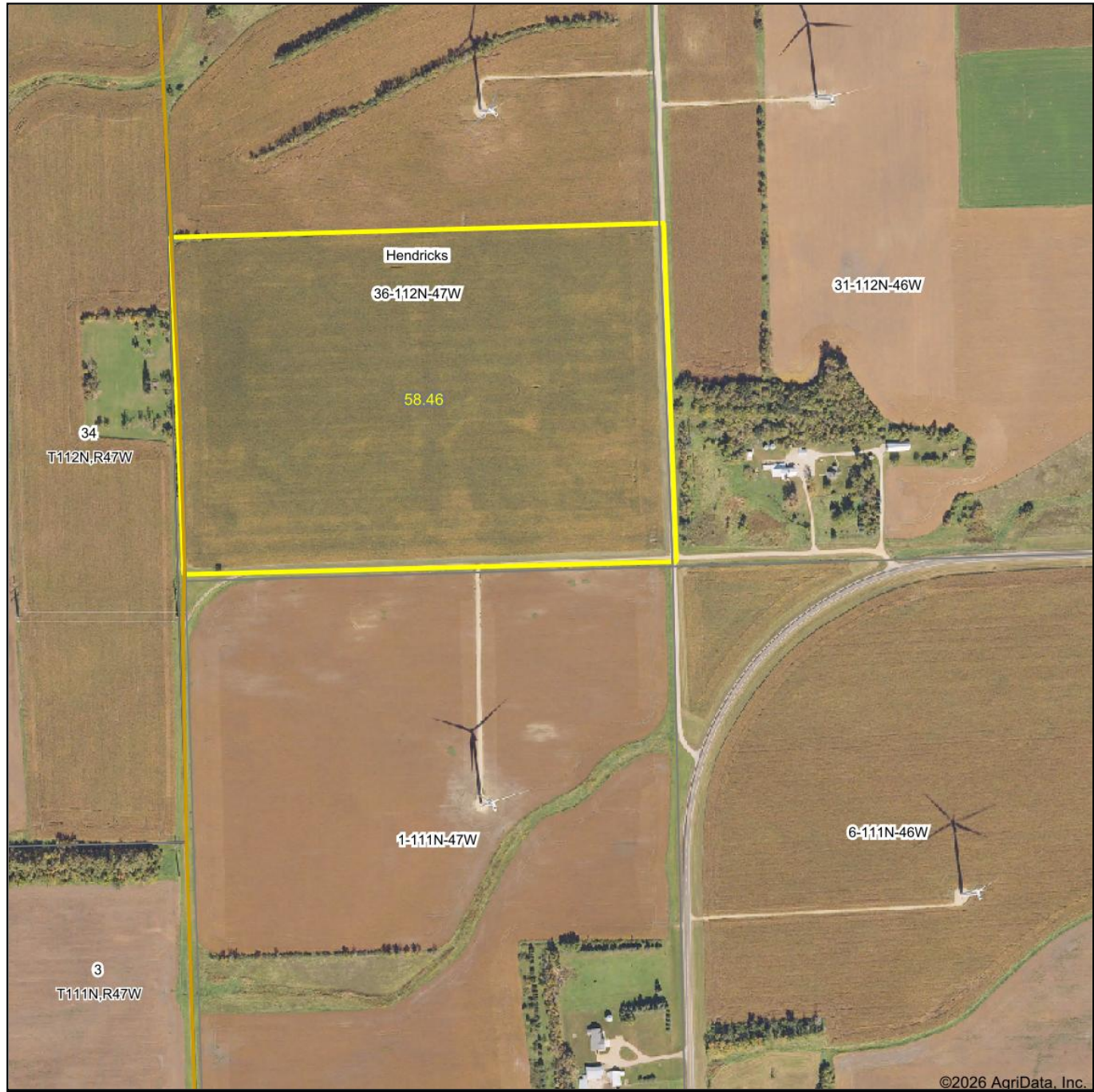
LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

office@burlagepeterson.com or 605-692-7102 | www.burlagepeterson.com | Brookings - Watertown - De Smet, SD

LAND BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC
LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

AERIAL MAP



LAND BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC
LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

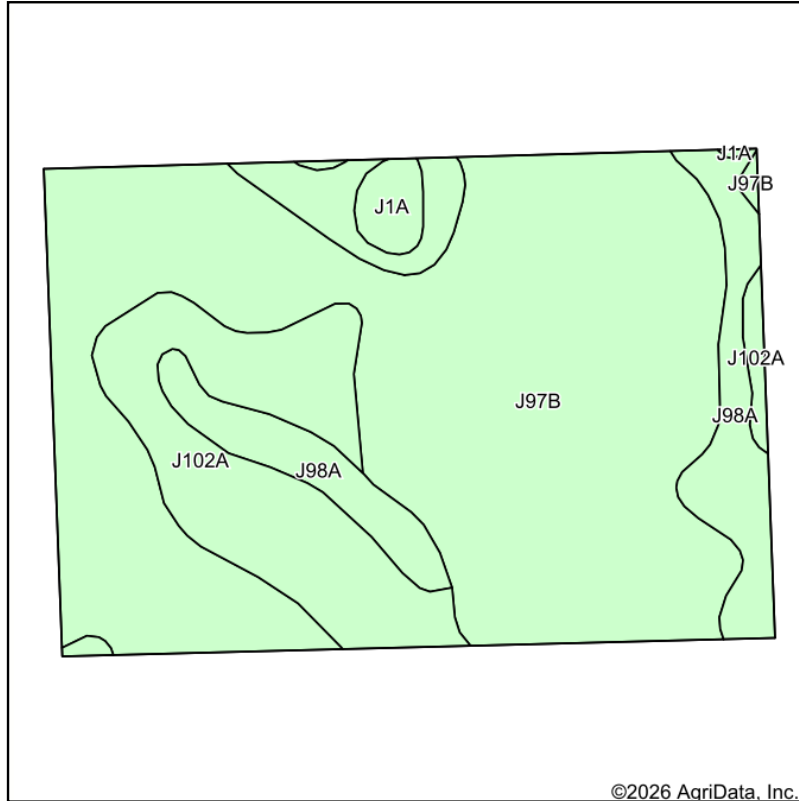
office@burlagepeterson.com or 605-692-7102 | www.burlagepeterson.com | Brookings - Watertown - De Smet, SD

LAND BROKERAGE FIRM & AUCTIONEERS

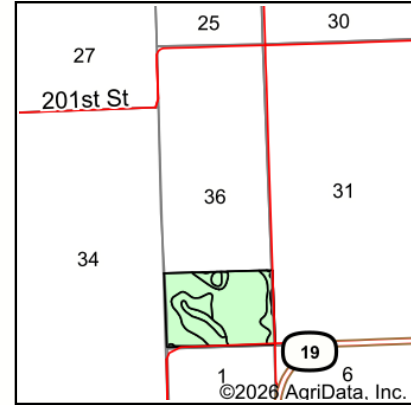
Burlage Peterson Auctioneers & Realtors, LLC

LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Lincoln**
Location: **36-112N-47W**
Township: **Hendricks**
Acres: **58.46**
Date: **10/16/2026**

**BURLAGE
PETERSON**

Auctioneers & Realtors, LLC

Maps Provided By:



Area Symbol: MN081, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
J97B	Singsaas-Oak Lake complex, 1 to 6 percent slopes	39.18	67.1%	Ile	97	66
J102A	Oak Lake silty clay loam, 1 to 3 percent slopes	10.08	17.2%	Ie	99	70
J98A	Parnell silty clay loam, 0 to 2 percent slopes	8.25	14.1%	IIlw	93	65
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	0.95	1.6%	IIIw	86	62
Weighted Average				1.84	96.6	*n 66.5

*n: The aggregation method is "Weighted Average using all components"

LAND BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC

LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

office@burlagepeterson.com or 605-692-7102 | www.burlagepeterson.com | Brookings - Watertown - De Smet, SD

LAND BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC
LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

MINNESOTA LINCOLN Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 1158 Prepared : 10/8/26 3:56 PM CST Crop Year : 2027
--	--	--

Operator Name : RON D JOHNSON
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
55.68	55.68	55.68	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	55.68	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	29.62	0.00	148	
Soybeans	25.91	0.00	44	
TOTAL	55.53	0.00		

NOTES

Tract Number : 447
Description : L4FR36 HENDRICKS
FSA Physical Location : MINNESOTA/LINCOLN
ANSI Physical Location : MINNESOTA/LINCOLN
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : TIMOTHY R ROSENTHAL
Other Producers : None
Recon ID : None

Page: 1 of 2

LAND BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC
 LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

office@burlagepeterson.com or 605-692-7102 | www.burlagepeterson.com | Brookings - Watertown - De Smet, SD

LAND BROKERAGE FIRM & AUCTIONEERS
Burlage Peterson Auctioneers & Realtors, LLC
LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

MINNESOTA
LINCOLN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1158

Prepared : 10/8/26 3:56 PM CST

Crop Year : 2027

Tract Land Data

Tract 447 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
55.68	55.68	55.68	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	55.68	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	29.62	0.00	148
Soybeans	25.91	0.00	44
TOTAL	55.53	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

LAND BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC
LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

office@burlagepeterson.com or 605-692-7102 | www.burlagepeterson.com | Brookings - Watertown - De Smet, SD

LAND BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC

LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS



LAND BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC

LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

office@burlagepeterson.com or 605-692-7102 | www.burlagepeterson.com | Brookings - Watertown - De Smet, SD