

Van Stelten Land Auction



AUCTIONEERS:

CHUCK SUTTON

- Auctioneer &
Land Broker –
Pipestone Realty
LLC- MN- Auct.

Lic. #59-26 -
Sioux Falls, SD -
605-336-6315 &
Pipestone, MN
507-825-3389

DEAN

STOLTENBERG –

RE Salesperson
& Auctioneer
Auct. Lic. #59-38
Jasper, MN
507-348-7352

JARED SUTTON
RE Salesperson
& Auctioneer

Auct. Lic. #59-72
Flandreau, SD
605-864-8527

**+/-121.46 Surveyed Acres of Well Located
Osborne Twp. Southeastern Pipestone County,
MN Land**

**Located Near Edgerton & Hatfield, MN and
nearby Murray County, MN**

**This Farm has a Mixture of Productive Cropland,
Areas that May Have Opportunities for
Potential Future Excavation of Gravel
& Other Aggregates and Some Acres of Grassland
& Areas with Hunting Prospects**

We will offer the following Land at public auction “On Site” at the land located from Edgerton, MN – ½ mile northeast on Co. Hwy. #18 St. to the Jct. of 180th Ave. & 26th Street and then ¼ mile west on 26th St. to the SE Corner of the property; from the Woodstock, MN Corner on Hwy. #30 – 7 miles south on Co. Hwy. #18 (180th Ave.) to the NE Corner of the land.

Friday Sept. 26, 2025 Sale Time: 10:00 am

This Pipestone County MN Farm will be Offered as PARCEL #1 - +/-80.90 Acres (W½ NE¼); PARCEL #2 - +/-40.90 Acres (NE¼ NE¼); or as PARCELS #1 & #2 Combined – The +/-121.46 Acre Unit. This auction provides the opportunity to purchase a multifaceted parcel or parcels of land which has a mixture of productive cropland and areas which may have prospects for mining of gravel and other aggregates, and areas that may have hunting and recreational opportunities. This property has an excellent location bordered on the east by a County Hardsurfaced Highway and situated within 1 mile of Edgerton, MN

According to a preliminary FSA measurement it is estimated that PARCEL #1 - +/-80.90 Acres (W½ NE¼) has approx. 79.41 acres of cropland; PARCEL #2 - +/- 40.90 Acres (NE¼ NE¼) has approx. 32.97 acres of estimated cropland; the FSA aerial map indicates the non-tillable acres on these parcels of land are comprised primarily of grassland, some areas with hunting & recreational opportunities and roads; presently this parcel of land is part of a larger parcel owned by the owners and subsequently will be subject to an FSA reconstitution and allocation of the cropland acres, crop bases and yields (presently the larger parcel contains approx. 156 acres which has a 23.29 acre corn base with a 126 bu PLC yield, a 57.73 acre soybean base with a 37 bu. PLC yield and a 20.59 acre wheat base with a 67 bu. PLC yield). According to the owners this property may conceivably have areas that may afford opportunities for future excavation of gravel and other aggregates. According to information from Surety Agri-Data indicates the portion of the land included in PARCEL #1 has a soil productivity index of 64.8; the portion in PARCEL #2 appears to have a productivity index of a 54.8; and Parcels #1 & #2 Combined appear to have a productivity index of 61.4. The general topography of this land is gently rolling to undulating. The RE taxes payable in 2025 are part of a larger 160 acre parcel inclusive of the farmstead which is being retained by the owners, thus the taxes on the +/-121.46 acres being sold are presently unavailable.

LEGAL DESC.:

The W½ NE¼ – 80.90 Acres M/L and NE¼ NE¼ - 40.56 Acres M/L, all in Sec. 22, T. 105N., R. 44W., (Osborne Twp.), Pipestone County, MN – containing a combined total of 121.46 Acres M/L in accordance with the survey thereof.

TERMS:

Cash- A 10% nonrefundable earnest money payment on sale day and the balance on or before Nov. 21, 2025 with full possession subsequent to the harvest of the 2025 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. As this parcel of land is a breakout from a larger parcel owned by the sellers inclusive of the owner's farmstead, thus all of the RE taxes payable in 2025 and 2026 will be paid by the sellers. 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(s) pursuant to MN statutes. FSA cropland acres, yields, bases & other information will be allocated as determined by FSA personnel and an FSA reconstitution and FSA County Committee approval. This property will be sold in accordance with the acres as stated on a recent survey of the property as completed by Stockwell Engineering, with the acres understood to be "more or less". This property is sold in "AS IS" Condition and 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.

For add'l information visit www.suttonauction.com or contact the auctioneers.

AUCTIONEERS:

CHUCK SUTTON - Auctioneer & Land Broker
Pipestone Realty LLC- MN- Auct. Lic. #59-26
SFalls, SD - ph. 605-336-6315 &
Pipestone, MN – ph. 507-825-3389
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JARED SUTTON – RE Salesperson &
Auctioneer – Auct. Lic. #59-72
Flandreau, SD – ph. 605-864-8527

COREY & RENAE
VANSTELTEN ,Owners
Ph. 507-920-8628

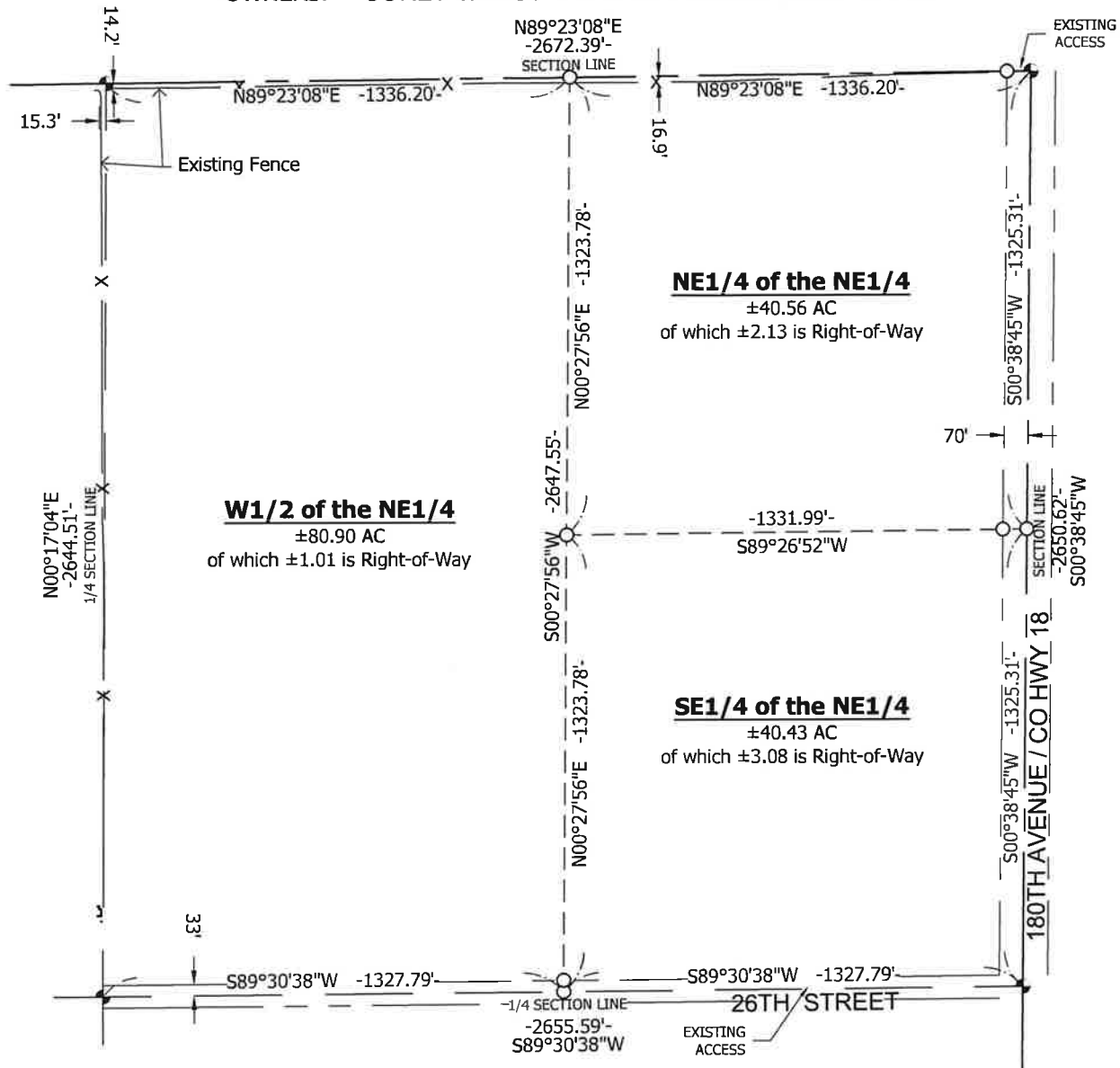
O'Neill & Barduson Law Firm - Attorney & Closing
Agent for the Seller – Pipestone, MN

WWW.SUTTONAUCTION.COM

SALE DRAWING

NE1/4 SECTION 22, T 105 N, R 44 W OF THE 5TH P.M.,
PIPESTONE COUNTY, MINNESOTA

OWNERS: COREY VAN STELTEN AND RENAE VAN STELTEN



SUBJECT TO:
RIGHT-OF-WAY EASEMENT
SIOUX VALLEY-
SOUTHWESTERN ELECTRIC
DOCUMENT 218468

SUBJECT TO:
HIGHWAY EASEMENT
COUNTY OF PIPESTONE
MISC BOOK 129, PAGE 424

PROPERTY DESCRIPTIONS

The West Half of the Northeast Quarter (W1/2 NE1/4) of Section Twenty-two (22), Township One Hundred Five (105) North, Range Forty-four (44) West of the 5th Principal Meridian, Pipestone County, Minnesota, containing 80.90 Acres more or less.
and
The Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Twenty-two (22), Township One Hundred Five (105) North, Range Forty-four (44) West of the 5th Principal Meridian, Pipestone County, Minnesota, containing 40.56 Acres more or less.
and
The Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section Twenty-two (22), Township One Hundred Five (105) North, Range Forty-four (44) West of the 5th Principal Meridian, Pipestone County, Minnesota, containing 40.43 Acres more or less.



BASIS OF BEARING
MN DOT PIPESTONE COUNTY

0 250 500
SCALE 1" = 500'

Found Sectional Corner
Found Property Corner
Set Property Corner
(100.00')
Recorded Distance

LEGEND

Found Sectional Corner
Found Property Corner
Set Property Corner
(100.00')
Recorded Distance



PREPARED BY:

STOCKWELL ENGINEERS, INC.
801 N. PHILLIPS AVENUE
SIOUX FALLS, SD 57104
PHONE: 605-338-6668
WWW.STOCKWELLENGINERS.COM

SEI 25162

SALE DRAWING

NE1/4 SECTION 22, T 105 N, R 44 W OF THE 5TH P.M.,
PIPESTONE COUNTY, MINNESOTA

OWNERS: COREY VAN STELTEN AND RENAE VAN STELTEN



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BASIS OF BEARING
MN DOT PIPESTONE COUNTY

0 250 500
SCALE 1" = 500'

● Found Sectional Corner
● Found Property Corner
○ Set Property Corner
(100.00') Recorded Distance

LEGEND



PREPARED BY:

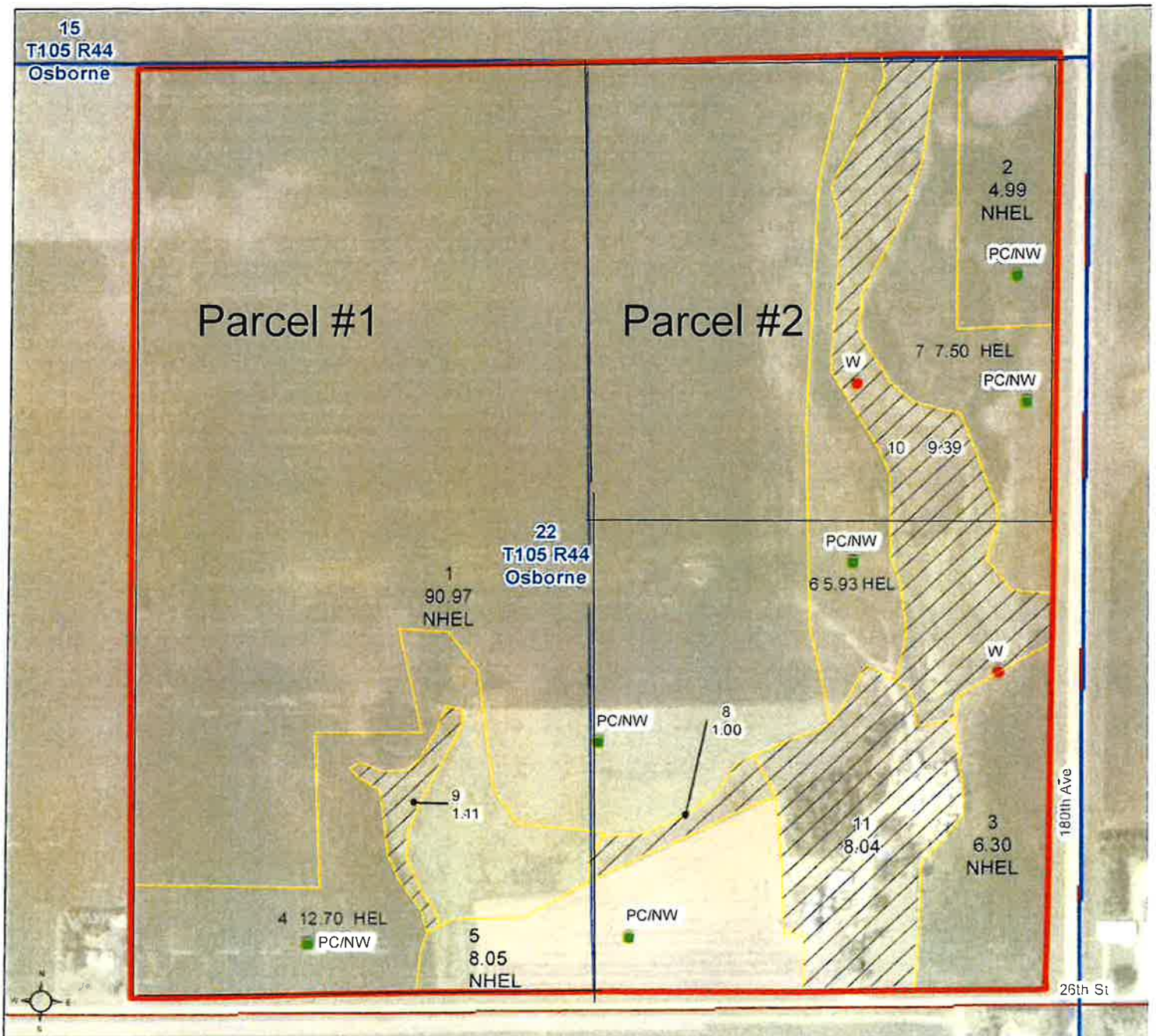
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United States
Department of
Agriculture

Pipestone County, Minnesota



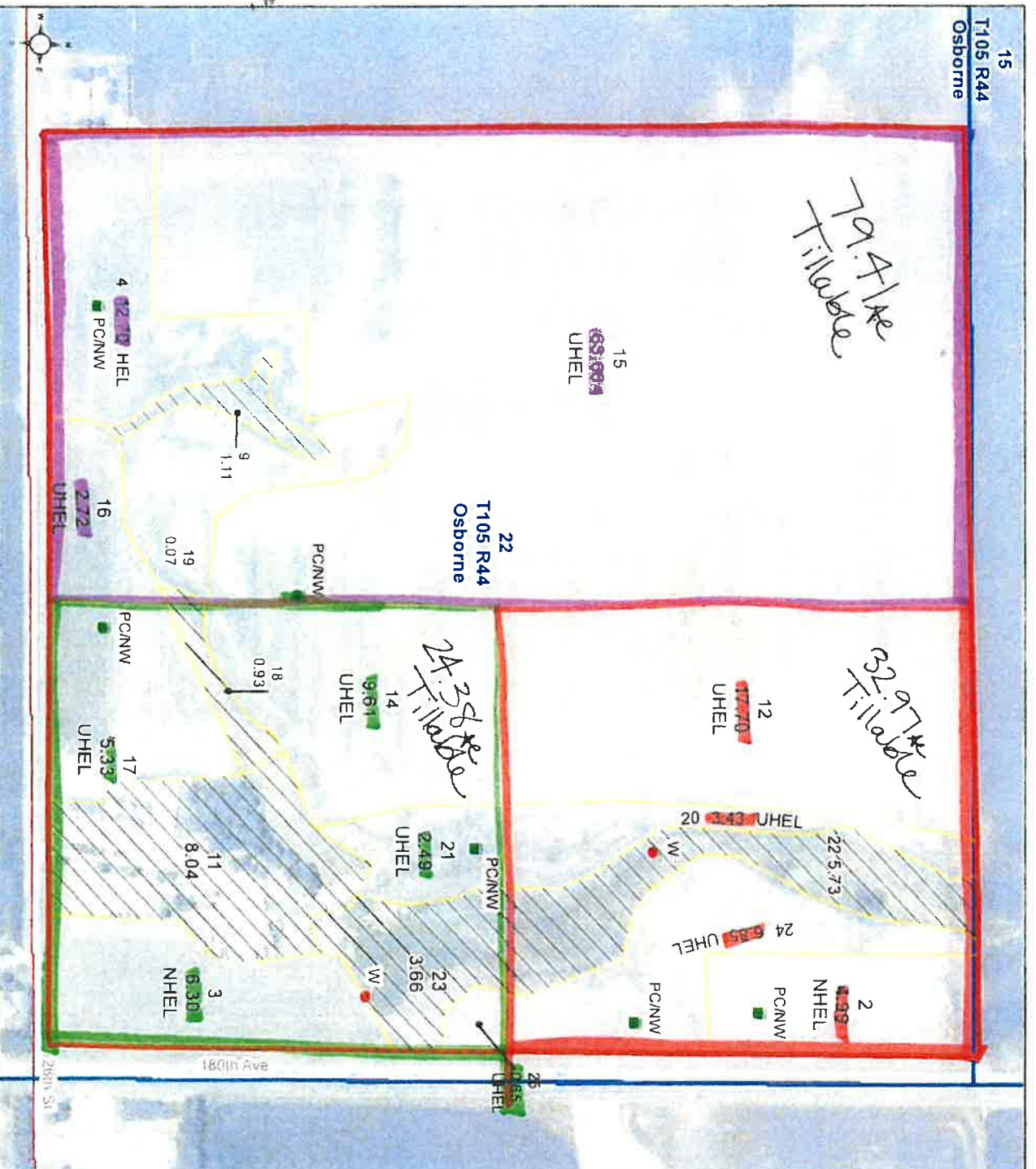
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no liability for 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

Farm 4577

Tract 1213

2025 Program Year

Map Created August 19, 2025



0 175 350 700
Feet

Unless otherwise noted:

Shares are 100% operator

Crops are non-irrigated

Corn = yellow for grain

beans = common soybeans for grain

Wheat = HRS, HRW = Grain

Sunflower = Oil, Non-Oil = Grain

Oats and Barley = Spring for grain

Rye = for grain

Peas = process

Forage AGN, GMA, IGS = for forage

Beams = Dry Fit

leads - by Mike
MAG=for GZ

Canada = Spring for seed

seedlings in seed

Common Land Unit

Non-Cropland

Cropland

 Tract Boundary

Wetland Determination Identifiers

Restricted Use

 Limited

Exempt from Conservation

Compliance Provisions

Tract Cropland Total: 136.43 acres

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VAN STELTEN - Parcel #1 Aerial Map - Measured & Not Survey Accurate



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Boundary Center: 43° 53' 18.88, -96° 6' 43.34

22-105N-44W
Pipestone County
Minnesota

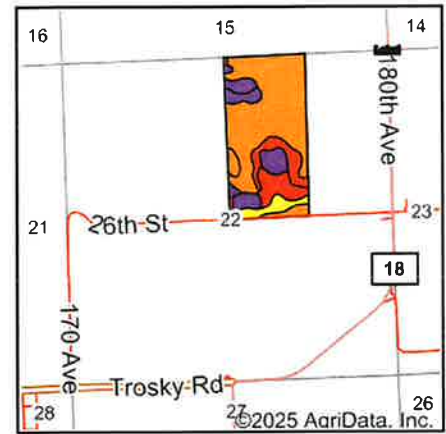
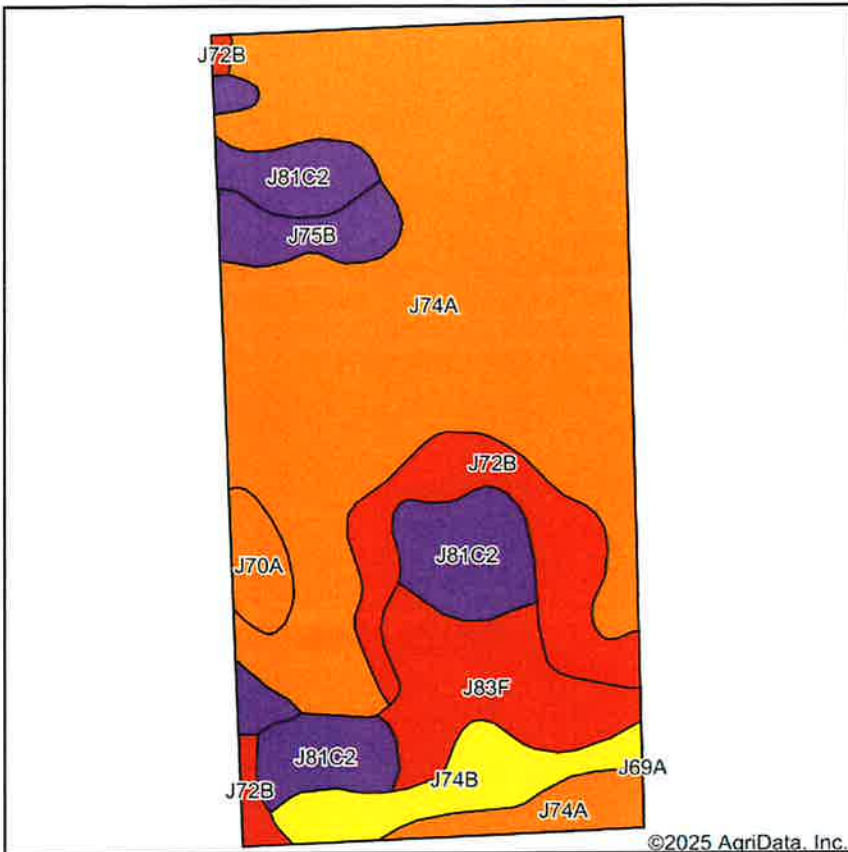
0ft 462ft 924ft



8/12/2025

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

VAN STELTEN - Parcel #1 - Soils Map - Measured & Not Survey Accurate



State: **Minnesota**
 County: **Pipestone**
 Location: **22-105N-44W**
 Township: **Osborne**
 Acres: **80.91**
 Date: **8/12/2025**

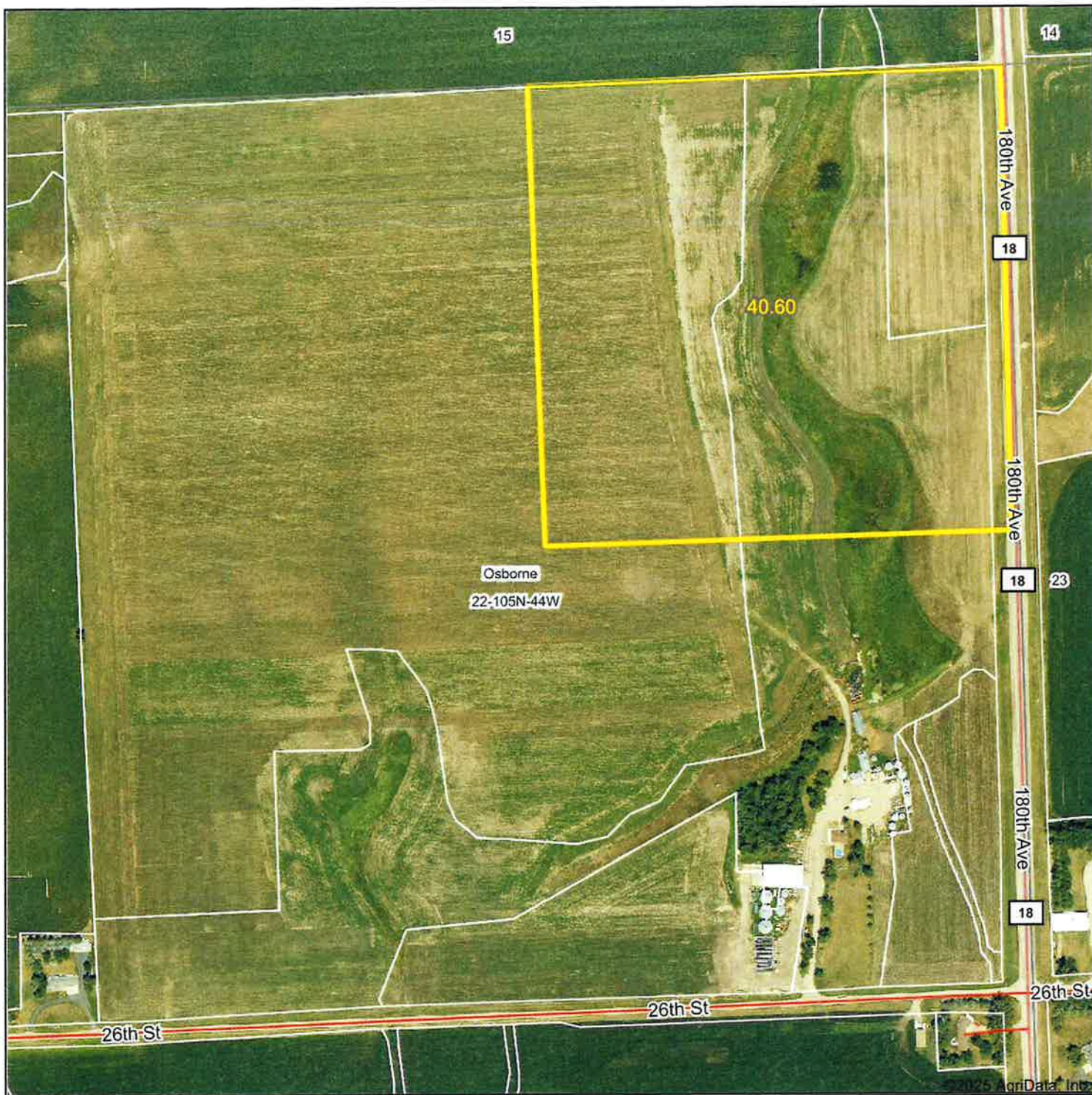


Area Symbol: MN117, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J74A	Estelline silt loam, coteau, 0 to 2 percent slopes	48.21	59.6%		IIIs	75
J81C2	Renshaw-Barnes complex, 6 to 12 percent slopes, moderately eroded	8.94	11.0%		IVe	54
J72B	Renshaw-Sandberg complex, 2 to 6 percent slopes	7.78	9.6%		IIIe	48
J83F	Sandberg-Buse-Everts complex, 12 to 40 percent slopes	6.84	8.5%		VIIe	23
J74B	Estelline silt loam, coteau, 2 to 6 percent slopes	4.38	5.4%		Ile	70
J75B	Renshaw-Fordville loams, coteau, 2 to 6 percent slopes	3.09	3.8%		IVs	56
J70A	Brandt silty clay loam, 0 to 2 percent slopes	1.67	2.1%		Is	80
Weighted Average					2.80	64.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

VAN STELTEN - Parcel #2 - Aerial Map - Measured & Not Survey Accurate



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Boundary Center: 43° 53' 25.51, -96° 6' 25.08

22-105N-44W
Pipestone County
Minnesota

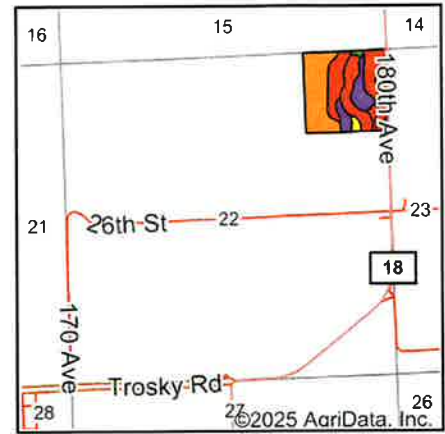
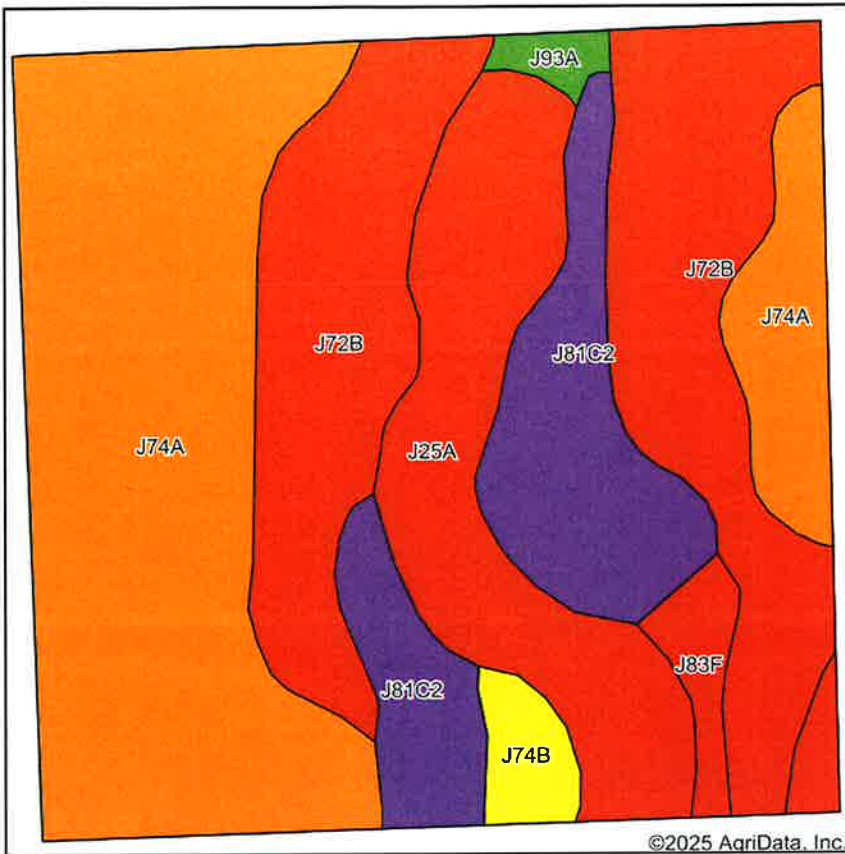
0ft 443ft 886ft



8/12/2025

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

VAN STELTEN - Parcel #2 - Soils Map - Measured & Not Survey Accurate



State: **Minnesota**
 County: **Pipestone**
 Location: **22-105N-44W**
 Township: **Osborne**
 Acres: **40.6**
 Date: **8/12/2025**



Soils data provided by USDA and NRCS.

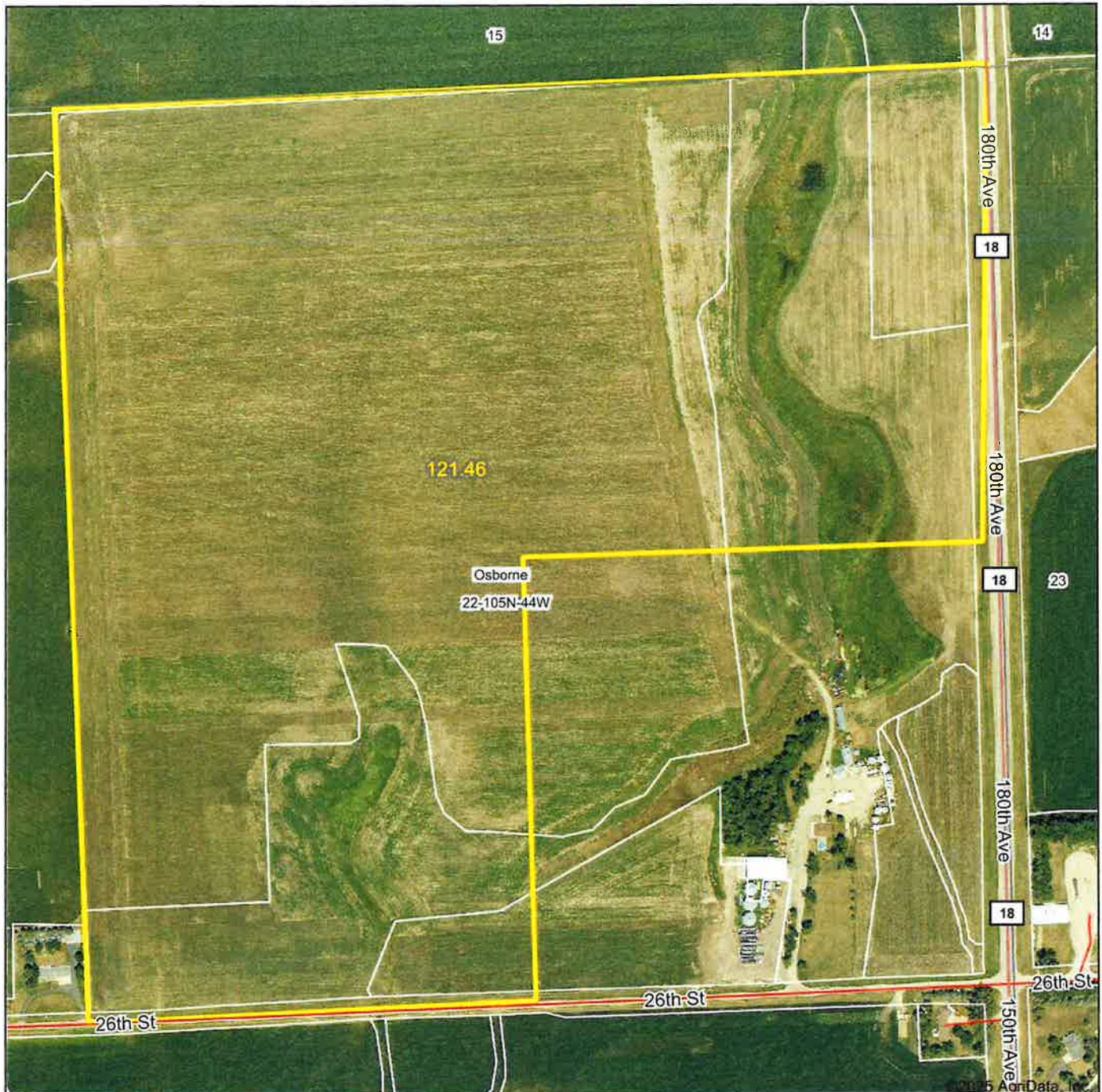
Area Symbol: MN117, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J74A	Estelline silt loam, coteau, 0 to 2 percent slopes	15.12	37.3%		IIIs	75
J72B	Renshaw-Sandberg complex, 2 to 6 percent slopes	11.73	28.9%		IIIe	48
J25A	Rauville silty clay loam, 0 to 1 percent slopes, frequently flooded	6.06	14.9%		VIW	20
J81C2	Renshaw-Barnes complex, 6 to 12 percent slopes, moderately eroded	5.40	13.3%		IVe	54
J83F	Sandberg-Buse-Everts complex, 12 to 40 percent slopes	1.14	2.8%		VIe	23
J74B	Estelline silt loam, coteau, 2 to 6 percent slopes	0.78	1.9%		IIe	70
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	0.37	0.9%		IIW	92
Weighted Average					3.29	54.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

VAN STELTEN - Aerial Map - Parcels #1 & #2 Combined - Measured Acres



Maps Provided By



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Boundary Center: 43° 53' 18.99, -96° 6' 34.08

22-105N-44W
Pipestone County
Minnesota

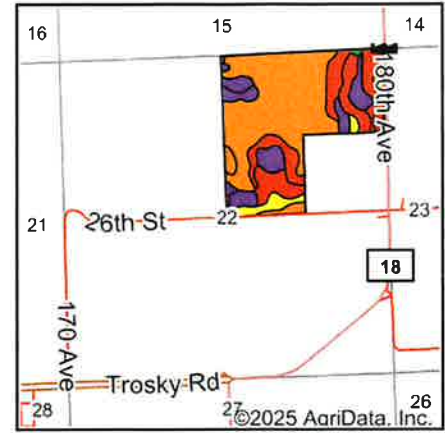
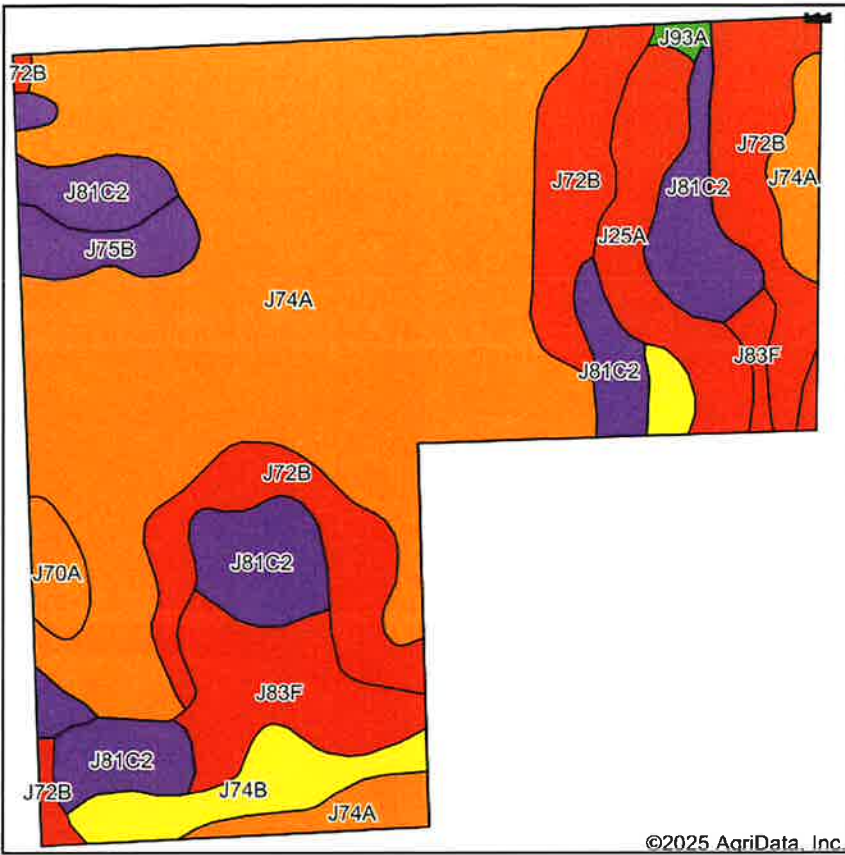
0ft 450ft 900ft



8/12/2025

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

VAN STELTEN Soils Map - Parcels #1 & #2 Combined - Measured Acres



State: **Minnesota**
 County: **Pipestone**
 Location: **22-105N-44W**
 Township: **Osborne**
 Acres: **121.46**
 Date: **8/12/2025**



Soils data provided by USDA and NRCS.

Area Symbol: MN117, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J74A	Estelline silt loam, coteau, 0 to 2 percent slopes	63.05	52.0%		IIs	75
J72B	Renshaw-Sandberg complex, 2 to 6 percent slopes	19.53	16.1%		IIle	48
J81C2	Renshaw-Barnes complex, 6 to 12 percent slopes, moderately eroded	14.46	11.9%		IVe	54
J83F	Sandberg-Buse-Everts complex, 12 to 40 percent slopes	7.91	6.5%		Vlle	23
J25A	Rauville silty clay loam, 0 to 1 percent slopes, frequently flooded	6.24	5.1%		VIw	20
J74B	Estelline silt loam, coteau, 2 to 6 percent slopes	5.20	4.3%		Ile	70
J75B	Renshaw-Fordville loams, coteau, 2 to 6 percent slopes	3.03	2.5%		IVs	56
J70A	Brandt silty clay loam, 0 to 2 percent slopes	1.62	1.3%		Is	80
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	0.42	0.3%		IIw	92
Weighted Average					2.97	61.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Email

office@suttonauction.com

Website

www.suttonauction.com

Address

1116 N. West Ave.
Sioux Falls, SD 57104



**Remember:
Successful
Auctions don't
just happen -
They're Planned!
Call us today to
plan your
successful
auction!**

SUTTON AUCTIONEERS & LAND BROKERS, LLC

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

Since 1932, Sutton Auction has established itself as a reliable leader in the auction sector, dedicated to serving clients with excellence. Our extensive experience allows us to offer exceptional auction services, managing everything from real estate to agricultural machinery with utmost professionalism and honesty. Whether you're buying or selling, our expert team guarantees an efficient and successful auction process each time. Trust in Sutton Auction's enduring legacy!

Experience

Our company boasts a solid history of achievement, having facilitated the sale of more than 304,000 acres and generated over 1.3 billion dollars in land transactions in the last decade. Furthermore, we have successfully managed numerous auctions for agricultural machinery, construction tools, and various personal assets. Through our reliable and comprehensive services, we consistently deliver results that enhance value for our clients.

Successful auctions are not mere coincidences; they require careful planning. Selling your property might be a unique opportunity! It's essential to have expertise, marketing acumen, and a solid history of success. Since 1932, our auction company has been at the forefront of the industry, assisting clients throughout South Dakota, Minnesota, Iowa, and Nebraska. Auctions are the favored approach for farmland transactions, consistently yielding results that exceed those of sealed bids and negotiated sales, as they draw in more qualified buyers and foster a competitive, equitable marketplace. Allow us to leverage our auction expertise for your benefit!

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Notes:

