

Dyk Land AUCTION

**+/-314.68 Acres of Burke Township Pipestone Co., MN Land
Consisting of Two Farms -**

**FARM #1 Consisting of +/-154.14 Acres of Choice High Percentage
Tillable Cropland and FARM #2 - +/- 160.54 Acres - An Excellent
Crop Livestock Farm with a Mixture of Productive Cropland and
Pasture with what appears to be Mostly Native Grass with a Flowing
Water Supply**

We will offer the following real property at auction at the land located from Hatfield, MN- ½ mile east and ½ mile south to the Jct. of 140th Ave. & 71st St., then 1 mile east to the NE Corner of Farm #1 & SW Corner of Farm #2 (Jct. of 150th Ave. & 71st St.); from Edgerton, MN – 2 miles west on Co. Hwy. (21st St.), then 5 miles north on Co. Rd. #16 (140th Ave.) to 71st St., then 1 mile east on 71st St.; from the Woodstock, MN Corner on Hwy. #30 (Diamond Corner) – 2 miles west on Hwy. #30 to 160th Ave., then 3 miles south on 160th Ave. and 1 mile west on 71st St. to the Jct, of 71st St. & 150th Ave.

Friday October 17, 2025 Sale Time: 10:00 am

Attention: Row Crop Producers & Crop-Livestock Operators! This auction presents a terrific opportunity to purchase two parcels of land located in an excellent agricultural area Burke Twp. of Pipestone County, MN and conveniently located to nearby communities of Hatfield, Edgerton, Woodstock, Trosky & Pipestone, MN. FARM #1 consists of a parcel of land that is amongst the best in the area as it has an extremely high percentage tillable, superb soils and excellent eye appeal with a level to nearly level topography and FARM #2 is an excellent crop livestock farm with a mixture of productive cropland and pasture. Both of these farms are located at the Jct. of 150th Ave. & 71st St. – with Farm #1 being located at the SW Corner of the 150th & 71st and Farm #2 being located at the NE Corner of the intersection.



**HEIRS OF HENRY & MARIE DYK,
Owners**

FARM #1 - +/-154.14 Acres – LEGAL DESC.: The NE¼, less the W. 598' of the E. 1,696' of the N. 497', Sec. 31, 106N., R. 44W., (Burke Twp.), Pipestone Co., MN.

Farm #1 consists of a choice high percentage tillable parcel of land with superb Class I & II soils and terrific eye appeal and farmability. Farms of this caliber seldom become available on the open market, evidenced by the fact that this land has been in the Dyk family for over 50 years. According to FSA information this +/-154.14 acre farm has approx. 150.11 acres of cropland with a 94.80 acre corn base with a 159 bu. PLC yield, a 35.10 acre soybean base with a 46 bu. PLC yield and a 4.80 acre oats base with a 122 bu. PLC yield. According to Surety Agri-Data information this farm has an extremely high soil productivity index of a 94.4 with the predominate soils being all Class I & II soils. According to the Pipestone Co. Assessor this land has a CER of 72.70. The general topography of this land is level to gently rolling. For many years that this land has been owned by the Dyk family the fertility of this land benefited from the application of cattle manure. According to Gordon Dyk, one of the owners and a former operator of this land, the productivity and farmability of this land was enhanced by the installation of drain tile throughout portions of this land, although no maps are available. The owners indicate there are no wells on this land, although there is a waterline and a well easement through this land from a well located in Farm #2 (SW ¼ of Sec. 29) for the benefit of the excluded acreage from Farm #1, although that waterline currently is not in use. The Non-Homestead RE taxes payable in 2025 on this land are \$8,914.00. This is a choice farm with an extremely high percentage tillable that would make an excellent addition to a row crop farming operation or investment, that must be seen to be fully appreciated!

FARM #2 - +/-160.54 Acres – LEGAL DESC.: SW ¼ of Sec. 29, 106N., R. 44W., (Burke Twp.), Pipestone Co., MN.

Farm #2 is an excellent crop/livestock farm which has a mixture of productive cropland and pastureland, especially well suited for the cow-calf producer. According to FSA information this +/-160.54 acre farm has approx. 88.77 acres of cropland with a 55.90 acre corn base with a 159 bu. PLC yield, a 20.70 acre soybean base with a 46 bu. PLC yield and a small 2.70 acre oats base with a 122 bu. PLC yield; subsequently the remaining 71.23 acres is comprised of native and tame grass pasture and roads. According to Surety Agri-Data information this farm has an overall soil productivity index of a 60.1. According to the Pipestone Co. Assessor this land has a CER of 63.51. The general topography of this land varies significantly with the cropland being predominately gently rolling to rolling, while the pasture varies from gently rolling to hilly with some low lying areas in and around the Rock River which traverses the pasture and provides a flowing water supply for livestock. According to Gordon Dyk, one of the owners and a former operator of this land, areas of the cropland acres were enhanced by the installation of some drain tile throughout portions of this land, although no maps are available. The pasture acres There is a well on this property that is not utilized as a water supply on this farm, but the well is "in use" and there is a recorded easement which allows for this well to be utilized for the benefit of a farmstead formerly owned by Gordon Dyk in Sec. 32 and also for a farmstead/acreage formerly owned by the Dyk family in Sec. 31, with the benefitting parties being responsible for the maintenance and electricity servicing that well, also in the event that use of that well is discontinued it is the responsibility of parties which have benefitted from the use of that well, to seal that well if not in use. The Non Homestead RE taxes payable in 2025 on this land are \$3,830.00. With the strength of the cattle market, this farm would be an excellent addition to a crop-livestock operation.



HEIRS OF HENRY & MARIE DYK, Owners

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TERMS:

CASH - A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before December 12, 2025, with full possession for the 2026 crop year. Marketable Title will be conveyed and an abstract of title continued to date will be provided to the buyer for examination. All RE taxes payable in 2025 to be paid by the sellers, with the buyer(s) to be responsible for the RE taxes payable in 2026. This property is sold based on the acres as determined by a survey as completed by Stockwell Engineering, Inc., with the acres understood to be "more or less". The pasture fence is not survey accurate and the sellers do not warranty or guarantee that any of the existing fences lie on the true & correct 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 and provisions of in accordance with action on a pending farm bill. 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. This property is sold in "AS IS" condition. Information contained herein is deemed to be correct, but is not guaranteed. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the Owners.

If you are in the market for a parcel of choice farmland or a mixed use crop-livestock farm, then make plans to inspect this property and be in attendance at this auction. To view an auction packet, see www.suttonauction.com. If you are unable to attend in person and wish to bid by phone or to participate with On-Line Bidding contact Sutton Auctioneers & Land Brokers, LLC.



HEIRS OF HENRY & MARIE DYK, Owners
Klosterbuer & Haubrich Law Firm –
Attorney & Closing Agent for the Sellers
– Luverne, MN - ph. 507-283-9111

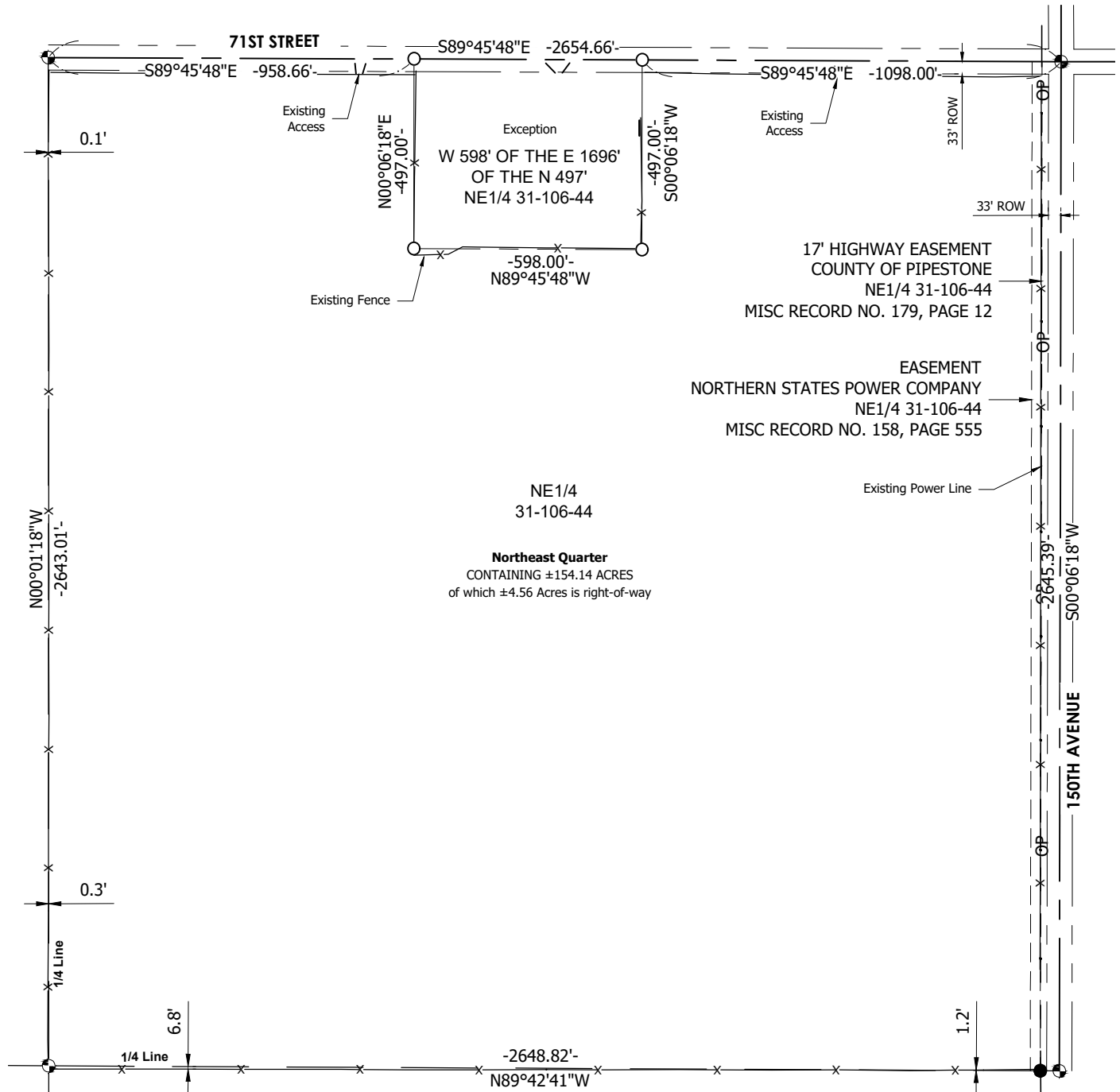
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CHUCK SUTTON - Auctioneer & Land Broker - Lic. #59-26 -
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777
DEAN STOLTENBERG - Auctioneer - Lic. #59-38 - Jasper, MN - ph. 507-348-7352
JARED SUTTON, CAI – Auctioneer – Lic. #59-72 - Flandreau, SD – ph. 605-864-8527
& GAGE GULLICKSON – Auctioneer – Lic. #59-79 - Flandreau, SD – ph. 605- 651-3867

SALE DRAWING

NE 1/4 SECTION 31, T 106 N, R 44 W OF THE 5TH P.M.,
COUNTY OF PIPESTONE, STATE OF MINNESOTA

OWNERS: GORDON DYK AND ILA JEAN DYK TRUST, ROSALYN PUCCCI, GREG
DYK AND ROXANN BOSSENBROEK
CLIENT: SUTTON AUCTION SERVICE



BASIS OF BEARING
MN (PIPESTONE COUNTY)

0 200 400
SCALE 1" = 400'

PROPERTY DESCRIPTION

THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 106 NORTH, RANGE 44 WEST OF
THE 5TH PRINCIPAL MERIDIAN, COUNTY OF PIPESTONE, STATE OF MINNESOTA.

SUBJECT TO:
EASEMENT
SOUTHWESTERN MINNESOTA COOPERATIVE ELECTRIC
NE1/4 31-106-44
NO. 138851, PAGE 72

SUBJECT TO:
WELL EASEMENT AND AGREEMENT
W 598' OF THE E 1696' OF THE N 497' OF THE
NE1/4 31-106-44 AND THE SW1/4 29-106-44
NO. 166422, PAGE 8

SUBJECT TO:
ASSIGNMENT AND ASSUMPTION OF EASEMENTS
XCEL ENERGY INC.
NE1/4 31-106-44
DOCUMENT NO. 183620

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AMENDMENT TO WELL EASEMENT AND AGREEMENT
W 598' OF THE E 1696' OF THE N 497' OF THE
NE1/4 31-106-44 AND THE SW1/4 29-106-44
DOCUMENT NO. 221576

LEGEND



(100.00')

Sectional Corner
Set Property Corner
Recorded Distance

SEI 25252

PREPARED BY:

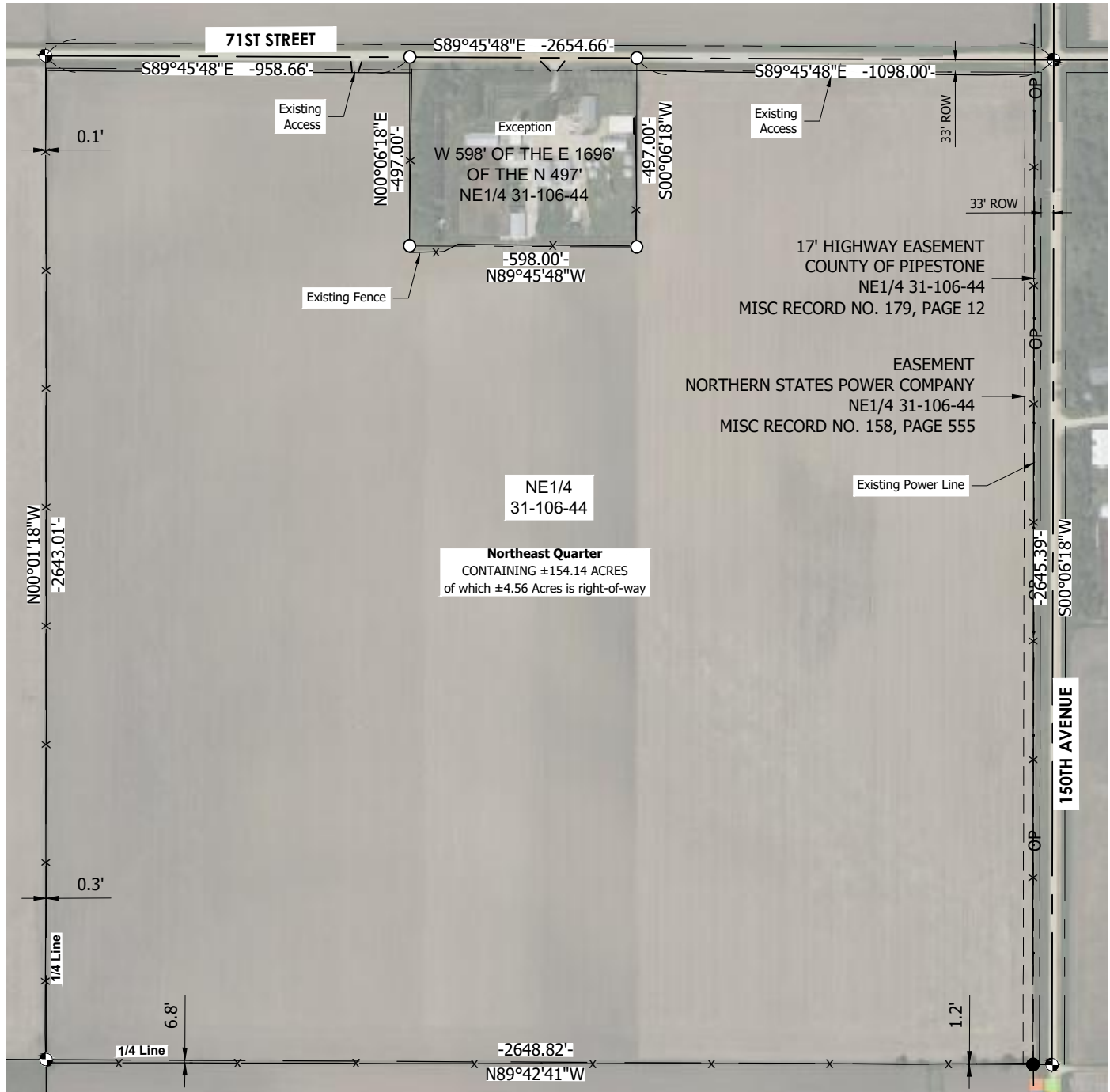


STOCKWELL ENGINEERS, INC.
801 N. PHILLIPS AVENUE
SIOUX FALLS, SD 57104
PHONE: 605-338-6668
WWW.STOCKWELLENGINERS.COM

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COUNTY OF PIPESTONE, STATE OF MINNESOTA

OWNERS: GORDON DYK AND ILA JEAN DYK TRUST, ROSALYN PUCCCI, GREG
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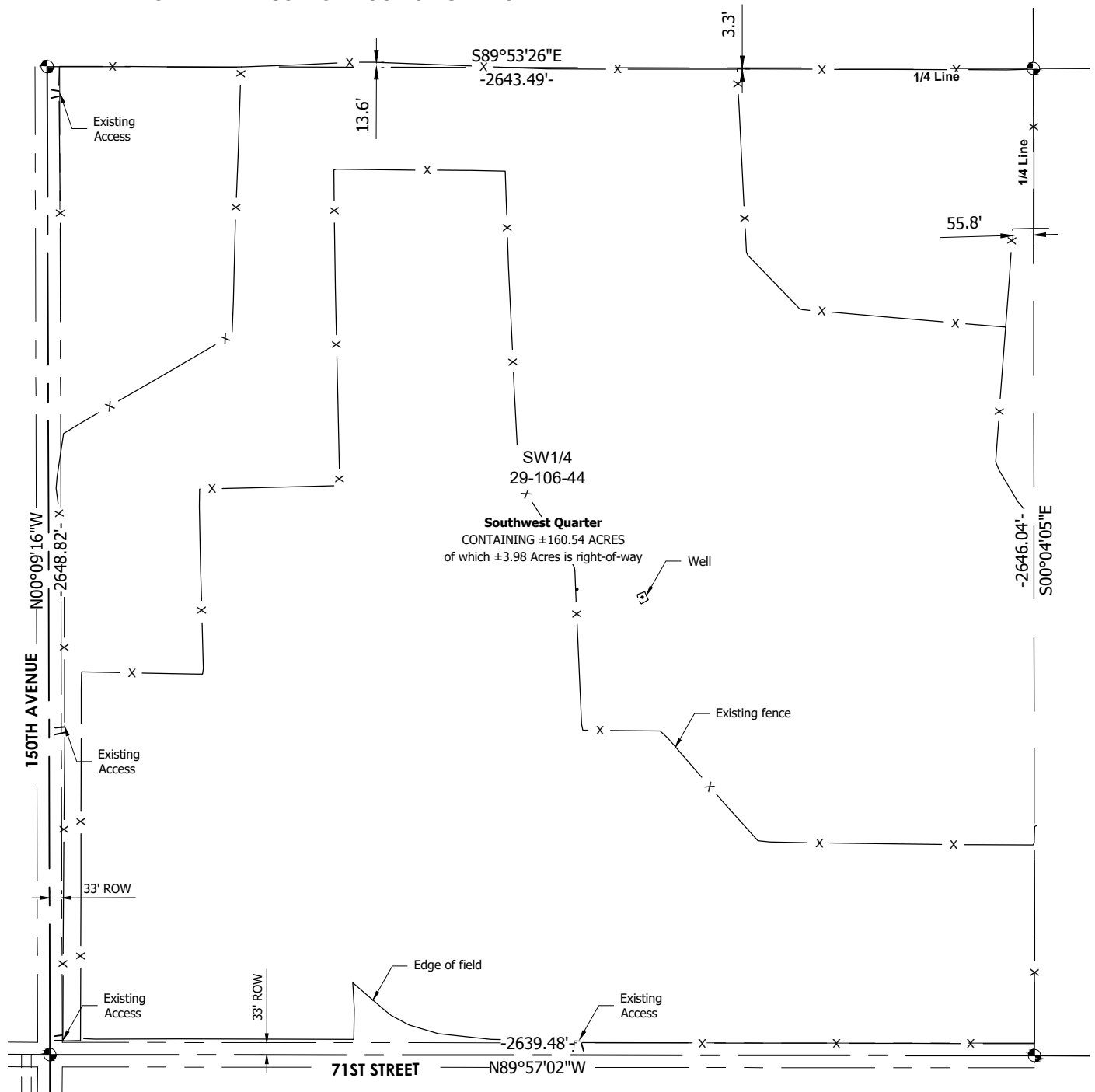
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SEI 25252

SALE DRAWING

SW 1/4 SECTION 29, T 106 N, R 44 W OF THE 5TH P.M.,
COUNTY OF PIPESTONE, STATE OF MINNESOTA

OWNERS: GORDON DYK AND ILA JEAN DYK TRUST, ROSALYN PUCCCI, GREG
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PROPERTY DESCRIPTION

THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 106 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, COUNTY OF PIPESTONE, STATE OF MINNESOTA.



0 200 400
SCALE 1" = 400'

SEI 25251



LEGEND

Sectional Corner
Set Property Corner
Recorded Distance



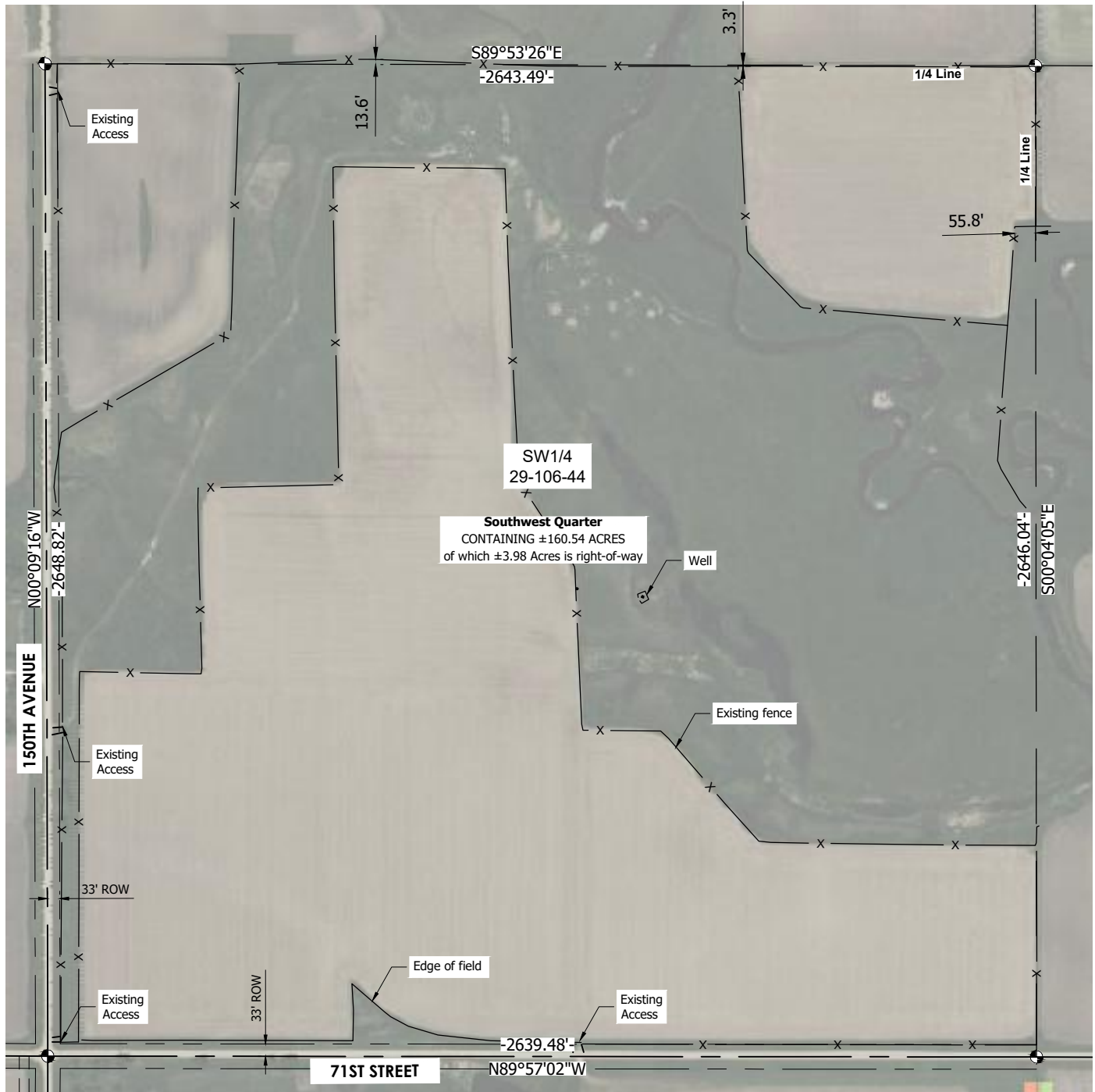
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LEGEND

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Set Property Corner
Recorded Distance



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Farm 6889 Tract 5937

2025 Program Year

Map Created April 29, 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 forag

Beans = Dry Edible

NAG = for GZ

Canola = Spring for seed

Common Land Unit

Cropland

Tract Boundary

Wetland Determination Identifiers

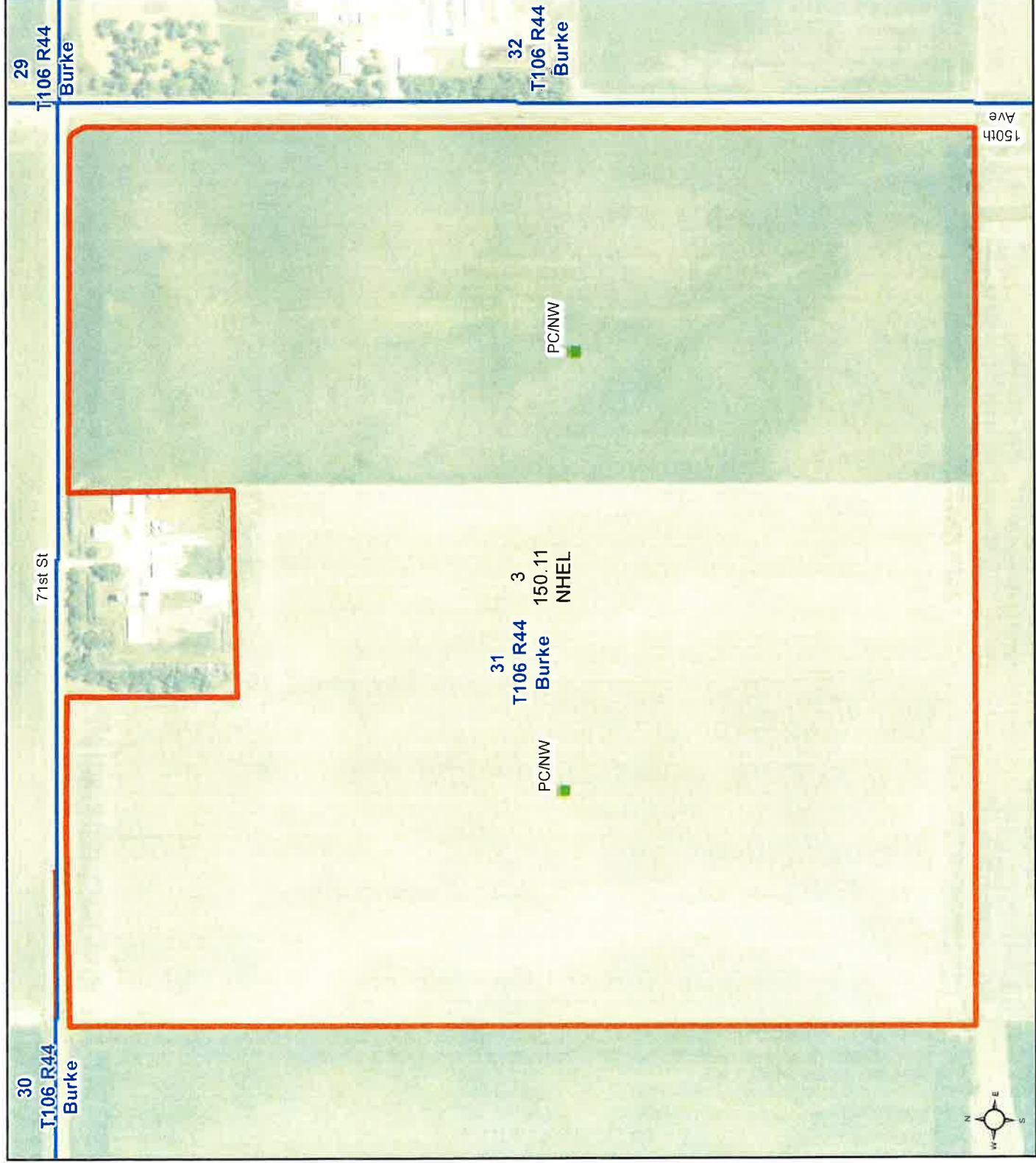
● Restricted Use

▲ Limited Restrictions

■ Exempt from Conservation

■ Compliance Provisions

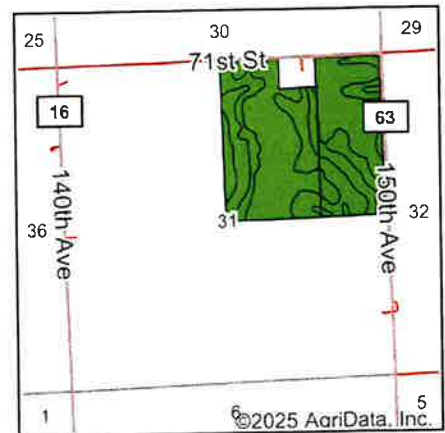
Tract Cropland Total: 150.11 acres



Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Pipestone**
 Location: **31-106N-44W**
 Township: **Burke**
 Acres: **150.11**
 Date: **6/30/2025**



Area Symbol: MN117, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	75.94	50.6%		Ile	93
J71A	Brookings silty clay loam, 0 to 2 percent slopes	49.98	33.3%		Iw	98
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	23.02	15.3%		Ilw	92
J74A	Estelline silt loam, coteau, 0 to 2 percent slopes	1.17	0.8%		Ils	75
Weighted Average					1.67	94.4

*c: Using Capabilities Class Dominant Condition Aggregation Method



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 forag

Beans = Dry Edible

NAG = for GZ

Canola = Spring for seed

Common Land Unit

Non-Cropland

Cropland

Tract Boundary

Wetland Determination Identifiers

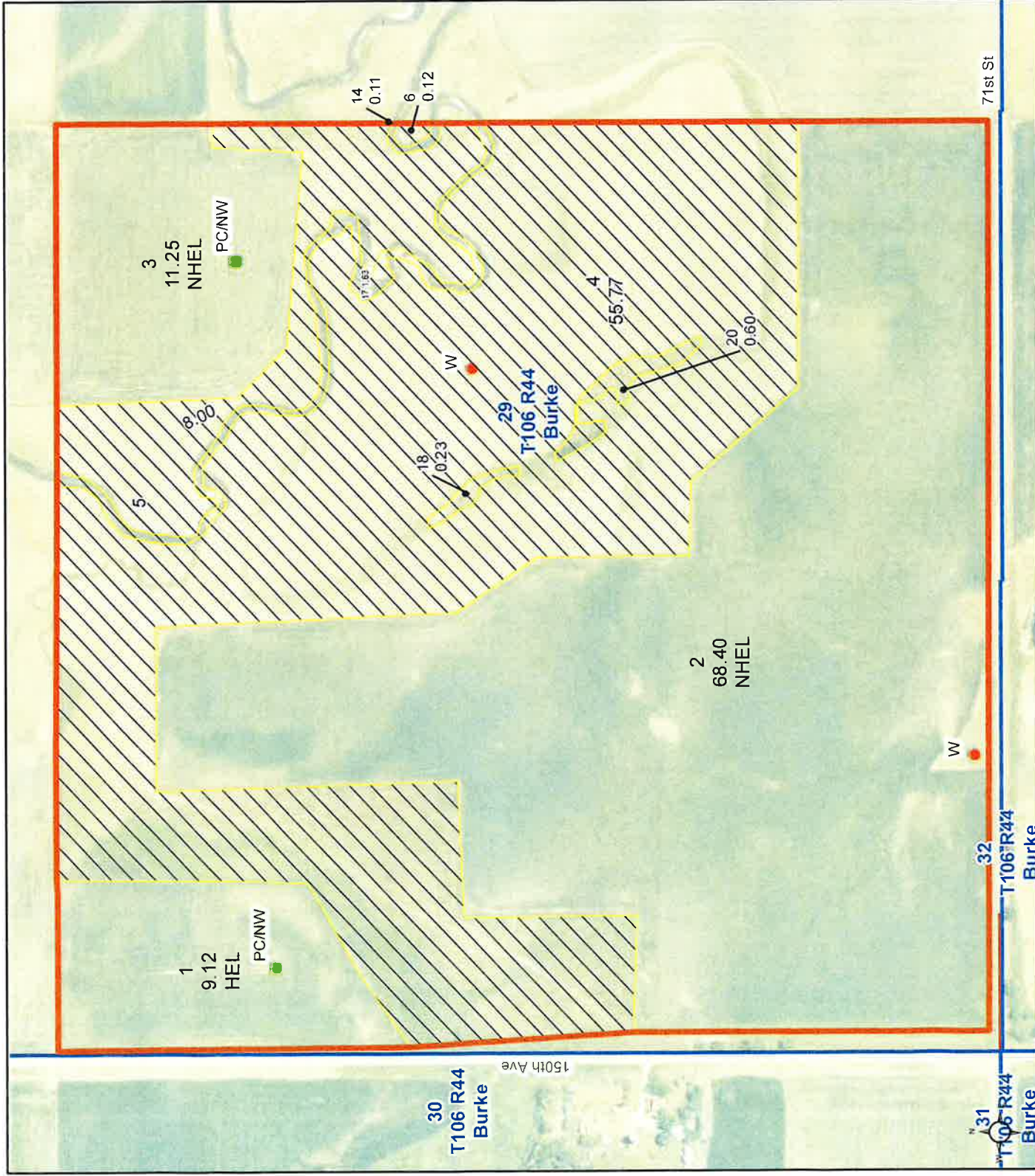
Restricted Use

Limited Restrictions

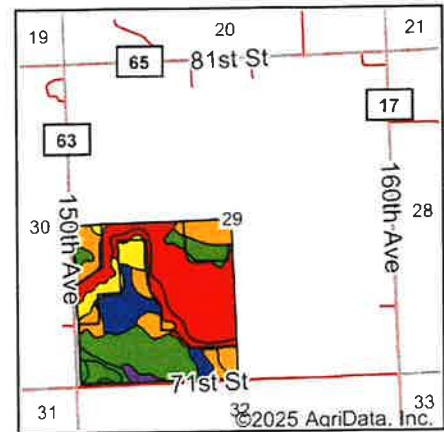
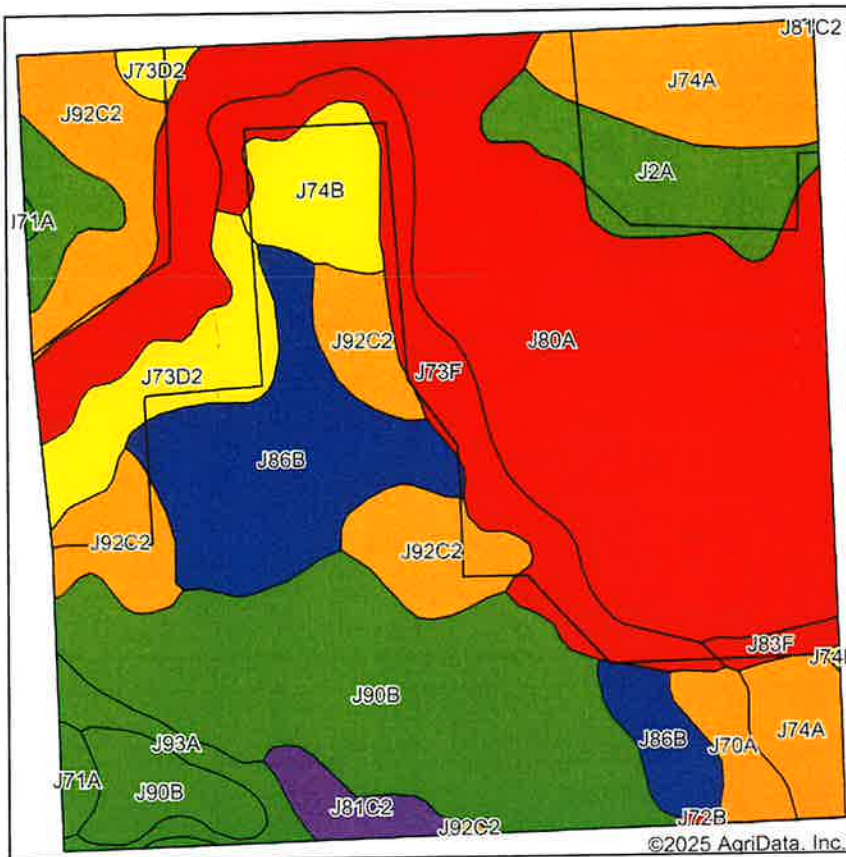
Exempt from Conservation

Compliance Provisions

Tract Cropland Total: 88.77 acres



Soils Map



State: **Minnesota**
 County: **Pipestone**
 Location: **29-106N-44W**
 Township: **Burke**
 Acres: **155.23**
 Date: **6/30/2025**



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
J80A	Lamoure-La Prairie complex, channeled, 0 to 2 percent slopes, frequently flooded	47.00	30.3%		Vw	20
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	27.83	17.9%		Ile	93
J92C2	Buse-Vienna complex, 6 to 12 percent slopes, moderately eroded	15.91	10.2%		IIle	76
J86B	Vienna silty clay loam, 3 to 6 percent slopes	14.73	9.5%		Ile	90
J74A	Estelline silt loam, coteau, 0 to 2 percent slopes	10.34	6.7%		Ils	75
J73F	Buse clay loam, 25 to 40 percent slopes	9.81	6.3%		VIIle	24
J2A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	7.06	4.5%		Iw	91
J73D2	Buse clay loam, 12 to 18 percent slopes, moderately eroded	6.59	4.2%		IVe	63
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	4.92	3.2%		Iiw	92
J74B	Estelline silt loam, coteau, 2 to 6 percent slopes	4.59	3.0%		Ile	70
J70A	Brandt silty clay loam, 0 to 2 percent slopes	2.35	1.5%		Is	80
J81C2	Renshaw-Barnes complex, 6 to 12 percent slopes, moderately eroded	2.18	1.4%		IVe	54
J83F	Sandberg-Buse-Everts complex, 12 to 40 percent slopes	0.90	0.6%		VIIle	23
J71A	Brookings silty clay loam, 0 to 2 percent slopes	0.89	0.6%		Iw	98
J72B	Renshaw-Sandberg complex, 2 to 6 percent slopes	0.13	0.1%		IIle	48
Weighted Average					3.40	60.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Email

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Website

www.suttonauction.com

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1116 N. West Ave.
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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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