

HUEBNER

ESTATE LAND AUCTION

+/- 306.17 Surveyed Acres of Productive Troy Township, Pipestone County, MN Cropland and Pasture

In order to settle the Leona Huebner Estate, we will offer the following real property at Live Auction and "On Site" at the land located from the Jct. of Highways #30 & #75 in Pipestone, MN (McDonald's Corner) – 3 miles north on Hwy. #75 and 1 mile west on 131st St to the SE Corner or the land at the Jct. of 131st & 70th Ave.

WEDNESDAY OCTOBER 29, 2025 SALE TIME: 10:00 AM

This +/-306.17 Acre Farm will be Offered As -

- **TRACT #1 - The North & West +/- 196.66 Acres of High Percentage Tillable Cropland;**
- **TRACT #2 - 78.97 of Pasture;**
- **TRACT #3 - +/- 30.54 Acres of Cropland in the SE Corner;**
- **TRACTS #1 & #2 Combined - +/-275.63 Acres of Cropland & Pasture;**
- **TRACTS #2 & #3 Combined - +/-109.51 Acres of Pasture & Cropland or**
- **TRACTS #1, #2 & #3 Combined – The +/-306.17 Acre Unit with a Mixture of Productive Cropland & Pasture.**

HEIRS OF LEONA E. HUEBNER



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

SUTTON AUCTION

1116 N. West Ave.
Sioux Falls, SD 57104

Phone: 605-336-6315
Email: www.suttonauction.com

AUCTIONEERS NOTE:

This auction presents a great opportunity to purchase a productive parcel of farmland and pastureland with the cropland acres being inclusive of some high caliber productive soils, and the pasture which appears to be good native grass pasture with a dugout. Crop-Livestock Parcels of this caliber are a rare find in Pipestone County and Southwest MN, so make plans to inspect this property and the parcel information concerning this property on the Sutton Auctioneers & Land Brokers website at www.suttonauction.com. This land is located in a prominent agricultural area in Troy Township in Pipestone County, MN. This farm is currently a USDA certified organic farm – which is transferable. This land is available to the buyer to farm, graze or lease as they desire in 2026.

This property as a whole consists of a total of a +/-306.17 surveyed acres. According to FSA information this farm as a whole has approx. 222.16 acres of cropland, which may be adjusted slightly as +/-6.18 acres have been excepted and added to the acreage owned by Jeff Huebner, with a 119.28 acre corn base with a 138 bu. PLC yield and an 87.70 acre soybean base with a 38 bu. PLC yield and a 14.72 acre wheat base with a 54 bu. PLC yield. Both Tract #1 & #3 are predominately cropland with Tract #2 being grassland pasture. The cropland acres are comprised of high quality cropland with very high quality soils and a level to gently rolling topography and according to Surety Agri-Data the cropland acres have soil rating that are mostly in the 90's and being comprised primarily Class I & II soils. Soil conservation practices in place on Tr. #1 in the NE ¼ include sediment control basins located in various locations, with this farm being recognized as the soil conservation farm of the year in 2004. Tract #2 – The surveyed 78.97 acre pasture/ grazing acres appears to be comprised of a combination of native and tame grass pasture which has potential for excellent carrying capacity for spring, summer and fall grazing of cattle and/or calves, with the pasture being comprised of mostly Class II and III soils and has a gently rolling to rolling topography and also includes a seasonal water supply for livestock provided 2 dugouts, with the east dugout being spring fed which also flows into a waterway the traverses through the pasture. According to Surety Agri Data, Inc this farm as a whole has a soil productivity index of an 84.3 and individually it is indicated that the soil ratings as measured for TRACT #1 The Surveyed +/-196.66 Acre Cropland Parcel in the NE ¼ and W ½ SE ¼ indicates a soil rating of 93.6; TRACT #2 – The +/-78.97 Acres of Surveyed Pasture has a soil rating of 59.8 and TRACT #3 – The +/-30.54 Acres of Surveyed Cropland in the SE Corner of the farm has a soil rating of 88.2. According to the Pipestone County Treasurer the RE taxes payable in 2025 are full homestead and on the N. 153 acres are \$2,424.00 and on the S. 160 Acres are \$1882.00, although for the RE taxes payable in 2026 will be based as being non-homestead. Overall, this is a very desirable row crop and crop-livestock farm that has been in the Huebner Family for over 60 years. This land and the various surveyed tracts could serve as an excellent addition to a row crop farming operation, crop-livestock operation and/or investment property.

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HUEBNER

GENERAL LEGAL DESC:

For the Property in its Entirety – The NE¼, except excluded portion in an acreage previously sold; and the SE ¼; all in Sec. 26, T. 107N., R. 46W., (Troy Twp), Pipestone County, MN – Actual Legals and Acres to be determined by survey.

TERMS

Cash - A 10% nonrefundable downpayment on the day of the sale with the balance on or before December 19, 2025, with full possession for the 2026 crop year and grazing season. Marketable Title will be conveyed and at the sellers' option either abstracts of title or owners title insurance will be provided, if title insurance is utilized the cost of the owner's policy will be divided 50-50 between the buyer(s) and sellers. The closing fee – O'Neill & Barduson Law Firm will be divided 50-50 between the buyer(s) and sellers. All of the RE taxes payable in 2025 will be paid by the sellers, with all of the RE taxes payable in 2026 to be paid by the buyer(s). The total acres being sold are being sold in accordance with a survey as completed by Stockwell Engineers, Inc., with the acres understood to be "more or less". All survey costs will be paid by the sellers. The sellers do not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the purchaser(s) pursuant to MN Law. FSA cropland acres, yields, bases, payments & other information are estimated and not guaranteed and if divided into multiple parcels will be subject to an FSA reconstitution & County Committee Approval and also are subject to pending action and implementation of the New Farm Bill. Information contained herein is deemed to be correct but is not guaranteed. 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 Pipestone County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the owners.

Either these individual parcels or this farm as a whole, are well suited to serve as an addition to an area row crop farming operation, crop/livestock operation, pasture grazing land for the cow-calf operator or as an investment. To view aerial maps, soils data and other information concerning this property or to make arrangements for absentee bidding – either by Phone or for Online Bidding Registration see www.suttonauction.com or contact the auctioneers.

HEIRS OF LEONA E. HUEBNER Owners

O'Neill & Barduson Law Firm –
Attorney & Closing Agent for the Owners



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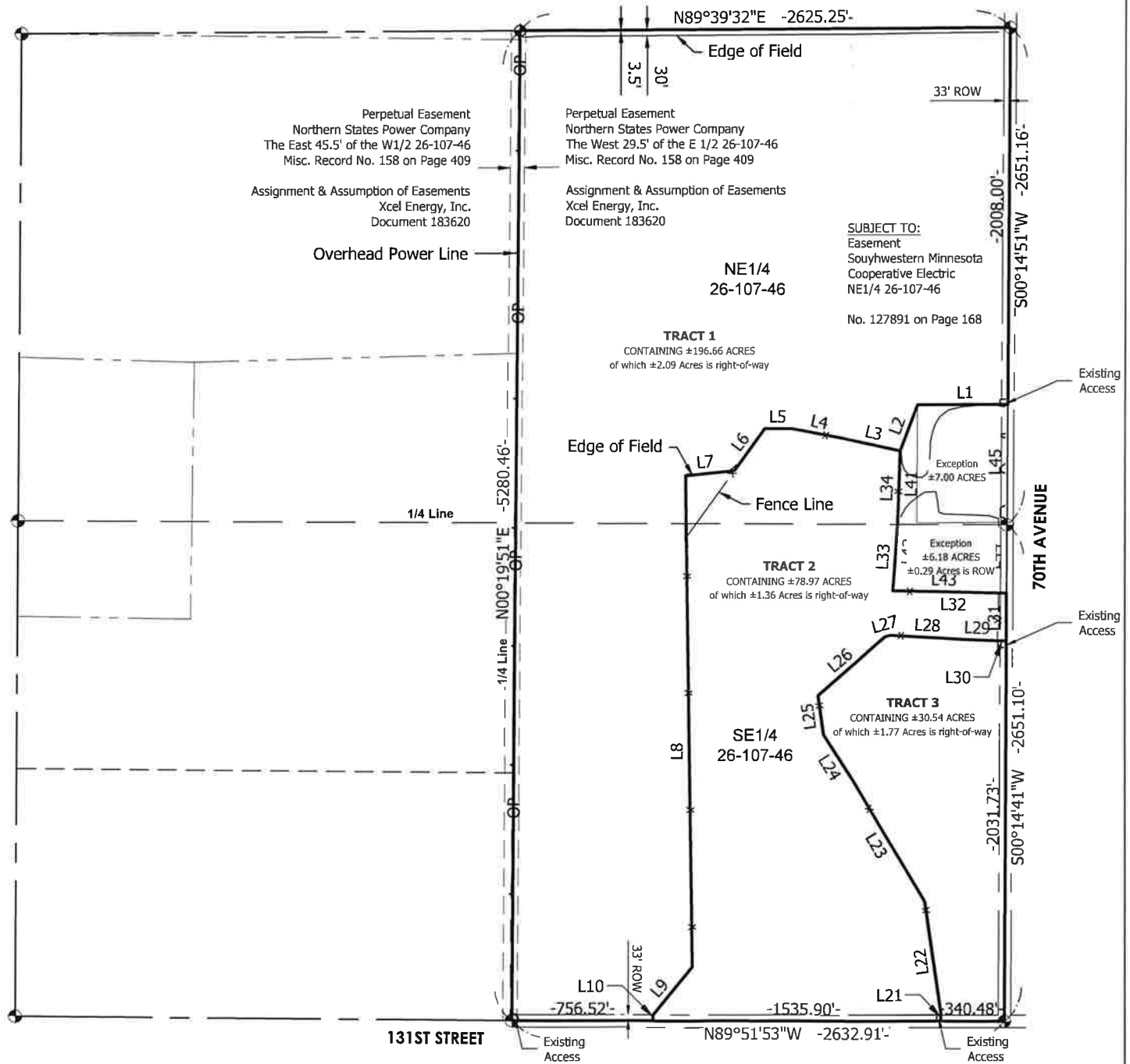
E 1/2 SECTION 26, T 107 N, R 46 W OF THE 5TH P.M.,
COUNTY OF PIPESTONE, STATE OF MINNESOTA

[illegible]

SALE DRAWING

E 1/2 SECTION 26, T 107 N, R 46 W OF THE 5TH P.M.,
COUNTY OF PIPESTONE, STATE OF MINNESOTA

OWNERS: JEFFREY HUEBNER, THOMAS HUEBNER, GLORIA TESKE AND JULIE POPMA
CLIENT: SUTTON AUCTION SERVICE



SHEET 1 OF 2



BASIS OF BEARING
MN (PIPESTONE COUNTY)

0 400 800
SCALE 1" = 800'

SEI 25250



(100.00')

LEGEND

Sectional Corner
Set Property Corner
Recorded Distance



PREPARED BY:

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

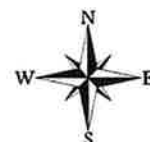
Aerial Map - TRACT #1 - Measured & Not Survey Accurate



Boundary Center: 44° 2' 41.76, -96° 19' 58.16

26-107N-46W
Pipestone County
Minnesota

0ft 831ft 1662ft



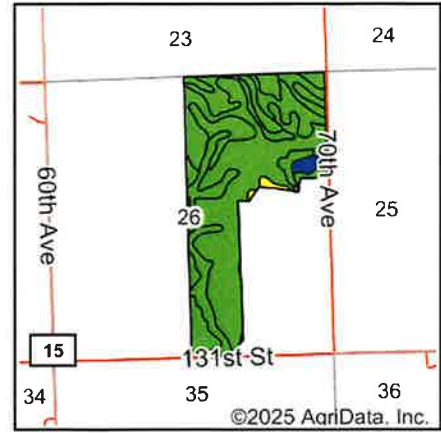
9/29/2025

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

Soils Map - TRACT #1 - Measured Acres & Not Survey Accurate



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Pipestone**
 Location: **26-107N-46W**
 Township: **Troy**
 Acres: **196.7**
 Date: **9/29/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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	113.51	57.7%		Ile	93
J71A	Brookings silty clay loam, 0 to 2 percent slopes	43.19	22.0%		Iw	98
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	34.91	17.7%		IIw	92
J86B	Vienna silty clay loam, 3 to 6 percent slopes	3.21	1.6%		Ile	90
J73D2	Buse clay loam, 12 to 18 percent slopes, moderately eroded	1.88	1.0%		IVe	63
Weighted Average					1.80	93.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT #2 - Aerial Map - Measured & Not Survey Accurate



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Maps Provided By



surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 44° 2' 31.26, -96° 19' 53.14

26-107N-46W
Pipestone County
Minnesota

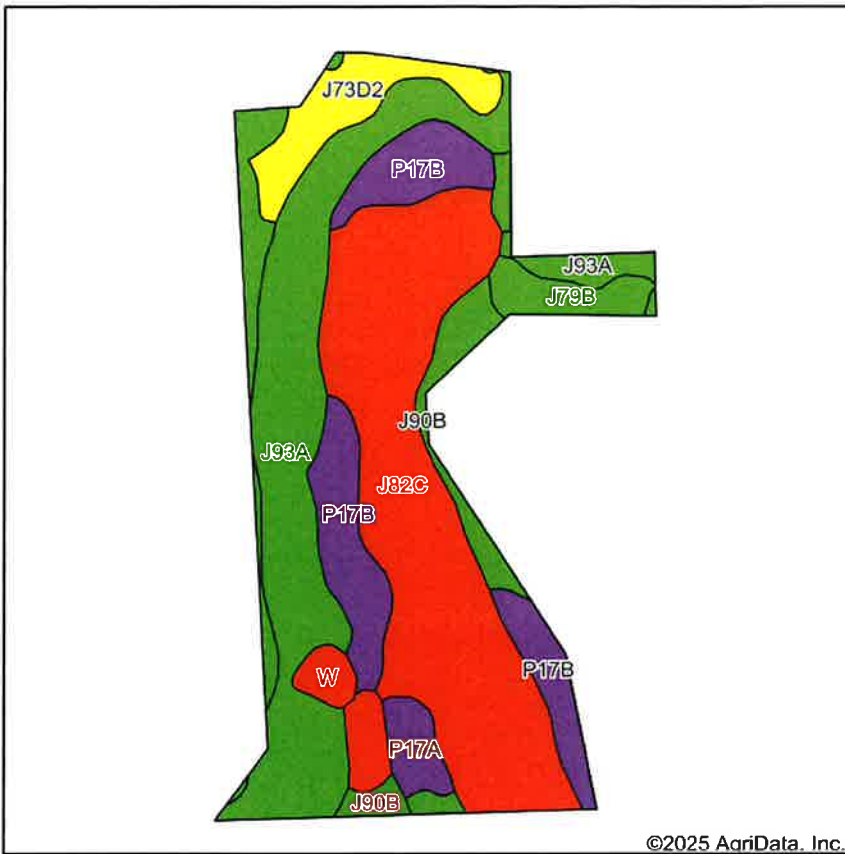
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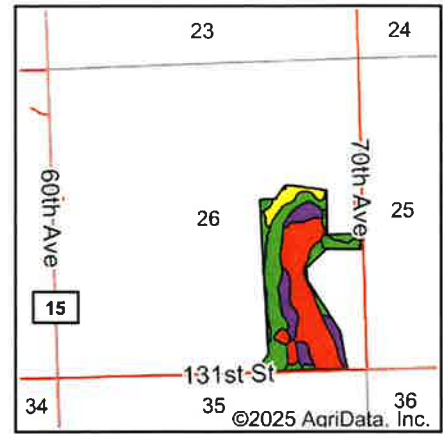
9/29/2025

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

TRACT #2 - Soils Map - Measured & Not Survey Accurate



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Pipestone**
 Location: **26-107N-46W**
 Township: **Troy**
 Acres: **78.99**
 Date: **9/29/2025**



Maps Provided By:



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Area Symbol: MN117, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J82C	Rock outcrop-Ihlen complex, 6 to 12 percent slopes	27.51	34.9%		IIIe	28
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	21.57	27.3%		IIw	92
P17B	Ihlen silty clay loam, 2 to 6 percent slopes	11.00	13.9%		Ile	53
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	7.30	9.2%		Ile	93
J73D2	Buse clay loam, 12 to 18 percent slopes, moderately eroded	4.80	6.1%		IVe	63
J79B	Vienna-Brookings complex, 1 to 6 percent slopes	2.39	3.0%		Ile	94
P17A	Ihlen silty clay loam, 0 to 2 percent slopes	1.88	2.4%		IIs	57
J72B	Renshaw-Sandberg complex, 2 to 6 percent slopes	1.45	1.8%		IIIe	48
W	Water	1.09	1.4%			0
Weighted Average					*-	59.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

TRACT #3 - Aerial Map - Measured & Not Survey Accurate



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Boundary Center: 44° 2' 25.89, -96° 19' 46.89

26-107N-46W
Pipestone County
Minnesota

0ft 856ft 1711ft



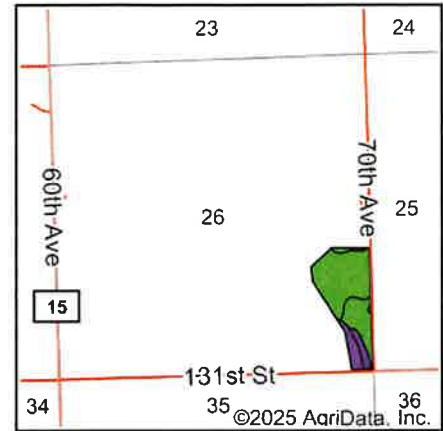
9/29/2025

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

TRACT #3 - Soils Map - Measured & Not Survey Accurate



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Pipestone**
 Location: **26-107N-46W**
 Township: **Troy**
 Acres: **30.57**
 Date: **9/29/2025**



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	18.08	59.2%		Ile	93
J71A	Brookings silty clay loam, 0 to 2 percent slopes	6.86	22.4%		Iw	98
P17B	Ihlen silty clay loam, 2 to 6 percent slopes	2.90	9.5%		Ile	53
P17A	Ihlen silty clay loam, 0 to 2 percent slopes	1.78	5.8%		Ils	57
J79B	Vienna-Brookings complex, 1 to 6 percent slopes	0.76	2.5%		Ile	94
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	0.19	0.6%		Ilw	92
Weighted Average					1.78	88.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

HUEBNER - TRACTS #1, #2 & #3 Aerial Map - Measured & Not Survey Accurate



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Maps Provided By:
 **surety**
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Boundary Center: 44° 2' 41.7, -96° 19' 58.07

26-107N-46W
Pipestone County
Minnesota

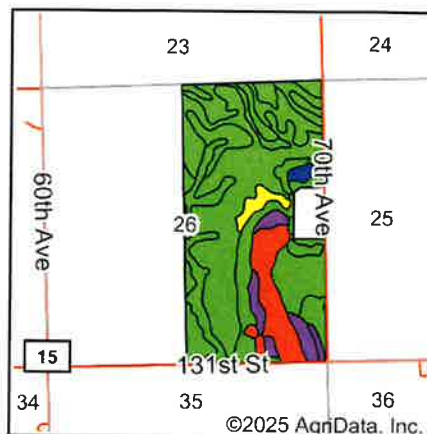
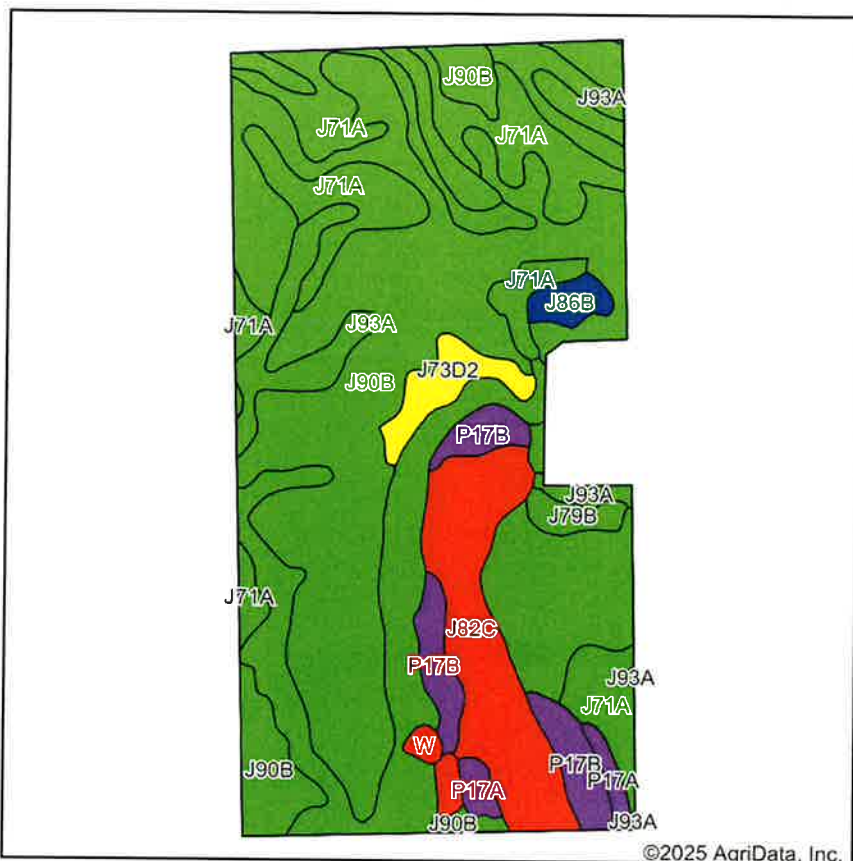
0ft 854ft 1708ft



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

9/29/2025

HUEBNER- TRACTS #1, #2 & #3- Soils Map- Measured & Not Survey Accurate



State: **Minnesota**
 County: **Pipestone**
 Location: **26-107N-46W**
 Township: **Troy**
 Acres: **306.1**
 Date: **9/29/2025**



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
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	138.28	45.2%		Ile	93
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	57.59	18.8%		IIw	92
J71A	Brookings silty clay loam, 0 to 2 percent slopes	49.84	16.3%		Iw	98
J82C	Rock outcrop-Ihlen complex, 6 to 12 percent slopes	27.67	9.0%		IIIe	28
P17B	Ihlen silty clay loam, 2 to 6 percent slopes	13.67	4.5%		Ile	53
J73D2	Buse clay loam, 12 to 18 percent slopes, moderately eroded	6.54	2.1%		IVe	63
P17A	Ihlen silty clay loam, 0 to 2 percent slopes	3.74	1.2%		IIIs	57
J86B	Vienna silty clay loam, 3 to 6 percent slopes	3.21	1.0%		Ile	90
J79B	Vienna-Brookings complex, 1 to 6 percent slopes	3.02	1.0%		Ile	94
J72B	Renshaw-Sandberg complex, 2 to 6 percent slopes	1.45	0.5%		IIIe	48
W	Water	1.09	0.4%			0
Weighted Average					*-	84.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.



Email

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**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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