LAND AUCTION

+/ 156.26 Surveyed Acres of Choice Rose Dell Township Rock County, MN Land – Situated in a Pre-eminent Agricultural Area of Southwest Minnesota with Exceptionally High Soil Ratings & Superb Farmability with Ample Existing Drain Tile in Place

We will offer this "Choice" parcel of Rock County MN Land at public auction which will be held "On Site" at the land or on the building site being retained by the owners at 727 211th St., Jasper, MN – Located from Jasper, MN (Jct. Hwy. #23 & 251stSt. – 4 miles south on Hwy. #23 and 3 ½ miles east on 211th St.; from Hardwick, MN (Jct. Hwy. #75 & 201st St./Co. Hwy. #7) – 5 miles west on 201st St1 mile north on 80th Ave and ½ mile west on 211th St.; or from the Pipestone-Jasper Exit #1 on I-90 – 12 ½ miles north on Hwy. #23 and 3 ½ miles east on 211th St.

SALE DATE: THURSDAY DECEMBER 3, 2026 SALE TIME: 10:00 AM

AUCTIONEERS NOTE: **This auction awards an opportunity to purchase a Choice Surveyed+/-156.26 Acre Farm which has extremely high-quality soils, is extensively drain tiled and is virtually 100% tillable which is located in Rose Dell Twp. in Rock Co., MN, that is situated in one of the "Garden Spots of SW Minnesota". This auction includes a parcel of land that would rate amongst the "Best of the Best" farms we have sold in SW Minnesota in recent years and is located in an excellent agricultural area of SW MN, where land ownership is very tightly held and choice parcels of land seldom become available on the open market, evidenced by the fact that this farm has been in the Hemme Family for many decades with ownership being in the same family for over 50 years, thus this auction presents a once in a lifetime opportunity to purchase this excellent parcel of land. If you are in the market for choice cropland to utilize as an addition to a row crop farming operation or as an investment, you will want to inspect this property and make plans to be in attendance at this auction.** ***Chuck Sutton***

LEGAL DESC.: The SW ¼, exc. a surveyed +/-5.90 acre improved acreage site, in Sec. 23, T. 104N., R. 46W., (Rose Dell Twp.), Rock Co., MN – containing 156.26 Acres M/L according to the survey thereof.

TERMS: Cash - A 10% nonrefundable earnest money payment on sale day and balance on or before Jan. 29, 2027, but not prior to Jan. 1, 2027, with full possession to the buyer to farm or lease as they desire for the 2027 crop year. Sold subject to confirmation of the owners.

This superb farm has the potential to fulfill the needs of a variety of buyers including those looking for extremely high quality productive cropland to add to their row crop farming operation and/or their investment portfolio. This is an extremely desirable parcel of high caliber land that truly must be seen to be appreciated! To view Drone Video or add'l information visit www.suttonlandpros.com.

JEROLD & SUSAN HEMME, Owners
Donald R. Klosterbuer – Klosterbuer & Haubrich LLP – Attorneys & Closing Agent for the Sellers - Luverne, MN – ph. 507-283-9111

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