

ADVANTAGE
Land Co.

PROUD
AFFILIATES
OF

**United
Country**
Real Estate

320.73+/- ACRES IN LINCOLN CO, MN LAND AUCTION

Thursday, May 12th, 2016 - 10:00am

On Site

Luxury Home with Cattle & Crop Operation



**United
Country**

ADVANTAGE *Land Co.*

Owner: Tetonka Ridge Ranch & Troy Buller

605.692.2525

Advantage**Land**Co.com

WORKING CATTLE & CROP OPERATION 320.73+/- ACRES OF LUXURY COUNTRY LIVING



**Thursday, May 12th, 2016 at
10:00am**

**Auction Location : On Site
On Site Address: 1142 250th St Hendricks, MN**

Location:

Tract 1 - Home Site - Location: From Hendricks MN: 6 miles south on Hwy 1 (120th Ave), 1/2 mile west on 250 St, property begins on the north side.

From Brookings SD: 13 miles east on Hwy 14, 1/4 mile north on 486 Ave (take a right on the black top as Hwy 14 curves), 3 miles east on 212 St which becomes 180 St as you enter Minnesota, 7 miles north on Hwy 1 (120 Ave), 1/2 mile west on 250 St, property begins on the north side of the road.

Tract 2: Location From Tract 1: 1/2 mile east on 250th St and 3/4 of a mile south on Hwy 1 and land will sit on the east side of the road.

Snap Shot: Minutes from Hendricks & Lake Shaokatan, Turn-Key Working Ranch with Quality Pasture, 121.43 Cropland Acres, Geo-Thermal Luxury Log Home, Geo-Thermal In-Floor Heated Shop, 8 Acre Feedlot Permitted for 600 hd, Lake 30' Deep with Good Fishing & Excellent Recreation!

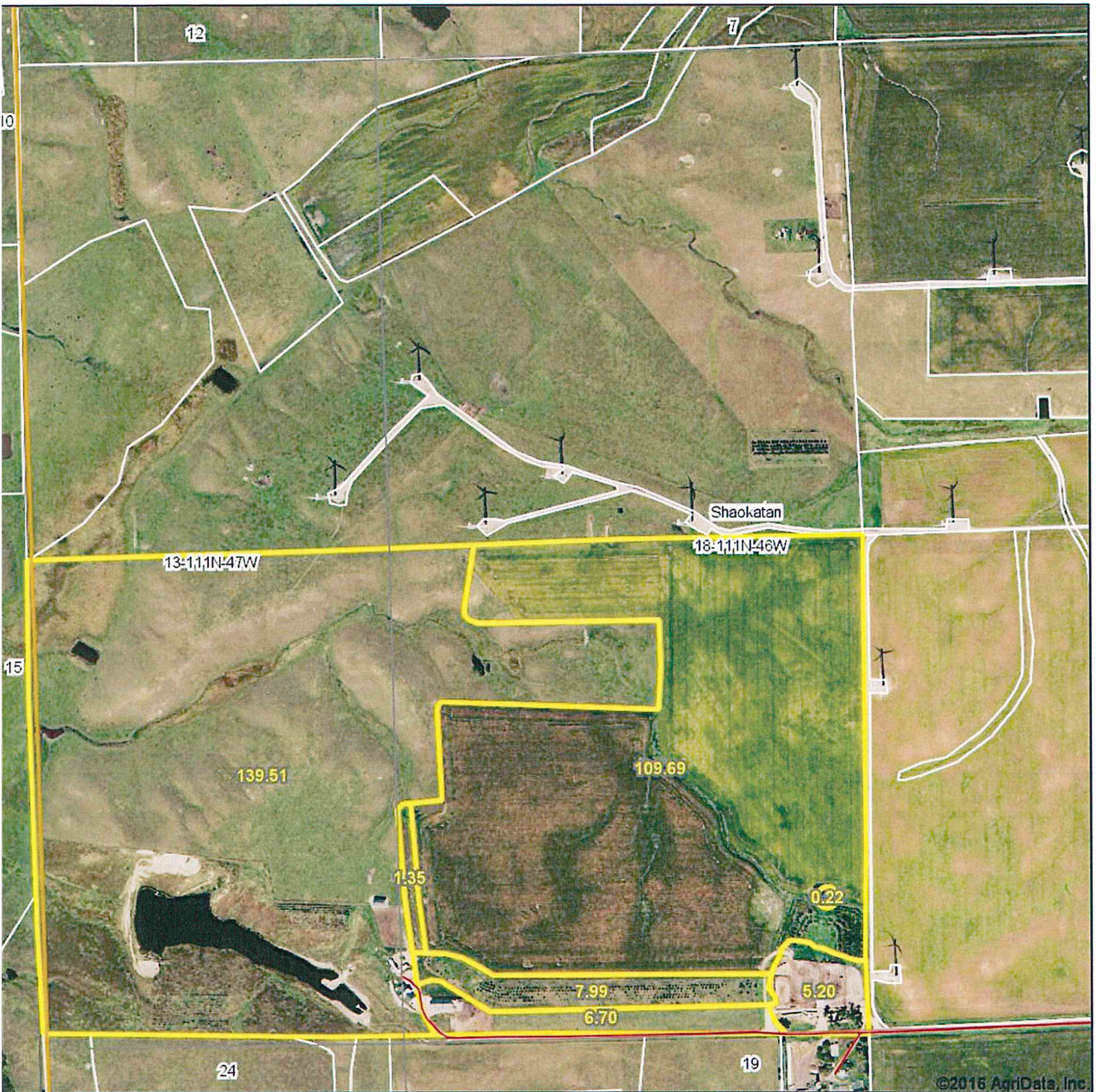
Legal Description: Tract 1: Gov Lots 3 & 4 and the E1/2SW1/4 Section 18-T111N-R46W and Gov Lots 3 & 4 of Section 13-T111N-R47W Lincoln County MN, including 8.05 surveyed acres. (268.23+/- acres)

Tract 2: That property in the SW1/4 Section 20-T111N-R46W Lincoln Co MN described as: Commencing at the SW corner of said SW 1/4, thence E on and along the S line of said Quarter 1,096', thence N parallel to the W line of said Quarter of distance of 2,086', thence W parallel to the S line of said Quarter a distance of 1,096', thence S on and along the W line of said quarter a distance of 2,086'. (52.5+/- acres)

Real Estate Taxes Estimated: Tract 1: \$5,899 Tract 2: \$176

Owner: Tetonka Ridge Ranch & Troy and Stephanie Buller

Tract 1 - Aerial Map



map center: 44° 25' 20.31, 96° 26' 29.12



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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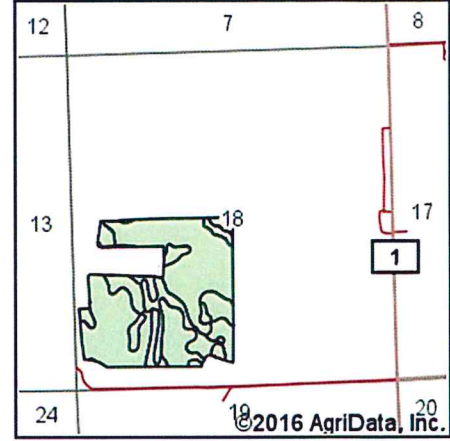
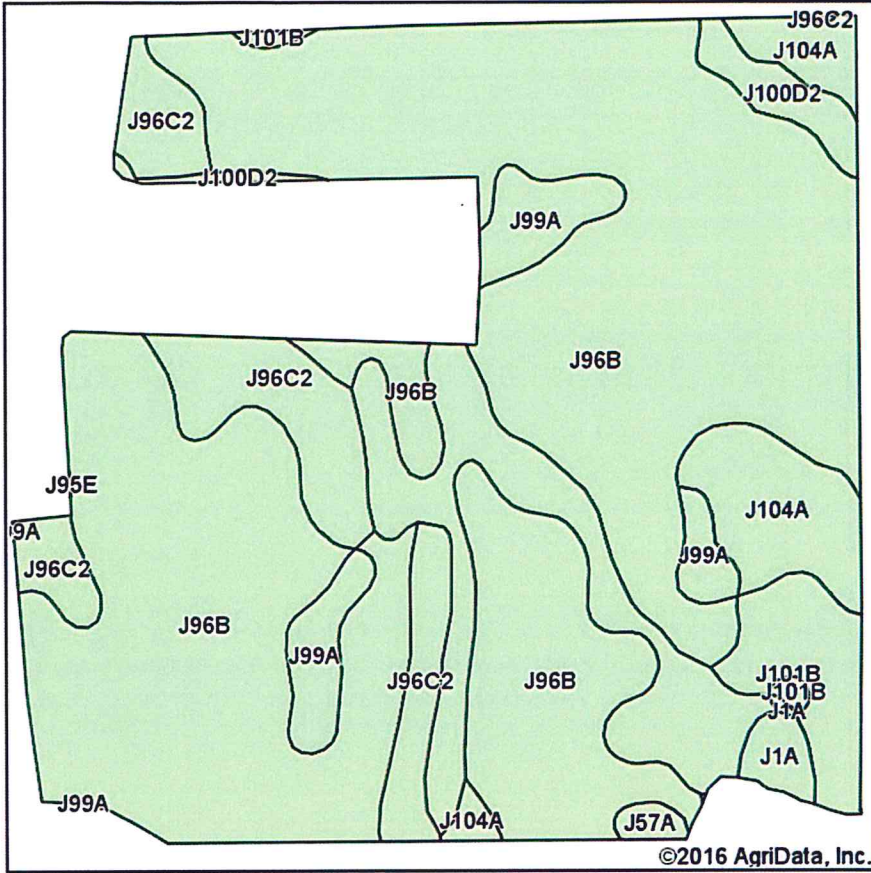
18-111N-46W
Lincoln County
Minnesota



3/22/2016

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

Tract 1 - Crop Land Soils Map



State: **Minnesota**
 County: **Lincoln**
 Location: **18-111N-46W**
 Township: **Shaokatan**
 Acres: **109.91**
 Date: **3/22/2016**

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Maps Provided By:

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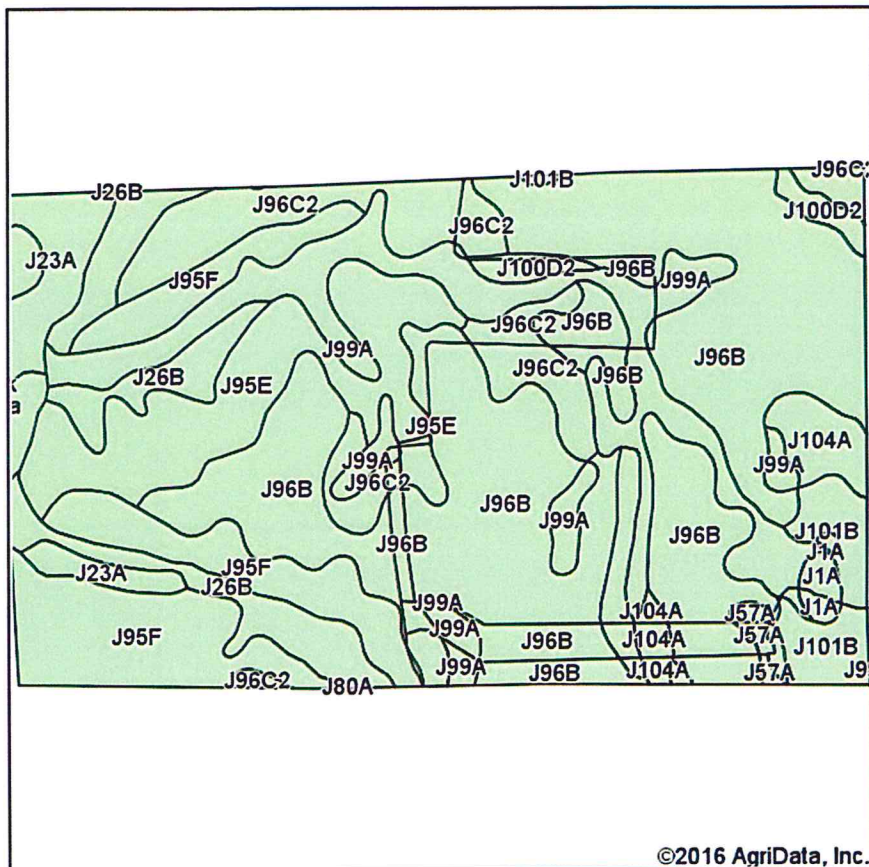
Soils data provided by USDA and NRCS.

Area Symbol: MN081, Soil Area Version: 13

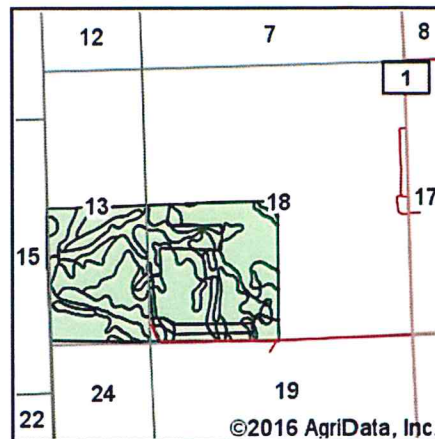
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans
J96B	Barnes-Buse complex, 3 to 6 percent slopes	73.37	66.8%	Ile	88	153	48
J99A	Lakepark clay loam, 0 to 3 percent slopes, overwash	13.69	12.5%	IIw	98	171	54
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	9.55	8.7%	IIIe	80	139	44
J104A	Svea loam, 1 to 3 percent slopes	5.97	5.4%	Ie	99	172	54
J101B	Hokans-Svea complex, 1 to 4 percent slopes	4.06	3.7%	Ile	98	171	54
J100D2	Buse, eroded-Wilno complex, 12 to 18 percent slopes	1.89	1.7%	IVe	64	111	35
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	0.95	0.9%	IIIw	86	150	47
J57A	Balaton loam, 1 to 3 percent slopes	0.43	0.4%	IIs	96	167	53
Weighted Average					89.1	155	48.7



Tract 1 - Overall Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Lincoln**
 Location: **18-111N-46W**
 Township: **Shaokatan**
 Acres: **270.66**
 Date: **3/22/2016**

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Area Symbol: MN081, Soil Area Version: 13
 Area Symbol: SD011, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans	Winter wheat
J96B	Barnes-Buse complex, 3 to 6 percent slopes	104.41	38.6%	Ile	88	153	48	
J95F	Buse, stony-Wilno complex, 25 to 40 percent slopes	32.85	12.1%	Vile	17			
J99A	Lakepark clay loam, 0 to 3 percent slopes, overwash	32.40	12.0%	IIw	98	171	54	
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	25.99	9.6%	IIIe	80	139	44	
J95E	Buse, stony-Wilno complex, 18 to 25 percent slopes	23.77	8.8%	VIe	26			
J26B	Darnen loam, 2 to 6 percent slopes	12.86	4.8%	Ile	99	172	54	
J23A	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	9.40	3.5%	IIw	78	136	43	
J101B	Hokans-Svea complex, 1 to 4 percent slopes	8.01	3.0%	Ile	98	171	54	
J100D2	Buse, eroded-Wilno complex, 12 to 18 percent slopes	7.53	2.8%	IVe	64	111	35	
J104A	Svea loam, 1 to 3 percent slopes	7.15	2.6%	Ie	99	172	54	
J25A	Rauville silty clay loam, 0 to 1 percent slopes, frequently flooded	3.29	1.2%	VIw	20			
J1A	Parnell silty clay loam, depression, 0 to 1 percent slopes	1.51	0.6%	IIIw	86	150	47	
J57A	Balaton loam, 1 to 3 percent slopes	1.49	0.6%	IIs	96	167	53	
Weighted Average					73.7	120.2	37.8	*-

Area Symbol: MN081, Soil Area Version: 13
 Area Symbol: SD011, Soil Area Version: 22

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 2 - Aerial Map



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CUSTOMIZED ONLINE MAPPING
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map center: 44° 24' 15.32, 96° 25' 11.85



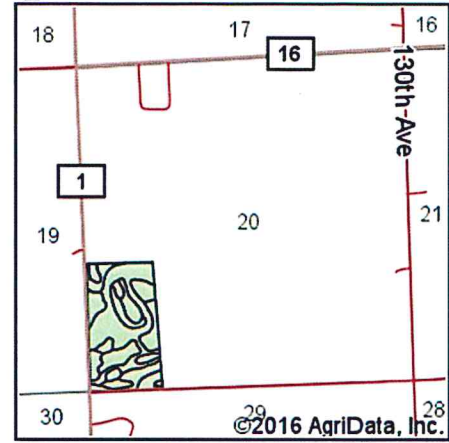
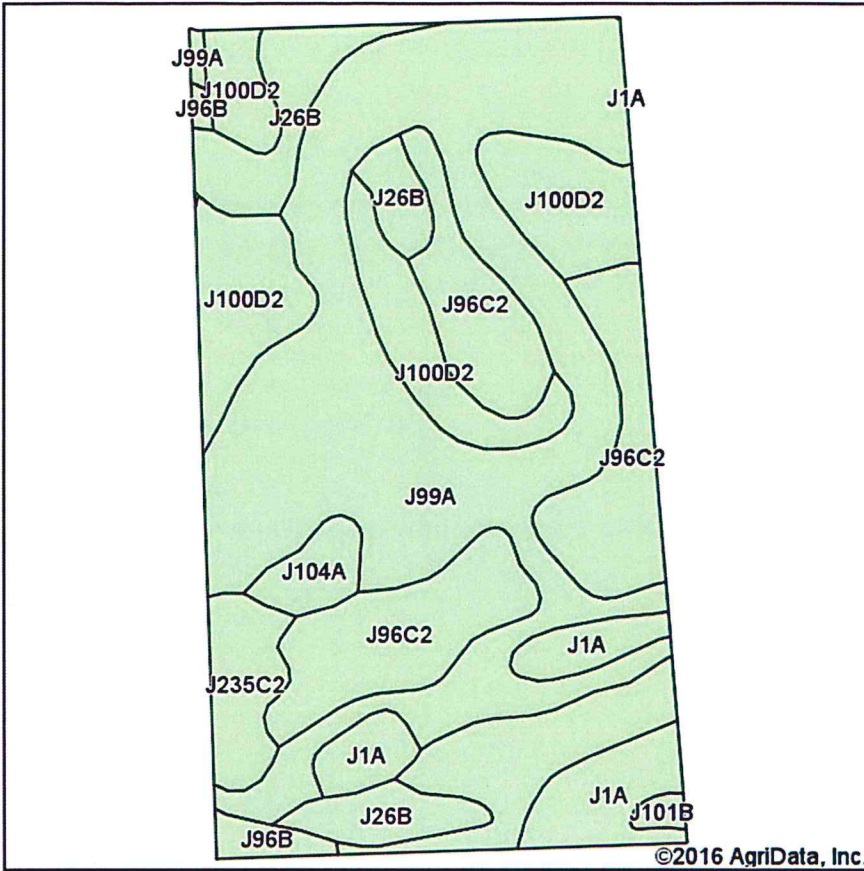
20-111N-46W
Lincoln County
Minnesota



3/22/2016

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

Tract 2 - Soils Map



State: **Minnesota**
 County: **Lincoln**
 Location: **20-111N-46W**
 Township: **Shaokatan**
 Acres: **52.58**
 Date: **3/22/2016**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN081, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class °c	Productivity Index	Corn	Soybeans
J99A	Lakepark clay loam, 0 to 3 percent slopes, overwash	20.97	39.9%	IIw	98	171	54
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	12.38	23.5%	IIIe	80	139	44
J100D2	Buse, eroded-Wilno complex, 12 to 18 percent slopes	7.97	15.2%	IVe	64	111	35
J26B	Darmen loam, 2 to 6 percent slopes	4.07	7.7%	Ile	99	172	54
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	3.59	6.8%	IIIw	86	150	47
J235C2	Buse-Barnes-Arvilla complex, 6 to 12 percent slopes, moderately eroded	1.76	3.3%	IIIe	64	111	35
J104A	Svea loam, 1 to 3 percent slopes	0.98	1.9%	Ie	99	172	54
J96B	Barnes-Buse complex, 3 to 6 percent slopes	0.63	1.2%	Ile	88	153	48
J101B	Hokans-Svea complex, 1 to 4 percent slopes	0.23	0.4%	Ile	98	171	54
Weighted Average					86.6	150.8	47.6



MINNESOTA
LINCOLN
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.



Abbreviated 156 Farm Record

FARM : 5859
Prepared : Mar 21, 2016
Crop Year : 2016

Tract Number : 945
Description : SW18 & L34 FR 13 SHAOKATAN FAVWR History : No
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : TETONKA RIDGE RANCH
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
270.86	121.43	121.43	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	121.43	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	10.88	0.00	0	54
Corn	23.61	0.00	0	131
Soybeans	52.30	0.00	0	41
TOTAL	86.79	0.00		

Tract Number : 5527
Description : SWSW & S1/2 OF NWSW 20 SHAOKATAN FAVWR History : No
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : TETONKA RIDGE RANCH
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
51.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	0.00	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield

NOTES

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TRACT 1 - 268.23+/- ACRES

LUXURY HOME W/ CATTLE & CROP OPERATION

BROKERS NOTE TRACT 1:

Conveniently secluded on the South Dakota/Minnesota line, minutes from Hendricks, Tetonka Ridge Ranch is a turn-key operation offering a good balance of pasture and farm land, an elegant 5,500+ sf log home, a 50'x124' heated shop with attached pole shed, cabin/guest house, additional outbuildings & corrals, a 100x100 permitted feedlot, and a variety of recreational attributes!

The pristine log home is situated on top of Buffalo Ridge amidst gorgeous prairie views, overlooking the private, 30' deep pond that offers good fishing and abundant recreation. Built in 2009, the Minnesota log home is equipped with 4 over sized bedrooms all with walk-in closets, an additional bedroom, 4 bathrooms, a great room, 4-season room, main-level laundry, pantry, and walk-out basement. The walk-out basement could be it's own house or apartment as it is equipped with laundry hookups and is plumbed for a kitchen area, with two bedrooms and a full bathroom.

The interior of the home is covered with wood from northern Minnesota including an ash ceiling, aspen in the bathrooms, hickory floors & cabinets, and pine walls, along with a pine D-log exterior. The layout offers an open kitchen with granite countertops, lots of natural light through Pella windows with built-in shades, and a cozy rock fire place. This log home has several heated floors throughout, including the attached double garage, and is run with an efficient closed loop geothermal heating & cooling system.

Tetonka Ridge Ranch offers 121.43 cropland acres with a productivity index of .891, mainly made up of Barnes-Buse complex, Class II soils. The gently rolling farm is sloped from 0-12% and is enrolled in ARC-CO with 86.79 base acres. Currently, 105.39 acres are being utilized for a row crop operation with the balance of 162+/- acres made up of a quality pasture, building site, feed lot, trees & water sources. The overall ranch is equipped with a .737 productivity index, mainly Class II soils with a rolling topography of 0-40% slopes. The turn-key pasture has quality grass, 4 strand barb wire fence, a dugout and water tank, along with a 33'x64' pole shed built in 2014 used for a cattle working area and/or shelter. There are several tree belts situated throughout the property, covering about 12 acres.

The 64'x120' finished shop & pole shed was built in 2009 inclusive of electricity, steel interior & exterior, 2 overhead electric doors, in-floor heat from a closed loop geothermal system, water heater and sink, and an office/tack room. The pole shed/calving barn is 50'x60' with several attached sucker rod corrals, a metal wind break stretching 128', a pasture and a round pen.

The 600 Animal Units (with a conditional use permit for up to 990AU) permitted feedlot is inclusive of 8 acres with 4 open lots, a cement pad (angles from 35' deep to 75' deep) and 88' of cement bunks with the cement pad running the remaining length of the feedlot, used as the feeding source. Equipped with sucker rod & railroad tie fencing, the feedlot has blue silo panel wind breaks on the west, metal on the north, along with mature trees on the north. There is a sucker rod alley on the south side of the bunks with a 20' alley splitting the 4 pens in the center. There are 4 water tanks (3 Ritchie) located throughout the feedlot that can be run by well or rural water with valves in the basement of the house. A 2" water line from the house is run to the well house near the feedlot and is equipped with 220 electric service. A 32'x36' shed with 110 electric service is also available and currently used as a storage shed and loading chute. Pen 1 (west pen): 88'x 230' with cement bunks. Pen 2: 142.5'x 230' with a cement floor bunk pad. Pen 3: 96'x230' with a cement floor bunk pad. Pen 4 (east pen) 96'x230' with a cement floor bunk pad. Details & questions on the feedlot regulations, call Pete at the county at 507.694.1344 or cell at 507.531.0076. There is a survey on file for the feedlot. An old well will be capped inside the well house.

Take Advantage of the efficiency that has been built to make Tetonka Ridge Ranch ready for your operation on the beautiful Buffalo Ridge. We will see you at the auction & come prepared to buy!

*Soil information is provided by Surety Agridata. Cropland acres are based on FSA information.

OPEN HOUSE DATES: Friday April 22nd from 4-6pm & Saturday April 23rd from 11am - 1pm.

Average House Utilities per Month

Lyon Lincoln Electric:

\$444 (main meter)

\$38.50 (fencer on Meter #2)

\$72 (water lights Meter #3)

*The house is run with rural water and the outbuildings and tanks are run from the well. The property can be run on the well or rural water with the valves in the basement of the house.

Personal Property Not Included: Washer & Dryer.

Lincoln Pipestone Rural Water:

\$40/month on average

TRACT 2 - 52.5+/- ACRES

QUALITY PASTURE AVAILABLE THIS YEAR!

BROKERS NOTE TRACT 2:

Only one mile from Tetonka Ridge Ranch, this 52.5+/- acre pasture is fully equipped with a well-built dam for its water source and good access off Hwy 1. Inclusive of quality soil, the productivity index on this grassland is .866, mainly Class II, Lake park clay loam with 0-18% slopes. With quality barb wire fencing, this virgin sod makes a strong addition to any operation.

TERMS: This is a cash sale. Closing and landlord possession will be on or before June 14th, 2016. The pasture will be free & clear to graze or rent out in 2016. The buyer will have the option on the crop land to collect \$21,000 at closing or pay the input costs in the amount of 53.03 Corn Acres x \$285 = \$15,113 and 52.36 Bean Acres x \$140 = \$7,330 with a total input amount of \$22,443 and take 100% possession of the crop and be able to harvest in the fall of 2016. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction. 20% non-refundable earnest money deposit due at the conclusion of the auction if the buyer desires possession day of sale on pasture & crop land only. If buyer is not immediately available at the conclusion of the auction, the purchase agreement and 10% or 20% non-refundable earnest money deposit must be complete within 24 hours from the close of the auction. The balance will be due at closing. Seller will provide an abstract evidencing good & marketable title, with all certificates up to date. Purchasers are responsible for the cost of title insurance, if needed. Closing costs are to be split 50-50 buyer and seller. All of the 2015 RE taxes due and payable in 2016 will be paid by the seller. The 2016 real estate taxes due in 2017 will be the responsibility of the purchaser. Rural water & septic assessments will be paid at closing by the seller. The seller does not warranty or guarantee that existing fences lie on the true boundary, and any new fencing will be the responsibility of the purchaser pursuant to MN statutes. A survey will not be provided and will be the purchasers responsibility if needed or requested, however there is a survey completed on the feedlot. FSA yields, bases, payments and other information is estimated and not guaranteed and are subject to County Committee Approval. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Lincoln County MN Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Announcements made day of sale take precedence over any written materials. Said property is sold as is. This sale is subject to seller confirmation. Not responsible for accidents.





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