ESTATE LAND AUCTION

+/-565.53 Surveyed Acres in 3 Farms & Multiple Parcels of High Producing Altona & Troy Township Pipestone County Minnesota Farms

SALE DATE: WEDNESDAY NOVEMBER 4, 2026
Sale Time: 10:00 AM

FARMS #1 #2 & #3 will ALL be Offered Simultaneously On Site" at FARM #1

We will offer both of these farms "On Site" at or near FARM #1 – Located from Pipestone, MN – (Jct. Hwy's. #30 & #75 – McDonald's Corner) - 7 miles north on Hwy. #75 and 2 miles west on 181st St./Co. Road #8 to the SE Corner of Farm #1 at the Jct. of 181st St. & 60th Ave.; from Holland, MN – 5 miles west to Hwy. #75, then 2 miles and 1 mile west on 18/Co. Hwy. #8; or from Ward, SD – 5 ½ miles east on 211th St. (Co. Hwy. #10) and 2 miles south on 60th Ave to the NE Corner of Farm #1.

www.suttonlandpros.com

AUCTIONEER'S NOTE: : In order to settle Rita Paulsen Estate & the Other Paulsen Family Ownership in these farms, these extraordinary parcels of land will be offered at public auction – with the Auction of ALL of these Parcels of Land to be Offered "On Site" at the Location of FARM #1. This auction presents the opportunity to purchase 3 Farms & Smaller subdivided Parcels in Farm #1. These Farms have been owned by the Paulsen Family for Many Decades and have been well farmed well managed throughout their tenure of ownership. This auction includes parcels of highly productive cropland and are located in one of the Garden Spot of Southwestern Minnesota and in an area where land ownership is tightly held and seldom becomes available for purchase on the open market, making this an extraordinary opportunity to purchase land in this area of Pipestone County, MN. These farms are well located and are within 2 miles of Hwy. #75 with excellent access to area grain markets. If you are in the market for a parcel or parcels of productive Pipestone County MN Land to add to an area row crop farming operation or as an investment, then make plans to inspect these properties and be in attendance at this auction!

SUTTON
AUCTIONEERS & LAND BROKERS LLC

THIS PROPERTY WILL BE SOLD WITH THE BUYER TO RECEIVE FULL POSSESSION FOR THE 2027 CROP YEAR.

RITA PAULSEN TRUST- Kevin Paulsen – Trustee &
THE OWNERSHIP INTERESTS OF OTHER PAULSEN FAMILY HEIRS

FARM #1 – +/- 323.54 Surveyed Acres of Extremely Choice High Percentage Tillable Land – To be Offered at Tract #1A – The NE¼ (+/- 161.82 Surveyed Acres); Tract #1B - The SE¼ (+/- 161.72 Surveyed Acres); or as Tracts #1A & 1B Combined – the +/- 323.54 Surveyed Acre Unit. – **LEGAL DES**C.: The E ½ of Sec. 34, T. 108N., R. 46W., (Altona Twp.), Pipestone County, MN.

FARM #1 consists of +/- 323.54 Surveyed Acres of Choice High Quality Productive Cropland with an Extremely High Percentage Tillable & Superb Soils.

This +/-323.54 surveyed acre parcel of land will be offered as two individual parcels – Tr. #1A - The north 161.82 surveyed acres, Tr. #1B - The South 161.72 acres or as a whole as a combined 323.54 acre unit. This farm has an extremely high percentage tillable, tremendous eye appeal and has a level to gently rolling topography and high quality soils. According to FSA information this farm is identified as Farm #6638, which on FSA records is indicated to consist of 313.88 acres of Farmland with 313.57 acres of cropland and has a total of 292.53 base acres – comprised of a 199.85 acre corn base with a 113 bu. PLC yield, an 83.52 acre soybean base with a 43 bu. PLC yield, a 5.58 acre oats base with a 57 bu. PLC yield and a 3.58 acre wheat base with a 32 bu. PLC yield. According to information obtained from Surety Agri-Data, Inc., this land has an extremely high weighted soil productivity index of 93.2, with the predominate soils on the cropland acres comprised of Class I & II soils. The farmability of this land has been enhanced by the installation of a significant amount of pattern tile & other drain tile in sectors of this land at various times throughout the last +/-25 years. The Non-Homestead RE taxes payable in 2026 on this land in the respective taxable parcels are $4,970.00 on 122.90 Acres, $4,654.00 on 120 Acres & $3,356.00 on 80 Acres for a Combined Total of $12,980.00.

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FARM #2 - +/- 161.81 Surveyed Acres – This +/-161.81 Acre Parcel of Land Will be Offered as an Individual Farm - Located from the NE Corner of FARM #1 (Jct. of 60th Ave. & 191st St.) – ½ mile east on 191st St. with the SE Corner of the land at the Jct. of 70th Ave. & 191st St.; or from Pipestone MN Jct. Hwy. #30 & #75 – McDonald's Corner) – 8 miles north on Hwy. #75 and 1 mile west on 191st S**t. LEGAL DESC.:** The SE¼ of Sec. 26, T. 108N., R. 46W., (Altona Twp.), Pipestone County, MN, containing 161.81 surveyed acres M/L.

FARM #2 consists of +/-161.81 surveyed acre parcel of Altona Township, Pipestone County, MN Land with a relatively high percentage tillable, with the nontillable acres comprised primarily of a +/-17.33 acre pasture in the SE corner of the farm, trees and roads. This farm has a generally level gently rolling to rolling topography on the cropland acres and pasture. According to FSA information this farm is identified as Tract 1183 of Farm 6635 and has approx. 158.19 acres of farmland with 140.86 acres of cropland, with a 93 acre corn base with a 113 bu. PLC yield, a 38.86 acre soybean base with a 43 bu. PLC yield, a 2.60 acre oats base with a 57 bu. PLC yield and a 1.66 acre wheat base with a 32 bu. PLC yield. According to information obtained from Surety Agri-Data, Inc., this land has a very high weighted soil productivity index of 91.6, with the predominate soils comprised on the cropland acres comprised of Class I & II soils, with lesser quality soils in the pasture acres. The Area of this farm that is inclusive of the pasture consists of +/-17.33 Acres situated in the southeast corner of the farm and has a galvanized steel pole-type cattle shed (approx. 24'x48'), areas with trees that provide summer shade and seasonal wind protection for cattle with water provided by a dugout. According to the owners there is a small amount of unmapped drain tile in this farm. The Non-Homestead RE taxes payable in 2026 on this land are $5,510.00.

FARM #3 - +/- 80.18 Surveyed Acres – This +/-80.18 Acre Parcel of Land Will be Offered as an Individual Farm – Located from the SE Corner of FARM #1 (Jct. of 60th Ave. & 181st St.) – ½ mile south east on 60th Ave to the NE Corner of Farm #3; The SE Corner of Farm #3 is at the Jct. of 60th Ave & 171st St.; or from Pipestone MN Jct. Hwy. #30 & #75 – McDonald's Corner) – 6 miles north on Hwy. #75 and 2 miles east on 171st St**. LEGAL DESC.**: The E½ SE¼ of Sec. 3, T. 107N., R. 46W., (Troy Twp.), Pipestone County, MN, containing 80.18 surveyed acres M/L.

According to FSA information this farm is identified as Tract 1190 of Farm 6637 and has approx. 77.33 acres of farmland with 77.33 acres of cropland with a 51.08 acre corn base with a 155 bu. PLC yield, a 21.35 acre soybean base with a 43 bu. PLC yield and a 1.43 acre oats base with a 57 bu. PLC yield. According to information obtained from Surety Agri-Data, Inc., this land has a high weighted soil productivity index of 79.9, with the predominate soils comprised Class I & II soils. According to the owners there is no known existing drain tile in this farm. The Non-Homestead RE taxes payable in 2026 on this land are $2,906.00.

TERMS: Cash - A 10% nonrefundable earnest money payment on sale day and the balance on or before January 29, 2027, with possession for Fall tillage subsequent to the harvest of the 2026 standing crops and full possession at closing. Marketable Title will be conveyed and at the Option of the Sellers either Owner's Title Insurance Policies or Abstracts of Title continued to date will be provided to the buyer for examination prior to closing, if Title Insurance is Utilized the Cost of the Owner's Policy's will be divided 50-50. The closing agent's fee (Hellmuth & Johnson Law Firm – Tyler, MN) to be divided 50-50 between buyer & seller. All of the RE taxes due and payable in 2027 will be paid by the buyer(s). 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 pursuant to MN statutes. FSA cropland acres, yields, bases & other information are estimated and subject to County Committee approval. These properties are sold based on the acres as determined by a survey as completed by Stockwell Engineers Inc., with the acres understood to be "more or less". All of the properties sold on this auction are sold 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 Trustees.

To View Aerial Maps, Soils Information, Drone Video and other information visit www.suttonlandpros.com. If you are unable to attend and desire to bid by phone or via online bidding see www.suttonlandpros.com, or contact the auctioneers.

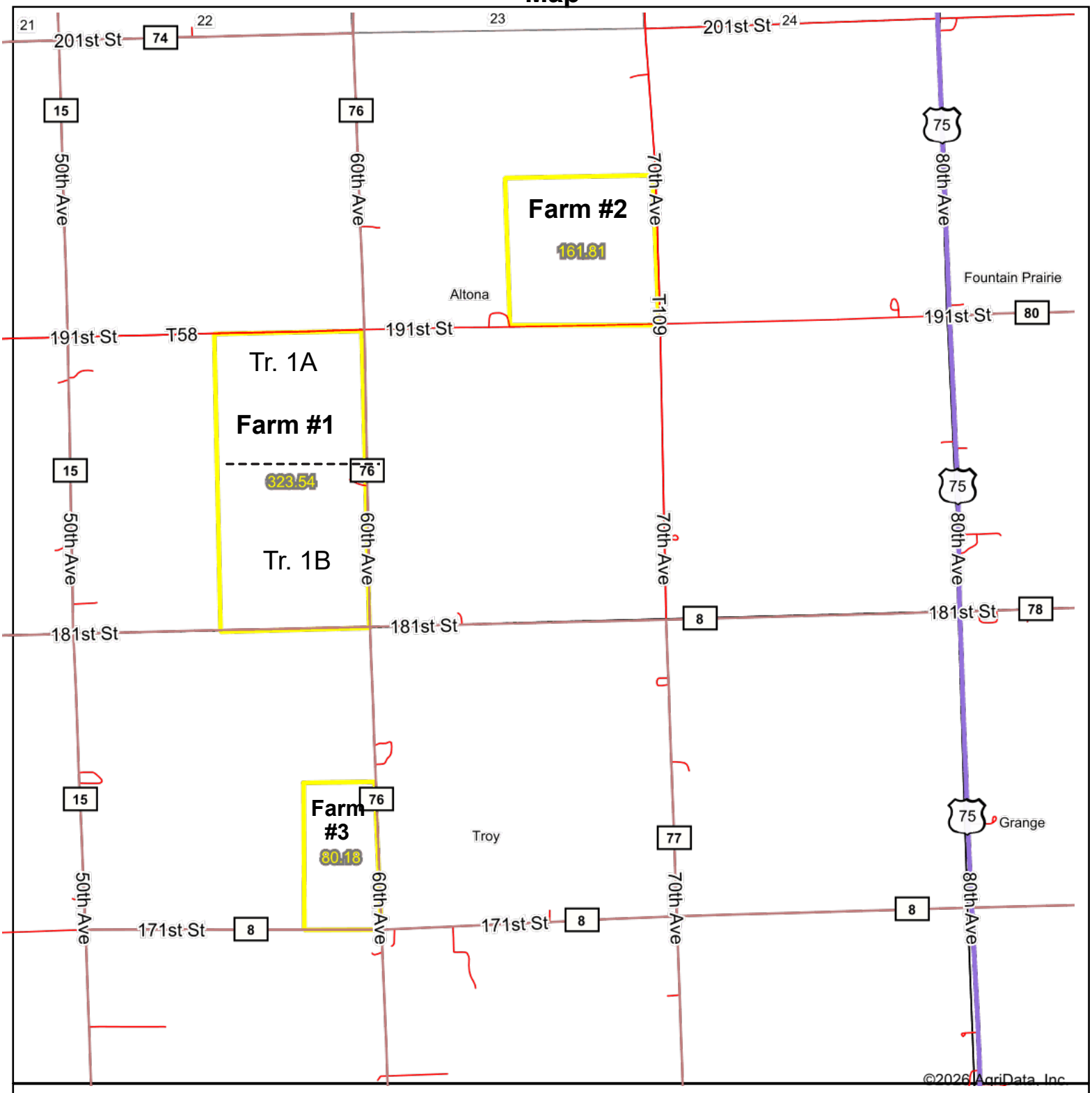
www.suttonlandpros.com

CHUCK SUTTON - Auctioneer & Land Broker - Sioux Falls, SD - 605-336-6315, Pipestone, MN – 507-825-3389 & Flandreau, SD - 605-997-3777;
JARED SUTTON, CAI – Auctioneer & RE Salesman – Flandreau, SD – 605-864-8527;
DEAN STOLTENBERG – Auctioneer & RE Salesman – Jasper, MN – 507-829-6856
GAGE GULLICKSON – RE Salesperson & Auctioneer – Lic. ##59-79 - Flandreau, SD – 605-651-3867

RITA PAULSEN TRUST- Kevin Paulsen – Trustee & THE OWNERSHIP INTERESTS OF OTHER PAULSEN FAMILY HEIRS

SUTTON
AUCTIONEERS & LAND BROKERS LLC

Paulsen Overview Map



SUTTON AUCTIONEERS & LAND BROKERS LLC

Map Center: 44° 6' 50.42, -96° 20' 10.93

0ft 2747ft 5495ft

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING

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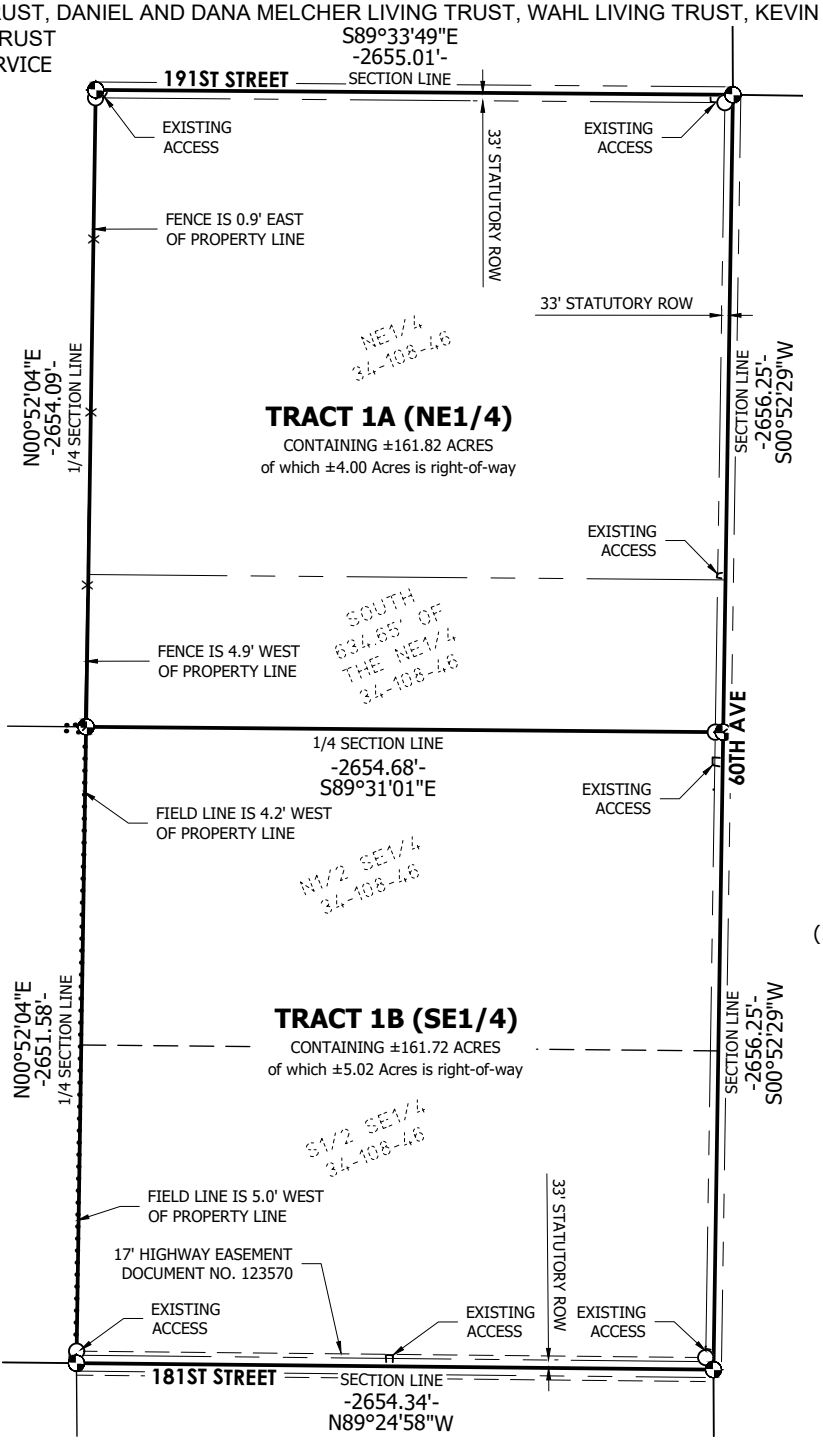
N W E S

10/5/2026

FARM 1 - SALE DRAWING

THE NE1/4 AND THE SE1/4 OF SECTION 34, T 108 N, R 46 W OF THE 5TH P.M.,
PIPESTONE COUNTY, MINNESOTA

OWNERS: RITA L. PAULSEN TRUST, DANIEL AND DANA MELCHER LIVING TRUST, WAHL LIVING TRUST, KEVIN R. PAULSEN AND BARBARA J. PAULSEN REVOCABLE LIVING TRUST
CLIENT: SUTTON AUCTION SERVICE



SUBJECT TO:
EASEMENT
SOUTHWESTERN MINNESOTA COOPERATIVE ELECTRIC
N1/2SE1/4 34-108-46
S1/2S1/2NE1/4 34-108-46
DOCUMENT NO. 127854

SUBJECT TO:
EASEMENT AGREEMENT
LINCOLN-PIPESTONE RURAL WATER SYSTEM
S1/2SE1/4 34-108-46
DOCUMENT NO. 143557

SUBJECT TO:
EASEMENT/DRAINAGE AGREEMENT
SW1/4 34-108-46
NW1/4 34-108-46
E1/2 34-108-46
DOCUMENT NO. 169337

SUBJECT TO:
EASEMENT/DRAINAGE AGREEMENT
SW1/4 34-108-46
E1/2 34-108-46
DOCUMENT NO. 212264

BASIS OF BEARING
PIPESTONE COUNTY

0 400 800
SCALE 1" = 800'

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

PROPERTY DESCRIPTION
TRACT 1A
THE NORTHEAST QUARTER (NE1/4) OF SECTION 34, T 108 N, R 46 W OF THE 5TH P.M., LESS THE SOUTH 634.65 FEET THEREOF, COUNTY OF PIPESTONE, STATE OF MINNESOTA.

THE SOUTH 634.65 FEET OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 34, T 108 N, R 46 W OF THE 5TH P.M., COUNTY OF PIPESTONE, STATE OF MINNESOTA.

TRACT 1B
THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2SE1/4) OF SECTION 34, T 108 N, R 46 W OF THE 5TH P.M., COUNTY OF PIPESTONE, STATE OF MINNESOTA.

THE SOUTH HALF OF THE SOUTHEAST QUARTER (S1/2SE1/4) OF SECTION 34, T 108 N, R 46 W OF THE 5TH P.M., COUNTY OF PIPESTONE, STATE OF MINNESOTA.

SEI JF: 26312

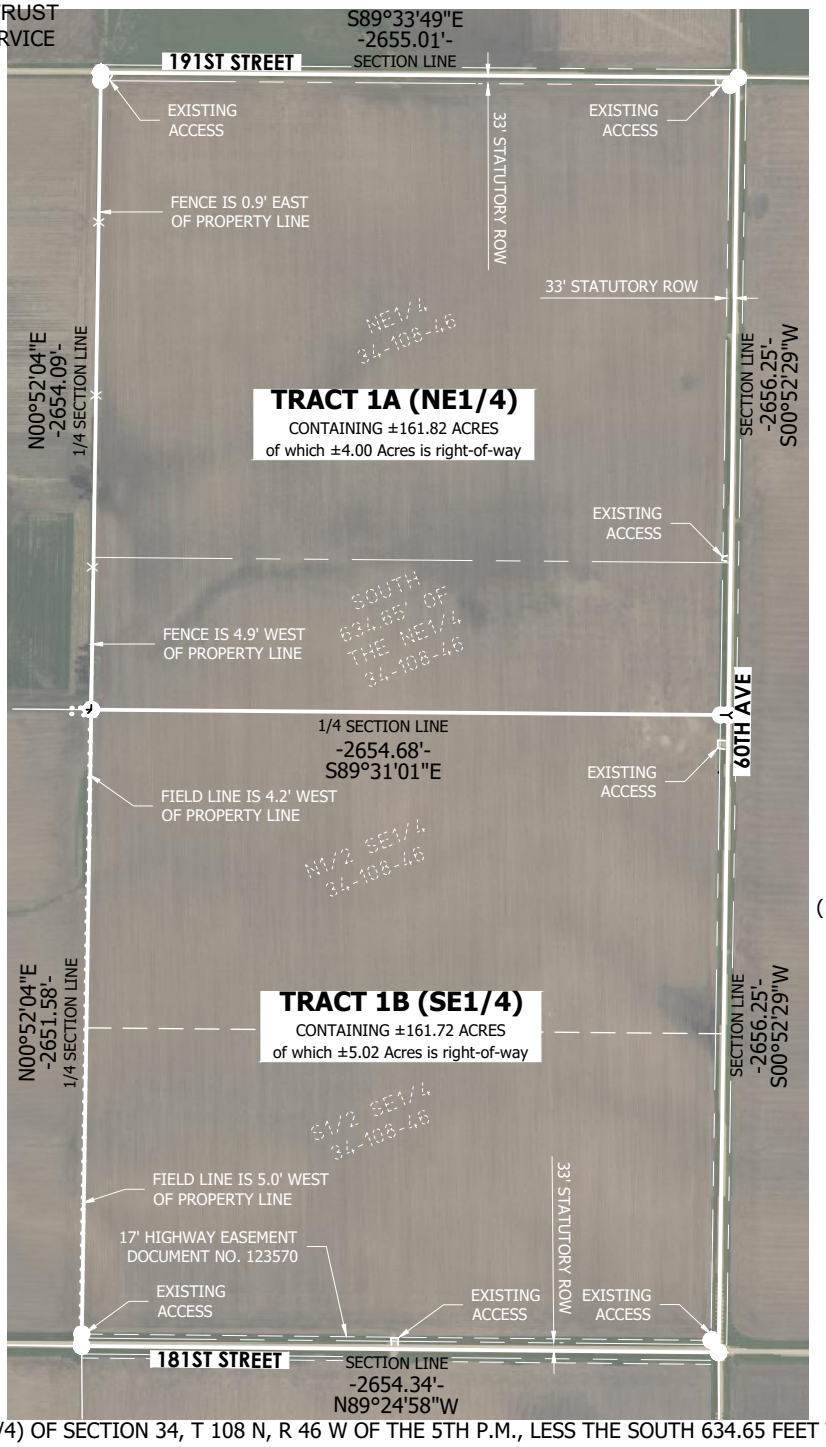
PREPARED BY:

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

FARM 1 - SALE DRAWING

THE NE1/4 AND THE SE1/4 OF SECTION 34, T 108 N, R 46 W OF THE 5TH P.M.,
PIPESTONE COUNTY, MINNESOTA

OWNERS: RITA L. PAULSEN TRUST, DANIEL AND DANA MELCHER LIVING TRUST, WAHL LIVING TRUST, KEVIN R. PAULSEN AND BARBARA J. PAULSEN REVOCABLE LIVING TRUST
CLIENT: SUTTON AUCTION SERVICE



SUBJECT TO:
EASEMENT
SOUTHWESTERN MINNESOTA COOPERATIVE ELECTRIC
N1/2SE1/4 34-108-46
S1/2S1/2NE1/4 34-108-46
DOCUMENT NO. 127854

SUBJECT TO:
EASEMENT AGREEMENT
LINCOLN-PIPESTONE RURAL WATER SYSTEM
S1/2SE1/4 34-108-46
DOCUMENT NO. 143557

SUBJECT TO:
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SW1/4 34-108-46
NW1/4 34-108-46
E1/2 34-108-46
DOCUMENT NO. 169337

SUBJECT TO:
EASEMENT/DRAINAGE AGREEMENT
SW1/4 34-108-46
E1/2 34-108-46
DOCUMENT NO. 212264

BASIS OF BEARING
PIPESTONE COUNTY

0 400 800
SCALE 1" = 800'

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

PROPERTY DESCRIPTION
TRACT 1A
THE NORTHEAST QUARTER (NE1/4) OF SECTION 34, T 108 N, R 46 W OF THE 5TH P.M., LESS THE SOUTH 634.65 FEET THEREOF, COUNTY OF PIPESTONE, STATE OF MINNESOTA.

THE SOUTH 634.65 FEET OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 34, T 108 N, R 46 W OF THE 5TH P.M., COUNTY OF PIPESTONE, STATE OF MINNESOTA.

TRACT 1B
THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2SE1/4) OF SECTION 34, T 108 N, R 46 W OF THE 5TH P.M., COUNTY OF PIPESTONE, STATE OF MINNESOTA.

THE SOUTH HALF OF THE SOUTHEAST QUARTER (S1/2SE1/4) OF SECTION 34, T 108 N, R 46 W OF THE 5TH P.M., COUNTY OF PIPESTONE, STATE OF MINNESOTA.

SEI JF: 26312

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Pipestone County
Minnesota

Farm **6638**

Tract **4748**

Phy. County: Pipestone, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/14/2026

0 225 450 900 Feet

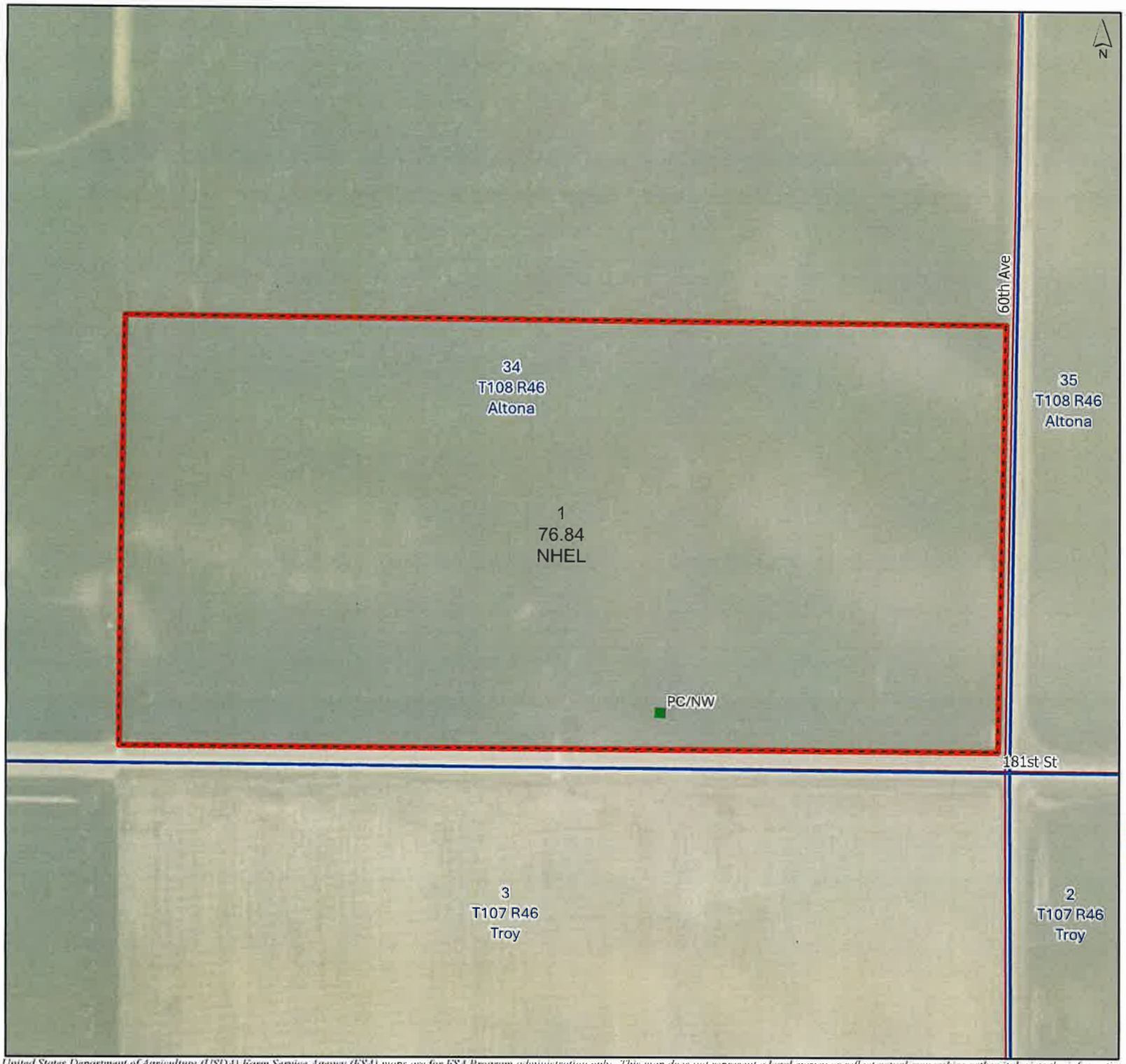
Unless Otherwise Noted:
All fields are non-irrigated
Shares are 100% to operator
Corn = Yellow for Grain
Soybeans = Common for Grain
Wheat = HRS, HRW = Grain
Sunflowers = Oil, Non-Oil = Grain
Oats & Barley = Spring for Grain
Canola = Spring for Seed
Alfalfa = For Forage
Mix Forage AGM, GMA, IGS = for Forage
Rye = for Grain
Peas = Process
Beans = Dry Edible
Native Annual Grass = for Grazing

Tract Boundary
Noncropland
Cropland
PLSS

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 236.73 acres

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; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of 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 determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA NRCS. USDA is an equal opportunity provider, employer, and lender.



Pipestone County
Minnesota

Farm **6638**

Tract **2959**

Phy. County: Pipestone, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/13/2026

0 165 330 660 Feet

Unless Otherwise Noted:
All fields are non-irrigated
Shares are 100% to operator
Corn = Yellow for Grain
Soybeans = Common for Grain
Wheat = HRS, HRW = Grain
Sunflowers = Oil, Non-Oil = Grain
Oats & Barley = Spring for Grain
Canola = Spring for Seed
Alfalfa = For Forage
Mix Forage AGM, GMA, IGS = for Forage
Rye = for Grain
Peas = Process
Beans = Dry Edible
Native Annual Grass = for Grazing

Tract Boundary
Cropland
PLSS

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 76.84 acres

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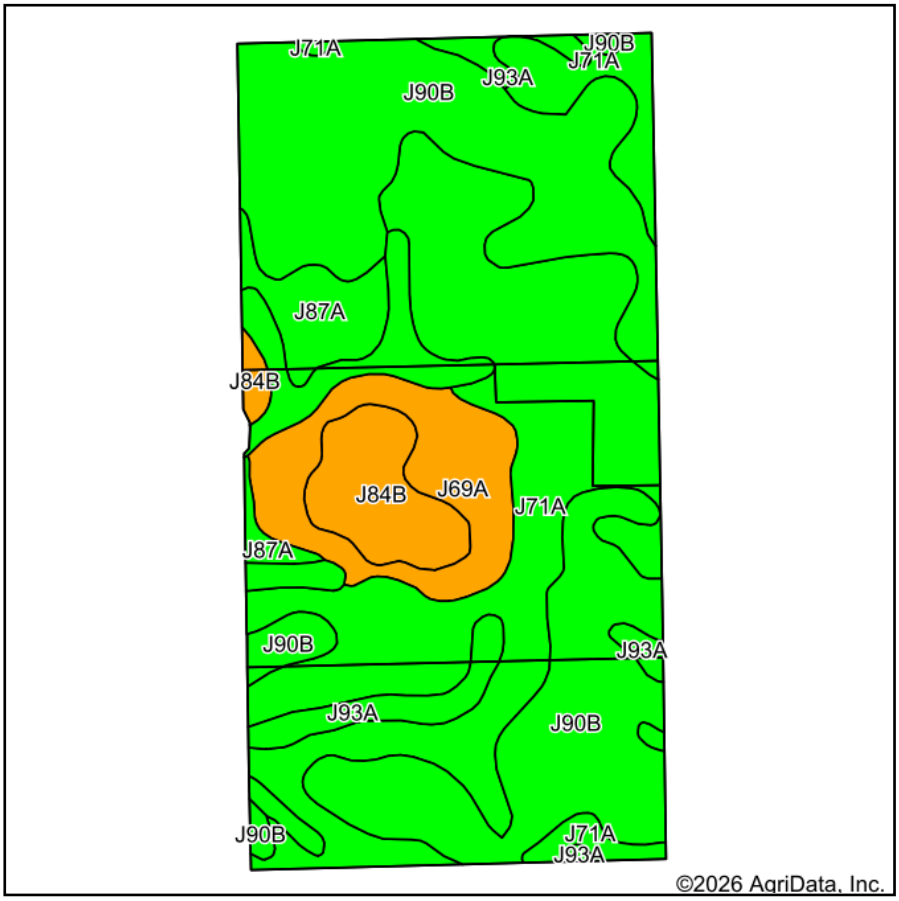
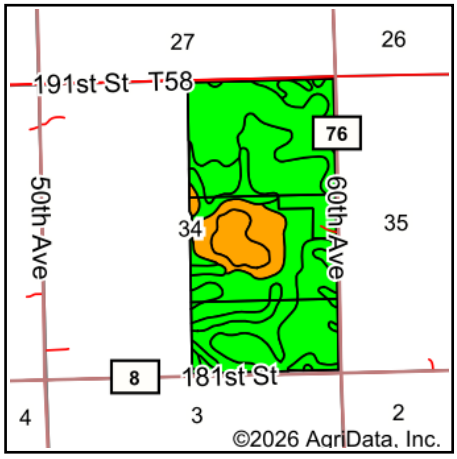
Soils Map

Farm #1



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Pipestone**
Location: **34-108N-46W**
Township: **Altona**
Acres: **313.68**
Date: **10/7/2026**

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By:
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N W E S

Area Symbol: MN117, Soil Area Version: 25

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	115.61	36.9%		IIe	93
J71A	Brookings silty clay loam, 0 to 2 percent slopes	114.55	36.5%		Iw	98
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	27.81	8.9%		IIw	92
J69A	Athelwold silty clay loam, 0 to 2 percent slopes	25.69	8.2%		Is	80
J84B	Strayhoss loam, 2 to 6 percent slopes	17.33	5.5%		IIe	78
J87A	Waubay silty clay loam, loess deposit, 1 to 3 percent slopes	12.69	4.0%		Ie	99
				Weighted Average	**1.51**	**93.1**

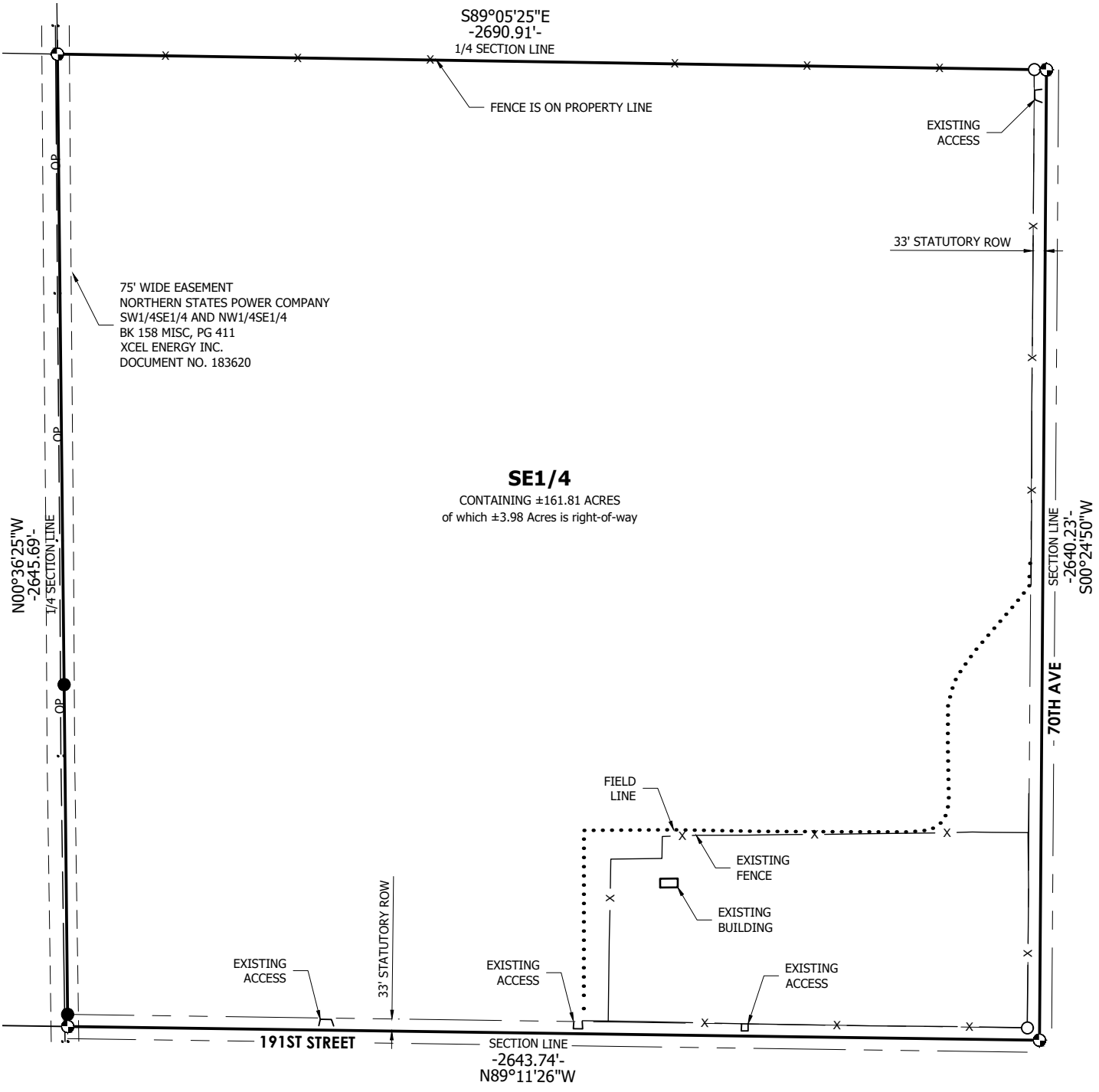
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

FARM 2 - SALE DRAWING

THE SE1/4 OF SECTION 26, T 108 N, R 46 W OF THE 5TH P.M.,
PIPESTONE COUNTY, MINNESOTA

OWNERS: RITA L. PAULSEN TRUST
CLIENT: SUTTON AUCTION SERVICE



PROPERTY DESCRIPTION

THE SOUTHEAST QUARTER (SE1/4) OF SECTION 26, T 108 N, R 46 W OF THE 5TH P.M., COUNTY OF PIPESTONE, STATE OF MINNESOTA.

SEI JF: 26313

0 200 400

SCALE 1" = 400'

BASIS OF BEARING
PIPESTONE COUNTY

LEGEND

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

PREPARED BY:

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

FARM 2 - SALE DRAWING

THE SE1/4 OF SECTION 26, T 108 N, R 46 W OF THE 5TH P.M.,
PIPESTONE COUNTY, MINNESOTA

OWNERS: RITA L. PAULSEN TRUST
CLIENT: SUTTON AUCTION SERVICE



PROPERTY DESCRIPTION

THE SOUTHEAST QUARTER (SE1/4) OF SECTION 26, T 108 N, R 46 W OF THE 5TH P.M., COUNTY OF PIPESTONE, STATE OF MINNESOTA.

0 200 400

SCALE 1" = 400'

BASIS OF BEARING
PIPESTONE COUNTY

LEGEND

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

SEI JF: 26313

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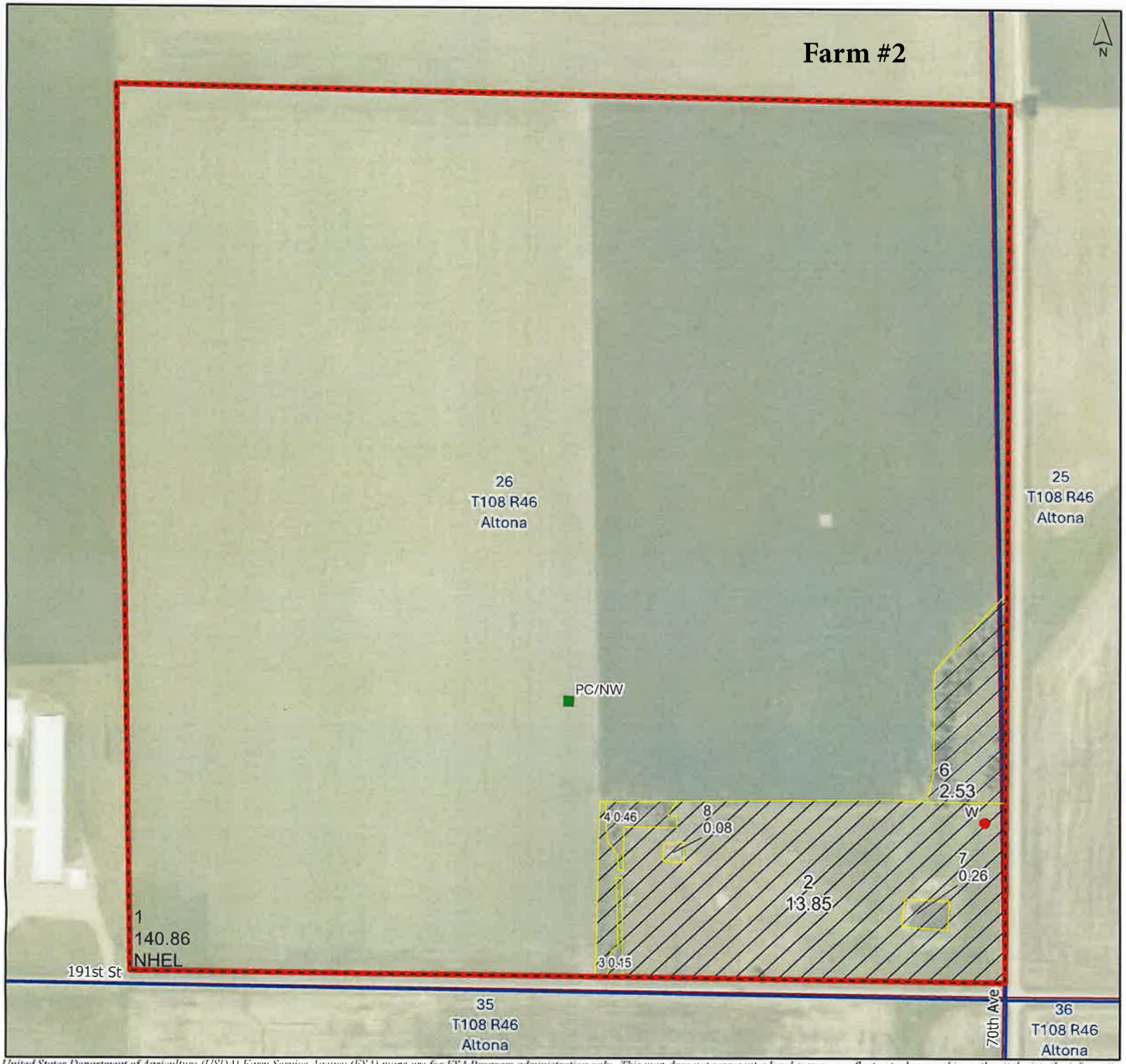

Pipestone County
Minnesota

Farm **6635**

Tract **1183**

Phy. County: Pipestone, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/13/2026

0 165 330 660 Feet

Unless Otherwise Noted:
All fields are non-irrigated
Shares are 100% to operator
Corn = Yellow for Grain
Soybeans = Common for Grain
Wheat = HRS, HRW = Grain
Sunflowers = Oil, Non-Oil = Grain
Oats & Barley = Spring for Grain
Canola = Spring for Seed
Alfalfa = For Forage
Mix Forage AGM, GMA, IGS = for Forage
Rye = for Grain
Peas = Process
Beans = Dry Edible
Native Annual Grass = for Grazing

- Tract Boundary
- Noncropland
- Cropland
- PLSS

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 140.86 acres

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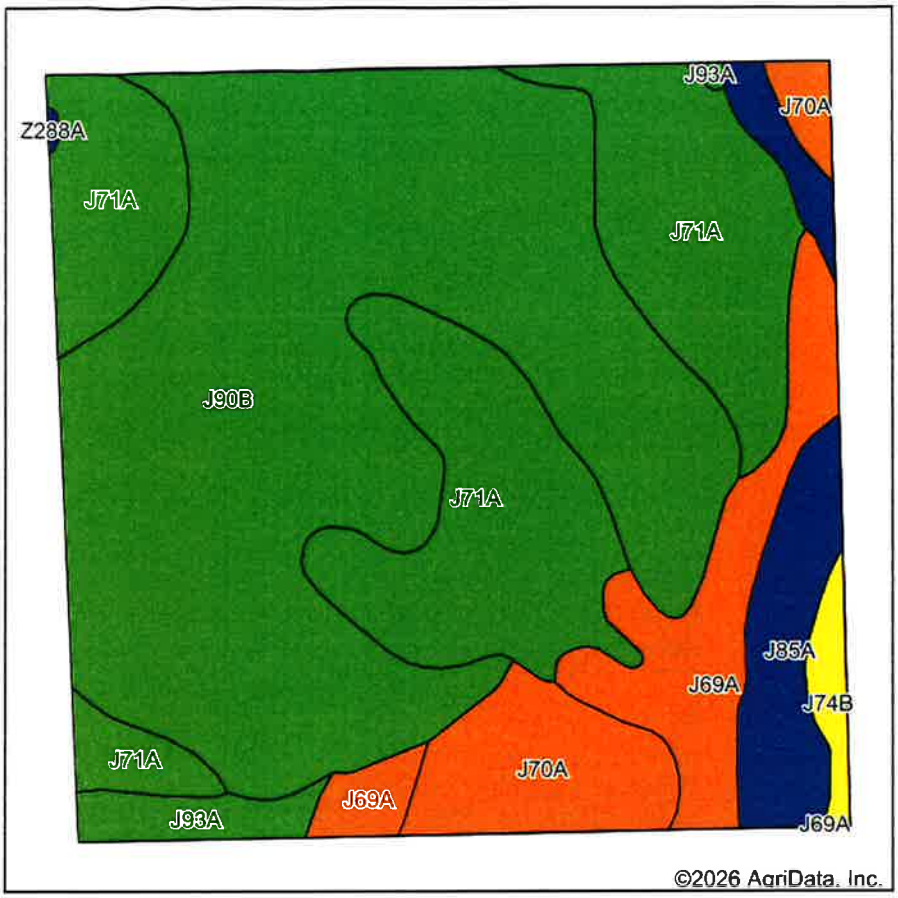
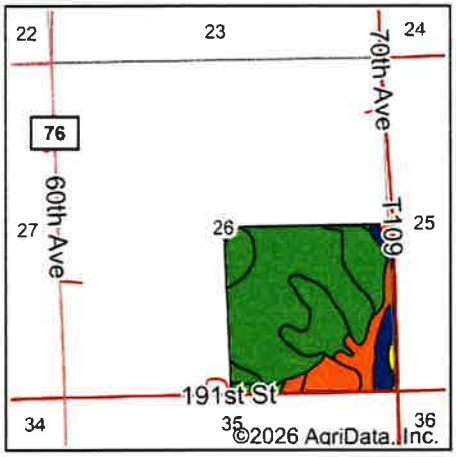
Soils Map



Soils data provided by USDA and NRCS.

Farm #2



State: **Minnesota**
County: **Pipestone**
Location: **26-108N-46W**
Township: **Altona**
Acres: **161.78**
Date: **9/10/2026**

SUTTON
AUCTIONEERS & LAND BROKERS LLC

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: MN117, Soil Area Version: 25

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	78.88	48.9%		IIe	93
J71A	Brookings silty clay loam, 0 to 2 percent slopes	44.40	27.4%		Iw	98
J69A	Athelwold silty clay loam, 0 to 2 percent slopes	13.44	8.3%		Is	80
J70A	Brandt silty clay loam, 0 to 2 percent slopes	10.23	6.3%		Is	80
J85A	Trosky silty clay loam, 0 to 2 percent slopes	9.58	5.9%		IIw	83
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	3.14	1.9%		IIw	92
J74B	Estelline silt loam, coteau, 2 to 6 percent slopes	2.01	1.2%		IIe	70
Z288A	Trosky silty clay loam, coteau, 0 to 2 percent slopes	0.10	0.1%		IVw	83
				Weighted Average	**1.58**	**91.6**

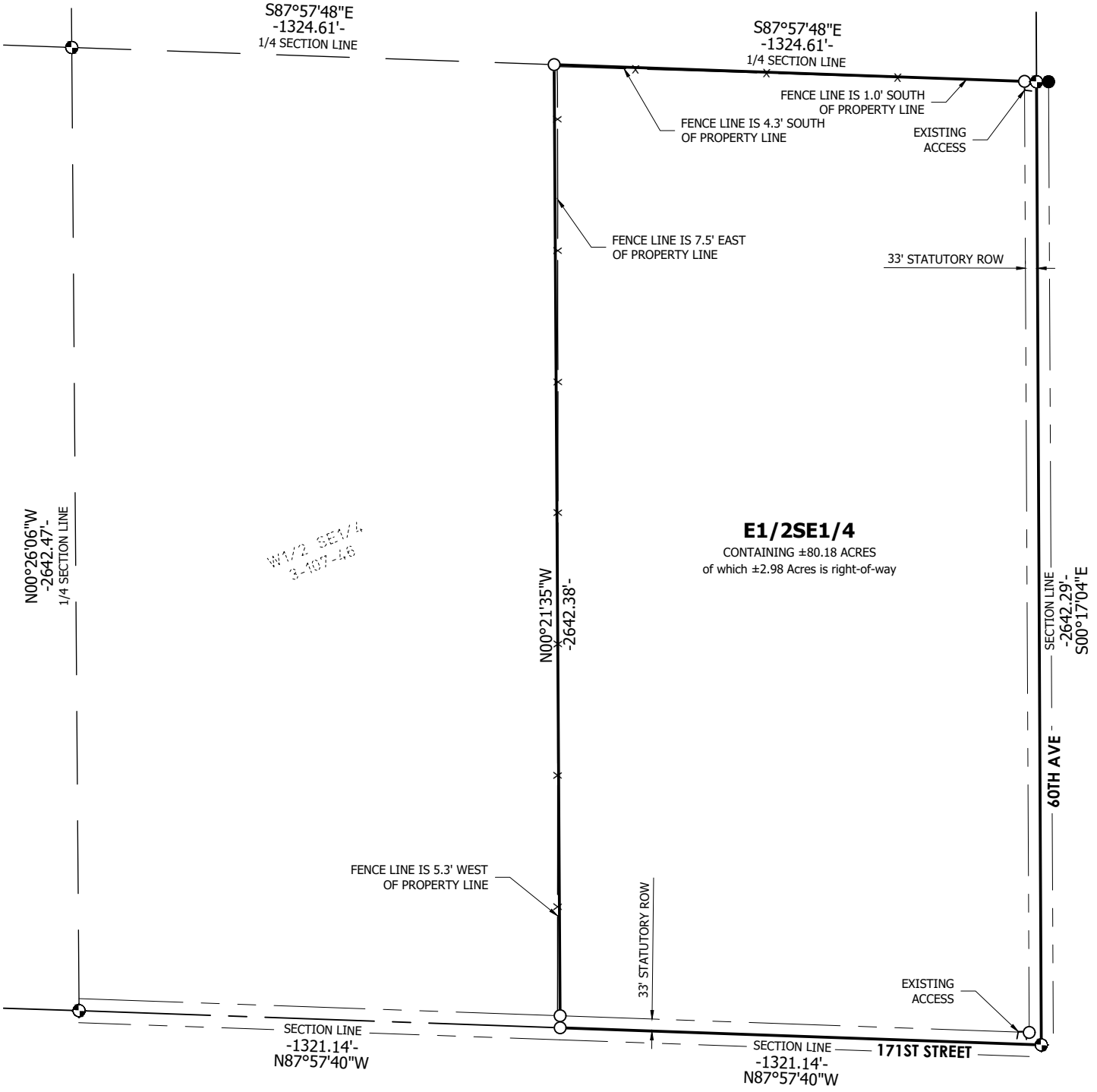
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

FARM 3 - SALE DRAWING

THE E1/2 OF THE SE1/4 OF SECTION 3, T 107 N, R 46 W OF THE 5TH P.M.,
PIPESTONE COUNTY, MINNESOTA

OWNERS: RITA L. PAULSEN TRUST, DANIEL AND DANA MELCHER LIVING TRUST, WAHL LIVING TRUST, KEVIN R. PAULSEN AND BARBARA J. PAULSEN REVOCABLE LIVING TRUST
CLIENT: SUTTON AUCTION SERVICE



PROPERTY DESCRIPTION

THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4) OF SECTION 3, T 107 N, R 46 W OF THE 5TH P.M., COUNTY OF PIPESTONE, STATE OF MINNESOTA.

SEI JF: 26314

0 200 400

SCALE 1" = 400'

BASIS OF BEARING
PIPESTONE COUNTY

LEGEND

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

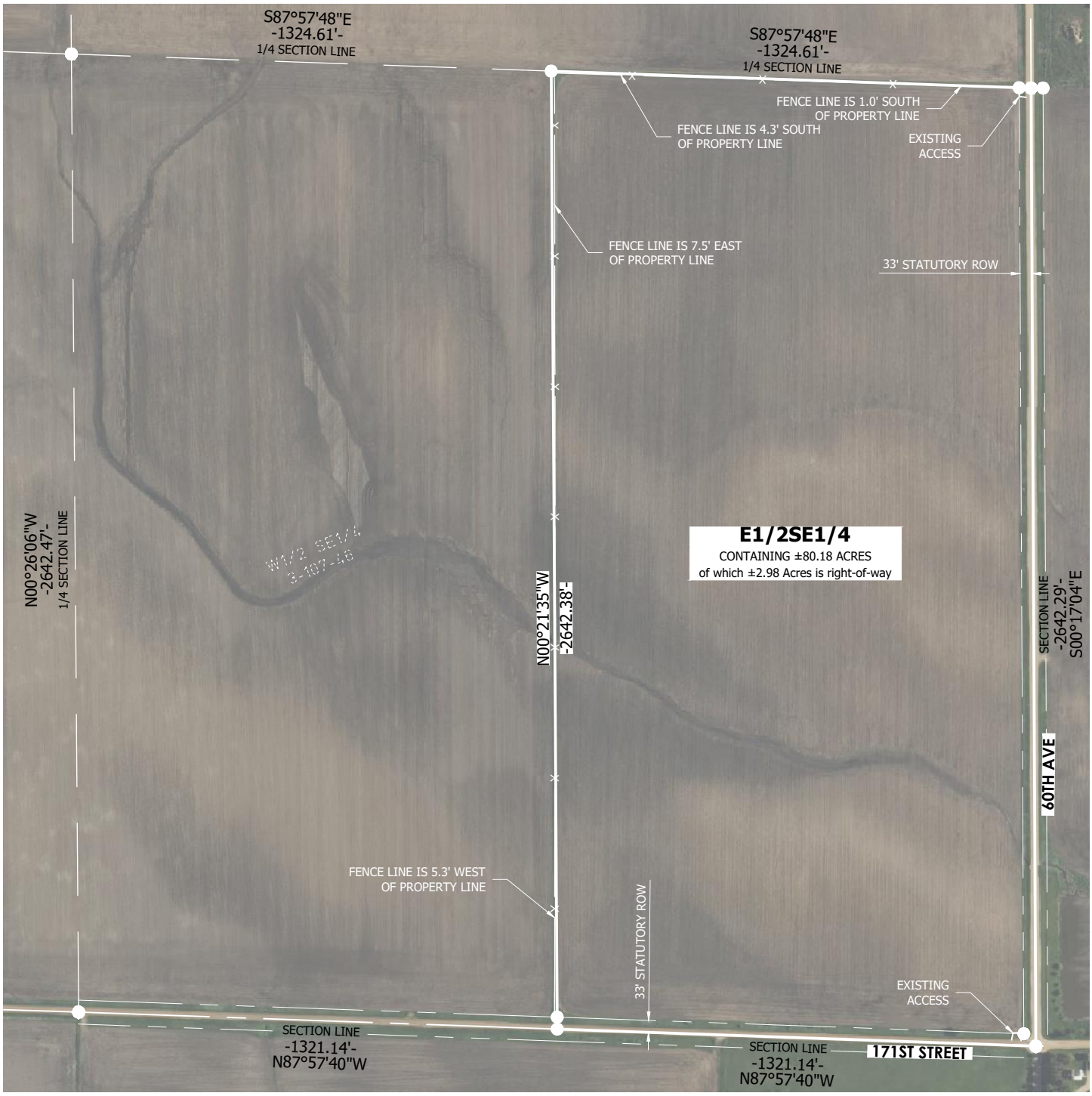
PREPARED BY:

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

FARM 3 - SALE DRAWING

THE E1/2 OF THE SE1/4 OF SECTION 3, T 107 N, R 46 W OF THE 5TH P.M.,
PIPESTONE COUNTY, MINNESOTA

OWNERS: RITA L. PAULSEN TRUST, DANIEL AND DANA MELCHER LIVING TRUST, WAHL LIVING TRUST, KEVIN R. PAULSEN AND BARBARA J. PAULSEN REVOCABLE LIVING TRUST
CLIENT: SUTTON AUCTION SERVICE



PROPERTY DESCRIPTION

THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4) OF SECTION 3, T 107 N, R 46 W OF THE 5TH P.M., COUNTY OF PIPESTONE, STATE OF MINNESOTA.

SEI JF: 26314

0 200 400

SCALE 1" = 400'

BASIS OF BEARING
PIPESTONE COUNTY

LEGEND

- Sectional Corner
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Pipestone County
Minnesota

Farm **6637**

Tract **1190**

Phy. County: Pipestone, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/13/2026

0 165 330 660 Feet

Unless Otherwise Noted:
All fields are non-irrigated
Shares are 100% to operator
Corn = Yellow for Grain
Soybeans = Common for Grain
Wheat = HRS, HRW = Grain
Sunflowers = Oil, Non-Oil = Grain
Oats & Barley = Spring for Grain
Canola = Spring for Seed
Alfalfa = For Forage
Mix Forage AGM, GMA, IGS = for Forage
Rye = for Grain
Peas = Process
Beans = Dry Edible
Native Annual Grass = for Grazing

Tract Boundary
Cropland
PLSS

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Farm #3

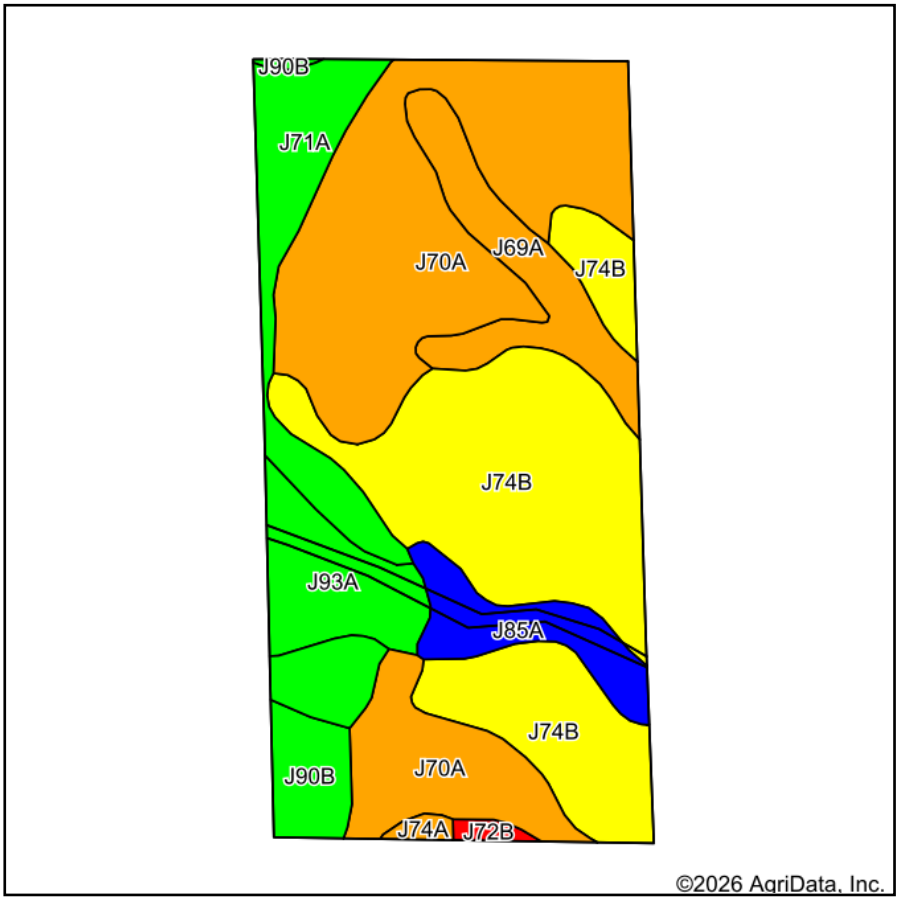
Tract Cropland Total: 77.33 acres

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; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of 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 determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA NRCS. USDA is an equal opportunity provider, employer, and lender.

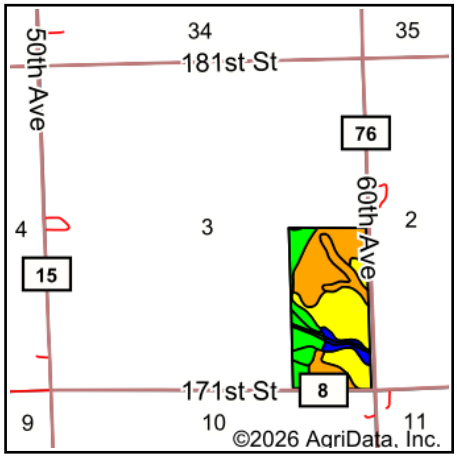
USDA

Soils Map

Farm #3



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Pipestone**
Location: **3-107N-46W**
Township: **Troy**
Acres: **76.45**
Date: **10/7/2026**

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By:
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N W E S

Area Symbol: MN117, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J70A	Brandt silty clay loam, 0 to 2 percent slopes	25.92	33.9%		Is	80
J74B	Estelline silt loam, coteau, 2 to 6 percent slopes	24.68	32.3%		IIe	70
J71A	Brookings silty clay loam, 0 to 2 percent slopes	8.27	10.8%		Iw	98
J69A	Athelwold silty clay loam, 0 to 2 percent slopes	5.62	7.4%		Is	80
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	4.84	6.3%		IIw	92
J85A	Trosky silty clay loam, 0 to 2 percent slopes	3.76	4.9%		IIw	83
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	2.61	3.4%		IIe	93
J72B	Renshaw-Sandberg complex, 2 to 6 percent slopes	0.38	0.5%		IIIe	48
J74A	Estelline silt loam, coteau, 0 to 2 percent slopes	0.37	0.5%		IIs	75
			Weighted Average		**1.48**	**79.9**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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





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