

## PRIME GRAY TOWNSHIP FARMLAND

# PUBLIC AUCTION

**156.04 +/- Acres of Pipestone County, MN  
Offered in 2 Tracts**

**LOCATION: From Pipestone Highway 75 / 23 corner go 2 miles north on Highway 23 to 121st St. the 1/2 mile east to property. Watch for Signs.**

**Friday, March 14, 2025**

**AUCTION BEGINS 10:00 AM**

**MORE INFORMATION, MAPS & LAND DATA  
AT [WWW.ELBERSAUCTION.COM](http://WWW.ELBERSAUCTION.COM)**

**AUCTIONEER NOTE:** Our company is honored to conduct the following farmland auction for Carol Backer. We will be offering the following 156.04 +/- acres of Pipestone Co. Gray Township, farmland. This will be an excellent opportunity to invest in farmland or add to your current operation. Information packets with Maps & Soil Information are available by contacting Elbers Auction Service or visit: [www.elbersauction.com](http://www.elbersauction.com).

**LEGAL DESCRIPTION TRACT 1:** 137.79 acres in NW 1/4 of Section 4, Township 106, Range 45 (subject to survey)

**GENERAL DESCRIPTION:** This tract of farmland consists of 137.79 +/- acres with 134 +/- acres of tillable land and 3.04 +/- acres of , waterway, roadway and ditch. Tracts are in excellent condition and currently in row crop production. Predominant soil types are Brookings silty clay loam, Hidewood-Badger complex, Trosky silty clay loam and Athelwold silty clay loam. According to Web Soil Survey this tract of land has a Crop Productivity rating of 92.50. and according to Pipestone County Assessor it has a CER Rating of 77.35. The tillable land is classified as NHEL. The subject property has a corn base of 69.62 acres with a PLC yield of 155 bu., a soybean base of 53.89 acres w/ a PLC yield of 42 bu. The subject property is conveniently located just 2 miles from Pipestone and is a very attractive parcel of land

**LEGAL DESCRIPTION TRACT 2:** 15.69 +/- acres in NW 1/4 of Section 4, Township 106, Range 45 (subject to survey)

**GENERAL DESCRIPTION:** This tract of land consists of approx. 16 acres +/- of grassland, & Judicial ditch and roadway.

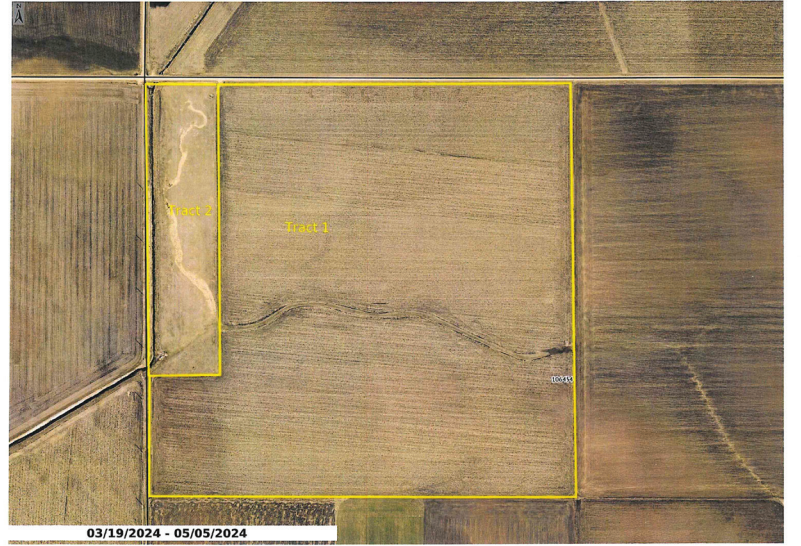
**METHOD OF SALE:** The sale price will be the sale price per acre times the surveyed acres.

**TAXES:** Taxes due and payable in 2024 were \$6824.00. of that \$123.30 is for the Judicial drainage ditch assessment. 1st 1/2 Taxes due and payable in the year 2025 will be paid by the seller. The 2nd 1/2 taxes due and payable in 2025 and thereafter will be the buyer's responsibility

**POSSESSION:** possession will be given immediately after the auction. When down-payment is received.

**TERMS of AUCTION:** Successful buyer (s) will be required to pay 10% down payment (non-refundable) immediately after the auction. The buyer(s) will be required to sign a purchase agreement at the time of the auction with the balance due and payable on or before May 15, 2025, when a clear and marketable warranty deed will be delivered to the buyer. Elbers Auction Service represents the sellers only in this transaction. Property is offered as a cash sale with no financing contingency. Property is sold "AS IS" with no warranty given or implied as to the condition or use of property. Although every effort has been made to ensure the accuracy of the information given all potential buyers are encouraged to verify all information given. Property will be offered for sale subject to any contracts, easements, restrictions, reservations, or right-away easement of record if any. The sale of property is subject to seller confirmation. Any announcement given on the day of the auction will take precedence to any printed material. FSA, and Soil information etc. are available by contacting Elbers Auction Service or visit [www.elbersauction.com](http://www.elbersauction.com)

Location: Gray Township, T106N R45W Section 4 NW 1/4



**CAROL BACKER, OWNERS  
DOUGLAS EISMA ATTORNEY FOR THE SELLER**

For more information, contact:

*Elbers Auction Service*

"Quality Auctions Since 1988"

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