

LAND AUCTION

Property Information Packet

BIDDING ENDS JANUARY 23 • 1PM

FOR MORE INFO & TO BID VISIT: HIGHPOINTLANDCOMPANY.COM



94.08
+/- ACRES



**HIGH
POINT**
LAND COMPANY

FREEBORN COUNTY, MN
2 TRACTS AVAILABLE
ONLINE AUCTION

507-259-8541 • HighPointLandCompany.com • 28 S Broadway Wells, MN 56097

Terms: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing. This sale includes a 1% buyers premium upon the gross total sale of auction.
Listing Agent: Mitch Kruger RE LIC #40735678 • Registered MN Auctioneer/Broker Jacob Hart RE LIC #40438432 MN Auction #55-11001/55-74, #40693009 Phone # 507-259-1065

Property Summary

Discover the beauty of The Steele Family Estate; High Point Land Company is honored to present this prestigious income producing farm located in Freeborn County, Minnesota. This property features two tracts encompassing 94.08+/- acres and will be offer as a Timed-Online Auction. Mark your calendars for Tuesday, January 23, 2024, as bidding closes at 1 PM Central. Don't let this rare opportunity slip away!

Invest in the future of agricultural! This exceptional farm, renowned for its high Minnesota CPI ratings and convenient location near grain markets, is free of lease and open for the 2024 growing season. Whether you choose to be the owner-operator or lease it to one of many interested local tenants, expect a prosperous return on investment.

Escape to the serene countryside just southeast of Alden, Minnesota, where these two expansive parcels await. Boasting highly coveted Nicollet and Clarion clay loams, these well-maintained farms have stood the test of time and will continue to thrive for future generations.

If you are interested in this property or would like to set up a private showing, contact Minnesota Land Specialist Mitchell Kruger at 507-259-8541.

Property Address: 9475 660th Ave, Alden, MN 56009

Property Features:

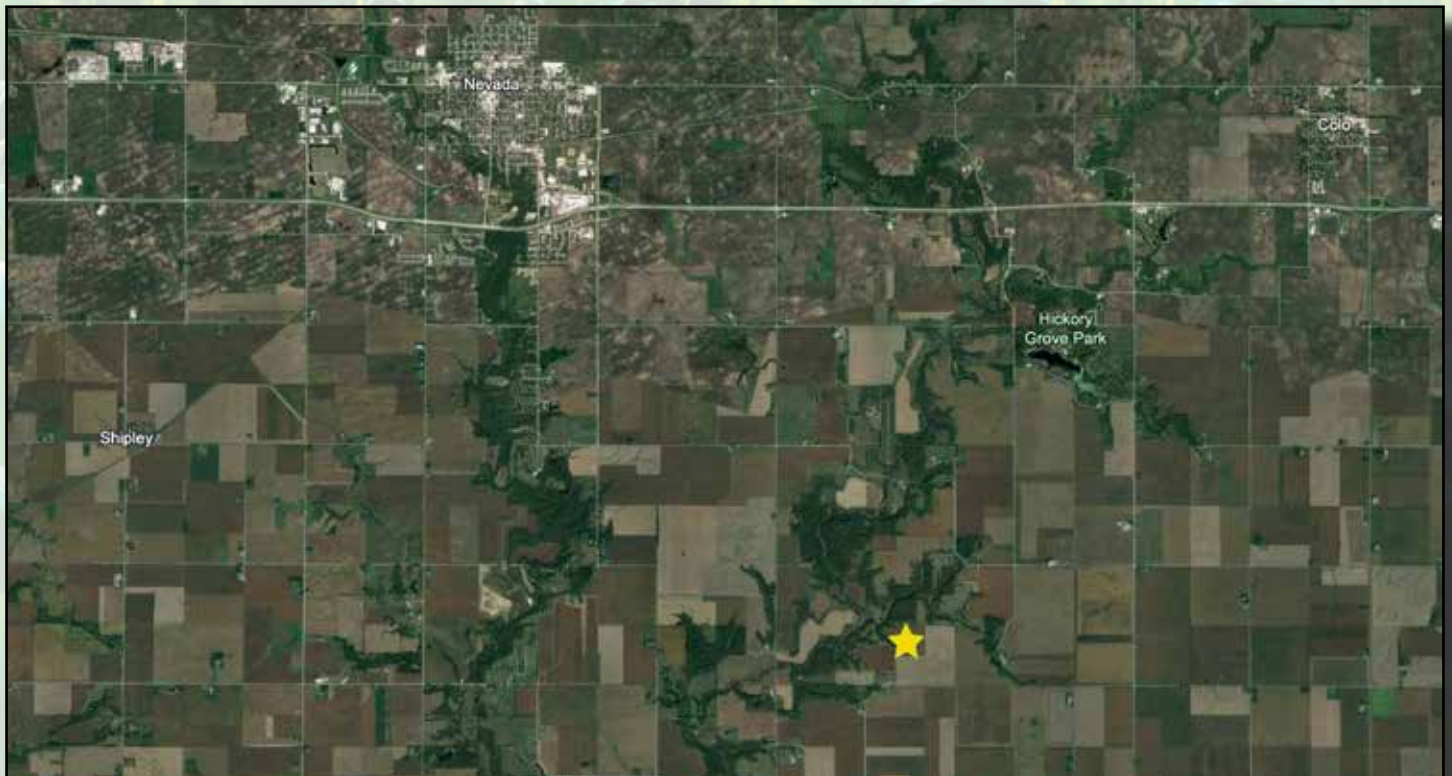
- 95 CPI – Tract 1
- 88 CPI – Tract 2
- Tenants Available
- Great Road Access
- Excellent Proximity to Local Grain Markets
- Located just off I-90

Driving Directions:

Tract 1: From 1-90 take the Alden exit going south on Broadway Ave. Turn on Highway 46 until the 660th Ave intersection where you will turn and go south. Tract 1 will be on the west side of the road - property address is 19475 660th Ave. The 5.91+/- acre homestead will be sold separate as a listing with more information to come

Tract 2: From tract 1- this property is directly south half a mile, it will be on the east side of the road on the corner of 190th ST and 660th Ave.

Property Location



Property Photos

(Tract 1)



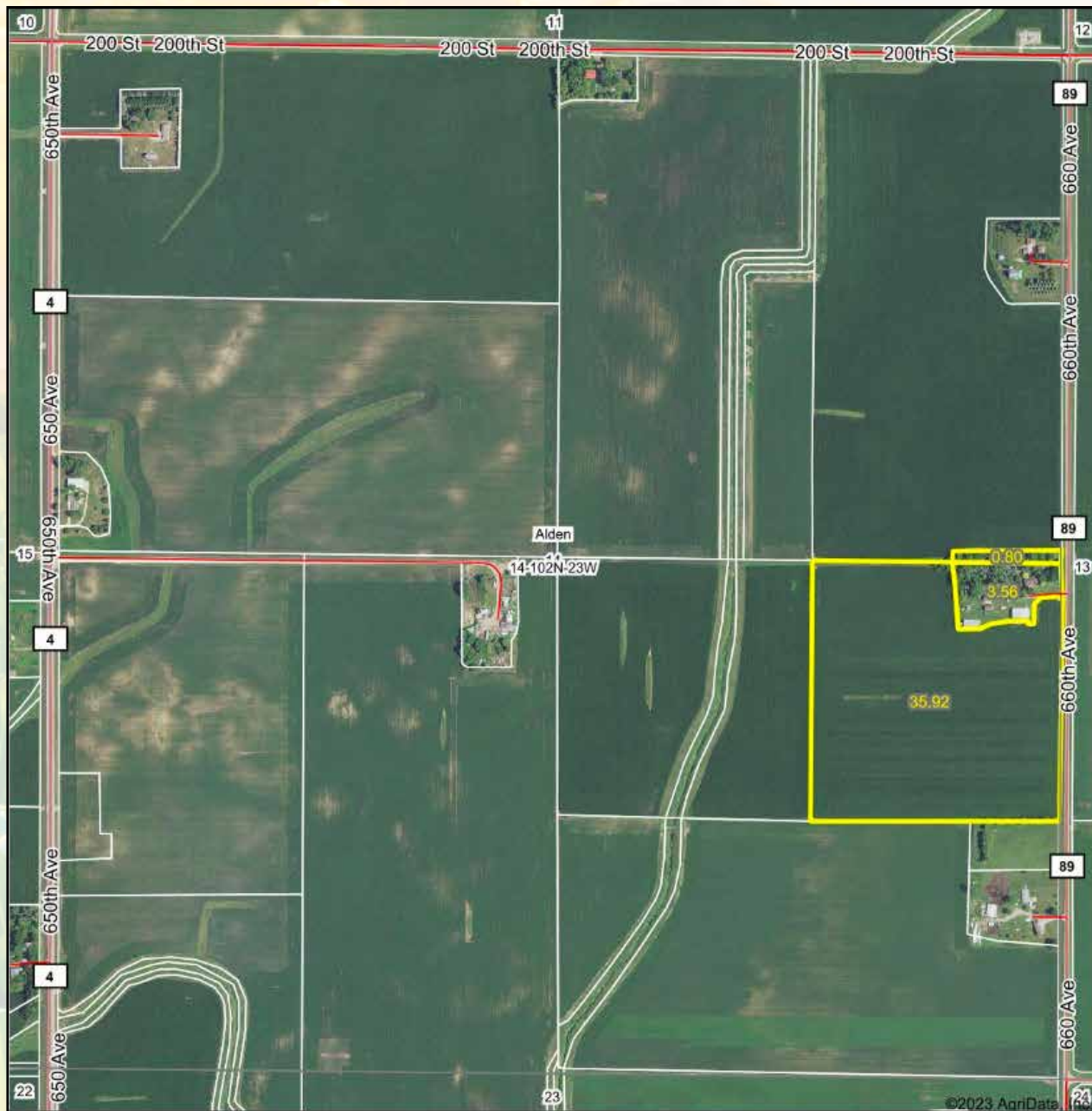
Property Photos

(Tract 2)



FSA Map

(Tract 1)



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Maps Provided By:
surety
COST-TRANSFERRED ONLINE MAPPING

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Boundary Center: 43° 38' 6.22, -93° 33' 3.06

14-102N-23W
Freeborn County
Minnesota

0ft 808ft 1617ft

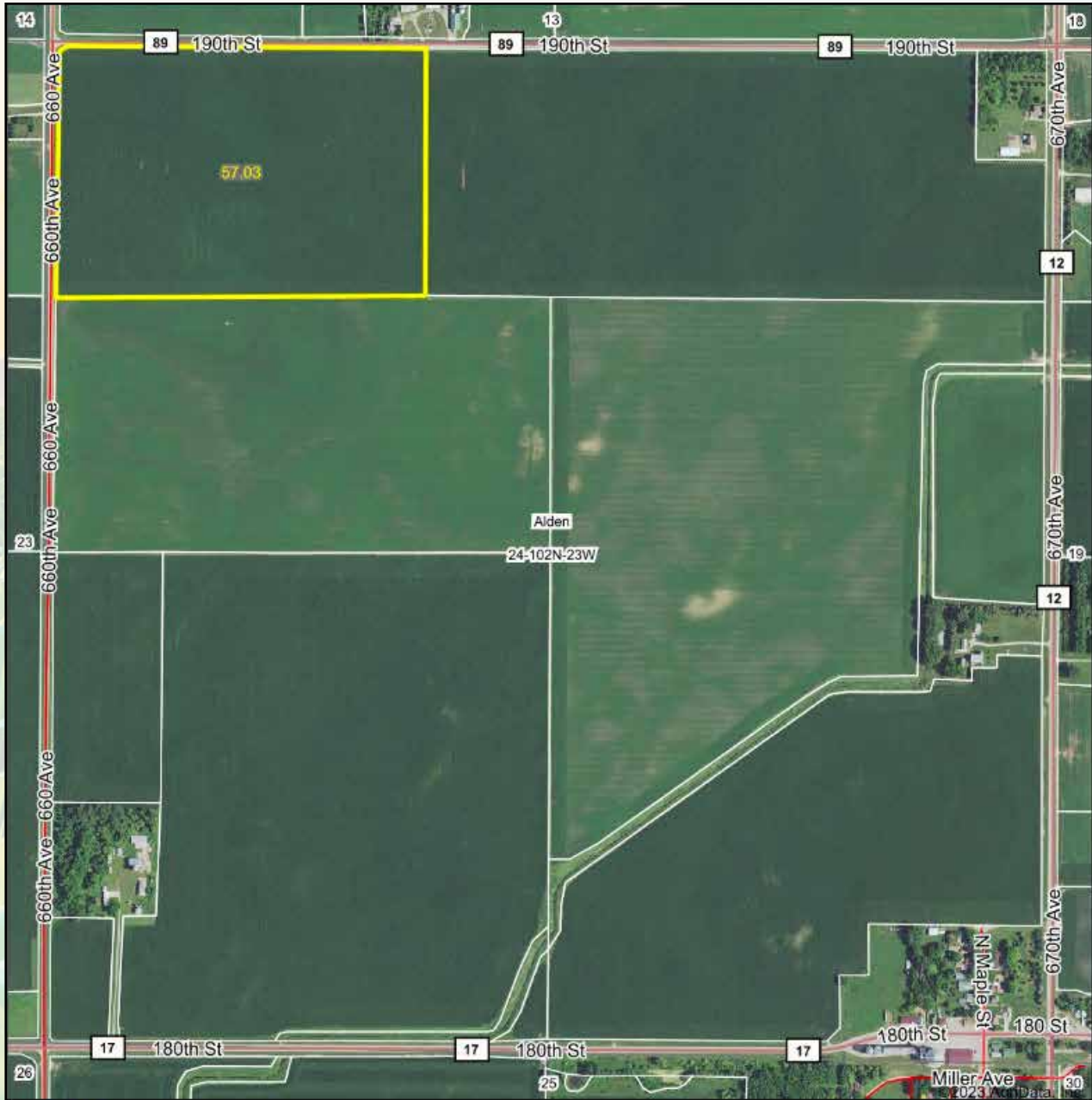


8/23/2023

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

FSA Map

(Tract 2)



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 43° 37' 39.65, -93° 32' 40.26

0ft 811ft 1622ft

24-102N-23W
Freeborn County
Minnesota

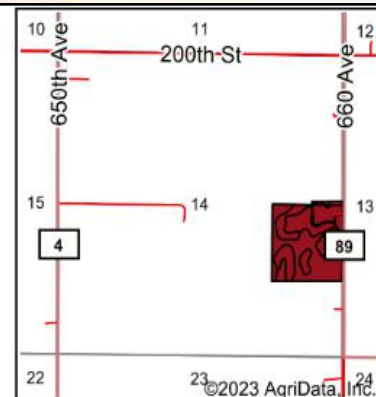
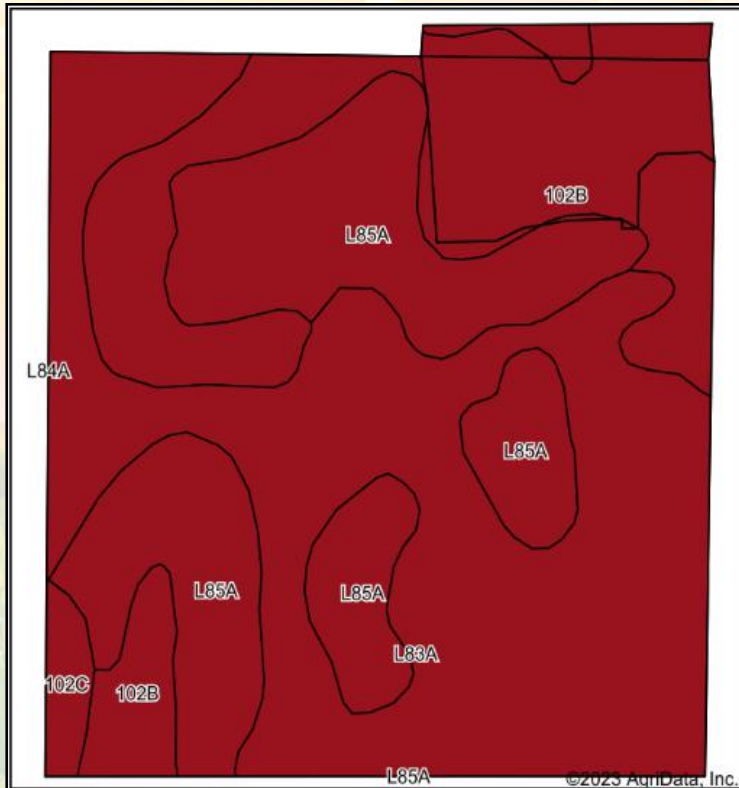


12/21/2023

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

Soil Map

(Tract 1)



State: **Minnesota**
 County: **Freeborn**
 Location: **14-102N-23W**
 Township: **Alden**
 Acres: **40.28**
 Date: **8/23/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN047, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
L83A	Webster clay loam, 0 to 2 percent slopes	17.92	44.5%		llw	93	82	78	60	82
L85A	Nicollet clay loam, 1 to 3 percent slopes	11.62	28.8%		lw	99	81	81	64	81
102B	Clarion loam, 2 to 6 percent slopes	10.12	25.1%		lle	95	83	78	62	83
102C	Clarion loam, 6 to 10 percent slopes	0.62	1.5%		llle	92	80	76	60	80
Weighted Average						1.73	*n 81.9	*n 78.8	*n 61.7	*n 81.9

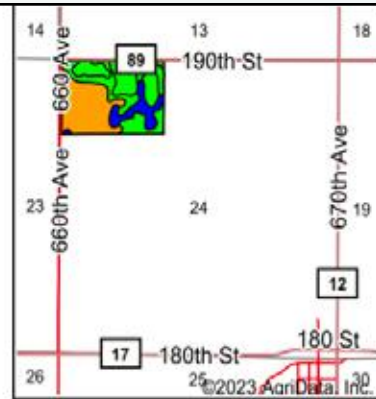
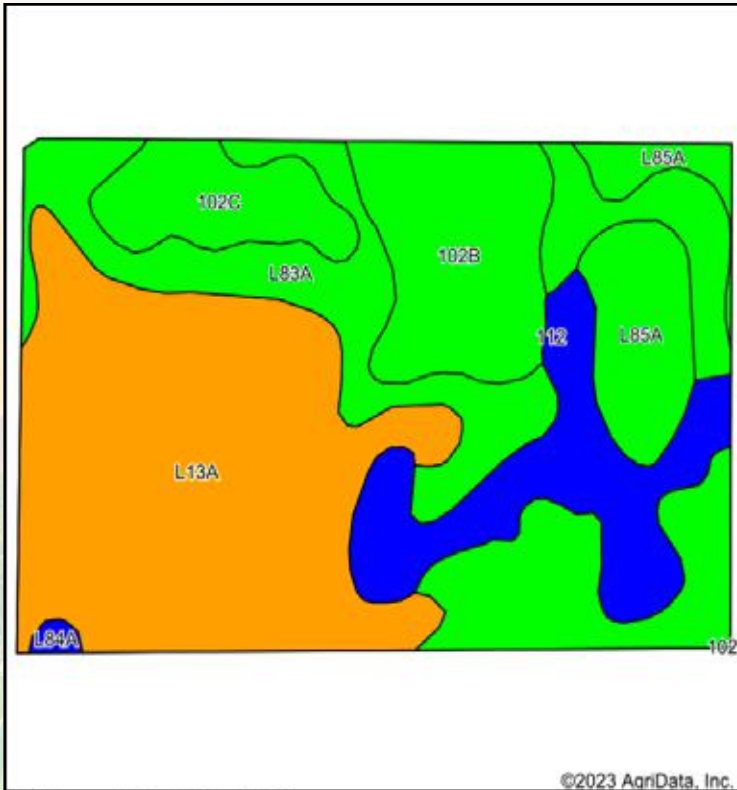
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soil Map

(Tract 2)



State: **Minnesota**
 County: **Freeborn**
 Location: **24-102N-23W**
 Township: **Alden**
 Acres: **57.03**
 Date: **12/21/2023**



Soils data provided by USDA and NRCS.

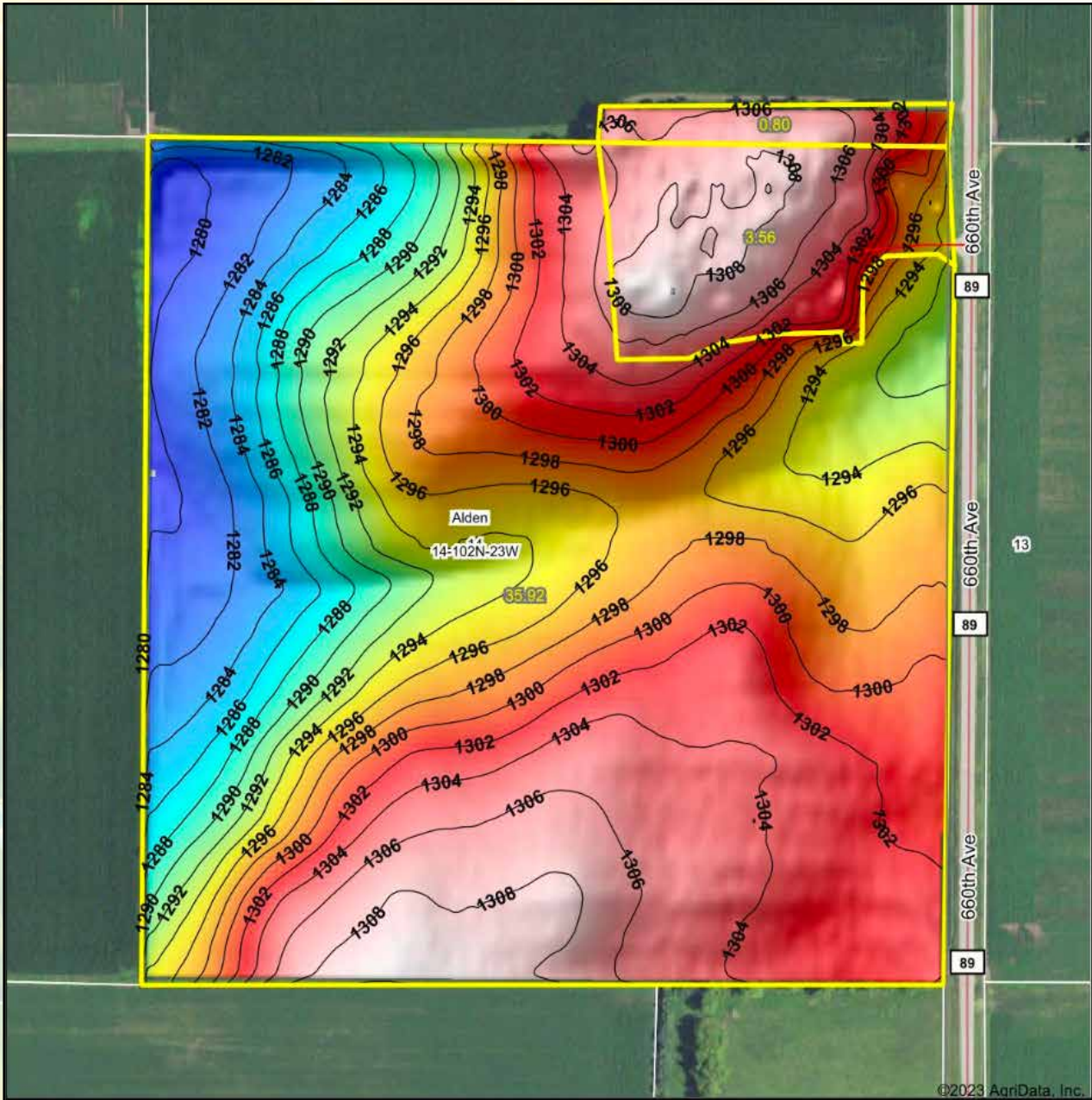
Area Symbol: MN047, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
L13A	Klossner muck, 0 to 1 percent slopes	20.32	35.6%		Illw	77	84	78	79	84	
L83A	Webster clay loam, 0 to 2 percent slopes	15.29	26.8%		Ilw	93	83	78	70	82	
112	Harps clay loam, 0 to 2 percent slopes	6.97	12.2%		Ilw	90	82	70	63	82	
102B	Clarion loam, 2 to 6 percent slopes	6.37	11.2%		Ilc	95	83	78	72	83	
L85A	Nicollet clay loam, 1 to 3 percent slopes	4.41	7.7%		Iw	99	81	81	74	81	
102C	Clarion loam, 6 to 10 percent slopes	3.45	6.0%		Ille	92	79	75	68	79	
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.22	0.4%		Illw	86	77	76	69	76	
Weighted Average						2.34	87.5	*n 82.8	*n 77.1	*n 72.8	*n 82.5

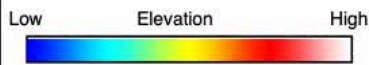
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Topo Map

(Tract 1)

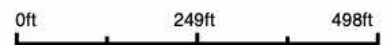


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 Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 1,279.0
 Max: 1,309.5
 Range: 30.5
 Average: 1,297.3
 Standard Deviation: 8.1 ft

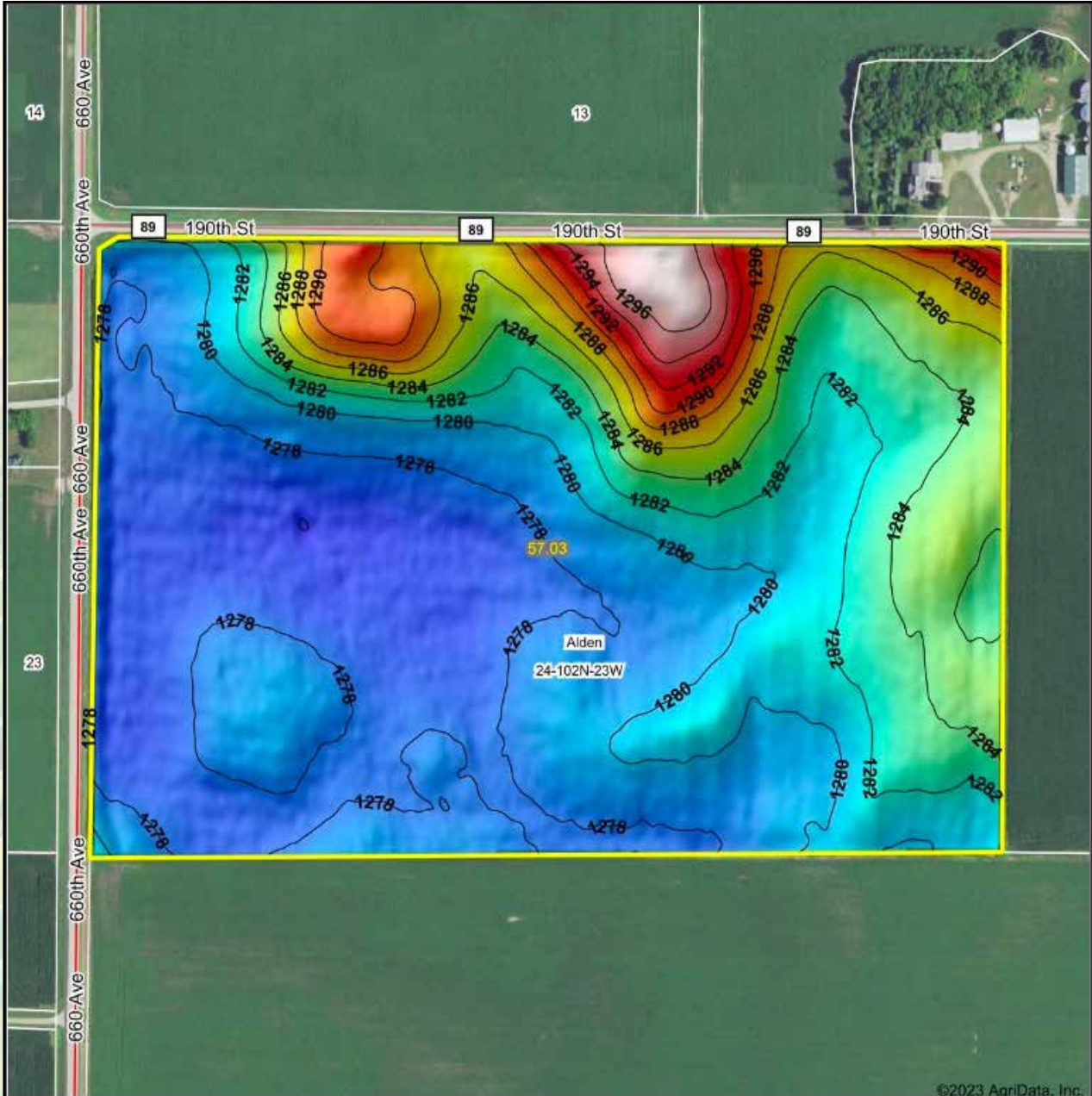


14-102N-23W
Freeborn County
Minnesota

Boundary Center: 43° 38' 6.22, -93° 33' 3.06

Topo Map

(Tract 2)



©2023 AgriData, Inc.

Low Elevation High



Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 1,275.9
 Max: 1,297.9
 Range: 22.0
 Average: 1,281.3
 Standard Deviation: 4.49 ft

0ft 328ft 656ft



12/21/2023

24-102N-23W
Freeborn County
Minnesota

Boundary Center: 43° 37' 39.65, -93° 32' 40.26



Maps Provided By:



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

AUCTION BOARD



TRACT#	ACRES	PRICE/MULTIPLIER	BIDDER#
Tract 1	34.08+/-	TBD	TBD
Tract 2	60+/-	TBD	TBD

ABSENTEE BIDDING FORM

Fill in your name, address, phone number, and email address.
Write in the total price you would like to bid. Potential buyers must deliver this form postmarked before **January 16, 2024** addressed to: High Point Land Company at 28 S Broadway, Wells, MN 56097



Tract 1: \$ _____ Per Acre **Tract 2:** \$ _____ Per Acre
(34.08+/- Acres) (60+/- Acres)

Full Name: _____

Address: _____

Phone: _____

Email: _____

Will you be a registered phone bidder? Yes No

Terms & Conditions

The Terms & Conditions of Sale are set forth upon this page in this Property Information Packet. The information set forth is believed to be accurate. However, the owner of the properties and High Point Land Company make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies. **ALL ANNOUNCEMENTS ON AUCTION DAY or UPDATED AUCTION DAY TERMS ONLINE TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.** High Point Land Company LLC and its employees act as agents for the sellers. Auctions are with reserves, minimum bids, or subject to seller acceptance or rejections unless otherwise advertised as "Absolute Auction selling without Reserve" Only the top bidder will be contacted as to the status of her/his bid. Information provided by the seller and or obtained by High Point Land Company LLC is deemed reliable and correct however all property is sold as is, where is and all buyer or sellers agree to hold harmless High Point Land Company LLC and our employees for any errors or omissions regarding anything being sold. Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

TERMS AND CONDITIONS

- Seller may reject any or all bids.
- Seller will provide up-to-date owner's policy or abstract at their expense and will convey property by Trustee's Deed.
- The auction sale is for registered bidders & their guests. All bidding is open to the public & the property is offered for sale to qualified purchasers without regard to race, sex, color, natural origin, religion, familial status, or disability.

Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid based auctioneer's discretion of the multi parcel auction method.

- **2024 taxes to be prorated to date of closing.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

EASEMENTS The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

BUYER'S PREMIUM This sale includes a 1% buyers premium upon the gross total sale of auction.

CLOSING The successful bidder(s) will be required to sign a purchase agreement at the close of the real estate auction or within 24 hours with auction agent or electronically. Closing will be within 30 days after a signed purchase agreement. A total deposit of non-refundable 10% of the purchase price will be required. Those funds will be placed in the High Point Trust Account as earnest money until closing. Balance of the purchase price must be paid in full with cashier's check at closing on or before date listed on purchase agreement signed by all parties. Closing will be with Frundt, Lundquist, & Gustafson, Ltd. in Wells, Minnesota.

ONLINE BIDDING You acknowledge that the internet or data connection may be unreliable and subject to network error. High Point Land Company LLC will not guarantee that bids placed online will be transmitted to or received by auctioneer in a timely fashion. You agree to hold High Point Land Company and its employees harmless for any interruptions in online bidding. At the sole discretion of the company or auctioneer the auction may be suspended, postponed, or canceled if the internet service is unstable and interrupts any live or online auction. The auctioneer has the sole discretion to accept or reject any bid. High Point Land Company LLC retains the right at our sole discretion to add, delete or change some or all of our online auctions or services and the terms or conditions governing our online auctions at any time without notice.

ENVIRONMENTAL DISCLAIMER The seller, broker & auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

PROPERTY SOLD WITHOUT WARRANTY All dimensions & descriptions are approximations only based upon the best information available & are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the seller, broker or auctioneer, their employees or agents. The property will be sold AS IS & without any warranties or representations, express or implied. Bidders shall rely solely on their own judgment, research, legal counsel, and tax advisors when purchasing this real estate.

LEASE- Farm is currently free and clear for the 2024 growing season .

POSSESSION Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

SURVEY Survey will not be provided, but can be requested at buyers expense.

SELLER'S PERFORMANCE The seller has agreed to the terms of the sale as published. However, the broker and auctioneer make no warranties or guarantees as to the seller's performance.

MINERAL RIGHTS All mineral rights, if any, held by seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property
2. Purchasing the property at a price you can afford.

How is this accomplished?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

Always bid on a property toward a price. Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

CONTACT LAND AGENT:

Mitchell Kruger

507-259-8541

Mitchell@highpointlandcompany.com





94.08
+/- ACRES

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MINNESOTA



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