

LAND AUCTION

PROPERTY INFORMATION PACKET

THURSDAY JUNE 6, 2024 • 1 PM

Prairie Du Chien Country Club, WI



200.49
+/- ACRES



CRAWFORD COUNTY, WI
3 AVAILABLE TRACTS
CHOICE AUCTION WITH THE PRIVILEGE

507-218-1243 • HighPointLandCompany.com • 703 S Main St, Fountain City, WI 54629

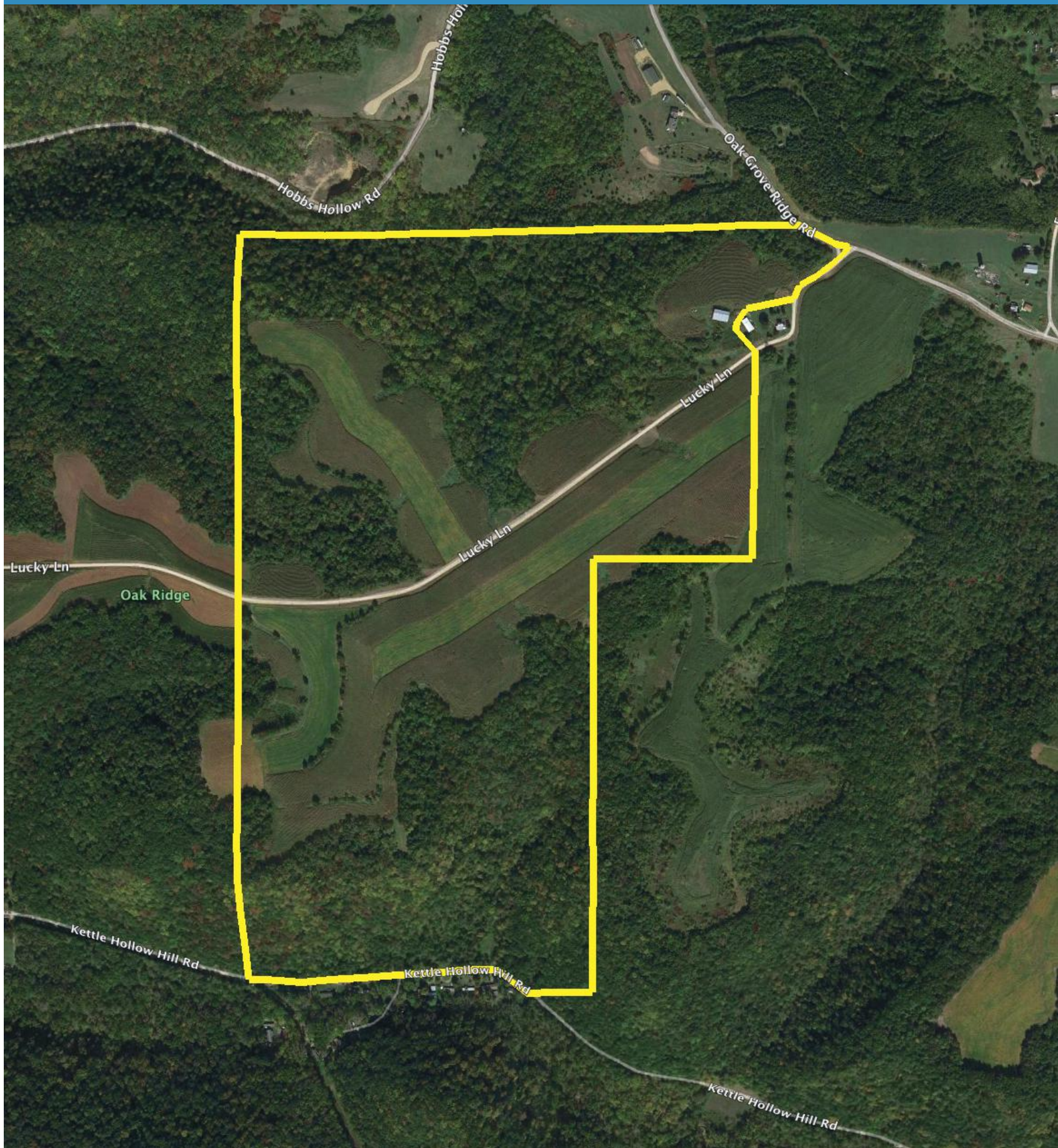
TERMS: 10% down upon signing purchase agreement with balance due at closing on July 3rd. Sale includes a 2% buyers premium. Full terms & conditions can be found on our website.

Listing Agent: Lucas Mestad RE LIC #59480-90 • Registered WI Auctioneer/Broker Jacob Hart RE LIC #2920-52 Phone # 507-259-1065



LOCATION MAP

Crawford County, WI



AUCTION BOARD



TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Tract 1	15+/-	TBD	TBD
Tract 2	76+/-	TBD	TBD
Tract 3	109.5+/-	TBD	TBD



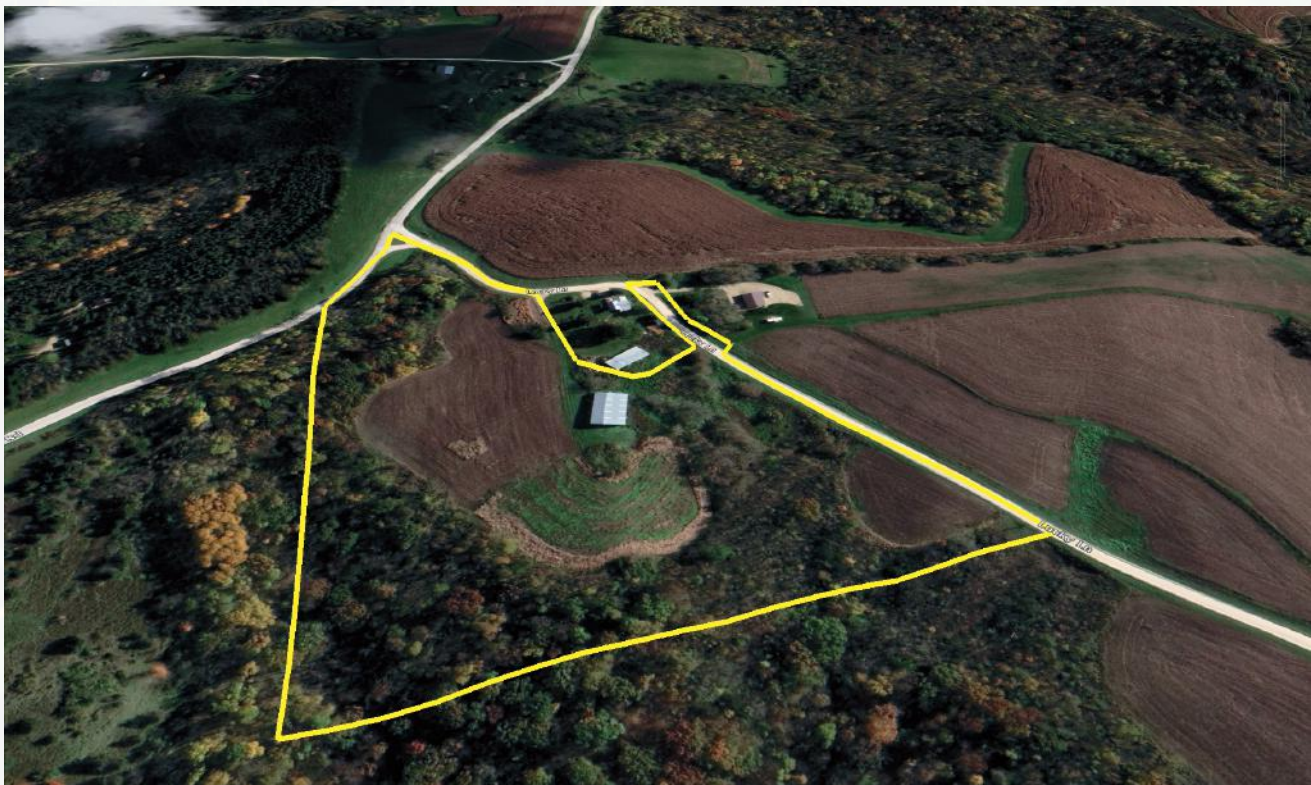
TRACT 1

15+/- Acres

Crawford County, WI

DESCRIPTION

Tract 1 features 15 +/- acres with an open faced pole shed. The building site on this property overlooks the Mississippi River and the timbered valley below. This property is a perfect place to build your dream home. With the open faced pole shed already in place, and a good amount of tillable land for hay ground, this is a great place to have horses in a country setting. The timber pinches on this property to the neighboring large timber that surrounds it giving you an excellent travel corridor to hunt deer during the rut. With 2 separate tillable fields you also have multiple food plot locations.

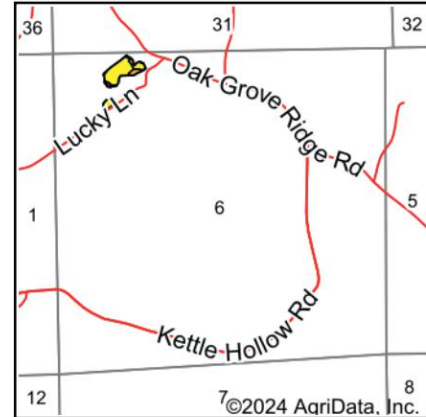
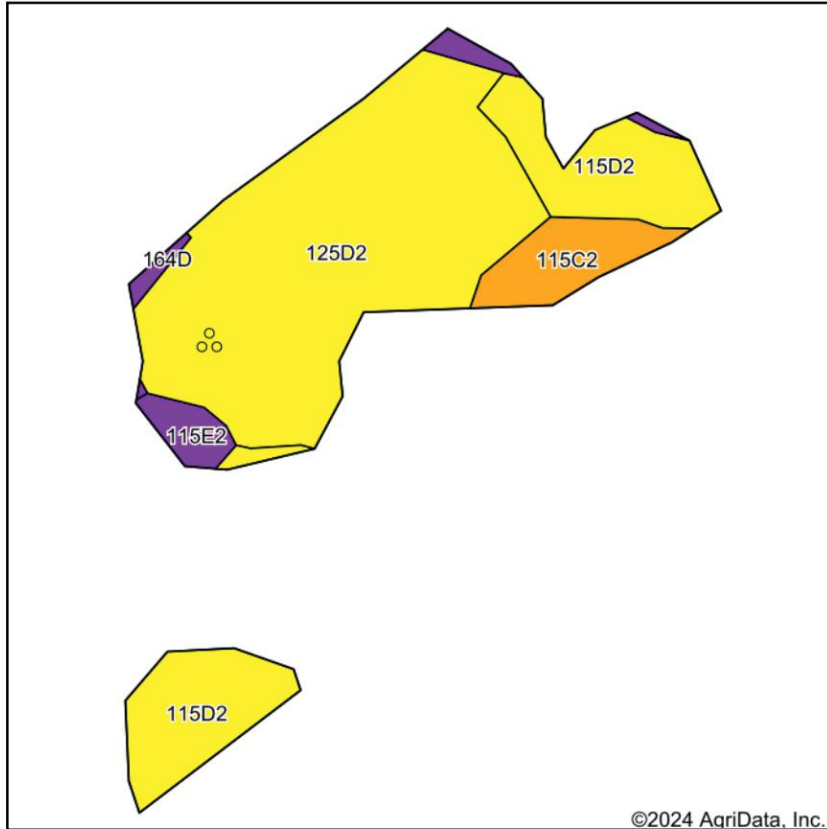


SOIL MAP

TRACT 1

15 +/- ACRES

Soils Map



State: **Wisconsin**
 County: **Crawford**
 Location: **6-9N-5W**
 Township: **Seneca**
 Acres: **4.57**
 Date: **4/29/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: WI023, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
125D2	Pepin silt loam, 12 to 20 percent slopes, moderately eroded	2.84	62.1%		IVe	73	73	63	65
115D2	Seaton silt loam, driftless ridge, 12 to 20 percent slopes, moderately eroded	1.16	25.4%		IVe	75	75	64	70
115C2	Seaton silt loam, driftless ridge, 6 to 12 percent slopes, moderately eroded	0.36	7.9%		IIIe	81	81	70	79
115E2	Seaton silt loam, driftless ridge, 20 to 30 percent slopes, moderately eroded	0.21	4.6%		VIe	19	19	16	11
Weighted Average					4.01	*n 71.7	*n 71.7	*n 61.6	*n 64.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
OO	GRA Gravelly spot	A spot where the surface layer has more than 35 percent, by volume, rock fragments that are mostly less than 3 inches in diameter in an area that has less than 15 percent rock fragments. Typically __to__ acres.



TRACT 2

76+/- Acres

Crawford County, WI

DESCRIPTION

Tract 2 offers 76 +/- acres with excellent views and good road frontage to build your dream home. With food plots, switchgrass screenings and box blinds already in place, this is a phenomenal turn-key hunting tract. The deer history on this farm is exceptional with a long history of daylighting mature bucks throughout the entire year. With top access from the south, you have excellent access to hunt these deer with prevailing north and west winds. The tillable acres also offers a great source for annual income. The property spreads out extremely well with top access to hunt several different valleys and draws that feed into the heart of this property. The timber quality on this tract is not to be overlooked, being primarily black walnuts and oaks, the timber offers several future cuts for outstanding future income. There are several points and knobs that feed off this top offering excellent bedding areas.

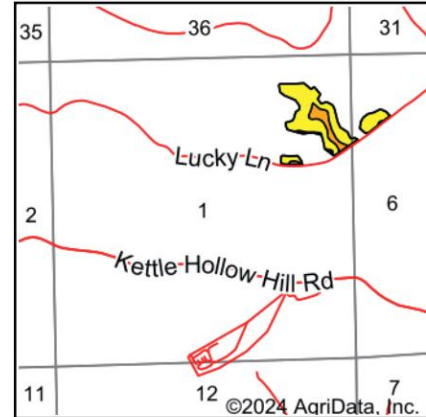
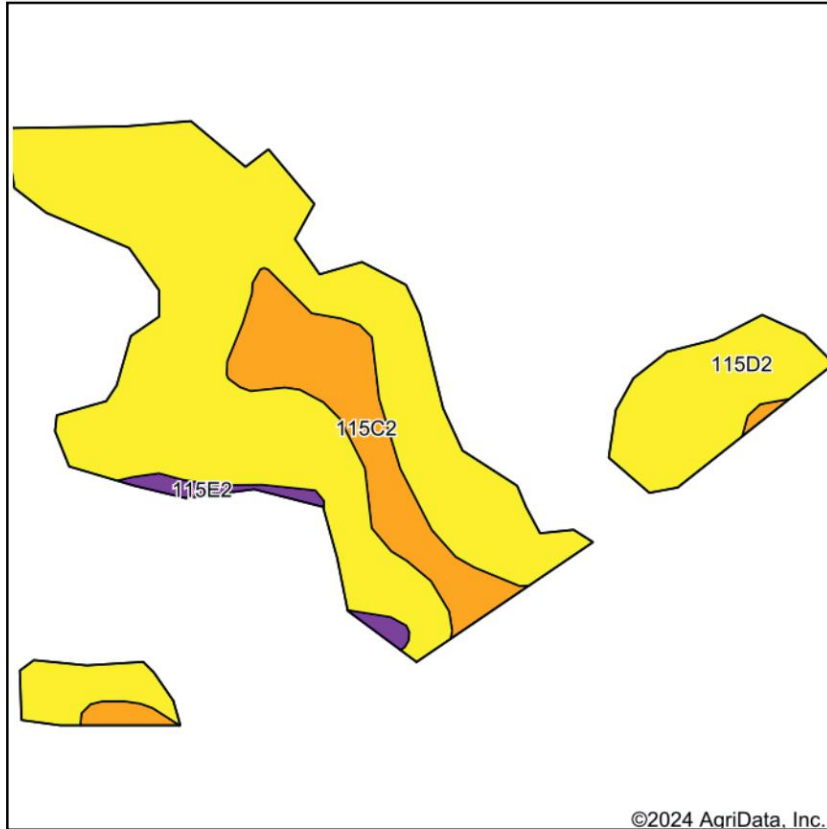


SOIL MAP

TRACT 2

76 +/- ACRES

Soils Map



State: **Wisconsin**
 County: **Crawford**
 Location: **6-9N-5W**
 Township: **Seneca**
 Acres: **21.32**
 Date: **4/29/2024**



Soils data provided by USDA and NRCS.

Area Symbol: WI023, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
115D2	Seaton silt loam, driftless ridge, 12 to 20 percent slopes, moderately eroded	17.46	81.9%		IVe	75	75	64	70	
115C2	Seaton silt loam, driftless ridge, 6 to 12 percent slopes, moderately eroded	3.44	16.1%		IIIe	81	81	70	79	
115E2	Seaton silt loam, driftless ridge, 20 to 30 percent slopes, moderately eroded	0.42	2.0%		VIe	19	19	16	11	
Weighted Average						3.88	*n 74.9	*n 74.9	*n 64	*n 70.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



TRACT 3

109.5+/- Acres

Crawford County, WI

DESCRIPTION

Located above the towering bluffs overlooking the Mississippi River sits this pristine 109.5 +/- dream hunting property. This property is truly a sportsman's paradise offering world class hunting and fishing opportunities. This property has been set up after years of work to be a fully turn-key hunting tract with a phenomenal deer history. With a habitat improvement plan well established from Untamed Ambition, this property is fully set up to maximize the hunting potential. The attention to detail with blind placement, food plots, switch grass screenings, timber cuts, and water have made this property lay out and hunt as big as any tract you will find. The property spreads out extremely well with top access to hunt several different valleys and draws that feed into the heart of this property. With top and bottom access you can hunt several stand locations with any wind direction. The timber quality on this tract is not to be overlooked, being primarily black walnuts and oaks, the timber offers several future cuts for outstanding future income. There are several south facing points and knobs that feed of this top offering excellent bedding areas. The tillable acres also offers a great source for annual income. The current owners have recently had a CRP contract approved with 8800 trees to be planted to screen the top road off for more seclusion and could be transferred to the buyer. The property also features multiple building sites with breathtaking Mississippi River views overlooking the valleys below. The Mississippi River also offers world class fishing and boating opportunities with multiple boat landings just minutes away!

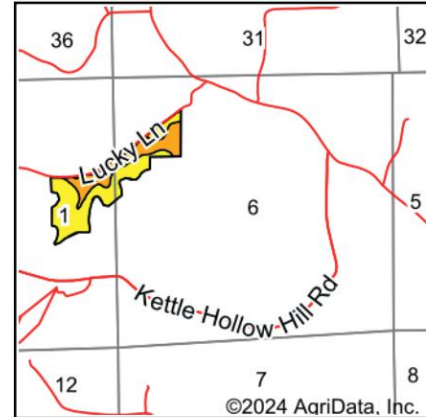
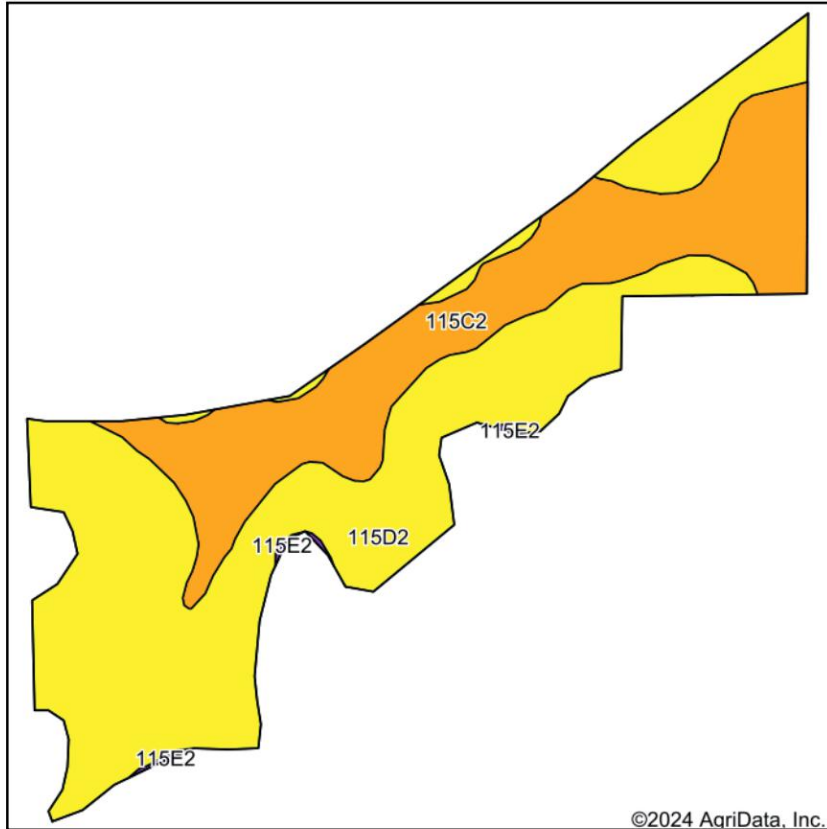


AERIAL MAP

TRACT 3

109.5 +/- ACRES

Soils Map



State: **Wisconsin**
 County: **Crawford**
 Location: **6-9N-5W**
 Township: **Seneca**
 Acres: **47.27**
 Date: **4/29/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: WI023, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
115D2	Seaton silt loam, driftless ridge, 12 to 20 percent slopes, moderately eroded	29.78	63.0%		IVe	75	75	64	70	
115C2	Seaton silt loam, driftless ridge, 6 to 12 percent slopes, moderately eroded	17.34	36.7%		IIIe	81	81	70	79	
115E2	Seaton silt loam, driftless ridge, 20 to 30 percent slopes, moderately eroded	0.15	0.3%		VIe	19	19	16	11	
Weighted Average						3.64	*n 77	*n 77	*n 66	*n 73.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



TERMS & CONDITIONS

The Terms & Conditions of Sale are set forth up on the following pages in this Property Information Packet. The information set forth and contained here in is deemed to be accurate and reliable but is not warranted or guaranteed by the Broker, its agents, farm managers, staff, appraisers, or the seller. 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. High Point Land Company, Auctioneers, Subcontractors and/or property owners or tenants are not responsible for advertising, maps, tile system, photos, property lines or any other discrepancies, inaccuracies, or errors in marketing material. Access to property, utilities, water drainage/ditches or any measurements including but not limited to acreage, square footage, road frontage and/or mappings boundary lines shared herein has not been independently verified and is for purposes of marketing only. If access to property, exact measurement or access to utilities or ditches is a concern the property should be independently measured, investigated, tested or surveyed by prospective buyer. **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 Warranty 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 shall include a 2% buyer's premium to be added to final bid price to result in final purchase price.

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 on July 3rd, 2024 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 Town and Country Title at the Holmen Branch.

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 & with 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 leased for the 2024 growing season. Rent is at \$165 per acre. Buyer will have to provide lease termination to the current tenant by September 15th, 2024.

CRP and/or USDA Programs- Buyer and seller agree that buyer shall succeed any and all USDA contracts. Agrees to Sign USDA documents and accept responsibility and payments for the future term of the contract. Buyer agrees to hold seller harmless and succeed all USDA contracts unless otherwise agreed upon.

Preferential Tax treatment, Green Acres or Forest Reserve Programs- Buyer agrees to accept property tax class or treatments and understands and agrees that property taxes may change due to buyer not being applicable to receive property tax benefits.

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

SURVEY Survey will be provided and paid for by the seller, if the property is split.

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.

NOTES

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 & 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:
Lucas Mestad
507-696-6228
Lucas@highpointlandcompany.com





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+/- ACRES

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