

LAND AUCTION

PROPERTY INFORMATION PACKET

THURSDAY JUNE 20, 2024 • 1 PM

Patriot Travel Plaza- 236 Main Street, Dexter, MN

120
+/- ACRES



MOWER COUNTY, MN
1 AVAILABLE TRACT
LIVE AND ONLINE LAND AUCTION

507-218-1243 • HighPointLandCompany.com • 520 S Main St, Stewartville, MN 55976

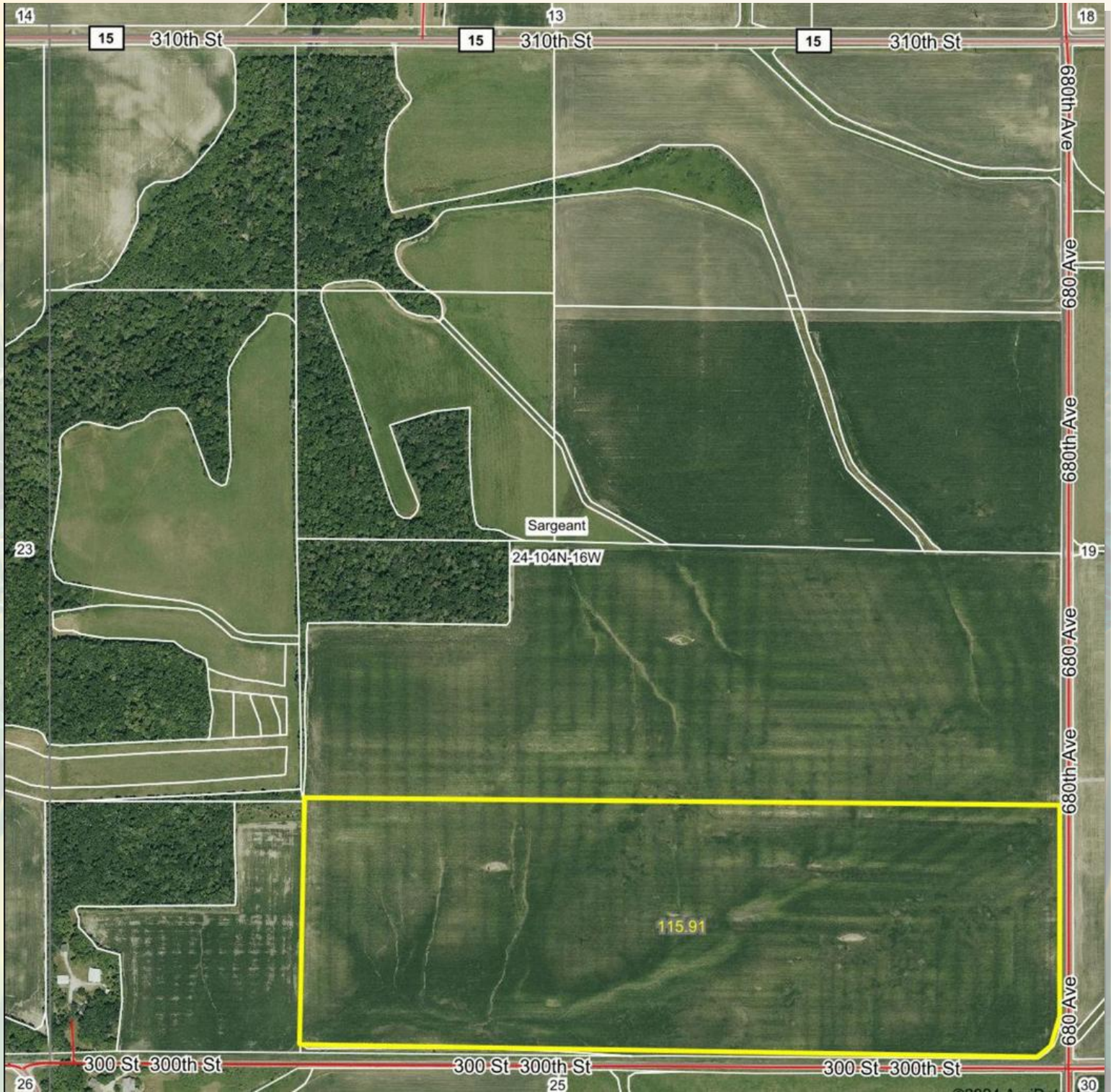
TERMS: 10% down upon signing purchase agreement with balance due at closing in 30 days. Sales includes a 2% buyers premium. Full terms & conditions can be found on our website.

Listing Agent: Troy Stafford RE LIC #40667435 • Registered MN Auctioneer/Broker Jacob Hart RE LIC #55-11001/55-74 Phone # 507-259-1065

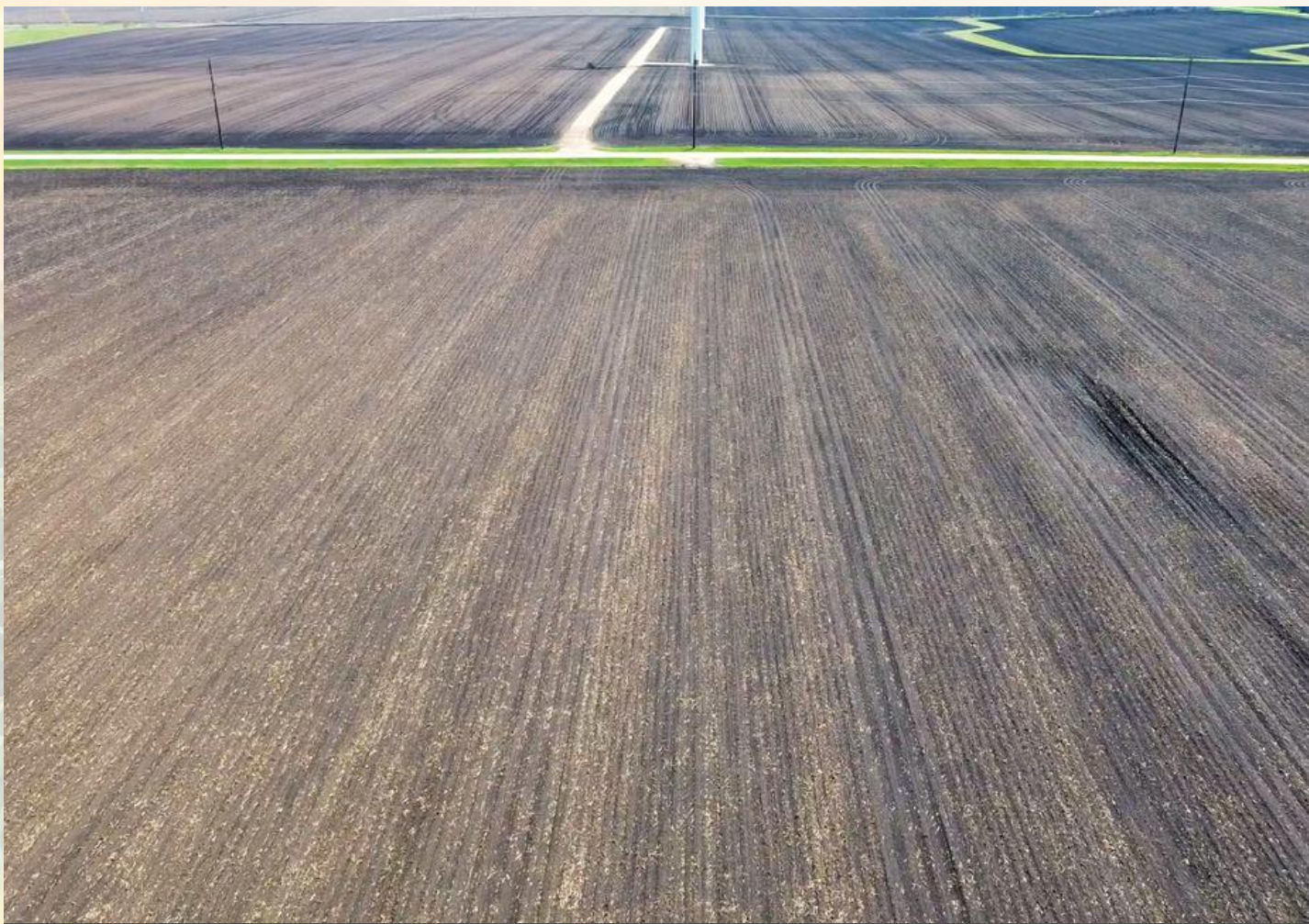


LOCATION MAP

Mower County, MN



AUCTION B O A R D



TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Tract 1	120+/-	TBD	TBD



PROPERTY SUMMARY

120+/- Acres

Mower County, MN

DESCRIPTION

This farm is as nice as they come with a strong CPI of 90 on 115+/- tillable acres. This farm offers great access, is very well tiled and is extremely rectangular dimensions of $\frac{3}{4}$ of a mile by $\frac{1}{2}$ mile making it very attractive for any size grower. With a short drive to multiple grain markets; this farm is exactly what many have been looking for, and would be an ideal investment property with a number of local tenants available. This property would make for a great 1031 exchange for anyone looking for the stability of land as an investment or to expand operations of an existing operator. This is very sought-after land in Southern Minnesota that does not come on the market often so don't miss your chance to own this farm for your portfolio.

Address:

TBD 680th Ave, Dexter, MN 55926

Directions:

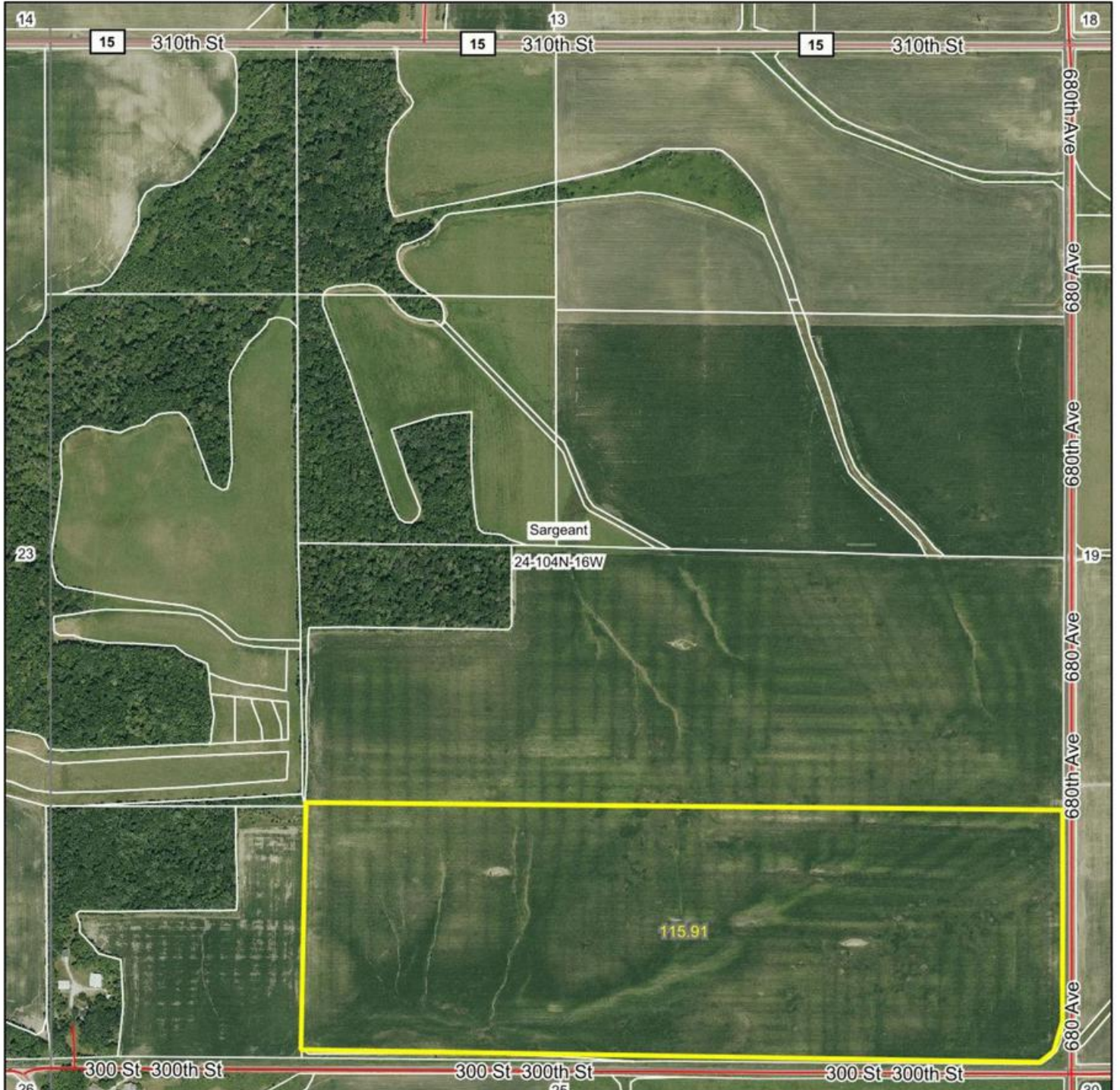
Go 5 miles east of Sargeant on 310th St and turn right (south) on 680th Ave and go 2 miles and the farm will be on the right (west)

Property Features:

- Very Strong CPI of 90
- Open for the 2025 crop year
- Easy access off and surrounded by roads on the south (300th St) and east side
- Well tiled
- Recently surveyed

AERIAL MAP

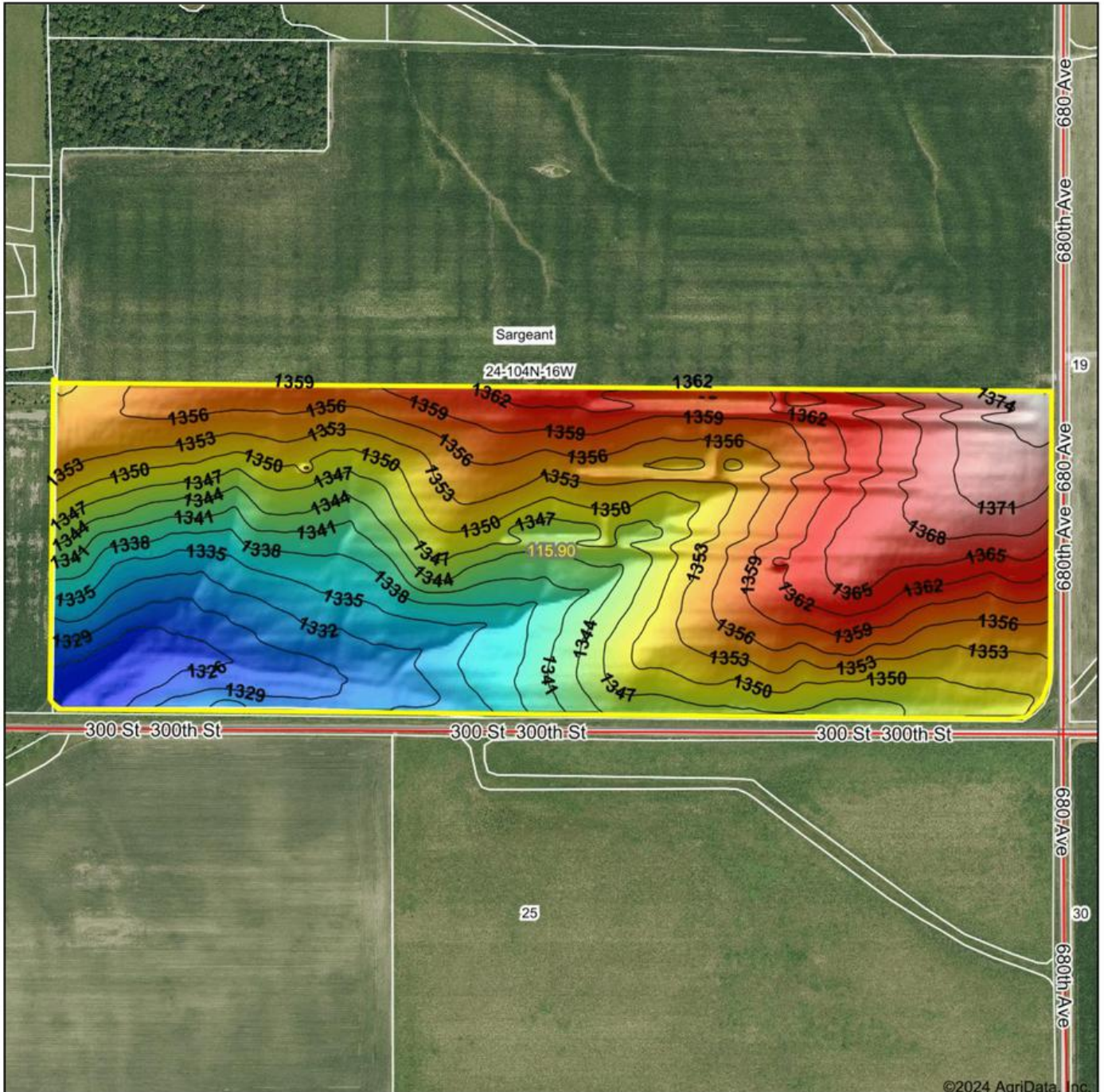
Aerial Map



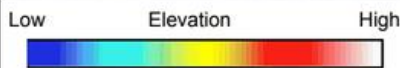


TOPO MAP

Topography Hillshade



©2024 AgriData, Inc.



HIGH POINT
LAND COMPANY

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,322.9
 Max: 1,376.8
 Range: 53.9
 Average: 1,349.9
 Standard Deviation: 12.27 ft



24-104N-16W
Mower County
Minnesota

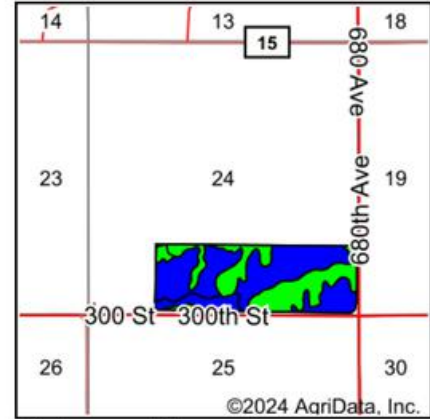
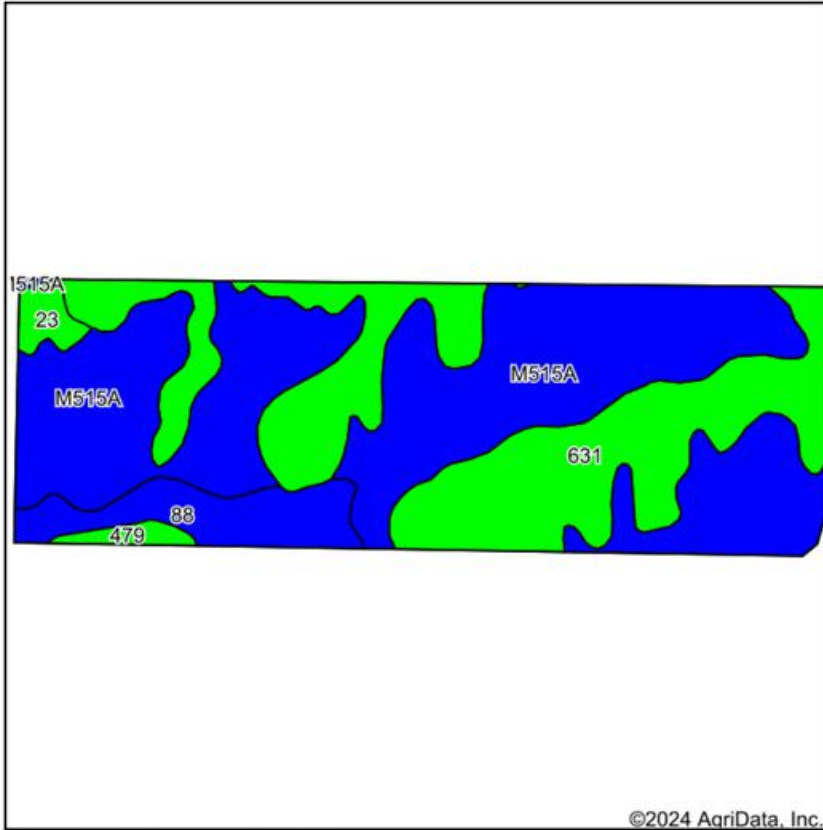
Boundary Center: 43° 47' 31.53, -92° 41' 48.66

SOIL MAP

TRACT 1

120 +/- ACRES

Soils Map



State: **Minnesota**
 County: **Mower**
 Location: **24-104N-16W**
 Township: **Sargeant**
 Acres: **115.91**
 Date: **4/30/2024**



Maps Provided By:






 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: MN099, 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
M515A	Tripoli clay loam, 0 to 2 percent slopes	64.24	55.4%		llw	87	68	68	55	63
631	Oran silt loam, 1 to 4 percent slopes	40.07	34.6%		lw	95	79	79	63	63
88	Clyde silty clay loam, 0 to 3 percent slopes	8.49	7.3%		llw	86	90	90	76	85
23	Skyberg silt loam, 0 to 3 percent slopes	1.86	1.6%		lw	95	82	82	64	65
479	Floyd silt loam, 1 to 4 percent slopes	1.25	1.1%		llw	100	76	71	58	75
Weighted Average					1.64	90	*n 73.7	*n 73.7	*n 59.5	*n 64.8

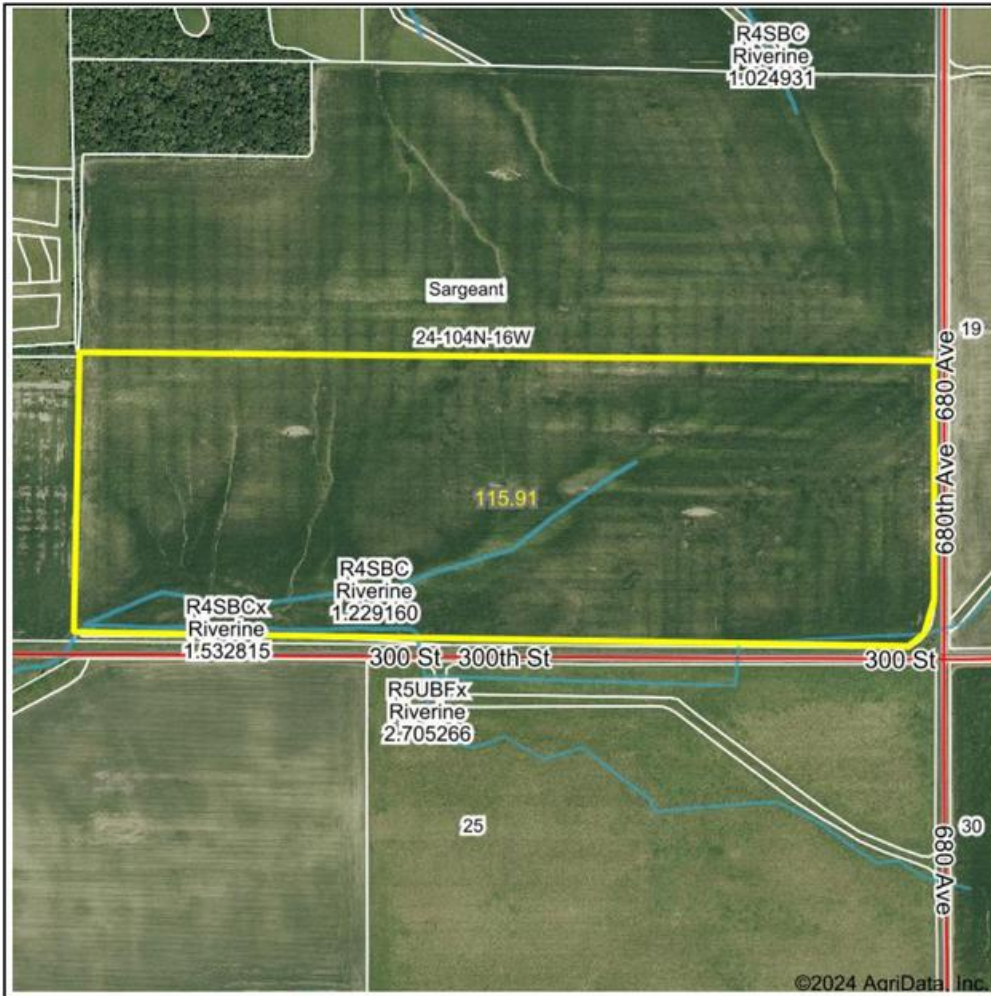
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



WETLANDS MAP

Wetlands Map

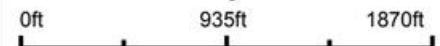


State: **Minnesota**
 Location: **24-104N-16W**
 County: **Mower**
 Township: **Sargeant**
 Date: **4/30/2024**



Maps Provided By:

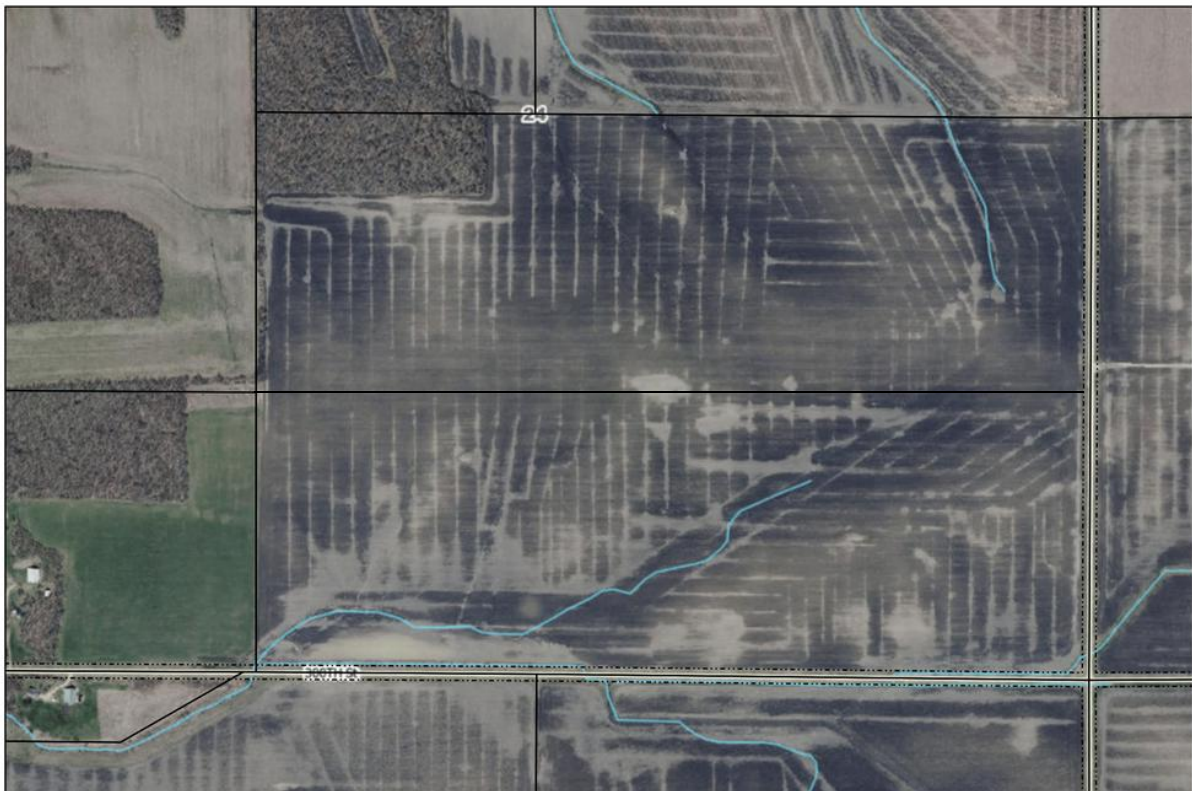
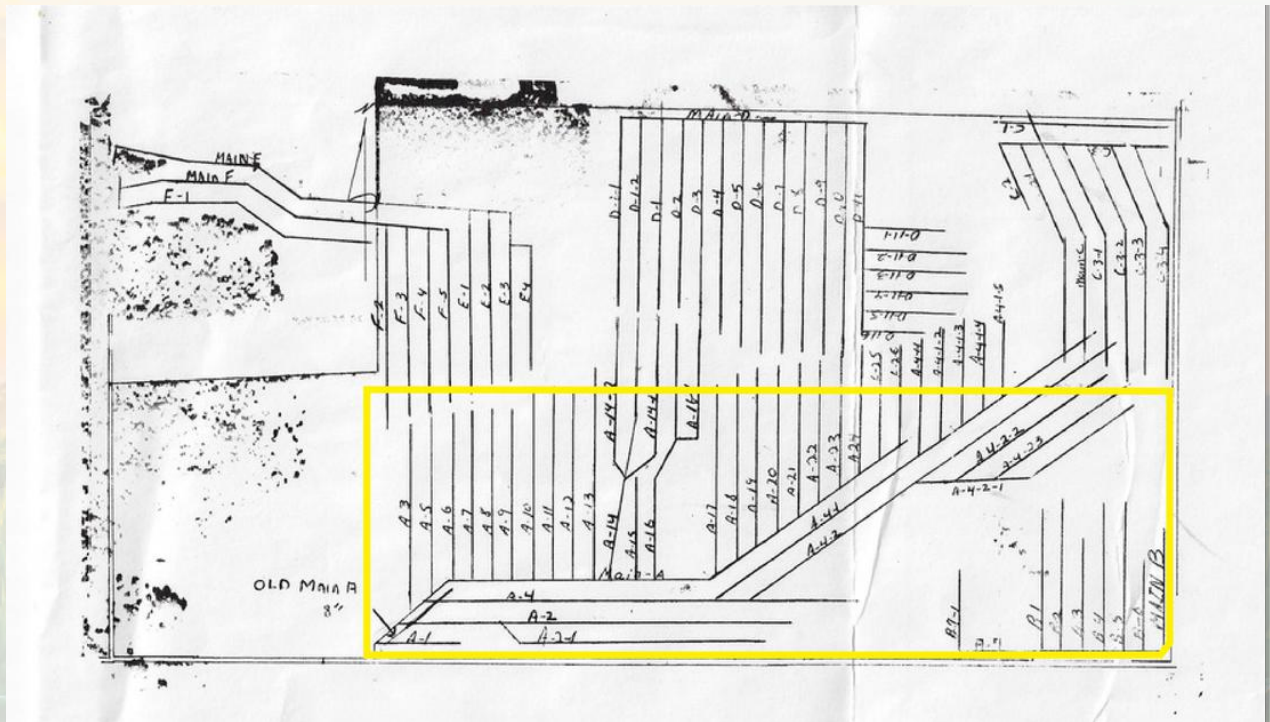
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Classification Code	Type	Acres
R4SBC	Riverine	1.23
R4SBCx	Riverine	0.71
R5UBFx	Riverine	0.25
Total Acres		2.19

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

TILE MAP



0 0.07 0.15 0.3
1 mi

Mower County Public GIS

DISCLAIMER: Mower County, MN, makes no representation or warranty, express or implied, with respect to the use or reuse of the data provided herein, regardless of its format or the means of its transmission. THE DATA IS PROVIDED "AS IS" WITH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, COMPLETENESS, SUITABILITY, PERFORMANCE, REPRODUCIBILITY, RELIABILITY, OR FITNESS OF THE DATA FOR ANY PARTICULAR PURPOSE. Mower County, MN, shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting from the use of the data, even if Mower County, MN, has been advised of the possibility of such potential loss or damage. This data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.

Date/Time: 4/22/2024 10:50 PM



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 upon 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 Ohly Law office in Rochester, MN.

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 leased for the 2024 growing season. Rent is at a \$250 base (per tillable acre) with bonus rents based on commodity prices which totaled \$100 per acre for 2023 for a total of \$350. Current lease will end with the completion of the growing season and is open for the 2025 growing year. Rents for 2024 will be prorated between the buyer and seller based on a 365 day year based on the closing date. Buyer agrees to sign a drain tile agreement with the adjacent property.

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, subject to the current lease, unless otherwise agreed to in writing and agreeable by buyer and seller.

SURVEY- Survey is completed and included herein

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.



120
+/- ACRES

MOWER COUNTY, MN



**HIGH
POINT**
LAND COMPANY

507-218-1243 • HighPointLandCompany.com

520 S Main St, Stewartville, MN 55976