

LAND

AUCTION

PROPERTY INFORMATION PACKET

WEDNESDAY JULY 17, 2024 • 1 PM

Auction Location: Grand Occasions Event Center



216.16
+/- ACRES



EAU CLAIRE COUNTY, WI
2 AVAILABLE TRACTS
CHOICE AUCTION WITH THE PRIVILEGE

319-559-2345 • HighPointLandCompany.com • 703 S Main St, Fountain City, WI 54629

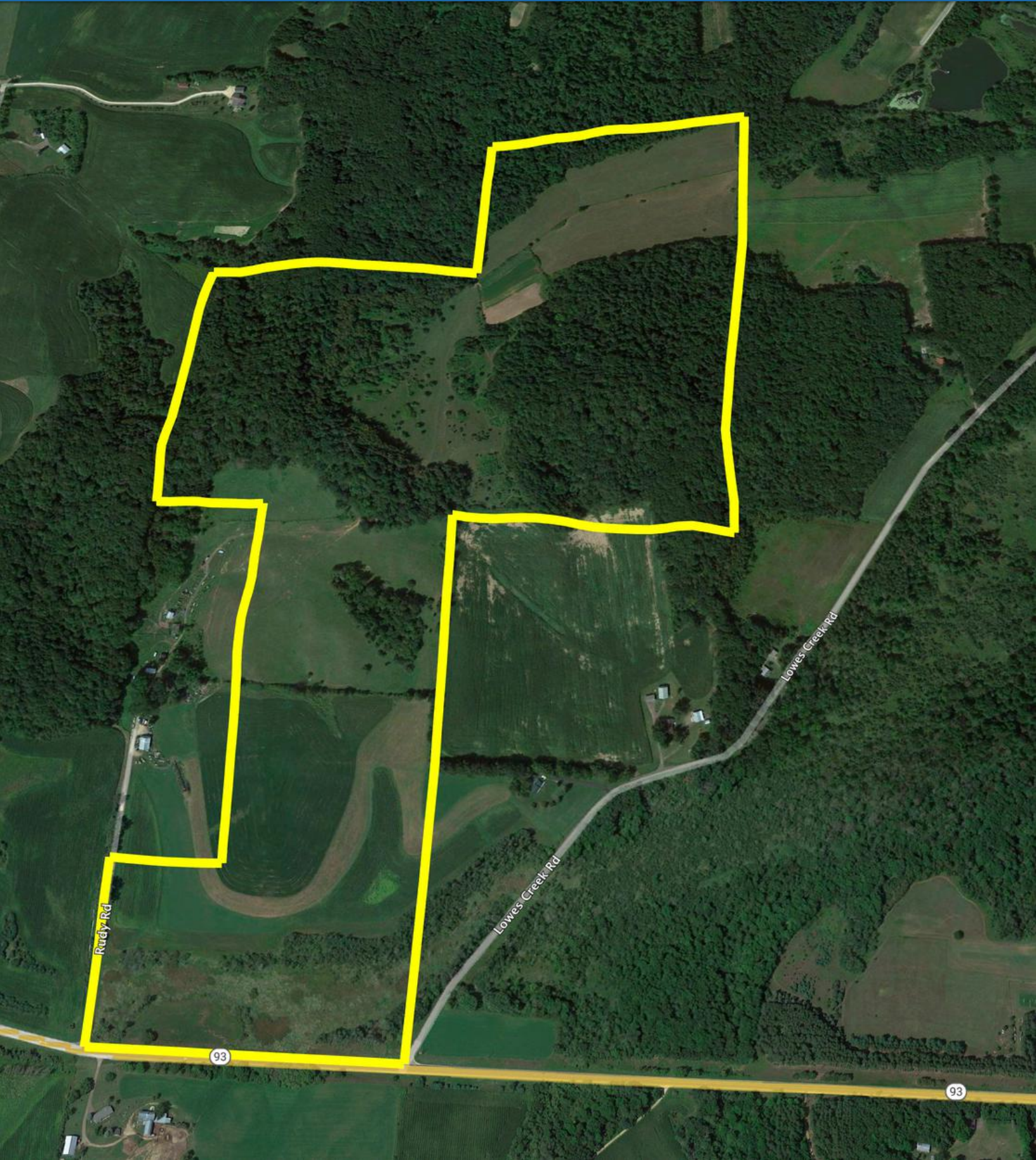
TERMS: 10% down upon signing purchase agreement with balance due at closing in 30 days. Sale includes a 2% buyers premium. Full terms & conditions can be found on our website.

Listing Agent: Lucas Mestad RE LIC #59480-90 • Registered WI Auctioneer/Broker Jacob Hart RE LIC #2920-52 Phone # 319-559-2345

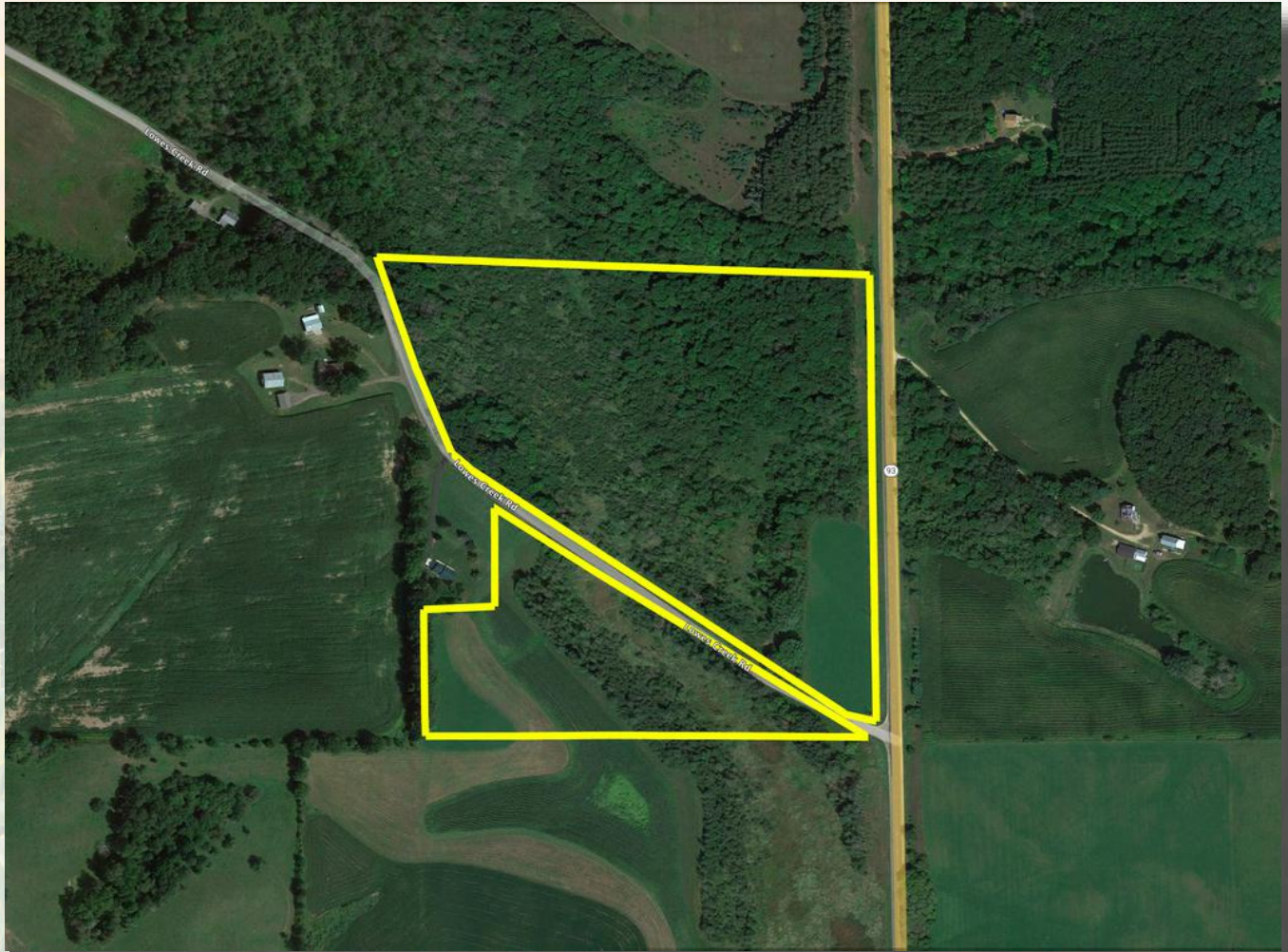


LOCATION MAP

Tract 1



AUCTION BOARD



TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Tract 1	178.85+/-	TBD	TBD
Tract 2	37.31+/-	TBD	TBD



TRACT 1

178.85+/- Acres

Eau Claire County, WI

DESCRIPTION

Tract 1: 178.85+/- Acres (88.17 FSA Cropland Acres): This farm's layout is very alluring featuring beautiful scenic views overlooking the large rolling hills and the secluded apple orchard area on the property. Being located on dead end Rudy Road, you will feel the privacy and seclusion this property has to offer. For the avid hunter, this property is a turn key hunting set up and this neighborhood has phenomenal deer history! There are miles of groomed trails to access multiple stand locations, large hardwood ridges with multiple fingers and pinch points, 4 ponds, lots of planted and wild apple trees, and lots of areas for food plot potential. Having a large timbered ridge system paired with being surrounded by big agricultural fields, this property is the hub of deer activity. This property is not only a great hunting property; there is opportunity for raising beef cattle, horse riding, hiking, snowshoeing, snowmobiling, atv/utv riding, sliding, and a plethora of other recreational activities to enjoy on this property. With all this property has to offer, it will surely check all of the boxes!

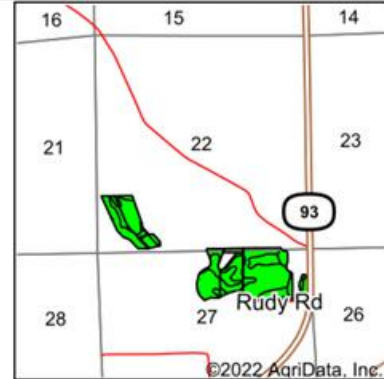
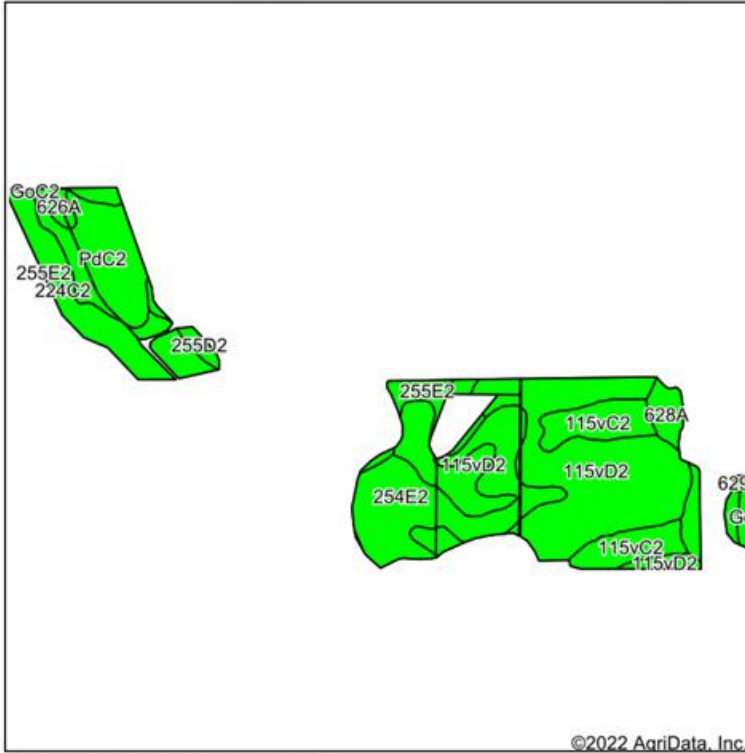


SOIL MAP

TRACT 1

178.85 +/- ACRES

Soils Map



State: **Wisconsin**
 County: **Eau Claire**
 Location: **22-25N-9W**
 Township: **Pleasant Valley**
 Acres: **80.4**
 Date: **6/12/2022**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: WI035, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Bu	Soybeans Bu
115vD2	Seaton silt loam, driftless valley, 12 to 20 percent slopes, moderately eroded	29.59	36.8%		IVe			
254E2	Norden silt loam, 20 to 30 percent slopes, moderately eroded	14.51	18.0%		Vle			
224C2	Elevasil sandy loam, 6 to 12 percent slopes, moderately eroded	9.06	11.3%		IIle			
PdC2	Plainbo loamy sand, 6 to 12 percent slopes, eroded	8.91	11.1%		Vls	IVe	35	11
115vC2	Seaton silt loam, driftless valley, 6 to 12 percent slopes, moderately eroded	7.72	9.6%		IIle			
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	3.89	4.8%		IIw			
255E2	Urne fine sandy loam, 20 to 30 percent slopes, moderately eroded	2.59	3.2%		Vle		55	18
GoB	Gotham loamy sand, 1 to 6 percent slopes	1.20	1.5%		IVs		65	22
255D2	Urne fine sandy loam, 12 to 20 percent slopes, moderately eroded	1.05	1.3%		IVe		65	20
626A	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	0.98	1.2%		IIw			
511B	Plainfield loamy sand, river valley, 1 to 6 percent slopes	0.70	0.9%		IVs			
629A	Etrick silt loam, 0 to 2 percent slopes, frequently flooded	0.20	0.2%		Vlw			
Weighted Average					4.32	0.44	7.5	2.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



TRACT 2

37.31+/- Acres

Eau Claire County, WI

DESCRIPTION

Tract 2: 37.31+/- Acres (4.57 FSA Certified Cropland Acres): This property is an excellent spot to call your own! Smaller parcels of this size are hard to come by in this area, and having multiple points of access off of hard surfaced roads HWY 93 & Lowes Creek makes this an excellent attraction. This property would be a great smaller parcel for anyone looking to hunt or enjoy recreational activities. There are multiple spots on this tract that would be a fantastic spot to put a camper on to stay at when hunting, or simply a vacation getaway to share memories with friends and family to last a lifetime.

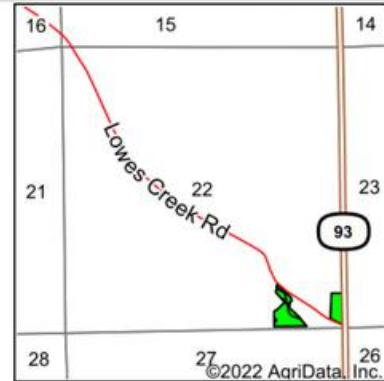
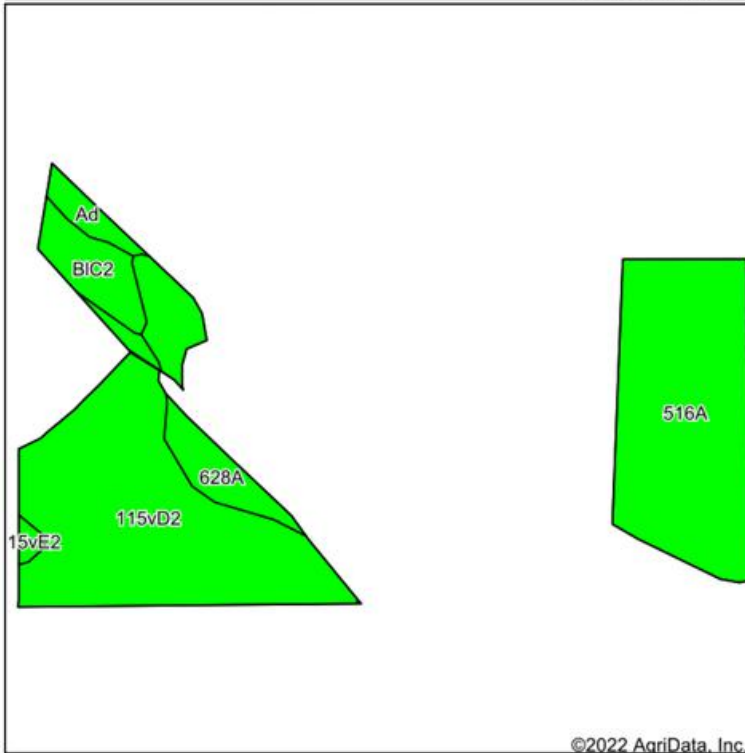


SOIL MAP

TRACT 2

37.31 +/- ACRES

Soils Map



State: **Wisconsin**
 County: **Eau Claire**
 Location: **22-25N-9W**
 Township: **Pleasant Valley**
 Acres: **7.93**
 Date: **6/12/2022**



Soils data provided by USDA and NRCS.

Area Symbol: WI035, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu
115vD2	Seaton silt loam, driftless valley, 12 to 20 percent slopes, moderately eroded	3.48	43.9%		IVe		
516A	Aldo sand, 0 to 3 percent slopes	2.90	36.6%		IVs		
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	0.80	10.1%		IIw		
BIC2	Billett sandy loam, 6 to 12 percent slopes, eroded	0.48	6.1%		IIIe	80	26
Ad	Adrian muck	0.21	2.6%		VIw	120	
115vE2	Seaton silt loam, driftless valley, 20 to 30 percent slopes, moderately eroded	0.06	0.8%		VIe		
Weighted Average					3.81	8	1.6

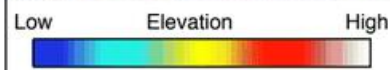
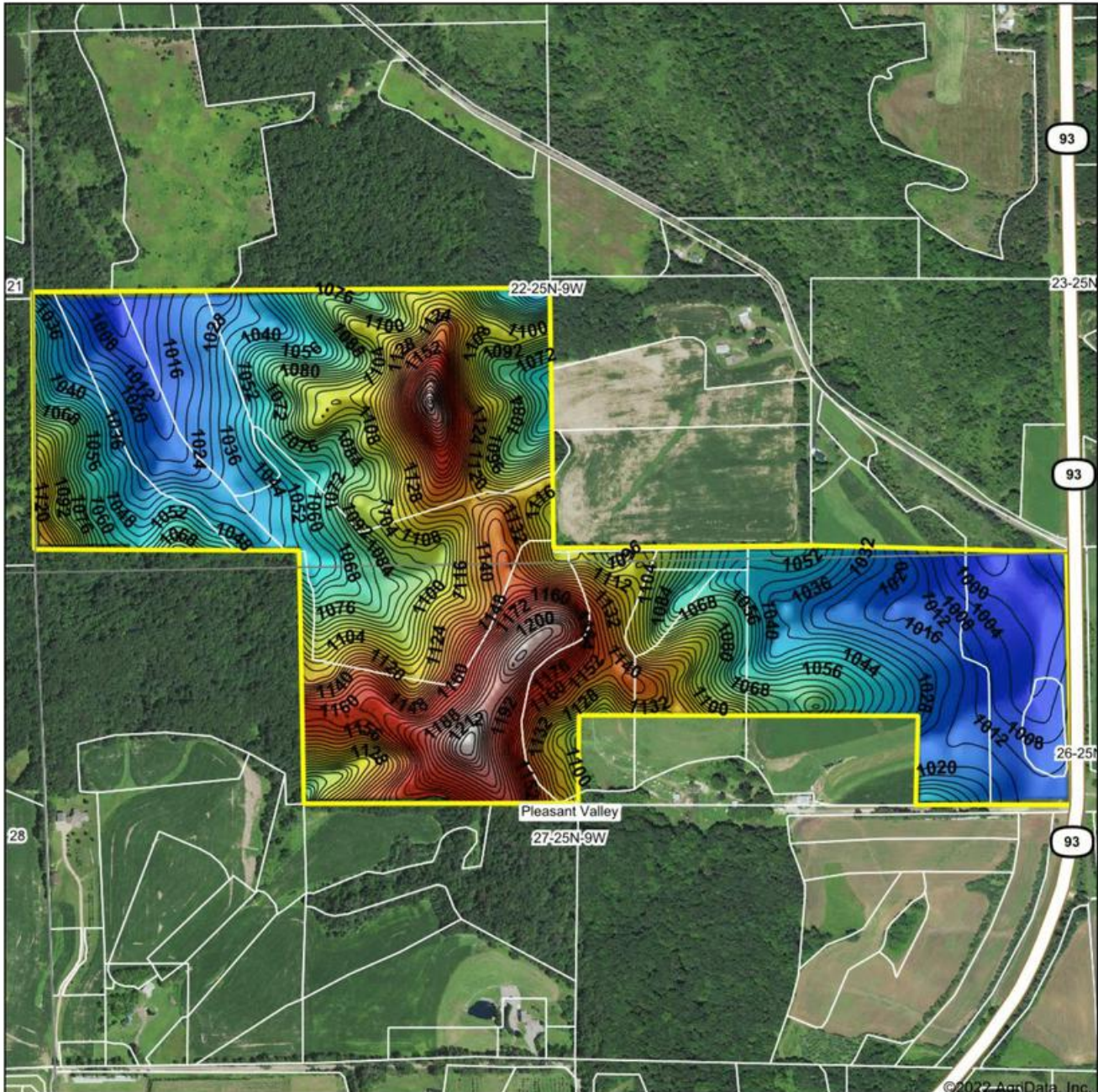
*c: Using Capabilities Class Dominant Condition Aggregation Method



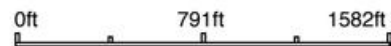
TOPOGRAPHY

TRACT 1

Topography Hillshade



Source: USGS 10 meter dem
 Interval(ft): 4
 Min: 994.8
 Max: 1,227.8
 Range: 233.0
 Average: 1,082.0
 Standard Deviation: 55.71 ft



27-25N-9W
 Eau Claire County
 Wisconsin

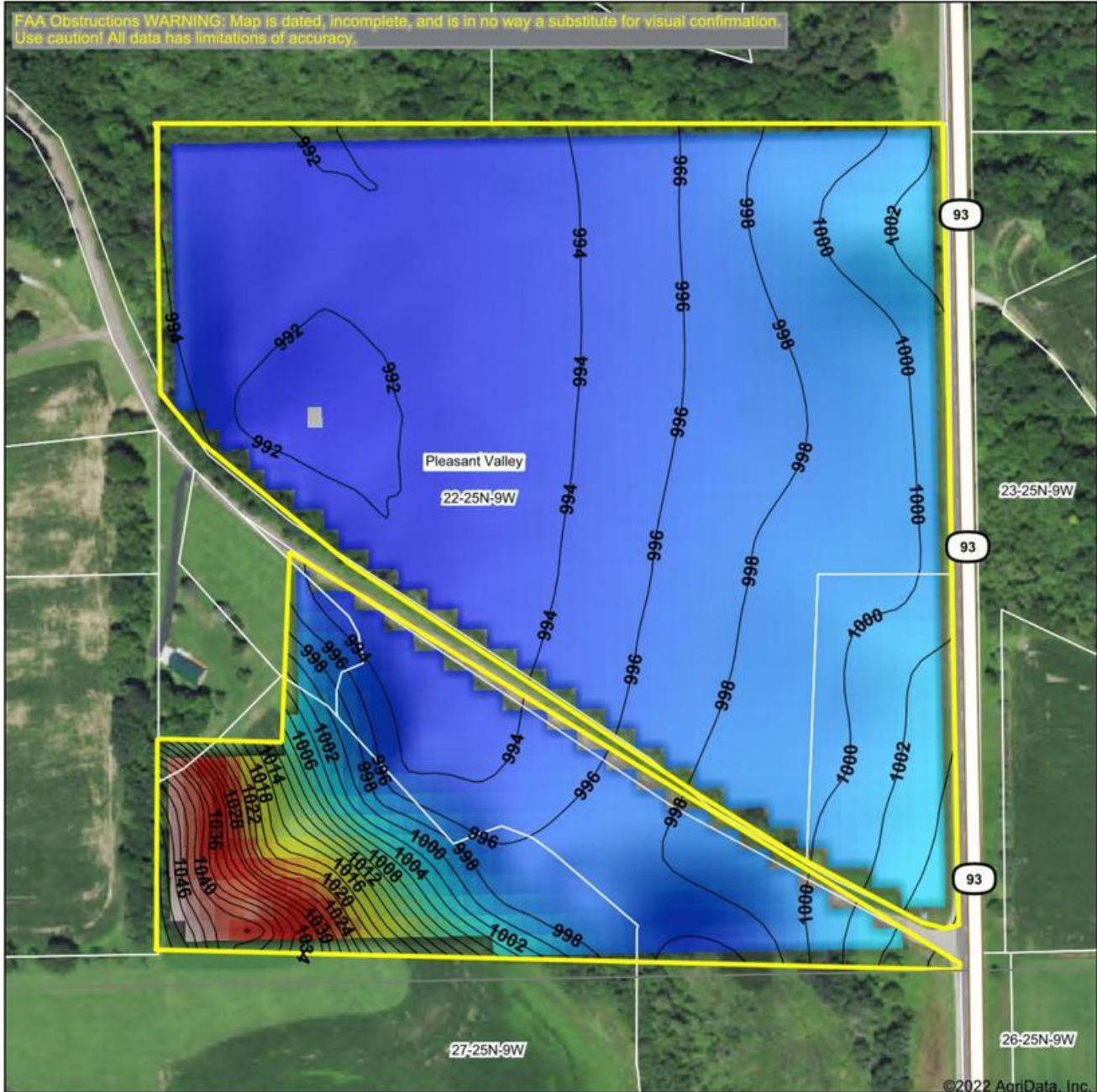
map center: 44° 37' 20.15, -91° 27' 15.43

HIGH POINT
 LAND COMPANY
 Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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 Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 2

topography hillshade

FAA Obstructions WARNING: Map is dated, incomplete, and is in no way a substitute for visual confirmation. Use caution! All data has limitations of accuracy.



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Maps Provided By:



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

Source: USGS 10 meter dem

Interval(ft): 2

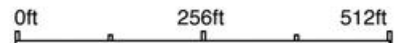
Min: 991.4

Max: 1,052.2

Range: 60.8

Average: 998.7

Standard Deviation: 9.65 ft



6/12/2022

22-25N-9W
Eau Claire County
Wisconsin

map center: 44° 37' 30.37", -91° 26' 54.71"



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 herein 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 a clear and marketable title free of any liens and encumbrances and 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 within 30 days after a signed purchase agreement. Seller will provide a 15 day extension to buyer using financing. 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 Total Title in Osseo, Wisconsin.

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 and ends December 31st, 2024. After the lease expires, the buyer is free to do as they see fit. The farm is rented by total tillable acres at \$175 per acre. Crop rents for 2024 shall be retained by the seller.

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 There is not a survey. If a survey is wanted, it will be a buyer 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.

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:
Garrett Halama
715-797-0442
Garrett@highpointlandcompany.com





216.16
+/- ACRES

EAU CLAIRE COUNTY, WI



**HIGH
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