

# LAND AUCTION

PROPERTY INFORMATION PACKET

TUESDAY, SEPTEMBER 10, 2024 • 1PM

ONLINE LIVE ONLY



**170.6**  
+/- ACRES

DODGE COUNTY, MN

2 AVAILABLE TRACTS

CHOICE WITH PRIVILEGE- LIVE ONLINE

319-559-2345 • [HighPointLandCompany.com](http://HighPointLandCompany.com) • 520 S Main St, Stewartville, MN 55976



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: Troy Stafford RE LIC #40667435 • Registered MN Auctioneer/Broker Jacob Hart RE LIC #55-11001/55-74 Phone # 319-559-2345





# TRACT 1

**80+/- Acres**

**Dodge County, MN**

**Description:**

The West parcel is 80+/- acres and is comprised of 72.8+/- tillable acres with an impressive 93.6 CPI. Land in Dodge County is highly sought after and seldom comes available with such quality and placement. Don't miss the chance to bid on one or both of these highly desirable parcels for your portfolio or operations.

**Address:**

TBD 270th Ave. Kasson, MN 55944 - in Sections 35 & 36, respectively of Canisteo Township.

**Property Features:**

- Very Strong CPI's
- Easy access off a paved road
- Tiling where deemed necessary
- Choice with privilege - Live online

**Driving Directions:**

From Kasson go east on Highway 14 for 2.5 miles then turn right (south) on County 15 (270th Ave) and go 5.7 miles and the farms on the right and left, respectively.



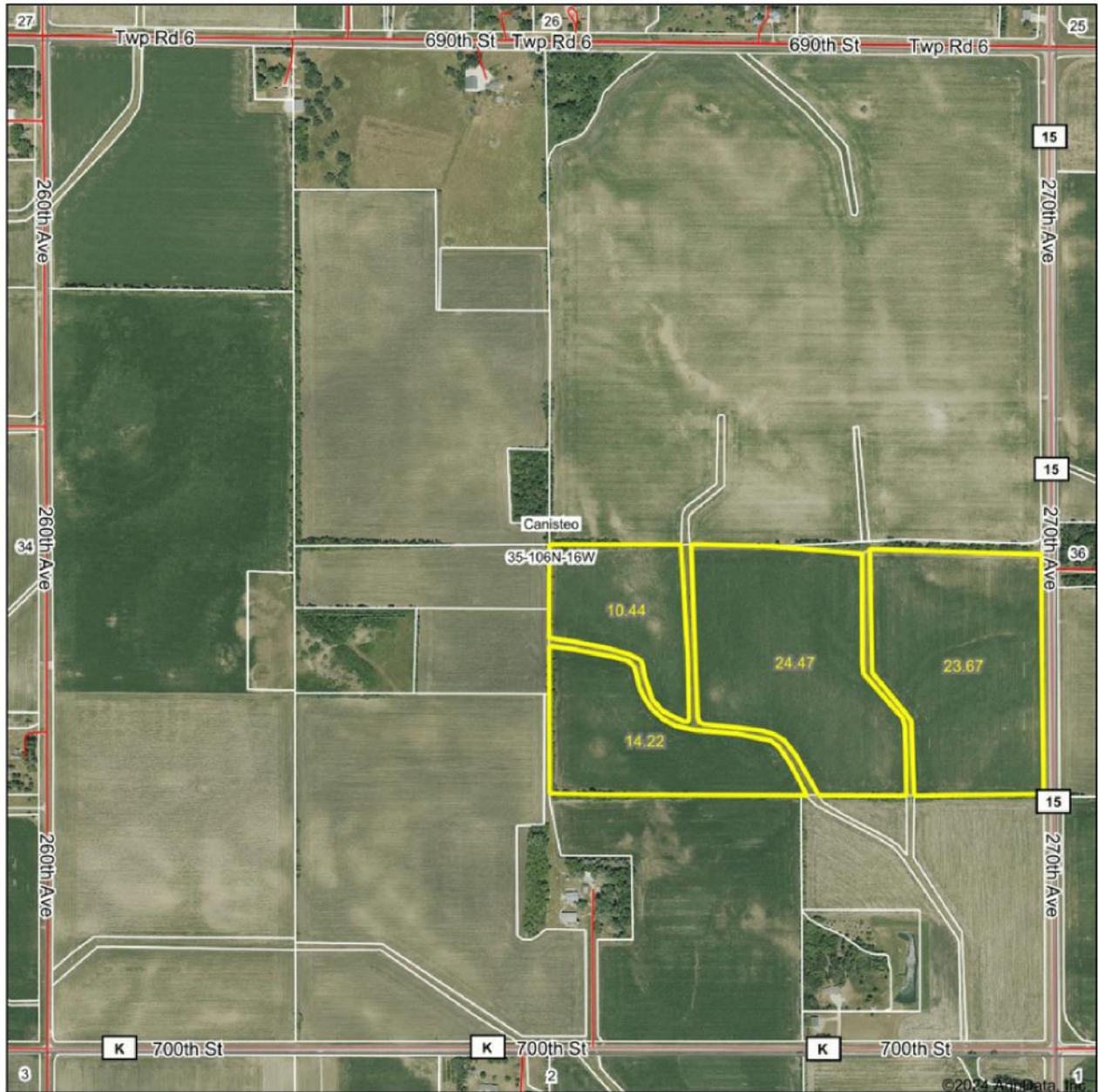


# AERIAL MAP

# TRACT 1

80 +/- ACRES

### Aerial Map



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 43° 56' 27.17, -92° 42' 12.08

0ft 815ft 1630ft

**35-106N-16W**  
**Dodge County**  
**Minnesota**



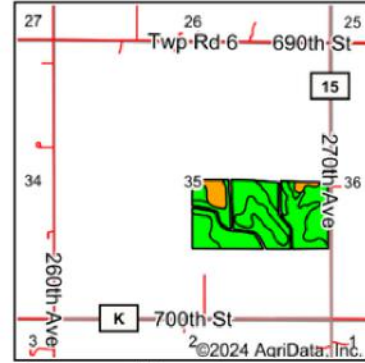
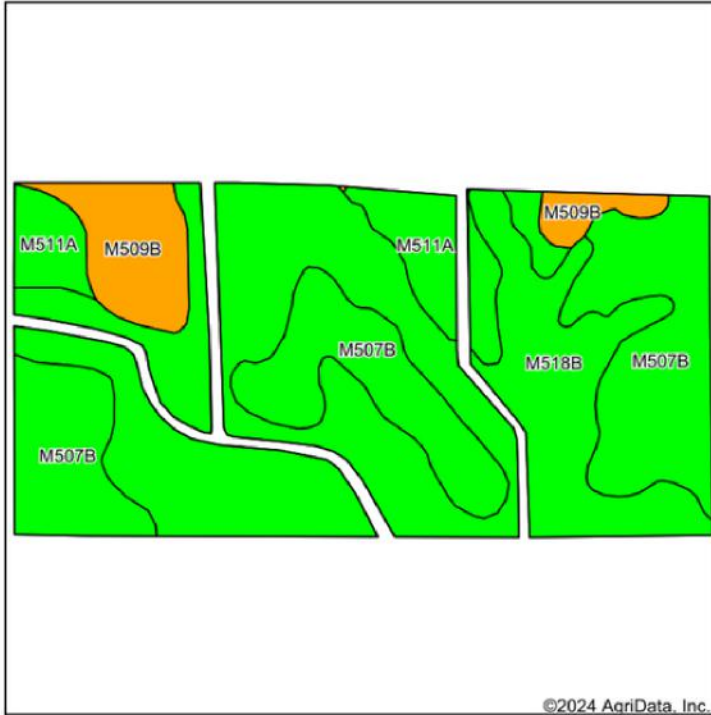
6/18/2024

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



# SOIL MAP

## Soils Map



State: **Minnesota**  
 County: **Dodge**  
 Location: **35-106N-16W**  
 Township: **Canisteo**  
 Acres: **72.8**  
 Date: **6/18/2024**



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

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Area Symbol: MN039, Soil Area Version: 20

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
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	37.19	51.0%		llw	92	87	84	78	87
M507B	Marquis silt loam, 2 to 6 percent slopes	22.97	31.6%		lle	99	90	90	73	79
M511A	Readlyn silt loam, 1 to 3 percent slopes	6.70	9.2%		lw	100	80	80	65	68
M509B	Mantorville loam, 2 to 6 percent slopes	5.94	8.2%		lle	75	65	65	59	45
<b>Weighted Average</b>						<b>1.91</b>	<b>*n 85.5</b>	<b>*n 84</b>	<b>*n 73.7</b>	<b>*n 79.3</b>

\*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.

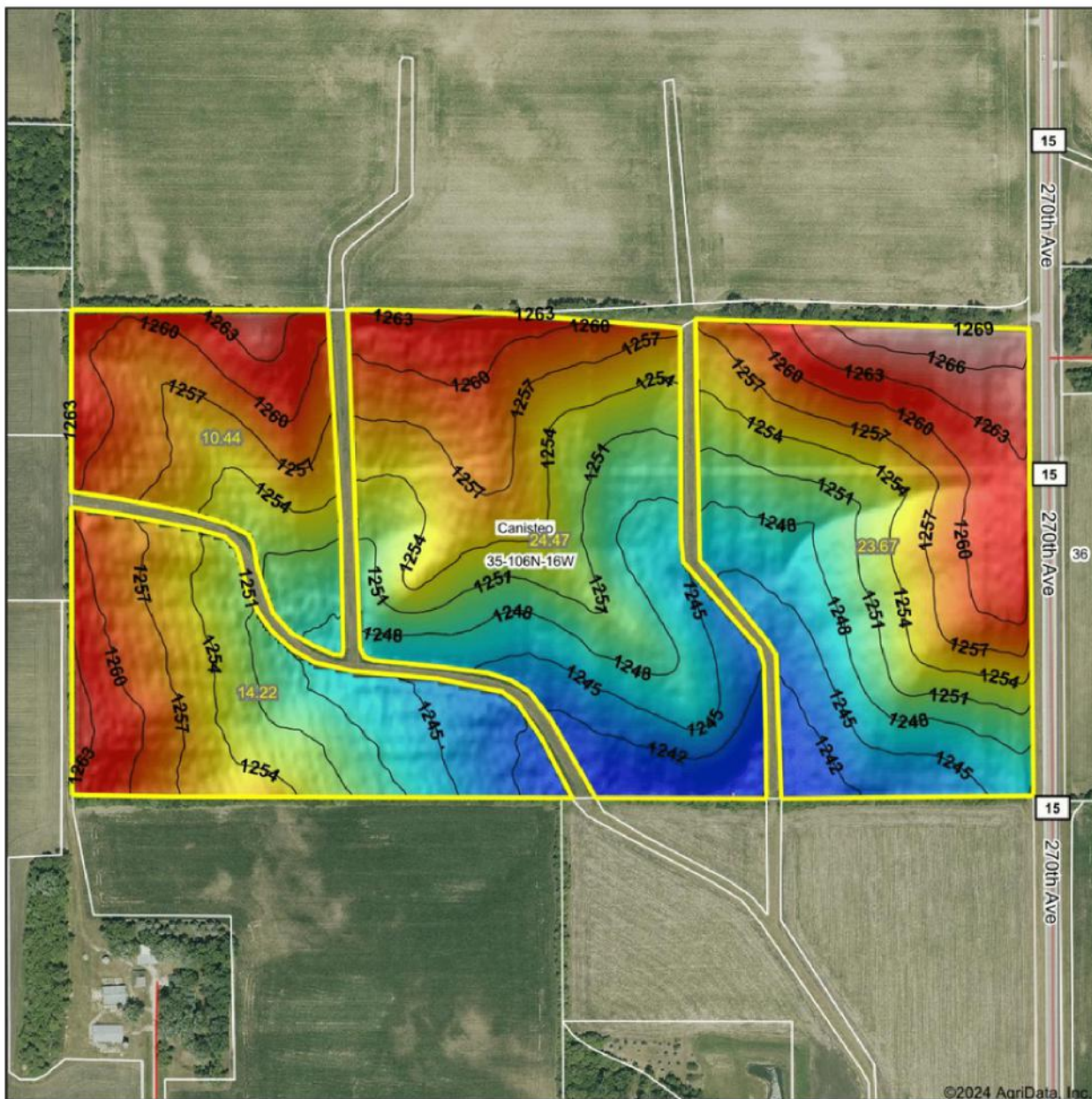


# TOPO MAP

# TRACT 1

80 +/- ACRES

### Topography Hillshade



Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 1,239.2  
Max: 1,269.5  
Range: 30.3  
Average: 1,253.4  
Standard Deviation: 6.46 ft

0ft 420ft 840ft



6/18/2024

35-106N-16W  
Dodge County  
Minnesota



Maps Provided By:



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

Boundary Center: 43° 56' 27.17, -92° 42' 12.08





# WETLANDS MAP

## Wetlands Map



State: **Minnesota**  
 Location: **35-106N-16W**  
 County: **Dodge**  
 Township: **Canisteo**  
 Date: **6/18/2024**



Maps Provided By:  
**surety**  
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0ft 655ft 1310ft

Classification Code	Type	Acres
R4SBC	Riverine	0.42
Total Acres		0.42

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

# TRACT 2

90.6 +/- ACRES

## 90.6+/- Acres

## Dodge County, MN

### Description:

The East parcel is 90.6+/- acres and is comprised of 82.5+/- tillable acres with an impressive 91.5 CPI. Land in Dodge County is highly sought after and seldom comes available with such quality and placement. Don't miss the chance to bid on one or both of these highly desirable parcels for your portfolio or operations.

### Address:

TBD 270th Ave. Kasson, MN 55944 - in Sections 35 & 36, respectively of Canisteo Township.

### Property Features:

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### Driving Directions:

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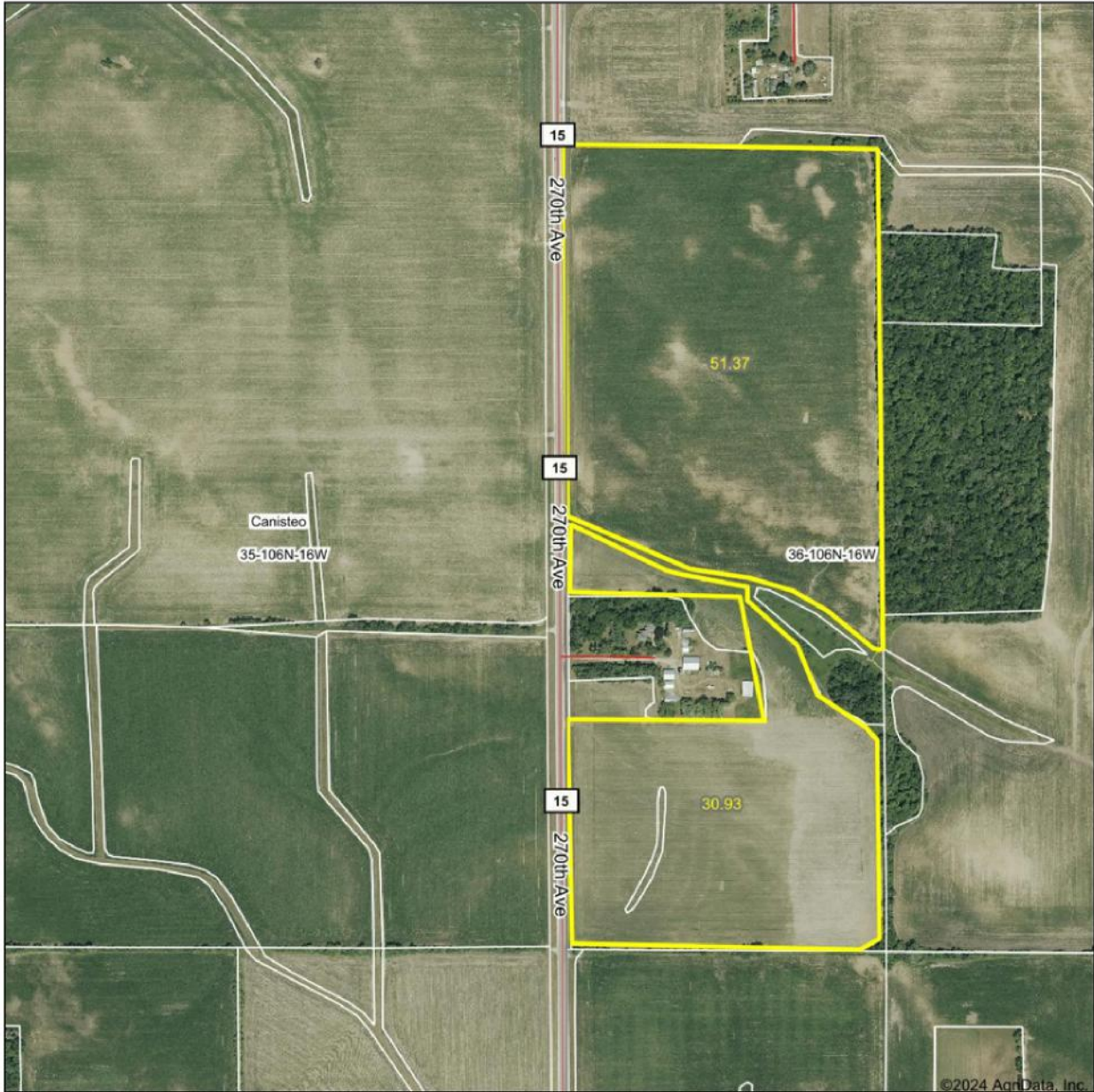






# AERIAL MAP

Aerial Map



**HIGH POINT**  
LAND COMPANY

Maps Provided By:



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Boundary Center: 43° 56' 36.72, -92° 41' 44.62

0ft 634ft 1268ft

**36-106N-16W**  
**Dodge County**  
**Minnesota**



6/19/2024

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

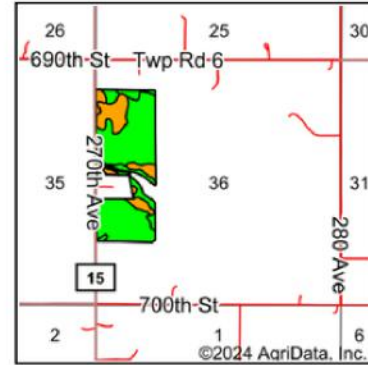
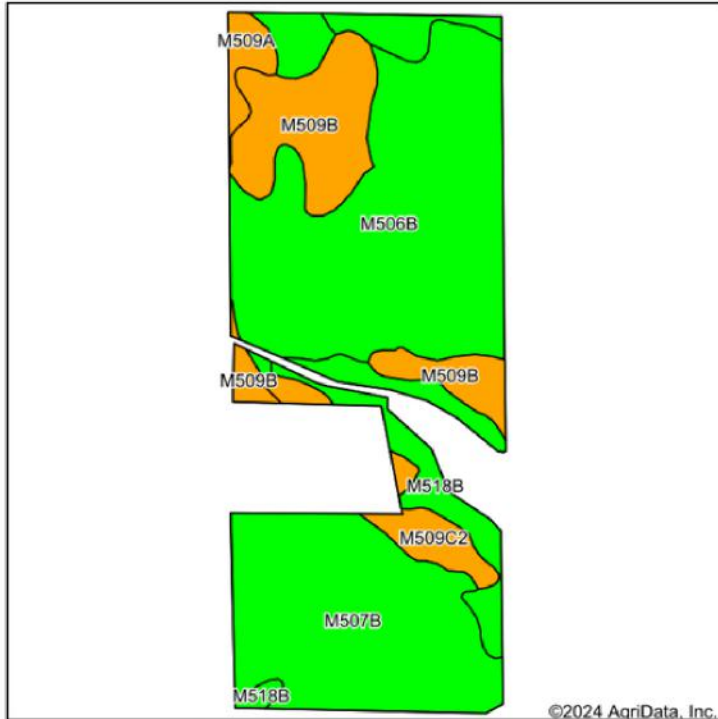


# SOIL MAP

# TRACT 2

90.6 +/- ACRES

## Soils Map



State: **Minnesota**  
 County: **Dodge**  
 Location: **35-106N-16W**  
 Township: **Canisteo**  
 Acres: **82.3**  
 Date: **6/19/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN039, Soil Area Version: 20

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	
M506B	Kasson silt loam, 2 to 6 percent slopes	34.51	41.9%	Green	Ile	95	79	79	62	63	
M507B	Marquis silt loam, 2 to 6 percent slopes	22.03	26.8%	Green	Ile	99	90	90	73	79	
M509B	Mantorville loam, 2 to 6 percent slopes	11.98	14.6%	Orange	Ile	75	65	65	59	45	
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	8.72	10.6%	Green	Ilw	92	87	84	78	87	
M509C2	Mantorville loam, 6 to 12 percent slopes, moderately eroded	3.39	4.1%	Orange	Ille	71	60	60	53	38	
M509A	Mantorville loam, 0 to 2 percent slopes	1.67	2.0%	Orange	Ils	79	67	67	60	48	
<b>Weighted Average</b>						<b>2.04</b>	<b>*n 91.5</b>	<b>*n 79.7</b>	<b>*n 79.4</b>	<b>*n 65.8</b>	<b>*n 65.9</b>

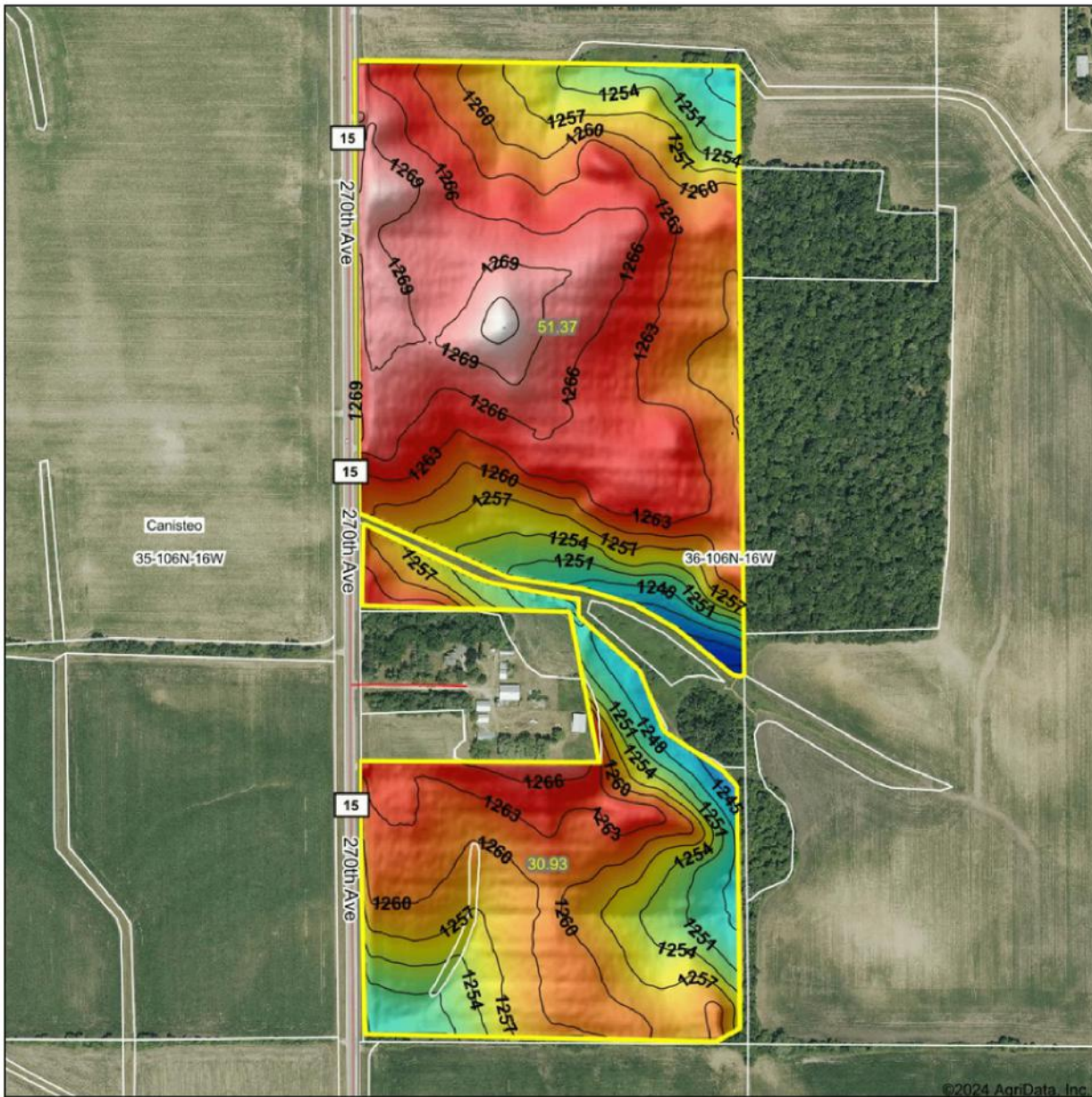
\*n: The aggregation method is "Weighted Average using all components"  
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# TOPO MAP

## Topography Hillshade



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Maps Provided By:



AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 3 meter dem  
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 Min: 1,238.3  
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 Range: 35.2  
 Average: 1,260.6  
 Standard Deviation: 6.07 ft



6/19/2024

**36-106N-16W**  
**Dodge County**  
**Minnesota**

Boundary Center: 43° 56' 36.72, -92° 41' 44.62

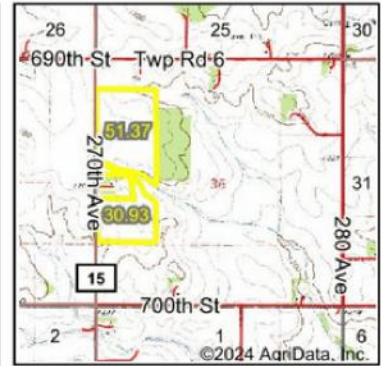
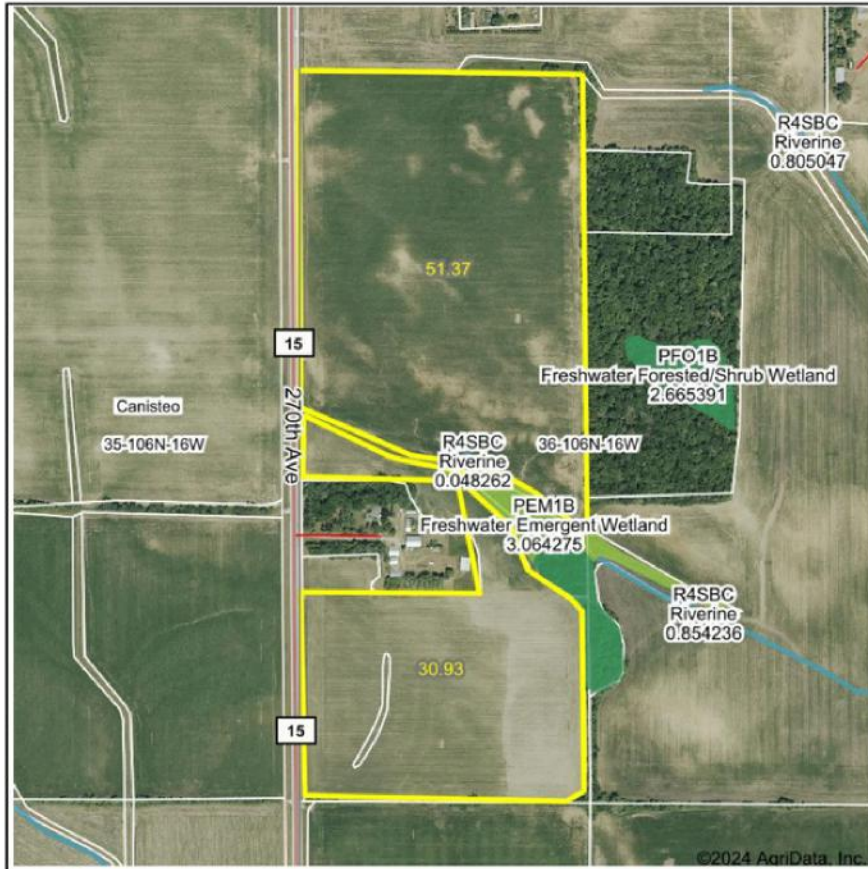


# WETLANDS MAP

# TRACT 2

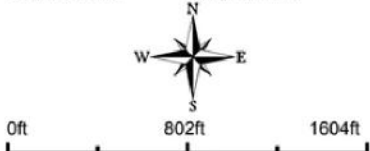
90.6 +/- ACRES

## Wetlands Map



State: **Minnesota**  
 Location: **36-106N-16W**  
 County: **Dodge**  
 Township: **Canisteo**  
 Date: **6/19/2024**

**HIGH POINT**  
 LAND COMPANY  
 Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Classification Code	Type	Acres
PEM1B	Freshwater Emergent Wetland	0.14
R4SBC	Riverine	0.04
PFO1B	Freshwater Forested/Shrub Wetland	0.00
Total Acres		0.18

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





# AUCTION BOARD



TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Tract 1	80+/-	TBD	TBD
Tract 2	90.6+/-	TBD	TBD



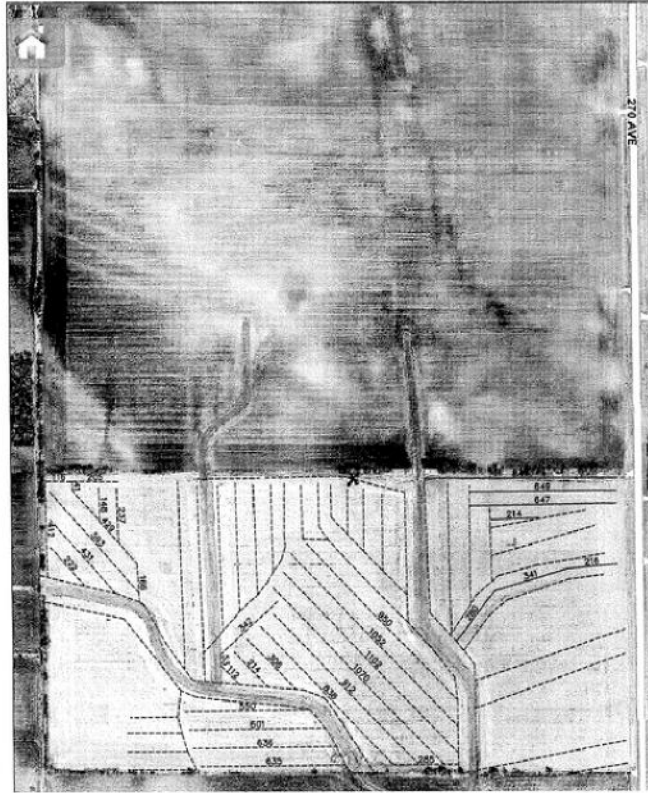
# TILING MAP

**Hutton Inc.**  
Drainage & Excavating

Martha Beaver Spacings: 60  
Section: 35 Township: Canisteo  
County: Dodge State: MN  
Drawn by: D. Avery Q4-18-17

3195	LF 4" Tile	_____
0	LF 5" Tile	_____
0	LF 6" Tile	_____
0	LF 8" Tile	_____
0	LF 10" Tile	_____
0	LF 12" Tile	_____
0	LF 15" Tile	_____

Existing Tile -----  
Waterways and Ditches -----  
Property and field Borders -----  
Elec. or Tele. Cable -----  
Gas Line ----- Surface Intake (C)

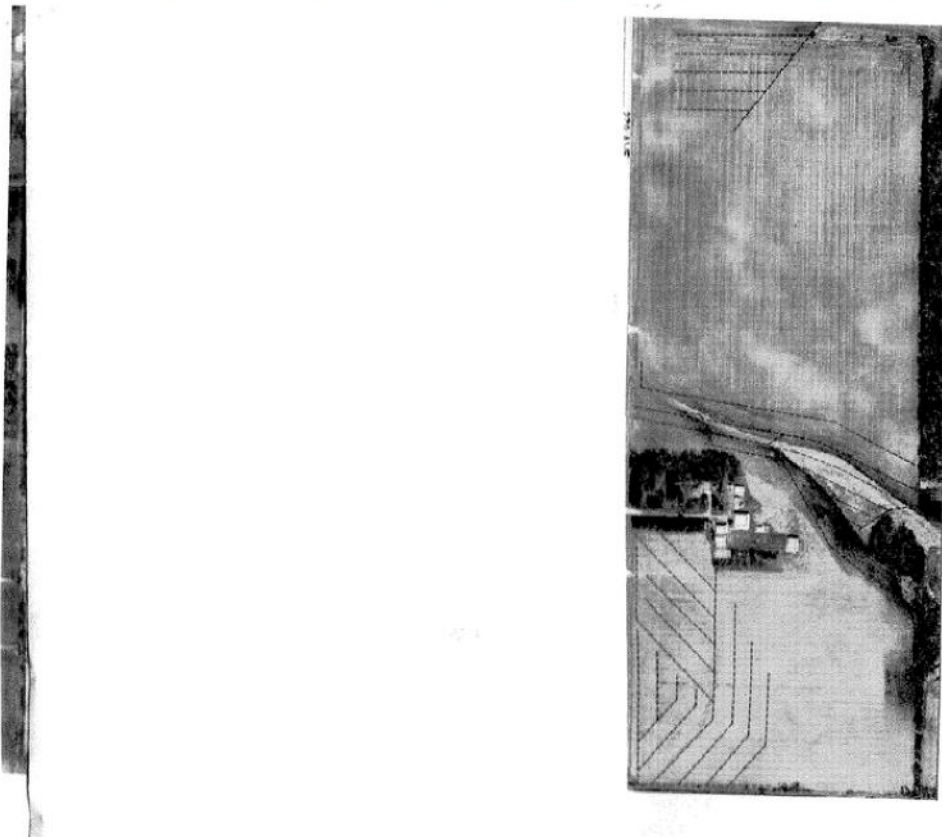


**Hutton Inc.**  
Drainage & Excavating

Martha Beaver Spacings: 80  
Section: 35 Township: Canisteo  
County: Dodge State: MN  
Drawn by: D. Avery 10-15-14

12657	LF 4" Tile	_____
0	LF 5" Tile	_____
0	LF 6" Tile	_____
0	LF 8" Tile	_____
0	LF 10" Tile	_____
0	LF 12" Tile	_____
0	LF 15" Tile	_____

Existing Tile -----  
Waterways and Ditches -----  
Property and field Borders -----  
Elec. or Tele. Cable -----  
Gas Line ----- Surface Intake (C)







# 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 on or before October 10th, 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 Ohly Law Office, 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 with sellers retaining all rents for the 2024 growing season. Current lease will end with the completion of the growing season and is open for the 2025 growing year.

**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.

**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.









**170.6**  
**+/- ACRES**

**DODGE COUNTY, MINNESOTA**



**HIGH  
POINT**  
LAND COMPANY

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