

LAND AUCTION

PROPERTY INFORMATION PACKET

THURSDAY, SEPTEMBER 12, 2024 • 1PM

Roger Marten Community Center, Mondovi, WI



157.8
+/- ACRES

EAU CLAIRE COUNTY, WI
2 AVAILABLE TRACTS
LIVE & ONLINE AUCTION



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: Garrett Halama RE LIC #92702-94 • Registered WI Auctioneer/Broker Jacob Hart RE LIC #2920-52 Phone # 319-559-2345



LOCATION MAP

EAU CLAIRE COUNTY, WI



AUCTION B O A R D



TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Tract 1	18.8+/-	TBD	TBD
Tract 2	139.01+/-	TBD	TBD



TRACT 1

18.8+/- Acres

Eau Claire County, WI

DESCRIPTION

Located right on the Eau Claire/Buffalo County line lies this excellent small acreage tract. Consisting of 18.8+/- acres, this tract sounds smaller, but given the topography, it is evident it hunts BIG! Having an excellent ridge system paired with excellent access makes this one a fantastic hunting tract. For the avid hunter, there is water on the south west end of this tract, plus multiple spots for food plot opportunities excellent groomed trails for stand access, and turn key hunting with two double ladder stands. This neighborhood is known for its excellent deer hunting, and this tract will surely be one you will want to call your own!





TRACT 2

139.01+/- Acres

Eau Claire County, WI

DESCRIPTION

Have you been looking for a parcel of land that checks most of the boxes? If so, this tract is the one for you! Offering amazing views, presently 68+/- tillable acres, and excellent woods for hunting. This tract is truly a gem when we talk about mixed use properties. This property has great access off of hard surfaced Moe Rd and is set up very well for the avid hunter. This property hosts a lot of amazing features and boasts multiple food plot areas, deer ladder stands, and one box blind; which provides turn key hunting opportunities. There are also diverse pockets of timber that were planted in the last 25 years. These plantings consisted of approximately 35,000 oaks, white pine, and black walnut. Some other noticeable features of this tract are the following: the north portion of the property ties into a large neighboring timber section which gives way to excellent stand locations to catch cruising bucks, no government programs, and presently \$10,000 in annual crop rental payment. This tract has been great to the Moe family for many decades, and many great stories have been shared over the years in relation to the great mixed use property, this tract is surely one you won't want to miss out on!





AERIAL MAP

Aerial Map



Maps Provided By:



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Boundary Center: 44° 36' 0.19, -91° 35' 4.59

0ft 559ft 1119ft



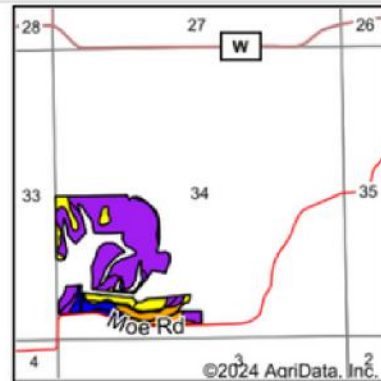
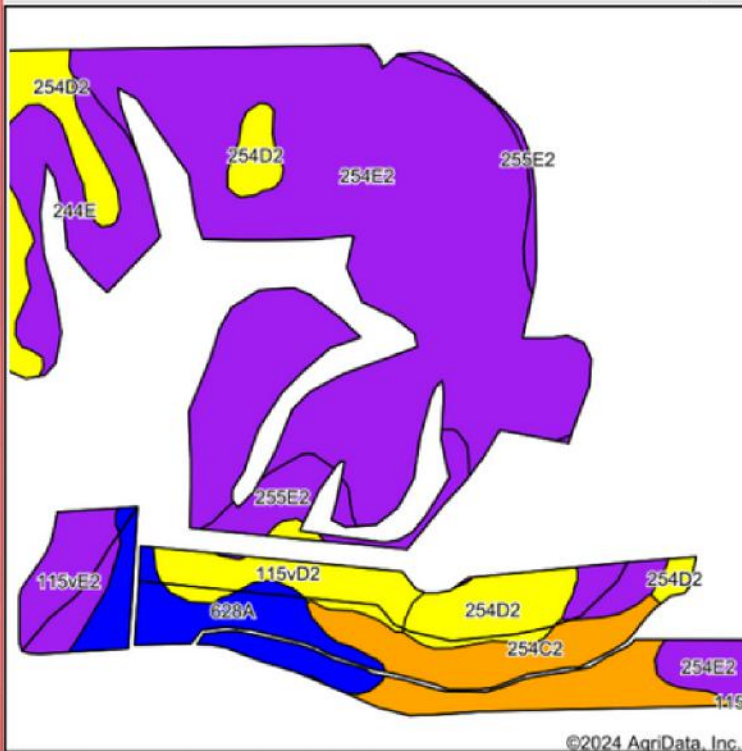
34-25N-10W
Eau Claire County
Wisconsin

5/13/2024

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

SOIL MAP

Soils Map



State: **Wisconsin**
 County: **Eau Claire**
 Location: **34-25N-10W**
 Township: **Drammen**
 Acres: **73.71**
 Date: **5/13/2024**



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

Area Symbol: WI035, Soil Area Version: 22

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	
254E2	Norden silt loam, 20 to 30 percent slopes, moderately eroded	39.60	53.7%		Vle	14	14	13	7	
254D2	Norden silt loam, 12 to 20 percent slopes, moderately eroded	7.45	10.1%		IVe	56	56	49	46	
254C2	Norden silt loam, 6 to 12 percent slopes, moderately eroded	7.08	9.6%		IIle	61	61	55	53	
244E	Elk mound loam, 20 to 45 percent slopes	5.40	7.3%		Vlls	8	8	6	2	
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	5.18	7.0%		IIlw	89	79	55	89	
115vD2	Seaton silt loam, driftless valley, 12 to 20 percent slopes, moderately eroded	3.22	4.4%		IVe	72	72	61	64	
255E2	Urne fine sandy loam, 20 to 30 percent slopes, moderately eroded	2.92	4.0%		Vle	13	13	10	5	
115vE2	Seaton silt loam, driftless valley, 20 to 30 percent slopes, moderately eroded	2.86	3.9%		Vle	19	19	16	10	
Weighted Average						5.21	*n 30.3	*n 29.6	*n 25.2	*n 23.3

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

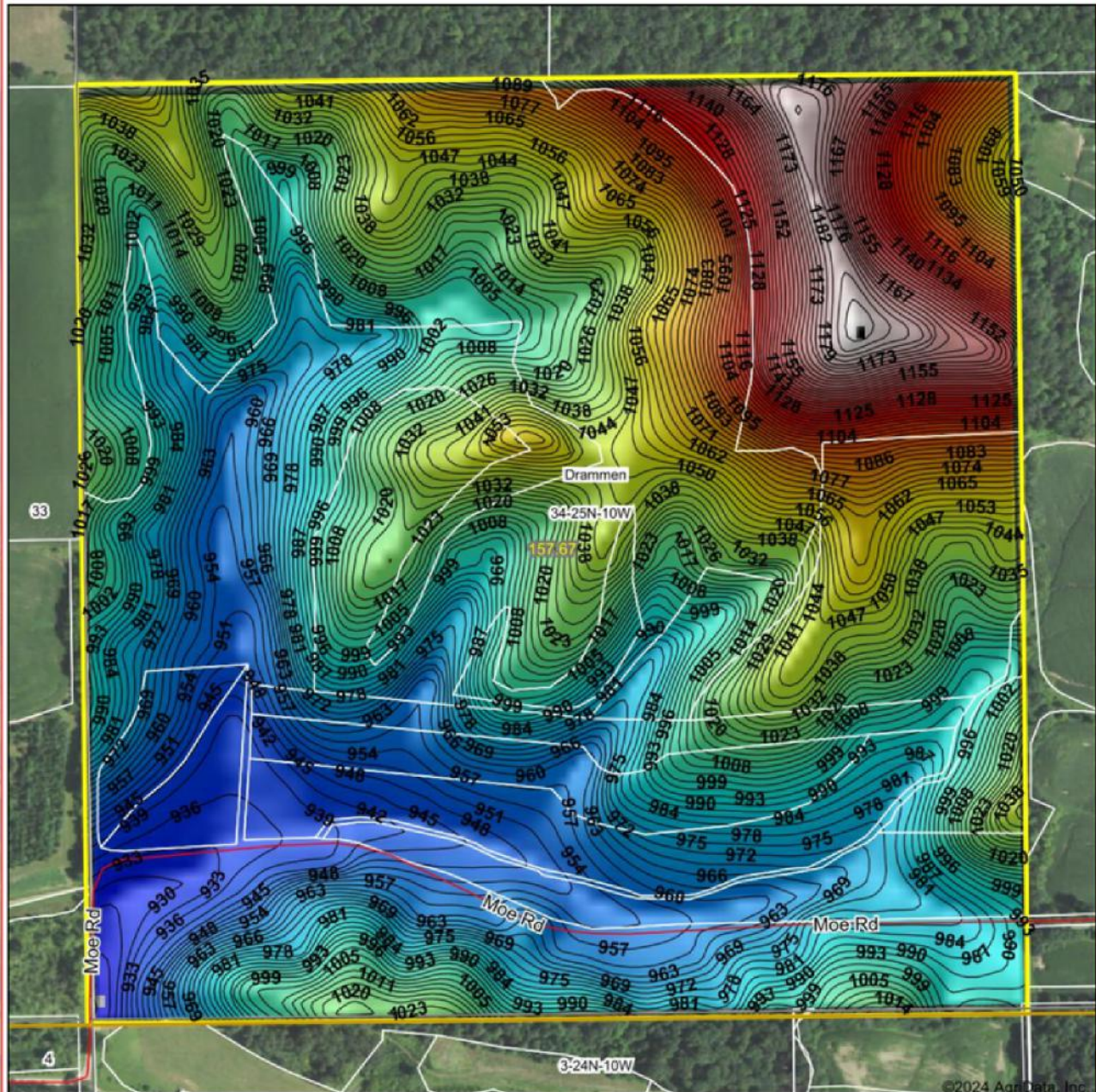
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



TOPOGRAPHY

Topography Hillshade



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): 3

Min: 921.7

Max: 1,190.9

Range: 269.2

Average: 1,018.6

Standard Deviation: 59.25 ft

0ft 434ft 868ft



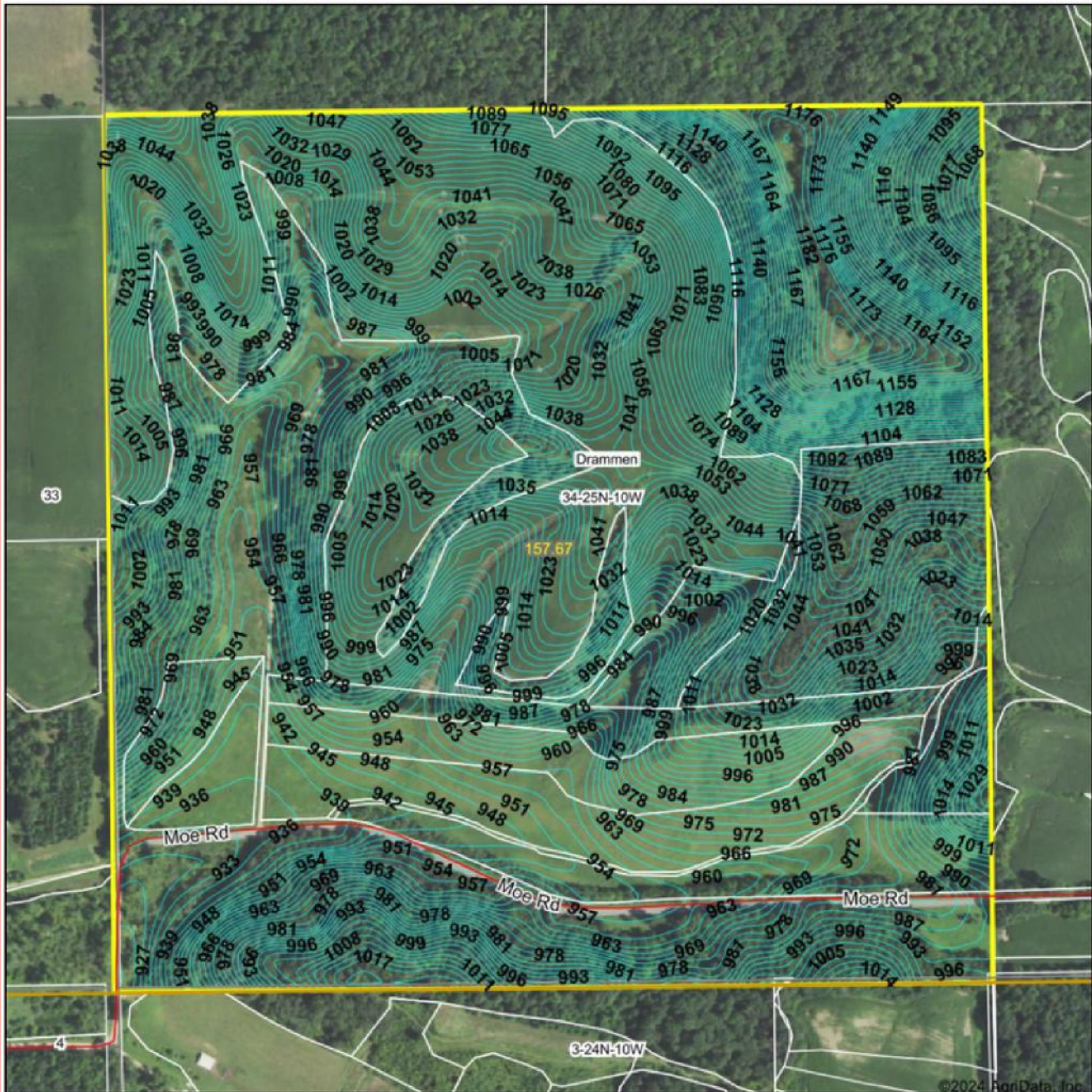
5/13/2024

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Eau Claire County
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Boundary Center: 44° 36' 0.19, -91° 35' 4.59

TOPO CONTOURS

Topography Contours



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5/13/2024

34-25N-10W
Eau Claire County
Wisconsin

Boundary Center: 44° 36' 0.19, -91° 35' 4.59



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. 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 Gowey Abstract & Title Company at the Eau Claire 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 & 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 \$147 base (per tillable acre) which totaled \$10,000 annually. Current lease will end with the completion of the growing season and is open for the 2025 growing year. Rents for 2024 will 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- 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.



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**HIGH
POINT**
LAND COMPANY

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