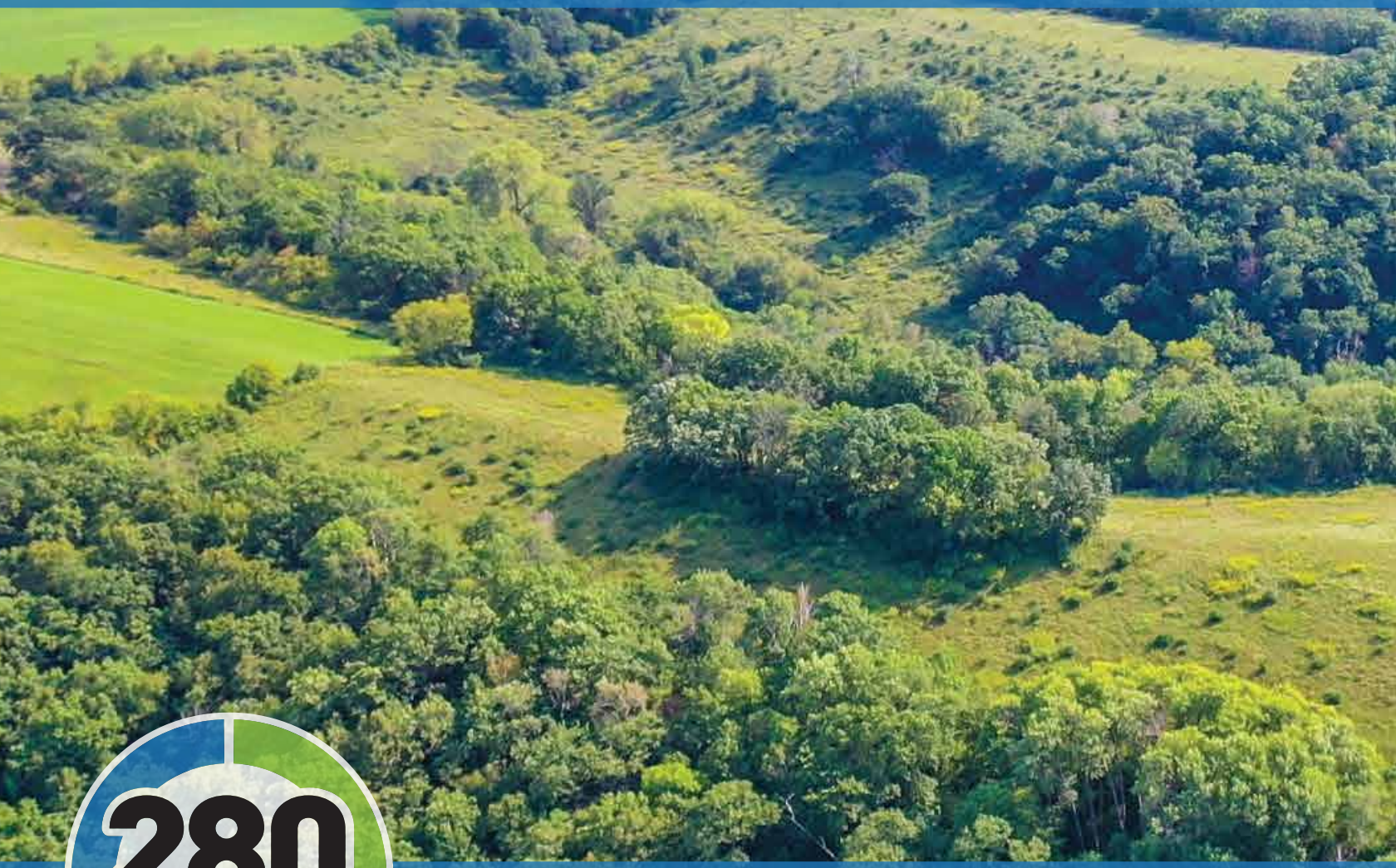
LAND AUCTION

Property Information Packet

THURSDAY OCTOBER 14, 2021 • 1 PM

Houston Community Center • 109 W Maple St, Houston, MN



280 +/- ACRES

WINONA COUNTY, MN

1 AVAILABLE TRACT

LIVE OFF-SITE LAND AUCTION

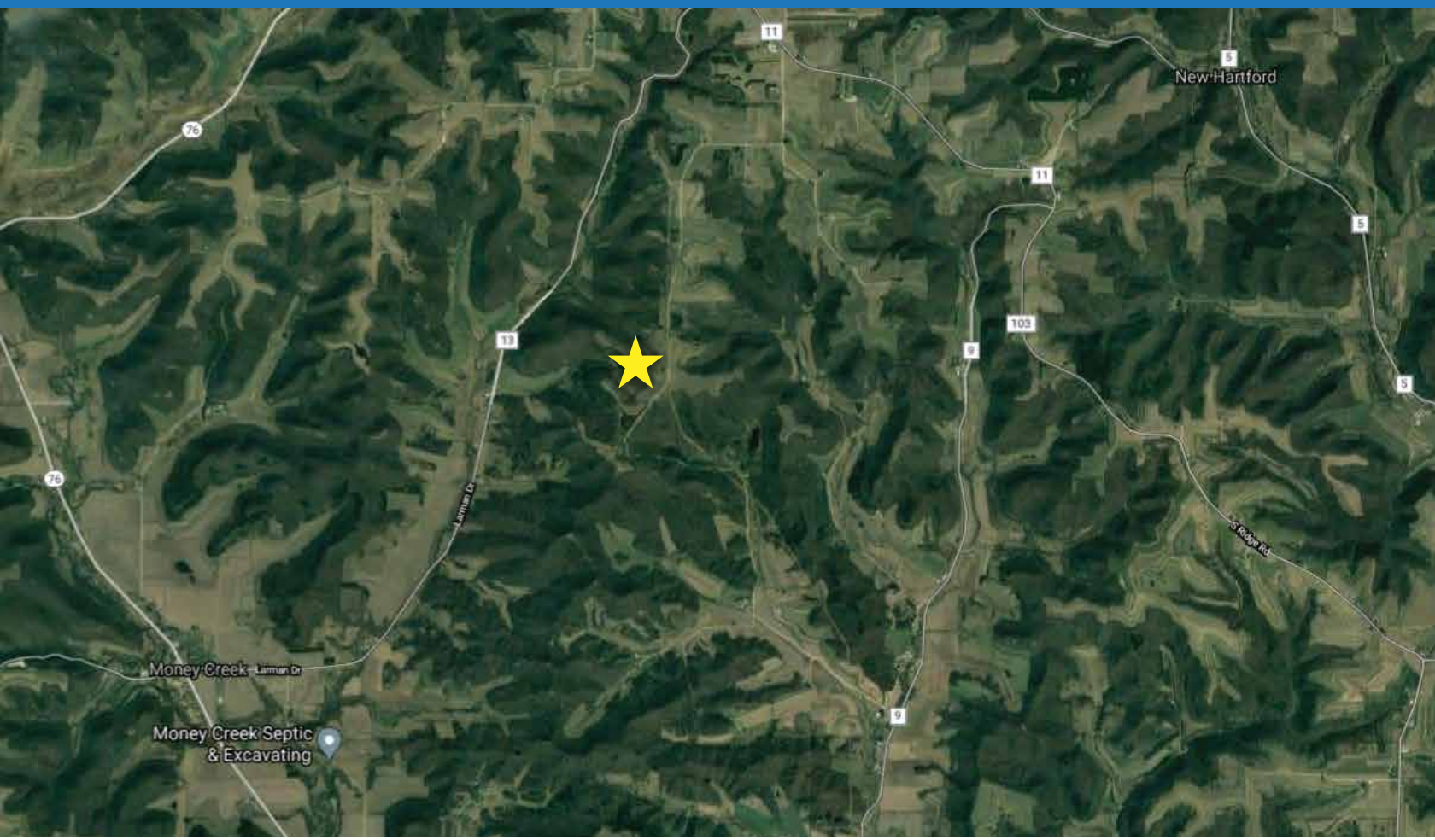
HIGH POINT LAND COMPANY

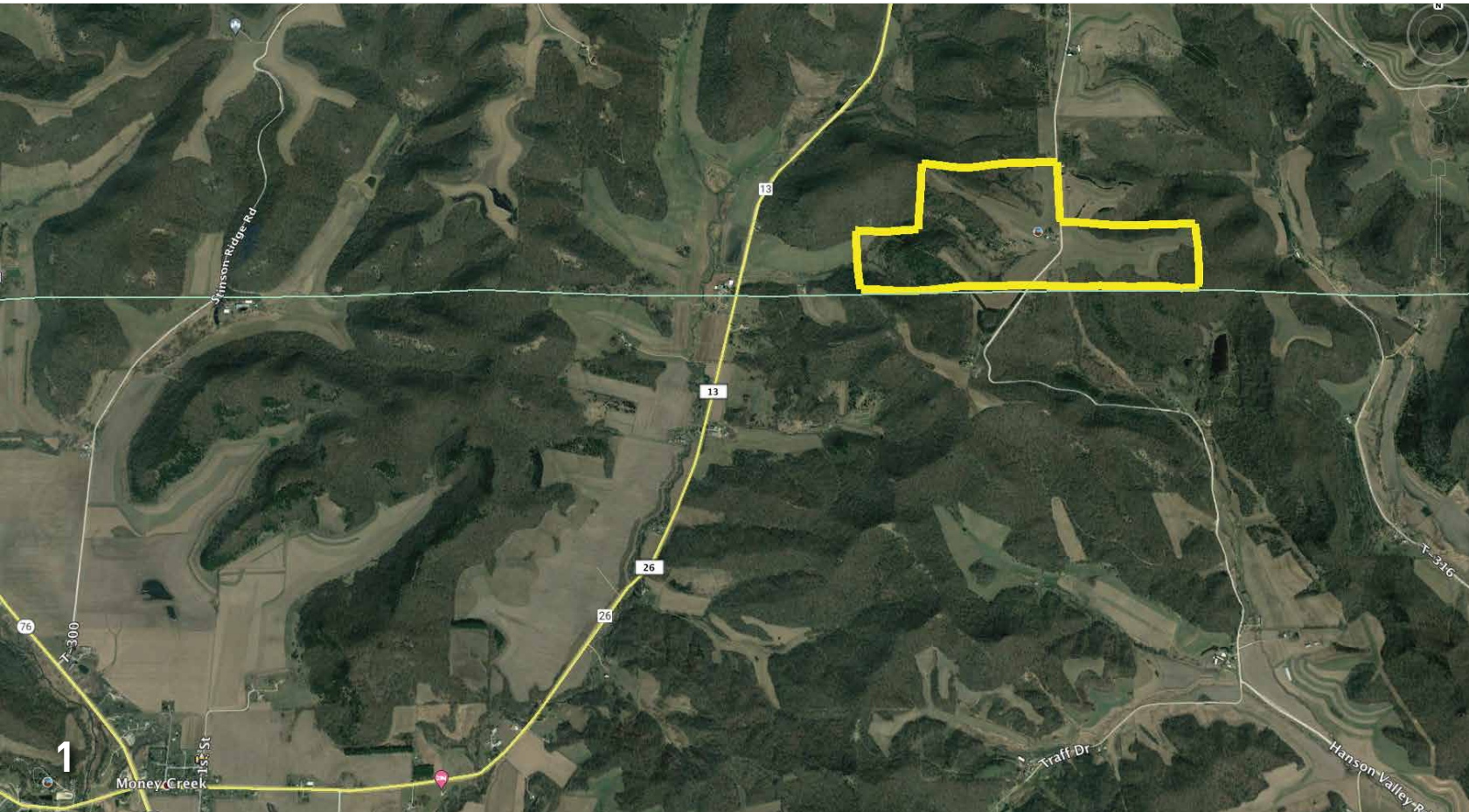
507-218-1243 • HighPointLandCompany.com • 159 N Shore Dr Fountain City, WI

TERMS: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 2% buyer's premium auction. Lucas Mestad RE LIC # 40747360 • Jacob Hart RE LIC # 40438432

Location Map

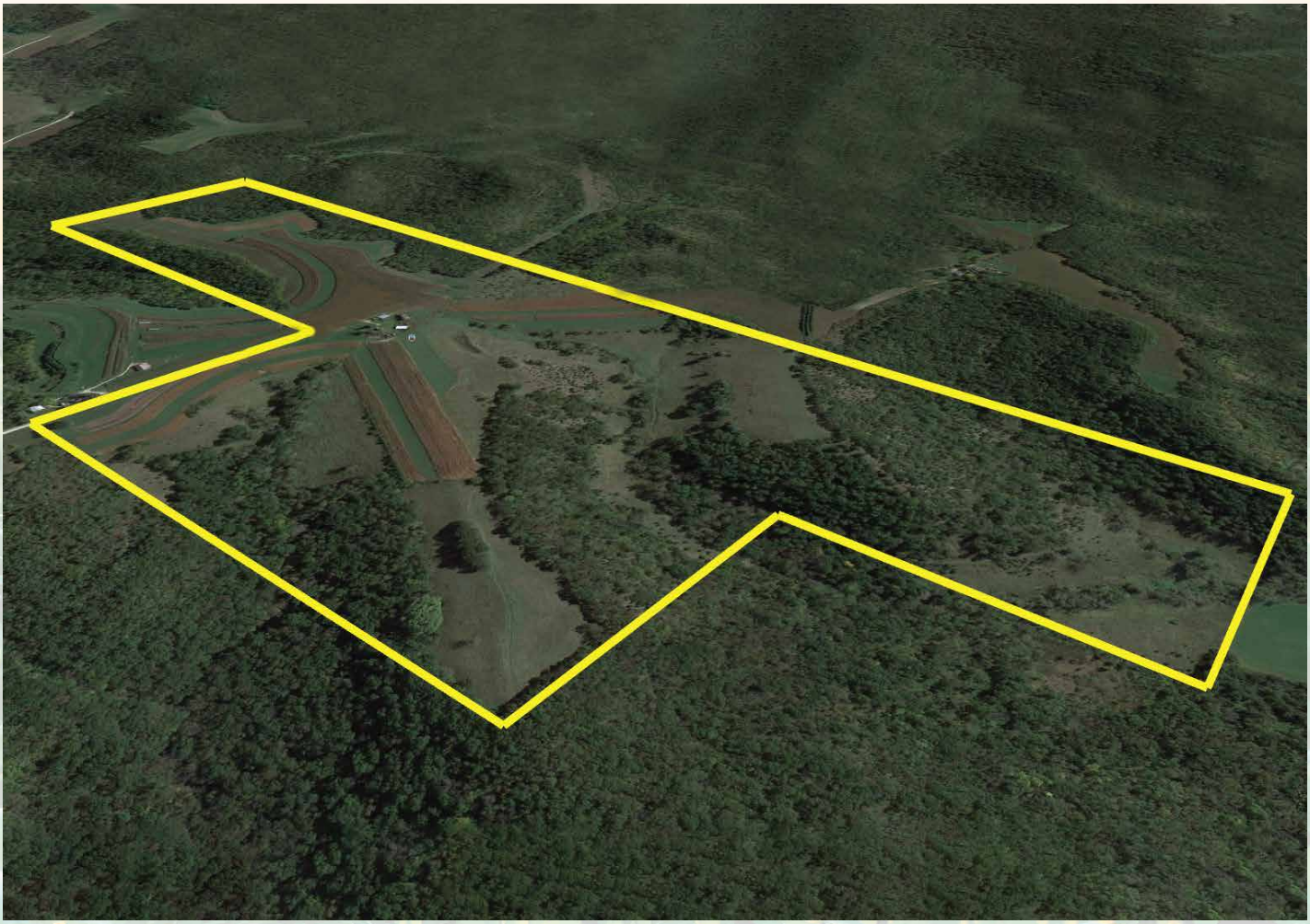
Winona County, MN





Live Public Auction

Auction BOARD



TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Entirety	280+/-	TBD	TBD

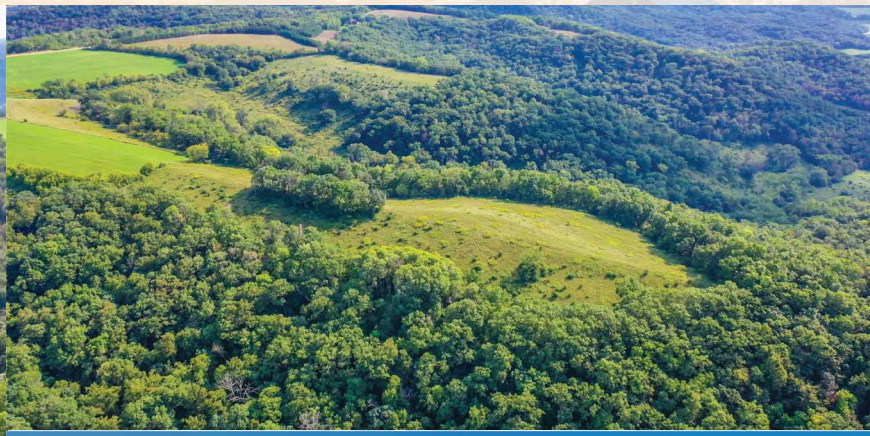
Tract 1

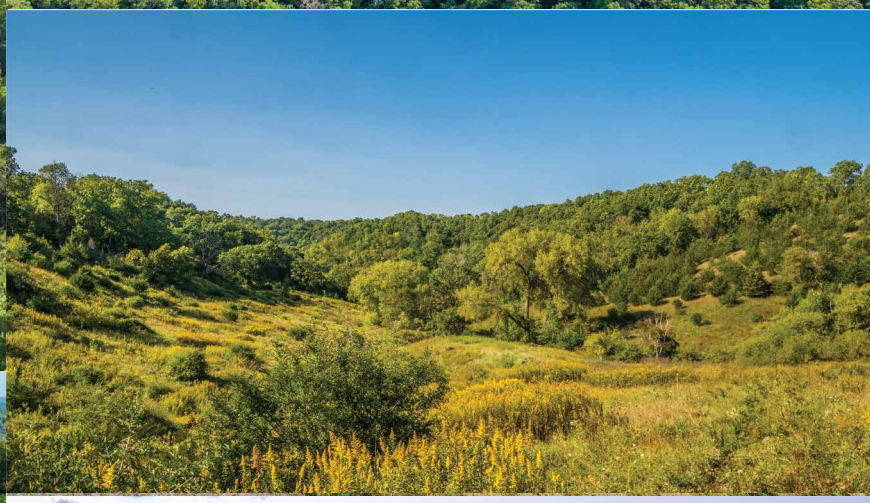
280+/- Acres

Lines Approximate

DESCRIPTION: This property offers some of the best deer and turkey hunting you will find in the mid-west. The top fields are frequently full of multiple world class deer in bachelor groups throughout the summer months. This farm has endless treestand and food plot locations to hold these record book deer year round with food plots for each part of the hunting season. With top access, south facing cedar ridges, oak draws, giant timber surrounding the property and water holes this farm hunts BIG! The deer density in this neighborhood is high, ensuring you will have very active sits when you climb your stand. With how the property lies, you can separate and hold deer unlike many other farms of this size. There are 68.85+/- acres of tillable ground that drains well and is currently all in hay production. The tillable acres are currently being rented out at $140/acre. There is also an old building site located on the property where you could build your dream home, and use the outbuildings to store your equipment and ATV/UTVs. The building site offers beautiful, panoramic views of the farm that surrounds it, where

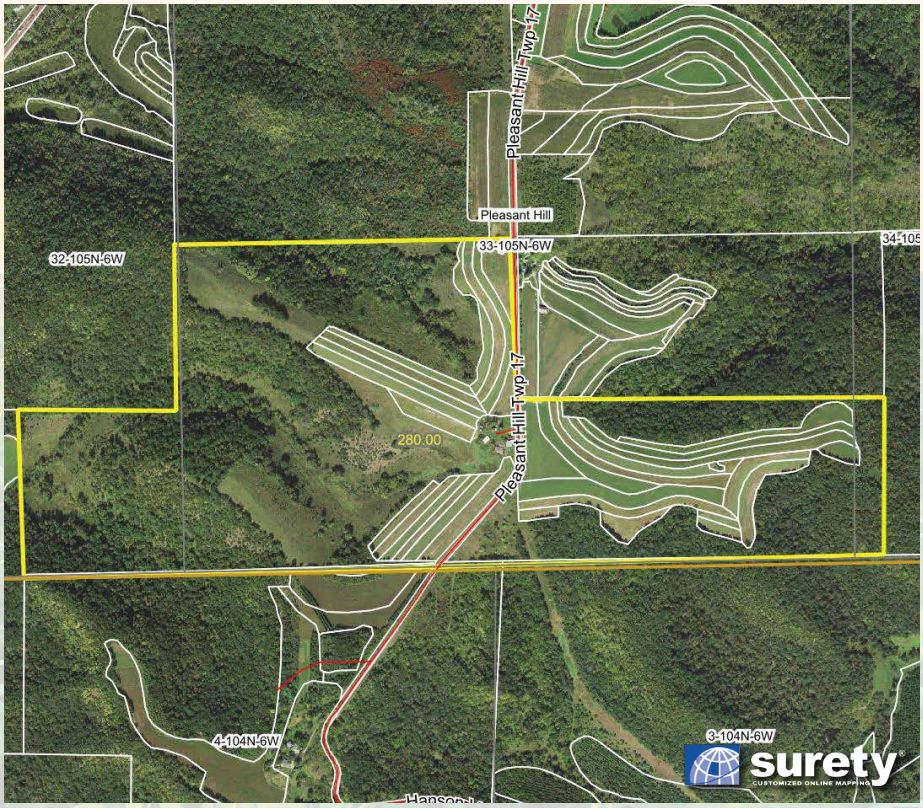
PIDs: 100003030 and 100003070 **TAXES:** $4,854

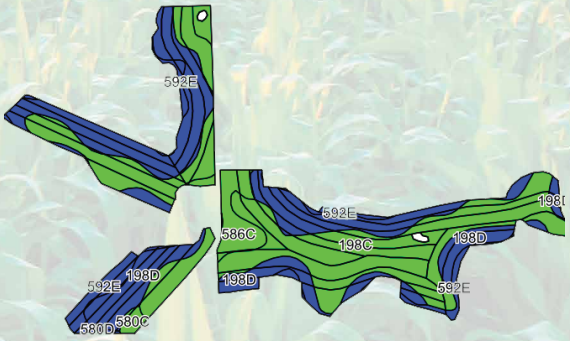




Aerial Map

Tract 1
280+/- Acres





Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans
198C	Rollingstone silt loam, 3 to 12 percent slopes	31.65	46.0%		IIIe	67	5	144	73	40
198D	Rollingstone silt loam, 12 to 20 percent slopes	27.45	39.9%		IVe	54	4.2	116	62	32
592E	LamoilleElbaville silt loams, 20 to 30 percent slopes	4.58	6.7%		VIe	13				
586C	NodineRollingstone silt loams, 4 to 12 percent slopes	4.33	6.3%		IIIe	67	5.4	144	80	40
580C	BlackhammerSouthridge silt loams, 6 to 12 percent slopes	0.66	1.0%		IIIe	70	5.5	151	81	42
580D	BlackhammerSouthridge silt loams, 12 to 20 percent slopes	0.18	0.3%		IVe	55	4.7	118	69	33
					Weighted Average	**58.2**	**4.4**	**123.3**	**64.3**	**34.2**

Property Tax Information

Parcel ID	100003030
Property Address	
	HOUSTON
Sec/Twp/Rng	32-105-006
Brief Tax Description	Sect-32 Twp-105 Range-006 40.00 AC 40 AC IN SE1/4 SE1/4
Deeded Acres	40.00
Class	111 - (HSTD) RURAL VACANT LAND
District	(1001) PLEASANT HILL TWP
School District	0294
Creation Date	07/21/1989

Valuation

		2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+	Estimated Building Value	$0	$0	$0	$0	$0
+	Estimated Land Value	$124,000	$120,000	$130,000	$100,000	$100,000
+	Estimated Machinery Value	$0	$0	$0	$0	$0
=	Estimated Market Value	**$124,000**	**$120,000**	**$130,000**	**$100,000**	**$100,000**

Taxation

		2021 Payable	2020 Payable	2019 Payable	2018 Payable	2017 Payable
	Estimated Market Value	$120,000	$130,000	$100,000	$100,000	$100,000
-	Excluded Value	$0	$0	$0	$0	$0
-	Homestead Exclusion	$0	$0	$0	$0	$0
=	Taxable Market Value	**$120,000**	**$130,000**	**$100,000**	**$100,000**	**$100,000**
	Net Taxes Due	$648.00	$678.00	$516.00	$554.00	$562.00
+	Special Assessments	$0.00	$0.00	$0.00	$0.00	$0.00
=	Total Taxes Due	**$648.00**	**$678.00**	**$516.00**	**$554.00**	**$562.00**

Parcel ID	100003070
Property Address	33761 HANSON VALLEY RD HOUSTON
Sec/Twp/Rng	33-105-006
Brief Tax Description	Sect-33 Twp-105 Range-006 240.00 AC 240 AC S 1/2 SE1/4 & SW1/4
Deeded Acres	240.00 This parcel has Green Acres.
Class	101 - (HSTD) AGRICULTURAL; 113 - (HSTD) RURAL PRESERVE; 101 - (HSTD) AGRICULTURAL
District	(1001) PLEASANT HILL TWP
School District	0294
Creation Date	07/21/1989

Valuation

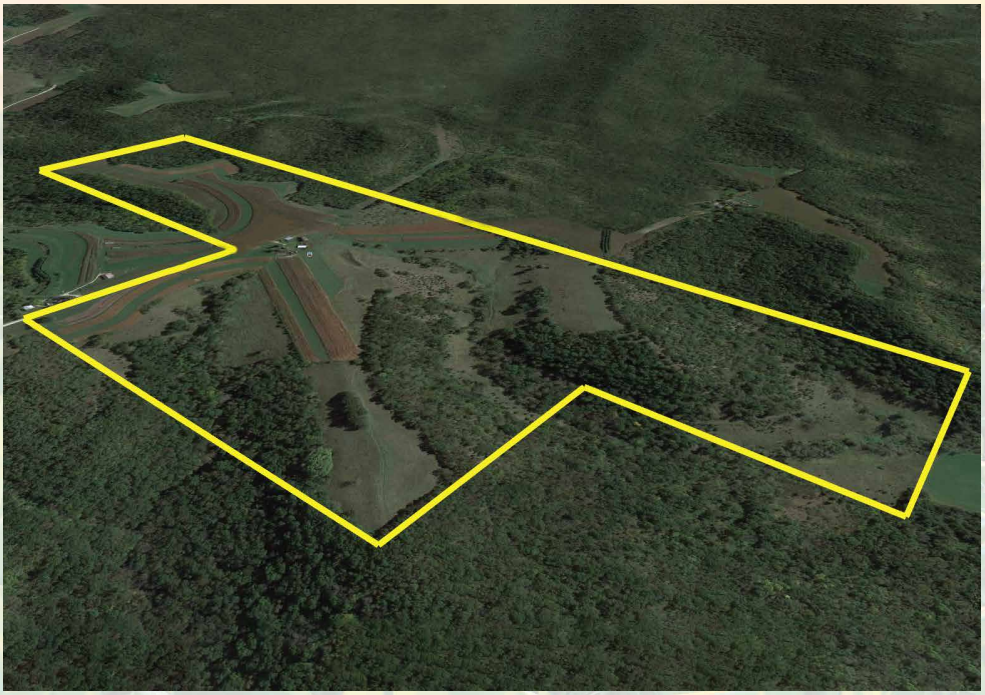
		2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+	Estimated Building Value	$33,500	$33,200	$32,900	$30,400	$30,900
+	Estimated Land Value	$922,100	$904,600	$968,200	$807,800	$805,800
+	Estimated Machinery Value	$0	$0	$0	$0	$0
=	Estimated Market Value	**$955,600**	**$937,800**	**$1,001,100**	**$838,200**	**$836,700**

Taxation

		2021 Payable	2020 Payable	2019 Payable	2018 Payable	2017 Payable
	Estimated Market Value	$937,800	$1,001,100	$838,200	$836,700	$835,300
-	Excluded Value	$0	$0	$0	$0	$0
-	Homestead Exclusion	($9,800)	($9,700)	($11,600)	($22,500)	($21,700)
=	Taxable Market Value	**$738,000**	**$762,600**	**$674,300**	**$661,900**	**$661,300**
	Net Taxes Due	$4,178.00	$4,164.00	$3,624.00	$3,772.00	$3,840.00
+	Special Assessments	$28.00	$28.00	$28.00	$28.00	$28.00
=	Total Taxes Due	**$4,206.00**	**$4,192.00**	**$3,652.00**	**$3,800.00**	**$3,868.00**

Absentee Bidding Form

Fill in your name, address, phone number, and email address. Write in the total price you would like to bid. Potential buyers must deliver this form postmarked before **October 7, 2021** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976



Entirety: _____ *Per acre*
(280+/- Acres)

Full Name: _____

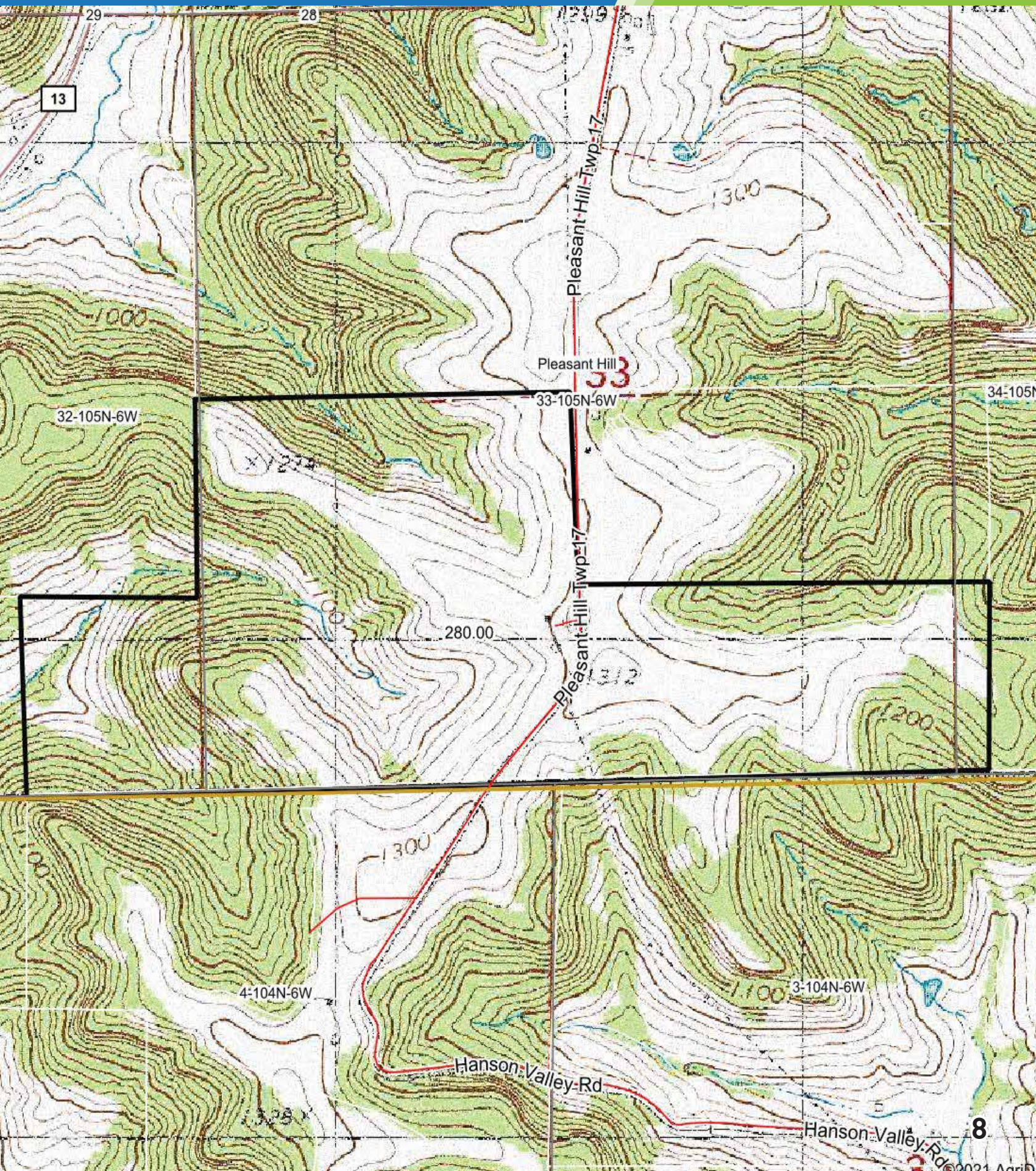
Address: _____

Phone: _____

Email: _____

Will you be a registered phone bidder? ☐ Yes ☐ No

Topo Map



29
28
13
Pleasant Hill Twp 17
1300
1000
Pleasant Hill
33
33-105N-6W
32-105N-6W
34-105N
280.00
1312
1200
1300
4-104N-6W
3-104N-6W
1100
Hanson Valley Rd
Hanson Valley Rd

Terms & Conditions

The Terms & Conditions of Sale are set forth upon this page in this Property Information Packet. The information set forth is believed to be accurate. However, the owner of the properties and High Point Land Company make no warranties or guaranties 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. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies. **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.

EQUAL HOUSING OPPORTUNITY

TERMS & CONDITIONS

- A 2% buyer's premium shall be added to the high bid price to determine the buyers full purchase price.
- 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 General 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 auctioneers discretion of the multiparcel auction method.**
- **2021 taxes to be prorated to day 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.

LEASES

Tenant will have access to the cropland for 2021 crop season. Seller shall retain all rent for 2021. Lease shall end when crops are removed and be open to buyer to lease or operate at their discretion for the future. All other property shall transfer lease free to buyer at closing.

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 unless survey needs to take place to establish a new legal closing shall be 45 days from auction day. 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 take place at a closing company(s) mutually agreeable to both buyer and seller.

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.

POSSESSION

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

SURVEY

Property is being sold as the current tax parcels. A new survey shall not be provided by the seller.

AGENCY DISCLOSURE

High Point Land Company is representing the 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 guaranties 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.

WELL/SEPTIC INFORMATION

The buyer is responsible for complying with any county requirements for transfer on the well or septic. Well & septic is being sold "as is where is." The buyer shall be responsible for this expense prior to or at closing in order to successfully close if there is a county requirement to comply with.

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.

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 cancelled 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.

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.

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 OR 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 an 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

280
+/- ACRES

LIVE PUBLIC AUCTION
WINONA COUNTY, MN

HIGH POINT LAND COMPANY

507-218-1243 • HighPointLandCompany.com
159 N Shore Dr Fountain City, WI 54629