LAND AUCTION Property Information Packet WEDNESDAY MAY 24TH, 2023 • 1 PM

Whitetail Golf Course • 8414 760th Ave, Colfax, WI 54730



TERMS: 10% down upon signing purchase agreement, payable by cash or check. Garrett Halama RE LIC #92702-94 • Jacob Hart RE LIC # B635461000

Property Lines Dunn County, WI



Property Lines



Property Summary

DESCRIPTION: We are pleased to be able to offer this highly sought out land in multiple tracts, with the method of sale being "Choice with Privilege." Online bidding will be available for those unable to attend the live event. This farm hasn't been offered to the public for 118 years, and has been cherished by the family for a century and more! There is a current crop tenant for 2023 and will be free of any crop lease following this year. It is extremely rare to be able to purchase a property/properties with this kind of access and rich history.

Tract 1: 40 +/- Net Taxable Acres (28.47 +/- cropland acres) This tract is alluring and hosts many opportunities. Having great access off of hard surfaced road 990th Ave, long crop rows, gradual elevation for drainage, great exposure, beautiful hardwood ridge plentiful with deer and wildlife, MFL closed for reduced taxes, and an excellent potential opportunity to build your forever home. Being connected to a large ridge system, the excellent hunting potential shall not be ignored.

Tract 2: 40 +/- Net Taxable Acres (34 +/- wooded acres) This excellent tract has great access of hard surfaced roads 970th St & 990th Ave, offers potential for buildings sites, excellent hunting with a lot of topography and draws, and MFL closed for reduced taxes! Being surrounded by big agricultural fields and having a big timber area to the north west, this tract will surely make for some memorable hunting experiences!

Tract 3: 35 +/- Net Taxable Acres (14.18 +/- cropland acres) This gorgeous tract offers great access off of hard surfaced road 990th Ave, hosts multiple spots for food plot opportunities, lots of topography offering great deer bedding, MFL closed for reduced taxes, excellent potential opportunity to build your forever home or cabin, excellent spot for recreational activities such as hiking, snowshoeing, atv/utv riding, snowmobile trail right next to property), and wildlife viewing. If you've been looking for an awesome smaller acreage parcel with a great deer population, look no further!

Tract 4: 37.85 +/- Net Taxable Acres (22.09 +/- cropland acres) This stunning tract lays wonderful with great access off of 945th Ave. This tract boasts long rows with slight elevation changes, multiple spots for food plot opportunities, excellent hunting with lots of topography allowing for multiple stand locations, excellent spot for recreational activities such as hiking, snowshoeing, atv/utv riding, snowmobiling, and wildlife viewing. Being located off of 945th ave with power right off the road, the potential to build your forever home shall not be ignored. These 4 tracts are all unique in their own right; but the opportunity to build them together or in its entirety shall not be overlooked!

There are currently 64 tillable acres being rented at \$125/acre. There are 79 acres currently enrolled in MFL Closed with no required cuttings – MFL expires December 31, 2024.

Property Features:

- Excellent tillable land
- Excellent hunting
- Strong deer population
- Good drainage
- 4 farms in close proximity
- Great access
- Food plot opportunities
- Electric and cable close by
- Quiet neighborhood

Directions: From Colfax, WI head toward River St on S Main St (WI-40). Go for 0.9 miles. Then in 0.91 miles turn left onto County Road M and go for 2.5 miles. Then in 2.53 miles turn right onto 990th Ave and head on 990th Ave for 1.9 miles and you will arrive at your destination.

Property Address: TBD 945th Ave, TBD 970th St, TBD 990th Ave Colfax, WI 54730

Auction BOARD



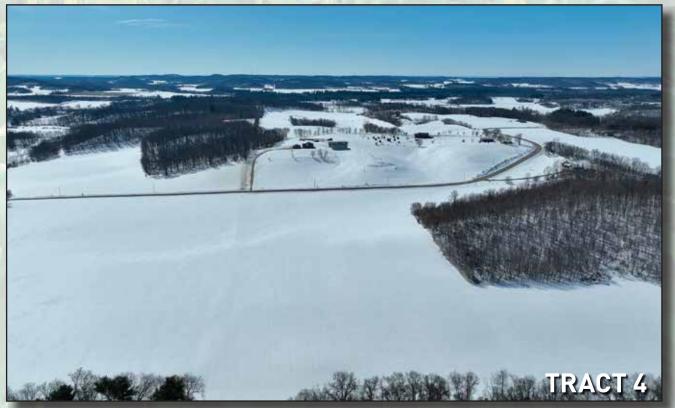
TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Tract 1	40+/-	TBD	TBD
Tract 2	40+/-	TBD	TBD
Tract 3	35+/-	TBD	TBD
Tract 4	37.85+/-	TBD	TBD

Property Photos



Property Photos





FSA Maps



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 May 17th, 2023 addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976

TRACT	Tract 1: (40+/- Acres)	<u>\$</u>	Per acre
TRACT 2	Tract 2: (40+/- Acres)	<u>\$</u>	Per acre
TRACTS	Tract 3: (35+/- Acres)	<u>\$</u>	Per acre
TRACT 4	Tract 4: (37.85+/- Acres)	<u>\$</u>	Per acre
l Name: Iress:			

Phone:

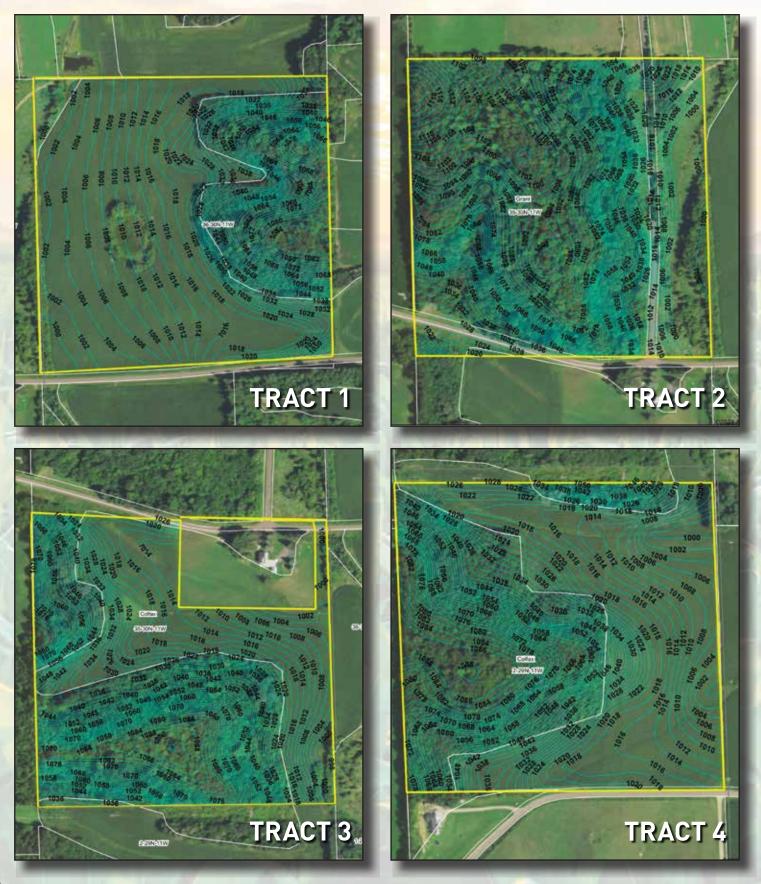
Full

Add

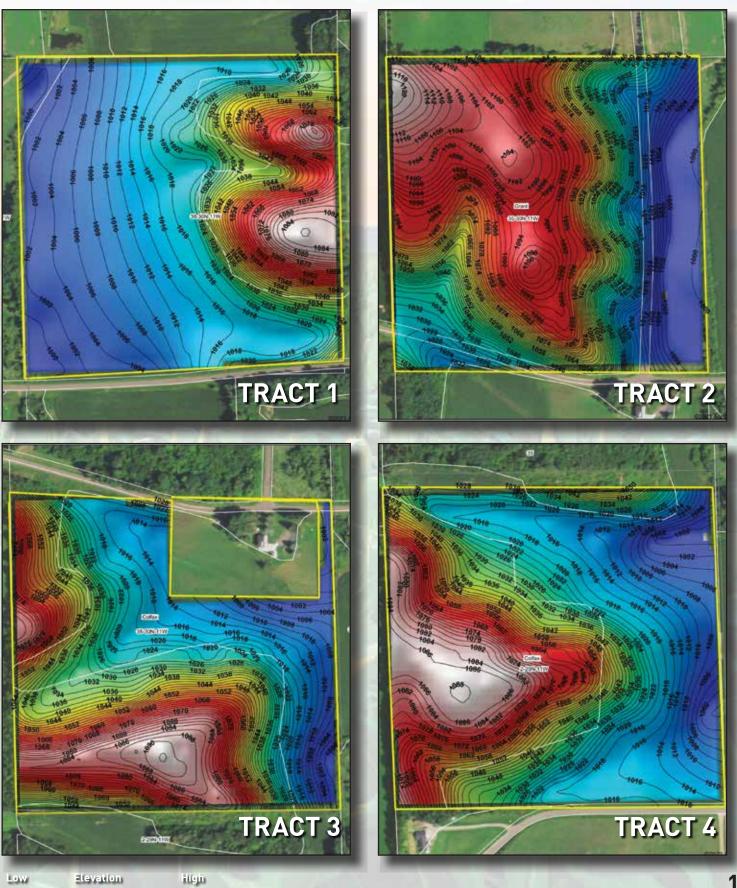
Email:

Will you be a registered phone bidder?
Yes No

Topo Contours Maps



Topo Maps -Hillshade



Property Taxes

TRACT 1

Totals for 2022		20.000	2.0	00.00	0.00	2 600 00
Gene	eral Property	29.000		500.00	0.00	3,600.00
	Woodland	11.000	11,6	600.00	0.00	11,600.00
Totals for 2021						
	eral Property	29.000	40	00.00	0.00	4,000.00
Gene	Woodland	11.000		500.00	0.00	11,600.00
					0.00	11,000.00
2022 Taxes		II #		ket Value:		ment Ratio:
	20	022031386	Use Valu	e Assessme	nt 0.703	3
	Amt Due	Amt Paid	Balance	Installme	nts	
Net Tax	70.97	70.97	0.00	End Da		Total
Special Assessments	0.00	0.00	0.00	1 01/31/		90.22
Special Charges	0.00	0.00	0.00			
Delinquent Charges	0.00	0.00	0.00	2 07/31/	2023	0.00
Private Forest Crop	0.00	0.00	0.00	Net Mill Rat	te i	0.019714451
Woodland Tax	0.00	0.00	0.00			0.010/14451
Managed Forest Land	19.25	19.25	0.00	Gross Tax		77.20
Prop Tax Interest		0.00	0.00	School Cred	lit	6.23
Spec Tax Interest		0.00	0.00	Total		70.97
Prop Tax Penalty		0.00	0.00	First Dollar	Credit	0.00
Spec Tax Penalty		0.00	0.00	Lottery Cre	dit 0.0	Claims 0.00
Other Charges	0.00	0.00	0.00	Net Tax		70.97
TOTAL	90.22	90.22	0.00			
Interest Calculated F	or 03/06/2023					
Payment (Posted	Payments)					
Date		Recei	pt# 1	Type	Amount	Note
01/10/2023		2	790	T	90.22	
					_	
		1000	1.175			PERSONAL PROPERTY AND
Totals for 2022		a sectored				
	ral Property	6.000	4,4	00.00	0.00	4,400.00
	ral Property Woodland	6.000 34.000		00.00	0.00	4,400.00 71,400.00
Gene						
Gene Totals for 2021	Woodland	34.000	71,4	00.00	0.00	71,400.00
Gene Totals for 2021	Woodland ral Property	34.000 6.000	71,4	00.00	0.00	71,400.00
Gene Totals for 2021	Woodland	34.000	71,4	00.00	0.00	71,400.00
Gene Totals for 2021	Woodland ral Property	34.000 6.000 34.000	71,4 4,4 71,4	00.00	0.00 0.00 0.00	71,400.00
Gene Totals for 2021 Gene	Woodland ral Property Woodland Bill	34.000 6.000 34.000	71,4 4,4 71,4 Fair Mari	00.00 00.00 00.00 xet Value:	0.00 0.00 0.00	71,400.00 4,400.00 71,400.00
Gene Totals for 2021 Gene	Woodland ral Property Woodland Bill 20	34.000 6.000 34.000 I # 22031368	71,4 4,4 71,4 Fair Mari 12,500.0	00.00 00.00 00.00 xet Value: 00	0.00 0.00 0.00 Assess 0.703	71,400.00 4,400.00 71,400.00
Gene Totals for 2021 Gene 2022 Taxes	Woodland ral Property Woodland 20 Amt Due	34.000 6.000 34.000 I # 22031368 Amt Paid	71,4 4,4 71,4 Fair Mari 12,500.0 Balance	00.00 00.00 00.00 eet Value: 00	0.00 0.00 Assess 0.703	71,400.00 4,400.00 71,400.00 sment Ratio: 3
Gene Totals for 2021 Gene 2022 Taxes Net Tax	Woodland ral Property Woodland 20 Amt Due 86.74	34.000 6.000 34.000 I # 22031368 Amt Paid 86.74	71,4 4,4 71,4 Fair Mari 12,500.0 Balance 0.00	00.00 00.00 cet Value: 00 Installmet End Da	0.00 0.00 Assess 0.703 nts te	71,400.00 4,400.00 71,400.00 sment Ratio: 3
Gene Totals for 2021 Gene 2022 Taxes Net Tax Special Assessments	Woodland ral Property Woodland 20 Amt Due 86.74 0.00	34.000 6.000 34.000 I # 22031368 Amt Paid 86.74 0.00	71,4 4,4 71,4 Fair Mart 12,500.0 Balance 0.00 0.00	00.00 00.00 cet Value: 00 Installmen End Da 1 01/31/	0.00 0.00 Assess 0.703 nts te 2023	71,400.00 4,400.00 71,400.00 sment Ratio: 3 Total 146.24
Gene Totals for 2021 Gene 2022 Taxes Net Tax Special Assessments Special Charges	Woodland ral Property Woodland 20 Amt Due 86.74 0.00 0.00	34.000 6.000 34.000 I # 22031368 Amt Paid 86.74 0.00 0.00	71,4 4,4 71,4 Fair Mari 12,500.0 Balance 0.00 0.00 0.00 0.00	00.00 00.00 cet Value: 00 Installmet End Da	0.00 0.00 Assess 0.703 nts te 2023	71,400.00 4,400.00 71,400.00 sment Ratio: 3
Gene Totals for 2021 Gene 2022 Taxes Net Tax Special Assessments Special Charges Delinquent Charges	Woodland ral Property Woodland 20 Amt Due 86.74 0.00 0.00 0.00	6.000 34.000 4.000 5.001 5.001 5.001 5.001 5.001 5.001 5.001 5.001 5.001 5.001 5.001 5.001 5.001 5.001 5.001 5.001 5.0000 5.000 5.000 5.000 5.0000 5.0000 5.0000 5.0000 5.0000 5.0000 5.0000 5.0000 5.0000 5.0000 5.0000 5.0000 5.0000 5.00000 5.0000 5.0000 5.0000 5.00000000	71,4 4,4 71,4 Fair Mari 12,500.0 Balance 0.00 0.00 0.00 0.00	00.00 00.00 cet Value: 00 Installmer End Da 1 01/31/ 2 07/31/	0.00 0.00 0.00 Assess 0.703 nts te 2023 2023	71,400.00 4,400.00 71,400.00 sment Ratio: 3 Total 146.24 0.00
Gene Totals for 2021 Gene 2022 Taxes Net Tax Special Assessments Special Charges Delinquent Charges Private Forest Crop	Woodland ral Property Woodland 20 Amt Due 86.74 0.00 0.00 0.00 0.00 0.00	6.000 34.000 34.000 1 # 22031368 Amt Paid 86.74 0.00 0.00 0.00 0.00 0.00	71,4 4,4 71,4 Fair Mari 12,500.0 Balance 0.00 0.00 0.00 0.00 0.00 0.00	00.00 00.00 cet Value: 00 Installmen End Da 1 01/31/	0.00 0.00 0.00 Assess 0.703 nts te 2023 2023	71,400.00 4,400.00 71,400.00 sment Ratio: 3 Total 146.24
Gene Totals for 2021 Gene 2022 Taxes Net Tax Special Assessments Special Charges Delinquent Charges Private Forest Crop Woodland Tax	Woodland ral Property Woodland 20 Amt Due 86.74 0.00 0.00 0.00 0.00 0.00 0.00	6.000 34.000 34.000 1 # 22031368 Amt Paid 86.74 0.00 0.00 0.00 0.00 0.00 0.00	71,4 4,4 71,4 Fair Mari 12,500.0 Balance 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	00.00 00.00 eet Value: 00 Installmer End Da 1 01/31/ 2 07/31/ Net Mill Rat	0.00 0.00 0.00 Assess 0.703 nts te 2023 2023	71,400.00 4,400.00 71,400.00 sment Ratio: 3 Total 146.24 0.00 0.019714451
Gene Totals for 2021 Gene 2022 Taxes Net Tax Special Assessments Special Charges Delinquent Charges Private Forest Crop Woodland Tax Managed Forest Land	Woodland ral Property Woodland 20 Amt Due 86.74 0.00 0.00 0.00 0.00 0.00	6.000 34.000 34.000 1 # 22031368 Amt Paid 86.74 0.00 0.00 0.00 0.00 0.00 0.00 0.00 59.50	71,4 4,4 71,4 Fair Mari 12,500.0 Balance 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	00.00 00.00 cet Value: 00 Installmer End Da 1 01/31/ 2 07/31/ Net Mill Rat Gross Tax	0.00 0.00 Assess 0.703 nts te 2023 2023 se	71,400.00 4,400.00 71,400.00 sment Ratio: 3 Total 146.24 0.00 0.019714451 94.36
Gene Totals for 2021 Gene 2022 Taxes Net Tax Special Assessments Special Charges Delinquent Charges Private Forest Crop Woodland Tax Managed Forest Land Prop Tax Interest	Woodland ral Property Woodland 20 Amt Due 86.74 0.00 0.00 0.00 0.00 0.00 0.00	6.000 34.000 34.000 # # 22031368 Amt Paid 86.74 0.00 0.00 0.00 0.00 0.00 0.00 0.00 59.50 0.00	71,4 4,4 71,4 Fair Mari 12,500.0 Balance 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	00.00 00.00 eet Value: 00 Installmer End Da 1 01/31/ 2 07/31/ Net Mill Rat	0.00 0.00 Assess 0.703 nts te 2023 2023 se	71,400.00 4,400.00 71,400.00 sment Ratio: 3 Total 146.24 0.00 0.019714451 94.36 7.62
Gene Totals for 2021 Gene 2022 Taxes Net Tax Special Assessments Special Charges Delinquent Charges Private Forest Crop Woodland Tax Managed Forest Land Prop Tax Interest Spec Tax Interest	Woodland ral Property Woodland 20 Amt Due 86.74 0.00 0.00 0.00 0.00 0.00 0.00	6.000 34.000 34.000 # # 22031368 Amt Paid 86.74 0.00 0.00 0.00 0.00 0.00 0.00 0.00 59.50 0.00 0.0	71,4 4,4 71,4 Fair Mari 12,500.0 Balance 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	00.00 00.00 cet Value: 00 Installmer End Da 1 01/31/ 2 07/31/ Net Mill Rat Gross Tax School Cred Total	0.00 0.00 Assess 0.703 nts te 2023 2023 2023 2023	71,400.00 4,400.00 71,400.00 sment Ratio: 3 Total 146.24 0.00 0.019714451 94.36 7.62 86.74
Gene Totals for 2021 Gene 2022 Taxes Net Tax Special Assessments Special Charges Delinquent Charges Private Forest Crop Woodland Tax Managed Forest Land Prop Tax Interest Spec Tax Interest Prop Tax Penalty	Woodland ral Property Woodland 20 Amt Due 86.74 0.00 0.00 0.00 0.00 0.00 0.00	34.000 6.000 34.000 1 # 22031368 Amt Paid 86.74 0.00 0.00 0.00 0.00 0.00 0.00 0.00 59.50 0.00 0.0	71,4 4,4 71,4 Fair Mari 12,500.0 Balance 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	00.00 00.00 cet Value: 00 Installmer End Da 1 01/31/ 2 07/31/ Net Mill Rat Gross Tax School Cred Total First Dollar	0.00 0.00 Assess 0.703 nts te 2023 2023 2023 2023 2023	71,400.00 4,400.00 71,400.00 sment Ratio: 3 Total 146.24 0.00 0.019714451 94.36 7.62 86.74 0.00
Gene Totals for 2021 Gene 2022 Taxes Net Tax Special Assessments Special Charges Delinquent Charges Private Forest Crop Woodland Tax Managed Forest Land Prop Tax Interest Spec Tax Interest Prop Tax Penalty Spec Tax Penalty	Woodland ral Property Woodland BIII 20 Amt Due 86.74 0.00 0.00 0.00 0.00 0.00 0.00 59.50	34.000 6.000 34.000 1 # 22031368 Amt Paid 86.74 0.00 0.00 0.00 0.00 0.00 0.00 0.00 59.50 0.00 0.0	71,4 4,4 71,4 Fair Mari 12,500.0 Balance 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	00.00 00.00 cet Value: 00 Installmer End Da 1 01/31/ 2 07/31/ Net Mill Rat Gross Tax School Cred Total	0.00 0.00 Assess 0.703 nts te 2023 2023 2023 2023 2023	71,400.00 4,400.00 71,400.00 ment Ratio: 3 Total 146.24 0.00 0.019714451 94.36 7.62 86.74 0.00 Claims 0.00
Gene Totals for 2021 Gene 2022 Taxes Net Tax Special Assessments Special Charges Delinquent Charges Private Forest Crop Woodland Tax Managed Forest Land Prop Tax Interest Spec Tax Interest Prop Tax Penalty Spec Tax Penalty Other Charges	Woodland ral Property Woodland Bill 20 Amt Due 86.74 0.00 0.00 0.00 0.00 0.00 0.00 59.50 0.00	34.000 6.000 34.000 1 # 22031368 Amt Paid 86.74 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	71,4 4,4 71,4 Fair Mari 12,500.0 Balance 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	00.00 00.00 cet Value: 00 Installmer End Da 1 01/31/ 2 07/31/ Net Mill Rat Gross Tax School Cred Total First Dollar Lottery Cred	0.00 0.00 Assess 0.703 nts te 2023 2023 2023 2023 2023	71,400.00 4,400.00 71,400.00 sment Ratio: 3 Total 146.24 0.00 0.019714451 94.36 7.62 86.74 0.00
Gene Totals for 2021 Gene 2022 Taxes Net Tax Special Assessments Special Charges Delinquent Charges Private Forest Crop Woodland Tax Managed Forest Land Prop Tax Interest Spec Tax Interest Prop Tax Penalty Spec Tax Penalty	Woodland ral Property Woodland BIII 20 Amt Due 86.74 0.00 0.00 0.00 0.00 0.00 0.00 59.50	34.000 6.000 34.000 1 # 22031368 Amt Paid 86.74 0.00 0.00 0.00 0.00 0.00 0.00 0.00 59.50 0.00 0.0	71,4 4,4 71,4 Fair Mari 12,500.0 Balance 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	00.00 00.00 cet Value: 00 Installmer End Da 1 01/31/ 2 07/31/ Net Mill Rat Gross Tax School Cred Total First Dollar Lottery Cred	0.00 0.00 Assess 0.703 nts te 2023 2023 2023 2023 2023	71,400.00 4,400.00 71,400.00 ment Ratio: 3 Total 146.24 0.00 0.019714451 94.36 7.62 86.74 0.00 Claims 0.00
Gene Totals for 2021 Gene 2022 Taxes Net Tax Special Assessments Special Charges Delinquent Charges Private Forest Crop Woodland Tax Managed Forest Land Prop Tax Interest Spec Tax Interest Prop Tax Penalty Spec Tax Penalty Other Charges	Woodland ral Property Woodland 20 Amt Due 86.74 0.00 0.00 0.00 0.00 0.00 59.50 0.00 146.24	34.000 6.000 34.000 1 # 22031368 Amt Paid 86.74 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	71,4 4,4 71,4 Fair Mari 12,500.0 Balance 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	00.00 00.00 cet Value: 00 Installmer End Da 1 01/31/ 2 07/31/ Net Mill Rat Gross Tax School Cred Total First Dollar Lottery Cred	0.00 0.00 Assess 0.703 nts te 2023 2023 2023 2023 2023	71,400.00 4,400.00 71,400.00 ment Ratio: 3 Total 146.24 0.00 0.019714451 94.36 7.62 86.74 0.00 Claims 0.00
Gene Totals for 2021 Gene 2022 Taxes Net Tax Special Assessments Special Charges Delinquent Charges Private Forest Crop Woodland Tax Managed Forest Land Prop Tax Interest Spec Tax Interest Prop Tax Penalty Spec Tax Penalty Other Charges TOTAL Interest Calculated Fo	Woodland ral Property Woodland 20 Amt Due 86.74 0.00 0.00 0.00 0.00 0.00 59.50 0.00 146.24 or 03/06/2023	34.000 6.000 34.000 1 # 22031368 Amt Paid 86.74 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	71,4 4,4 71,4 Fair Mari 12,500.0 Balance 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	00.00 00.00 cet Value: 00 Installmer End Da 1 01/31/ 2 07/31/ Net Mill Rat Gross Tax School Cred Total First Dollar Lottery Cred	0.00 0.00 Assess 0.703 nts te 2023 2023 2023 2023 2023	71,400.00 4,400.00 71,400.00 ment Ratio: 3 Total 146.24 0.00 0.019714451 94.36 7.62 86.74 0.00 Claims 0.00
Gene Totals for 2021 Gene 2022 Taxes Net Tax Special Assessments Special Charges Delinquent Charges Private Forest Crop Woodland Tax Managed Forest Land Prop Tax Interest Spec Tax Interest Spec Tax Interest Prop Tax Penalty Spec Tax Penalty Spec Tax Penalty Other Charges TOTAL Interest Calculated For Payment (Posted I	Woodland ral Property Woodland 20 Amt Due 86.74 0.00 0.00 0.00 0.00 0.00 59.50 0.00 146.24	34.000 6.000 34.000 1# 22031368 Amt Paid 86.74 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	71,4 4,4 71,4 Fair Mari 12,500.0 Balance 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	00.00 00.00 cet Value: 00 Installmen End Da 1 01/31/ 2 07/31/ Net Mill Rat Gross Tax School Cred Total First Dollar Lottery Cred Net Tax	0.00 0.00 Assess 0.703 nts te 2023 2023 2023 2023 2023 2023 2023 2023	71,400.00 4,400.00 71,400.00 ment Ratio: 3 Total 146.24 0.00 0.019714451 94.36 7.62 86.74 0.00 Claims 0.00 86.74
Gene Totals for 2021 Gene 2022 Taxes Net Tax Special Assessments Special Charges Delinquent Charges Private Forest Crop Woodland Tax Managed Forest Land Prop Tax Interest Spec Tax Interest Prop Tax Penalty Spec Tax Penalty Other Charges TOTAL Interest Calculated Fo	Woodland ral Property Woodland 20 Amt Due 86.74 0.00 0.00 0.00 0.00 0.00 59.50 0.00 146.24 or 03/06/2023	34.000 6.000 34.000 I # 22031368 Amt Paid 86.74 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	71,4 4,4 71,4 Fair Mari 12,500.0 Balance 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	00.00 00.00 cet Value: 00 Installmer End Da 1 01/31/ 2 07/31/ Net Mill Rat Gross Tax School Cred Total First Dollar Lottery Cred	0.00 0.00 Assess 0.703 nts te 2023 2023 2023 2023 2023	71,400.00 4,400.00 71,400.00 sment Ratio: 3 Total 146.24 0.00 0.019714451 94.36 7.62 86.74 0.00 Claims 0.00 86.74 Note

TRACT 3

Totals for 2022								
G	eneral Property	17.0	00 3,	800.00	0.00	3,800.00		
	Woodland	18.0	00 18,	900.00	0.00	18,900.00		
Totals for 2021								
	eneral Property	17.0	00 3	900.00	0.00	3,900.00		
	Woodland	18.0		900.00	0.00	18,900.00		
2022 Taxes				Fair Market Value:		Assessment Ratio:		
LULL TUNES			2031373 Use Value Assessment			0.7033		
	Amt Due	Amt Paid	Balance	Installme	nts			
Net Tax	74.91	74.91	0.00	End Dat		Total		
Special Assessments	0.00	0.00	0.00	1 01/31/		106.41		
Special Charges	0.00	0.00	0.00			0.00		
Delinquent Charges	0.00	0.00	0.00	2 07/31/	2023	0.00		
Private Forest Crop	0.00	0.00	0.00	Net Mill Rat	e	0.019714451		
Noodland Tax	0.00	0.00	0.00					
Managed Forest Land	31.50	31.50	0.00	0 Gross Tax 8				
Prop Tax Interest	ax Interest 0.00 0.00 School Credit			6.58				
ec Tax Interest 0.00 0.00 Total				74.91				
Prop Tax Penalty 0.00 0.00			First Dollar Credit 0.00 Lottery Credit 0 Claims 0.00					
Spec Tax Penalty		0.00	0.00					
Other Charges	0.00	0.00	0.00	Net Tax		74.91		
TOTAL	106.41	106.41	0.00					
Interest Calculated	For 03/06/2023							
Payment (Poste	d Payments)							
Date				ype	Amount			
01/10/2023			2792	Т	106.41			
		and the second		and the second second				
10-1-1		100						
Totals for 2022			-					
G	eneral Property	21.8		,500.00	0.00	5,500.00		
	Woodland	16.0	000 18	,800.00	0.00	18,800.00		
Totals for 2021								
G	eneral Property	21.8		,500.00	0.00	5,500.00		
	Woodland	16.0	000 18	,800.00	0.00	18,800.00		

	Woodland	16.00	00 18,	,800.00	0.00	18,800.00
2022 Taxes	Bill # Fair Market Value: 2022009635 Use Value Assessmer			Assessment Ratio: 0.6982		
Net Tax Special Assessments Special Charges Delinquent Charges Private Forest Crop Woodland Tax Managed Forest Land Prop Tax Interest Spec Tax Interest Spec Tax Penalty Spec Tax Penalty Other Charges TOTAL Interest Calculated For	Amt Due 107.50 0.00 0.00 0.00 28.00 28.00 135.50	Amt Paid 107.50 0.00 0.00 0.00 0.00 28.00 0.00 0.00 0.	Balance 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Installments End Date 1 01/31/2023 2 07/31/2023 Net Mill Rate Gross Tax School Credit Total First Dollar Credit Lottery Credit Net Tax	C t	Total 81.75 53.75 0.019545553 116.35 8.85 107.50 0.00 laims 0.00 107.50
Payment (Posted Page 1	ayments)					
Date 01/03/2023	Rece	ipt# Тур 574 Т	e	Amount Note 135.50 CK# 43	729121	

Receipt #	Type	Amount Note
574	Т	135.50 CK# 43729121

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.

TERMS & CONDITIONS

CLOSING

Seller may reject any or all bids. The successful bidder(s) will be

 Seller will provide up-to-date owner's policy or abstract at their expense and will convey property by General Warranty Deed.

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.

 2022 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

EASEMENTS

under new owner.

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

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 • The auction sale is for registered 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 of the company or auctioneer 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 at All Title in Eau Claire, WI.

LEASES

Tillable land is leased for the 2023 season and rent will not be prorated.

POSSESSION

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.

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 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 WITHOUT WARRANTY auctions at any time without notice.

ENVIRONMENTAL DISCLAIMER

Possession will be at closing unless 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 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.

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.

PROPERTY SOLD

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 for conditions including but not 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. Bidder shall rely solely own their own judgement, research, legal counsel, and tax advisors when purchasing this real estate.

Notes

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

 Purchasing the property
 Purchasing the property at a price you can afford.

How is this accomplished?

 Estimate comparative value.
 Experienced buyers always decide what to pay before the bidding begins.

 Inspect the property carefully.
 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: Garrett Halama 715-797-0442 Garrett@highpointlandcompany.com





LIVE & ONLINE AUCTION DUNN COUNTY, WI



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