

# LAND AUCTION

Property Information Packet

**WEDNESDAY MAY 24TH, 2023 • 1 PM**

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



**152.85**  
+/- ACRES



**HIGH  
POINT**  
LAND COMPANY

**DUNN COUNTY, WI**  
**4 AVAILABLE TRACTS**

**BID NOW AT [HIGHPOINTLANDCOMPANY.COM](https://www.HighPointLandCompany.com)**

641-583-6430 • [HighPointLandCompany.com](https://www.HighPointLandCompany.com) • 150 N Shore Dr, Fountain City, WI

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, snowmobiling (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.

# Auction BOARD



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

# 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 1:**     \$ \_\_\_\_\_ Per acre  
(40+/- Acres)



**Tract 2:**     \$ \_\_\_\_\_ Per acre  
(40+/- Acres)



**Tract 3:**     \$ \_\_\_\_\_ Per acre  
(35+/- Acres)



**Tract 4:**     \$ \_\_\_\_\_ Per acre  
(37.85+/- Acres)

Full Name: \_\_\_\_\_

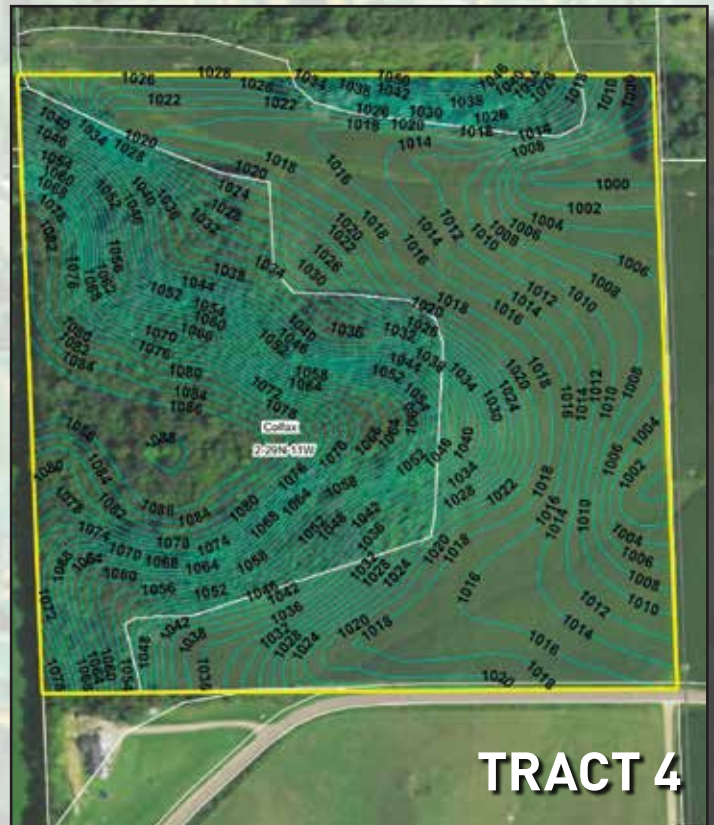
Address: \_\_\_\_\_

Phone: \_\_\_\_\_

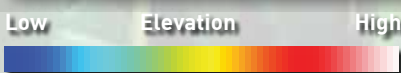
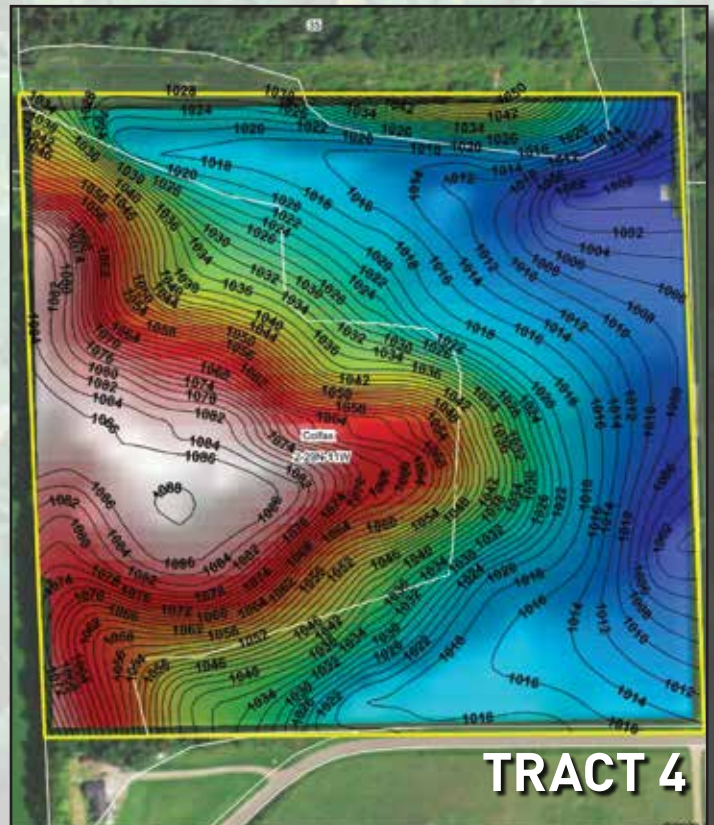
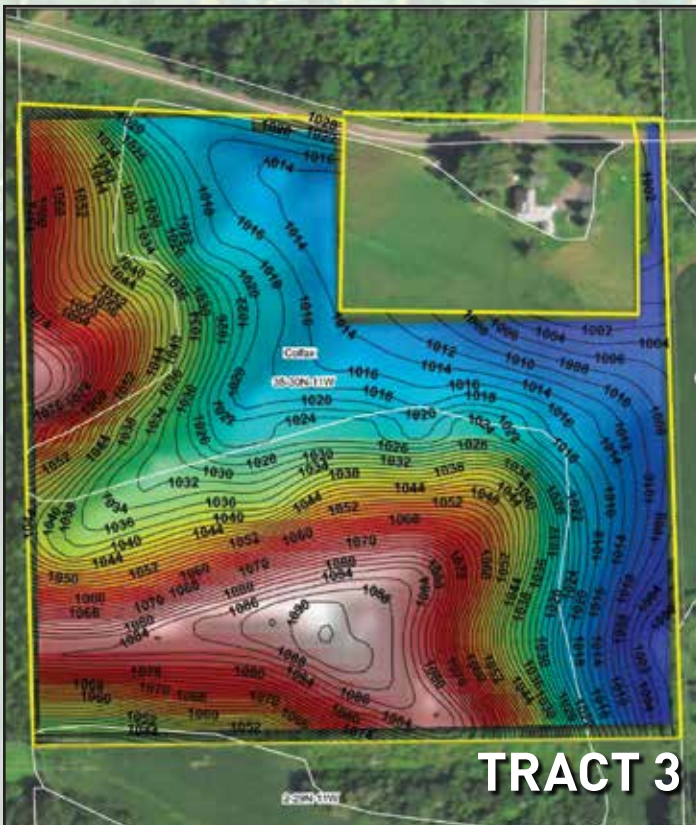
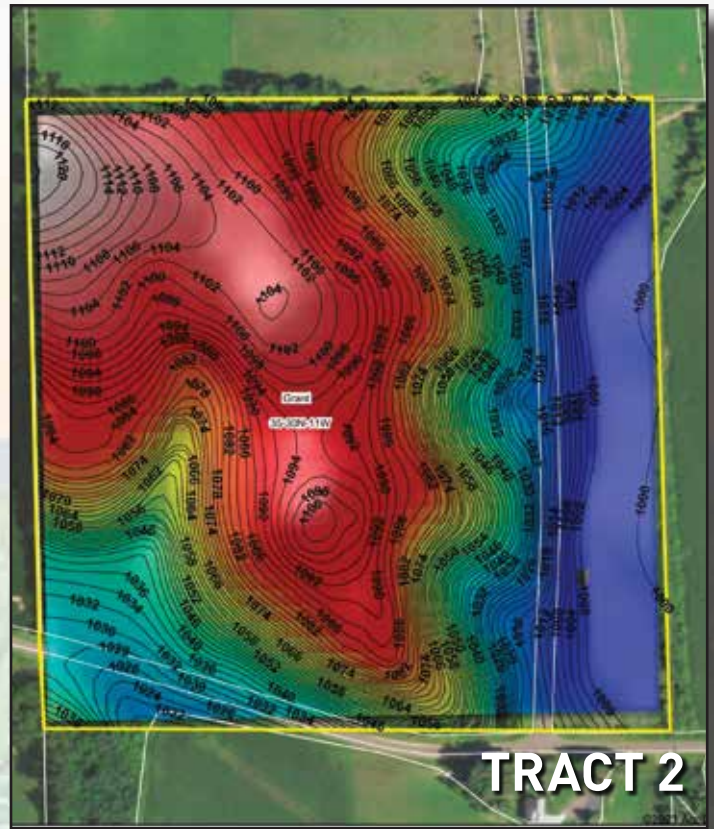
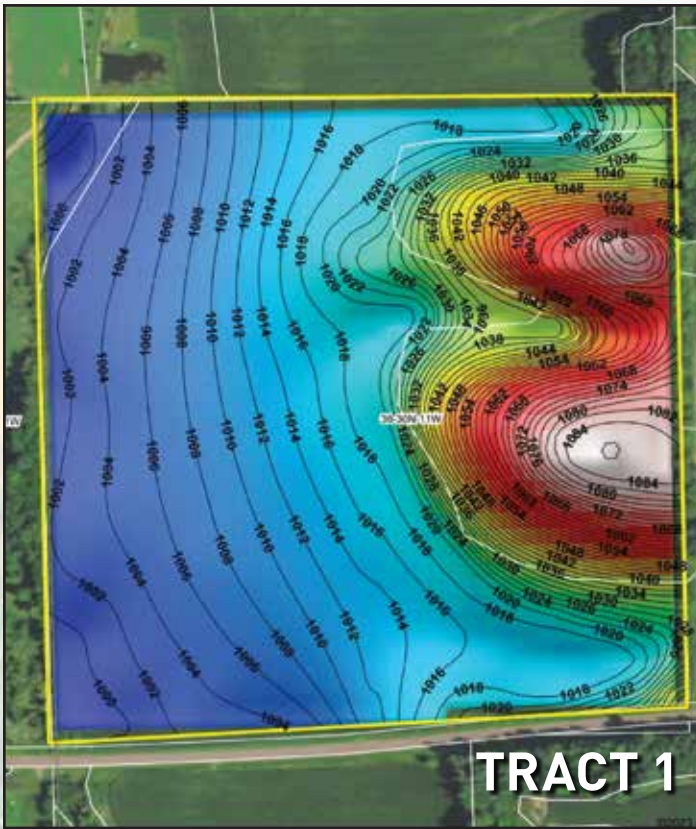
Email: \_\_\_\_\_

Will you be a registered phone bidder?  Yes  No

# Topo Contours Maps



# Topo Maps - Hillshade



# Property Taxes

## TRACT 1

Totals for 2022					
General Property	29.000	3,600.00	0.00	3,600.00	
Woodland	11.000	11,600.00	0.00	11,600.00	
Totals for 2021					
General Property	29.000	4,000.00	0.00	4,000.00	
Woodland	11.000	11,600.00	0.00	11,600.00	
2022 Taxes					
	<b>Bill #</b>	<b>Fair Market Value:</b>		<b>Assessment Ratio:</b>	
	2022031386	Use Value Assessment		0.7033	
			Installments		
	<b>Amt Due</b>	<b>Amt Paid</b>	<b>Balance</b>	<b>End Date</b>	<b>Total</b>
Net Tax	70.97	70.97	0.00	1 01/31/2023	90.22
Special Assessments	0.00	0.00	0.00	2 07/31/2023	0.00
Special Charges	0.00	0.00	0.00		
Delinquent Charges	0.00	0.00	0.00		
Private Forest Crop	0.00	0.00	0.00		
Woodland Tax	0.00	0.00	0.00		
Managed Forest Land	19.25	19.25	0.00		
Prop Tax Interest		0.00	0.00		
Spec Tax Interest		0.00	0.00		
Prop Tax Penalty		0.00	0.00		
Spec Tax Penalty		0.00	0.00		
Other Charges	0.00	0.00	0.00		
<b>TOTAL</b>	<b>90.22</b>	<b>90.22</b>	<b>0.00</b>		
<i>Interest Calculated For 03/06/2023</i>					
Payment (Posted Payments)					
<b>Date</b>	<b>Receipt #</b>	<b>Type</b>	<b>Amount</b>	<b>Note</b>	
01/10/2023	2790	T	90.22		

Totals for 2022					
General Property	6.000	4,400.00	0.00	4,400.00	
Woodland	34.000	71,400.00	0.00	71,400.00	
Totals for 2021					
General Property	6.000	4,400.00	0.00	4,400.00	
Woodland	34.000	71,400.00	0.00	71,400.00	
2022 Taxes					
	<b>Bill #</b>	<b>Fair Market Value:</b>		<b>Assessment Ratio:</b>	
	2022031368	12,500.00		0.7033	
			Installments		
	<b>Amt Due</b>	<b>Amt Paid</b>	<b>Balance</b>	<b>End Date</b>	<b>Total</b>
Net Tax	86.74	86.74	0.00	1 01/31/2023	146.24
Special Assessments	0.00	0.00	0.00	2 07/31/2023	0.00
Special Charges	0.00	0.00	0.00		
Delinquent Charges	0.00	0.00	0.00		
Private Forest Crop	0.00	0.00	0.00		
Woodland Tax	0.00	0.00	0.00		
Managed Forest Land	59.50	59.50	0.00		
Prop Tax Interest		0.00	0.00		
Spec Tax Interest		0.00	0.00		
Prop Tax Penalty		0.00	0.00		
Spec Tax Penalty		0.00	0.00		
Other Charges	0.00	0.00	0.00		
<b>TOTAL</b>	<b>146.24</b>	<b>146.24</b>	<b>0.00</b>		
<i>Interest Calculated For 03/06/2023</i>					
Payment (Posted Payments)					
<b>Date</b>	<b>Receipt #</b>	<b>Type</b>	<b>Amount</b>	<b>Note</b>	
01/10/2023	2791	T	146.24		

## TRACT 3

Totals for 2022					
General Property	17.000	3,800.00	0.00	3,800.00	
Woodland	18.000	18,900.00	0.00	18,900.00	
Totals for 2021					
General Property	17.000	3,900.00	0.00	3,900.00	
Woodland	18.000	18,900.00	0.00	18,900.00	
2022 Taxes					
	Bill #	Fair Market Value:		Assessment Ratio:	
	2022031373	Use Value	Assessment	0.7033	
			Installments		
Amt Due	Amt Paid	Balance	End Date	Total	
Net Tax	74.91	74.91	0.00	1	01/31/2023
Special Assessments	0.00	0.00	0.00	2	07/31/2023
Special Charges	0.00	0.00	0.00	106.41	
Delinquent Charges	0.00	0.00	0.00	0.00	
Private Forest Crop	0.00	0.00	0.00	Net Mill Rate 0.019714451	
Woodland Tax	0.00	0.00	0.00	Gross Tax 81.49	
Managed Forest Land	31.50	31.50	0.00	School Credit 6.58	
Prop Tax Interest		0.00	0.00	Total 74.91	
Spec Tax Interest		0.00	0.00	First Dollar Credit 0.00	
Prop Tax Penalty		0.00	0.00	Lottery Credit 0 Claims 0.00	
Spec Tax Penalty		0.00	0.00	Net Tax 74.91	
Other Charges	0.00	0.00	0.00		
<b>TOTAL</b>	<b>106.41</b>	<b>106.41</b>	<b>0.00</b>		
<i>Interest Calculated For 03/06/2023</i>					
Payment (Posted Payments)					
Date	Receipt #	Type	Amount	Note	
01/10/2023	2792	T	106.41		

Totals for 2022					
General Property	21.850	5,500.00	0.00	5,500.00	
Woodland	16.000	18,800.00	0.00	18,800.00	
Totals for 2021					
General Property	21.850	5,500.00	0.00	5,500.00	
Woodland	16.000	18,800.00	0.00	18,800.00	
2022 Taxes					
	Bill #	Fair Market Value:		Assessment Ratio:	
	2022009635	Use Value	Assessment	0.6982	
			Installments		
Amt Due	Amt Paid	Balance	End Date	Total	
Net Tax	107.50	107.50	0.00	1	01/31/2023
Special Assessments	0.00	0.00	0.00	2	07/31/2023
Special Charges	0.00	0.00	0.00	81.75	
Delinquent Charges	0.00	0.00	0.00	53.75	
Private Forest Crop	0.00	0.00	0.00	Net Mill Rate 0.019545553	
Woodland Tax	0.00	0.00	0.00	Gross Tax 116.35	
Managed Forest Land	28.00	28.00	0.00	School Credit 8.85	
Prop Tax Interest		0.00	0.00	Total 107.50	
Spec Tax Interest		0.00	0.00	First Dollar Credit 0.00	
Prop Tax Penalty		0.00	0.00	Lottery Credit 0 Claims 0.00	
Spec Tax Penalty		0.00	0.00	Net Tax 107.50	
Other Charges	0.00	0.00	0.00		
<b>TOTAL</b>	<b>135.50</b>	<b>135.50</b>	<b>0.00</b>		
<i>Interest Calculated For 03/06/2023</i>					
Payment (Posted Payments)					
Date	Receipt #	Type	Amount	Note	
01/03/2023	574	T	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

- 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.**
- **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 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.

## 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 at All Title in Eau Claire, WI.

## LEASES

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

## 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.

## 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.

## 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.

## 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 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. Bidder shall rely solely upon their own judgement, research, legal counsel, and tax advisors when purchasing this real estate.





**152.85**  
+/- ACRES

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DUNN COUNTY, WI**



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