

LAND

AUCTION

Property Information Packet

WEDNESDAY JULY 19, 2023 • 1 PM

Hayfield American Legion • Hayfield, Minnesota 55940



155.5
+/- ACRES



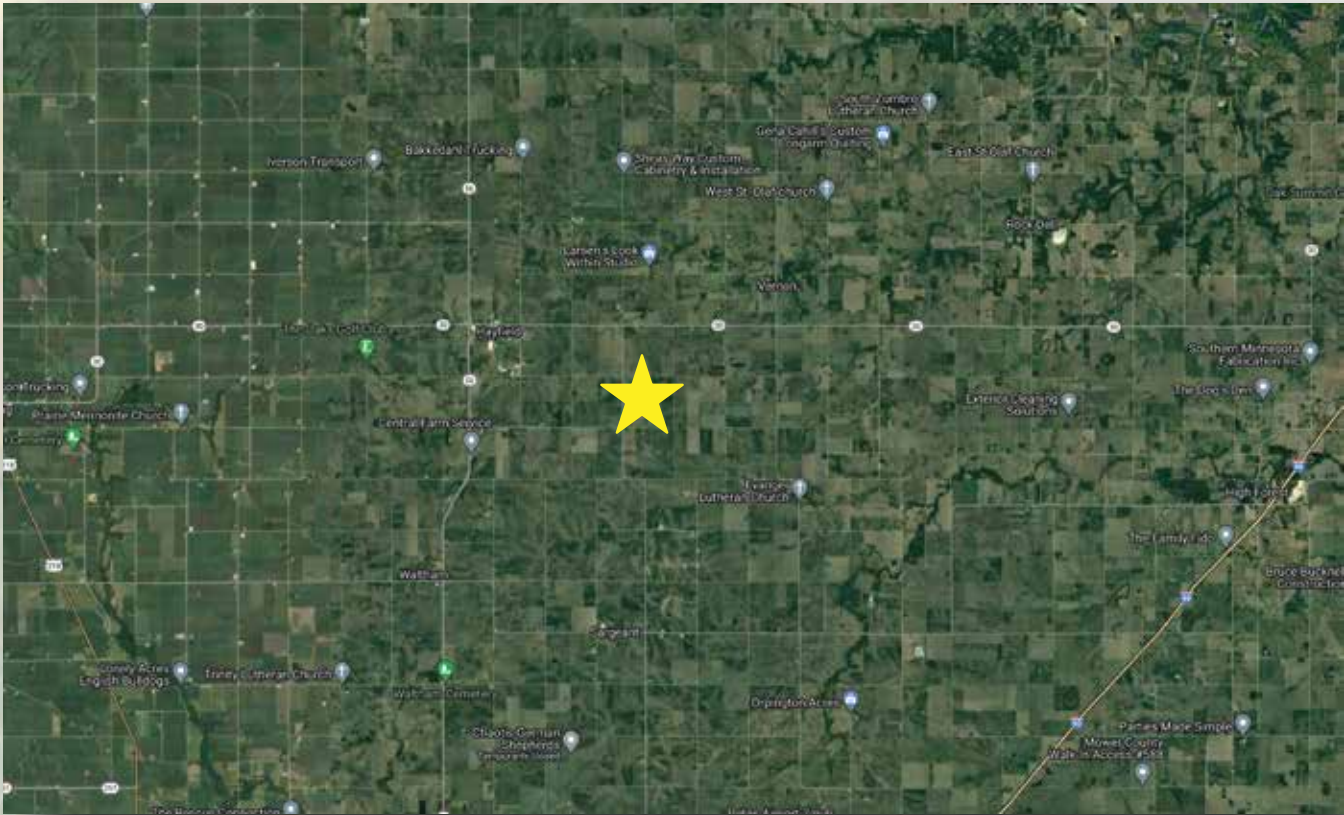
DODGE COUNTY, MN
2 AVAILABLE TRACTS
LIVE & ONLINE LAND AUCTION

507-218-1243 • HighPointLandCompany.com • 520 Main St South Stewartville, MN

TERMS: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing. 2% buyers premium will be added to the sale.
Troy Stafford RE LIC # S40667435 • Jacob Hart RE LIC # B635461000

Location Map

Dodge County, MN





TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Tract 1	75.5+/-	TBD	TBD
Tract 2	80+/-	TBD	TBD

Property Summary

DESCRIPTION: High Point Land Company is honored to present the Senjem Estate which shall be sold at live Public Auction on July 19, 2023 at the Hayfield American Legion at 1:00, with online bidding available.

These farms represent a combined 155.5+/- acres and are being sold in 2 tracts by choice with privilege and come with an impressive CPI of 97.9 on 150.7+/- tillable acres. Both tracts are pattern tiled, highly productive, and have great access. This is very sought-after land in Southern Minnesota that does not come on the market often so don't miss your chance to own these A+ farms for your portfolio. These properties would make for great 1031 exchanges or for anyone looking for the stability of land as an investment or to expand operations of an existing operator.

Tract 1 Description:

The West parcel is 75.5+/- acres and is comprised of 74.1+/- tillable acres with an impressive 98.4 CPI. Land in Dodge County is highly sought after and seldom comes available yet 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.

Tract 2 Description:

The East Parcel is 80+/- acres and is comprised of 76.6+/- tillable acres with an impressive 97.5 CPI. Land in Dodge County is highly sought after and seldom comes available yet 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.

Property Address:

TBD 750th St. Hayfield, MN 55940 – both in section 30 of Vernon Township

Directions: From Hayfield go east on Highway 30 for 2.3 miles then turn right on County 9 and go 3 miles to 750th St. turn left (east) and farms are 1/2 mile left (north).

Property Features:

- Very Strong CPI of 97.9
- Easy access
- Well Pattern Tile
- Choice with privilege, live, online, and in-person



Property Photos



Tract 1





Maps Provided By:



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Map Center: 43° 52' 13.49, -92° 47' 19.46



30-105N-16W
Dodge County
Minnesota



5/20/2023

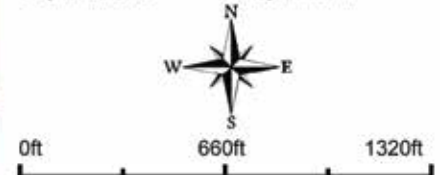
Tract 1



State: **Minnesota**
 Location: **30-105N-16W**
 County: **Dodge**
 Township: **Vernon**
 Date: **5/20/2023**


HIGH POINT
 LAND COMPANY
 Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
R4SBCx	Riverine	0.20
Total Acres		0.20

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



State: **Minnesota**
 Location: **30-105N-16W**
 County: **Dodge**
 Township: **Vernon**
 Date: **5/20/2023**



Maps Provided By:



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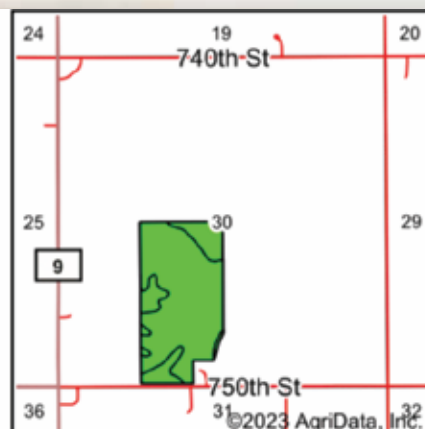
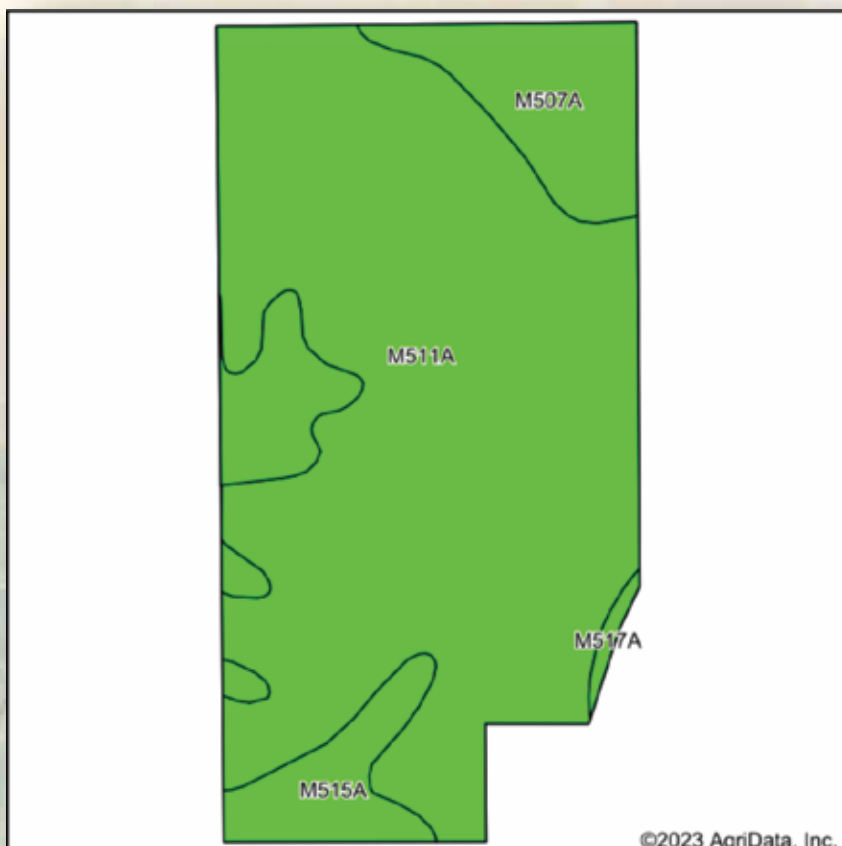


0ft 663ft 1327ft

Classification Code	Type	Acres
		Total Acres 0.00

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

Tract 1



State: **Minnesota**
 County: **Dodge**
 Location: **30-105N-16W**
 Township: **Vernon**
 Acres: **74.14**
 Date: **4/6/2023**



Soils data provided by USDA and NRCS.

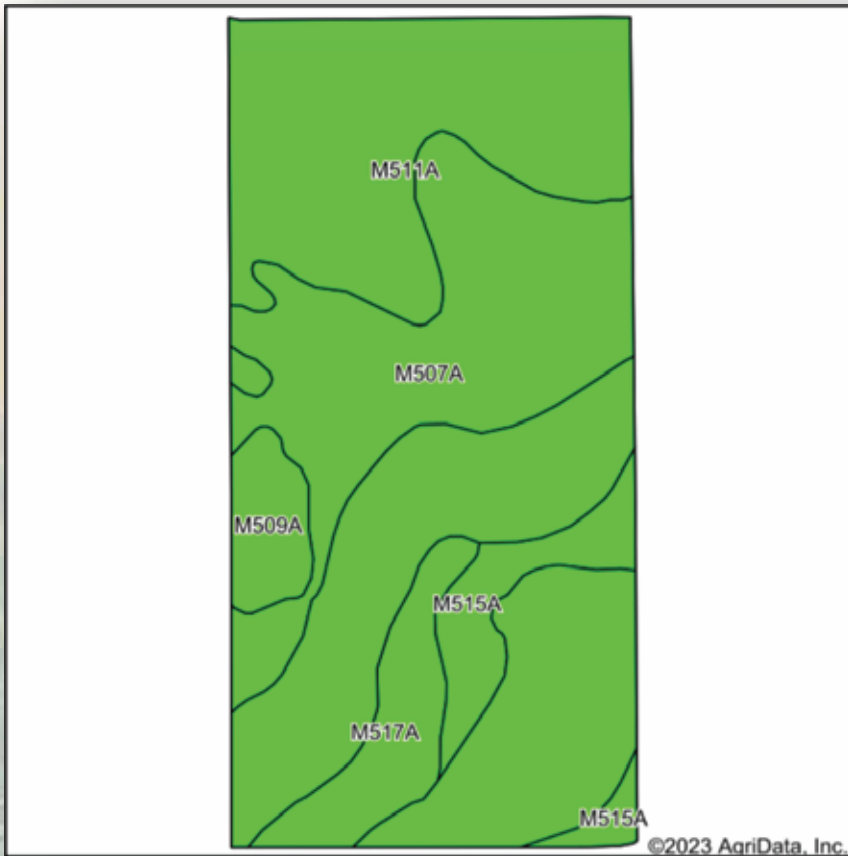
Area Symbol: MN039, Soil Area Version: 19

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	
M511A	Readlyn silt loam, 1 to 3 percent slopes	58.06	78.3%		lw	100	79	79	54	65	
M515A	Tripoli clay loam, 0 to 2 percent slopes	8.66	11.7%		llw	87	67	67	44	62	
M507A	Marquis silt loam, 1 to 3 percent slopes	6.97	9.4%		lle	100	89	89	69	77	
M517A	Clyde silty clay loam, 0 to 3 percent slopes	0.45	0.6%		llw	86	90	90	74	85	
Weighted Average						1.22	98.4	*n 78.6	*n 78.6	*n 54.4	*n 65.9

*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.



State: **Minnesota**
 County: **Dodge**
 Location: **30-105N-16W**
 Township: **Vernon**
 Acres: **76.34**
 Date: **4/6/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN039, Soil Area Version: 19

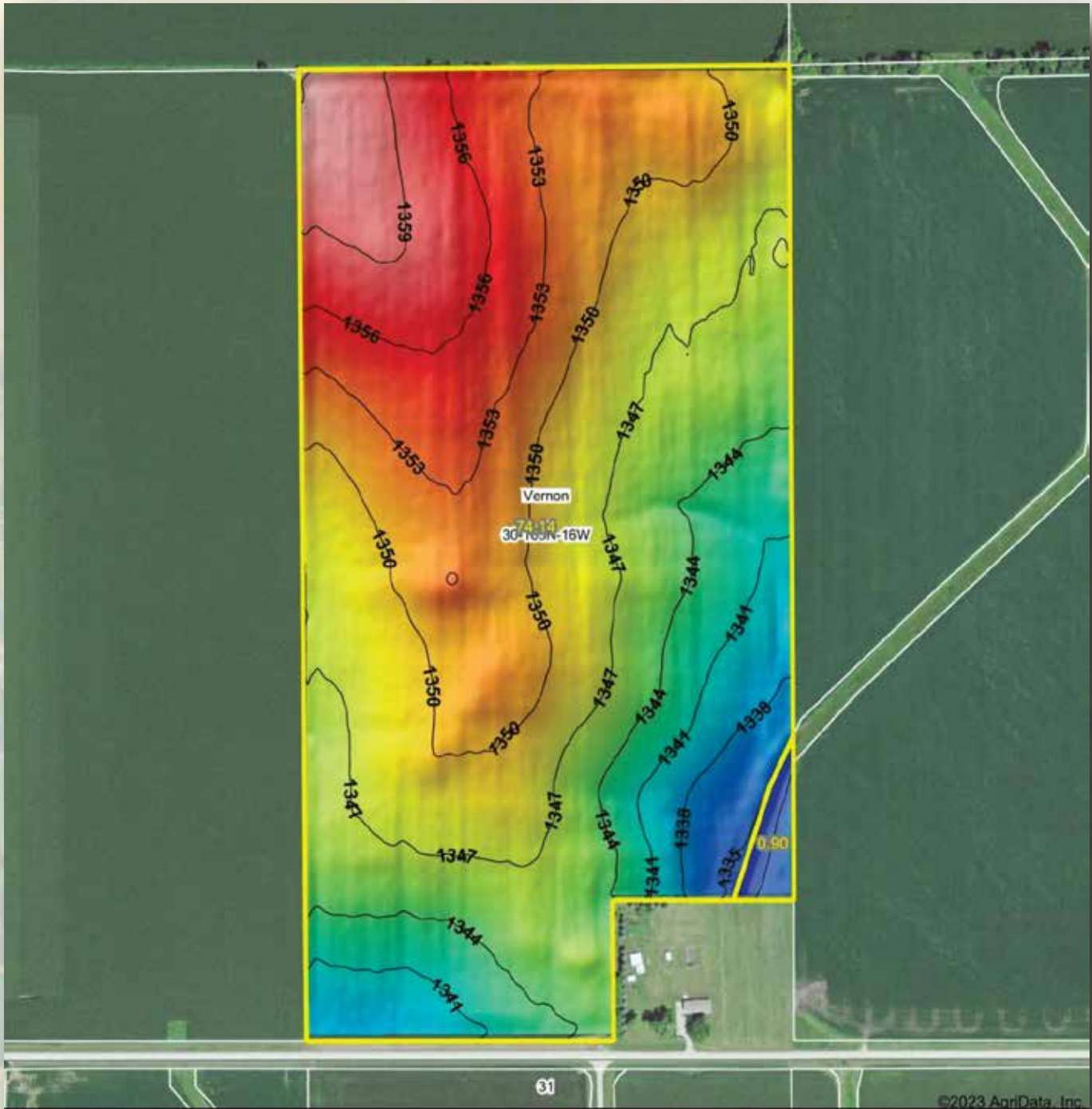
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
M511A	Readlyn silt loam, 1 to 3 percent slopes	34.02	44.6%		lw	100	79	79	54	65
M507A	Marquis silt loam, 1 to 3 percent slopes	29.64	38.8%		lle	100	89	89	69	77
M517A	Clyde silty clay loam, 0 to 3 percent slopes	5.08	6.7%		llw	86	90	90	74	85
M515A	Tripoli clay loam, 0 to 2 percent slopes	4.77	6.2%		llw	87	67	67	44	62
M509A	Mantorville loam, 0 to 2 percent slopes	2.83	3.7%		lls	79	67	67	54	48
Weighted Average					1.55	97.5	*n 82.4	*n 82.4	*n 60.5	*n 70.2

*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.

Tract 1



Low Elevation High

Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,332.8
Max: 1,363.7
Range: 30.9
Average: 1,348.5
Standard Deviation: 5.58 ft

0ft 423ft 847ft

5/20/2023

30-105N-16W
Dodge County
Minnesota

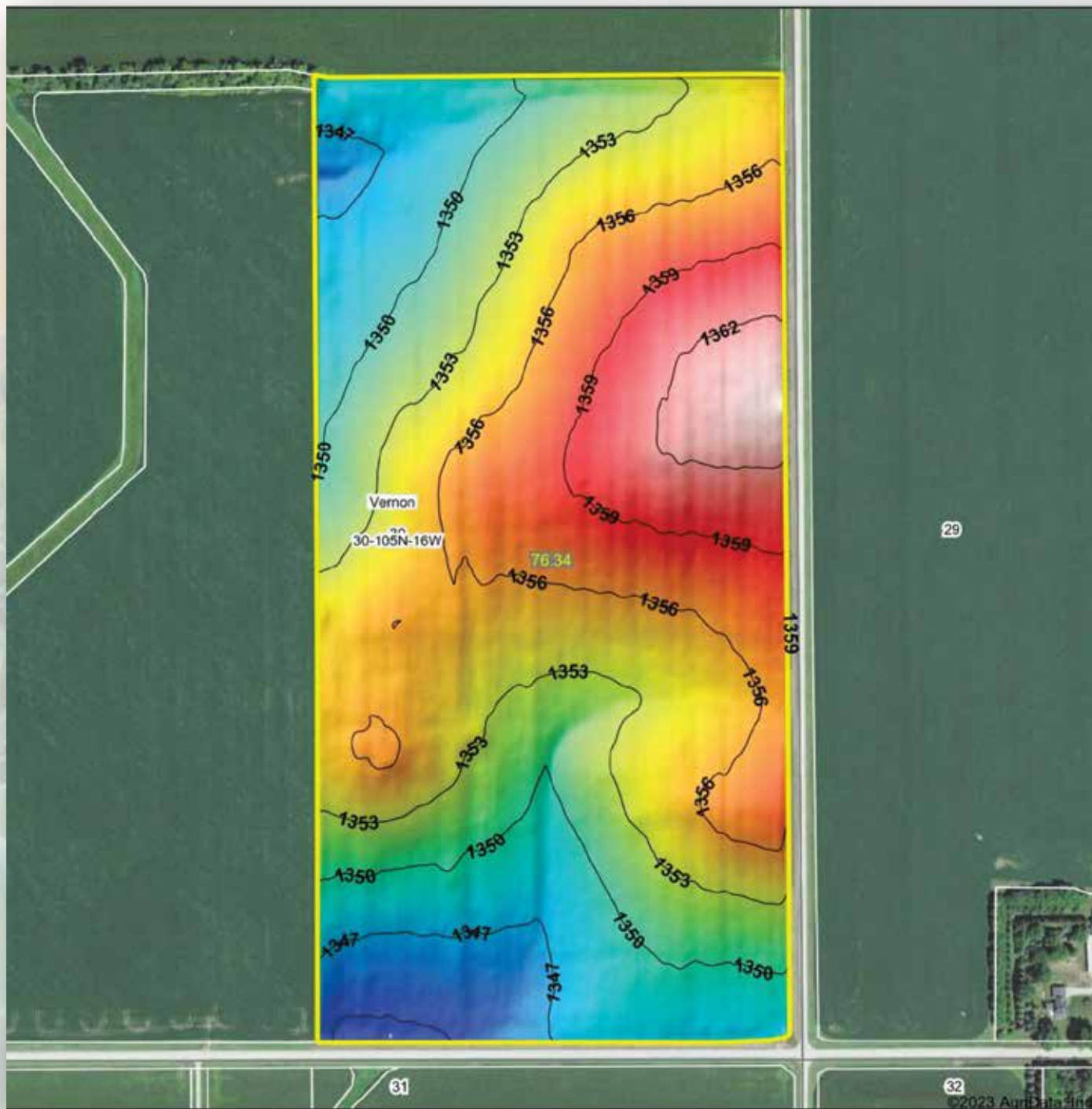
map center: 43° 52' 13.49, -92° 47' 19.46

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High Point LAND COMPANY
Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by: Farm Service Agency as of 5/21/2008

Tract 2

Topo Map



Low Elevation High

Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,343.4
Max: 1,364.4
Range: 21.0
Average: 1,353.5
Standard Deviation: 4.36 ft

0ft 426ft 852ft

5/20/2023

30-105N-16W
Dodge County
Minnesota

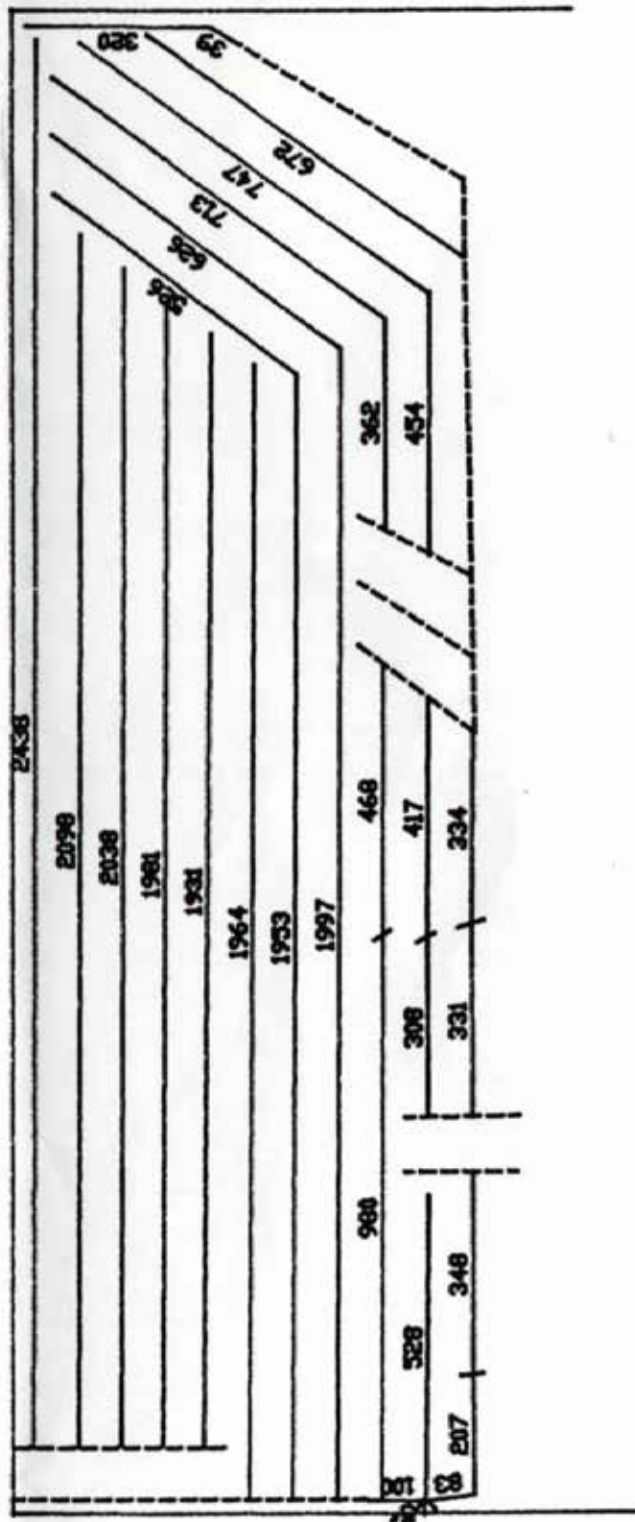
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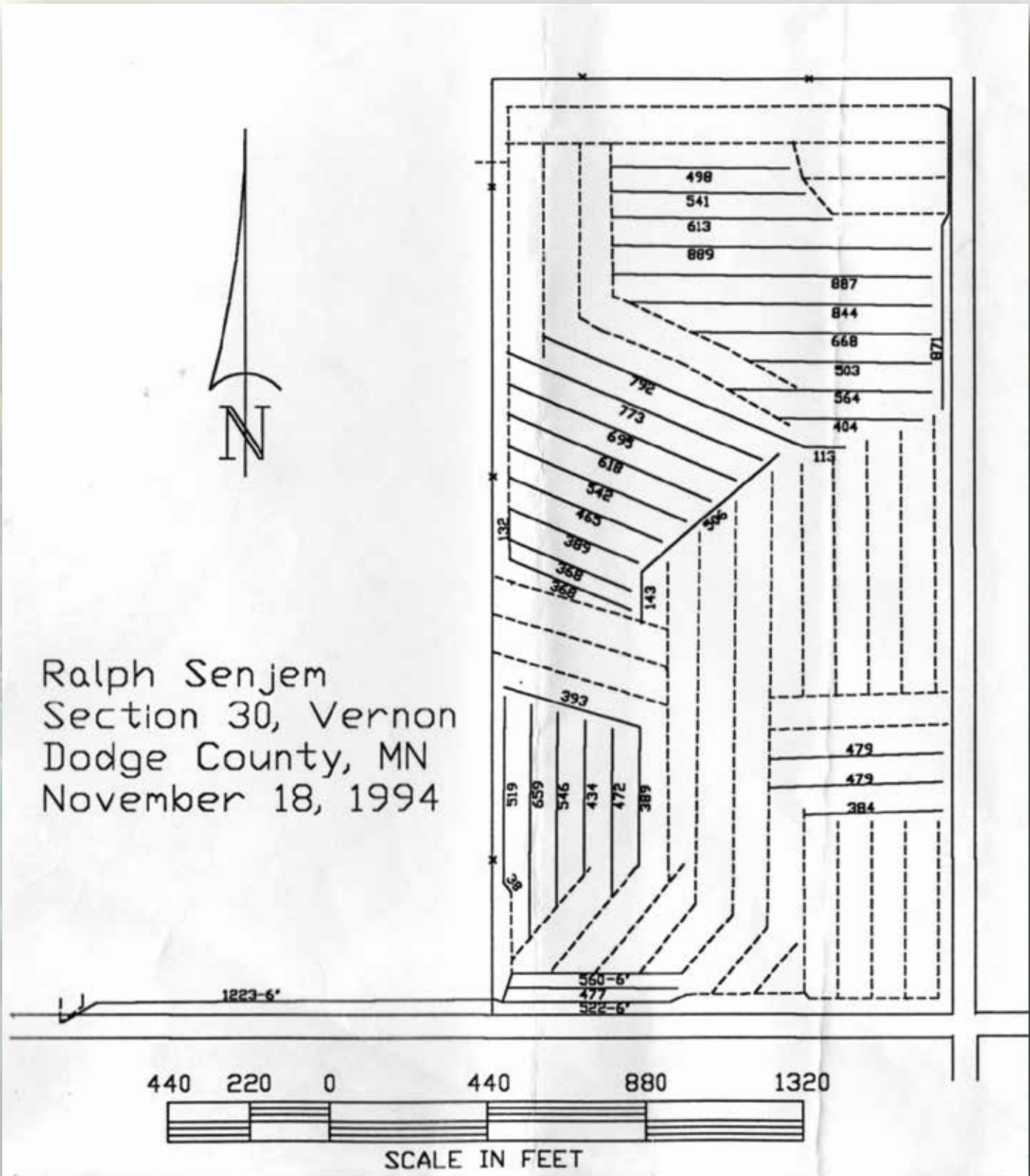
HIGH POINT
LAND COMPANY
Maps Provided By:

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Tract 1

Ralph Senjem
Vernon Twp. Sec. 30
Dodge Co. Mn.
Oct. 1993





MINNESOTA
DODGE
Form: FSA-156EZ



FARM : 4165
Prepared : 6/6/23 7:23 AM CST
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
151.59	150.69	150.69	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	150.69	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	90.10	0.00	168	
Soybeans	60.30	0.00	42	
TOTAL	150.40	0.00		

NOTES

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Tract Number : 1716
Description : E2SW4 Sec. 30 Vernon
FSA Physical Location : MINNESOTA/DODGE
ANSI Physical Location : MINNESOTA/DODGE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SENJEM REVOCABLE TRUST AGREEMENT
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
75.05	74.15	74.15	0.00	0.00	0.00	0.00	0.0

MINNESOTA
DODGE
Form: FSA-156EZ



FARM : 4165
Prepared : 6/6/23 7:23 AM CST
Crop Year : 2023

Tract 1716 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	74.15	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	44.90	0.00	168
Soybeans	29.20	0.00	42
TOTAL	74.10	0.00	

NOTES

Tract Number : 1718

Description : E2SE4 Sec. 30 Vernon
FSA Physical Location : MINNESOTA/DODGE
ANSI Physical Location : MINNESOTA/DODGE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SENJEM REVOCABLE TRUST AGREEMENT
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.54	76.54	76.54	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	76.54	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	45.20	0.00	168
Soybeans	31.10	0.00	42
TOTAL	76.30	0.00	

USDA 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 **July 12, 2023** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976



Tract 1: \$ Per acre
(75.5+/- Acres)

Tract 2: \$ Per acre
(80+/- Acres)

Full Name: _____

Address: _____

Phone: _____

Email: _____

Will you be a registered phone bidder? Yes No

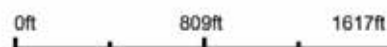
Aerial Map



**HIGH POINT**
LAND COMPANY

Maps Provided By:
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CUSTOMER-ORIENTED ONLINE MAPPING
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30-105N-16W
Dodge County
Minnesota



4/5/2023

CONTACT LAND AGENT:
Troy Stafford
507-259-3047
Troy@highpointlandcompany.com



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 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. 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 AND 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 Trustee's 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.

- **2023 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 Rockne Law in Zumbrota, 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 2023 rental contract beginning 3-1-23, on a fiscal year with rents of \$300 per acre on 150.4 acres, to be prorated between buyer and seller on 365 day calendar year and be open to farm or lease for the 2024 growing season.

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

SURVEY Survey to be provided by the seller in the event the parcels are purchased by two separate buyers, otherwise if purchased together they are being sold as the tax parcel.

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.

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

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 and 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.

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155.5
+/- ACRES

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DODGE COUNTY, MN**



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