

LAND

AUCTION

Property Information Packet

THURSDAY JULY 20, 2023 • 1 PM

Coffee Mill Golf Course • 180 Coffee Mill Dr, Wabasha, MN 55981



194
+/- ACRES



**HIGH
POINT**
LAND COMPANY

WABASHA COUNTY, MN
3 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.

Dave Walch RE LIC #40151955 - Jacob Hart RE LIC # B635461000

Location Map

Wabasha County, MN





Selling Choice with Privilege

TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Tract 1	40+/-	TBD	TBD
Tract 2	98+/-	TBD	TBD
Tract 3	56+/-	TBD	TBD

Property Summary

DESCRIPTION: High Point Land Company is honored to offer the Rahman Family Farm, located in Wabasha County, in Oakwood Township. This 194 +/- acre farm is to be sold at online and live public auction Thursday, July 20th, at 1PM at the Coffee Mill Event Center, 180 Coffee Mill Drive Wabasha, MN.

We are pleased to be able to offer this highly sought out land in multiple tracts, with the method of sale being "Buyer's 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 over 100 years, and has been cherished by the family for a century and more! There is a current crop tenant for 2024 and will be free of any crop lease following. 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 (21.7 +/- tillable acres) This tract is extremely attractive and offers many opportunities. This tract features a rare, beautiful building site overlooking the Theilman valley. This tract is also the perfect split of timber and tillable ground for someone looking for world class hunting with some income. There are multiple early and late season food plot locations. Being connected to a large ridge system, there is excellent hunting potential to draw in record book deer. The tillable ground on this tract has a CPI of 77.

Tract 2: 98 +/- Net Taxable Acres (85 +/- tillable acres) This excellent tillable tract has great access off of 269th Ave, along with long straight rows. This tract features a CPI of 84 which is hard to come by in bluff country! The land is slightly rolling with good drainage and has been well cared for. This tract also offers another building site with beautiful views.

Tract 3: 56 +/- Net Taxable Acres (15 +/- tillable acres) This affordable dream tract offers world class hunting on a smaller piece of ground. With top access from multiple directions this property hunts HUGE! The property is also south facing for excellent year round bedding. This tract hosts multiple early and late season food plot locations, and lots of topography to help make it hunt large. This neighborhood is known for producing world class deer year after year. This is also an excellent spot for recreational activities such as hiking, snowshoeing, atv/utv riding, snowmobiling (snowmobile trail close to property), and wildlife viewing. There is great access off of 269th Ave. If you've been looking for an awesome smaller acreage parcel with a great deer population, look no further!

Buyers should contact Wabasha County Zoning for any questions regarding proposed building or land use.

Property Features:

- World Class Hunting
- Strong Deer Population
- Excellent Tillable Land
- Good Drainage
- Great Access
- Food Plot Opportunities
- Electric and Cable Close
- Dead End Road
- Multiple Building Sites
- Ponds

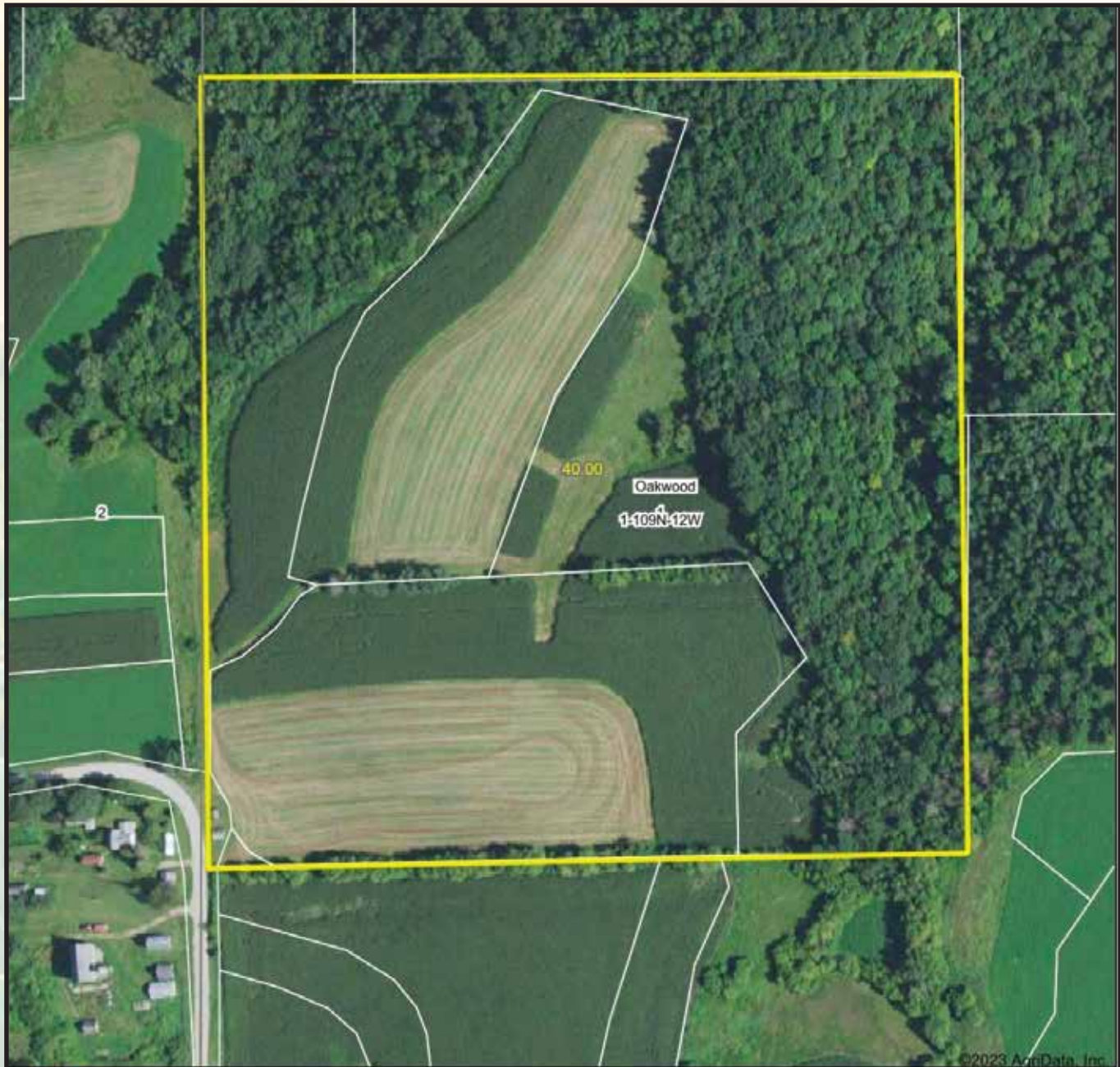
Directions: Starting at the Plainview Catholic Church, go North on County Road 8 about six miles to 273 rd Ave. Turn right and go about two miles to 609th Street and turn right. Go about 1 mile to 269th Ave and Turn Left. Go about 1/2 mile to High Point signs.

Property Address:
61399 269th Ave. Theilman, MN 55945

Photos



FSA Map



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Maps Provided by
surety
CUSTOMER ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Map Center: 44° 16' 29.74, -92° 12' 27.19

0ft 271ft 543ft

1-109N-12W
Wabasha County
Minnesota



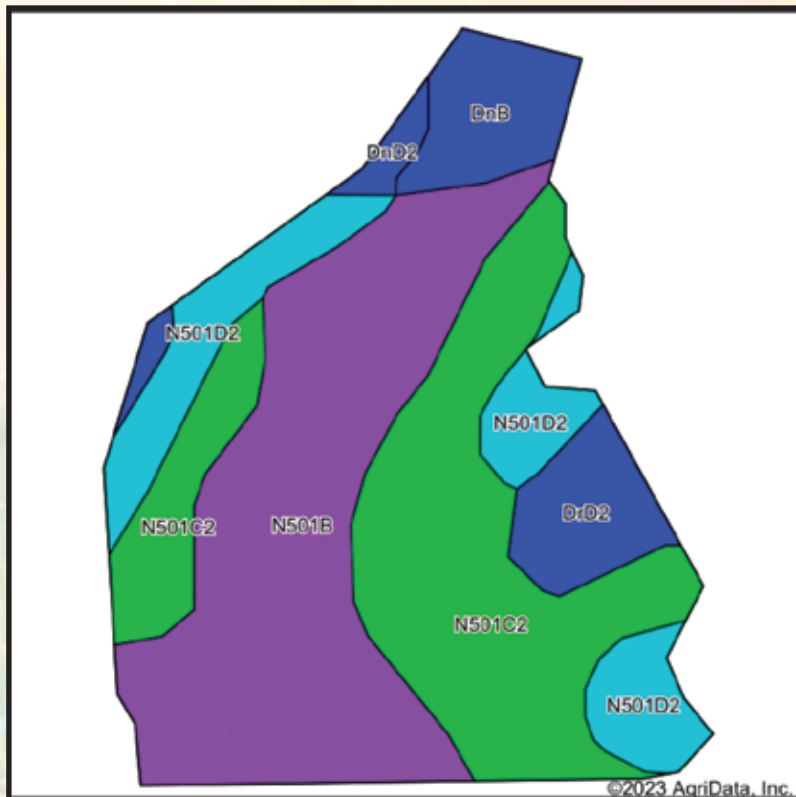
5/30/2023

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

Tract 1



Soil Map



State: **Minnesota**
 County: **Wabasha**
 Location: **1-109N-12W**
 Township: **Oakwood**
 Acres: **21.42**
 Date: **5/30/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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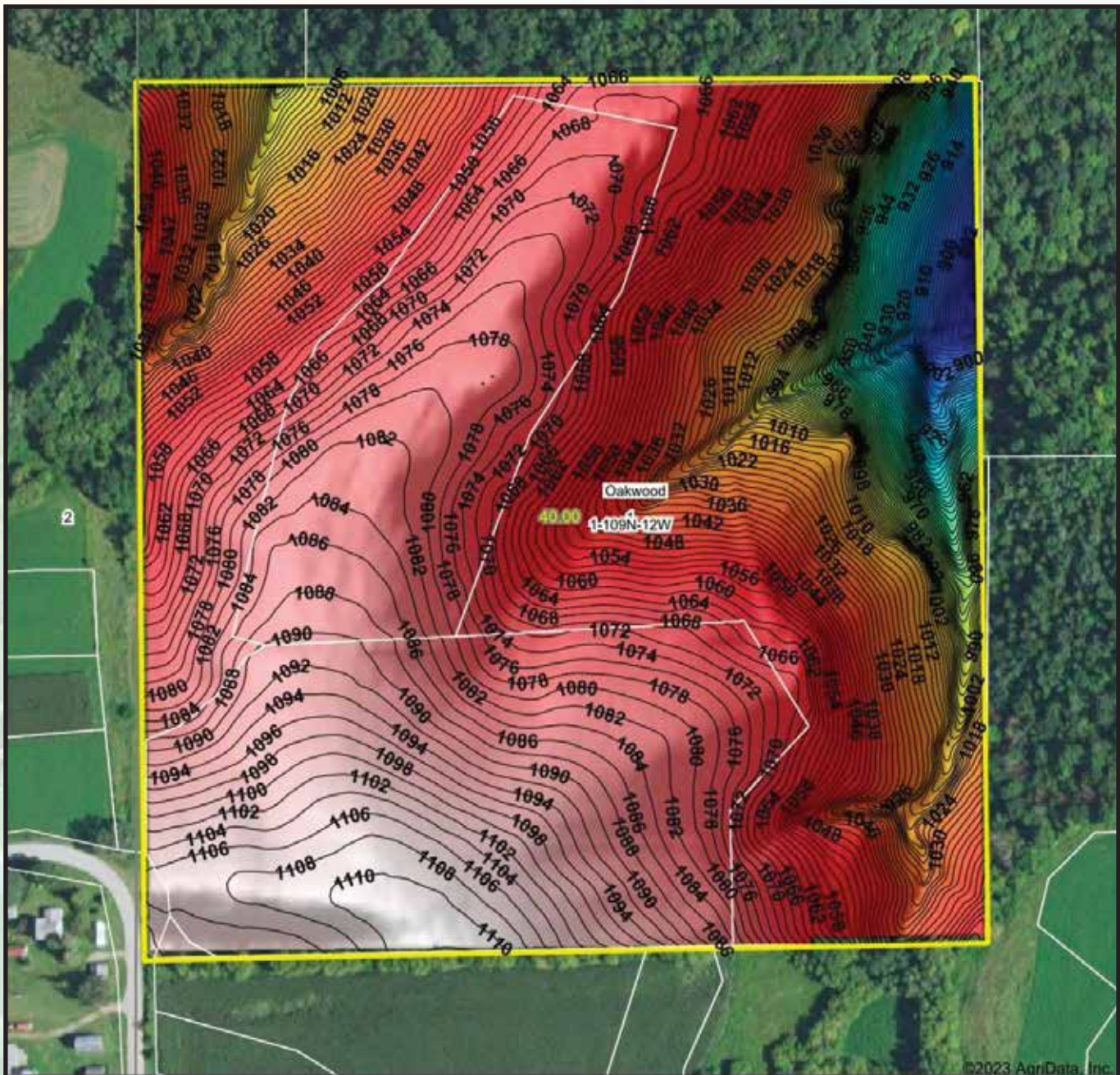


Soils data provided by USDA and NRCS.

Area Symbol: MN157, 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	
N501B	Downs silt loam, 2 to 6 percent slopes	8.16	38.1%		Ile	90	90	90	77	82	
N501C2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	7.21	33.7%		IIle	80	84	84	70	71	
N501D2	Downs silt loam, 12 to 18 percent slopes, moderately eroded	3.00	14.0%		IVe	69	77	77	65	64	
DnB	Dubuque silt loam, 2 to 6 percent slopes	1.35	6.3%		Ile	50	64	64	62	51	
DrD2	Dubuque silt loam, shallow, 12 to 18 percent slopes, moderately eroded	1.27	5.9%		VIe	28	44	44	37	23	
DnD2	Dubuque silt loam, 12 to 18 percent slopes, moderately eroded	0.43	2.0%		IVe	39	48	48	42	31	
Weighted Average						2.89	76.5	*n 81	*n 81	*n 68.9	*n 69.3

*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.



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Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 2
Min: 876.8
Max: 1,111.8
Range: 235.0
Average: 1,052.2
Standard Deviation: 44.69 ft

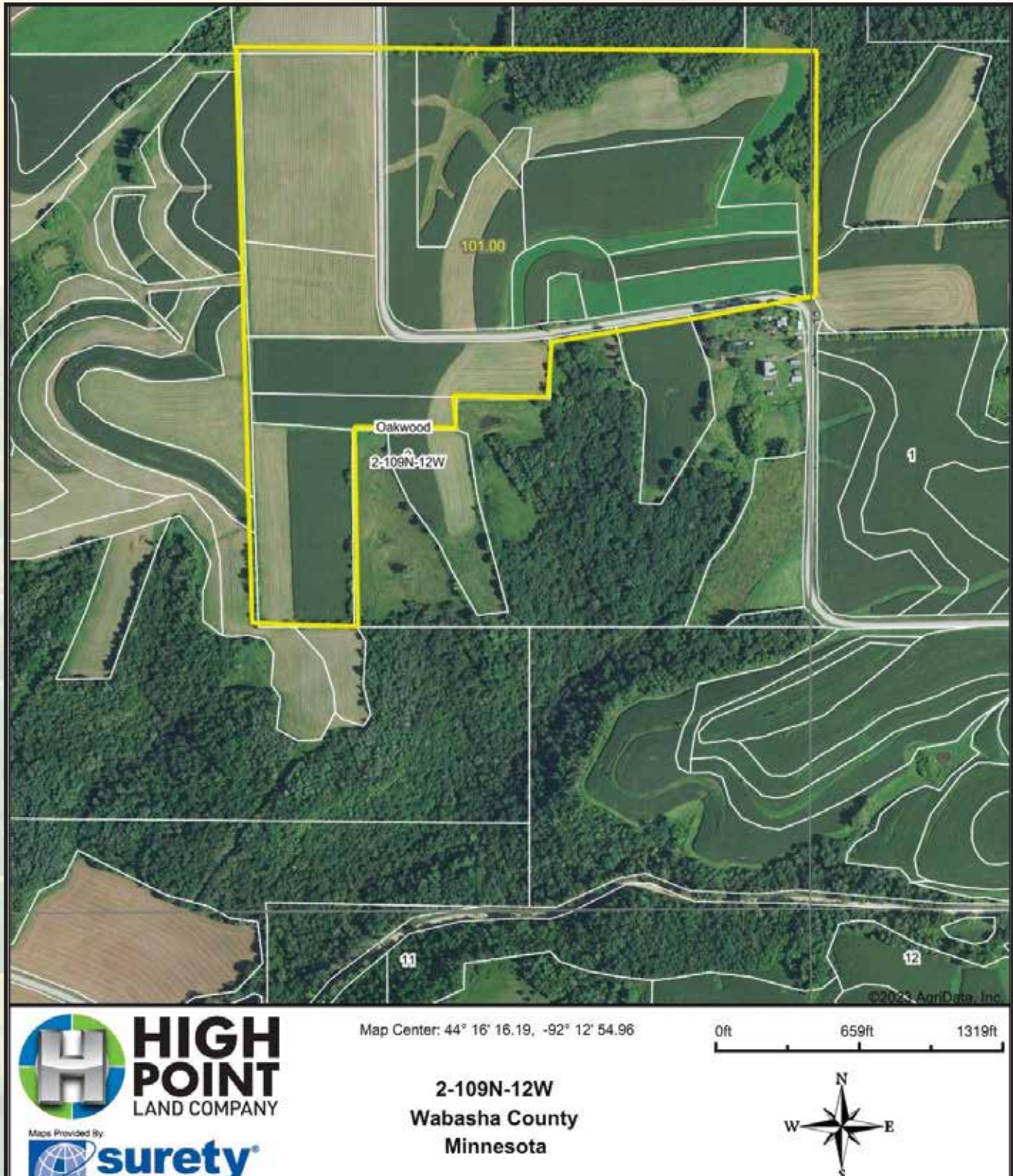


5/30/2023

1-109N-12W
Wabasha County
Minnesota

map center: 44° 16' 29.74, -92° 12' 27.19

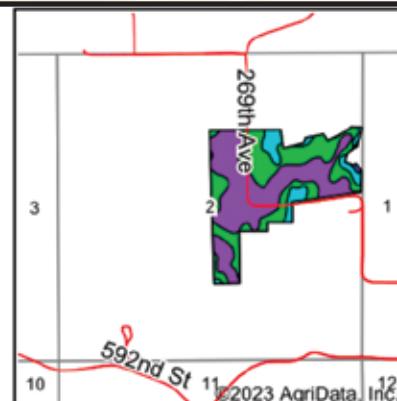
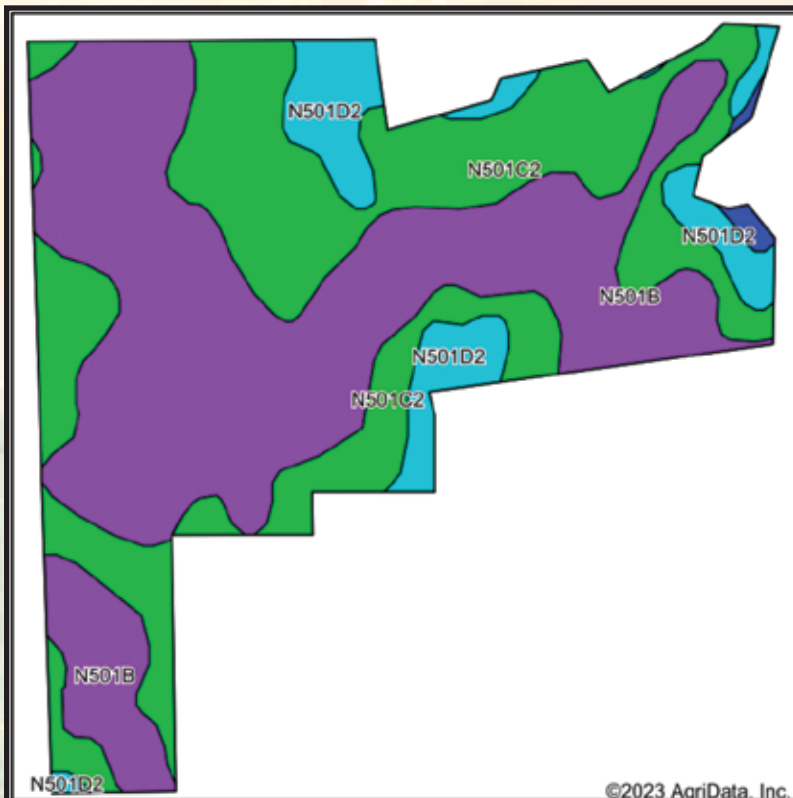
FSA Map



Tract 2



Soil Map



State: **Minnesota**
 County: **Wabasha**
 Location: **2-109N-12W**
 Township: **Oakwood**
 Acres: **88.68**
 Date: **5/30/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

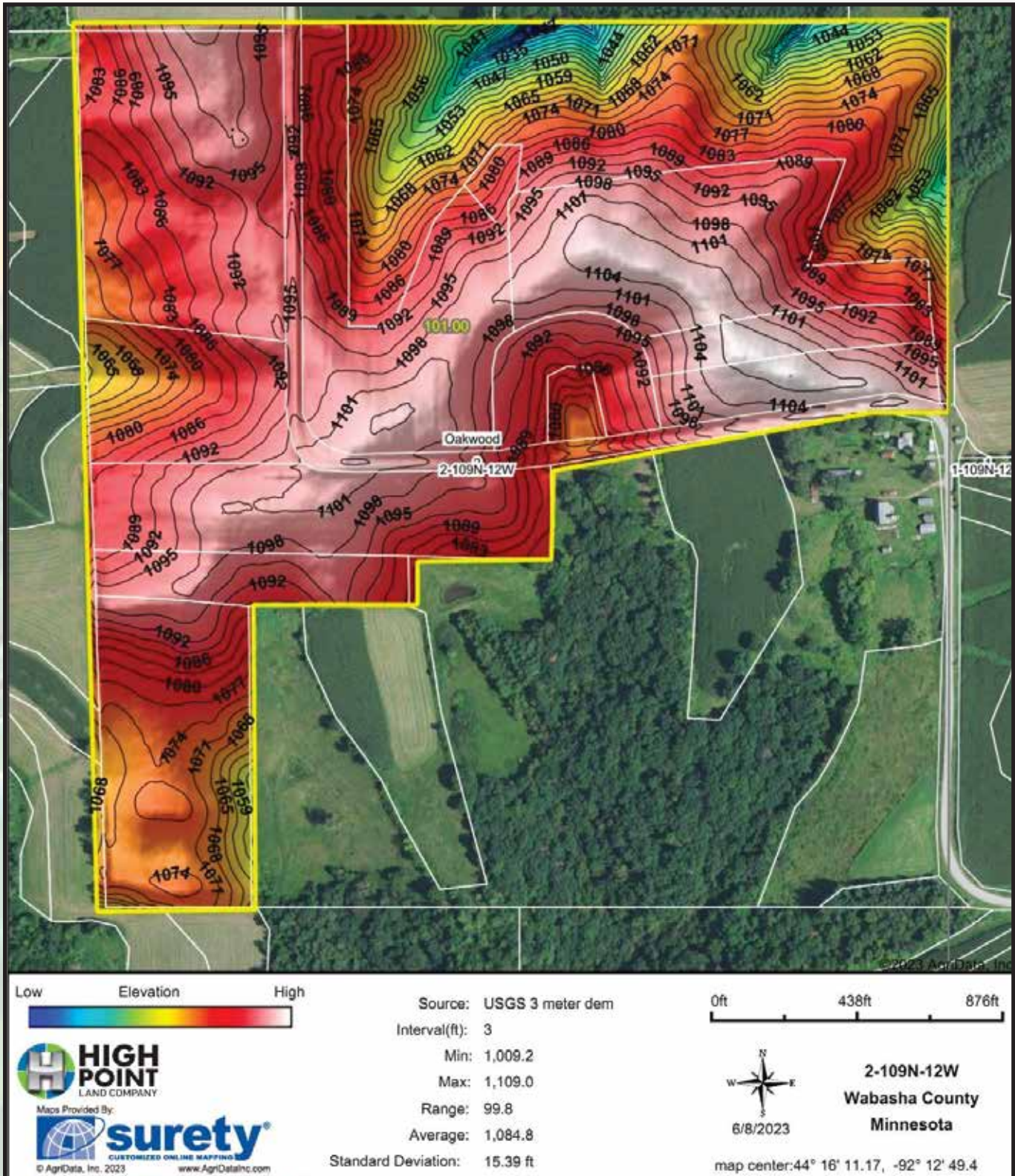
Area Symbol: MN157, Soil Area Version: 19

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	
N501B	Downs silt loam, 2 to 6 percent slopes	45.47	51.3%		Ile	90	90	90	77	82	
N501C2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	34.20	38.6%		IIle	80	84	84	70	71	
N501D2	Downs silt loam, 12 to 18 percent slopes, moderately eroded	8.50	9.6%		IVe	69	77	77	65	64	
DnD2	Dubuque silt loam, 12 to 18 percent slopes, moderately eroded	0.51	0.6%		IVe	39	48	48	42	31	
Weighted Average						2.59	83.8	*n 86.2	*n 86.2	*n 72.9	*n 75.7

*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.



FSA Map



Maps Provided By:



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Map Center: 44° 16' 16.77, -92° 12' 48.88

0ft 635ft 1270ft

2-109N-12W
Wabasha County
Minnesota

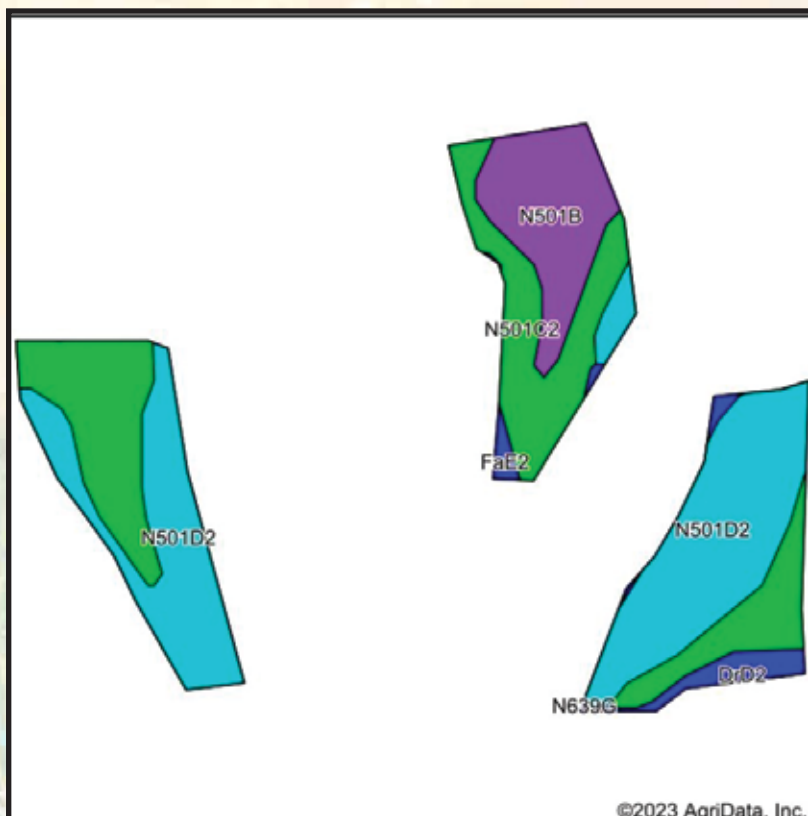


6/8/2023

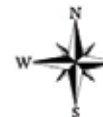
Tract 3



Soil Map



State: **Minnesota**
 County: **Wabasha**
 Location: **2-109N-12W**
 Township: **Oakwood**
 Acres: **17**
 Date: **5/30/2023**



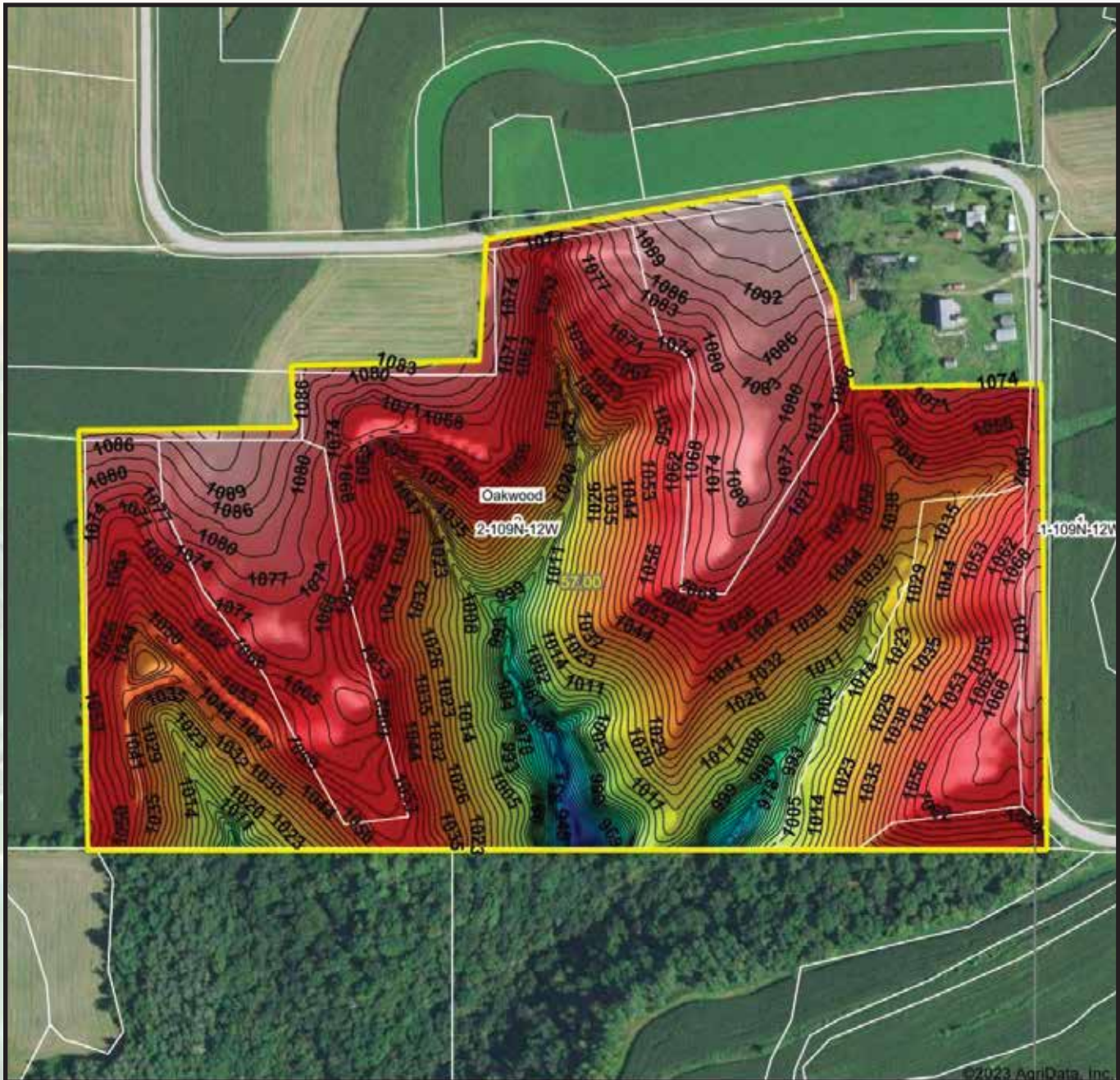
Soils data provided by USDA and NRCS.

Area Symbol: MN157, 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		
N501D2	Downs silt loam, 12 to 18 percent slopes, moderately eroded	7.46	43.9%		IVe		69	77	77	65	64	
N501C2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	6.20	36.5%		IIIe		80	84	84	70	71	
N501B	Downs silt loam, 2 to 6 percent slopes	2.55	15.0%		IIe		90	90	90	77	82	
DrD2	Dubuque silt loam, shallow, 12 to 18 percent slopes, moderately eroded	0.52	3.1%		VIe		28	44	44	37	23	
FaE2	Fayette silt loam, 18 to 35 percent slopes, moderately eroded	0.27	1.6%		VIe		27	19	19	16	9	
Weighted Average							3.43	74.2	*n 79.6	*n 79.6	*n 67	*n 67.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Low Elevation High

Source: USGS 3 meter dem
Interval(ft): 3
Min: 926.5
Max: 1,103.3
Range: 176.8
Average: 1,048.7
Standard Deviation: 28.87 ft

0ft 355ft 710ft

6/8/2023

2-109N-12W
Wabasha County
Minnesota

map center: 44° 16' 16.77", -92° 12' 48.88"

HIGH POINT LAND COMPANY
Map Provided By: surety
CUSTOMIZED ONLINE MAPPING
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FSA-156EZ

MINNESOTA
WABASHA



United States Department of Agriculture
Farm Service Agency

FARM : 836

Prepared : 6/6/23 11:37 AM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : BLUFF VIEW FARMS
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
197.08	121.70	121.70	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	121.70	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

Tract Number : 796

Description : F6-HI E2 S2 - NW4 S1 OA
FSA Physical Location : MINNESOTA/WABASHA
ANSI Physical Location : MINNESOTA/WABASHA
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : RAY RAHMAN, DELORES RAHMAN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
197.08	121.70	121.70	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	121.70	0.00	0.00	0.00	0.00	0.00



United States
Department of
Agriculture
Wabasha County, Minnesota



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data, its use, and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-02s and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

Farm 836

Tract 796

2023 Program Year

Map Created October 24, 2022



Unless otherwise noted:
Shares are 100%, operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRW, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peanut = process
Alfalfa, Mixed Forage AGM, GMA, ISS = for forage
Beans = Dry Edible
NAAG = for CZ
Canola = Spring for seed

Common Land Unit
 // Non-Cropland
 Cropland
 Tract Boundary

Wetland Determination Identifiers
 ● Restricted Use
 ▲ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

Tract Cropland Total: 121.70 acres



HIGH POINT LAND COMPANY



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 13, 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
(98+/- Acres)

Tract 3: \$ _____ Per acre
56+/- Acres)

Full Name: _____

Address: _____

Phone: _____

Email: _____

Will you be a registered phone bidder? Yes No

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 on the auctioneer's discretion of the multi parcel auction method. This sale does include a 2% Buyers Premium.

- 2023 taxes to be prorated to day of closing. Subsequent taxes and or special assessments, if any, to be paid by the buyer. Real Estate Taxes are subject to reassessment under the new owner.

EASEMENTS There is an easement on Tract 2 for neighbor access.

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 an 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 the cashier's check at closing on or before the date listed on purchase agreement signed by all parties. Closing will be at Accurate Land and Title in Hannibal, Missouri. .

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 the 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 Current lease will be prorated for 2023. All 2024 rent money will go to the new owner.

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

SURVEY If a survey is needed for Tracts 2 & 3, the seller will pay for this. No survey for Tract 1 will be provided.

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 the 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. 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.

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.

CONTACT LAND AGENT:

Dave Walch

507-421-0474

Dave@highpointlandcompany.com





LIVE & ONLINE AUCTION WABASHA COUNTY, MN



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520 Main St South Stewartville, MN 55976