

# LAND AUCTION

Property Information Packet

**THURSDAY AUGUST 10TH, 2023 • 1 PM**

**Bank of Cashton • 724 Front Street, Cashton, WI 54619**



**153**  
+/- ACRES



**MONROE COUNTY, WI**  
**4 AVAILABLE TRACTS**  
**LIVE OFF-SITE LAND AUCTION**

507-218-1243 • [HighPointLandCompany.com](http://HighPointLandCompany.com) • 703 S Main Street 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. Eric Halvorson RE LIC # 94636-94 • Garrett Halama RE LIC # 92702-94 • Jacob Hart RE LIC # 58203-90

# Absentee Bidding Form

Monroe County, WI

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 **August 3rd, 2023** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976



**Tract 1:**     \$ \_\_\_\_\_ Per acre  
(3.5+/- Acres)

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

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

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

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

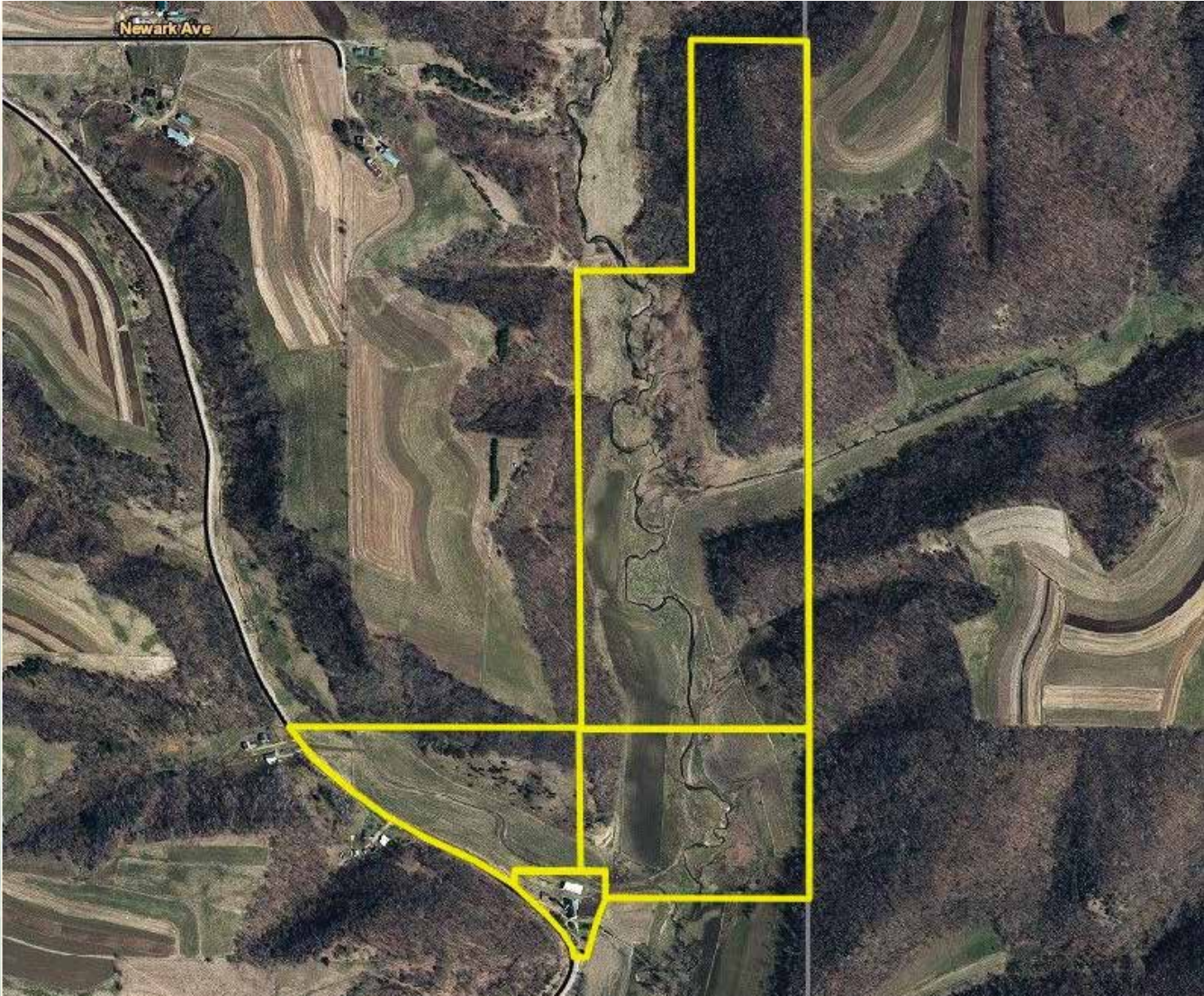
Address: \_\_\_\_\_

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

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

Will you be a registered phone bidder?  Yes  No

# Auction BOARD



TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Tract 1	3.5+/-	TBD	TBD
Tract 2	20.5+/-	TBD	TBD
Tract 3	29+/-	TBD	TBD
Tract 4	100+/-	TBD	TBD

# Property Summary

**DESCRIPTION:** High Point Land Company is honored to offer the Arnold E. Hurtz Family Farm, for live and online public auction August 10, 2023 at 1:00 PM at the Bank of Cashton – 724 Front Street, Cashton, WI 54619. 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” and Tract 1 being “Lump Sum Total.

Located in the drift less regions of southern Monroe County, a few short miles from the Vernon County line, lies this gorgeous 153+/- acre property. For the avid outdoorsman, this property hosts a lot of opportunities! Every season of the year there is something to do; hunt, fish, hike, atv/utv ride, horse ride, snowshoe, and snowmobile. During the spring, walk out your front door and head out turkey hunting in the long valley behind the house. After turkey hunting, take a stroll down to the beautiful Brush Creek that flows through the property and trout fish the plentiful stream! During the fall head out to one of the many stand locations and go up on the ride or overlook the valley and take in all the sights and sounds nature has to offer! During the summer go for a walk/hike and wind down the day fishing your very own private ponds!

For the farmer/hobby farmer there is 35 tillable acres (rented out last year for \$4,475) and 105+/- acres to pasture cattle/horses/goats which is currently rented month-to-month for \$150. The cropland has a crop tenant for 2023 and will be free of any crop lease the following year.

## **Tract 1 Description: 3.5+/- Acres (Subject to Survey)**

Take in the panoramic views of the hills from your 34x36 home and watch all the deer and turkeys come to the fields right out your window! On the lower level the home currently has 1 bedroom and 1 bathroom with laundry and a kitchen. The upstairs is currently unfinished and boasts a beautiful open concept that will let your imagination run wild! The home has electric/wood heat, 200 amp service, well, and septic system. There is a 40'x104' pole shed containing a 20'x40' concrete area as well as a barn! You will have plenty of room to store all of your toys and equipment or spot to set up your workshop!

## **Tract 2 Description: 20.5+/- Acres (Subject to Survey)**

The perfect small tract with owned access, perfect for anyone looking to build their forever home or enjoy the tillable income, pasture opportunity, nature observing, and beautiful panoramic views.

## **Tract 3 Description: 29+/- Acres (Subject to Survey)**

This tract is the perfect small tract which will be accessed via legal easement with the ability to be built on. Come build your vacation or forever home and enjoy all this tract has to offer! Trout fish the Brush Creek which is plentiful with trout, and the panoramic views of the country side that surrounds it.

## **Tract 4 Description: 100+/- Acres (Sold by Net Taxable Acres)**

This tract will be accessed via legal easement with the ability to be built on. Come build your vacation or forever home and enjoy all this tract has to offer! Trout fish the Brush Creek, enjoy the wonderful deer and turkey hunting, enjoy the tillable pasture income, and take in all that nature has to offer.

**Property Address:** 29240 Nevada Road, Cashton, WI 54619

**Property Features:**

-Beautiful Views	-2 private ponds
-Income producing tillable & pasture land	-34x36 home with walkout basement & garage
-Excellent deer and turkey hunting	-40'x104' Shed & Barn
-200 amp service, well, septic	-Good fencing

# Property Photos



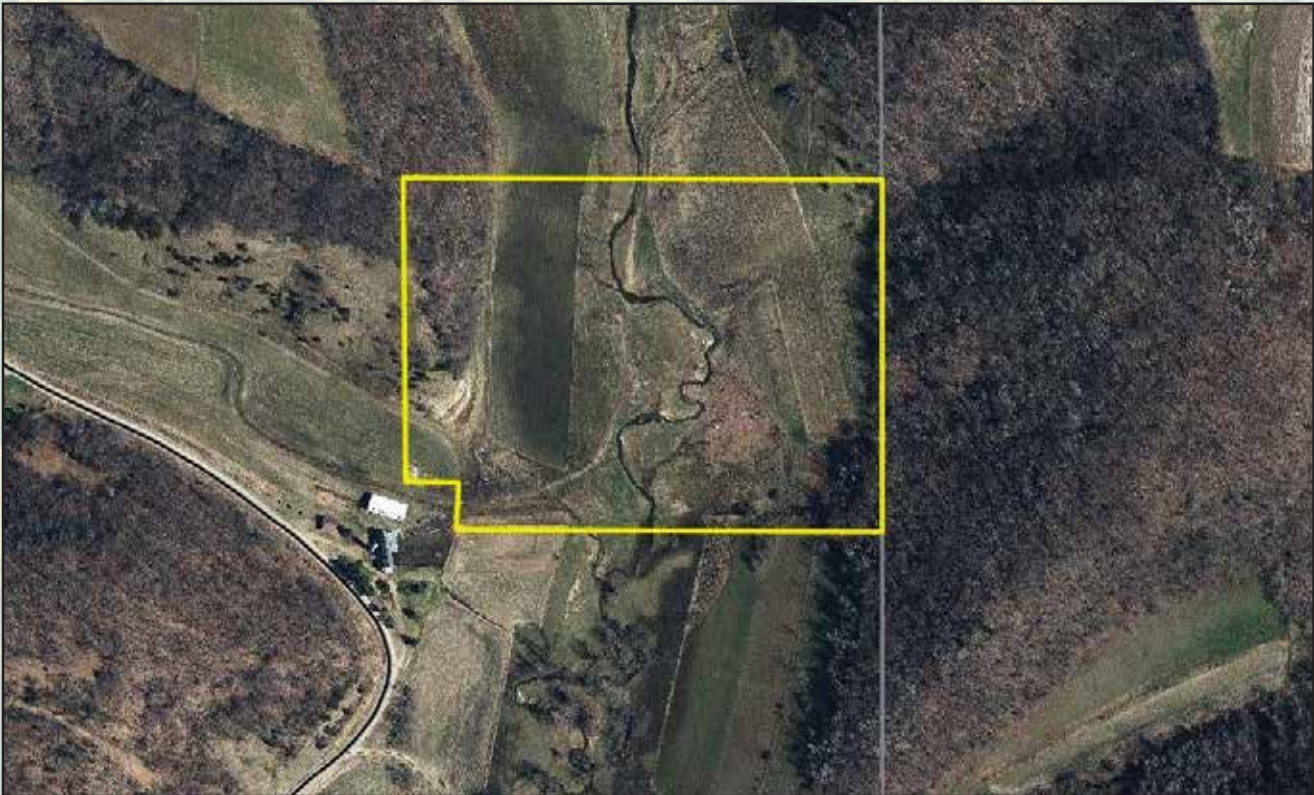
# Tract 1



# Tract 2



# Tract 3





# Tract 4

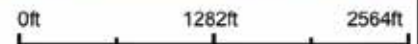


# Aerial Map



Maps Provided By  
 **surety**  
CUSTOMER ONLINE MAPPING  
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Map Center: 43° 45' 33.29, -90° 40' 23.52



**24-15N-3W**  
**Monroe County**  
**Wisconsin**



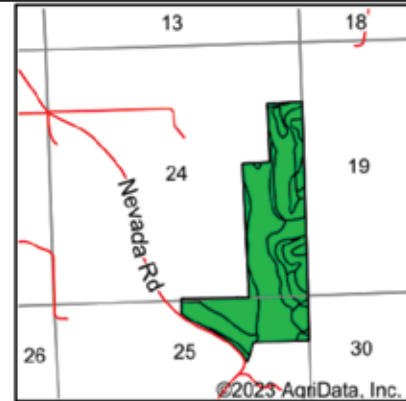
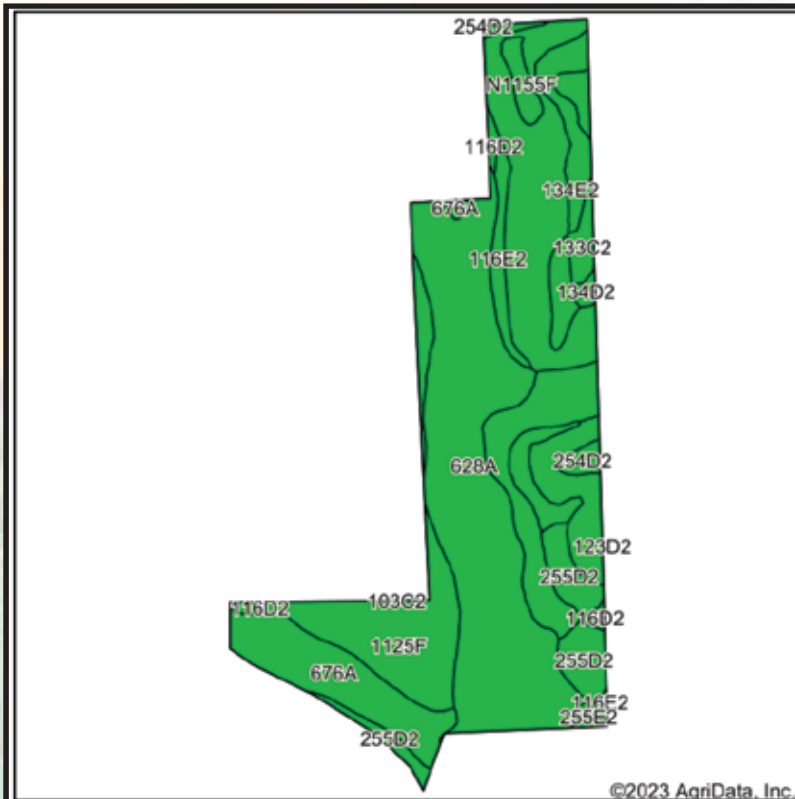
2/22/2023

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

# Soil Map



**HIGH POINT**  
LAND COMPANY



State: **Wisconsin**  
 County: **Monroe**  
 Location: **24-15N-3W**  
 Township: **Jefferson**  
 Acres: **150.69**  
 Date: **2/22/2023**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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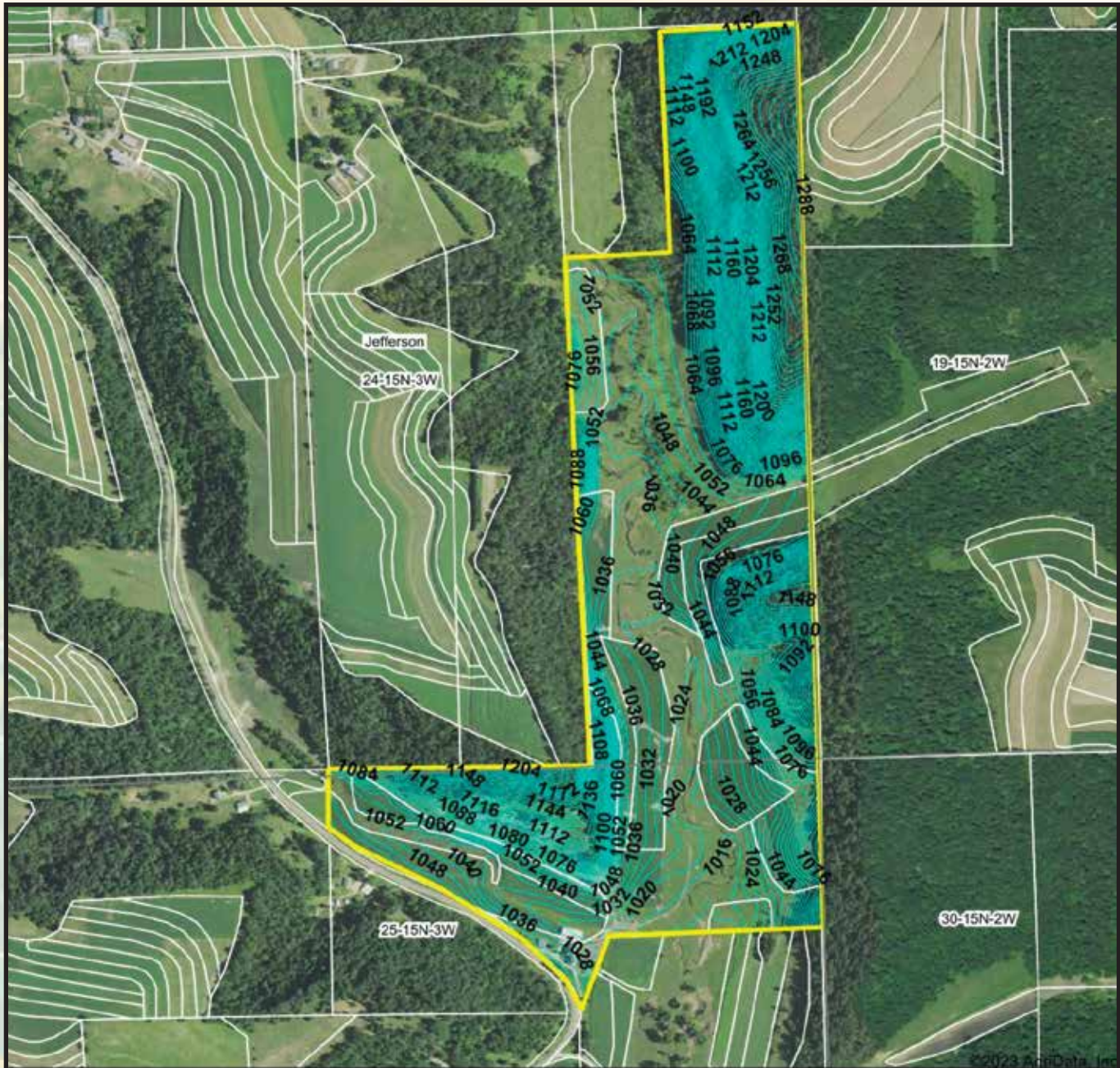


Soils data provided by USDA and NRCS.

Area Symbol: WI081, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	49.14	32.6%		IIw			89	79	54	89
1125F	Dorerton, very stony-Elbaville complex, 30 to 60 percent slopes	45.58	30.2%		VIIe			13	13	11	5
676A	Kickapoo fine sandy loam, 0 to 3 percent slopes, occasionally flooded	24.80	16.5%		IIIIs	110	38	81	81	57	66
255D2	Urne fine sandy loam, 12 to 20 percent slopes, moderately eroded	7.86	5.2%		IVe	65	20	49	49	40	36
116D2	Churchtown silt loam, 12 to 20 percent slopes, moderately eroded	5.27	3.5%		IVe			75	75	62	67
134E2	Lamoille silt loam, 20 to 30 percent slopes, moderately eroded	4.88	3.2%		IVe	90	30	16	16	13	9
N1155F	Brodale-Bellechester complex, 30 to 60 percent slopes, rocky	4.26	2.8%		VIIIs			6	6	2	1
133C2	Valton silt loam, 6 to 12 percent slopes, moderately eroded	3.29	2.2%		IIe			70	70	66	68
116E2	Churchtown silt loam, 20 to 30 percent slopes, moderately eroded	3.14	2.1%		VIIe			20	20	16	11
254D2	Norden silt loam, 12 to 20 percent slopes, moderately eroded	1.12	0.7%		IVe			56	56	49	46
255E2	Urne fine sandy loam, 20 to 30 percent slopes, moderately eroded	0.73	0.5%		VIIe	55	18	13	13	10	5
134D2	Lamoille silt loam, 12 to 20 percent slopes, moderately eroded	0.62	0.4%		IVe			59	59	53	57
<b>Weighted Average</b>					<b>4.18</b>	<b>24.7</b>	<b>8.4</b>	<b>*n 54.8</b>	<b>*n 51.6</b>	<b>*n 37.5</b>	<b>*n 48.3</b>

# Topo Map - Contours



Maps Provided by  
**surety**  
CUSTOMER ONLINE MAPPING  
 © AgriData, Inc. 2021 [www.AgridataInc.com](http://www.AgridataInc.com)

Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 1,009.5

Max: 1,300.8

Range: 291.3

Average: 1,084.6

Standard Deviation: 70.9 ft

0ft 858ft 1716ft

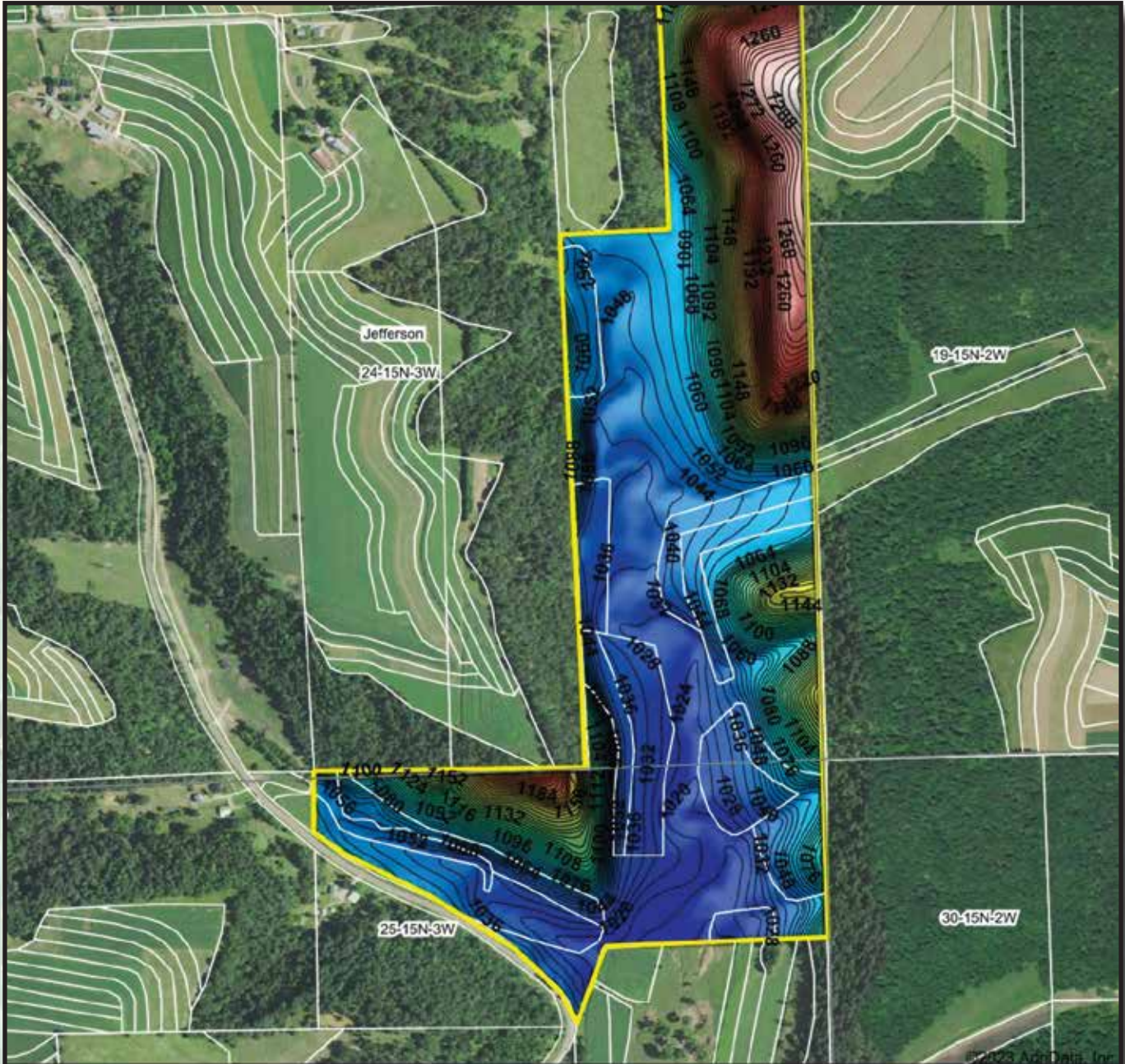


2/22/2023

**24-15N-3W**  
**Monroe County**  
**Wisconsin**

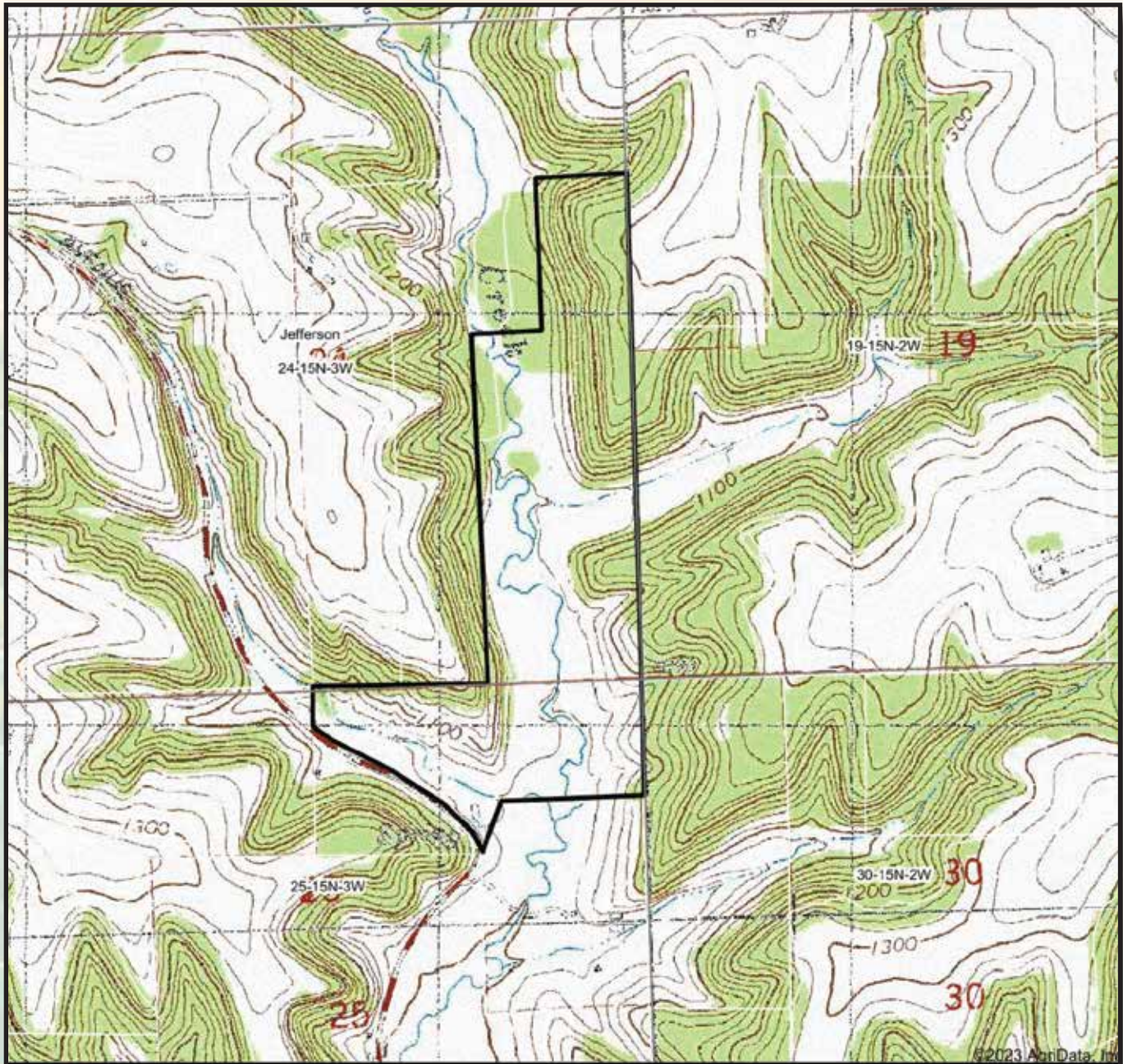
Map Center: 43° 45' 33.29, -90° 40' 23.52

# Hillshade

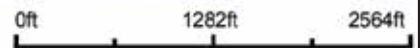


<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem          Interval(ft): 4          Min: 1,009.5          Max: 1,300.8          Range: 291.3          Average: 1,084.6          Standard Deviation: 70.9 ft</p>	<p>0ft 828ft 1656ft</p>
<p>Maps Provided By</p> <p>CUSTOMER ONLINE MAPPING          © AgriData, Inc. 2021 www.AgrIDataInc.com</p>	<p>24-15N-3W          Monroe County          Wisconsin          2/22/2023          map center: 43° 45' 33.29, -90° 40' 23.52</p>	

# Topo Map



map center: 43° 45' 33.29. -90° 40' 23.52



**24-15N-3W**  
**Monroe County**  
**Wisconsin**

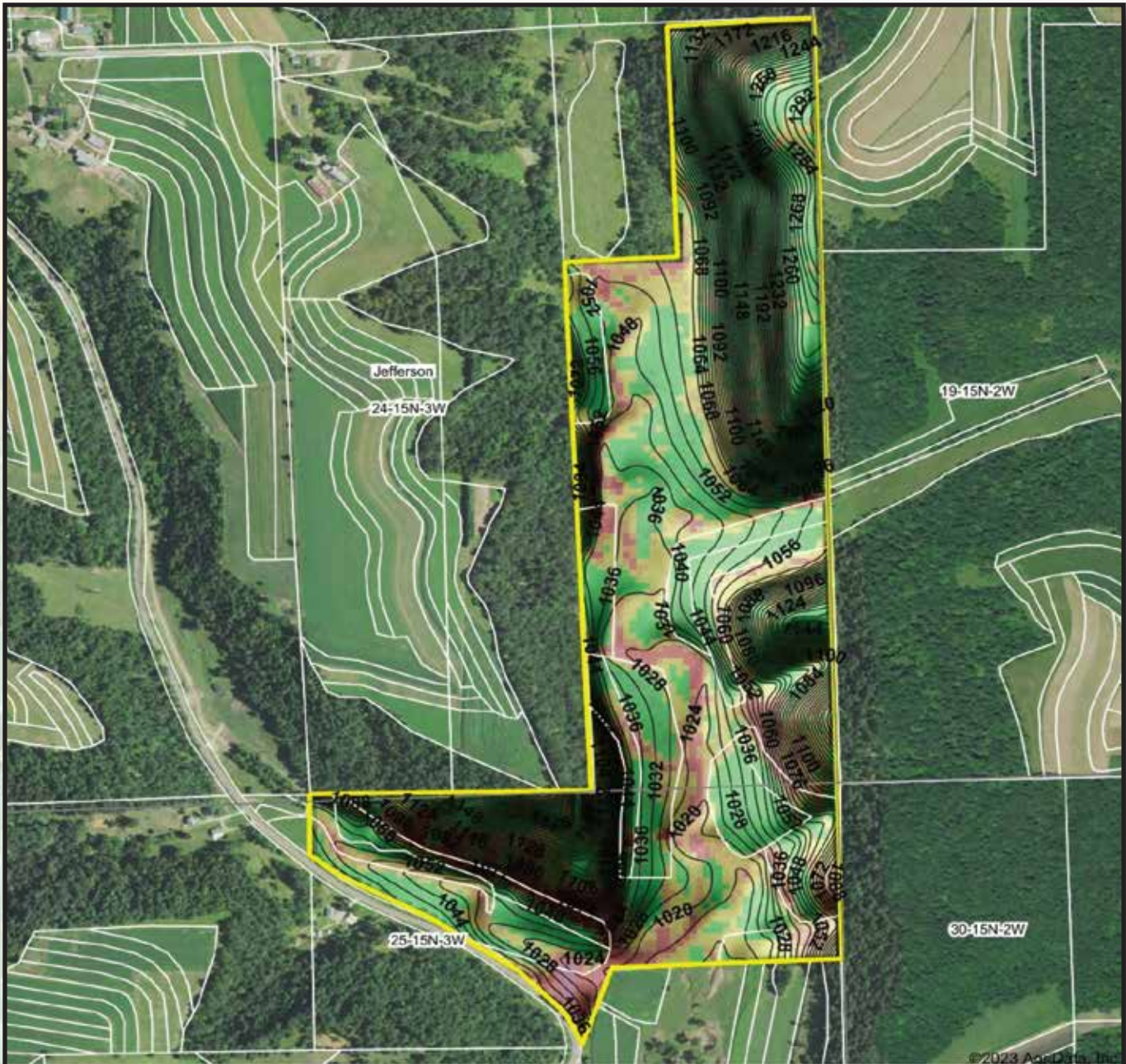


Field borders provided by Farm Service Agency as of 5/21/2008

# Hillshade-Maximum



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LAND COMPANY



# Wetlands Map



State: **Wisconsin**  
 Location: **24-15N-3W**  
 County: **Monroe**  
 Township: **Jefferson**  
 Date: **2/22/2023**

**HIGH POINT**  
 LAND COMPANY  
 Maps Provided By  
**surety**  
CUSTOMER ONLINE MAPPING  
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Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	11.01
PFO1/EM1C	Freshwater Forested/Shrub Wetland	5.71
R5UBH	Riverine	2.11
R4SBC	Riverine	1.20
PFO1C	Freshwater Forested/Shrub Wetland	1.15
PUBGx	Freshwater Pond	0.45
PEM1C	Freshwater Emergent Wetland	0.10
Total Acres		21.73

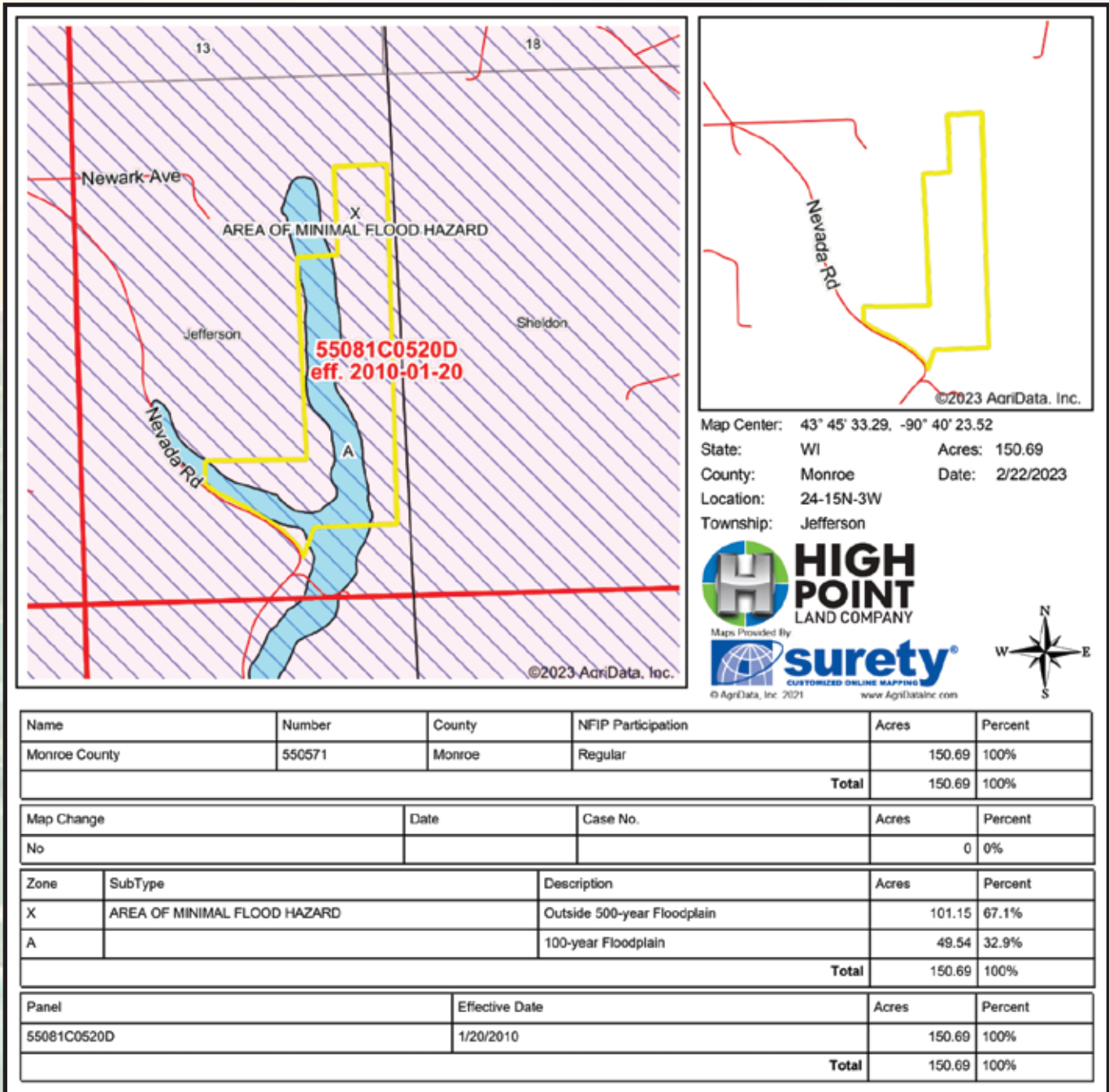
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



# FEMA Map



**HIGH POINT**  
LAND COMPANY



# 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 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 auctioneer's discretion of the multi parcel auction method.

**This sale includes 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 buyer. Real Estate Taxes are subject to reassessment under new owner.**

**EASEMENTS** The property to be sold is subject to easements. There is a Monroe County Fishing Easement in place; also a 66 foot wide ingress/egress easement shall be put in place for access to tracts 2 and 3.

**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 Town N' Country Title in Tomah, WI.

**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 cropland rental is \$127.86 per acre on 35 acres. This year's crop rent shall be retained by the seller and will be open to farm or lease for the 2024 growing season. The current pasture acres are being rented for a total of \$150 a month. The pasture rent agreement is month to month.

**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 for tracts 2&4.

**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 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.

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**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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License#92702



License#94636

**Your Local Wisconsin Land Agents**

Garrett Halama  
**715-797-0442**



Eric Halvorson  
**715-533-4904**



# LIVE PUBLIC AUCTION MONROE COUNTY, WI



507-218-1243 • [HighPointLandCompany.com](http://HighPointLandCompany.com)  
703 S Main Street Fountain City, WI 54629