

LAND AUCTION

Property Information Packet

WEDNESDAY AUGUST 9TH, 2023 • 1 PM

Hanson Hall • 265 470th Ave Frost, Minnesota 56033



190.28
+/- ACRES



FARIBAULT COUNTY, MN
3 AVAILABLE TRACTS
LIVE OFF-SITE LAND AUCTION

507-218-1243 • HighPointLandCompany.com • 28 S Broadway Wells, MN 56097

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. Mitchell Kruger RE LIC # 40735678 • Jacob Hart RE LIC # 40438432

Absentee Bidding Form

Faribault County, MN

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 2nd, 2023** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976



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

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

Entirety: \$ _____ Per acre
(164.28+/- Acres)

Full Name: _____

Address: _____

Phone: _____

Email: _____

Will you be a registered phone bidder? Yes No



TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Tract 1	88.25+/-	TBD	TBD
Tract 2	76.03+/-	TBD	TBD
Tract 3	164.28+/-	TBD	TBD

Property Summary

DESCRIPTION:High Point Land Company is honored to present the Hillside Partners and Owens Farm located in Faribault County, Minnesota which shall be sold at Live Public Auction on August 9th, 2023 at 1PM at Hansen Hall in Frost, MN. Online bidding will be available.

Located in Seely Township, this beautiful farm represents a combined 164.28+/- tillable acres and will be sold in 3 tracts.

Tract 1 includes 88.25+/- acres and is referred to as "The North Parcel". It has a CPI of 86.7.

Tract 2 includes 76.03+/- tillable acres and is referred to as "The South West Parcel". It has a CPI of 88.

Tract 3 includes 164.28+/- tillable acres (the entirety).

Both tracts are highly productive and have great access of gravel roads. This is very sought after land in South Central Minnesota that has been a great producer and will continue to be for generations to come. If you are interested in this property, or would like to set up a private showing, contact Minnesota Land Specialist, Mitchell Kruger at 507-259-8541 or email him at mitchell@highpointlandcompany.com

Property Address:
TBD 50th Street, Bricelyn, MN 56014

Property Features:

- 87.2 Average CPI Throughout the Farm
- Great Access to Each Tract
- Beautifully kept county waterway through property, with natural slope on each parcel to the waterway.
- Tile already installed, great drainage on both parcels



Property Photos

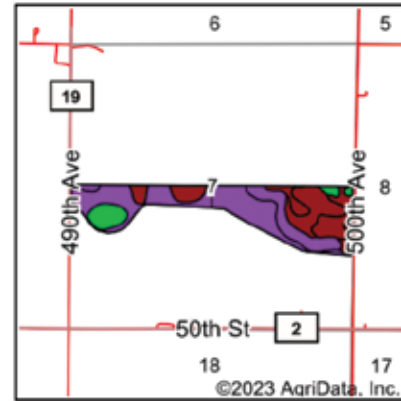


Aerial Map



Soil Map

TRACT 1



State: **Minnesota**
 County: **Faribault**
 Location: **7-101N-25W**
 Township: **Seely**
 Acres: **88.25**
 Date: **7/5/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: MN043, Soil Area Version: 19

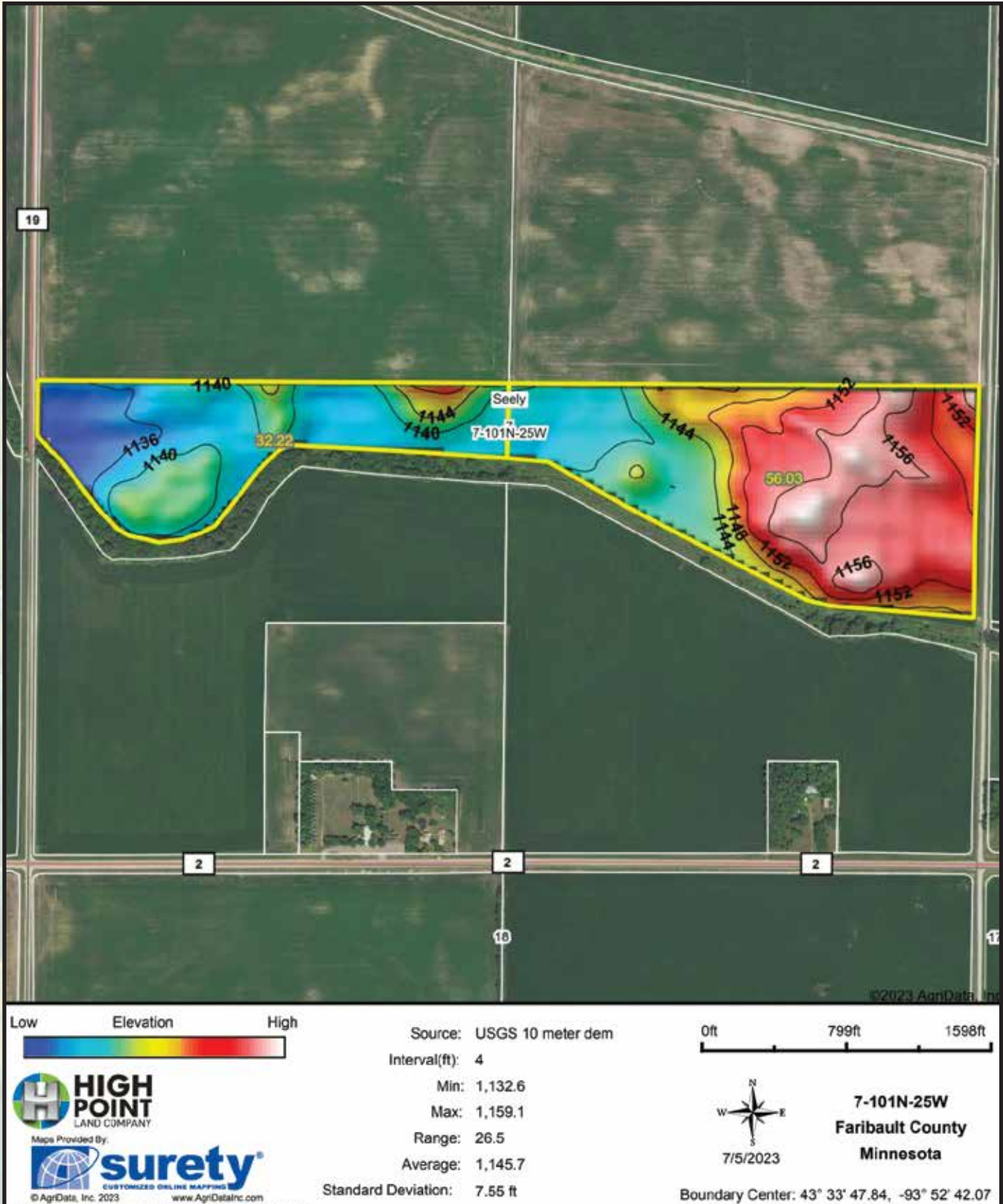
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
929	Fieldon-Canistee complex	35.81	40.6%		llw	83	73	68	48	69	
102B	Clarion loam, 2 to 6 percent slopes	13.97	15.8%		lle	95	83	78	62	83	
L83A	Webster clay loam, 0 to 2 percent slopes	11.53	13.1%		llw	93	82	78	60	82	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	11.46	13.0%		llle	87	71	69	52	71	
920B	Clarion-Estherville complex, 2 to 6 percent slopes	6.34	7.2%		lle	76	68	66	53	63	
275B	Ocheyedan loam, 2 to 6 percent slopes	4.03	4.6%		lle	93	78	78	54	70	
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	2.15	2.4%		lle	92	82	75	60	82	
920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	1.70	1.9%		llle	73	64	62	48	61	
281	Darfur loam	1.26	1.4%		llw	82	81	81	57	77	
Weighted Average						2.15	86.7	*n 75.5	*n 71.6	*n 53.4	*n 73.1

*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.

Topo Map





FARIBAULT COUNTY TREASURER
 P.O. BOX 130 • BLUE EARTH, MN 56013
 PHONE 507-525-6260
 www.co.faribault.mn.us

Bill #: 5081
Taxpayer: 24206

Property ID Number: R 17.007.0400

Property Description: Sect-07 Twp-101 Range-025 121.89 AC SW 1/4 OF SW 1/4 & N 1/2 OF SW 1/4

Property Address:

2023 Property Tax Statement

VALUES AND CLASSIFICATION		
Taxes Payable Year:	2022	2023
Estimated Market Value:	644,000	721,500
Homestead Exclusion:		
Taxable Market Value:	644,000	721,500
New Improvements:		
Property Classification:	AG NHSTD	AG NHSTD
<i>Sent in March 2022</i>		
Step 2	PROPOSED TAX 3,518.68 <i>Sent November 2022</i>	
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due MAY 15:	2,623.00
	Second half taxes due NOVEMBER 15:	2,623.00
	Total Taxes Due in 2023:	5,246.00

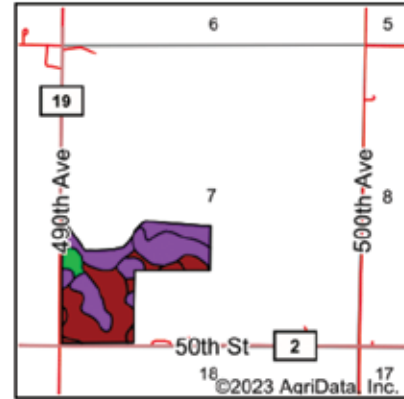
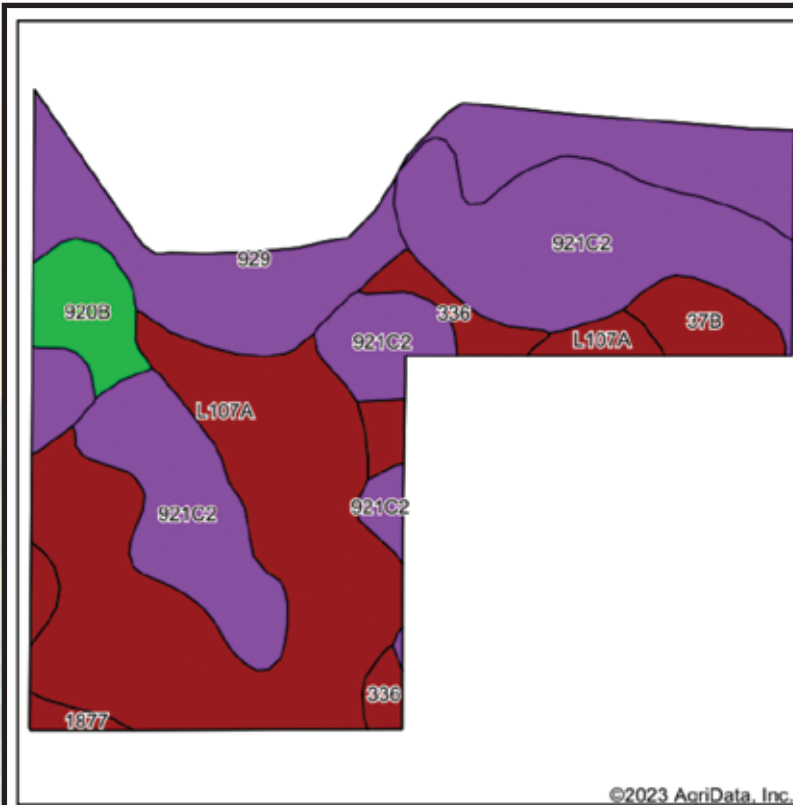
\$\$\$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply

Taxes Payable Year	2022	2023
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. 2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	<input type="checkbox"/>	
Property Tax and Credits		
3. Property taxes before credits	4,023.31	4,033.15
4. Credits that reduce property taxes:		
A. Agricultural Market Value Credits	531.26	584.80
B. Other Credits		
5. Property taxes after credits	3,492.05	3,448.35
Property Tax by Jurisdiction		
6. County FARIBAULT COUNTY	2,492.07	2,587.05
7. City or Town TWP OF SEELY	339.39	283.91
8. State General Tax		
9. School District 2134		
A. Voter Approved Levies	354.18	250.62
B. Other Local Levies	294.75	315.30
10. Special Taxing Districts		
A. REGION 9 DEV COMM	11.66	11.47
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	3,492.05	3,448.35
Special Assessments on Your Property		
13. Special Assessments Int: 141.87 Principal: 1,655.78		
599 CD44 ST	889.63	
599 CD44 20	175.69	
599 CD44 S	732.33	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	4,992.00	5,246.00
	FIRST HALF DUE	MAY 15
	SECOND HALF DUE	NOVEMBER 15
		2,623.00
		2,623.00

Aerial Map





State: **Minnesota**
 County: **Faribault**
 Location: **7-101N-25W**
 Township: **Seely**
 Acres: **76.03**
 Date: **7/5/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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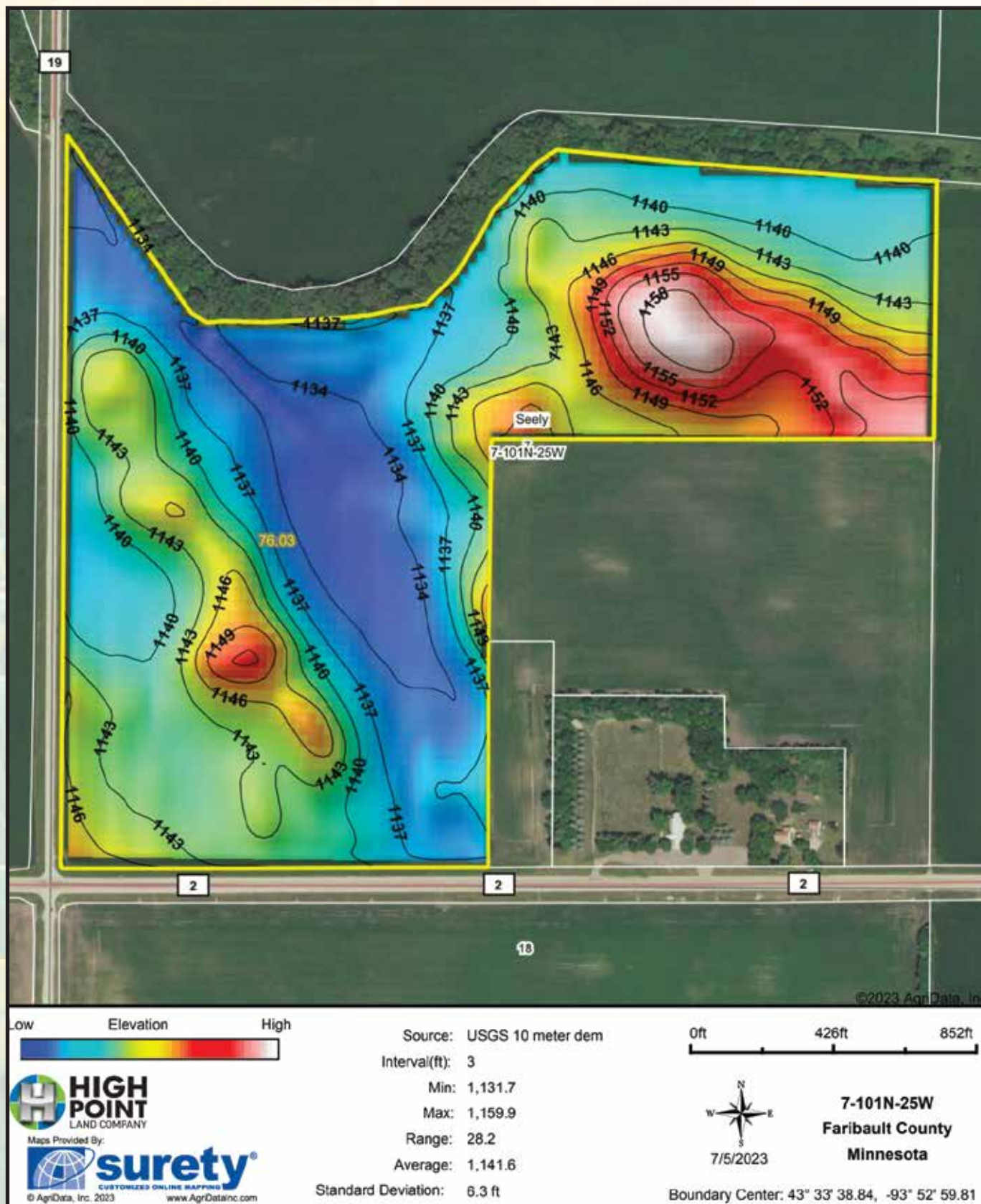
Soils data provided by USDA and NRCS.

Area Symbol: MN043, 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	
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	25.60	33.7%		llw	91	81	72	56	81	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	24.23	31.9%		llle	87	71	69	52	71	
929	Fieldon-Canisteo complex	16.42	21.6%		llw	83	73	68	48	69	
920B	Clarion-Estherville complex, 2 to 6 percent slopes	3.22	4.2%		lle	76	68	66	53	63	
336	Delft clay loam, 0 to 2 percent slopes	3.05	4.0%		llw	94	79	77	59	79	
37B	Farrar fine sandy loam, 1 to 6 percent slopes	2.39	3.1%		lle	99	77	77	54	63	
1877	Fostoria loam	1.12	1.5%		l	100	84	80	61	84	
Weighted Average						2.30	87.9	*n 75.4	*n 70.4	*n 53	*n 73.9

*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.

Topo Map





FARIBAULT COUNTY TREASURER
 P.O. BOX 130 • BLUE EARTH, MN 56013
 PHONE 507-526-6260
 www.co.faribault.mn.us

Bill #: 5079
Taxpayer: 24206

Property ID Number: R 17.007.0200

Property Description: Sect-07 Twp-101 Range-025 155.00 AC SE 1/4 EX TR COM 781.88'W OF SE COR SE 1/4 TH W390.33' N 558' E390.33' S558' TO BEG

Property Address:

2023 Property Tax Statement

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2022	2023
Step 1	Estimated Market Value:	952,700	1,068,200
	Homestead Exclusion:		
	Taxable Market Value:	952,700	1,068,200
	New Improvements:		
	Property Classification:	AG NHSTD	AG NHSTD

Sent in March 2022

Step 2	PROPOSED TAX
	5,209.30
	<i>Sent November 2022</i>

PROPERTY TAX STATEMENT		
Step 3	First half taxes due MAY 15:	3,539.00
	Second half taxes due NOVEMBER 15:	3,539.00
	Total Taxes Due in 2023:	7,078.00

\$\$\$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply

Taxes Payable Year

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

Property Tax and Credits

3. Property taxes before credits

4. Credits that reduce property taxes:

- A. Agricultural Market Value Credits
- B. Other Credits

5. Property taxes after credits

Property Tax by Jurisdiction

6. County FARIBAULT COUNTY

7. City or Town TWP OF SEELY

8. State General Tax

9. School District 2134

A. Voter Approved Levies

B. Other Local Levies

10. Special Taxing Districts

A. REGION 9 DEV COMM

11. Non-school voter approved referenda levies

12. Total property tax before special assessments

Special Assessments on Your Property

13. Special Assessments Int: 156.65 Principal: 1,815.97

599 CD44 ST	1,111.25
599 CD44 20	219.45
599 CD44 S	641.92

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2022 **2023**

5,950.31 5,971.19

785.92 865.81

5,164.39 5,105.38

3,685.08 3,830.20

502.07 420.34

523.95 371.05

436.05 466.81

17.24 16.98

5,164.39 5,105.38

1,873.61 1,972.62

7,038.00 **7,078.00**

FIRST HALF DUE	MAY 15	3,539.00
SECOND HALF DUE	NOVEMBER 15	3,539.00

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

- There will be a 2% buyers premium upon gross total of sale.

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- Will provide as I receive

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 once the sale is completed.

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.

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:

Mitchell Kruger

507-259-8541

Mitchell@highpointlandcompany.com





190.28
+/- ACRES

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FARIBAUT COUNTY, MN**



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