

# LAND AUCTION

Property Information Packet

**BIDDING ENDS OCTOBER 19 • 5PM**

FOR MORE INFO & TO BID VISIT: [HIGHPOINTLANDCOMPANY.COM](http://HIGHPOINTLANDCOMPANY.COM)



**110.82**  
+/- ACRES



**HIGH  
POINT**  
LAND COMPANY

**ST. CROIX COUNTY, WI**  
**1 AVAILABLE TRACT**  
**ONLINE ONLY AUCTION**

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

Terms: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing. This sale includes a 2% buyers premium.  
Listing Agent: Trevor Glomski RE LIC #20450525 • Registered MN Auctioneer/Broker Jacob Hart RE LIC #40438432 Auction #55-11001/55-74 Phone # 507-259-1065

# Property Summery

High Point Land Company is honored to present the Laverne Anderson Family Farm, which shall be offered as an online auction ending October 19th at 5PM. This rare 110.825 +/- acre farm sits in St Joseph Township South of Houlton, Wisconsin, and just minutes from the St. Croix River Crossing, and Stillwater, Minnesota.

Given the location of this tract and the recent addition of the St. Croix Crossing bridge, linking Minnesota Highway 36 and Wisconsin Highway 64, this property stands as a prime location for development opportunities. The St. Croix Crossing gives direct access to endless amenities and shops including Menards, Target, Walmart, Kohl's and a wide variety of stores and restaurants. This property is off of Wisconsin 35 just 8 short minutes to downtown Hudson, WI.

This Farm has 108.7 +/- tillable acres that is well drained and wide open farming with minimal obstructions or waterways. This makes for a blank canvas to any developer or investor.

In addition to its development potential, the location of this property holds considerable value for families seeking a convenient lifestyle. Hudson, WI, boasts excellent schools and a plethora of amenities, including restaurants, shopping centers, and entertainment options. This property offers an ideal setting for families to establish their home while enjoying easy access to the convenience of the bustling east metro.

This area has a lot to offer for those who stay active. This property is in close proximity to the St. Croix River Crossing Loop which is an incredible 4.7 mile trail, open to pedestrians and bicycles, crossing the beautiful St. Croix River. The tract is also just a few miles from Willow River State Park, Interstate State Park, endless fishing streams, rivers, and lakes, and just under a 30 minute commute to downtown St. Paul.

Don't miss out on this rare opportunity to secure a piece of prime real estate with limitless potential. Join us at the online timed auction ending on October 19th, 2023, at 5:00 pm, and make this extraordinary property your own!

**Property Address:** TBD WI-35, Hudson, WI 54016

**Property Features:**

- Minutes from HWY 64
- Prime Development Area
- Rapid Growing Area in Western Wisconsin
- Rare Property
- Bike Trails
- Great Location

# Property Photos



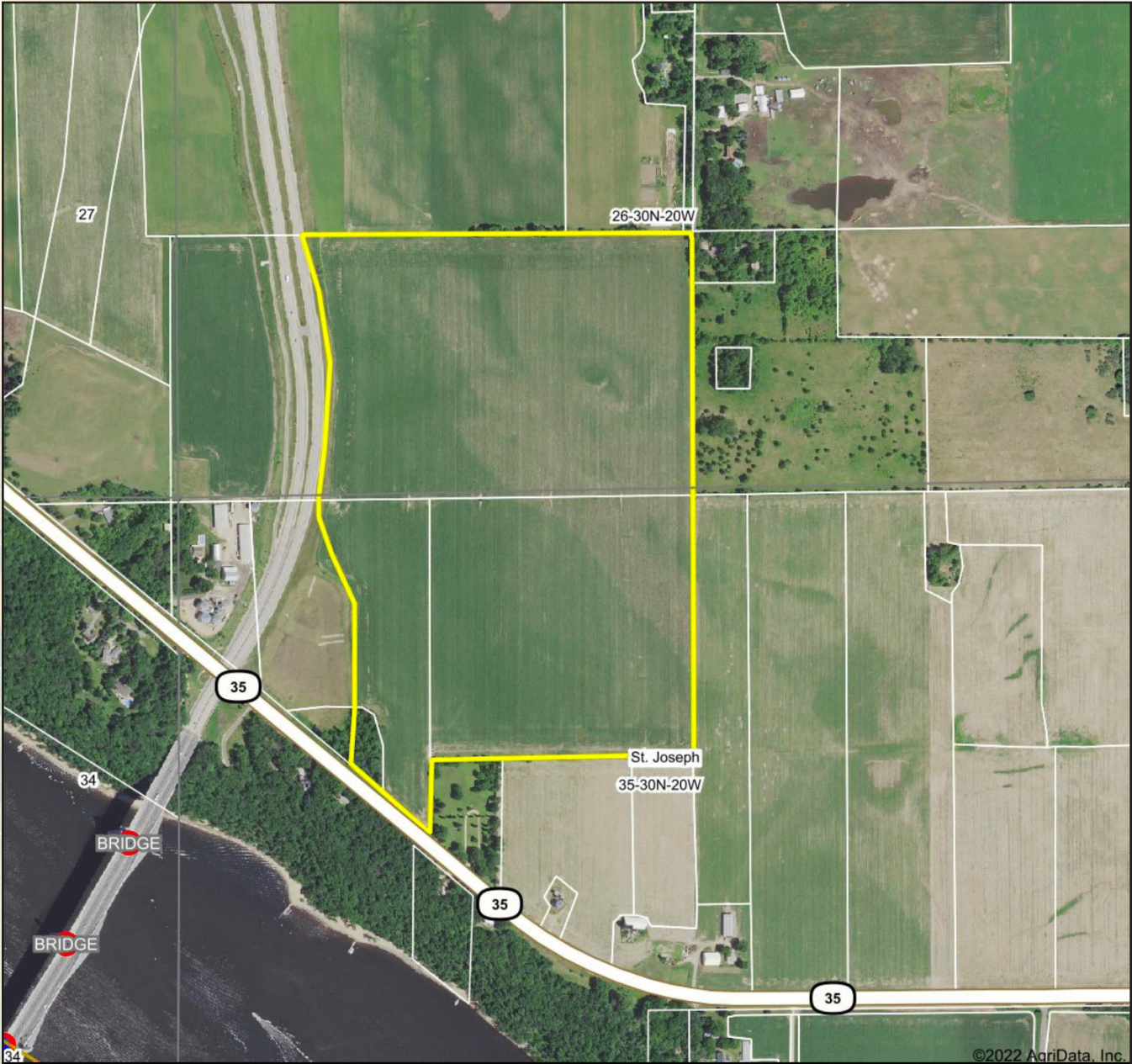
# Property Photos



# Property Photos



# FSA Map



Maps Provided By:



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Map Center: 45° 2' 58.9, -92° 46' 25.49

0ft 816ft 1633ft

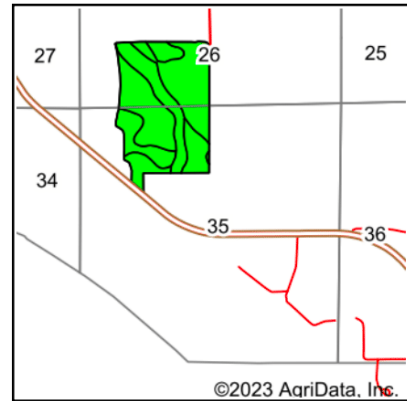
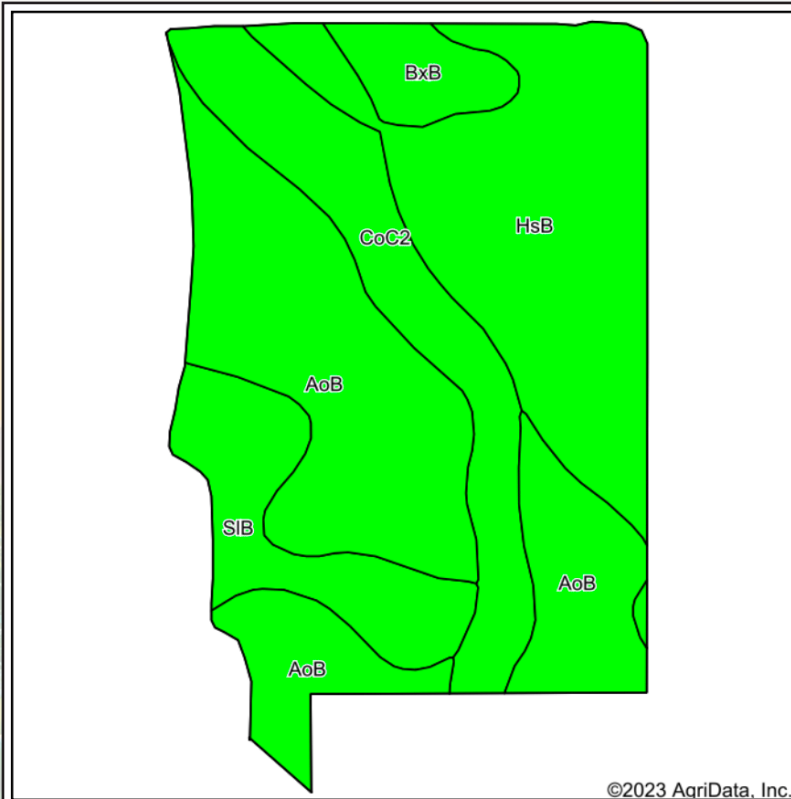
**35-30N-20W**  
**St. Croix County**  
**Wisconsin**



7/19/2022

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

# Soil Map



State: **Wisconsin**  
 County: **St. Croix**  
 Location: **35-30N-20W**  
 Township: **St. Joseph**  
 Acres: **108.7**  
 Date: **8/10/2023**



Soils data provided by USDA and NRCS.

Area Symbol: W1109, Soil Area Version: 18

| Code                    | Soil Description  | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c | Corn Bu     | Soybeans Bu | *n NCCPI Overall | *n NCCPI Corn  | *n NCCPI Small Grains | *n NCCPI Soybeans |
|-------------------------|---|-------|------------------|----------------------|------------------|--------------|-------------|-------------|------------------|----------------|-----------------------|-------------------|
| AoB                     | Antigo silt loam, 2 to 6 percent slopes                     | 41.82 | 38.5%            |                      | Ile              |              |             |             | 54               | 54             | 50                    | 41                |
| HsB                     | Hubbard loamy sand, loamy substratum, 0 to 6 percent slopes | 32.20 | 29.6%            |                      | IVs              |              | 70          | 23          | 33               | 33             | 31                    | 32                |
| CoC2                    | Chetek-Onamia complex, 6 to 12 percent slopes, eroded       | 17.94 | 16.5%            |                      | IVe              |              | 65          | 22          | 47               | 47             | 38                    | 28                |
| SIB                     | Sattre silt loam, 2 to 6 percent slopes                     | 12.03 | 11.1%            |                      | Ile              |              | 90          | 30          | 62               | 62             | 55                    | 45                |
| BxB                     | Burkhardt-Sattre complex, 2 to 6 percent slopes             | 4.71  | 4.3%             |                      | IIle             | Ile          | 80          | 27          | 53               | 53             | 45                    | 36                |
| <b>Weighted Average</b> |   |       |                  |                      | <b>2.97</b>      | <b>*-</b>    | <b>44.9</b> | <b>14.9</b> | <b>*n 47.5</b>   | <b>*n 47.5</b> | <b>*n 42.7</b>        | <b>*n 36.4</b>    |

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

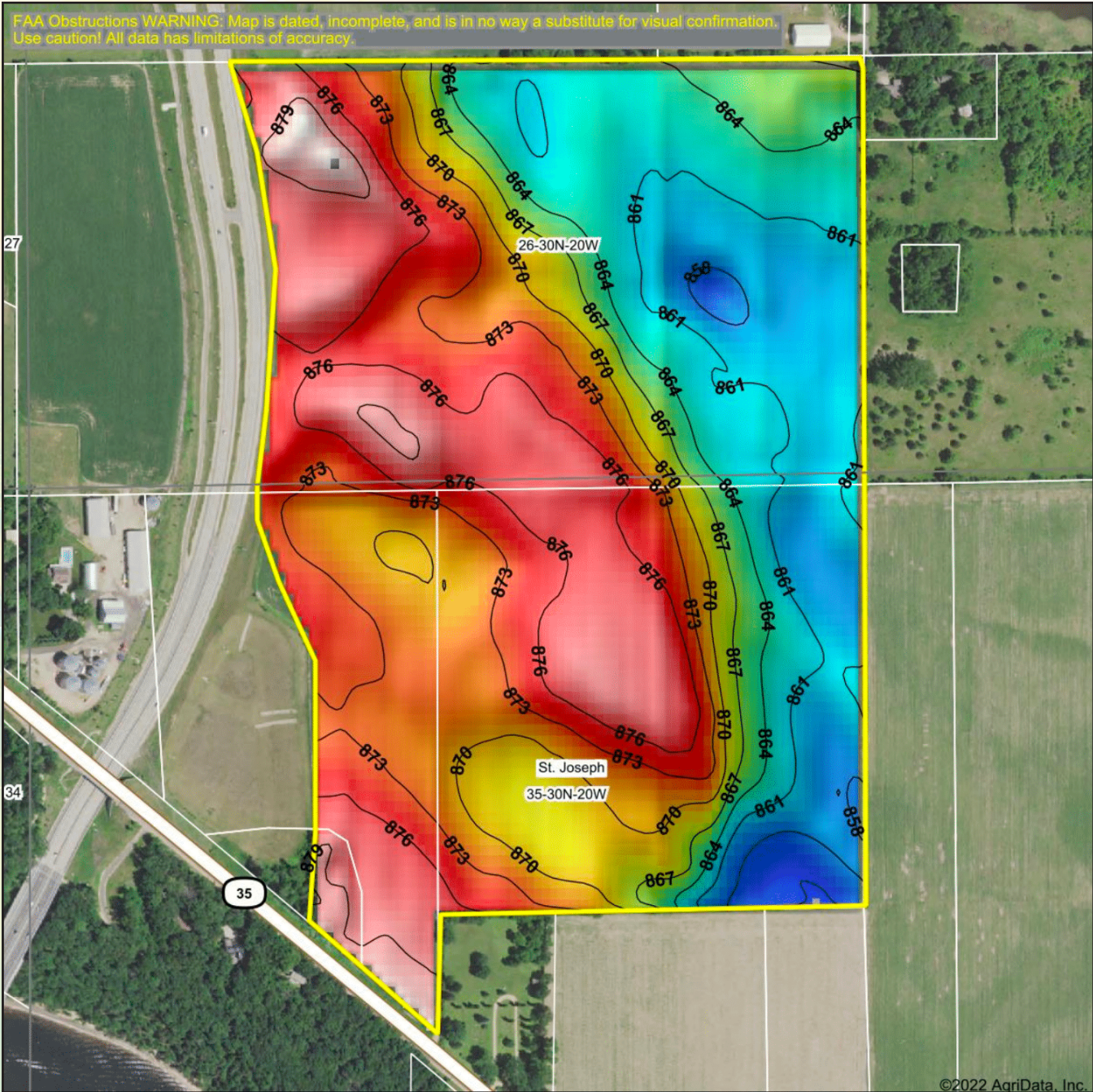
\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

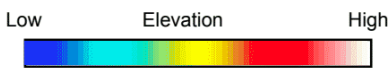
Soils data provided by USDA and NRCS.

# Topo Map

FAA Obstructions WARNING: Map is dated, incomplete, and is in no way a substitute for visual confirmation. Use caution! All data has limitations of accuracy.



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Maps Provided By:



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

Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 854.8  
 Max: 881.8  
 Range: 27.0  
 Average: 869.3  
 Standard Deviation: 6.76 ft



7/19/2022

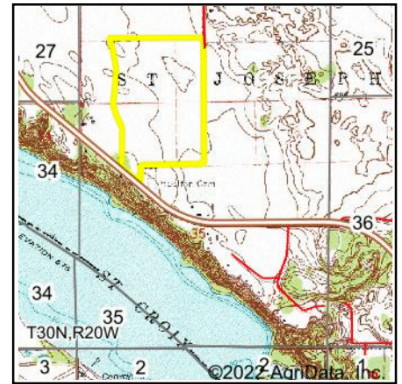
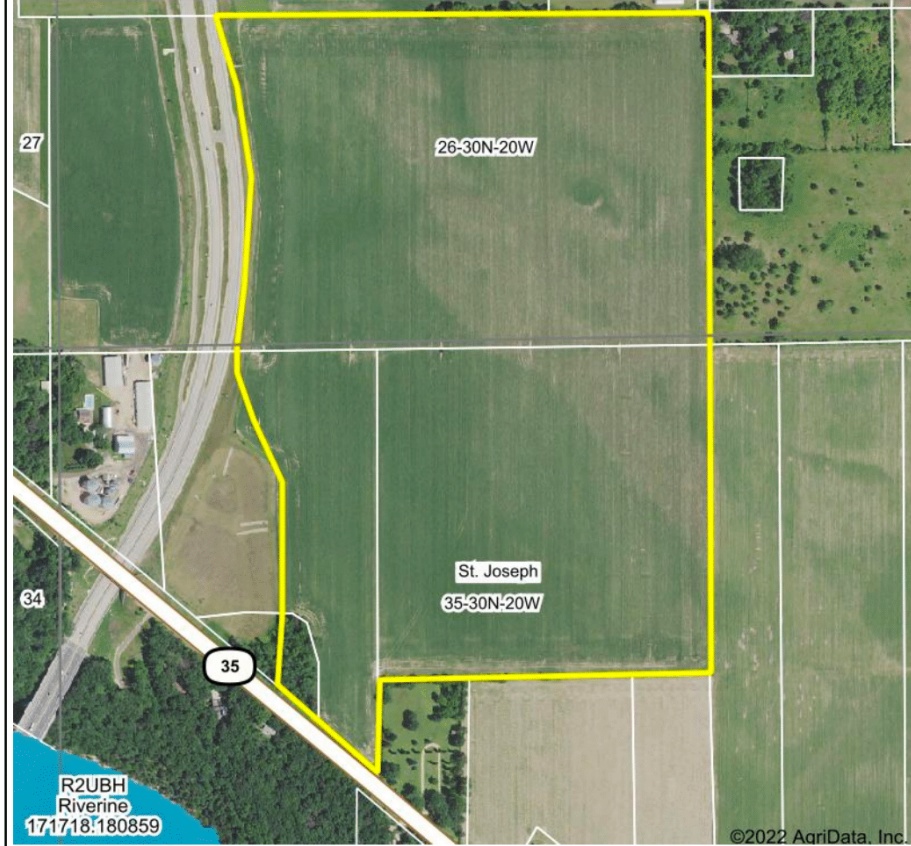
**35-30N-20W**  
**St. Croix County**  
**Wisconsin**

map center: 45° 2' 58.9, -92° 46' 25.49



# Wetland Map

FAA Obstructions WARNING: Map is dated, incomplete, and is in no way a substitute for visual confirmation. Use caution! All data has limitations of accuracy.



State: **Wisconsin**  
 Location: **35-30N-20W**  
 County: **St. Croix**  
 Township: **St. Joseph**  
 Date: **7/19/2022**

 **HIGH POINT**  
 LAND COMPANY  
 Maps Provided By:  
 **surety**  
 CUSTOMIZED ONLINE MAPPING  
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0ft 3896ft 7792ft

| 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/>

# AUCTION BOARD



| TRACT#   | ACRES     | PRICE/MULTIPLER | BIDDER# |
|----------|-----------|-----------------|---------|
| Entirety | 110.82+/- | TBD             | TBD     |

# 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 **October 10th, 2023** addressed to:  
High Point Land Company at 520 Main St South Stewartville, MN 55976



**Entirety:** \$ \_\_\_\_\_ Per Acre  
(110.82+/- 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 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.**

**BUYERS PREMIUM** A 2% buyer's premium shall be added to the high bid price to determine the buyers full purchase price.

**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 the date listed on the purchase agreement signed by all parties. Closing will be at **Land Title Inc. with Merilee J. Bune in Hudson, 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- Farm is currently leased for the 2023 growing season . The 2023 lease shall terminate once crops are removed and Farm shall be open to farm or lease for the 2024 season. All farm rents for 2023 shall be retained by the sellers.**

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

**SURVEY** Survey will not be provided by the seller once the sale is completed. All advertised tract acreage is approximate and is subject to survey.

**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.

# Notes

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

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**CONTACT LAND AGENT:**  
Trevor Glomski  
651-380-0821  
Trevor@highpointlandcompany.com





**110.82**  
**+/- ACRES**

**ST CROIX COUNTY  
WISCONSIN**



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