

LAND AUCTION

Property Information Packet

BIDDING ENDS OCTOBER 12 • 5PM

FOR MORE INFO & TO BID VISIT: HIGHPOINTLANDCOMPANY.COM



58.43
+/- ACRES



FILLMORE COUNTY, MN
1 AVAILABLE TRACT
ONLINE ONLY AUCTION

507-218-1243 • HighPointLandCompany.com • 520 S Main St, Stewartville, MN 55976

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: Troy Seelhammer 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 represent the Marion Sorenson family in the sale of their farm just outside of Lanesboro in Fillmore County, Minnesota. **This will be an online-timed, absolute auction with bidding ending at 5PM on October 12th, 2023.***

This diverse tract of land features good tillable cropland, excellent timber for hunting and Root River frontage on the eastern border. The tillable land is currently rented by a local farmer who would like to continue renting it but is available for the 2024 crop year and beyond to farm for an owner/operator. The timber has not been hunted in several years and offers an opportunity to hunt trophy deer and turkeys in an area known for quality deer and numerous opportunities for other wildlife. The property consists of 27 acres tillable, 20 acres of timber and the remaining is pasture. Don't miss your chance to bid online on this absolute auction that closes on October 12.

For more information contact Minnesota Land Specialist, Troy Seelhammer, at 507-951-3548 or troyseelhammer@highpointlandcompany.com

Property Address: TBD Grit Road, Lanesboro, MN 55949

Directions: From Lanesboro, head west on County 8/21, South on Norway Drive, West on Grit Road to property.

Property Features:

- -Diverse mix of tillable and woods
- -1500 feet of Root River Frontage
- -Great hunting
- -Available in 2024 to farm
- -Possible timber harvest value

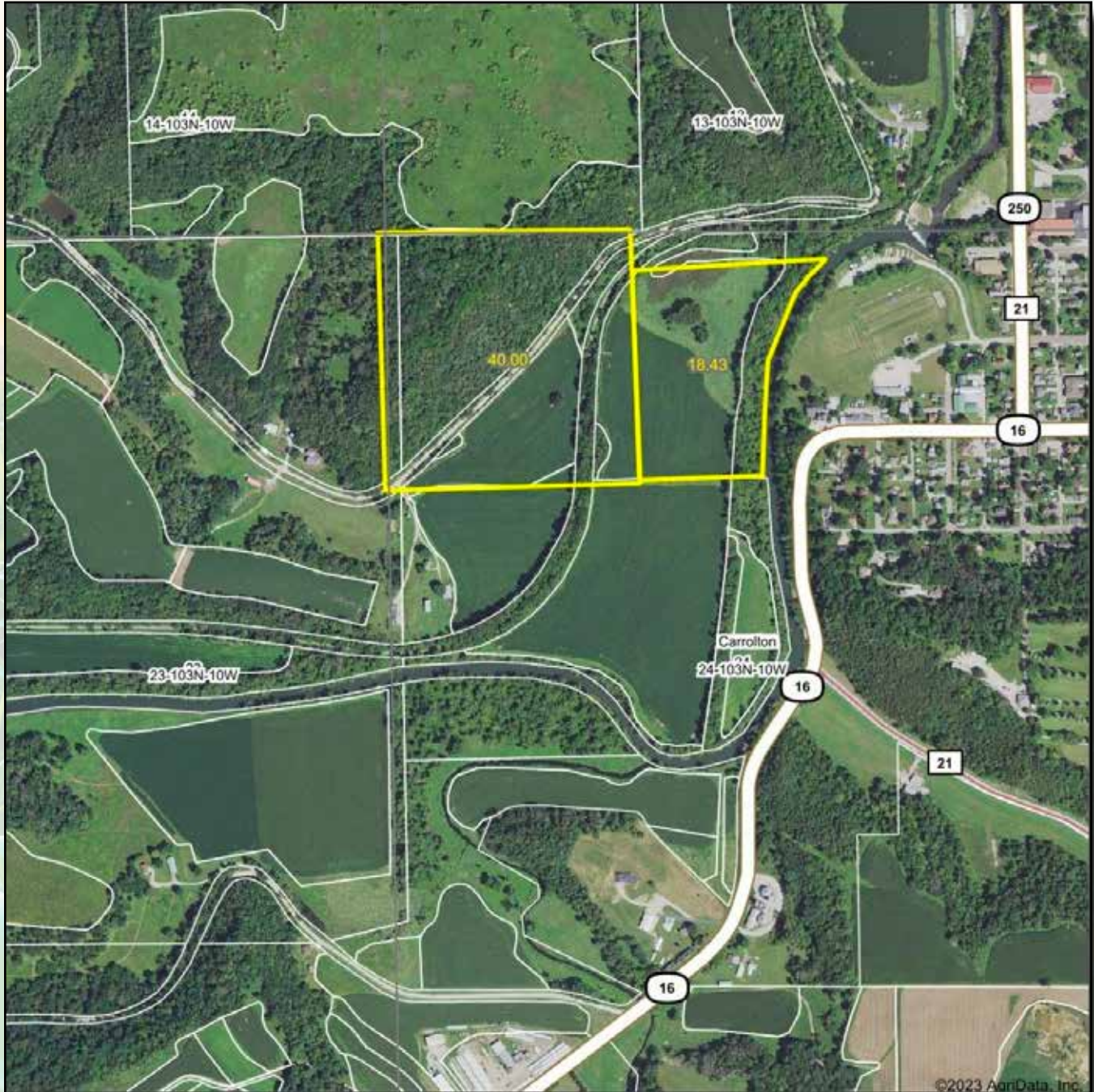
Property Photos



Property Photos



FSA Map



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Maps Provided By
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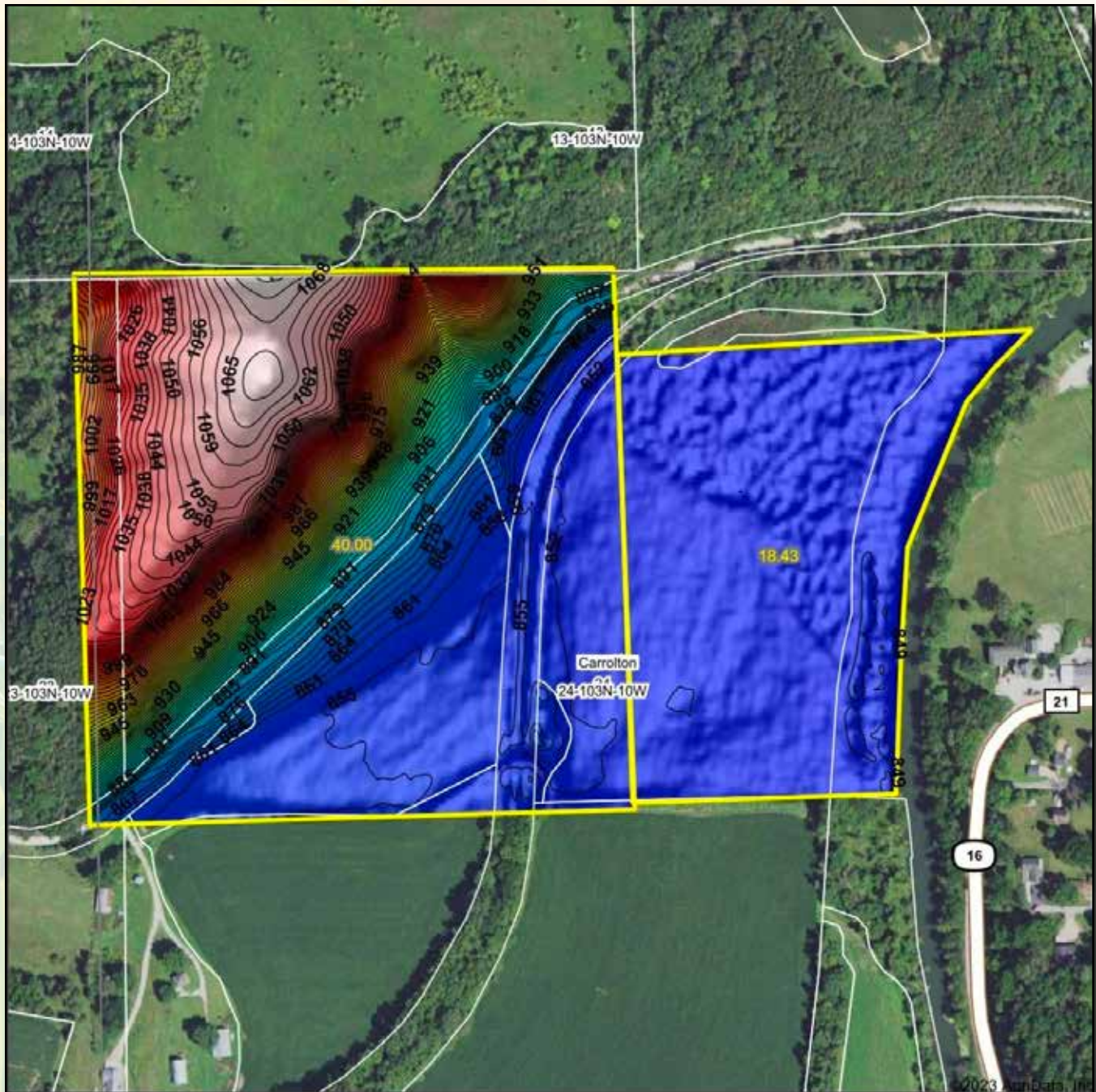
Map Center: 43° 42' 44.6, -91° 59' 10.88



24-103N-10W
Fillmore County
Minnesota



Topo Map



Low Elevation High



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3

Min: 846.6

Max: 1,075.1

Range: 228.5

Average: 906.2

Standard Deviation: 76.38 ft

0ft 380ft 760ft

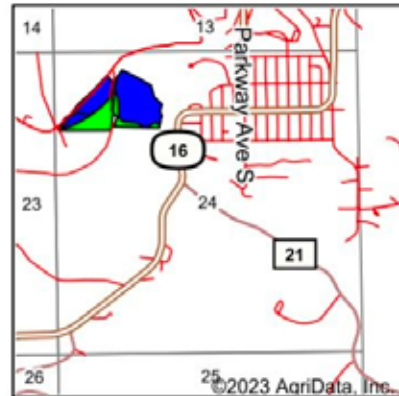
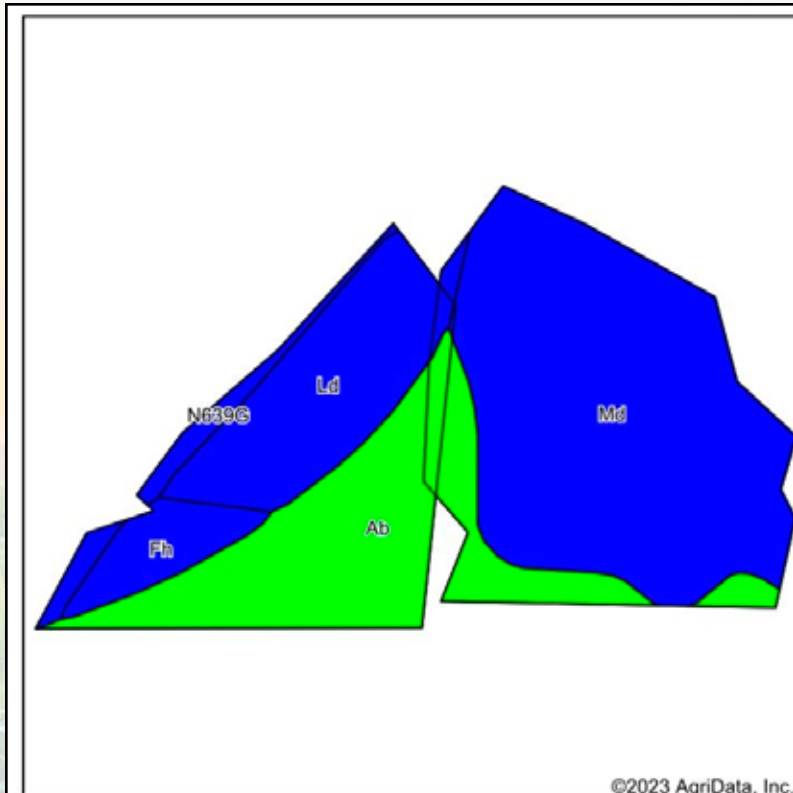


5/24/2023

24-103N-10W
Fillmore County
Minnesota

map center: 43° 42' 44.6, -91° 59' 10.88

Soil Map



State: **Minnesota**
 County: **Fillmore**
 Location: **24-103N-10W**
 Township: **Carrollton**
 Acres: **27**
 Date: **5/24/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN045, Soil Area Version: 18

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	
Md	Mixed alluvial land, 0 to 6 percent slopes	13.04	48.3%			20					
Ab	Alluvial land, medium textured, well drained	7.17	26.6%		llw	74	79	73	59	79	
Ld	Lindstrom fine sandy loam, 18 to 45 percent slopes	4.54	16.8%		Vllc	23	17	17	15	8	
Fh	Fayette silt loam, 18 to 35 percent slopes, moderately eroded	1.37	5.1%		Vllc	27	19	19	16	9	
N639G	Frontenac-Lacrescent complex, 30 to 70 percent slopes, rocky	0.88	3.3%		Vllc	4	16	16	13	8	
Weighted Average						*-	34.7	*n 25.3	*n 23.7	*n 19.4	*n 23

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

AUCTION BOARD



TRACT#	ACRES	PRICE/MULTIPLER	BIDDER#
Entirety	58.43+/-	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 5th, 2023** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976



Entirety: \$ _____ Per Acre
58.43+/- 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 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 There will be a 2% buyers premium upon the gross total sale of auction.

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 **Corson Law Office in Stewartville 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- 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 lease income 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, but can be requested at buyers expense.

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.

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

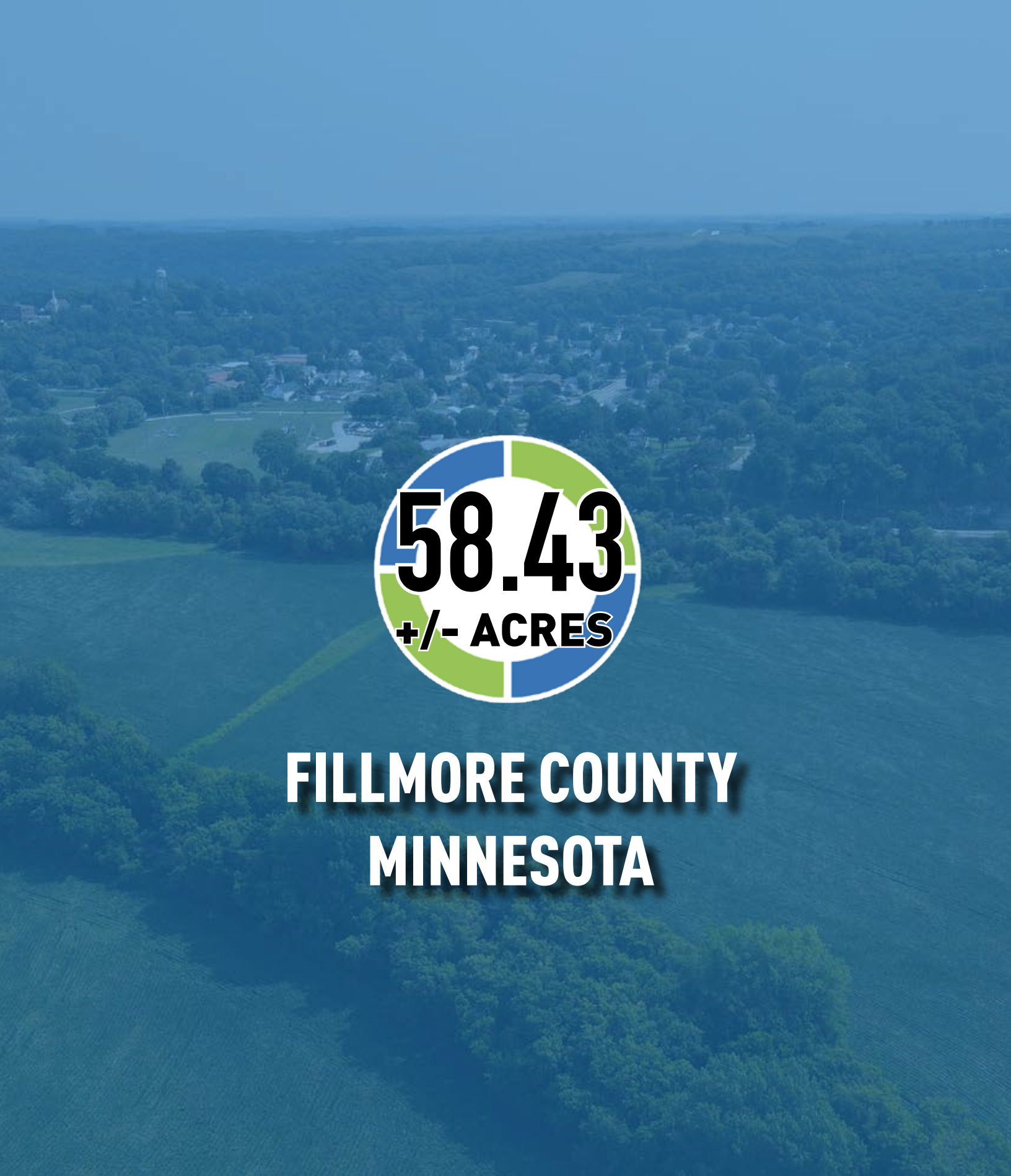
CONTACT LAND AGENT:

Troy Seelhammer

507-951-3548

TroySeelhammer@highpointlandcompany.com





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