

# LAND AUCTION

Property Information Packet

**BIDDING ENDS OCTOBER 12 • 6PM**

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

**80**  
+/- ACRES



**HIGH  
POINT**  
LAND COMPANY

**FREEBORN COUNTY, MN**  
**2 AVAILABLE TRACTS**  
**ONLINE ONLY AUCTION**

507-218-1243 • [HighPointLandCompany.com](http://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 Stafford RE LIC #40667435 • 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 Sorenson Farm in Freeborn County, which shall be available as an online only auction with an end date of October 12, 2023 at 6PM.*

*These tracts generate an incredible 89.7 and 79.9 CPI respectively, across their tillable acres, and have been well-managed by the long-term tenants. We are pleased to be able to offer this property in two tracts, making a great opportunity for every buyer; from the beginning farm to the seasoned investor.*

*These tracts shall be offered using the Net taxable acres as the multiplier.*

## **Tract 1 – 40+/- Net Taxable Acres Oakland TWP Section 30**

*With long rows, and great access, this highly productive “40” would be tremendous addition to any operation. Generating an 89.7 CPI across the well-tiled acres, this tract lies beautifully to be efficiently farmed.*

## **Tract 2 – 40+/- Net Taxable Acres Hayward TWP Section 14**

*Not to be outdone, this tract offers an average 79.9 CPI along the tillable acres consisting of Klossner and Wacousta. This tract is pattern tiled and drains well and it's not often that we are able to offer a smaller tract with the productivity of this short “40”.*

*This productive land is being offered free from lease for the 2024 growing season. With many tenants interested in expanding their operation locally, this property could either be owner-operated, or rented to a local tenant providing a solid ROI.*

**Property Address:** TBD 173 and 200th Street, respectively Austin, MN 55912

**Directions:** Across from 85821 173rd Street, Austin, Minnesota.

### **Property Features:**

- Excellent Access
- Opportunity to pair both tracts together
- 89.7 and 79.9 CPI
- Highly productive soil types
- Many tenants available

# Property Photos



# Tract 1

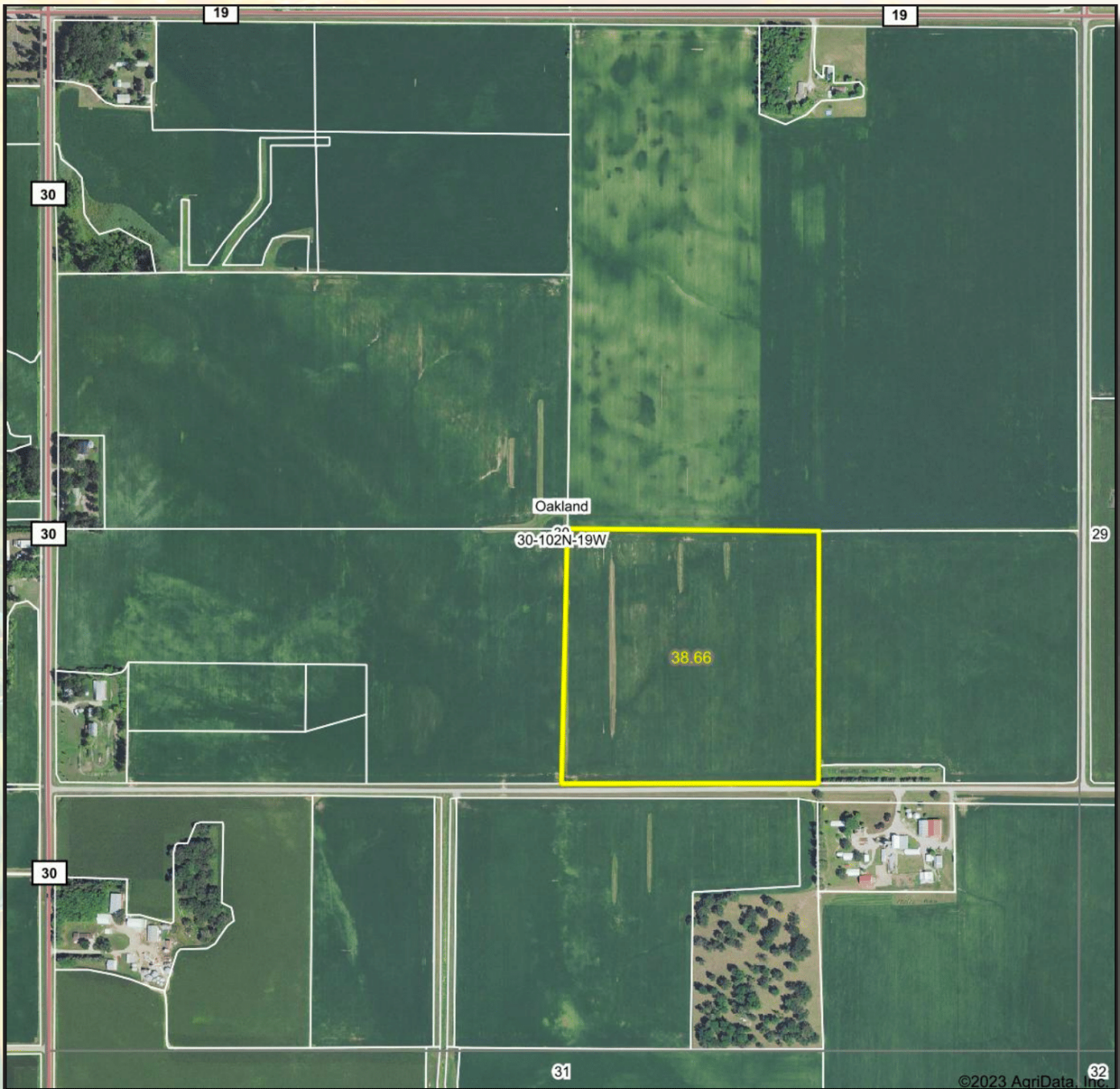


# Tract 2

# Property Photos



# Tract 1



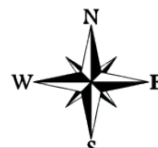
Maps Provided By:

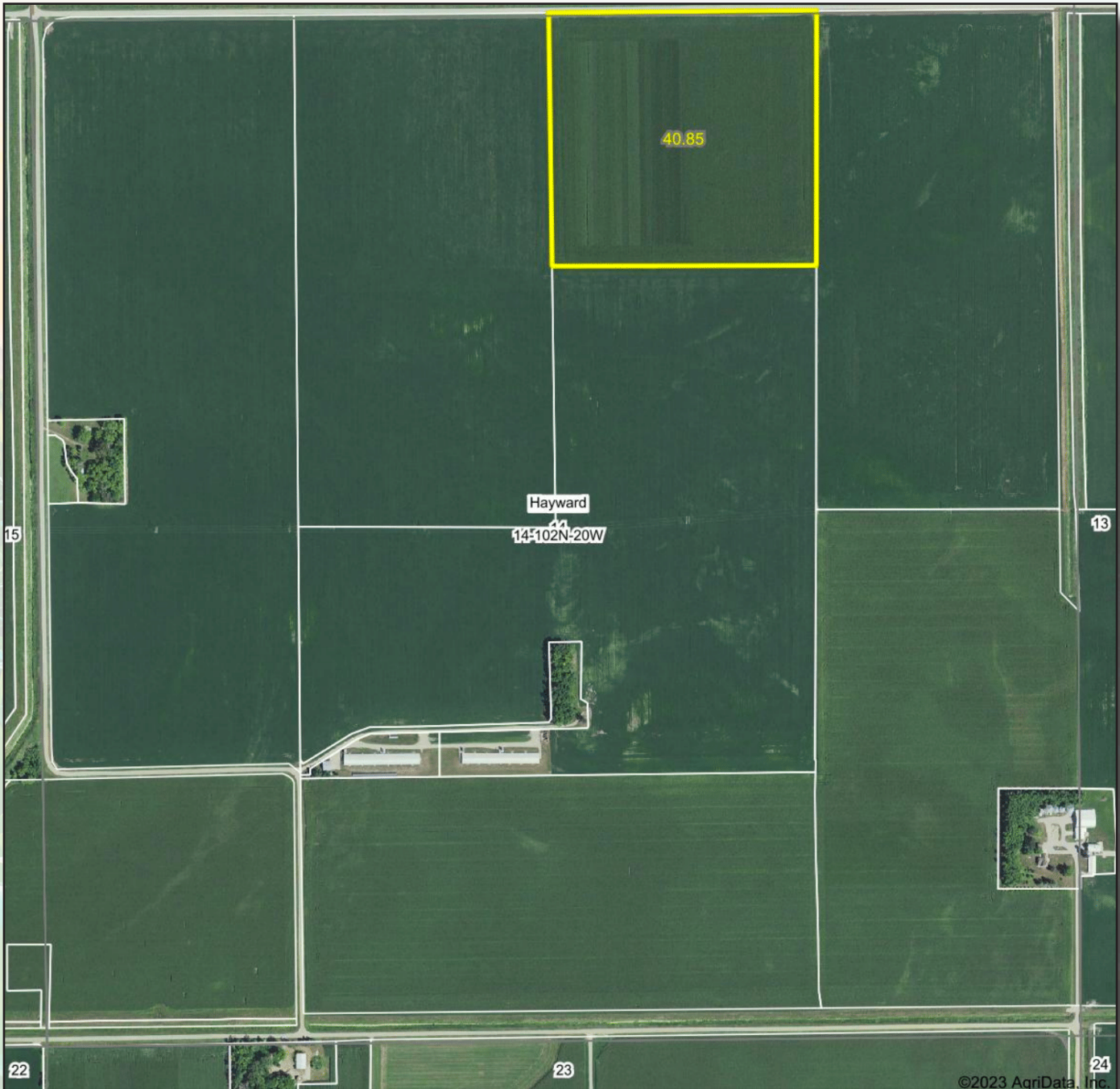


Map Center: 43° 36' 30.35, -93° 9' 33.07

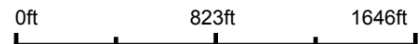
0ft 811ft 1621ft

**30-102N-19W**  
**Freeborn County**  
**Minnesota**





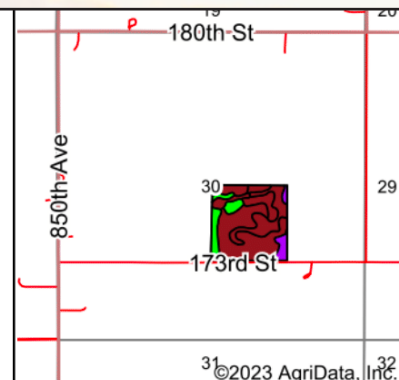
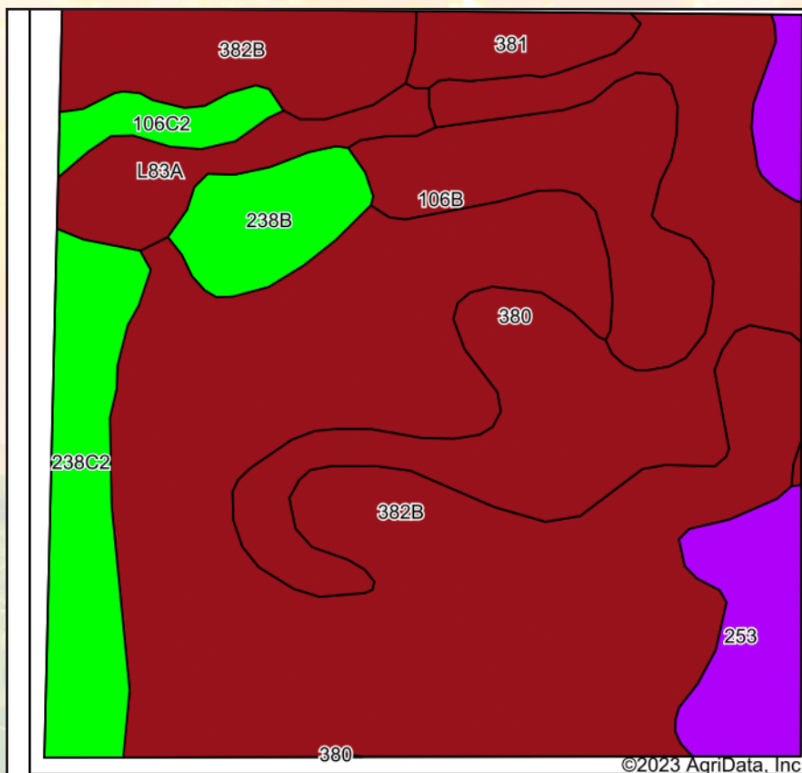
Map Center: 43° 38' 13.52, -93° 11' 56.44



**14-102N-20W**  
**Freeborn County**  
**Minnesota**



# Tract 1



State: **Minnesota**  
 County: **Freeborn**  
 Location: **30-102N-19W**  
 Township: **Oakland**  
 Acres: **38.66**  
 Date: **5/25/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2023 AgriData, Inc.

Area Symbol: MN047, 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	
382B	Blooming silt loam, 2 to 6 percent slopes	19.56	50.6%		lle	91	88	88	68	76	
380	Havana silt loam	6.89	17.8%		llw	94	91	91	68	87	
106B	Lester loam, 2 to 6 percent slopes	2.96	7.7%		lle	91	82	80	63	81	
238C2	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	2.58	6.7%		llle	74	77	77	57	57	
253	Maxcreek silty clay loam	2.26	5.8%		llw	88	77	77	61	71	
L83A	Webster clay loam, 0 to 2 percent slopes	1.48	3.8%		llw	93	82	78	60	82	
238B	Kilkenny clay loam, 2 to 6 percent slopes	1.35	3.5%		lle	79	84	84	63	66	
381	Newry silt loam, 1 to 3 percent slopes	0.92	2.4%		lw	95	88	88	66	80	
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	0.66	1.7%		llle	76	77	77	56	69	
<b>Weighted Average</b>						<b>2.06</b>	<b>89.7</b>	<b>*n 86.1</b>	<b>*n 85.8</b>	<b>*n 65.7</b>	<b>*n 76.6</b>

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

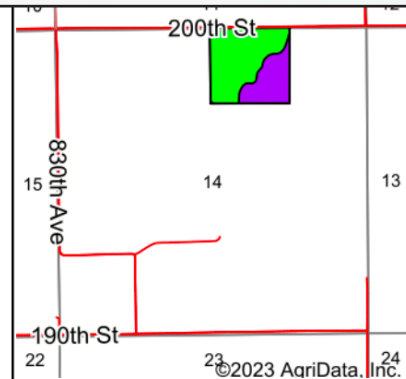
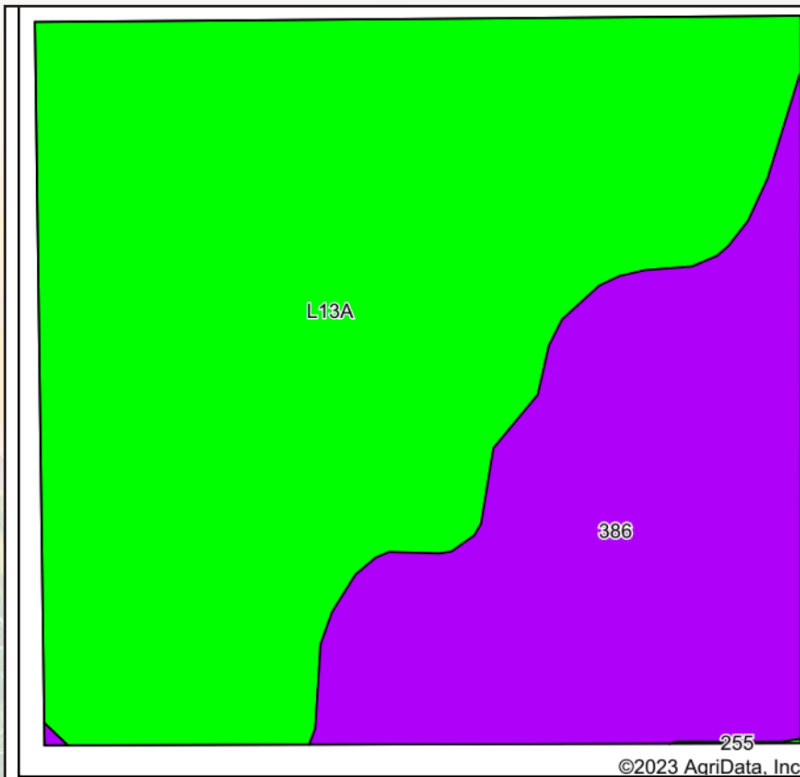
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS



# Tract 2

# Soil Map



State: **Minnesota**  
 County: **Freeborn**  
 Location: **14-102N-20W**  
 Township: **Hayward**  
 Acres: **40.85**  
 Date: **5/25/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN047, Soil Area Version: 18

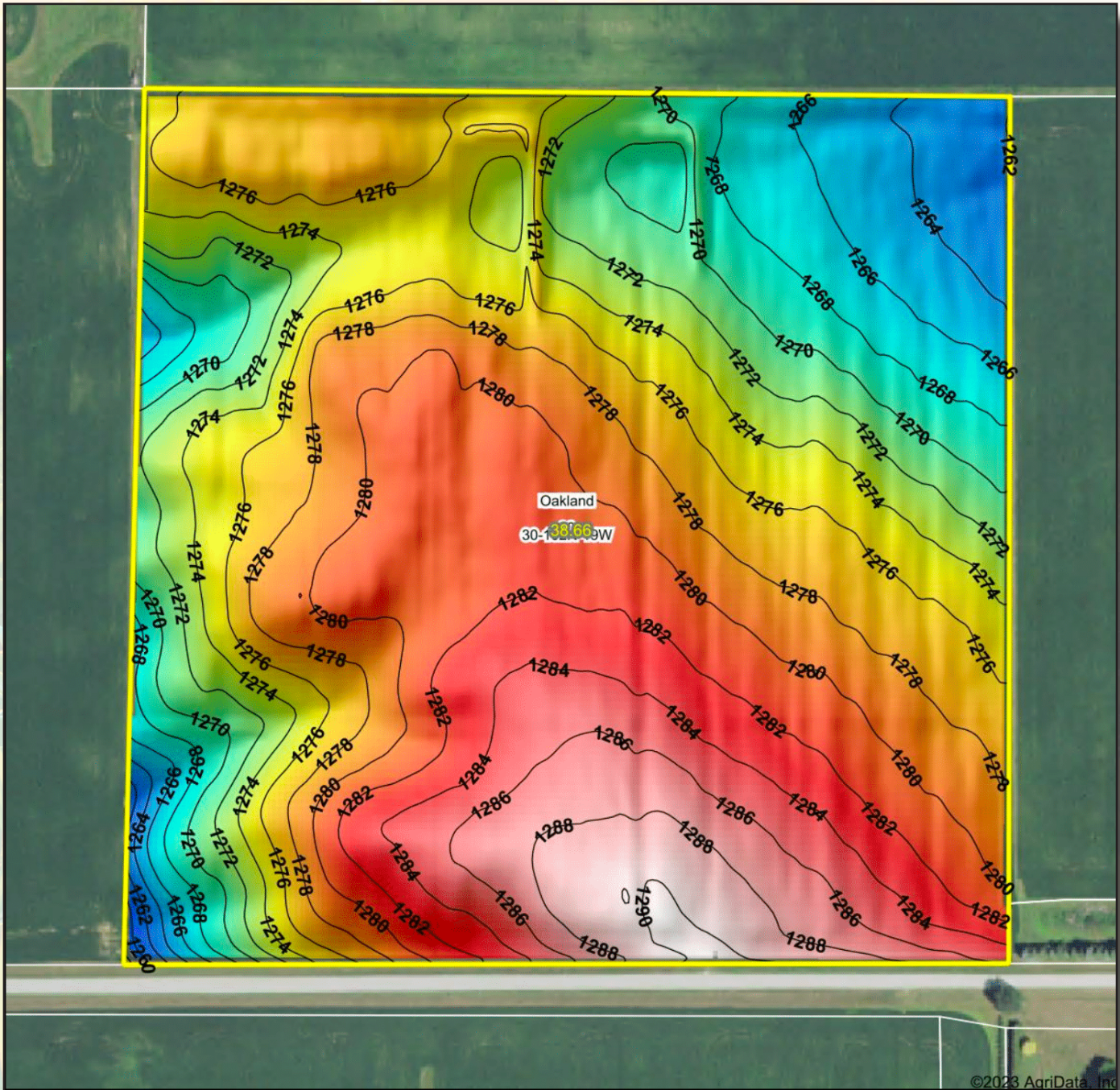
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
L13A	Klossner muck, 0 to 1 percent slopes	27.87	68.2%		IIIw	77	84	78	68	84
386	Wacousta mucky silt loam	12.98	31.8%		IIIw	86	78	73	23	77
<b>Weighted Average</b>						<b>3.00</b>	<b>*n 82.1</b>	<b>*n 76.4</b>	<b>*n 53.7</b>	<b>*n 81.8</b>

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

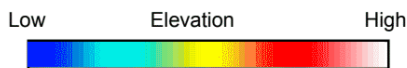
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Tract 1



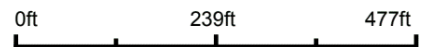
©2023 AgriData, Inc



Maps Provided By:



Source: USGS 3 meter dem  
Interval(ft): 2  
Min: 1,259.4  
Max: 1,290.5  
Range: 31.1  
Average: 1,276.7

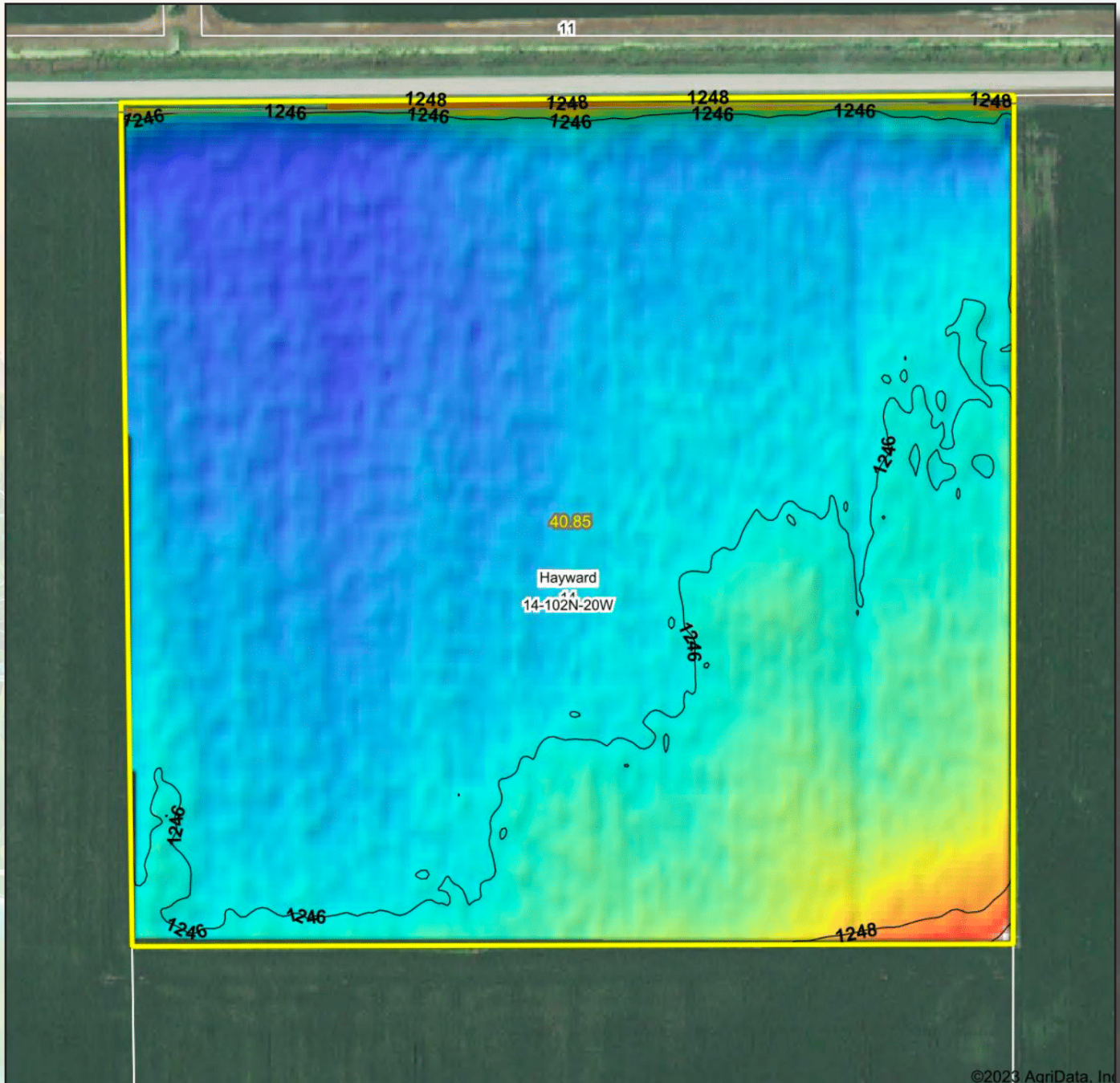


5/25/2023

**30-102N-19W**  
**Freeborn County**  
**Minnesota**

# Tract 2

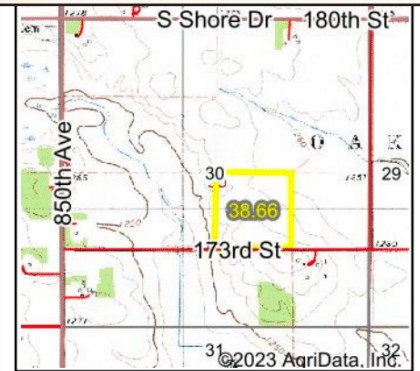
# Topo Map



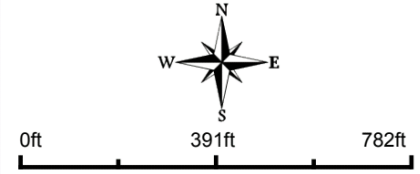
©2023 AgriData, Inc.

<p>Low      Elevation      High</p>	<p>Source: USGS 3 meter dem</p> <p>Interval(ft): 2</p> <p>Min: 1,244.7</p> <p>Max: 1,249.6</p> <p>Range: 4.9</p> <p>Average: 1,245.8</p>	<p>0ft      248ft      496ft</p>
<p>Maps Provided By:</p>		<p><b>14-102N-20W</b> <b>Freeborn County</b> <b>Minnesota</b></p> <p>5/25/2023</p>

# Tract 1



State: **Minnesota**  
 Location: **30-102N-19W**  
 County: **Freeborn**  
 Township: **Oakland**  
 Date: **5/25/2023**

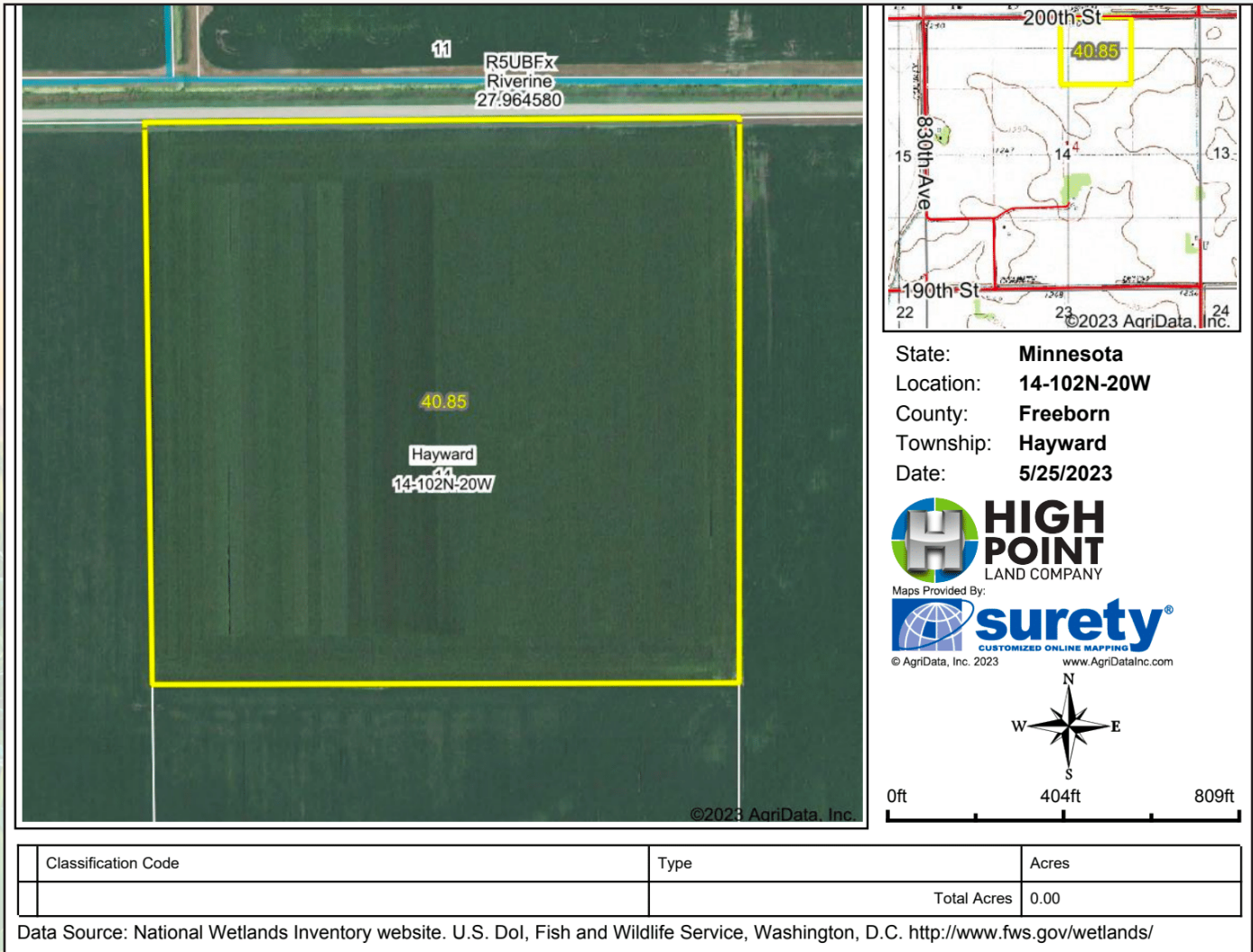


Classification Code	Type	Acres
		Total Acres
		0.00

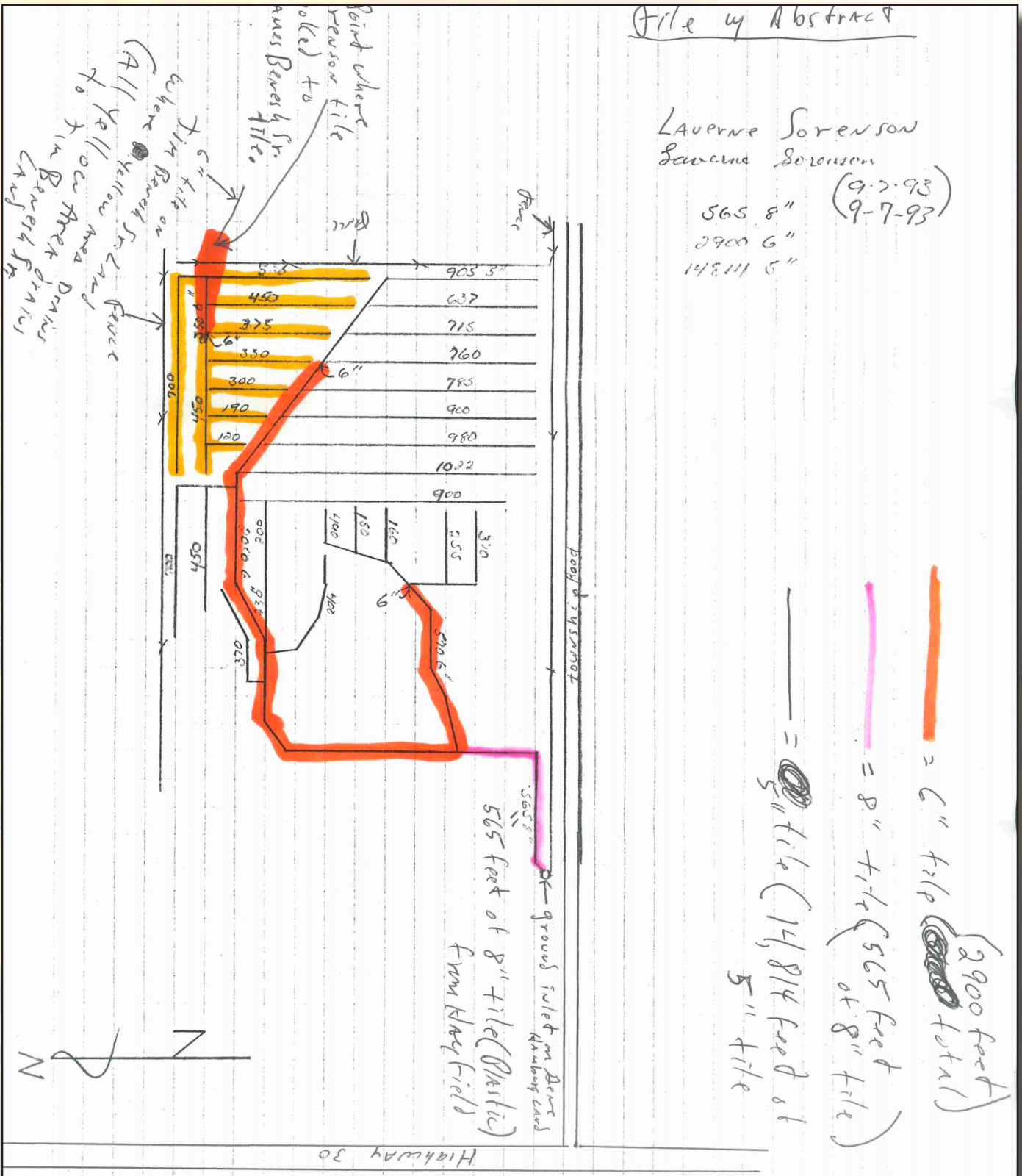
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# Tract 2

# Wetlands Map



# Tract 1



## File by Abstract

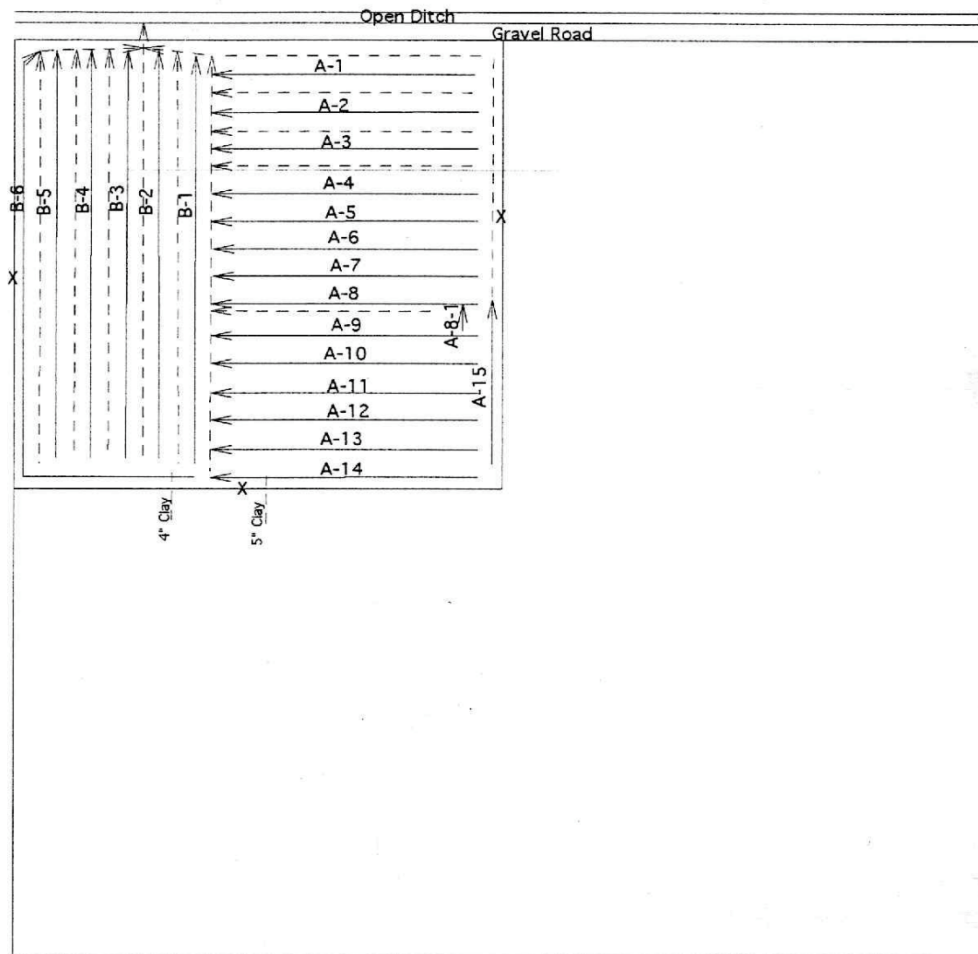
Laverne Sorenson  
 Lawrence Sorenson  
 (89-7-9)  
 (89-7-9)  
 "8 595  
 "9 296  
 "5 11341

= 6" tile (2900 feet total)  
 = 8" tile (565 feet at 8" tile)  
 = 5" tile (14,814 feet at 5" tile)

565 feet of 8" tile (Plastic)  
 From Alley field  
 565 feet of ground ruled in Berach  
 on Highway road

Joint where Sorenson tile rolled to James Berach Sr. tile  
 6" tile on  
 Jim Berach Sr. and Dennis King  
 (All yellow area owned to Jim Berach Sr. and Dennis King)

## Tile Installation Record - Location Plan



Scale  
1 inch = 440 feet

### LEGEND

- Farm Boundary  
--X--X--X--
- Existing Tile Line  
- - - - -
- New Tile Installed  
\_\_\_\_\_

Job Name LaVerne Sorenson

Sec. 14 Township Hayward

County Freeborn State MN

Amount of Tile Installed \_\_\_\_\_

\_\_\_\_ Feet of \_\_\_\_\_ inch tile  
 \_\_\_\_ Feet of \_\_\_\_\_ inch tile  
 \_\_\_\_ Feet of \_\_\_\_\_ inch tile  
 \_\_\_\_ Feet of \_\_\_\_\_ inch tile  
 \_\_\_\_ Feet of \_\_\_\_\_ inch tile

By Mark Morreim 7/14/99  
 (Signature of Contractor and Date) MSR



**MORREIM DRAINAGE, INC.**

Water Management Specialists

Land Drainage  
 Conservation Construction  
 Septic Systems • Road Boring  
 Blackhoing • Consulting  
 Wild Life Ponds

**Mark Morreim**  
**Cheryl Morreim**

71610 263rd Street  
 Albert Lea, MN 56007  
 Office: 507-826-3449  
 Fax: 507-826-3482

Home: 507-826-3142  
 Cell: 507-383-6550  
 Email: underground40@hotmail.com

# AUCTION BOARD



TRACT#	ACRES	PRICE/MULTIPLER	BIDDER#
Tract 1	40+/-	TBD	TBD
Tract 2	40+/-	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



**Tract 1:** \$ \_\_\_\_\_ Per Acre  
40+/- Acres

**Tract 2:** \$ \_\_\_\_\_ Per Acre  
40+/- 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, 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** Tracts are being sold using their current legal descriptions as seen on the abstract. There will not be a survey completed and all acreage amounts are approximate and not guaranteed.

**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.

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:**

Troy Stafford

507-259-3047

Troy@highpointlandcompany.com





# FREEBORN COUNTY MINNESOTA



**HIGH  
POINT**  
LAND COMPANY

507-218-1243 • [HighPointLandCompany.com](http://HighPointLandCompany.com)  
520 S Main St, Stewartville, MN 55976