

LAND AUCTION

Property Information Packet

WEDNESDAY DECEMBER 13 • 1PM

FOR MORE INFO & TO BID VISIT: HIGHPOINTLANDCOMPANY.COM



350
+/- ACRES



**FILLMORE COUNTY, MN
7 TRACTS AVAILABLE
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.
Listing Agent: Jacob Hart • Registered MN Auctioneer/Broker Jacob Hart RE LIC #40438432 Phone # 507-259-1065

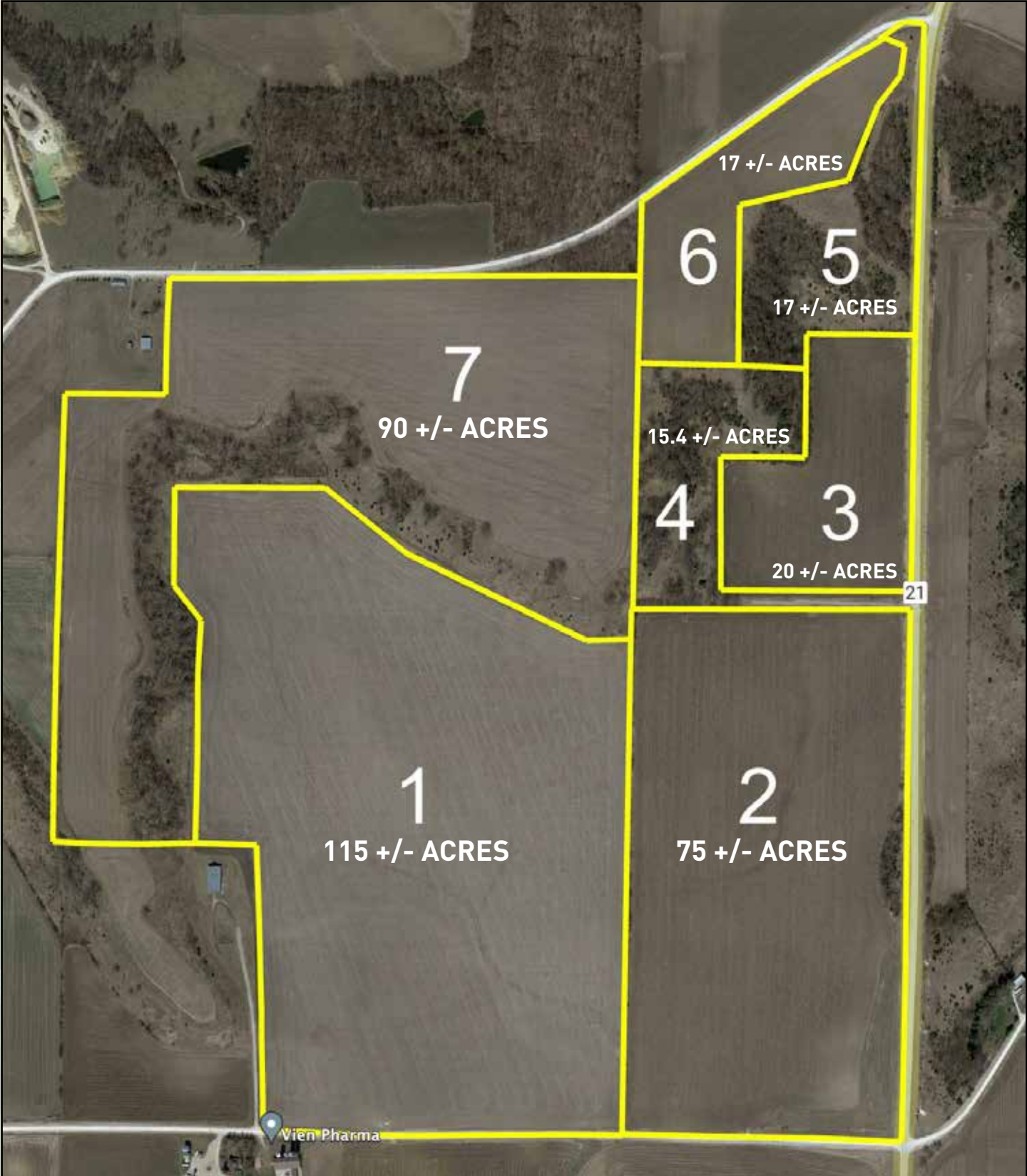
Property Photos



Property Photos



Parcel Map



Property Summary

High Point Land company is honored to offer the opportunity to purchase the Todd and Barbara Eiken farm December 13th, 2023 at 1pm. This online only auction offers the opportunity to purchase some of the best farmland and buildable sites this beautiful area has to offer. We are pleased to offer these farms individually with tracts ranging from 15 to 115 acres. All tracts are approximate and shall be sold by the acre subject to change based on a completed survey to ensure buyer accuracy.

Tract 1 - 115 +/- Acres (113.06+/- tillable) This all tillable tract is an excellent opportunity to purchase an extremely high quality tillable tract. With soils primarily consisting of highly desired Tama-Downs and Lindstrom Silt Loams this tract boasts an impressive 90.9 CPI across the tillable acres. With good access, southern exposure, excellent management history and wide open farming this tract is impressive on paper and in the field.

Tract 2 - 75 +/- Acres (69.27+/- tillable) This all tillable tract offers an excellent opportunity to purchase an A quality farmland investment on its own as well as would pair nicely with the adjacent tracts in either direction. This parcel offers access to two good roads, one being hard surface County 21 as well as some impressive soils. The soils on this wide open tract consist of Tama-Downs, Lindstrom and Chaseburg silt loams averaging a 90.1 CPI!

Tract 3 - 20 +/- Acres (19.35 tillable) This smaller tillable tract offers opportunities on its own as well as paired with adjacent tracts. First off the tract offers an impressive CPI of 91.2 and with 77% of the field rating a 99 CPI. I walked this parcel when the crops were standing and the corn yield was impressive despite this years drought. The property offers access to hard surface 21, southern exposure, good drainage, and would be ideal for a smaller 1031 exchange or purchase paired with any adjacent tract for many buyer types.

Tract 4 - 15.4 +/- Acres This tract is a dream setting for the person looking for a rural building site. Private, flat driveway down a beautiful lane ending in a building site with southern exposure and massive mature oak and walnut trees. This tract offers many desirable features and would be an excellent homestead, pasture or hunting tract with access right to hard surface County 21. (MN Disclaimer requirement: the house on this property is known by the seller to have had production of meth on the property and the house is being sold "as is where is".)

Tract 5 - 17 +/- Acres This tract on its own or paired with either adjacent tract is special and a rare offering to hit the market. Southern exposure, blacktop access, mature hardwood timber, south facing cedars and buildable just to name a few features make this a rare find. This tract would make for some great hunting ground or wonderful place to put a camper or cabin in this rural setting.

Tract 6 - 17 +/- Acres (16+/- tillable) This all tillable tract boasts an impressive 82.5 CPI and is located on a top with top access. The tract has immediate access to a good gravel road with access to County 21 within feet and would again be an excellent addition to either adjacent tract adding more tillable acres or income via land rent or future CRP enrollment.

Tract 7 - 90 +/- Acres (60.54 tillable) This tract is very unique on its own or paired with multiple offerings on this auction to add more close acres. First off it has an 80.8 CPI with long rows all located on a top. The tract is buildable in multiple stunning locations as well as offers a stretched out recreational or pasture feature with southern and eastern exposure. The non tillable land on this tract has some mature timber, is very secluded in the middle of the section and would offer a great opportunity to buy a tract with a good roi as well as offer a buildable site overlooking the beautiful landscape.

Rarely do we see this number of acres available in one location and the caliber of the soil quality, timber value and field size to be publicly available is second to none. This land auction provides a unique opportunity for both local operators and investors alike. With these tracts being in close proximity to each other, this is a tremendous opportunity to purchase nearly 280 tillable acres of highly productive farmland and other desirable features in Fillmore County, MN

Property Address: 19235 County 21 Lanesboro, MN 55949

Property Features:

- 80-90+ CPI's
- Offered in 7 Tracts 15-115 acres
- Excellent yield history over 220bu/ac corn average in 2023
- Open to farm or lease for 2024 Crop Season
- Many Potential Tenants Available
- Stunning building sites off hard surface
- Mature Oak and Walnut timber
- Wide open, long rowed farming
- Southern exposure
- Excellent access and drainage
- Pasture land
- Hunting land

Driving Directions: From Canton, MN or Highway 52, take 21 North 7 miles. Farm will be on your left (West).

Tract 1

115 +/- Acres

Aerial Map



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Maps Provided By:
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Boundary Center: 43° 37' 51.65, -91° 56' 20.2

0ft 474ft 949ft

17-102N-9W
Fillmore County
Minnesota

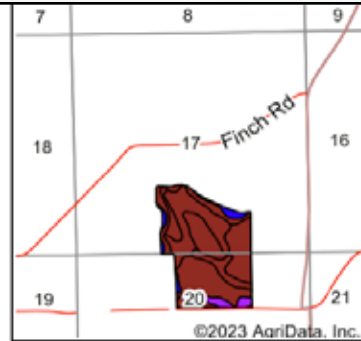
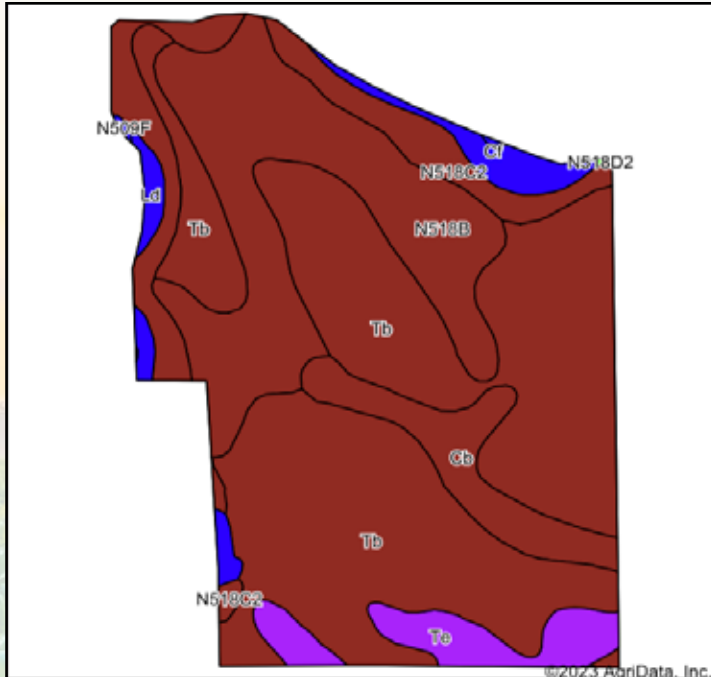


11/14/2023

Soils Map

Tract 1

115 +/- Acres



State: **Minnesota**
 County: **Fillmore**
 Location: **17-102N-9W**
 Township: **Amherst**
 Acres: **113.06**
 Date: **11/14/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN045, 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
Tb	Tama-Downs complex, driftless, 2 to 6 percent slopes	59.98	53.1%		lle	93	92	92	79	84
N518B	Lindstrom silt loam, 2 to 6 percent slopes	25.25	22.3%		lle	99	90	90	79	87
N518C2	Lindstrom silt loam, 6 to 12 percent slopes, moderately eroded	10.49	9.3%		llle	92	85	85	73	77
Cb	Chaseburg and Judson silt loams, 2 to 6 percent slopes	7.23	6.4%		lle	94	87	87	78	84
Te	Tama-Downs complex, driftless, 8 to 12 percent slopes, moderately eroded	5.58	4.9%		llle	86	85	85	71	71
Cf	Chelsea and Boone loamy fine sands, 18 to 35 percent slopes	2.49	2.2%		Vlls	14	30	30	26	22
Ld	Lindstrom fine sandy loam, 18 to 45 percent slopes	1.88	1.7%		Vlle	23	21	21	18	12
N509F	Bellechester-Etter complex, 18 to 45 percent slopes	0.16	0.1%		Vlls	7	23	22	17	13
Weighted Average						2.34	*n 87.6	*n 87.6	*n 75.7	*n 80.7

*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

75 +/- Acres

Aerial Map



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

Boundary Center: 43° 37' 49.36, -91° 55' 57.24

20-102N-9W
Fillmore County
Minnesota

0ft 556ft 1112ft

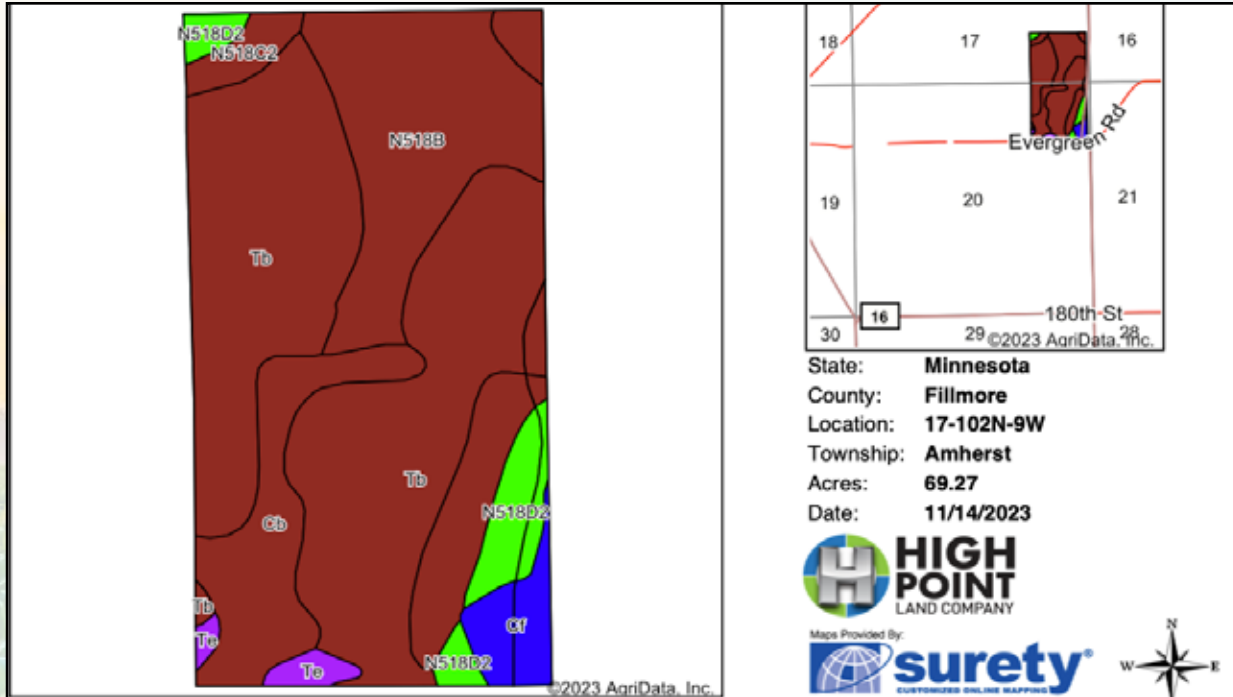


11/14/2023

Soils Map

Tract 2

75 +/- Acres



State: **Minnesota**
 County: **Fillmore**
 Location: **17-102N-9W**
 Township: **Amherst**
 Acres: **69.27**
 Date: **11/14/2023**



Maps Provided By:
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Soils data provided by USDA and NRCS.

Area Symbol: MN045, 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	
Tb	Tama-Downs complex, driftless, 2 to 6 percent slopes	35.94	51.9%		Ile	93	92	92	79	84	
N518B	Lindstrom silt loam, 2 to 6 percent slopes	13.11	18.9%		Ile	99	90	90	79	87	
Cb	Chaseburg and Judson silt loams, 2 to 6 percent slopes	7.32	10.6%		Ile	94	87	87	78	84	
N518C2	Lindstrom silt loam, 6 to 12 percent slopes, moderately eroded	5.68	8.2%		IIle	92	85	85	73	77	
N518D2	Lindstrom silt loam, 12 to 20 percent slopes, moderately eroded	3.71	5.4%		Ive	73	79	79	67	69	
Cf	Chelsea and Boone loamy fine sands, 18 to 35 percent slopes	2.55	3.7%		Vlls	14	30	30	26	22	
Te	Tama-Downs complex, driftless, 6 to 12 percent slopes, moderately eroded	0.96	1.4%		IIle	86	85	85	71	71	
Weighted Average						2.39	90.1	*n 87.4	*n 87.4	*n 75.7	*n 80.7

*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 3

20 +/- Acres

Aerial Map



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Boundary Center: 43° 38' 7.42, -91° 55' 54.72

17-102N-9W
Fillmore County
Minnesota

0ft 610ft 1220ft

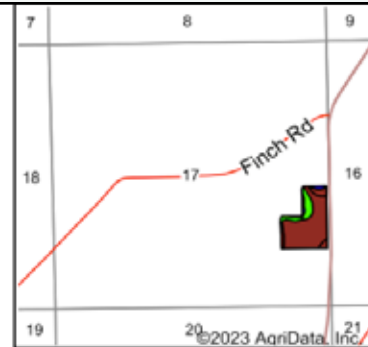
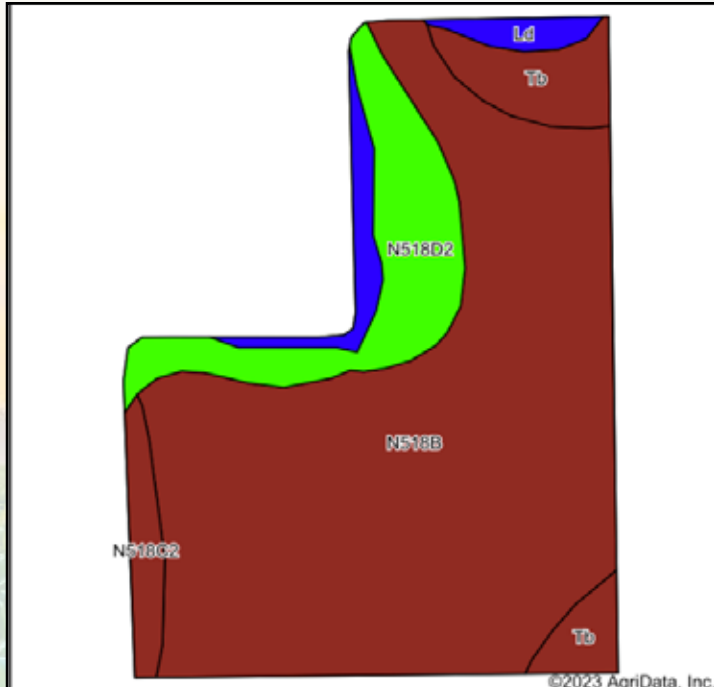


11/14/2023

Soils Map

Tract 3

20 +/- Acres



State: **Minnesota**
 County: **Fillmore**
 Location: **17-102N-9W**
 Township: **Amherst**
 Acres: **19.35**
 Date: **11/14/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN045, 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	
N518B	Lindstrom silt loam, 2 to 6 percent slopes	14.04	72.6%		Ile	99	90	90	79	87	
N518D2	Lindstrom silt loam, 12 to 20 percent slopes, moderately eroded	2.47	12.8%		IVe	73	79	79	67	69	
Tb	Tama-Downs complex, driftless, 2 to 6 percent slopes	1.37	7.1%		Ile	93	92	92	79	84	
N518C2	Lindstrom silt loam, 6 to 12 percent slopes, moderately eroded	0.61	3.2%		IIle	92	85	85	73	77	
N509F	Bellechester-Etter complex, 18 to 45 percent slopes	0.54	2.8%		Vlls	7	23	22	17	13	
Ld	Lindstrom fine sandy loam, 18 to 45 percent slopes	0.32	1.7%		Vile	23	21	21	18	12	
Weighted Average						2.51	91.2	*n 85.6	*n 85.5	*n 74.5	*n 80.9

*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.

Tract 4

15.4 +/- Acres

Aerial Map



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Boundary Center: 43° 38' 7.28, -91° 55' 56.8

17-102N-9W
Fillmore County
Minnesota

0ft 265ft 530ft



11/14/2023

Topo Map

Tract 4

15.4 +/- Acres



Low Elevation High



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem

Interval(ft): 2

Min: 1,166.8

Max: 1,277.3

Range: 110.5

Average: 1,227.6

Standard Deviation: 26.61 ft

0ft 238ft 475ft



11/14/2023

17-102N-9W
Fillmore County
Minnesota

Boundary Center: 43° 38' 7.28, -91° 55' 56.8

Tract 5

17 +/- Acres

Aerial Map



Maps Provided By:
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Boundary Center: 43° 38' 20.26, -91° 55' 53.61

17-102N-9W
Fillmore County
Minnesota

0ft 495ft 990ft

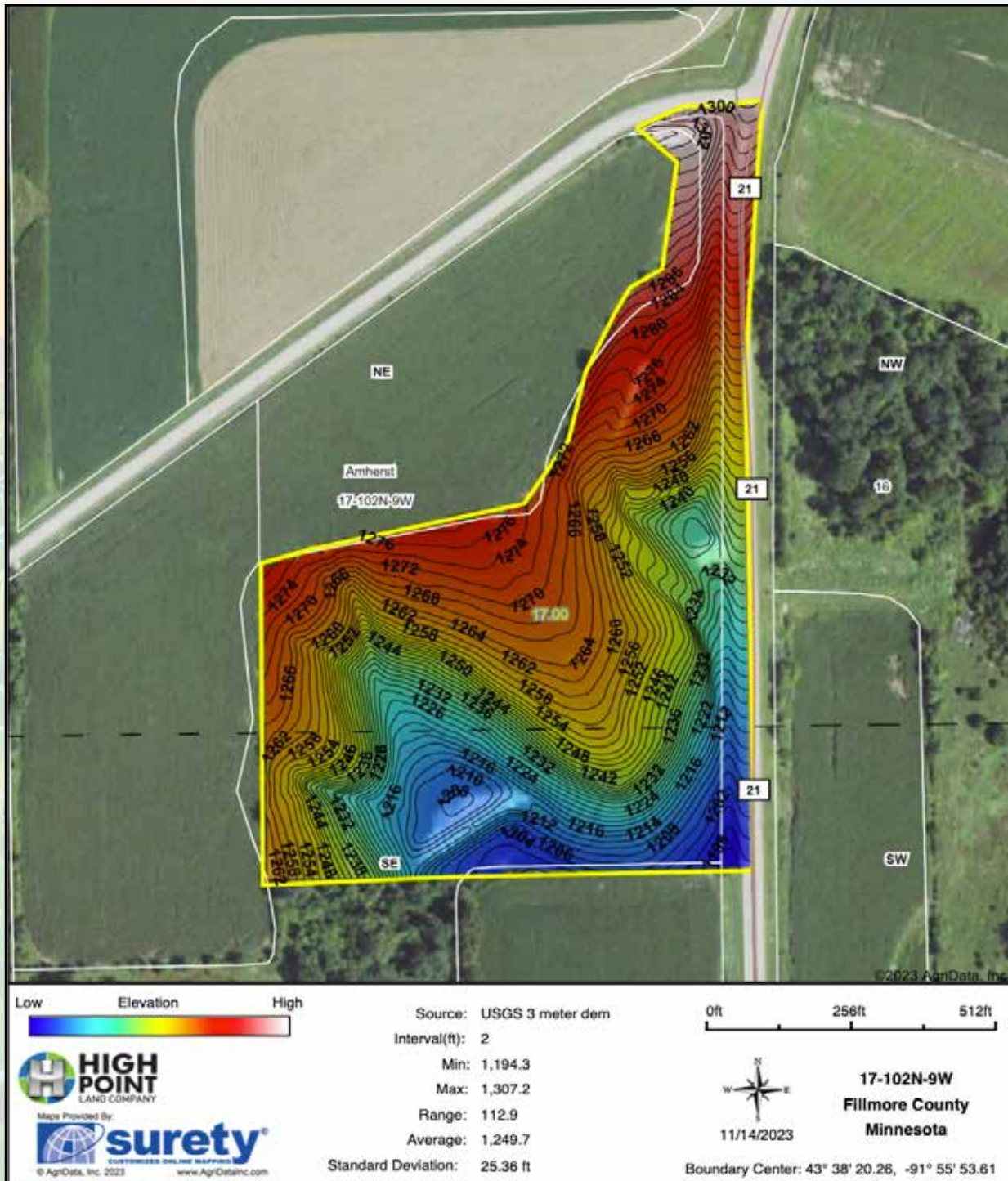


11/14/2023

Topo Map

Tract 5

17 +/- Acres



Tract 6

17 +/- Acres

Aerial Map



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Boundary Center: 43° 38' 19.26, -91° 55' 57.42

17-102N-9W
Fillmore County
Minnesota

0ft 495ft 990ft

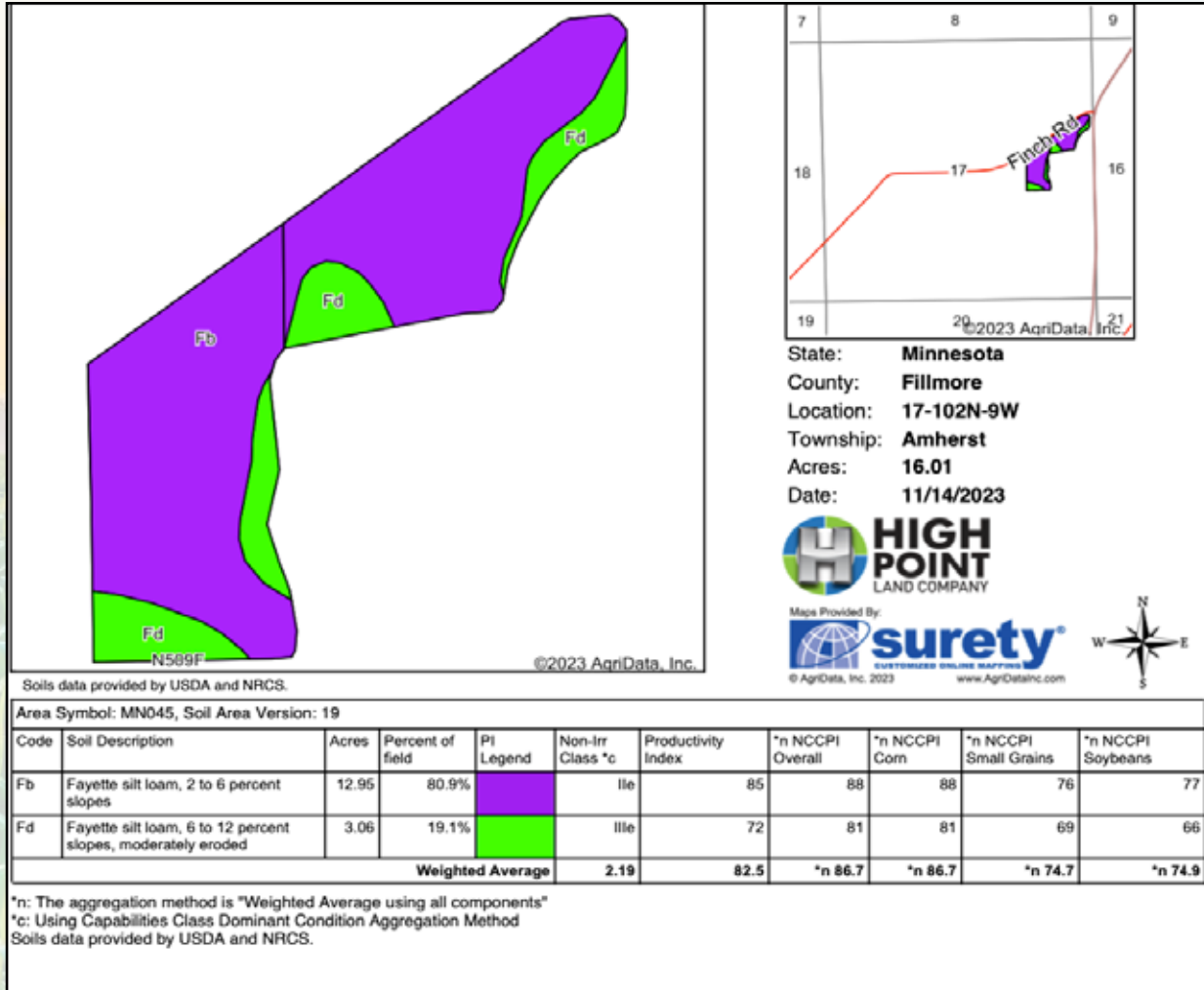


11/14/2023

Soils Map

Tract 6

17 +/- Acres



Tract 7

90 +/- Acres

Aerial Map

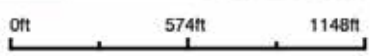


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**HIGH POINT**
LAND COMPANY

Map Provided By:
**surety**
SURETY INSURANCE COMPANY OF AMERICA
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Boundary Center: 43° 38' 2.94, -91° 58' 23.63



17-102N-9W
Fillmore County
Minnesota

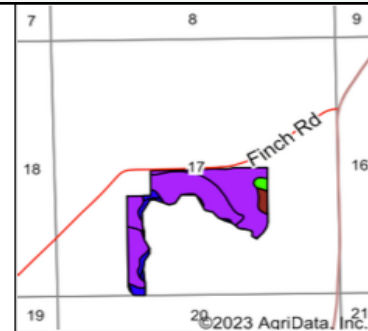
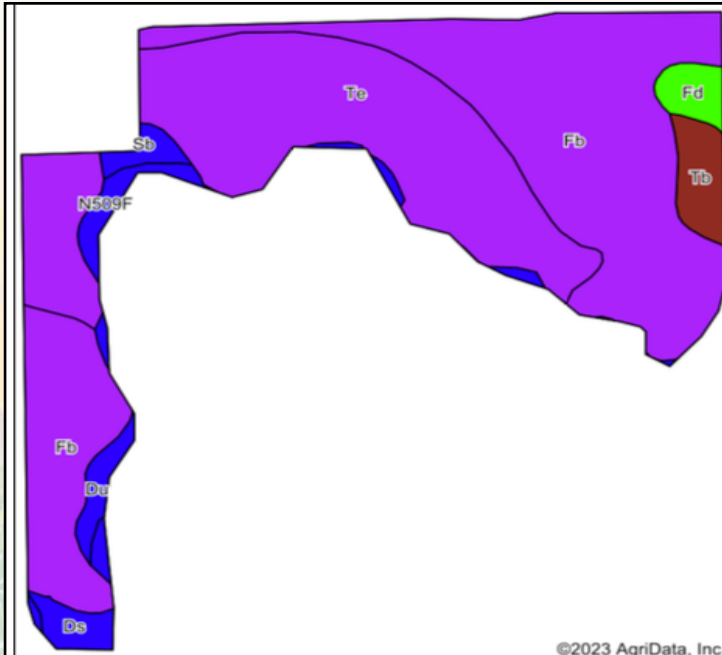


11/15/2023

Soils Map

Tract 7

90 +/- Acres



State: **Minnesota**
 County: **Fillmore**
 Location: **17-102N-9W**
 Township: **Amherst**
 Acres: **60.54**
 Date: **11/14/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN045, 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
Fb	Fayette silt loam, 2 to 6 percent slopes	29.74	49.1%		Ile	85	88	88	76	77
Te	Tama-Downs complex, driftless, 6 to 12 percent slopes, moderately eroded	22.83	37.7%		IIle	86	85	85	71	71
N509F	Bellechester-Etter complex, 18 to 45 percent slopes	2.08	3.4%		Vlls	7	23	22	17	13
Tb	Tama-Downs complex, driftless, 2 to 6 percent slopes	1.89	3.1%		Ile	93	92	92	79	84
Fd	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	1.22	2.0%		IIle	72	81	81	69	66
Ds	Dubuque and Whalan silt loams, 2 to 6 percent slopes	1.06	1.8%		Ile	45	58	57	56	43
Du	Dubuque and Whalan silt loams, 7 to 11 percent slopes, moderately eroded	0.96	1.6%		IVe	42	49	49	45	31
Sb	Schapville silty clay loam, 7 to 11 percent slopes, moderately eroded	0.76	1.3%		IIle	46	58	58	47	37
Weighted Average					2.61	80.8	*n 83.1	*n 83	*n 70.8	*n 70.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

AUCTION BOARD



Tract #	ACRES	PRICE/MULTIPLIER	BIDDER#
Tract 1	115+/- Acres	TBD	TBD
Tract 2	75+/- Acres	TBD	TBD
Tract 3	20+/- Acres	TBD	TBD
Tract 4	15.4+/- Acres	TBD	TBD
Tract 5	17+/- Acres	TBD	TBD
Tract 6	17+/- Acres	TBD	TBD
Tract 7	90+/- Acres	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 **December 6, 2023** addressed to: High Point Land Company at 520 S Main St, Stewartville, MN 55976



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

Tract 4: \$ _____ Per Acres
(15.4 +/- Acres)

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

Tract 5: \$ _____ Per Acres
(17 +/- Acres)

Tract 3: \$ _____ Per Acres
(20 +/- Acres)

Tract 6: \$ _____ Per Acres
(17 +/- Acres)

Tract 7: \$ _____ Per Acres
(90 +/- 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 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, color, sex, handicap, familial status, religion, creed, or national origin.

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.

- **2023/2024 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 is no buyer's premium.

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 Nethercut Scheiber PA, in Harmony, 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- The farmland and hunting land shall transfer lease free to the new buyer(s) at closing.

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

SURVEY In the event a parcel sells different than a current tax parcel the seller shall have a survey completed and pay for said survey on the portion that is not a current tax parcel. If a buyer purchases multiple tracts and a survey is not required to establish a new tax parcel or legal description the seller shall not have a survey completed. If the farm sells in its entirety as the current tax parcels or any parcel as a current tax parcel a survey will not be completed. If a survey takes place and there is a discrepancy in acres vs what was purchased on the auction the purchase price shall adjust to the amount of surveyed acres multiplied by the high bid price per acre.

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:

Jacob Hart

507-259-1065

Jacob@highpointlandcompany.com





350
+/- ACRES

FILLMORE COUNTY, MN



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520 S Main St, Stewartville, MN 55976