

# LAND AUCTION

Property Information Packet

**TUESDAY DECEMBER 5 • 1PM**

Stewartville Sportsman Club • 1735 County Road 6 SW, Stewartville, MN 55976



**151.7**  
+/- ACRES

**MOWER COUNTY, MN  
1 AVAILABLE TRACT  
LIVE & ONLINE 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. Buyer's premium is 2%.  
Listing Agent: Troy Stafford RE LIC #40667435 • Registered MN Auctioneer/Broker Jacob Hart RE LIC #40438432 Phone # 507-259-1065



# Property Photos





# Property Photos





# Property Photos





# Property Summary

High Point Land Company is pleased to offer this 151.68 +/- acres, 143.8 tillable of prime Mower County farmland located in Dexter Township just south of Dexter, MN. This farm is as nice as they come with a strong CPI of 92.3 on 143.8+- tillable acres. This property will be offered as a Live Public Auction on December 5th, 2023 at 1PM at the Stewartville Sportsman Club. Online Bidding will be available.

In addition to the A+ farmland, the property also receives generous annual lease payment for two turbines on the south end of the farm. These lease payments, assigned to the new buyers going forward, range from \$19,360 in 2024 escalating up to \$29,709 in final year 2048.

This property would make for a great 1031 exchange for anyone looking for the stability of land as an investment or to expand operations of an existing operator. This is very sought-after land in Southern Minnesota that does not come on the market often so don't miss your chance to own this farm for your portfolio.

If you are interested in this property or would you would like more information, please contact Minnesota Land Specialist Troy Stafford at 507-259-3047 or email him at [Troy@highpointlandcompany.com](mailto:Troy@highpointlandcompany.com).

## **Property Address:**

TBD County Road 7, Dexter, MN 55926

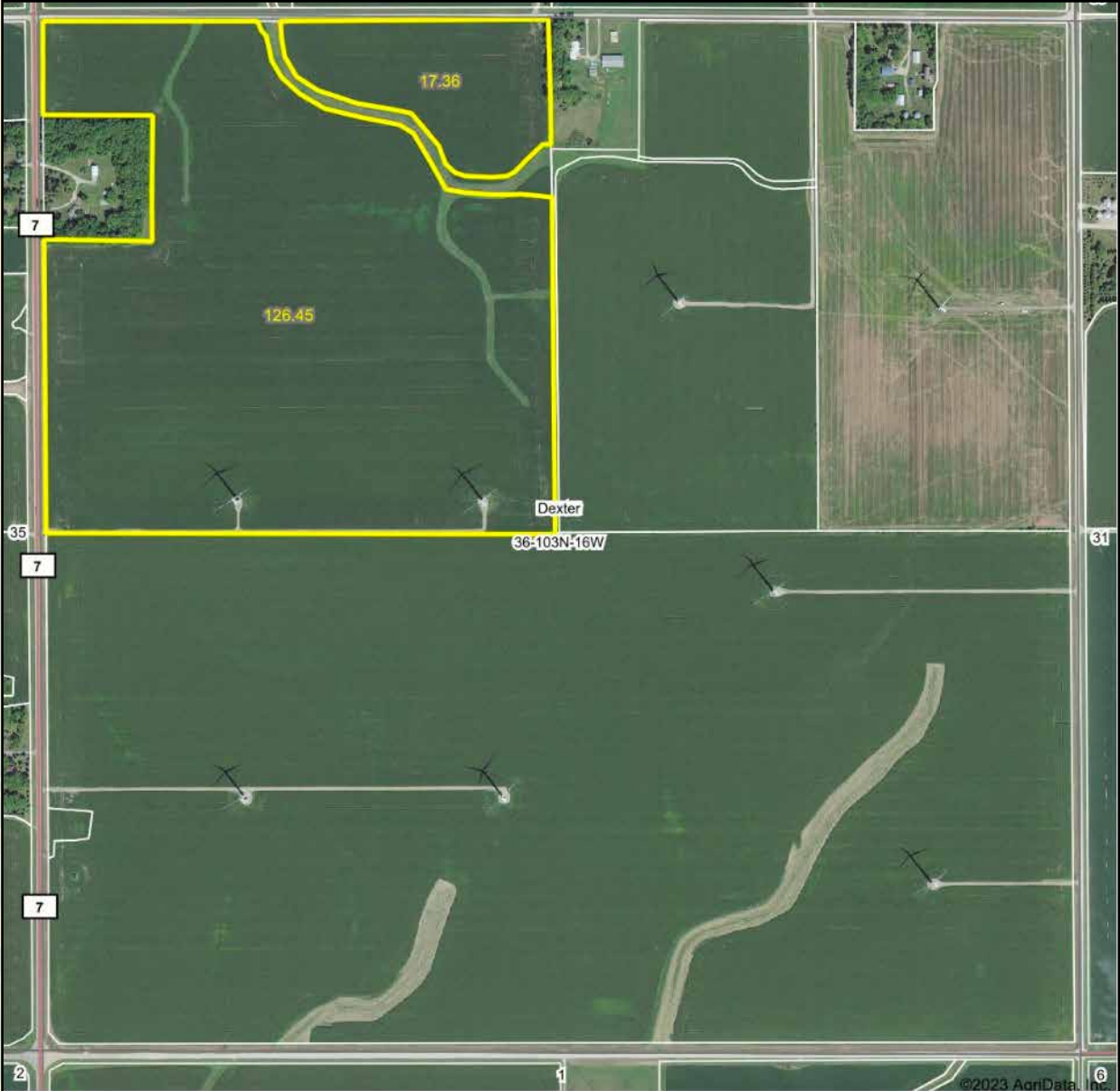
## **Property Features:**

Very strong CPI of 92.3  
Easy access off County Road 7 (blacktop)  
Pattern-Tiled

## **Driving Directions:**

From Dexter go south for 3 miles on County Road 7 and farm is on the eastside

# FSA Map



Boundary Center: 43° 41' 4.75, -92° 42' 15.67

0ft 813ft 1626ft

**36-103N-16W**  
**Mower County**  
**Minnesota**

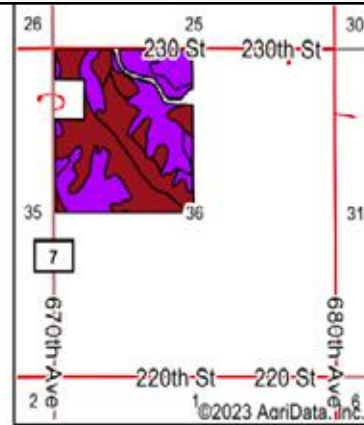
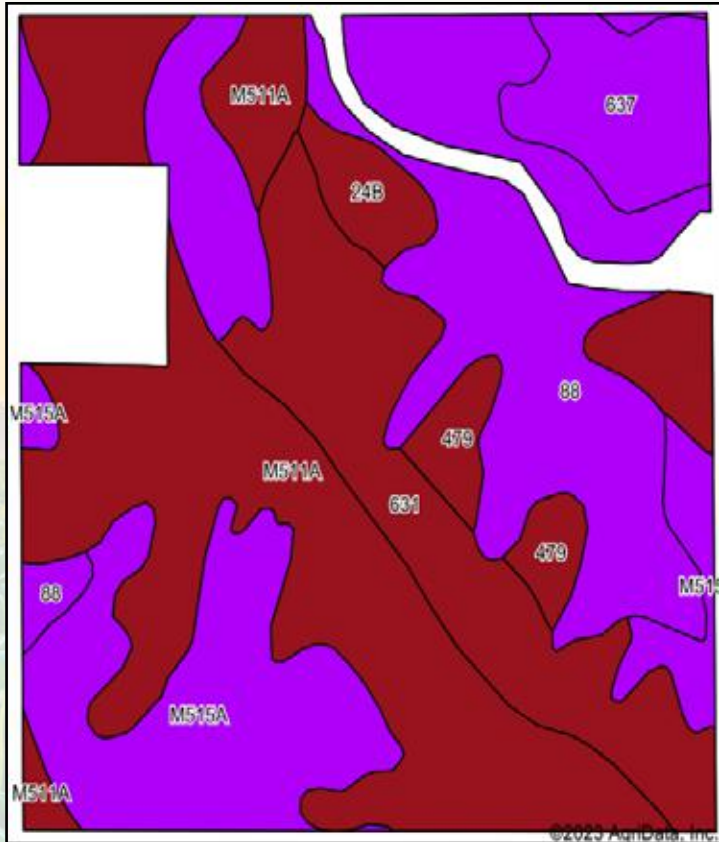


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# Soils Map



State: **Minnesota**  
 County: **Mower**  
 Location: **36-103N-16W**  
 Township: **Dexter**  
 Acres: **143.81**  
 Date: **9/15/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN099, 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	
M511A	Readlyn silt loam, 1 to 3 percent slopes	41.93	29.2%		lw	100	79	79	54	65	
88	Clyde silty clay loam, 0 to 3 percent slopes	37.78	26.3%		llw	86	90	90	74	85	
631	Oran silt loam, 1 to 4 percent slopes	24.36	16.9%		lw	95	77	77	51	57	
M515A	Tripoli clay loam, 0 to 2 percent slopes	24.05	16.7%		llw	87	67	67	44	62	
637	Schley silt loam	8.34	5.8%		llw	84	88	88	58	69	
479	Floyd silt loam, 1 to 4 percent slopes	4.22	2.9%		llw	100	76	70	55	75	
24B	Kasson silt loam, 1 to 4 percent slopes	3.13	2.2%		lle	95	79	79	53	63	
<b>Weighted Average</b>						<b>1.54</b>	<b>92.3</b>	<b>*n 80</b>	<b>*n 79.8</b>	<b>*n 57.3</b>	<b>*n 68.9</b>

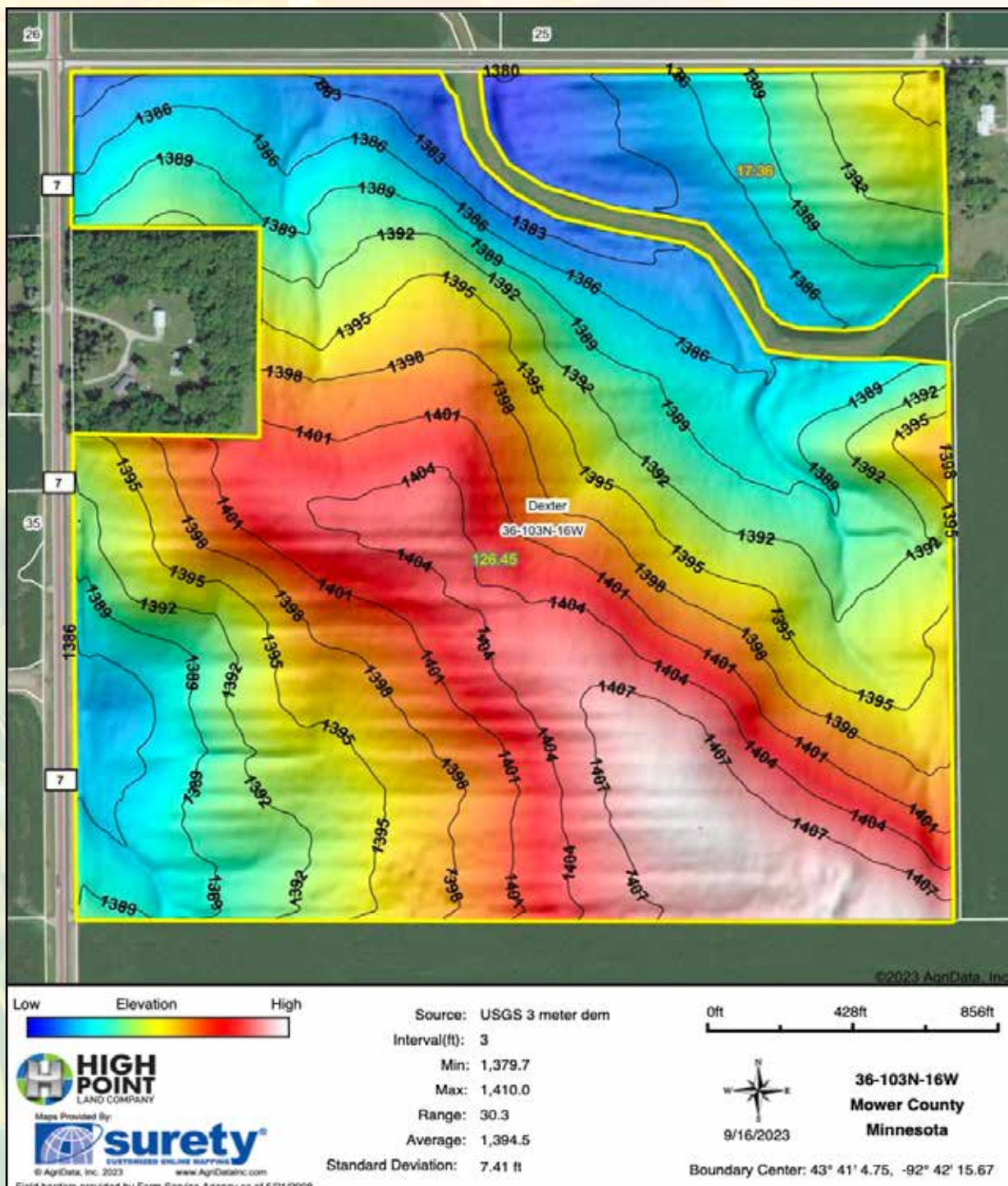
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Topo Hillshade Map



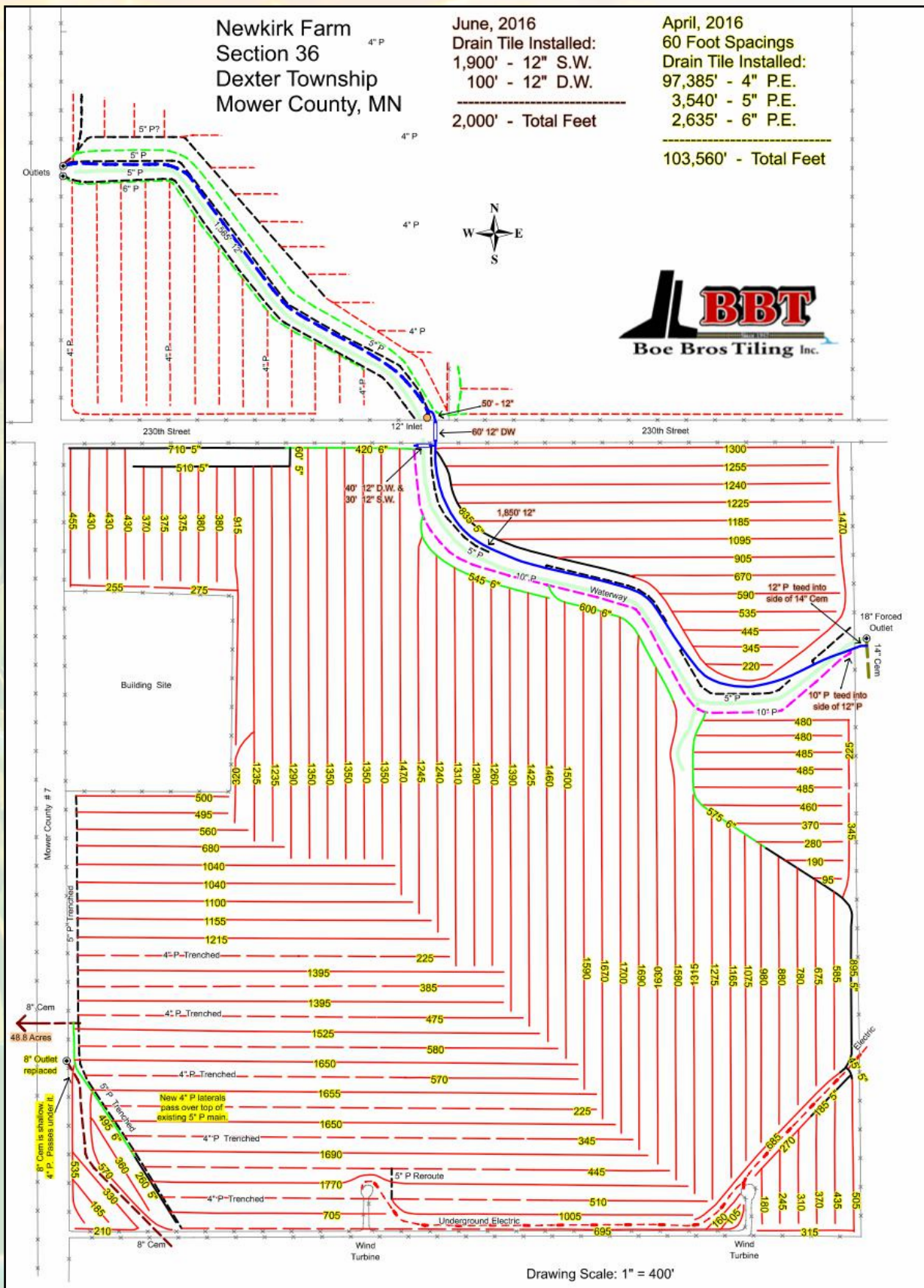


# Wetlands Map





# Tile Map





# Payment Schedule

<b>Grand Meadow - Repower Estimated Payments</b>		
<b>Owner</b>	Raymond K. Newkirk and Nylene J. Newkirk, husband and wife	
<b>Address</b>	1489 Shoreline Dr Wayzata, MN 55391	
<b>Payment Information</b>		
<b>Payee</b>	Raymond K. Newkirk and Nylene J Newkirk	
<b>Turbine/Acres</b>	T-049 and T-050	
<b>PID</b>	50360055	
<b>Payment Summary</b>		
<b>Year</b>	<b>Repower Payment Amount</b>	<b>Original Lease Payment</b>
2020	\$12356.03	\$12356.03
2021	\$12578.44	\$12578.44
2022	\$12804.85	\$12804.85
2023	\$13035.34	\$13035.34
2024*	\$19360.00	\$13269.97
2025	\$19708.48	\$13508.83
2026	\$20063.23	\$13751.99
2027	\$20424.37	\$13999.53
2028	\$20792.01	\$14251.52
2029	\$21166.27	\$14508.04
2030	\$21547.26	\$14769.19
2031	\$21935.11	\$15035.03
2032	\$22329.94	\$15305.67
2033	\$22731.88	\$15581.17
2034	\$23141.05	\$15861.63
2035	\$23557.59	\$16147.14
2036	\$23981.63	\$16147.14
2037	\$24413.30	\$16437.79
2038	\$24852.74	\$0.00
2039	\$25300.09	\$0.00
2040	\$25755.49	\$0.00
2041	\$26219.09	\$0.00
2042	\$26691.03	\$0.00
2043	\$27171.47	\$0.00
2044	\$27660.56	\$0.00
2045	\$28158.45	\$0.00
2046	\$28665.30	\$0.00
2047	\$29181.27	\$0.00
2048	\$29706.54	\$0.00
<b>Total – (2021-2047)</b>	<b>\$642932.76</b>	<b>\$246993.25</b>
<b>Total – (2024-2037)</b>	<b>\$305152.12</b>	<b>\$208574.63</b>
<b>*-Repower Construction complete</b>		
Disclaimer: Actual payment amounts and due dates will be made based on the actual terms in your signed agreement. Calculated CPI is set at 1.8% for estimation. Year to Year CPI inflations will affect future payment amount.		





TRACT#	ACRES	PRICE/MULTIPLIER	BIDDER#
Entirety	151.68+/- 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 **November 28, 2023** addressed to: High Point Land Company at 520 S Main St, Stewartville, MN 55976



**Entirety:** \$ \_\_\_\_\_ Per Acres  
(151.7 +/- 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 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, 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% buyer's premium on 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 date listed on purchase agreement signed by all parties. Closing will be at **Adams Rizzi Sween, PA in Austin, 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 open for thee 2024 growing season.

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

**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.

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**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.

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**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.

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**CONTACT LAND AGENT:**  
Troy Stafford  
507-259-3047  
Troy@highpointlandcompany.com







**151.7**  
**+/- ACRES**

**MOWER COUNTY, MN**



**HIGH  
POINT**  
LAND COMPANY

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