

# LAND AUCTION

Property Information Packet

**WEDNESDAY FEBRUARY 21 • 1PM**

**HANSKA COMMUNITY CENTER • 201 BROADWAY ST, HANSKA, MN 56041**



**106.11**

**+/- ACRES**



**HIGH  
POINT**  
LAND COMPANY

**BROWN COUNTY, MN  
1 TRACT AVAILABLE  
LIVE & ONLINE AUCTION**

507-259-8541 • [HighPointLandCompany.com](http://HighPointLandCompany.com) • 28 S Broadway Wells, MN 56097

Terms: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing. Buyer's premium is 2%.

Listing Agent: Mitch Kruger RE LIC #40735678 Bryce Brunz RE LIC #4440878294 • Registered MN Auctioneer/Broker Jacob Hart RE LIC #40438432 Phone # 507-259-1065

# Property Summary

High Point Land Company is honored to present the David Byro Estate, located 10 miles East of Hanska, MN in Brown County. This tremendous tract will be sold at Live-Public Auction February 21st at 1 PM at the Hanska Community Center.

Located in Linden Township sits this tremendous parcel totaling 106.11+/- acres. Boasting many of the highly desirable soils in the region including Nicollet Loam, and Webster clay Loam with a tremendous average CPI rating of 93.4 across the board. This well-maintained farm has been an excellent producer and will continue to be for generations to come.

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.

If you are interested in this property or would like to set up a private showing, contact Minnesota Land Specialist Mitchell Kruger at 507-259-8541 or Minnesota Land Specialist Bryce Brunz at 507-382-6669

**Property Address:**

11859 130th Street, Madelia, MN 56062

**Property Features:**

- 93.4 CPI
- Tenants Available
- Great Road Access
- Excellent Proximity to Local Grain Markets
- Located 15 Miles South of New Ulm
- 10 Miles East of Hanska
- 13 Miles North of Madelia

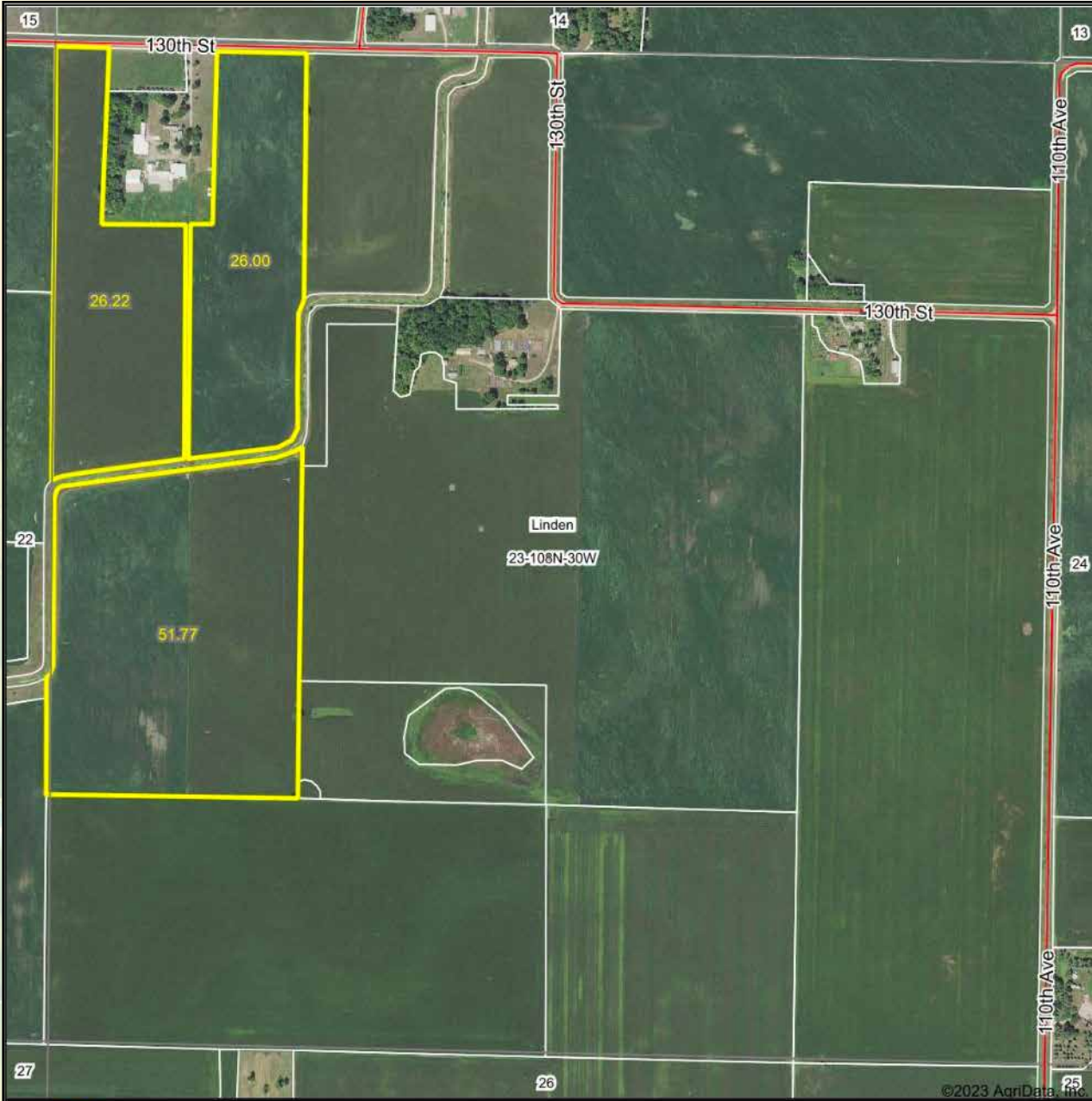
**Driving Directions:**

From Madelia head north on Highway 15, 12 miles turn east on 130th ST property will be on the South Side of the road look for High Point Land Company signs

# Property Photos

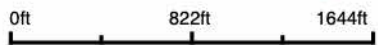


# FSA Map



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 44° 8' 48.88, -94° 24' 24.27



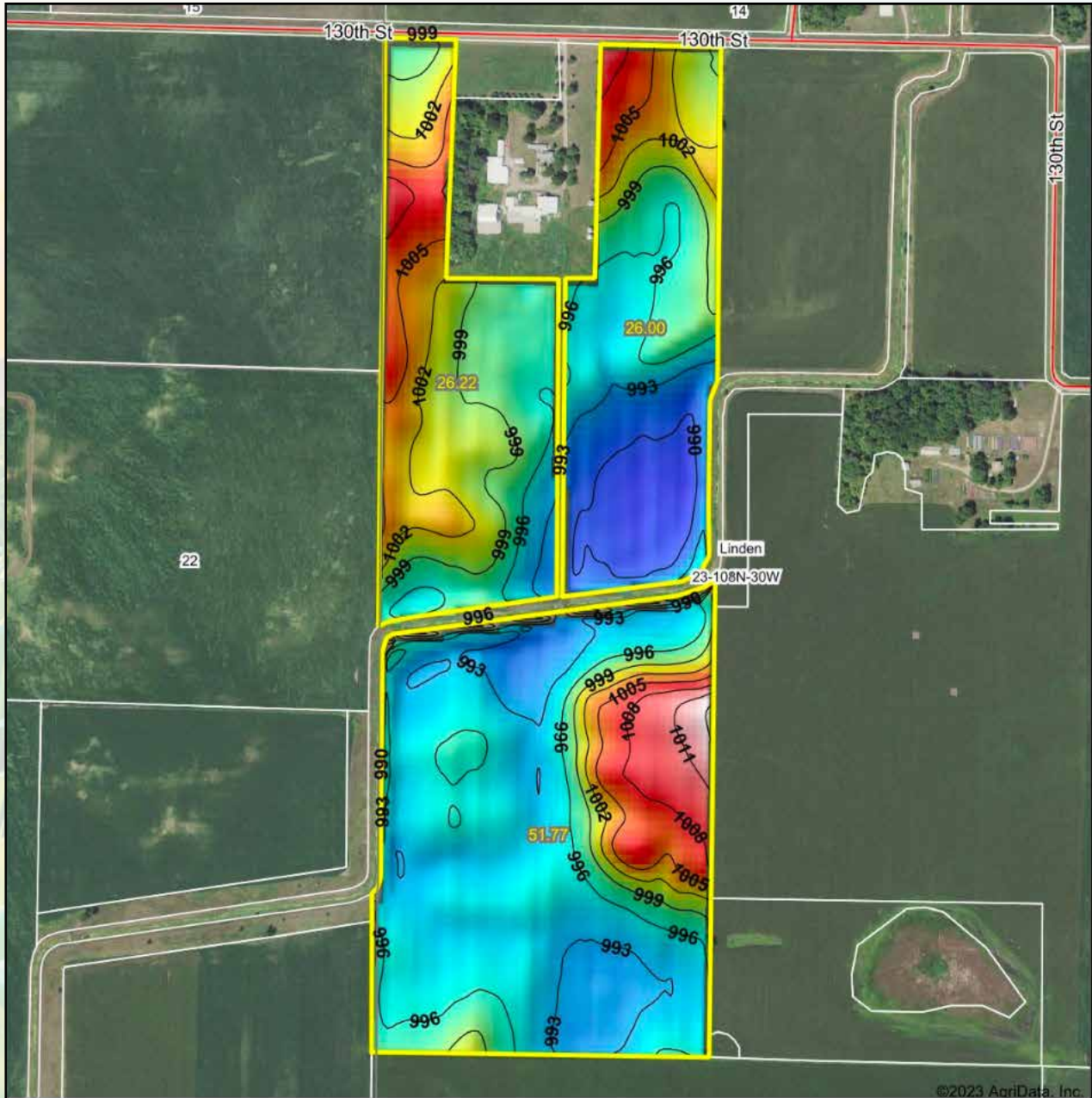
**23-108N-30W**  
**Brown County**  
**Minnesota**



11/30/2023

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

# Topo Map

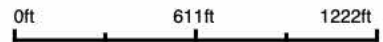


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Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 10 meter dem  
Interval(ft): 3  
Min: 988.8  
Max: 1,014.1  
Range: 25.3  
Average: 997.3  
Standard Deviation: 5.05 ft

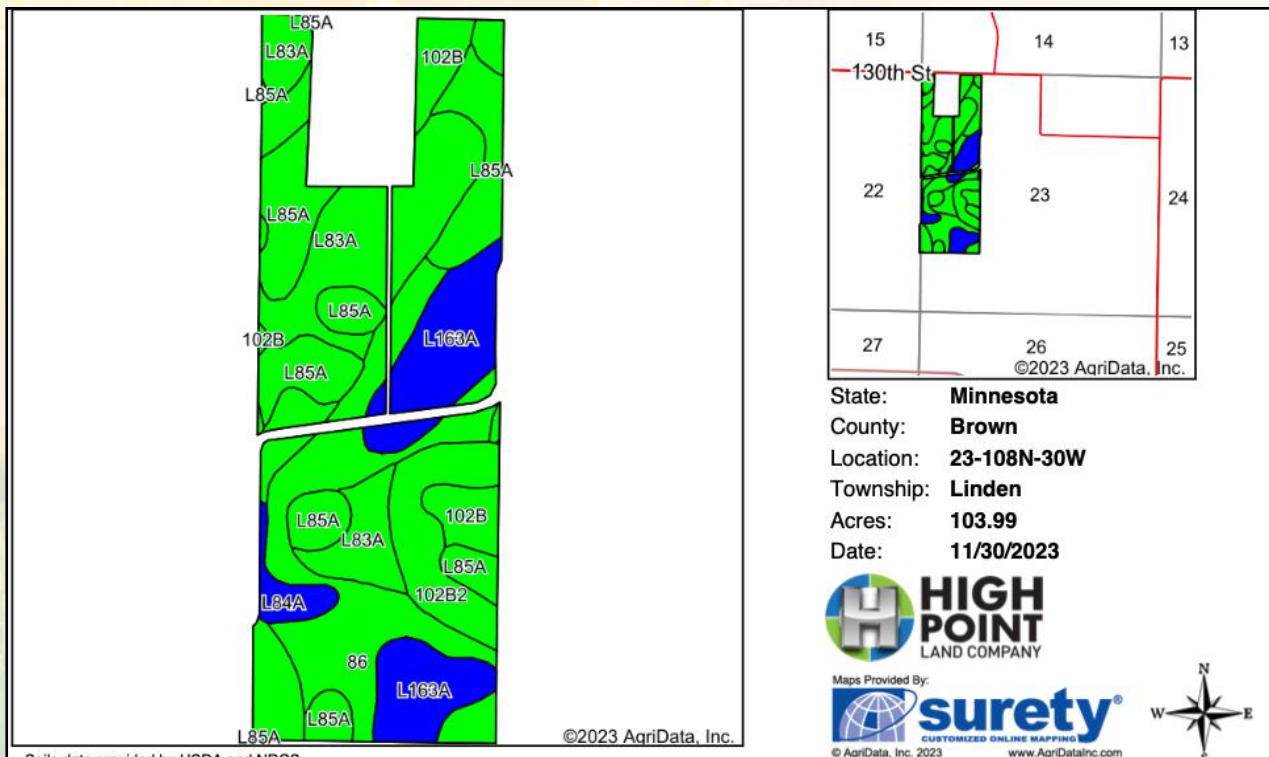


11/30/2023

**23-108N-30W**  
**Brown County**  
**Minnesota**

Boundary Center: 44° 8' 48.88, -94° 24' 24.27

# Soil Map



State: **Minnesota**  
 County: **Brown**  
 Location: **23-108N-30W**  
 Township: **Linden**  
 Acres: **103.99**  
 Date: **11/30/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

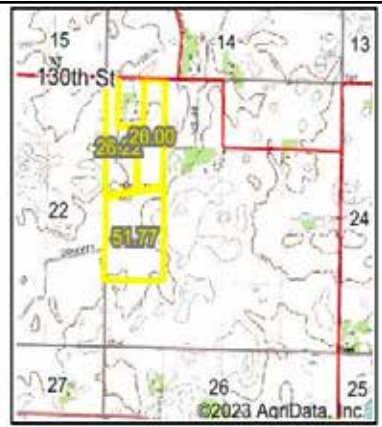
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Area Symbol: MN015, Soil Area Version: 25

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	
L83A	Webster clay loam, 0 to 2 percent slopes	27.31	26.3%		IIw	93	83	78	70	82	
L85A	Nicollet clay loam, 1 to 3 percent slopes	22.08	21.2%		Iw	99	81	81	74	81	
86	Canisteo clay loam, 0 to 2 percent slopes	21.27	20.5%		IIw	93	81	71	65	81	
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	15.41	14.8%		IIIw	86	77	74	74	74	
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	8.10	7.8%		Ile	95	73	72	64	72	
102B	Clarion loam, 2 to 6 percent slopes	7.61	7.3%		Ile	95	83	78	72	83	
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.21	2.1%		IIIw	86	77	76	69	76	
<b>Weighted Average</b>						<b>1.96</b>	<b>93.4</b>	<b>*n 80.4</b>	<b>*n 76.1</b>	<b>*n 70.1</b>	<b>*n 79.6</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.

# Wetland Map



State: **Minnesota**  
 Location: **23-108N-30W**  
 County: **Brown**  
 Township: **Linden**  
 Date: **11/30/2023**



0ft 933ft 1866ft

Classification Code	Type	Acres
R4SBCx	Riverine	0.40
Total Acres		0.40

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/MULTIPLIER	BIDDER#
Tract 1	106.11+/-	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 **February 14, 2024** addressed to:  
High Point Land Company at 28 S Broadway, Wells, MN 56097



**Tract 1:** \$ \_\_\_\_\_ Per Acre  
(106.11+/- 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.**

- **2024 taxes to be prorated to date 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.

**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.

**BUYER'S PREMIUM** This sale includes a 2% buyer's premium upon gross total sale of auction.

**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 with Alissa Groen @ Fischer Groen Law out of Sleepy Eye, 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 free and clear for the 2024 growing season .

**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.

# Notes

## 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.



**MINNESOTA LAND AGENT**

**Bryce Brunz**

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RE LIC #4440878294



**MINNESOTA LAND AGENT**

**Mitch Kruger**

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RE LIC #440735678



**106.11**  
**+/- ACRES**

**BROWN COUNTY  
MINNESOTA**



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